CITY OF NAPAVINE PLANNING COMMISSION MEETING

Monday – March 14, 2022 – 6:00 PM

PLEDGE OF ALLEGIANCE

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDAS – As present

IV. APPROVAL OF MINUTES –
1) **Planning Commission Meeting – October 4, 2021**

V. OLD BUSINESS

VI. NEW BUSINESS
1) **Arco ampm Convenience Store – Set Public Hearing**
Land Use/ SEPA - 0 Rush Road Tax Parcel #018050016005

VII. CONSIDERATION

VIII. CITIZEN COMMENTS- Non-agenda items

IX. GOOD OF THE ORDER

ADJOURNMENT

Planning Commission will be holding an In-person and Teleconference Meeting.

Teleconference Information

Dial-in number: (720) 740-9753

Join online meeting: https://join.freeconferencecall.com/rdenham8

Access Code: 8460198

There is an android and apple app available to download from the google play store or the apple store.

The computer link is also available on the City of Napavine's website.

City of Napavine
407 Birch Ave SW
P O Box 810
Napavine, WA 98565
360-262-3547

City Website
www.cityofnapavine.com

NAPAVINE PLANNING COMMISSION TELECONFERNCE MINUTES
October 18, 2021 6:00 P.M.
Napavine City Hall, 407 Birch Ave SW, Napavine, WA

Pledge of Allegiance: 6:04 pm

CALL TO ORDER: Commissioner Hamilton called the regular planning commission meeting to order at 6:04 pm.

ROLL CALL:

Planning Commission present: Larry Hamilton Commissioner #4, Deborah Graham Commissioner #1, and Arnold Haberstroh Commissioner #3. Commissioner Haberstroh motioned to excuse Brandon Torgerson Commissioner #5, and Bob Bozarth Commissioner #2 from the meeting, second by Commissioner Graham. Vote on Motion 3 aye, 0 nay.

APPROVAL OF AGENDA – As presented:

Commissioner Graham motioned to approve the agenda as presented, seconded by Commissioner Haberstroh, Vote on motion 3 aye and 0 nay.

APPROVAL OF MINUTES:

Commissioner Haberstroh motioned to approve minutes for October 4, 2021 meeting, seconded by Commissioner Graham, Vote on motion 3 aye and 0 nay.

NEW BUSINESS:

Manufactured Home Ordinance Review

Executive Assistant Katie Williams presented the current city code and three others from Black Diamond, City of Centralia, and Mukilteo to Planning Commission. After reviewing multiple codes for examples, a lot of the cities required new, or no age but had stipulations that would prevent used/older manufactured homes to come in because of current energy codes. The city's current code was required back in 2004 when the state changed the laws on manufactured homes, it is pretty much a standard code that a lot of cities adopted.

Director Morris asked planning Commission if they are going to require them in certain zones, only in parks, or none at all?

Discussion was had and planning commission would like the requirements for manufactured homes to have a minimum of a 200 sq. ft. detached building/storage with permitting, must pass energy code, normal standard installation requirements, roof pitch has to be at least the normal 3:12 pitch or greater.

GOOD OF THE ORDER:

Commissioner Haberstroh wanted to thank the city for painting the crosswalk at 2nd and Jefferson.

Director Morris stated that he spoke with Gerald Williams with BNSF regarding the railroad crossing repair at Washington, since the work the conditions of the crossing is worse than what it was before. Mr. Williams with BNSF said that they need to put in for more funding to go in and resurface 30 ft. for the railroad crossing approach. No timeline on when they will be able to fix it.

ADJOURNMENT 6:54 pm

Commissioner Graham 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/cNxXti0fRo.

Respectfully submitted,

Bryan Morris, Community Development/Public Works Director Planning Commission Chairperson

City of Napavine
407 Birch Ave. SW
PO Box 810
Napavine, WA 98565
(360) 262-3547

Industrial - Commercial Site Plan Staff Report and Decision
Notice to Parties of Record

Project Name: ARCO am/pm convenience store, gas, and truck fueling station

The attached decision is final unless appealed to the city council as provided by NMC 17.88.100 within fourteen (14) calendar days after the date of the written decision by the planning commission.

The appeal closing date is **April 18, 2022**

An appeal of any aspect of this decision may be appealed to the Napavine City Council by a party of record only. A Party of Record includes the applicant and those individuals who submitted written testimony or a written request to be a "party of record," prior to the issuance of the decision.

Following a fourteen-day appeal period as per RCW 36.70B.130, the city clerk-treasurer shall schedule consideration of the planning commission (or staff) recommendation including any filed appeal at the next available city council meeting. Any appeals shall be in writing. The city council consideration shall be a closed record consideration; provided that nothing herein shall prevent the city council from ascertaining information necessary to its considerations.

For information about the application or to review the application file, please contact Brian Morris, City of Napavine Public Works Director, at bmorris@cityofnapavine.com.

Mailed on: September 30, 2021

Industrial - Commercial Site Plan and Environmental Review Staff Report and Decision

Project Name: **ARCO am/pm convenience store, gas, and truck fueling station**

Meeting Date: March 10, 2022

Proposal: The proposed scope of work includes construction of a new 2,900-square-foot ARCO ampm convenience store, and 6,321-square-foot fuel canopy with eight (8) multi-product dispensers (MPDs), and underground storage tanks (UST). Additionally, the project also includes 1,560-square-foot fuel canopy over four (4) diesel fuel and storage tanks.

Location: Rush Road, southwest of its intersection with Hamilton Road in Napavine, WA 98565. Parcel #018050016005

Owner: H&H Rush Road 2, LLC

Applicant: BP Products North America, Inc.

Applicant's Rep: Barghausen Consulting Engineers
Attn: Dan Goalwin
18215 72nd Ave South
Kent, WA 98032

Staff: Bryan Morris - City of Napavine Public Works Director
Katie Williams - City of Napavine Administrative Assistant
Devin Jackson, City Engineer *(Consultant, Jackson Civil)*
Jim Buzzard, City Attorney *(Consultant, Buzzard O'Rourke)*
Marissa Jay, City Attorney *(Consultant, Buzzard O'Rourke)*

Decision: Approved subject to Conditions

City of Napavine Public Works Director's initials: _____
Date issued:

Table of Contents

I. BACKGROUND

A. General Site Information

Size of Site: 1.93 acres
Existing Vegetation: Gravel, grasses, non-native fill
Existing Structures: No existing structure on site.
Adjacent Land Uses: Surrounded by empty lots to the west and south, and commercial structures to the north and east

Adjacent Zoning: Commercial (C/C1)
Topography: The site is generally flat with a steep slope adjacent to the west line.
Wetlands: No Wetland are known.
Flood Plain: Site appears on National Flood insurance rate map dated July of 2006, map no. 5302541781A, and is situated in zone "AE" with a floodway along the west boundary.
Access Roads: Rush Road

B. Land Use Processing

Application Submitted:	28 Days Counter Complete Determination
Application Technically Complete:	30 Days for Review
Application Review	120 Days

Figure 1. Location

Parcel Number: 018050016005

Situs Address: 0 RUSH RD

Owner: H&H RUSH ROAD 2 LLC

Assessor's Use Description: 91 Residential Land - Undivided

Property Type: COM

Land Use: undeveloped/vacant

Land Value: 588,500

Improvement Value: 0

Total Value: 588,500

Total Acres: 1.93

Mail Address: 13215 SE MILL PLAIN BLVD STE C-8 #529

City: VANCOUVER

State: WA

Zip: 98684-6999

II. DOCUMENTS REVIEWED

The documents reviewed and considered in connection with this staff report include the following:

A. Environmental SEPA checklist
B. Comments received from WSDOT, Lewis County Department of Public Works,
C. Engineering submittal
D. Traffic impact analysis report
E. Stormwater technical information report
F. Cultural resources report
G. General documents (i.e., legal description, owner consent, and permit application documents etc.)

III. PROCEDURAL REQUIREMENTS

Authority for this review is include in the Napavine Municipal Code (NMC), and Napavine Public Work Standard. Including, Title 12 NMC "Streets, Sidewalk and Public Places"; Title 13 NMC "Public Service"; Title 15 NMC "Building and Construction"; Title 17 NMC "Zoning"; Title 18 NMC "Environment"; the 2017 City of Napavine Comprehensive Growth Management Plan 2003-2023 (as updated), and City of Napavine Public Work Standard. The public hearing will be conducted in accordance with rules of procedure adopted by NMC 17.88.070 and NMC 17.88.100. The final decision on the Applications will be made by the Napavine City Council.

IV. APPLICABLE REGULATIONS/ANALYSIS

*A. **Napavine Municipal Code***

Title 12 - STREETS, SIDEWALKS AND PUBLIC PLACES

12.04 - PUBLIC WORKS CONSTRUCTION STANDARDS

12.04.040 - Design standards

There are adopted design standards for the construction of streets and sidewalks as follows in Sections 12.04.050 and 12.04.060.

12.04.050 - Streets, alleys, cul-de-sacs, side slopes, base, and roadway grade

Arterial streets, collector streets, access streets, residential streets, feeder streets, alleys, cul-de-sacs, side slopes, base, and roadway grades shall be, and the same hereby are, defined as set forth in the Washington State Department of Transportation (WSDOT) Standard Specifications for Road, Bridge, and Municipal Construction for said improvements as adopted and posted from time to time by the Public Works Director of the City of Napavine, Washington. Copies of said specifications and standards are on file with the city and may be reviewed at any time during normal city business hours.

Finding: The proposal seeks access from Rush Road. Half-width improvements are proposed along the frontage of the development for Rush Road. NMC 12.04 is applied.

CONDITION OF APPROVAL: Prior to engineering approval, the half-width improvements shall meet the Washington State Department of Transportation (WSDOT) Standard Specifications for Road, Bridge, and Municipal Construction requirements.

12.14 STREET TREES

12.14.050 - Planting size

Street trees shall be two-to-three-inch caliper, measured six inches above the base.

12.14.060 - Planting location

A. Street trees shall be located at least four feet behind the backside of the curb.
B. Street trees shall be spaced thirty-five feet on center starting fifteen feet from property line.
C. Street tree spacing may be adjusted slightly to allow a ten-foot clean zone on either side of a driveway.
D. Street trees will be planted at least fifteen feet from utility lines.

12.14.110 - Permit to trim

It is unlawful for any person, firm or corporation; to in any manner, remove, destroy, or cut any tree or shrub now or hereafter planted within the limits of any street or alley in the city of Napavine without having first obtained a permit so to do with the compliance of a standard reference guide.

12.14.130 - Hearing by city council

If the conditions described in said notice have not been corrected prior to the time specified therein, a resolution shall be presented to the city council on the date designated in the notice therefor, which resolution shall provide that the department of the city of Napavine named therein shall, after the date set therein, forth with cause the removal or destruction of the vegetation, or any part thereof, as specified or complained of in said notice. Upon introduction of the resolution, the owner shall cause, if any, why the vegetation or such part thereof should not be removed or destroyed. The finding of the city council determining that the vegetation described in the notice is or is not a nuisance shall be conclusive. If the city council finds that the same is a nuisance and the owner has appeared at the hearing thereon the owner may, in the discretion of the council, be given such additional time as may be specified by the council to abate the nuisance.

Finding: The landscaping plan code requirements shows the planting size shall follow NMC 12.14.050 and street tree planting location following NMC 12.14.060. This standard is met.

Title 13 - PUBLIC SERVICES

13.02 - PUBLIC WATER SYSTEM

13.02.020 - Application for connection

A. All new connections, whether inside or outside the city limits shall be metered.
    1. Commercial. One meter may serve more than one business if in the same building, if separate buildings, separate meters are required.
    2. Residential. Separate meters shall be required for all single-family residences. All motels, hotels, recreational vehicle parks, multi-dwellings, condominiums, planned unit developments, and apartments may be served by one meter.

B. *Applicants for service within the corporate limits of the city may be required to obtain a building or plumbing permit for the premises where water service is being requested.*
C. *Applicants for service outside the corporate limits of the city shall provide required information, comply with city annexation agreement requirements, and sign an agreement stating that they will not oppose annexation of the area including the premises for which service is being applied.*
D. *If no public sewer service is available to any premises for which application for water service is made, approval of the application shall be conditioned upon the applicant obtaining a septic tank permit from the Lewis County health district, and no connection shall be made if such septic tank permit is not issued.*

13.02.070 - Water services meter location

All water service connections shall be made by, or under the control of the city. Meters shall be placed as follows:

A. *Within the corporation limits of the city, meters shall be placed within two feet of the edge of the sidewalk or proposed sidewalk on the curb side in existing plats and within two feet of the sidewalk on the property side in new plats.*
B. *Within the county, meters shall be placed within the county right-of-way and within two feet of the property line nearest the customer's premises.*
C. *In instances other than contained herein, or where the public works director determines that unusual or conflicting conditions exist, the location of meters shall be determined by the public works director.*

13.02.100 - Service connection—Location of service pipe

Water service pipe shall not be laid or maintained parallel with and within ten feet horizontally of any sanitary sewer, electrical conduit, gas pipe, or communications cable, septic tank, or drain field. When additional water pipe extensions or replacements are to be made beneath the surface of the ground within the premises and connected with existing water service pipes between the meter and the premises, an application therefor shall be made to the city for inspection and approval prior to backfilling the trenches.

13.02.370 - Construction standards

All persons, firms, corporations, and governmental agencies, and/or their contractors, repairing, replacing, installing, extending, or performing other work on water system lines, facilities, service lines, connections, and/or appurtenances thereto, or performing other work that may interfere, conflict, affect, or endanger the water system of the city shall follow and comply with the provisions of the engineering development code of the city as adopted by the city. Where the engineering development code of the city are silent on any construction standards issue, the current version of the Washington State Department of Transportation/Washington State Chapter of the American Public Works Association Standard Specifications for Road, Bridge, and Municipal Construction shall apply.

13.02.410 - Water main extension request

When a person desires to extend a city water main, that person must make a written request to the city and state on that request the location where the extension is desired, the purpose for extension, and give details and extent of any development they are considering, as well as any

other factors as may be pertinent. The public works director shall evaluate all requests for main extensions, taking into consideration the availability of water in the existing mains, reservoir capacity, pressures in the area, and other local conditions. If the proposal is acceptable, specific conditions and requirements will be determined by the public works director.

13.02.420 - Water main extension design

The proposed main extension shall be designed by a licensed engineer and be approved by the public works director and appropriate governmental authorities. The design shall be in conformance with city standards as contained in the engineering development code of the city, and shall be designed by the use of a hydraulic analysis, considering pipe size, restrictions, peak demand, length of run, elevation differences, and other factors that may be pertinent.

Finding: The proposal indicated that water will be accessible via a connection to the existing water system on Rush Road. Two water meters shall serve the site. One meter for the domestic service to the store building and one meter for irrigation services. Both water meters shall be located on at the south-east corner of the development site, but must be located within two feet from back of sidewalk. This standard is not met.

CONDITION OF APPROVAL: Prior to engineering approval, all water system shall be reviewed by City for compliance with applicable standards.

CONDITION OF APPROVAL: Prior to construction, the applicants for water service shall obtain a building or plumbing permit prior to request.

13.05 - CROSS-CONNECTIONS AND BACKFLOW PREVENTION

13.05.030 - Backflow prevention assembly requirement

Approved backflow prevention assemblies shall be installed at the expense of the user, either at the service connection or within the premises, as determined by a cross-connection inspector specialist employed by the city in each of the following circumstances:

- *A. If the nature and extent of any activity on the premises, or the materials used in connection with any activity on the premises, or materials stored on the premises, could contaminate or pollute the drinking water supply in any way.*
- *B. On premises having any one or more cross-connections as that term is defined in Section 13.05.010.*
- *C. Internal cross-connections that are not correctable, or intricate plumbing arrangements which make it impractical to ascertain whether or not cross-connections exist.*
- *D. A repeated history of cross-connections being established or re-established.*
- *E. Unduly restricted entry so that inspections for cross-connections cannot be made with sufficient frequency or with sufficient notice to assure that cross-connections do not exist.*
- *F. Materials of a toxic or hazardous nature being used in such that, if back siphonage should occur, a health hazard could result.*
- *G. All fire sprinkler systems install as minimum protection a double check detector assembly.*
- *H. All irrigation systems shall install as minimum protection a double check valve assembly.*
- *I. All properties having a private well that are also connected to city water shall install a reduced pressure backflow assembly at the service connection, or have the option to abandon the well as prescribed in the Washington Administrative Code.*

J. *On any premises where installation of an approved backflow prevention assembly is deemed to be necessary to accomplish the purpose of these regulations in the judgment of a certified cross-connection specialist employed by the city.*
K. *On any premise where an appropriate cross-connection report form has not been filed with the office of the city water utility.*
L. *The choice and application of cross-connection devices in specific circumstances shall comply with WAC 246.290, et seq.*

13.05.060 - Access to premises
Authorized employees of the city, with proper identification, shall have access during reasonable hours to all parts of the premises and within the building to which water is supplied. However, if any water user refuses access to a premise or to the interior of a structure at reasonable times and on reasonable notice for inspections by a cross-connection specialist appointed by the city, a reduced pressure backflow assembly will be required to be installed at the service connection to that premise.

Finding: Preliminary grading, drainage, and utility plan proposes domestic and irrigation backflow preventers located on at the south east corner of the development. This standard is met.

CONDITION OF APPROVAL: Prior to construction, the installer of the backflow preventer shall obtain a building or plumbing permit prior to installation.

13.30 - STORM WATER SYSTEM
13.30.010 - Storm water standards
The city council adopts the Washington State Department of Ecology "Basic Storm Water Protection Standards" for use in the storm water management within the city of Napavine.

13.30.020 - Use in development review
The city council requires the use of the basic storm water protection standards for all building and development review of storm water drainage and authorizes the public works superintendent to attach storm water quantity and quality conditions to meet the basic storm water program standards.
13.30.040 - Standards of practice
The city council sets the city standard of performance for storm drainage as in all utilities as that of "best engineering practices" for all construction within city.

13.30.060 – Permits
A. *No building permit shall be issued nor excavation begun upon private land on which a driveway will be installed or constructed, unless or until a culvert permit is issued under this chapter. No driveway may be installed without an approved culvert and no culvert may be installed unless or until a culvert permit is issued under this chapter.*
B. *A culvert permit may be issued only upon approval of an application for such a permit. Installation of the culvert under the permit must be done pursuant to the specifications in the permit. Permits may be issued per culvert.*

13.30.090 - Existing driveways and culverts

A. Prior existing culverts which were in existence before the passage of this chapter are exempt from the requirement to procure a permit prior to installation. Prior existing driveways that do not have an existing or operable culvert must be upgraded and must include a culvert upon notification by the city. When the city becomes aware of a prior existing driveway without a culvert or without an operable culvert, it may provide written notice to the owner thereof by mailing, postage prepaid, a notice to the owner's last known address or by posting the notice at or near the driveway in a conspicuous location. Upon mailing or posting, the owner shall have ninety days to apply for a permit and properly install a working culvert. This provision does not limit the city's ability to repair or remove the danger driveway or culvert as provided in this chapter.

B. Any modifications or upgrades to a prior existing driveway or culvert must conform to this chapter and are not exempt from the permitting requirement.

Finding: The proposal includes a preliminary drainage plan and stormwater preliminary technical information report satisfying adopted standards. Based on the Lewis County GIS map, the development site is in the critical aquifer recharge areas (CARA) category II; therefore, the applicant shall satisfy the UIC Program rule, chapter 173-218 WAC.

CONDITION OF APPROVAL: Prior to building permit approval, the project owner shall satisfy UIC requirements by the presumptive approach, pursuant to WAC 173-218-090(1)(c)(C).

CONDITION OF APPROVAL: Prior to construction, the project owner shall obtain a culvert permit prior to culvert installation.

Title 14 – MISCELLANEOUS PROVISIONS

14.10 - NAPAVINE CRITICAL AREAS ORDINANCE (NCAO)

14.10.120 – Critical lands

A. Critical Aquifer Recharge Areas

1. Applicability. Due to the exceptional susceptibility and/or vulnerability of ground waters underlying aquifer recharge areas to contamination and the importance of such ground waters as sources of public water supply, it is the intent of this chapter to safeguard ground water resources by mitigating or precluding future discharges of contaminants from new land use activities. The provisions of this chapter shall apply to regulated activities specified herein within those portions of the Napavine UGA.

2. Designation. Lands within the Napavine UGA meeting the classification criteria for aquifer recharge areas are hereby officially designated, pursuant to the mandate of RCW 36.70A.060 and 36.70A.170 as critical aquifer recharge areas.

3. Aquifer Recharge Areas—Rating System Determinations. In cases of disputed soil series, or series boundary and resulting aquifer recharge category, the administrator shall use all available information including reports by the United States Geological Survey and technical assessments submitted in accordance with this chapter to make the final determination. This may include consultation with USDA Natural Resource Conservation Service, the Washington Department of Natural Resources Division of Geology and Earth Resources or a soil scientist certified by the American Registry of Certified Professionals in agronomy, crops and soils. In areas that have been disturbed

or the surface soil removed as in gravel pits, the Administrator shall determine the most appropriate category with geological and hydrological information.

4. *Demonstration of No Adverse Impact. The applicant shall demonstrate, through the land use approval process, that the proposed activity will not have any adverse impacts on ground water in critical aquifer recharge areas, based on the Safe Drinking Water Act and the Wellhead Protection Area Program, pursuant to Public Water Supplies, Chapter 246-290 WAC; Water Quality Standards for Ground Waters of the State of Washington, Chapter 173-200 WAC; and Dangerous Waste Regulations, Chapter 173-303 WAC. By this reference, Chapters 173-200, 173-303, and 246-290 WAC, as written and hereafter updated will be part of this chapter.*
5. *Mitigation Conditions. The administrator may impose any reasonable condition necessary to ensure that the specific use or activity will not significantly degrade ground water quality. Such conditions may include, but are not limited to the following:*
    a. *A written management plan for waste water, hazardous products and hazardous waste, petroleum products and petroleum waste and other materials judged by the administrator to be detrimental to ground water quality, that when implemented using best management practices, will prevent ground water contamination;*
    b. *Upgrading available on-site spill response equipment;*
    c. *Employee spill response training;*
    d. *Emergency service coordination measures; and*
    e. *Ground water monitoring.*

Finding: The proposal indicates that the project proposes to use two BioClean Modular Wetland facilities, one for parcel E and one for parcel F that will be located upstream of the infiltration facility to treat runoff prior to infiltration. Additionally, parcel E is classified as a high-use site, therefore this parcel will provide oil control using a Coalescing Plate Oil/Water Separator located offline and upstream of the proposed infiltration facility. However, the project does not include the demonstration of no adverse impact. The standard is not met.

CONDITION OF APPROVAL: Prior to building occupancy, the applicant shall demonstrate employee spill response training for review and approval by the City.

Title 15 - BUILDINGS AND CONSTRUCTION

15.04 - CONSTRUCTION CODES

15.04.020 - Codes adopted

Pursuant to the state Building Code Act, RCW 19.27A.010 et seq., the city adopts by reference the following:

A. *The International Building Code, 2009 edition, as published by the International Code Council, be and is hereby adopted as the building code of the city of Napavine;*
B. *Uniform Mechanical Code, 1982 Edition, including Chapter 22, Fuel Gas Piping, Appendix B, published by the International Conference of Building Officials;*
C. *The Uniform Fire Code and Uniform Fire Code Standards, 1982 Edition, published by the International Conference of Building Officials and the Western Fire Chiefs Association;*

provided that, notwithstanding any wording in this code, participants in religious ceremonies shall not be precluded from carrying hand-held candles;

D. *The Uniform Plumbing Code and Uniform Plumbing Code Standards, 1982 Edition, published by the International Association of Plumbing and Mechanical Officials; provided, that Chapters 11 and 12 of such code are not adopted;*
E. *The rules and regulations adopted by the council establishing standards for making buildings accessible to and usable by the physically handicapped or elderly persons as provided for in RCW 70.92.100 through 70.92.160; and*
F. *The Washington State Energy Code, June 30, 1980 Edition, adopted by the state Building Code Advisory Council and amendments to the code adopted prior to January 1, 1985, the revisions to the state energy code adopted pursuant to RCW 19.27.075, and subsequent amendments adopted by the council under RCW Chapter 34.05.*
G. *The International Residential Code, 2009 edition, as published by the International Code Council, be and is hereby adopted as the residential code of the city of Napavine.*

In case of conflict among the codes enumerated in subsections A through G of this section, the first named code shall govern over those following.

15.08 - ENERGY CODE

15.08.010 – Adopted

WAC Chapter 51-12 as the same now appears or hereafter may be amended, shall be, and is adopted by this reference as the energy code of the city.

Finding: The proposal will construct an ARCO ampm store building. Project owner has provided an industrial architecture plan. This standard is applied.

CONDITION OF APPROVAL: Prior to construction, the applicant shall receive engineering approval by submitting all necessary plans and documents to satisfy the International Building and/or Residential Codes, the Uniform Plumbing Code, the International Fire Code, the International Mechanical and/or Fuel Gas Codes, the International Property Maintenance Code, and the International Existing Building Code. The applicant shall apply for all necessary building permits, pay associated fees, and be in possession of said permits.

15.16 - GRADING, EXCAVATION AND LAND FILLING

15.30.020 - Permit required

A grading/fill permit application is required for grading, excavation or filling of land except as exempted under Section 15.16.030 of this chapter. There is no fee for fill application less than 500 cubic yards.

15.16.060 – Standards

The following standards must be met to the satisfaction of the community development director or designee prior to permit issuance:

A. *Cut slopes shall be no steeper than is safe for the intended use and shall not be steeper than two horizontal to one vertical, or as recommended by a soils engineer.*
B. *Fills that are intended for building sites shall be constructed in conformance with the requirements of the latest edition of the IBC (International Building Code) as adopted by the city.*

C. Except as permitted by the city, no material other than earth material shall be buried or placed in fills. Placement of other than earth material is regulated by state statutes or federal laws and additional permits may be required.

D. Fills shall be constructed using earth materials (consisting of dirt/soil, large rock twelve inches or greater, pit run four to twelve inches, fines less than four inches, concrete over twelve inches and concrete less than twelve inches), compaction methods and construction techniques, so that stable fills are created.

E. The following fill material shall be prohibited: Asphalt, asphalt grindings, asphalt shingles, base/tar paper and any hazardous materials, petroleum based products and household items.

F. Grading, filling, or clearing in or within the vicinity of a wetland shall comply with NMC Chapter 14.

G. Grading, filling or clearing in an area of special flood hazard shall be done in accordance with the latest version of the city of Napavine floodplain management ordinance (NMC Chapter 15.12) or this chapter, whichever has the more stringent development regulations.

H. Grading, filling or clearing of archaeological sites shall be done in accordance with WAC Chapter 25-48, as now adopted or as may be amended, or other applicable state or federal law.

Finding: The proposal indicates that the preliminary analysis of cut/fill activity estimated 5,400 cubic yards of cut and 600 cubic yards of fill of total earthwork. An estimated 4,800 cubic yards will be cut and exported from the site and deemed unsuitable for construction or reuse. This standard is applied.

CONDITION OF APPROVAL: Prior to construction, the project owner shall obtain a grading/fill permit prior to grading, excavation, or filling of land.

Title 17 – ZONING

17.12 - ZONING MAP AND ZONING CHART

17.12.020 - General land use zones

A. The city is divided into general land use zoning districts, referred to in this title as "zones." Such zones shall be shown on the map and the intent of each zone and limitations and requirements of use of land therein shall be shown on the chart. No structure or land shall hereafter be used or occupied and no building shall be reconstructed, moved or structurally altered except in conformity with all the regulations set forth in the chart and other sections of this title.

B. For the purposes of this title, the city is divided and classified into the following regular zones:

1. *R-1 Single-family residential;*
2. *R-2 Multiple residential, low density;*
3. *R-3 Multiple residential, high density;*
4. *C-1 Commercial;*
5. *H-C Highway commercial;*
6. *I-1 Industrial, light.*

17.12.030 - Special land use zones

Each parcel of land in the city shall be covered by one of the preceding regular zones. In addition, where consistent with the intent of zones as expressed in the chart, land may be classified as a special zone. Such special zone must overlay a regular zone and all uses and structures in a special zone shall conform to the regulations of both the special and regular zones, except where regulations of the regular zone are specifically modified in the chart. Special zones are:

A. *CS Community Service;*
B. *PUD Planned unit development;*
C. *FP Flood plain;*
D. *AS Aerospace.*

17.28 - C AND C-1 DISTRICTS

17.28.020 - Permitted uses and structures

Permitted uses and structures in the C-1 zone are as follows: all commercial uses conducted within an enclosed building; professional offices for attorneys, dentists, doctors, engineers, accountants, real estate brokers, automobile service stations, restaurants, cafes and other eating establishments, and uses of similar and compatible nature. Motels, hotels, apartments and recreational vehicle parks are permitted in this zone as planned unit developments. Facilities for managers, caregivers, and uses of similar and compatible nature allowed, subject to planning commissioner's review and council approval. It is specifically provided for in this section that the property, commonly known as tax parcels 17875-7-3, 17875-7-4 and 17875-5 (which are within a C-1 district) shall be allowed to have uses permitted in the building to the standards of single-family residential, multifamily residential and mobile home parks."

17.28.030 - Permitted accessory uses and structures

Permitted accessory uses and structures in the C-1 zone are as follows

A. *Any use or structure customarily accessory to permitted uses shall be permissible.*
B. *On-site hazardous waste treatment and storage facilities that are directly associated with principal uses; provided, that such facilities comply with the state siting criteria contained in RCW 70.105.210 and WAC 173-303-282, or their successors.*

17.28.040 - Conditional uses

After hearing and attachment of conditions, the following uses are permitted: production of items sold on the premises, including small scale production, sewn or woven articles, quilting, ceramics, and similar small scale craft items, garden supply stores, boarding houses, horticultural nurseries, kennels, stables, and pet shops, and other uses later deemed to be conditional by the board of adjustment. Industrial uses of nonnoxious industry are permitted in this zone as a planned unit development subject to approval by the planning commission. Such industries do not produce noise, odor, smoke, fumes, or other nuisances. Examples include any research, experimental, testing, assembling, manufacturing, compounding, or other activity which is conducted inside a completely enclosed building, except for parking and loading, which creates absolutely no nuisance or pollution which has any effect beyond the confines of the building.

17.28.045 - Conditional use conditions

The planning commission shall review the following in identifying appropriate conditions for the proposed use:

A. *Napavine comprehensive plan and zoning requirements review for applicable requirements for signage, light and glare, landscape buffering, parking circulation, critical areas and aquifer protection;*
B. *Public facilities impacts such as water, sewer and drainage requirements;*
C. *Prior department comments, after inspection, for fire safety requirements and fire flow concerns, if any; and*
D. *City police department comments for nuisance, health and safety concerns.*

17.28.050 - Permitted dimensions

Permitted dimensions in the C-1 zone are as follows:

A. *Minimum lot size, five thousand square feet;*
B. *Minimum lot front, thirty feet;*
C. *Maximum lot cover, one hundred percent, including parking and buffer zones;*
D. *Minimum front yard depth, none;*
E. *Minimum side yard depth, none, except a fifteen foot buffer where adjacent to a residential district;*
F. *Minimum rear yard depth, none, except a twenty-five foot buffer where adjacent to a residential district;*
G. *Maximum building height, fifty feet, or thirty-five feet when lot adjacent to any residential district.*

Finding: The proposal indicates the current zoning of development site is C1; therefore, this standard is applied. The development lots size is 1.93 acres (min. 5000 square feet), and lot front is approximately 211.34 feet (min. 30 feet). Based on the SEPA report, about 80% of the site will be covered with impervious surface, and the building height is 21.8 feet (max. 50 feet). The standard is met.

CONDITION OF APPROVAL: Prior to engineering approval, architectural and site design plans shall satisfy all parts of NMC Section 17.28. Site Planning and Architectural Design Guidelines shall be submitted and approved by the City.

17.48 – FLOODPLAIN

17.48.020 - Permitted uses and structures

No building or structure may be erected on land used in this district unless it is constructed on compacted fill, piling or other hazard protecting method, and any construction is subject to the county health department's approval of water supply and sewage disposal. Permitted underlying uses are allowed as well as water and flood control facilities.

17.48.030 - Permitted accessory uses and structures

Any use or structure customarily permitted and not violating the other standards for this section shall be permitted.

17.48.040 - Conditional uses

Filling or other use which could materially obstruct the movement of floodwaters or substantially reduce the floodwater capacity of the floodplain, storage of dumping or buoyant materials with

adequate safeguards, and campsites, or other activity which could cause a problem in a floodplain shall be reviewable by the board of adjustment.

17.48.050 - Permitted dimensions

Permitted dimensions in the floodplain zone are as follows:

- *A. Minimum zone size shall be the floodplain boundary;*
- *B. Minimum lot size shall be the same as underlying district;*
- *C. Minimum lot front, not applicable;*
- *D. Maximum lot cover shall be the same as underlying district;*
- *E. Minimum front yard depth shall be the same as underlying district;*
- *F. Minimum side yard depth shall be the same as underlying district;*
- *G. Minimum rear yard depth shall be the same as underlying district;*
- *H. Minimum building height shall be the same as underlying district.*

Finding: The site plan report shows that portions of the subject property are in Zone X. The site has been filled and buildings will be constructed out of the flood plain.

17.60 - MISCELLANEOUS REGULATIONS

17.60.010 - Visibility at intersections in residential zones

- *A. Fences, walls or hedges up to a maximum height of six feet may be installed except:*
  - *1. Within the existing or zone stipulated, whichever is less, front and street side yard setback;*
  - *2. Within the area between two main structures with less than five feet of continuous horizontal clearance on each side of the fence, wall or hedge;*
  - *3. Within a twenty-foot vision clearance triangle formed by the intersection of two street rights-of-way;*
  - *4. Within a ten-foot vision clearance triangle formed by the intersection of an alley and street right-of-way.*
- *B. Within the areas identified in subsections (A)(1) and (2), fences, walls and hedges up to a maximum height of four feet may be installed.*
- *C. Within the areas identified in subsections (A)(3) and (4), fences, walls and hedges up to a maximum height of three feet may be installed, except open wire-mesh fences which may be up to a maximum of four feet.*

17.60.030 - Street access required

Every building hereafter erected or moved shall be on a lot adjacent to a public street or with access to an approved private street.

17.60.040 - Horizontal dimensions—One-family dwelling

The greatest horizontal dimensions of a one-family dwelling shall not be more than three times its least horizontal dimension. See the appendix for illustration on file in the office of the city clerk-treasurer.

17.60.050 - Parking restrictions—Recreational vehicles and boats

No recreational vehicle, boat, boat trailer or similar equipment shall be parked within the required street or side setbacks of any lot in any residential zone for a period of longer than thirty-six consecutive hours; provided, that one recreational vehicle, boat trailer or similar equipment belonging to visitors to a residence may be parked within such setbacks for a period of up to fourteen days, and provided further, that one such visit shall not be followed by another at the same residence for a period of at least thirty days. Except under circumstances of the preceding provision, a recreational vehicle shall not be used for living, sleeping or housekeeping purposes when parked on a street or any portion of a residential lot.

17.60.060 - Siting criteria—Hazardous waste facilities
On-site and off-site hazardous waste treatment and storage facilities must meet the state siting criteria adopted pursuant to RCW Chapter 70.105.

17.60.070 – Landscaping
Commercial, multifamily or industrial uses shall submit a landscape plan for approval with the application. Approved landscaping shall be completed prior to issuance of a final occupancy permit. The front yard shall be one hundred percent landscaped including lawns, and shrubs, berms or floral planting areas which shall average ten feet wide but no less than five feet wide at any given point except where access is provided. There shall be a five-foot wide side and rear yard landscape setback between uses. Within the landscape area including acceptable trees, shrubs and lawns, one street tree per twenty-five lineal feet of street frontage shall be provided. In any parking lot over fifteen spaces five percent of the interior of the parking area shall consist of landscape islands. Street trees shall be a minimum of one and one-half inch caliper six feet tall of nursery stock or better quality. Any dead or diseased trees within two years of installation shall be replaced.

Finding: The preliminary plan shows the building is on the lot adjacent to a public street, and also includes landscaping plan; therefore, NMC 17.60 is met.

CONDITION OF APPROVAL: Prior to engineering approval, the landscaping plan shall satisfy all parts of NMC 17.60.070. Landscaping plan shall be submitted and approved by the City.

17.62 – SIGNS

17.62.030 – Applicability
Any sign placed, erected, relocated, enlarged, structurally changed, altered in the city must conform to the standards and procedures described herein. As applied in this chapter, a sign is defined as any device, structure, fixture or placard that uses works, letters, numbers, symbols, graphic designs, logos, or trademarks for the purpose of:

A. Providing information or directions; or
B. Identifying or advertising any place, establishment, product, good, or service. Other terms relating to signs as applied in this chapter are described in Section 17.62.050, Definitions.

Certain signs are allowed without city approval or a city permit (see Section 17.62.070, Signs allowed without city approval or permits); others are prohibited because they are inconsistent with the purpose and scope of this chapter (see Section 17.62.060, Prohibited signs). All non-exempt, allowable temporary and permanent signs are regulated by this chapter and must meet the specification and city permit or approval requirements described in this chapter.

17.62.040 - Approval or permit requirements

A. *General. It shall be unlawful for any person to place, erect, relocate, enlarge, structurally change, or alter any non-exempt temporary or permanent sign in the city without obtaining written approval from the city.*
B. *Discretionary Permits. If the administrator determines that more effective, coordinated signs will result, he/she may require that any signage that is a part of a proposed use or development requires approval through conditional use process.*

17.62.100 - Sign design standards

A. *Construction Standards*
    1. *General Requirements. Every sign, and all parts, portions, and materials shall be manufactured, assemble, and erected in compliance with all applicable state, federal and city regulations and the Uniform Building Ordinance.*
    2. *Structural Components. To the maximum extent possible, signs should be construed and stalled so that angle irons, guy-wires, braces, and other structural elements are not visible. This limitation does not apply to structural elements that are an integral part of the overall design such as decorative metal or woods.*
B. *Location. No sign shall be located so as to physically obstruct any door or exit from a building. No sign shall be located so as to be hazardous to a motorist's ingress or egress from parking areas or any way open to the public. No sign shall be located within the clear-view zone.*
C. *Landscaping Around Ground Mounted Signs. An area around the base of each ground mounted sign equal to the sign area must be landscaped to improve the overall appearance of the sign and to reduce the risk of automobiles hitting the sign or supports of the sign. This landscaping must include vegetation and may include other materials and components such as brick or concrete bases, planter boxes, pole covers or decorative framing.*
D. *Illumination Limitations on Electrical Signs. No sign may contain or utilize any of the following:*
    1. *Any exposed incandescent lamp with wattage in excess of twenty-five watts.*
    2. *Any exposed incandescent lamp with an internal or external reflector.*
    3. *Any continuous or sequential flashing device or operation.*
    4. *Except for changing message centers, any incandescent lamp inside internally lighted signs.*
    5. *External light sources directed towards or shining on vehicular or pedestrian traffic or on a street.*
    6. *Internally lighted signs using eight hundred milliamp or larger ballast if the lamps are spaced closer than twelve inches on center.*
    7. *Internally lighted signs using four hundred twenty-five milliamp or larger ballast if the lamps are spaced closer than six inches on center.*
E. *Measurement*
    1. *Sign Area. Sign area shall be computed as follows:*
        a. *General Requirements. Where a sign consists of a generally flat surface or sign face on which lettering or other information is affixed, the sign area shall be computed by measuring the entire face of the sign.*
        b. *Individual Letters. Where a sign consists of individual letters and/or logo affixed directly to a building canopy, awning or building surface, the area of*

the sign shall be computed by measuring the area of the envelope required to enclose the lettering and/or logo. Neon signs are computed in this manner.

2. *Setback and Distance Measurements. The following guidelines shall be used to determine compliance with setback and distance measurements:*
    a. *The distance between two signs shall be measured along a straight horizontal line that represents the shortest distance between the two signs.*
    b. *The distance between a sign and a parking lot or building shall be measured along a straight line that represents the shortest distance between the outer edge of the parking lot or building.*

Finding: The narrative indicates a freestanding monument sign, wall signs, canopy signs, and directional signs to be installed at the project site. Additionally, two "entry only do not exit" and two "exit only do not enter" signs at the road access locations. Therefore, NMC 17.62 is applied.

CONDITION OF APPROVAL: No signs shall be installed without a sign permit issued by the City of Napavine. Sign area, size and location shall be in accordance with NMC 17.62.100.

17.64 - OFF-STREET PARKING AND LOADING

17.64.010 - Requirements for off-street parking

Off-street parking spaces under standards set forth in this chapter shall be provided for new uses in the quantities specified in this section.

A. *Residential Uses*
    1. *One-family dwelling, two spaces;*
    2. *Duplex dwelling, four spaces;*
    3. *Multiple-family dwelling with sixteen or fewer dwelling units, two spaces for each dwelling unit; except in cases of housing dedicated to senior citizen housing one space for each dwelling unit;*
    4. *Multiple-family dwelling with more than sixteen dwelling units, thirty-two spaces, plus one and one-half spaces for each dwelling unit in excess of sixteen; except in cases of housing dedicated to senior citizen housing one space for each dwelling unit;*
    5. *Convalescent homes, homes for the children or aged, and similar residential institutions, one space for each three beds.*

B. *Commercial Uses. Commercial uses within the area designated "Parking Exempt" on the map and addenda to the map shall not be subject to the following requirements:*
    1. *Food or drug stores with more than five thousand square feet of gross floor area: one space for each one hundred square feet of gross floor area;*
    2. *Other retail stores with more than five thousand square feet of gross floor area: one space for each one hundred fifty square feet of gross floor area;*
    3. *Retail stores with five thousand or less square feet of gross floor area: one space for each three hundred square feet of gross floor area; provided that at least two spaces shall be provided for any such use;*
    4. *Medical and dental offices: one space for each one hundred square feet of gross floor area;*

5. *Offices other than medical or dental: one space for each four hundred square feet of gross floor area; provided that at least two spaces shall be provided for any such use;*
6. *Restaurants: one space for every three seats or stools or for every three persons of legal occupancy, whichever is greater;*
7. *Bowling alley: four spaces for each alley;*
8. *Self-service laundry: one space for every three washing or drying machines;*
9. *Banks: one space for each four hundred square feet of gross floor area;*
10. *Funeral parlors: one space for each one hundred square feet of chapel or auditorium area;*
11. *Barber or beauty shops: two spaces for each operator station;*
12. *Personal service establishments not otherwise listed: one space for each four hundred square feet of gross floor area; provided that at least two spaces shall be provided for any such use;*
13. *Motel: one space for each sleeping unit;*
14. *Motor vehicle or machinery sales: one space for each two thousand square feet of gross floor area;*
15. *Wholesale establishments: one space for each two thousand square feet of gross floor area.*

C. *Industrial Uses.*
   1. *Manufacturing: one space for each one thousand square feet of gross floor area, provided that additional parking shall be provided for any retail sales or office space at the ratio required in subsection B(1) through (5);*
   2. *Contractors establishment: one space for each thousand square feet of gross floor area, provided that additional parking shall be provided for any retail sales or office space at the ratio required in subsection B(1) through (5);*
   3. *Warehouses: one space for each two thousand square feet of gross floor area provided that additional parking shall be provided for any retail sales or office space at the ratio required in subsection B(1) through (5).*

D. *Institutional Uses.*
   1. *Schools: one space for each eight seats in auditorium, or one space for each two hundred square feet of public assembly area if such does not have fixed seating;*
   2. *Auditoriums, theaters, churches, and community centers: one space for each four seats or for each eight feet of bench seating, or one space for each one hundred square feet of public assembly area if use does not have fixed seating;*
   3. *Libraries, museums: one space for each three hundred square feet of gross floor area;*
   4. *Hospitals: two spaces for each three beds.*

E. *Unlisted Uses. A parking requirement for any use not listed in the preceding sections shall be established by the building inspector, based on the requirement for that listed use deemed to be most comparable in terms of parking demand or on standards in the building code.*

F. *Fractional Spaces. Whenever the preceding formulas result in a requirement for a fractional number of spaces, the requirement shall be rounded upward to a whole number.*

G. *Off-Street Loading Facilities. The building inspector shall require that any new business, industrial or institutional use, provide sufficient off-street truck loading facilities to assure*

that no loading or unloading occurs within any public right-of-way, provided that uses within the area marked "Parking Exempt" on the map shall not be subject to this requirement.

17.64.020 - Standards for off-street parking

A. *All parking areas, except residential parking for six spaces or less, shall provide for the turning, maneuvering and parking of the required number of vehicles on the lot.*
B. *All areas used for parking and maneuvering of vehicles shall be surfaced as specified by the city public works director.*
C. *Artificial lighting which may be provided shall be deflected so as to not shine into adjacent dwellings and so as not to create a hazard to the traveling public on any road.*
D. *Each required parking space shall be of usable shape and accessible from a public street or alley. Where access drives are necessary, they shall be no less than fifteen feet in width for nonresidential and multiple family residential developments and no less than nine feet for one family and duplex dwellings.*
E. *Commercial or industrial parking area shall be screened from adjacent residential zones by means of sight obscuring landscape, screens, walls or fences, which shall be subject to the following standards:*
    1. *Sight obscuring screening shall be not less than five feet in height;*
    2. *Required screening shall be at least eighty percent opaque when viewed horizontally from between two feet above average grade and the top of the screening;*
    3. *Screen plantings shall be of such size as to provide the required degree of screening within twelve months after installation;*
    4. *Required screening shall be continuously maintained;*
    5. *All areas used for parking, loading and maneuvering of vehicles shall be physically separated from public streets or adjoining property by required setbacks or by bumper rails, or other effective and suitable barriers against the access or egress of unchanneled motor vehicles.*
F. *Joint Use of Parking. The building inspector may authorize the joint use of parking facilities under the following conditions:*
    1. *Up to one hundred percent of the parking space required for a church may be supplied by off-street parking provided for other uses, provided that such parking lies within two hundred feet of the site of the church;*
    2. *Up to fifty percent of the parking space required for a theater, auditorium, bowling alley, or community center may be supplied by off-street parking provided for other uses, provided that such parking lies within two hundred feet of the site of subject use;*
    3. *Two or more uses may join to develop a cooperative parking facility: the total amount of parking required under such circumstances shall be ten percent less than the total amount required for the uses separately. In case of uses which operate at totally different times, the total minimum amount is that required for the most intensive use;*
    4. *Under subdivisions 1, 2 or 3 of this subsection, there shall be filed with the building inspector a written agreement between parties involved assuring to the building inspector's satisfaction, the validity and perpetuity of the joint use.*
G. *Location of Parking. All required off-street parking other than joint use parking as provided in subsection F shall be located on the same site as the principal use, provided that such parking may be located on another site within two hundred feet of the principal use if a covenant or*

written agreement is filed with the building inspector assuring to the building inspector's satisfaction the perpetuity of such parking.

Finding: The proposed scope of work includes construction of a new 2,900 square-foot ARCO ampm convenience store. Based on NMC 17.64.010 requirement, the total off-street parking spaces shall be 12. The proposal provides 22 parking spaces including 8 EV charging spaces, and one ADA parking. This standard is met.

Title 18 – ENVIRONMENT

18.04 - ENVIRONMENTAL PROTECTION ACT PROCEDURES AND POLICIES

18.04.040 - Categorical exemptions and threshold determinations.

A. (WAC 173-806-065). Purpose of this Part and Adoption by Reference. This part contains the rules for deciding whether a proposal has a "probable significant, adverse environmental impact" requiring an environmental impact statement to be prepared. This part also contains rules for evaluating the impacts of proposals not requiring an EIS. The city adopts the following sections by reference, as supplemented in this part:

1. *197-11-300 Purpose of this part.*
2. *197-11-305 Categorical exemptions.*
3. *197-11-310 Threshold determination required.*
4. *197-11-315 Environmental checklist.*
5. *197-11-330 Threshold determination process.*
6. *197-11-335 Additional information.*
7. *197-11-340 Determination of nonsignificance (DNS).*
8. *197-11-350 Mitigated DNS.*
9. *197-11-360 Determination of significance (DS)/Initiation of scoping.*
10. *197-11-390 Effect of threshold determination.*

B. (WAC 173-806-070). Flexible Thresholds for Categorical Exemptions.

1. *The city establishes the following exempt levels for minor new construction under WAC 197-11-800(1)(b) based on local conditions:*
    a. *For residential dwelling units in WAC 197-11-800(1)(b)(i), up to twenty dwelling units;*
    b. *For agricultural structures in WAC 197-11-800(1)(b)(ii), up to thirty thousand square feet;*
    c. *For office, school, commercial, recreational, service or storage buildings in WAC 197-11-800(1)(b)(iii), up to twelve thousand square feet and up to forty parking spaces;*
    d. *For parking lots in WAC 197-11-800(1)(b)(iv), up to forty parking spaces;*
    e. *For landfills and excavations in WAC 197-11-800(1)(b)(v), up to five hundred cubic yards.*
2. *Whenever the city establishes new exempt levels under this section, it shall send them to the Department of Ecology, Headquarters Office, Olympia, Washington, 98504 under WAC 197-11-800(1)(c).*

C. (WAC 173-806-090). Environmental Checklist.

1. *A completed environmental checklist, or a copy, in the form provided in WAC 197-11-960, shall be filed at the same time as an application for a permit, license certificate*

or other approval not specifically exempted in this chapter; except, a checklist is not needed if the city and applicant agree an EIS is required, SEPA compliance has been completed, or SEPA compliance has been initiated by another agency. The city shall use the environmental checklist to determine the lead agency and, if the city is the lead agency, for determining the responsible official and for making the threshold determination.

2. *For private proposals, the city will require the applicant to complete the environmental checklist, providing assistance as necessary. For city proposals, the department initiating the proposal shall complete the environmental checklist for the proposal.*

18.04.070 - SEPA and agency decisions

A. *(WAC 173-806-155). Purpose of this Part and Adoption by Reference. This part contains rules and policies for SEPA's substantive authority, such as decisions to mitigate or reject proposals as a result of SEPA. This part also contains procedures for appealing SEPA determinations to agencies or the courts. The city adopts the following sections by reference:*
    1. *197-11-650 Purpose of this part.*
    2. *197-11-655 Implementation.*
    3. *197-11-660 Substantive authority and mitigation.*
    4. *197-11-680 Appeals.*

B. *(WAC 173-806-160). Substantive Authority.*
    1. *The policies and goals set forth in this chapter are supplementary to those in the existing authorization of the city.*
    2. *The city may attach conditions to a permit or approval for a proposal so long as:*
        a. *Such conditions are necessary to mitigate specific probable adverse environmental impacts identified in environmental documents prepared pursuant to this chapter, and*
        b. *Such conditions are in writing, and*
        c. *The mitigation measures included in such conditions are reasonable and capable of being accomplished, and*
        d. *The city has considered whether other local, state or federal mitigation measures applied to the proposal are sufficient to mitigate the identified impacts, and*
        e. *Such conditions are based on one or more policies in subdivision (4) of this subsection and cited in the license or other decision document.*
    3. *The city may deny a permit or approval for a proposal on the basis of SEPA so long as:*
        a. *A finding is made that approving the proposal would result in probable significant adverse environmental impacts that are identified in a FEIS or final SEIS prepared pursuant to this chapter; and*
        b. *A finding is made that there are no reasonable mitigation measures capable of being accomplished that are sufficient to mitigate the identified impact; and*
        c. *The denial is based on one or more policies identified in subdivision (4) of this subsection and identified in writing in the decision document.*
    4. *The city designates and adopts by reference the following policies as the basis for the city's exercise of authority pursuant to this section:*

a. The city shall use all practical means, consistent with other essential considerations of state policy, to improve and coordinate plans, functions, programs, and resources to the end that the state and its citizens may:

i. Fulfill the responsibilities of each generation as trustee of the environment for succeeding generations;

ii. Assure for all people of the state safe, healthful, productive and aesthetically and culturally pleasing surroundings;

iii. Attain the widest range of beneficial uses of the environment without degradation, risk to health or safety, or other undesirable and unintended consequences;

iv. Preserve important historic, cultural and natural aspects of our national heritage;

v. Maintain, wherever possible, an environment which supports diversity and variety of individual choice;

vi. Achieve a high balance between population and resource use which will permit high standards of living and a wide sharing of life's amenities; and

vii. Enhance the quality of renewable resources and approach the maximum attainable recycling of depletable resources.

b. The city recognizes that each person has a fundamental and inalienable right to a healthful environment and that each person has a responsibility to contribute to the preservation and enhancement of the environment.

5. When any proposal or action not requiring a decision of the city council is conditioned or denied on the basis of SEPA by a nonelected official, the decision shall be appealable to the city council. Such appeal may be perfected by the proponent or any aggrieved party by giving notice to the responsible official within ten days of the decision being appealed. Review by the city council shall be on a de novo basis.

C. (WAC 173-806-173). Notice<197>Statute of Limitations.

1. The city, applicant for, or proponent of an action may publish a notice of action pursuant to RCW 43.21C.080 for any action.

2. The form of the notice shall be substantially in the form provided in WAC 197-11-990. The notice shall be published by the city clerk-treasurer or county auditor, applicant or proponent pursuant to RCW 43.21C.080.

FINDING: The proposal includes the SEPA environmental checklist; thus, this standard is met.

18.08 - FLOOD HAZARD REDUCTION

Article I. - Statutory Authorization, Findings of Fact, Purpose, and Objectives

18.08.020 - Findings of fact

A. The flood hazard areas of the city of Napavine are subject to periodic inundation which results in loss of life and property, health, and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

B. These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities, and when inadequately anchored,

damage uses in other areas. Uses that are inadequately floodproofed, elevated, or otherwise protected from flood damage also contribute to the flood loss.

18.08.040 - Methods of reducing flood losses

In order to accomplish its purposes, this chapter includes methods and provisions for:

- *A. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;*
- *B. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;*
- *C. Controlling the alteration of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;*
- *D. Controlling filling, grading, dredging, and other development which may increase flood damage; and*
- *E. Preventing or regulating the construction of flood barriers that unnaturally divert floodwaters or may increase flood hazards in other areas.*

Article III. - General Provisions

18.08.060 - Lands to which this chapter applies

This chapter shall apply to all areas of special flood hazards within the jurisdiction of the city of Napavine.

18.08.070 - Basis for establishing the areas of special flood hazard

The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for the city of Napavine dated July 17, 2006", and any revisions thereto, with an accompanying flood insurance rate map (FIRM), and any revisions thereto, are hereby adopted by reference and declared to be a part of this chapter. The flood insurance study and the FIRM are on file at Community Development Department, 407 Birch Avenue SW, Napavine, Washington, 98565. The best available information for flood hazard area identification as outlined in Section 18.08.150(B) shall be the basis for regulation until a new FIRM is issued that incorporates data utilized under Section 18.08.150(B).

Article IV. – Administration

18.08.130 - Establishment of development permit

- *A. Development Permit Required (44 CFR 60.3(b)(1)). A development permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 18.08.070. The permit shall be for all structures including manufactured homes, as set forth in the "definitions," and for all development including fill and other activities, also as set forth in the "definitions."*
- *B. Application for Development Permit. Application for a development permit shall be made on forms furnished by the community development department and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:*

1. *Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures recorded on a current elevation certificate (FF 086-0-33) with Section B completed by the local official.*
2. *Elevation in relation to mean sea level to which any structure has been floodproofed;*
3. *Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet floodproofing criteria in Section 18.08.180;*
4. *Description of the extent to which a watercourse will be altered or relocated as a result of proposed development.*

18.08.160 - Conditions for variances

A. *Generally, the only condition under which a variance from the elevation standard may be issued is for new construction and substantial improvements to be erected on a small or irregularly shaped lot contiguous to and surrounded by lots with existing structures constructed below the base flood level. As the lot size increases the technical justification required for issuing the variance increases.*
B. *Variances shall not be issued within a designated floodway if any increase in flood levels during the base flood discharge would result.*
C. *Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.*
D. *Variances shall only be issued upon:*
    1. *A showing of good and sufficient cause;*
    2. *A determination that failure to grant the variance would result in exceptional hardship to the applicant;*
    3. *A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.*
E. *Variances as interpreted in the National Flood Insurance Program are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from flood elevations should be quite rare.*
F. *Variances may be issued for nonresidential buildings in very limited circumstances to allow a lesser degree of floodproofing than watertight or dry-floodproofing, where it can be determined that such action will have low damage potential, complies with all other variance criteria except Section 18.08.160(A), and otherwise complies with Sections 18.08.170(A), (C) and (D) of the general standards.*
G. *Any applicant to whom a variance is granted shall be given written notice that the permitted structure will be built with its lowest floor below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk.*

Article V. - Provisions for Flood Hazard Reduction

18.08.170 - General standards

In all areas of special flood hazards, the following standards are required:

A. Anchoring

1. *All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.*
2. *All manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors. (44 CFR 60.3(b)(8)). For more detailed information, refer to guidebook, FEMA P-85, "Protecting Manufactured Homes from Floods and Other Hazards."*

B. *Construction Materials and Methods*
1. *All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.*
2. *All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.*
3. *Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding. Locating such equipment below the base flood elevation may cause annual flood insurance premiums to be increased.*

C. *Utilities*
1. *All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems;*
2. *Water wells shall be located on high ground that is not in the floodway*;*
3. *New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;*
4. *Onsite waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.*

D. *Subdivision Proposals*
1. *All subdivision proposals shall be consistent with the need to minimize flood damage;*
2. *All subdivision proposals shall have public utilities and facilities, such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage;*
3. *All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage;*
4. *Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments which contain at least fifty lots or five acres (whichever is less).*

E. *Review of Building Permits (44 CFR 60.3(a)(3)). Where elevation data is not available either through the flood insurance study, FIRM, or from another authoritative source (Section 18.08.150(B)), applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available. Failure to elevate at least two feet above the highest adjacent grade in these zones may result in higher insurance rates.*

18.08.180 - Specific standards

In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 18.08.070, basis for establishing the areas of special flood hazard, or Section 18.08.150(B), use of other base flood data. Additional standards were clarified in FEMA Technical Bulletin 11-01. No below grade base flood elevation construction is permitted in the special flood hazard areas. However, adopting this provision can result in a twenty percent increase in flood insurance premiums. The following provisions are required:

- *A. Residential Construction*
    1. *New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated one foot or more [1] above the base flood elevation (BFE).*
    2. *Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:*
        - *a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.*
        - *b. The bottom of all openings shall be no higher than one foot above grade.*
        - *c. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.*

Foundation vent standards required by the IBC/IRC outside the floodplain do not meet this standard and are often inadvertently permitted. Insurance rates reflect an "all or nothing" standard, meaning, partially ventilated crawlspaces may be subject to an additional loading fee of twenty to twenty-five percent attached to the annual insurance premium.

- *B. Nonresidential Construction (44 CFR 60.3(c)(3)(4)). New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated one foot or more [2] above the base flood elevation; or, together with attendant utility and sanitary facilities, shall:*
    1. *Be floodproofed so that below one foot or more above the base flood level the structure is watertight with walls substantially impermeable to the passage of water;*
    2. *Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;*
    3. *Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in Section 18.08.150(C)3(2);*
    4. *Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in 18.08.180(B);*
- *C. Manufactured Homes*

1. *All manufactured homes in the floodplain to be placed or substantially improved on sites shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated one foot or more above* the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.*

D. *Recreational Vehicles. Recreational vehicles placed on sites are required to either:*
   1. *Be on the site for fewer than one hundred eighty consecutive days, (or)*
   2. *Be fully licensed and ready for highway use, on wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or*
   3. *Meet the requirements of Section 18.08.180(C) above and the elevation and anchoring requirements for manufactured homes.*

18.08.190 - AE and A1-30 zones with base flood elevations but no floodways

In areas with base flood elevations (but a regulatory floodway has not been designated), no new construction, substantial improvements, or other development (including fill) shall be permitted within zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

18.08.200 – Floodways

Located within areas of special flood hazard established in Section 18.08.070 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters that can carry debris, and increase erosion potential, the following provisions apply:

A. *Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless certification by a registered professional engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge.*
B. *Construction or reconstruction of residential structures is prohibited within designated floodways*, except for (i) repairs, reconstruction, or improvements to a structure which do not increase the ground floor area; and (ii) repairs, reconstruction or improvements to a structure, the cost of which does not exceed fifty percent of the market value of the structure either, (A) before the repair, or reconstruction is started, or (B) if the structure has been damaged, and is being restored, before the damage occurred. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or to structures identified as historic places, may be excluded in the fifty percent.*
C. *If subsection A is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Article V, provisions for flood hazard reduction.*

18.08.210 - Critical facility

Construction of new critical facilities shall be, to the extent possible, located outside the limits of the special flood hazard area (SFHA) (one hundred-year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet above BFE or to the height of the five hundred-year flood, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Flood proofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities to the extent possible.

FINDING: The proposal indicates portions of both parcels are located within Zone AE – 100-year flood plain, but the majority of the proposed development for both parcels lay within Zone X - outside the 0.2% annual chance floodplain. According to the preliminary site plan, the buildings will build above a base flood elevation, but the south portion of proposed EV parking is built in the Zone AE. The standard is applied.

CONDITION OF APPROVAL: Prior engineering approval, no new construction, substantial improvements, or other development (including fill) shall be permitted within zones AE. Unless the applicant demonstrates the proposed development will not increase the water surface elevation of the base flood more than one foot at any point within the community.

*B. **Public Works Standard***

CHAPTER2 TRANSPORTATION

2B STREETS

2B.02 Design Standards

The design of streets and roads will depend upon their type and usage. The design elements of city streets will conform to these Standards as set forth herein and current design practices as set forth in Chapter 1.

The layout of streets will provide for the continuation of existing principal street in adjoining subdivisions or of their proper projection when adjoining property i not subdivided. Minor streets, which serve primarily to provide access to abutting property, will be designed to discourage through traffic. See Table 1, Minimum Standards.

Table 1 Minimum Street Standards

DESIGN STANDARD	*BOULEVARD*	*MAJOR OR MINOR ARTERIAL*	*COMMERCIAL COLLECTOR*	*NEIGHBORHOOD COLLECTOR*	*LOCAL ACCESS*	*PRIVATE*
DESIGN LIMITATIONS	*Access and intersections should be limited. No on-street parking.*		*N/A*	*N/A*	*N/A*	*N/A*

MINIMAL STRUCTURAL DESIGN	*See standard Drawing Number 2-2*					
STANDARD RIGHT-OF-WAY	*90'–102'*	*84'–104'*	*66'-78'*	*60'*	*60'*	*N/A*
STANDARD PAVEMENT WIDTH	*48' (may have a 16' median)*	*48'-60'*	*40'*	*28'-40'*	*36'*	*20'*
PARKING LANE	*None Allowed*	*None Allowed*	*8' Both Sides*	*7' One Side*	*7' One Side*	*N/A*
MINIMUM MAXIMUM GRADE	*0.5% - 8.0%*	*0.5% - 8.0%*	*0.5% - 10.0%*	*0.5% - 12.0%*	*0.5% - 15.0%*	*0.5% - 15.0%*
CURB	*Both Sides*					*N/A*
SIDEWALKS	*Both Sides 6' (min) 8' – pedestrian corridor 10' – zero lot setback*			*Both Sides 5'*	*Both Sides 5'*	*One Side 5'*
CUL-DE-SAC RADIUS (PAVEMENT WIDTH)	*N/A*	*N/A*	*50' (on industrial street only)*	*N/A*	*47' with landscaped and island radius of 17'*	*Fire department Standards*
INTERSECTION CURB RADIUS	*35'*	*35'*	*35'*	*35'*	*25'*	*25'*
DESIGN SPEED (MPH)	*40*	*40*	*30*	*30*	*25*	*N/A*
MINIMUM CENTERLINE RADIUS	*w/ superelevation * per AASHTO w/o superelevation 600'*	*w/ superelevation * per AASHTO w/o superelevation 600'*	*150'*	*150'*	*100'*	*N/A*

** Maximum superelevation – 6%*

A. *Alignment of major arterials, minor arterials and collectors will conform as nearly as possible with that shown in the Comprehensive Plan.*
B. *Grade. Street grade should conform closely to the natural contour of the land. In some cases the Director of Public Works may require a different grade. The minimum allowable grade will be 0.5 percent. The maximum allowable grade will be 8-15 percent depending on the street classification.*
C. *Width. The pavement and right-of-way width will depend on the street classification. Table I, Minimum Street Standards, show the minimum widths allowed.*

FINDING: The proposal includes half-width improvements to Rush Road. This standard is met.

2B.04 Signing and Striping
Street signs are defined as any regulatory, warning, or guide signs. The developer is responsible for the cost of all street signs. Street sign will comply with the latest edition of the U.S. Department of Transportation Manual on Uniform Traffic Control Devices (MUTCD).
Pavement markings and street signs, including poles and hardware, will be paid for by the developer, but will be designed. furnished and install d by the city or by the developer under the city's direction, to establish and maintain uniformity. The Public Works Department will determine whether pavement markings and street signs will be provided by the city or by the developer. If the work is to be performed by the city, the developer must submit a written request to Public Works and, the developer will then be billed upon completion of the work.

2B.05 Right-of-Way
Right-of-way is determined by the functional classification of a street, refer to Table 1 Minimum Street Standards.
Right-of-way requirements may be increased if additional lanes, pockets, transit lanes, bus loading zones, operational speed, bike lanes, utilities, or other factors are required as determined by the Director of Public Work.
Right--of-way will be conveyed to the city on a recorded plat or by a right-of- way dedication deed.

2B.07 Street Frontage Improvements
A. All commercial and residential (including multi-family) development, plats, and short plats will install street frontage improvements at 'he time of construction as required by the Public Works Department. Such improvements may include curb and gutter; sidewalk; street; storm drainage; street lighting system; traffic signal modification, relocation or installation; utility relocation; landscaping and irrigation; and street widening per these Standards. Plans will be prepared a d signed by a licensed civil engineer registered in the State of Washington.
B. All frontage improvements will be made arcoss full frontage of property and on all sides tha.t may border a city right-of-way.
C. Exceptions. See Chapter 1, Section 1.07 "Exceptions".

FINDING: The preliminary site plan shows the project will construct new public sidewalks along Rush Road for the length of the project frontage. The project will construct a public pass-by lane along the project frontage and will continue approximately 200 feet to the south of the project to mitigate the existing traffic congestion. This improvement includes channelization markings/striping for the proposed half-width improvements to Rush Road and for proposed cross access. Guide signs are included at corners of proposed driveways.This standard is met.

CONDITION OF APPROVAL: Prior to engineering approval, all frontage improvements shall be designed to meet NPW 2B, applicable city standards, and the current version of the WSDOT Standard Specifications.

2B.12 Driveways

A. *All abandoned driveway areas on the same frontage will be removed and the curbing and sidewalk or shoulder and ditch section will be properly restored.*
B. *All driveways will be constructed of Portland Cement Concrete (PCC) or asphalt from the right-of-way line to the edge of the street. The Director of Public Works will make the acceptable driveway material determination. PCC driveways will be subject to the same testing and inspection requirements as curb, gutter, and sidewalk construction. Residential PCC driveways will have a nominal concrete thickness of six (6) inches. All other PCC approaches will be eight (8) inches thick.*
C. *Joint-use driveways serving two adjacent parcels may be built on their common boundary with a formal written agreement between both property owners and with the approval of the city. The agreement will be a recorded easement for both parcels of and specifying joint usage.*
D. *Grade breaks, including the tie to the roadway, will be constructed as smooth vertical curves. The maximum change in driveway grade will be eight (8) percent within any ten (10) feet of distance on a crest and twelve (12) percent within any ten (10) feet of distance in a sag vertical curve.*
E. *No commercial driveway will be approved where backing onto the sidewalk or street would occur.*
F. *Driveways will be separated by twenty (20) feet of straight curb between each driveway providing access to a parcel or parcel of land under common ownership or occupancy unless otherwise allowed by the Director of Public Works.*
G. *No driveway will be built within fifteen (15) feet of the end of any curb return or within five (5) feet of any property line unless otherwise allowed by the Director of Public Works.*
H. *Driveway Widths*
    1. *The maximum driveway width for a single driveway onto an arterial or collector will be:*

Frontage Width	*Residential*	*Commercial*	*Industrial*
Up to 50-feet	*24-feet*	*24-feet*	*24-feet*
50- to 75-feet	*24-feet*	*30-feet*	*30-feet*
More than 75-feet	*30-feet*	*30-feet*	*35-feet*

    2. *The maximum driveway width for each of two driveways onto an arterial or collector will be:*

Frontage Width	*Residential*	*Commercial*	*Industrial*
Up to 50-feet	*not permitted*	*not permitted*	*not permitted*
50- to 75-feet	*20-feet*	*20-feet*	*24-feet*
More than 75-feet	*20-feet*	*24-feet*	*24-feet*

    3. *The maximum driveway width for a single driveway onto a local access. street will be;*

Frontage Width	*Residential*	*Commercial*	*Industrial*
Up to 50-feet	*24-feet*	*26-feet*	*not permitted*
50- to 75-feet	*24-feet*	*26-feet*	*not permitted*
More than 75-feet	*24-feet*	*26-feet*	*not permitted*

    4. *The maximum driveway width for each of two driveways onto a local access street will be:*

Frontage Width	*Residential*	*Commercial*	*Industrial*

Up to 50-feet	*not permitted*	*not permitted*	*not permitted*
50- to 75-feet	*20-feet*	*20-feet*	*not permitted*
More than 75-feet	*20-feet*	*24-feet*	*not permitted*

5. *The maximum driveway width for one-way driveways will be:*

Frontage Width	*Residential*	*Commercial*	*Industrial*
Up to 50-feet	*14-feet*	*22-feet*	*22-feet*
50- to 75-feet	*14-feet*	*22-feet*	*22-feet*
More than 75-feet	*14-feet*	*22-feet*	*22-feet*

6. *A road approach or wider driveway may be approved by the Director of Public Works when a substantial percentage of oversized vehicle traffic exists, when divisional islands desired, or when multiple exit or entrance lanes are needed.*

I. Arterial Street Access

1. *No driveway may access an arterial street within seventy-five (75) feet (measured along the arterial) of any other such access to the street: on either side of the travel way but may be allowed at locations directly opposite another point of access.*
2. *No driveway access will be allowed to an arterial street within 150 feet of the nearest right-of-way line of an intersecting street.*
3. *Within the limitations set forth above, access to arterial streets within the city will be limited to one driveway for each tract of property separately owned. Properties contiguous to each other and owned by the same person are considered to be one tract.*
4. *Driveways giving direct access onto arterials may be denied if alternate access is available. The Director of Public Work may permit deviations from this requirement if sufficient justification is provided.*
5. *Road approaches and/or ingress and egress tapers may be required in industrial and commercially zoned areas as directed by the Director of Public Works. Tapers will be designed, per the most recent edition, "Transportation and Land Development by V.G. Stover and F. Koepke.*

FINDING: The proposed driveways do not meet the City's adopted driveway standards. Applicant has agreed to provide a driveway to the south to move truck turning movements away from currently developed driveways.

CONDITION OF APPROVAL: Applicant has agreed to provide a joint driveway access along the west property line to the south property line of Parcel 018050016006, but is not intending to build the access out as a street. The cross access shall follow driveway design, and the easement shall be widened to the west property line.

CONDITION OF APPROVAL: Prior to engineering approval, the applicant shall modify the site plan to provide a hard barrier between the proposed truck entrance on Parcel 018050016005 and the vehicle fueling area. Cross traffic between the truck fueling area and vehicle fueling area shall be prohibited.

2B.13 Sight Obstruction

Thefollowing sight clearance requirements take into account the proportional relationship between speed and stopping distance.

The sight distance area is a clear-view triangle formed on all intersections by extending two lines of specified length (A) and (B) as shown in this section, Uncontrolled Intersection, from the center of the intersecting streets along the centerlines of both streets and connecting those endpoints to form the hypotenuse of the triangle. Refer to Standard Drawing 2-1 at the end of this Chapter. The area within the triangle will be subject to said restrictions to maintain a clear view on the intersection approaches.

Sight Distance Triangle:

A. Stop or Yield Controlled Intersection. Providing adequate sight distance from a street or driveway is one of the most important considerations to ensure safe-street and driveway operation the Intersection Sight Distance criteria given in the following table is based on line 8-1 shown in Figure IX-40 of "A Policy on Geometric Design of Highways and Streets" published by AASHTO. This table applies to all intersections as well as driveways with an ADT greater than 20. For driveways with an ADT of 20 or less, the Stopping Sight Distance in Table 1/1-1 of the MSHTO publication can be used.

SIGHT DISTANCE			
Operating Speed (MPH)	*Intersection Sight Distance*		*Stopping Sight Distance*
	2 Lanes	*4+ Lanes*	
20	*210*	*230*	*125*
25	*255*	*280*	*150*
30	*310*	*340*	*200*
35	*355*	*390*	*250*
40	*410*	*450*	*325*

Other factors such as vertical and horizontal curves and roadway grades also need to be taken into account. Such factors can require necessary modification to the intersection sight distance given in the above table.

Sight distance is measured from a point on the minor road or driveway fifteen (15) feet from the edge (extended} of the major road pavement (or nearest traffic lane if parking is permitted) and from a height of 3.50 feet on the minor road to a height of object of 4.25 feet on the major road.

B. Uncontrolled Intersection

Operating Speed (MPH)	*Sight Distance*	
	Major Street A	*Minor Street B*
20	*90*	*90*
25	*110*	*110*
30	*130*	*130*
35	*155*	*155*
40	*180*	*180*

C. *Vertical Clearance. The area within the sight distance triangle will be free from obstructions to a motor vehicle operator's view between a height of two and one half (2.5) feet and ten (10) feet ·above the existing surface of the street.*

D. *Exclusions. Sight obstructions that may be excluded from these requirements include; fences in conformance with this chapter, utility poles, regulatory signs, trees trimmed from the base to a height of ten (10) feet above the street, places where the contour of the ground is such that there can be no cross visibility at the intersection, saplings or plant species of open growth habits and not in the form of a hedge that are so planted and trimmed as to leave a clear and unobstructed cross view during all seasons, buildings constructed in conformance with the provisions of appropriate zoning regulations and pre-existing buildings.*

FINDING: A traffic impact study was included in the submittal package. Based on the report, sight lines and safety inspections were conducted at the study intersection/driveway. No apparent deficiencies were noted. This standard is met.

2B.14 Surfacing Requirements

The following are the surfacing requirements for each application listed.

A. *Asphalt Pavements. The minimum pavement sections listed in Standard Drawing 2-2 are in lieu of pavement design and are based on a subgrade California Bearing Ratio (CBR) value of three (3). Alternate pavement designs will be accepted based on soil test to determine the actual CSR value and completion of the worksheet on Standard Drawing 2-3 at the end of this chapter. Soil tests and a completed worksheet for each road classification will accompany plans submitted if other than the structures shown below pavement sections in Standard Drawing 2-2 are used. One sample per each 500 LF of centerline, with a minimum of three (3) per project, representative of the roadway subgrade, will be taken to determine a statistical representation of the existing soil conditions.*

   An engineering firm that specializes in soils analysis will perform the soil tests. The report, signed and stamped by a professional engineer licensed by the State of Washington, must be based on actual soils tests and submitted with the plans. All depths indicated are a minimum compacted depth.

   Existing pavement restoration: for utility or street widening projects requiring ·restoration of existing pavement, additional information and design calculations will be required to ensure that the pavement ill need minimal maintenance for five to seven years. The information required may include:

   1. *Pavement cores representative of typical pavement sections; and*
   2. *statement of existing pavement condition and discussion of how 1 it will "match up" to the new pavement section*

B. *Sidewalks*

   Surfacing: four (4) inches Commercial Concrete.

   Base: two (2) inches Crushed Surfacing Top Course or well graded sand.

   Asphalt sidewalks will not be permitted unless otherwise approved by the Director of Public Works.

C. *Concrete Driveway*

   Surfacing: six (6) inches Commercial Concrete for residential, (8) inches Commercial Concrete for all others Base: two (2) inches Crushed Surfacing Top Course or well graded sand.

D. *Asphalt Driveway*

Surfacing: three (3) inches Class B asphalt concrete for residential, six (6) inches Class B asphalt concrete for all others Base: four (4) inches ballast.

2B.15 Temporary Street Patching

Temporary restoration of trenches will be accomplished by using two (2) inches Class 8 Asphalt Concrete Pavement (when available) or two (2) inches medium-curing (MC-250) Liquid Asphalt (cold mix). Two (2) in es Asphalt Treated Base {ATB)1 or steel plates.

ATB used for temporary restoration may be placed directly into the trench, bladed and rolled. After rolling, the trench must be filled flush with asphalt concrete pavement to provide a smooth riding surface. Prior to beginning street trenching work, the contractor will ensure that all necessary material for temporary patching is stockpiled at the project site, both for completing and maintaining the patch.

The contractor will maintain all temporary patches until such time as a permanent pavement patch is in place. Patches not properly maintained by the contractor will be repaired by the city at the developer's, contractor's and/or private utility's expense.

2B.16 Pavement Restoration

Trench cuts in roadways greatly degrade the condition of the pavement as well as reduce its design life. The most significant damage can be seen in newer pavements. Pavement restoration should result in the pavement being as good as, or better than, the pre-trench cut condition. This can be achieved by the prevention of trench cuts, thorough utility coordination, and high-quality. pavement restoration.

A. *Trench Cuts in New Pavements. Trench cuts are not permitted in pavements that have been constructed or rehabilitated within five (5) years. "Rehabilitation" includes all surface treatments such as chip seal slurry seal, and asphalt overlay.*
   If there is no other option but to cut into new pavement, prior approval will be obtained from the Director of Public Works. Pavement must then be restored in accordance with the following standards.
B. *Transverse Utility Crossings must be bored or completed by another trenchless method. Bore pits must be restored in accordance with the following standards.*
C. *Pavement Restoration Requirements. Trench cuts, bore holes, and miscellaneous pavement repairs will be made in accordance with Standard Drawings 2-5 and 2-6, at the end of this chapter. Pavement will be restored arcoss the entire lane. In addition, the patch will be made perpendicular to the closest affected road edge with a single, straight, continuous cut along the entire width of the required restoration. Minimum restoration width is five (5) feet.*
D. *Lane Width Restoration Requirements. For longitudinal utility trench cuts in pavements over five years old, a minimum two-inch overlay or full-depth pavement reconstruction is required for the following widths:*
    1. *One-lane overlay or reconstruction – When trench cut or patch is within one travel lane.*
    2. *Two-lane overlay or reconstruction – When trench cut or patch is within two travel lanes.*
    3. *Additional overlay or reconstruction – When the remaining pavement area to the edge of existing pavement on either side is less than one travel lane. No longitudinal joints will be allowed in the wheel path.*

All trench and pavement cuts will, be made uniformly by wheel or saw cutting. The cuts will be a minimum of one-foot outside the trench width. If the edge of the trench line degrades, ravels or is non-uniform, additional saw cutting will be required prior to final patch or paving.

All trenching will be backfilled with crushed surfacing materials conforming to Section 4-04 of the most recent edition of WSDOT/APWA standard Specifications. The subgrade will be compacted to 95 percent maximum density, as described in Section 2-03 of the WSDOT/APWA Standard Specifications.

within the trenching area will be feathered and shimmed to an extent that provides a smooth-riding connection and expeditious drainage flow for the newly paved surface. Surface smoothness will be per Section 5-04 of the most recent edition of WSDOT/APWA Standard Specifications. The paving will be corrected by removal and repaving of the trench only.

Asphalt concrete pavement for wearing course will not be placed on any travel-way between October 15 and April 1 without written approval of the Director of Public Works.

Asphalt for prime coat will not be applied when the temperature is lower than 50 degrees Fahrenheit without written approval of the Director of Public Works.

G. *Final Patch. The final patch will be completed as soon as possible but-no later than 30 calendar days after the trench is first opened. Time extensions due to inclement weather or other adverse conditions will be ·evaluated on a case-by-case basis. However, any delays must have prior approval of the Director of Public Works.*

H. *Staking. All surveying and staking will be performed by an engineering or surveying firm licensed by the State of Washington and capable of performing such work.*

A pre-construction meeting will be held with the Public Works Department prior to commencing staking. All construction staking will be inspected by the Public Works Department prior to construction.

The minimum staking of curb, gutter and sidewalk will be as follows:

1. *Stake centerline alignment every 25 feet (50 feet in tangent sections) with cuts and/or fills to subgrade.*
2. *Stake top of ballast and top of crushed surfacing at centerline and edge of pavement every 25 feet.*
3. *Stake top back of curb at a consistent offset for vertical and horizontal alignment every 25 feet (50 feet in tangent sections).*
4. *Staking will be maintained throughout construction.*

I. *Testing. Testing will be required at the developer's or contractor's expense. The developer or contractor is responsible to order all required testing. The testing lab will be approved by the Public Works Director prior to the commencement of any testing. Testing will be done on all materials and construction as specified in the WSDOTIAP.WA Standard Specifications and with the frequency as specified herein.*

In addition. the Public Works Department will be notified before each phase of street construction commences (i.e., staking. grading, sub- grade1 ballast, base top course, and surfacing). A minimum of two (2) business days advance notice is required before the start of each phase. All test results and documentation will be submitted to the Public Works Department prior to final approval of the project.

FINDING: The SEPA indicates that the proposed utilities for this project are electricity, water, refuse service, telephone, and sanitary sewer. There is an existing water main that runs along the Rush Road and a sanitary sewer stub located northeast of the property. The development proposes to tap/connect to these existing water/sewer lines. According to the preliminary grading, drainage and utility plan, it shows these connections are on the proposed access driveway along Rush Road. In addition, this access driveway proposes the use of asphalt pavement graded to match existing cross-slope of existing roadway. Therefore, NPW 2B.14 is met, and NPW 2B.15 and 2B.16 are not applied.

2C SIDEWALKS, CURBS AND GUTTERS

2C.02 Design Standards

Plans for construction of sidewalks, curbs and gutters are to be submitted as part of the street plans when applicable. The City has set forth minimum standards that must be met in the design and construction of sidewalks, curbs and gutters. Because these are minimum standards, the Director of Public Works may modify them should it be deemed necessary.

- *A. Sidewalks will be constructed of Commercial Concrete four (4) inches thick except in a driveway section at which point the concrete thickness must meet driveway standards. The minimum of sidewalk will be five (5) feet. When the sidewalk, curb and gutter are contiguous the width of the sidewalk will be measured from the back of the curb and gutter to the back of the sidewalk. In commercial areas, sidewalks may be required to extend from the curb to the property line.*
- *B. Arterial Streets. Sidewalks, curbs and gutters will be required on both sides of arterial streets interior to the development. Sidewalks, curbs and gutters will also be required on the development side of arterial streets abutting the exterior of said development.*
- *C. Local Access Streets. Sidewalks, curbs and gutters will be required on both sides of local access streets interior to the development. Sidewalks, curbs and gutters will also be required on the development side of local access streets abutting the exterior of said development including cul-de-sacs.*
- *D. Design and Construction. The design and construction of sidewalks, curbs, gutters and walkways will meet the following minimum standards:*
    1. *The width of sidewalks will be as shown in the street design drawings. Design of all sidewalks will provide for a gradual rather than an abrupt transition between sidewalks of different widths or alignments.*
    2. *Form and subgrade inspection by the Public Works Department is required before the sidewalk is poured.*
    3. *Monolithic pour of curb, gutter and sidewalk will not be allowed without specific approval from the Director of Public Works.*
- *E. Driveways - see Section 2B.12*
- *F. Curbs and Gutters. Cement concrete curbs and gutters will be used for all street edges unless otherwise approved by the Public Works Director. All curbs and gutters will be constructed in accordance with Standard Drawing 2-7.*
- *G. The face or top of all new curbs will be embossed ¼-inch into the cement to denote the location of water and sewer service eras 1ngs. Water services will be marked with a "W" and side-sewers will be marked with an "S". The markings will be at least three (3) inches in height and clearly legible.*

H. Access Ramps. Sidewalks will be constructed to provide for access ramps in accordance with State Law, Access ramps will be constructed of Commercial Concrete. Form and sub-grade inspection by the Public Works Department is required before the access ramp is poured.

FINDING: The proposal includes new public sidewalk from store to existing sidewalk on the north east side of the property. In addition, the project will construct new public sidewalk, curb and gutter along Rush Road for the length of the project frontage. However, the preliminary site plan does not show sidewalk, curb and gutter design criteria; therefore, this standard is not met.

CONDITION OF APPROVAL: Prior to engineering approval, the engineering site plan shall include concrete sidewalks design criteria. All sidewalk construction must follow the standard and approved by the City of Napavine.

2D ILLUMINATION

2D.02 Design Standards

A street lighting plan submitted by the applicant and approved by the Director of Public Works will be required for all streetlight installations. Type of installation will be as set forth in the most recent edition of the WSDOT/APWA Standard Specifications, Illumination Standards Ta le in this chapter, and as directed by the city.

All public streetlight designs will be prepared by an engineering licensed by the State of Washington, and capable of performing such work. All developments will submit the lighting plan on a separate plan sheet. After the system is completed and approved, a set of "as-built" mylars will be submitted to the city as a permanent record.

Streetlights will be located in accordance with the design criteria contained herein, and as approved by the Director of Public Works. In addition, intersections will be illuminated to 1.5 times the highest foot-candle requirement of the streets surrounding the intersection. Exception: In residential and intermediate classes, local and collector streets intersecting other local and collector streets will not be subject to the 1.5 times illumination factor provided a luminaire is placed at the intersection. Energy efficient fixtures will be incorporated into the streetlight system whenever practical. Poles will be opposite arcoss the roadway or on one side of the roadway. Staggered spacing will be allowed if the roadway width is such that adequate light levels cannot be provided with a one-side or opposite/both-sided pattern.

For the purposes of this section, area classes are determined by zoning as follows:

Commercial

Multi-family, high density
Central business district
Freeway commercial
General commercial
Neighborhood commercial

Industrial

Heavy industrial
Light industrial

Intermediate

Essential public facilities
Commercial office/mixed use

Residential
Single family, low density.
Single family, medium density
Multi-family, medium density

As new zones are created, the Director of Public Works will classify them. The following criteria will be used to determine streetlight spacing:

AVERAGE MAINTAINED HORIZONTAL ILLUMINATION (FOOT CANDLES)				
ROAD CLASS	*AREA CLASS*			
	Residential	*Intermediate*	*Industrial*	*Commercial*
Local	*0.2*	*0.6*	*N/A*	*N/A*
Collector	*0.5*	*0.7*	*0.8*	*0.9*
Arterial	*0.7*	*1.0*	*1.2*	*1.4*
Boulevard	*0.7*	*1.0*	*1.2*	*1.4*

Uniformity ratio: 6:1 average: minimum for local
4:1 average: minimum for collector
3:1 average: minimum for arterial and boulevard
Dirt Factor: 0.85
Lamp Lumen Depreciation Factor: 0.73
Weak Point Light: 0.2 fc (except local residential street)

Line loss calculations will show no more than a 5 percent voltage drop in any circuit from the source to the most distant luminaire. Branch circuits will serve a minimum of four (4) luminaires.

Pole foundations will be per Standard Drawing 2-16. Luminaire poles will conform to Section 9-29 of the WSDOT Standard Specifications, except as modified herein. Light standards will be tapered aluminum with satin ground finish. The diameter at the base of the pole will not exceed nine (9) inches and the minimum thickness of the pole will be ¼-inch. Mounting height will be 30 feet. Mast arms will be single bracket, taper, minimum ten (10) feet in length. The shaft will heat treated after welding on the based flange to produce T6 temper. The pole and davit arm will be designated to supp I rt streetlight luminaries with a minimum weight of 60 pounds and a minim m effective protected area (EPA) of 1.5 square feet. Poles will be designed to withstand a 100mph (AASHTO) wind loading with a 1.3 gust factor with luminaire and mast arm attached, without permanent deformation or failure. Minimum wall thickness will be 0.188 inches. Poles will be equipped with a removable metal ornamental pole cap secured to the shaft with stainless steel screws. Poles will have a minimum 3 ½ by 6-inch hand hole with cover, near the base and will be equipped with a grounding lug. The pole will also be equipped with a 120V, 20 AMP recessed weatherproof power receptacle, that meet II applicable guidelines and standards. The receptacle will be located thirteen (13) feet above the base of the pole.

All luminaries will be a medium cut off. JES Type II distribution and will comply with art standards as established by the Public Utility District No. 1 of Lewis County. Unless otherwise required by PUD #1, luminaries will be: 20-watt, catalog #GEMDCLZOS3A11GMC31.
All streetlight electrical installations including wiring conduits and power connections will be located underground.
New street lighting will be designed and installed in such a way as to lend with any utility pole-mounted lighting that may exist along the frontage of adjacent properties, but also to accommodate future integration of conforming streetlights along the roadway. To this end, when streetlight(s) are -required along a property, conduit(s) and junction box(es) will be installed along the entire frontage, as appropriate, to allow for the interconnection of future streetlight installations. This requirement may be waived with approval of the Director of Public Works based on the site-specific conditions of the property in question.
Alternate streetlight designs may be allowed or required by the city to accommodate the unique characteristics of a particular street or neighborhood. For example, special lighting may be deemed appropriate along a street that is part of a designated Historic District. The use of any alternate street lighting must be approved in writing by the Director of Public Works.

FINDING: The proposal provides a photometric evaluation and lot lighting location in the preliminary site plan, but no streetlighting plan and detail.

CONDITION OF APPROVAL: Prior to engineering approval, revise the site plans to show compliance with NPW 2D for streetlighting plan and design.

CONDITION OF APPROVAL: Prior to engineering approval, revise the site plans and show photometric evaluation and streetlighting plan and design for southern driveway access of Parcel 018050016006. The streetlighting Plan shall be provided at the time of building permit submission.

2F ROADSIDE FEATURES

2F.02 Design Standards

The design and placement of roadside feature included herein will adhere to the specific requirements as listed for each feature, and, when applicable, to the appropriate Standard as set forth in Section 1.11.

2F.10 Street Trees

In order for developers or property owners to plant trees, shrubbery or vegetation that may attain a height of more than 30-inches within right-of-way, they must first apply for and obtain a right-of-way permit from Public Works Department. The application must include information on type of tree or plant and the proposed location placement.
Certain varieties of trees are prohibited from being planted within a city right-of-way. Such trees are excluded from the right-of-way to protect utilities and infrastructure or to minimize visual obstructions and interference. Trees not to be planted within a city right-of-way specifically include the following:
Alder; Apple (fruiting); Ash, Mountain; Birch, White Cherry (fruiting); Chestnut, Cottonwood, Elm, American Hawthorne, London Plane; Maple Big leaf; Maple, Oregon; Maple, Silver; Oak, Pine; Pagoda; Pear (fruiting); Plum (fruiting); Poplar; Sycamore; Walnut: Willow; and any other species

of tree with a propensity to produce large or extensive root systems that may interfere with or damage underground utilities or public infrastructure including streets, curbing, and sidewalks. Also prohibited from being planted within the right-of-way are any other species of plants or trees that will create an obstruction or potential obstruction to traffic, pedestrian visibility or safe public use of the right-of- way.

2F.11 Parking Lots

A Right of-way Permit is required prior to surfacing a designated parking area that will access a public right-of-way.

Stormwater retention will be provided and will follow the criteria as set forth in the Stormwater Management Plan and as addressed in Chapter 3 of these Standards.

Parking lot circulation and signing needs to be met on site. The public right-of-way will not be utilized as part of a one-way parking lot flow.

All requirements for construction of parking lots will be determined through the Development Plan Review process, including capacity and configuration. Parking lot ingress and egress will be evaluated to determine traffic controls necessary to ensure vehicle safety to and from the public right-of-way.

Parking lot surfacing materials must meet the requirements for a permanent all-weather surface. Asphalt concrete pavement and cement concrete pavement satisfy this requirement and are approved surface material type. Gravel surfaces are not acceptable or an approved surface material type. Combination grass/paving systems are approved surface material types; however, their use requires submittal of an overall parking lot paving plan showing the limits of the grass/paving systems and a description of how the systems will be irrigated and maintained. If the Director of Public Works determines the grass/paving system is not appropriate for the specific application, alternate approved surfacing materials will be utilized.

FINDING: The applicant has submitted a landscaping plan to the city for review and comment. Specific comments may be addressed during final civil engineering review.

2G TRAFFIC IMPACT ANALYSIS

2G.02 When Required

The need for a TIA will be based on; the size of the proposed development, existing street and intersection conditions, traffic volumes, accident history, community concerns, and other pertinent factors associated with the proposed project.

A TIA will be required if a proposed development meets one or more if the following conditions:

A. The proposed project generates more than ten (10) vehicles in the peak direction of the peak hour on the adjacent streets and intersections. This includes the summation of all turning movements that affect the peak direction of traffic.

B. The proposed project generates· more than 25 percent of the site- generated peak hour traffic through a signalized intersection or "critical" movement at a non-signalized intersection.

C. The proposed project is within an existing or proposed transportation benefit area. This may include Transportation Benefit Districts (TSO), Local Improvement Districts (LID), or local state transportation improvement areas programmed for development reimbursement.

D. The proposed project may potentially affect the implementation of the street system outlined. in the transportation element of the Comprehensive Plan, the Six-Year Transportation Improvement Program, or any other documented transportation project.

E. If the original TIA was prepared more than two (2) years before the proposed project completion date.

F. The increase in traffic volume as measured by ADT, peak hour, or peak hour of the "critical" movement is more than 10 percent.

Even if it is determined that a TIA is not required, the Director of Pu lie Works may require the developer to have a Trip Generation Study (TGS) conducted. TGS's will be used to forecast project generated traffic for an established future horizon.

2G.03 Qualifications For Preparing TIA Documents

The TIA will be prepared by an engineer licensed in the State of Washington and with special training and demonstrated experience in traffic engineering. The applicant will provide the Public Works Director with the credentials of the individual(s) selected to perform the TIA for approval prior to initiating the analysis.

FINDING: The proposal requires a TIA as it meets the requirement of NPW 2G.02.A. The proposal includes a TIA document which has been prepared by an engineer licensed in the State of Washington. This standard is met.

CHAPTER3 STORM DRAINAGE AND EROSION CONTROL

3A STORMWATER MANAGEMENT

3A.01 General

The standards established by this chapter are intended to represent the minimum standards for the design and construction of storm drainage facilities.

The City of Napavine Stormwater Management Plan" and the most recent version of the "Stormwater Management Manual for the Puget Sound Basin' documents are considered a part of this chapter as well as the City Public Works Standards, except as supplemented herein. The Stormwater Management Plan sets forth the minimum drainage and erosion control requirements as supplemented herein.

3A.02 Design Standards

The design of storm drainage and/or retention/detention systems will depend on their type and local site conditions. The design elements of storm drainage systems will conform to these Standards and follow current design practice as set forth in the City of Napavine Stormwater Management Plan. Properties will not be developed in such a way as to discharge stormwater onto adjacent lots.

Stormwater conveyance and detention systems will be designed in accordance with the following design standards table:

Hydrologic Model	
Conveyance Design	
<50 acres	*Rational Method*
>50 <200 acres	*SCS-based Hydrograph Method*
>200 acres	*Continuous Simulation Method*

Detention Design	
<50 acres	*SCS Unit Hydrograph Method with Level Pool Routing*
>50 acres	*Continuous Simulation Method*

Design Storm Frequency	
Conveyance	*Capacity to handle:* *100-year storm event*
Detention	*Prevent peak flow increase:* *100-year storm event* *Evaluation of erosion control:* *2-year storm event and* *10-year storm event*

Design Storm Duration/Distribution	
Hydrograph Method	*6 and 24-hour duration*
SCS Unit Hydrograph Method	*6 and 24-hour durations* *SCS Type 1A distribution*
Rational Method	*Time of concentration* *Constant rainfall intensity*

3A.03 Conveyance

Pipe: Storm drainpipe within a public right-of-way or. easement will be sized to carry the maximum anticipated runoff from the contributing area. The calculations of anticipated runoff and pipe sizing will be developed by a professional engineer licensed in the State of Washington. The developer will provide the calculations and all associated information to the Public Works Department.

The minimum main size will be twelve (12) inch diameter, smaller pipe sizes will be considered on a case-by-case basis as approved by the Director of Public Works. Lateral lines may be six (6) inch diameter. The city may require the installation of a larger main if it is determined that a larger size is needed to serve adjacent areas or for future service. The installation of a larger main may allow the develop.er to seek partial reimbursement through a Latecomers Agreement. (see Chapter 1 for details)

All pipe used for storm mains will comply with one of the following types:

A. Plain concrete pipe conforming to the requirements of AASHTO M 86. Class 2.
B. Reinforced concrete pipe conforming to the requirements of AASHTO M 170.
C. PVC pipe conforming to ASTM D 3034 SOR 35 or ASTM F 794 or ASTM F679 Type 1 with joints and gaskets conforming to ASTM D 3212 and ASTM F 477.
D. Ductile iron pipe conforming to the requirements of AWWA C 151, thickness class as shown on the plans.
E. High-density polyethylene smooth interior pipe conforming to AASHTO M252 types or AASHTO M294 type S, with a gasketed bell and spigot joints.
F. Aluminized steel helical or spiral rib pipe in diameters of thirty (30) inches or greater. with a Mannings" value of 0.020 or less.

Channels: Open vegetated channels may be utilized for stormwater conveyance when deemed appropriate by the Public Works Department. Open channels located in a public right-of-way will be sized to carry the maximum anticipated runoff from the contributing area without exceeding the confines of the channel. In addition, when the end of the "new" conveyance system is within twenty (20) feet of another piped drainage system, the "new" system will be extended through the open portion to complete the closed system. Extensions to complete closed drainage systems will only be required along the property where the "new" system originates, unless deemed necessary by the Director of Public Works.

When the flow of an open channel is interrupted by the construction of a driveway, the entire channel arcoss the property will be enclosed with piped system, unless deemed impractical by the Director of Public Works. However, the culvert under the driveway must be installed to accommodate closure of the ditch in the future. The channel enclosure may necessitate the inclusion of manholes and/or catchbasins.

3A.04 Catchbasins

Maximum catchbasin spacing will be 300-feet on all street classifications. No surface water will cross any roadway to private property. Additional manholes and/or catchbasins may be required by the city to accommodate the maintenance needs of the storm system.

FINDING: The proposal includes a preliminary stormwater technical information report. The total impervious area is greater than 10,000 square feet and 100% infiltration is proposed. An underground StormTech MC-4500 Chamber system is proposed to meet flow control requirements.

CONDITION OF APPROVAL: Prior to engineering approval applicant shall submit a final Stormwater Plan and Technical Information Report complying with NPW 3A for review and approval.

CONDITION OF APPROVAL: Prior to building occupancy the applicant shall register the proposed infiltration facility with the Ecology Underground Injection Control (UIC) program.

3B EROSION CONTROL

3B.01 General

All projects requiring Public Works Department approval, as defined by these Standards, will include erosion control plans If any of the following conditions are met:

A. *Proposed land disturbance activities that could cause sediment runoff beyond the project limits.*
B. *A Clearing, Filling or Grading Permit is required.*
C. *The proposed project could possibly impact a nearby stream, wetland, or body of water.*
D. *When deemed necessary by another permitting authority.*

Site work will not commence until all erosion control measures have been set in place in accordance with the approved erosion control plans.

The contractor/applicant must ensure that all erosion control measures are properly maintained in accordance with standard industry procedures.

3B.02 Best Management Practices

Erosion control may include the following:

A. Sedimentation Ponds

Sedimentation ponds are utilized to collect runoff generated on a construction site, thereby allowing sediment to be captured before the runoff leaves the site. Sedimentation pond design will include the following considerations:

1. *computation of the sediment storage volume*
2. *computation of the settling volume*
3. *computation of the pond surface area –*
   (surface area, in sf = 1,250 x 1-yr, 24 hour storm rate, in cfs)

Minimum pond dimensions are as follows:

1. *2-foot depth for settling*
2. *3-foot depth for sediment storage*
3. *3:1 side slope*

The Contractor will inspect sedimentation ponds immediately after each rain event to ensure the integrity of the facility. The contractor will also remove the majority of the sediment collected in the ponds whenever the storage volume is exceeded or the settling volume is infringed upon. In addition, prior to the final completion of the project, ponds will be cleaned out in their entirety.

The length/width ratio of the pond will be as large as possible. A 5:1 ratio is the preferred minimum, but exceptions will be granted when deemed appropriate by the Director of Public Works. The pond will be divided into a series of at least two (2) separate chambers. Perforated pipe risers will be used to convey water between the chambers and at the outlet.

B. Interceptor Channels

Interceptor channels are used to capture runoff generated on a construction site before it can leave the project limits. The channel is often used in combination with a sedimentation pond. The channel is typically grass lined and runs along the perimeter of the site. The grass must be established prior to the start of construction. Therefore, sod is often used to establish the vegetated surface of the channel. Upon completion of the project, the sod can be removed and re-used if the ditch is filled in and restored with a suitable and stable cover material.

C. Sediment Barriers

Sediment barriers are filtering devices that are run along the perimeter of a site to capture sediment while allowing runoff water to continue along its natural path. Silt fencing and hay bales are common examples of sediment barriers.

Regular removal of sediment is required to ensure that the barriers function properly. In addition, the structural integrity of the barriers must be maintained at all times. Barriers will be installed, inspected and repaired, in accordance with the details and requirements included in these Standards.

D. Stabilized Construction Entrance

A stabilized construction entrance is a rocked access point to a construction site. The entrance reduces material carried from the site onto the public right-of-way.

Construction entrances must be cleared of mud and debris regularly to ensure that materials are not being tracked from the construction site, onto the right-of-way and beyond. The contractor is responsible for all required maintenance of entrances.

E. Detention/Retention Facilities

No retention/detention facility will be located in an area that is used to satisfy an open space requirement unless it enhances a recreational amenity. Use of designated open space areas for stormwater detention/retention and infiltration must satisfy all conditions of the City of Napavine for usability, landscape conformity and ease of access. The city will make the final determination whether or not the proposed stormwater facilities are compatible with and satisfy the intent of an open space.

The primary purpose of a consolidated open space is to provide usable area for recreation activities, buffer zones, and green belt areas, and must be designed for this intent. Any use of this area for stormwater detention/retention must clearly be subordinate to and not detract from open space uses. The usable open space will be predominantly flat, and in no case, exceed 4:1 where drainage facilities are present. A minimum of 50 percent of the linear slope length will not exceed 7:1.

The Director of Public Works will review the use of commercial. parking lots for stormwater detention on a case-by-case basis. The detention area will be situated away from areas of pedestrian movement. The maximum depth of water in parking lot storage will be limited to twelve {12) inches.

FINDING: The proposal does not include an erosion control design plan and SWPPP report; therefore, this standard is not met.

CONDITION OF APPROVAL: Prior to engineering approval, Erosion Control Plan compliant with NPW 3B and shall be submitted for review and approval.

CONDITION OF APPROVAL: Prior to construction, erosion control devices shall be installed and shall remain in place during construction and afterwards until soil stabilization.

CHAPTER 4 WATER

4.01 General

Any extension of the Napavine Water System must be approved by the Department of Public Works and conform to Department of Health, the City of Napavine Water System Plan.

In designing and planning for any development, it is the developer's responsibility to determine that adequate water for both domestic use and dire protection is attainable. Proposed plans must show how water will be supplied an whether adequate water pressure and volume will be maintained in case of fire. An analysis of the system may be required if it appears that the system might be inadequate.

Anyone desiring to extend or connect to the city water system must contact the Public Works Department for a Water/Sewer/Stormwater Application form. After the completed application is returned to the Public Works Department, along with any other information that may be required

or requested, staff will determine the costs to connect to city utilities. Extension of or connection to city water lines outside of the Napavine Urban Growth Area (UGA) are permitted only when a demonstrated public health risk exists and has been identified in writing by an appropriate health agency.

Prior to the issuance of a water meter for development projects, all Public Works improvements must be completed and approved, including granting of wight-of-way or easements, submission and acceptance of as-built drawings, and all applicable fees must be paid.

Building permits for new construction of single-family subdivisions will not be issued without final approval of the Public Works Direct. For commercial projects, building permits may be issues upon completion and acceptance of the required fire protection facilities. A construction bond, in accordance with Section 1.14 of these Standards, will be required for the remaining improvements. A Certificate of Occupancy will not be issued until final Public Works approval is given for all improvements.

4.02 Design Standards
The design of any water extension/connection will conform to these Standards and all other applicable standards. The layout of extensions will provide for continuation and/or looping of the existing system.

4.10 Backflow Prevention
All water system connections providing buildings or properties with domestic potable water, fire suppression or irrigations systems, will comply with the backflow prevention requirements as established by the Department of Health (DOH) WAC and the City of Napavine Cross-connection Control Program.
Having an approved backflow assembly(s) installed is necessary to protect the city water system and all users from any possible contamination. All backflow assemblies installed will be of a type and model pre-approved by DOH or the city. No cross-connections will be created, installed, used, or maintained within the City of Napavine water system. A list of approved testers may be obtained from the Washington Environmental Training Resource Center (WETRC) located in Auburn, Washington.
In-premises cross-connections must have an approved backflow assembly(s) in place in accordance with the Uniform Plumbing Code (UPC). The city may require additional in-premises and/or premises protection in accordance with DOH and the City of Napavine Cross-Connection Control Plan when health hazards are determined to exist.
All assemblies must be installed in accordance with the most recent versions of the -City of Napavine -Cross Connection Control Program, DOH, UPC. and the PNWSIAWWA Cross-Connection Control Manual. In addition, all assemblies must be inspected and approved by the city's Cross-Connection Specialist (CCS). The CCS may also conduct an on-site inspection of new and/or existing backflow assemblies during testing. The city will release or issue a Certificate of Occupancy only after all backflow assemblies have passed a certified test.
Any person violating any provision of the City of Napavine Cross-Connection Control of Plan will be subject to penalties as stated under 'Napavine Municipal Code.

4.14 Irrigation

All irrigation systems will be installed with a backflow prevention assembly approved by the Department of Health or the City of Napavine Irrigation sprinklers will be situated so as to not wet any public street or sidewalk.

FINDING: The proposal includes a new water system to connect to existing city water system located at Rush Road. Two water meters and backflow preventers will be installed on site, one for domestic service to store building, and the other one for irrigation service. This standard is met.

CONDITION OF APPROVAL: Prior to engineering approval, water utility plan sheets and details meeting WDG Chapter 4 shall be submitted for review and approval by the City.

CONDITION OF APPROVAL: Prior to construction, all water system materials and methods shall be reviewed by the City for compliance with applicable standards.

CHAPTER 5 SANITARY SEWER

5A GENERAL CONSIDERATIONS

5A.01 General

Sanitary sewerage refers to wastewater derived from domestic, commercial and industrial pretreated waste to which storm, surface, and ground water are not intentionally admitted. Pretreatment will follow all the requirements as set forth by city ordinances and Public Works Departmental policies.

Any extension of the City of Napavine Sanitary Sewer System must be approved by the Public Works Department and must be consistent with the City of Napavine Comprehensive Plan: City of Napavine General Sewer Plan, Department of Ecology, and Department of Health requirements. Within the corporate city limits where public sewer is available it must be used. Connection is not required provided that the sewage from the structure originates more than 200 feet from the public sewer, except in the case of private residential or commercial developments where· the developed property abuts a right-of-way in which a public sewer is located or where a service connection is otherwise provided. In this case, connection of all structures generating sewage will be required to connect to the public sewer regardless of distance.

Anyone who wishes to extend or connect to the city sewer system will contact the Public Works Department for a Water/Sewer/Storm Application. If a sewer line extension is being requested, a written request that specifically lists and details the line extension must be submitted to the Public Works Department. After the Water/Sewer/Storm Application is returned to the Public Works Department along with a written request and/or any other information as may be required or requested, city staff will determine costs or estimated costs and/or address council and other approvals as may be required.

See Chapter 1, Section 1.02 for definitions of specific sewers. Maintenance of the building sewer will be the responsibility of the property owner while the remaining sewer lateral will be the city's responsibility.

5A.09 Design Standards

The General Notes on the following pages will be included on all plans dealing with sewage system design. In addition, the specific notes with gravity sewer and STEP systems will be included when these utilities are part of the project.

5D PRESSIRE SEWER (FORCE MAIN)

5D.01 General

Low pressure systems, i.e., force mains, may be considered for situations where high groundwater table or topography make gravity sewer impractical. STEP systems are addressed separately in Chapter 5E.

5D.02 Design Standards

The design of any sewer extension/connection will conform to City Standards, Department of Ecology's ''Criteria of Sewage Works Design" and any applicable standards as set forth herein and in Sections 1.03 and 1.11.

The layout of extensions will provide for the future continuation of the existing system as determined by the city. In addition, main extensions will be extended to and arcoss the side of the affected property fronting the main.

The system will be designed at full depth of flow on the basis of an average daily per capita flow as shown on the Table in Section 5B. 02. A coefficient of friction of 120 will be used for the Hazen-Williams "C" valve.

New sewer systems will be designed by methods in conjunction with the basis of per capita flow rates. Methods will include the use of peaking factors for the contributing area, allowances for future commercial and industrial areas, and modification of per capita flow rates based on specific data. Documentation of the alternative method used will be provided along with plans. Applicable General Notes in Section 5B.02 will be included on all plans dealing with pressure sanitary sewer design.

FINDING: The project proposes the connection and extension of existing sanitary sewer to southern property line. The site plan shows multiple oil/water separator units and side sewer cleanout connection included in site utility plan.

This project developer anticipated that the site sewer system will be able to connect by pressure to Rush Road where it will connect to an existing pressure sewer. The site plan shows multiple oil/water separator unit and side sewer cleanout connect with the site sewer system.

CONDITION OF APPROVAL: Prior to engineering approval, engineered sewer plans compliant with Chapter 5 of the NPW shall be submitted to the City for review and approval.

CONDITION OF APPROVAL: Prior to construction, sewer system materials and methods shall be reviewed by the City for compliance with applicable standards.

5F GREASE TRAP/GREASE INTERCEPTOR

5F.01 General

Acceptable grease traps or grease interceptors will be required for all restaurants, commercial kitchens, industrial processing facilities or other facilities where fats, oils or grease (FOG) could be otherwise discharged to the sanitary sewer system. Such equipment will be operated and/or

maintained by the owner or operator of such facilities so as to eliminate the discharge of these substances to the sanitary sewer system. Grease traps and interceptors will be designed in accordance with the most recent edition of the Uniform Plumbing Code (UPC) as well as these Standards.

Grease traps and grease interceptors are placed on "gray" water drain lines from fixtures that discharge high concentration levels of FOG. They are generally installed on premises that have kitchens and/or food preparation facilities for large numbers of people. These facilities include restaurants/food services, hotels/motels, schools, and institutions.

The purpose of a grease trap or a grease interceptor is to provide a place for the wastewater to reach a semi-quiescent state and cool sufficiently; allowing the liquefied FOG to solidify and be retained through separation before the wastewater reaches the sanitary sewer system. The retained FOG is regularly cleaned and/or pumped out. The maintenance frequency varies with each facility and will be established by a representative from the Wastewater Division.

A. *Grease trap*
   A grease trap is a device designed to retain FOG from a source of up to four (4) fixtures. Grease traps are usually located near the fixtures being served, inside the facility. The connection of dishwashers to grease traps will be avoided when practical. The maximum liquid temperature through a grease trap will be 90 degrees Fahrenheit. A dump valve may be required to ensure the liquid temperature standard is maintained, at the discretion of the Director of Public Works.
   All grease traps will be regularly maintained by the customer at a frequency as determined by the facility characteristics. A maintenance log will be kept on-site for recording of all maintenance activity. At a minimum, the log will contain date of maintenance and/or inspection, work performed, and name of individual who performed service.
B. *Grease interceptor*
   A grease interceptor consists of a tank with a minimum liquid volume of 750 gallons and serves multiple fixtures of a facility. Grease interceptors are general located outside the facility they serve and are buried underground.
   Interceptors will be water tight and constructed of materials not subject to excessive corrosion. Appropriate tank materials include concrete, coated metal, and fiberglass.

FINDING: The preliminary site plan proposes flow splitters, oil/water separator units, and water quality units to provide a place for the wastewater to reach a semi-quiescent state and cool sufficiently. The standard is met.

CONDITION OF APPROVAL: Prior to engineering approval, grease traps or a grease interceptor device compliant with NPW 5F and shall be submitted to the city for review and approval.

V. COMMENTS

General Comments

N/A

VI. CONDITIONS OF APPROVAL

A. Prior to Engineering Approval

1) Prior to engineering approval, the half-width improvements shall meet the Washington State Department of Transportation (WSDOT) Standard Specifications for Road, Bridge, and Municipal Construction requirements.
2) Prior to engineering approval, all water system shall be reviewed by City for compliance with applicable standards.
3) Prior to engineering approval, architectural and site design plans shall satisfy all parts of NMC Section 17.28. Site Planning and Architectural Design Guidelines shall be submitted and approved by the City.
4) Prior to engineering approval, the landscaping plan shall satisfy all parts of NMC 17.60.070. Landscaping plan shall be submitted and approved by the City.
5) Prior engineering approval, no new construction, substantial improvements, or other development (including fill) shall be permitted within zones AE. Unless the applicant demonstrates the proposed development will not increase the water surface elevation of the base flood more than one foot at any point within the community.
6) Prior to engineering approval, all frontage improvements shall be designed to meet NPW 2B, applicable city standards, and the current version of the WSDOT Standard Specifications.
7) Prior to engineering approval, the applicant shall modify the site plan to provide a hard barrier between the proposed truck entrance on Parcel 018050016005 and the vehicle fueling area. Cross traffic between the truck fueling area and vehicle fueling area shall be prohibited.
8) Prior to engineering approval, the engineering site plan shall include concrete sidewalks design criteria. All sidewalk construction must follow the standard and approved by the City of Napavine.
9) Prior to engineering approval, revise the site plans to show compliance with NPW 2D for streetlighting plan and design.
10) Prior to engineering approval, revise the site plans and show photometric evaluation and streetlighting plan and design for southern driveway access. The streetlighting Plan shall be provided at the time of building permit submission.
11) Prior to engineering approval applicant shall submit a final Stormwater Plan and Technical Information Report complying with NPW 3A for review and approval.
12) Prior to engineering approval, Erosion Control Plan compliant with NPW 3B and shall be submitted for review and approval.
13) Prior to engineering approval, water utility plan sheets and details meeting WDG Chapter 4 shall be submitted for review and approval by the City.
14) Prior to engineering approval, engineered sewer plans compliant with Chapter 5 of the NPW shall be submitted to the City for review and approval.
15) Prior to engineering approval, grease traps or a grease interceptor device compliant with NPW 5F and shall be submitted to the city for review and approval.

B. Prior to Construction

1) Prior to construction, the applicants for water service shall obtain a building or plumbing permit prior to request.

2) Prior to construction, the installer of the backflow preventer shall obtain a building or plumbing permit prior to installation.
3) Prior to construction, the project owner shall obtain a culvert permit prior to culvert installation.
4) Prior to construction, the applicant shall receive engineering approval by submitting all necessary plans and documents to satisfy the International Building and/or Residential Codes, the Uniform Plumbing Code, the International Fire Code, the International Mechanical and/or Fuel Gas Codes, the International Property Maintenance Code, and the International Existing Building Code. The applicant shall apply for all necessary building permits, pay associated fees, and be in possession of said permits.
5) Prior to construction, the project owner shall obtain a grading/fill permit prior to grading, excavation, or filling of land.
6) Prior to construction, erosion control devices shall be installed and shall remain in place during construction and afterwards until soil stabilization.
7) Prior to construction, all water system materials and methods shall be reviewed by the City for compliance with applicable standards.
8) Prior to construction, sewer system materials and methods shall be reviewed by the City for compliance with applicable standards.

C. Prior to Building Permit Approval
1) Prior to building permit approval, the project owner shall satisfy UIC requirements by the presumptive approach, pursuant to WAC 173-218-090(1)(c)(C).

D. Prior to Building Occupancy
1) Prior to building occupancy, the applicant shall demonstrate employee spill response training for review and approval by the City.
2) Prior to building occupancy, the applicant shall register the proposed infiltration facility with the Ecology Underground Injection Control (UIC) program.

E. General
1) No signs shall be installed without a sign permit issued by the City of Napavine. Sign area, size and location shall be in accordance with NMC 17.62.100.
2) Applicant has agreed to provide a joint driveway access along the west property line to the south property line of Parcel 018050016006, but is not intending to build the access out as a street. The cross access shall follow driveway design, and the easement shall be widened to the west property line.
3) Applicant shall extend the city sewer main along Rush Road to the south property line of Parcel 018050016006.
4) Applicant shall obtain an Ecology Construction Stormwater General Permit prior to beginning construction.

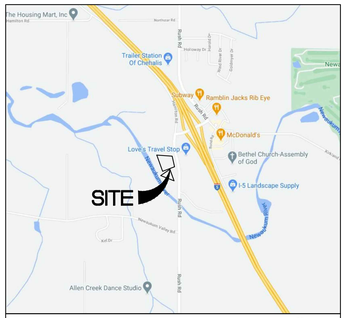
DECISION

Based upon the proposed plan, and the findings and conclusion stated above and within the attached reports and decisions, the City of Napavine's Planning Commission hereby **Approves with Conditions**.

EXHIBIT LIST

ARCO RUSH RD - SITE PLAN	
EXHIBIT #	DESCRIPTION
1	Binding Site Plan Application
2	Agent Authorization
3	SEPA Environment Checklist
4	Project Narrative
5	Preliminary Site Plan
6	Preliminary Stormwater Site Plan
7	Supplemental Geotechnical Report
8	Traffic Impact Analysis
9	Title Report
10	Responses to comments
11	Revised Site Plan CU-8a and CU-8b

PRELIMINARY SITE PLAN



VICINITY MAP

PROJECT DATA

LOCATION: XXXX RUSH ROAD
NAPAVINE, WASHINGTON

APN: 018-050-016-005

ZONING: C-O COMMERCIAL

LOT AREA: 84,268 S.F. (1.93 AC)

BLDG SIZE: ±3,349 S.F.

CANOPY SIZE: VEHICLE- 6,321 S.F.
TRUCK- 1,560 S.F.

1"=30'

0 15 30 60

PARCEL 'F'
USEABLE AREA
±63,531 S.F.

2900 ARCO
AM/PM
2,880 S.F.

24'x65' TRUCK CANOPY

49'x129'
CANOPY w/
8 MPD'S

"EXIT ONLY
DO NOT ENTER"

"EXIT ONLY
DO NOT ENTER"

PROPOSED 66' DRIVEWAY

200'

25' PROPOSED
CROSS ACCESS
EASEMENT

PROPOSED CROSS
ACCESS EASEMENT

TRASH
ENCLOSURE

293.3 sf

PROPANE
EXCHANGE

DEF TANK
REMOTE FILL

UNDERGROUND
STORAGE TANK
8K DEF

AIR/WATER
UNIT

TANK VENTS

FILLS

UNDERGROUND
STORAGE TANKS
20K TRUCK DIESEL

FILLS

UNDERGROUND
STORAGE TANKS
25K & 22K SPLIT

DIESEL
ENTRANCE
PRICE SIGN

"ENTRY ONLY
DO NOT EXIT"

BOLLARD

"DO NOT EXIT"
DIRECTIONAL SIGN

LOT LIGHT
(TYP.)

PROPOSED
MID SIGN

15' PUD
10' LSBL

0' BSBL

"ENTRY ONLY
DO NOT EXIT"

PROPOSED 40'
DRIVEWAY

PROPOSED AND
REPLACED ASPHALT
12,551 SF

SAWCUT

EXISTING LANE STRIPING

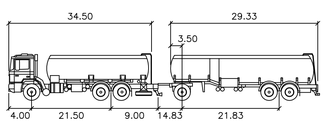
EXISTING EDGE OF ASPHALT

PROPOSED FOG LINE

0' BSBL
8' LSBL

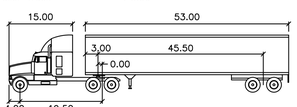
DIRT PATH

RUSH ROAD



arco-75
feet

First Unit Width	: 8.50	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 36.0
First Unit Track	: 8.50	Articulating Angle	: 70.0
Trailer Track	: 8.50		



WB-67
feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

Preliminary Not For Construction

CLIENT: bp ARCO
BP WEST COAST PRODUCTS, LLC

Barghausen
Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

NO.	DATE	REVISION DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

SEAL:

DEVELOPMENT INFORMATION:
ARCO NTI
2900 am/pm
FUEL CANOPY w/ 8 MPD's
TRUCK CANOPY

SITE ADDRESS:
RUSH ROAD
NAPAVINE, WASHINGTON
FACILITY #TBD

DESIGNED BY:	ALLIANCE Z&DM:
CHECKED BY: DBG	BP REPM:
DRAWN BY: AD	ALLIANCE PM:
VERSION: - -	PROJECT NO: 21523

DRAWING TITLE:
PRELIMINARY
SITE PLAN

SHEET NO:
CU-8a

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