



CITY OF NAPAVINE PLANNING COMMISSION MEETING

Monday – April 18, 2022 – 6:00 PM

Deborah Graham,
Position 1

Bob Bozarth
Position 2

Arnold Haberstroh,
Position 3

Larry Hamilton, Chairman
Position 4

Brandon Torgerson
Position 5

Bryan Morris
PW/CD Director

PLEDGE OF ALLEGIANCE

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDAS – As present

IV. APPROVAL OF MINUTES –
1) Planning Commission Meeting – April 4, 2022

V. OLD BUSINESS

VI. NEW BUSINESS
1) Variance - 0 E Newaukum Street – Tax Parcel #008243001001
Napavine Adventures – 4 plex

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>

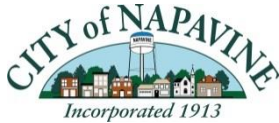
Access Code: 8460198

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

PUBLIC HEARING: 6:00 pm

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CALL TO ORDER:

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

ROLL CALL:

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

APPROVAL OF AGENDA – As presented:

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

APPROVAL OF MINUTES:

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

OLD BUSINESS:

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

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

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

ADJOURNMENT 7:41 pm

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

These minutes are not verbatim. If so desired, a recording of this meeting is available online at <https://fccdl.in/rC4RJ0ug1e>.

Respectfully submitted,

Bryan Morris, Community Development/Public Works Director

Planning Commission Chairperson

CITY OF NAPAVINE

407 BIRCH AVE SW, P. O. BOX 810, NAPAVINE, WA 98565
(360) 262-9344

VARIANCE APPLICATION

Fee: \$

File No. VA 04-12-2022 Date 3/29/22

Applicant Napavine Adventures - Kevin Klumper

Applicant's Address 790 S Market Blvd, Chehalis WA 98532

Location of property: 0 E Newaukum St, Napavine WA 98565

Lot 6 & 7 Block 26 Addition Rowells

- A. The above described property was acquired on May 24, 2021.
- B. A certificate of ownership and a list of owners of property located within 300 feet of this parcel must accompany this application.
- C. Do covenants, conditions or restrictions concerning type of improvements contemplated exist on the property? No. If so, attach a copy of said document to this application.

D. I HEREBY REQUEST A VARIANCE AS FOLLOWS:

(Please explain the hardship for which you are requesting a variance to alleviate.)

The existing section of E. Newaukum St. was constructed on the northern half of the road right of way. This project's frontage is on the southern half of the right of way. This project would have to fully construct the entire southern half of the road from the intersection. We are asking for a variance from curb, gutter and sidewalk and street lighting construction along the frontage and allow extension of the existing 17' road matching the recent construction approved for E. Newaukum St.

Your approval of the requested variance would permit me to use my property in the following manner:

Approval would allow the parcel to develop as a new 4-plex townhome development.

1. Would the strict application of the Zoning Regulations create practical difficulties or unnecessary hardships for you? (please explain)

Yes, due to the variance allotted to the developer on the north side of E. Newaukum St., the half street improvements would not line up. Our variance is to extend the extension half street improvement consistent with the previous development work.

2. Are there exceptional circumstances of conditions applicable to this property or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood? (Please explain).

Yes, the construction of required frontage half street would not align with the existing road.

3. Will the granting of a variance be significantly detrimental to the public welfare or injurious to the other property or improvements in your zone or neighborhood in which your property is located? (Please explain).

No, road and public utilities will be extended as required to provide fire and life safety access to the site.

[Signature]
Signature of Applicant

Variance Fee: \$

790 S. Market Blvd, Chehalis 98532
Address

Receipt. No. _____

360-219-3978
Telephone

Date Paid _____

STATE OF WASHINGTON)
COUNTY OF Lewis) ^{SS}

On this 14th day of March, 20 22, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Kevin T. Klumper being duly sworn, on his oath deposes and says that he prepared and read the foregoing statements and has acknowledged to me that the recitations contained therein are true, and has signed this instrument as his free and voluntary act and deed for the purposes therein mentioned.

Subscribed and sworn to before me this 14th day of March, 20 22

My Commission expires:
3-29-24

[Signature]

Notary Public in and for the State of Washington
residing at Chehalis

Community Development Director

Date

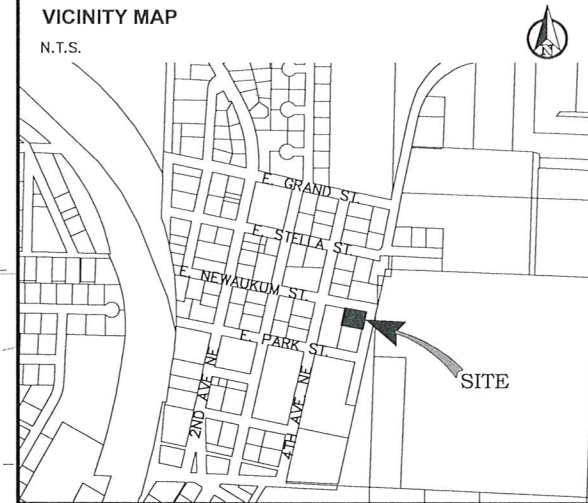
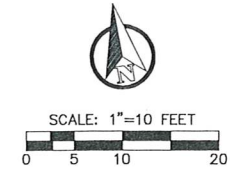
Mayor

Date

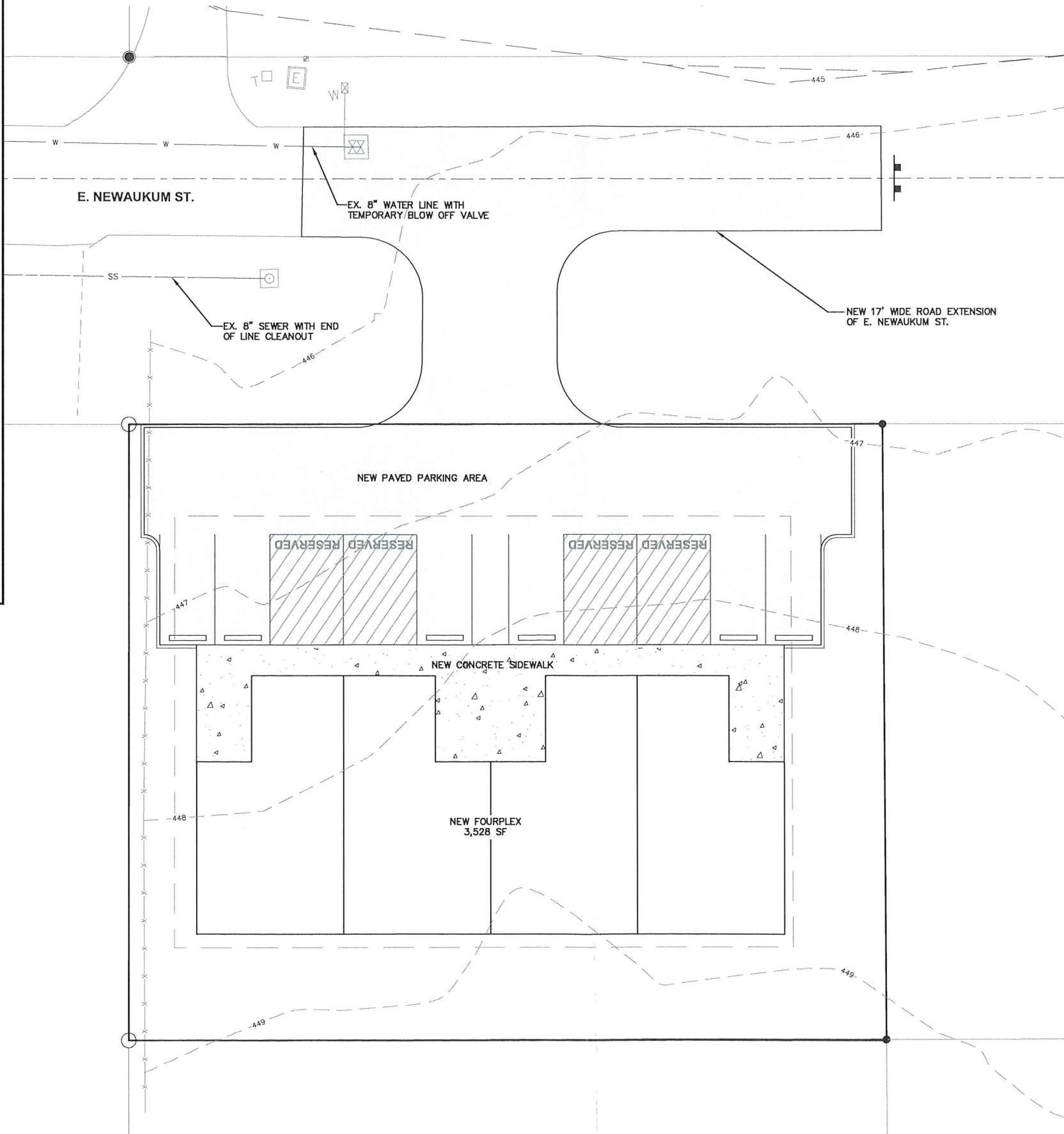


NEWAUKUM ST. FOURPLEX

SECTION 26, TOWNSHIP 13 NORTH, RANGE 02 WEST, W.M.
LEWIS COUNTY, WASHINGTON



| LEGEND | | |
|----------|----------|-------------------------|
| EXISTING | PROPOSED | |
| W | W | WATER MAIN |
| SS | SS | SANITARY SEWER MAIN |
| FM | FM | FORCE MAIN |
| SD | SD | STORM MAIN |
| RD | RD | ROOF DRAIN |
| | W | FOOTING DRAIN |
| G | G | GAS LINE |
| UGP | UGP | POWER LINE |
| T | T | TELEPHONE LINE |
| TV | CATV | CABLE TV LINE |
| | | ROADWAY CENTERLINE |
| | | RIGHT-OF-WAY LINE |
| | | EASEMENT LINE |
| | | FRONT/BACK OF CURB |
| | | EDGE OF GRAVEL SHOULDER |
| EP | | EDGE OF PAVEMENT |
| OBO | ● | BLOWOFF ASSEMBLY |
| ⊕ | ⊕ | FIRE HYDRANT |
| ⊗ | ⊗ | GATE VALVE |
| | ⊥ | THRUST BLOCKING |
| □ | □ | WATER METER BOX |
| | ⌋ | CAP/PLUG |
| ■ | ■ | STORM DRAIN CATCH BASIN |
| ○ | ○ | STORM DRAIN MANHOLE |
| ○ | ○ | CLEANOUT |
| ○ | ○ | SEWER MANHOLE |
| ○ | ○ | SEWER CLEANOUT |
| ⊕ | ⊕ | POWER POLE |
| ⌋ | ⌋ | POLE ANCHOR |
| ⌋ | ⌋ | TELEPHONE RISER |
| ⌋ | ⌋ | SIGN |



PROJECT INFORMATION

| | |
|-----------------|--|
| APPLICANT: | KEVIN KLUMPER K&W PROPERTIES 790 S. MARKET BLVD. CHEHALIS, WA 98532 (360) 748-0420 |
| PARCEL NOS: | 008243001001 |
| SITE ADDRESS: | "0" E. NEWAUKUM ST. NAPAVNE, WA 98532 |
| ZONING: | R3 - CITY |
| SITE AREA: | 0.29 ACRES |
| GRADING: | 240± CY FILL, 170 CY CUT |
| SOILS: | 167 - PRATHER SILTY CLAY LOAM |
| SANITARY SEWER: | CITY OF NAPAVNE |
| WATER: | CITY OF NAPAVNE |

SHEET INDEX

| | |
|------|--|
| C0.1 | CIVIL COVER SHEET AND SITE PLAN |
| C1.1 | HORIZONTAL CONTROL PLAN |
| C1.2 | HORIZONTAL CONTROL DETAILS |
| C2.1 | ROAD, GRADING, AND DRAINAGE PLAN |
| C2.2 | DRAINAGE DETAILS |
| C2.3 | DRAINAGE & T.E.S.C. DETAILS |
| C3.1 | WATER AND SEWER SERVICE PLAN AND PROFILE |
| C3.2 | WATER DETAILS AND NOTES |
| C3.3 | SEWER DETAILS AND NOTES |
| C4.1 | T.E.S.C. PLANS |

SURVEY INFORMATION

LEGAL DESCRIPTION
SECTION 26 TOWNSHIP 13N RANGE 02W LOTS 9 & 10 & VAC 5TH AVE ADJ & N 20' VAC NEWAUKUM ST ADJ EX TRI E ROWELLS ADD

VERTICAL DATUM
ASSUMED

BASIS OF BEARING
ASSUMED

GEOTECHNICAL NOTE

A GEOTECHNICAL REPORT WAS NOT PREPARED FOR THIS PROJECT. IN LIEU OF A REPORT, ALL RETAINING WALL CONSTRUCTION, EARTHWORK, SUB-GRADE PREPARATION, AND PAVING ACTIVITIES SHALL COMPLY WITH THE STANDARD SPECIFICATIONS AND THE IBC.

WORK IN COUNTY RIGHT-OF-WAY

CONTRACTOR TO OBTAIN RIGHT OF WAY PERMIT PRIOR TO ANY WORK WITHIN CITY RIGHT OF WAY. ALL WORK WITHIN CITY RIGHT OF WAY SHALL ADHERE TO CITY STANDARDS AS OUTLINED IN THE RIGHT OF WAY PERMIT.

TOPOGRAPHIC NOTE

TOPOGRAPHIC INFORMATION DEPICTED HEREON WAS PROVIDED BY BUTLER LAND SURVEYING. TOPOGRAPHIC INFORMATION WAS NOT FIELD VERIFIED BY RB ENGINEERING.

| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="writing-mode: vertical-rl; transform: rotate(180deg);">NO.</th> <th style="writing-mode: vertical-rl; transform: rotate(180deg);">DATE</th> <th style="writing-mode: vertical-rl; transform: rotate(180deg);">REVISION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> | NO. | DATE | REVISION | | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="writing-mode: vertical-rl; transform: rotate(180deg);">DESIGNED BY: ZRW</td> <td style="writing-mode: vertical-rl; transform: rotate(180deg);">DRAWN BY: ZRW</td> <td style="writing-mode: vertical-rl; transform: rotate(180deg);">CHECKED BY: RMB</td> <td style="writing-mode: vertical-rl; transform: rotate(180deg);">DATE: 3/24/2022</td> <td style="writing-mode: vertical-rl; transform: rotate(180deg);">SCALE: 1" = 20'</td> </tr> </table> | DESIGNED BY: ZRW | DRAWN BY: ZRW | CHECKED BY: RMB | DATE: 3/24/2022 | SCALE: 1" = 20' | <p>NEWAUKUM ST. FOURPLEX</p> <p>CITY OF NAPAVNE, WA.</p> | <p>CIVIL COVER SHEET AND SITE PLAN</p> |
|---|---------------|-----------------|-----------------|-----------------|--|--|--|------------------|---------------|-----------------|-----------------|-----------------|---|---|
| NO. | DATE | REVISION | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| DESIGNED BY: ZRW | DRAWN BY: ZRW | CHECKED BY: RMB | DATE: 3/24/2022 | SCALE: 1" = 20' | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| <p>RB Engineering DESIGN → PERMIT → MANAGE</p> <p>P.O. Box 923 CHEHALIS, WA 98532</p> <p>OFF: (360) 740-8819 EMAIL: info@rbengineers.com</p> | | | | | | | | | | | | | | |
| <p>811 Know what's below. Call 811 before you dig.</p> | | | | | | | | | | | | | | |
| <p>JOB NUMBER: 21068</p> <p>DRAWING NAME: 21068_COVR</p> <p>C0.1</p> <p>1 OF 10</p> | | | | | | | | | | | | | | |