



CITY OF NAPAVINE PLANNING COMMISSION MEETING

June 6, 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

I. PLEDGE OF ALLEGIANCE

II. CALL TO ORDER

III. ROLL CALL

IV. APPROVAL OF AGENDAS – As present

V. APPROVAL OF MINUTES –

1) Planning Commission Meeting – May 16, 2022

2) Planning Commission Workshop – May 23, 2022

3) Reschedule or Cancel June 20, 2022 Meeting - Holiday

VI. NEW BUSINESS

VII. OLD BUSINESS

**1) Scot Industries – SEPA and Variance – 1206 Rush Road Parcel
#018082000000, 018089001000 & 018086001000**

VIII. CONSIDERATION

IX. CITIZEN COMMENTS- Non-agenda items

X. GOOD OF THE ORDER

XI. ADJOURNMENT

Planning Commission Meeting is held in person and via Teleconference.

Teleconference Information

Dial-in number (US): (720) 740-9753

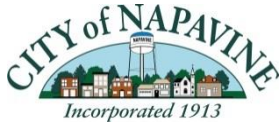
Access code: 8460198

To join the online meeting:

<https://join.freeconferencecall.com/rdenham8>

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

PUBLIC HEARING: 6:00 pm

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Discussion continued on possible sidewalk solutions for Rush Road.

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

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

CALL TO ORDER:

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

ROLL CALL:

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

APPROVAL OF AGENDA – As presented:

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

APPROVAL OF MINUTES:

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

NEW BUSINESS:

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

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

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

OLD BUSINESS:

Napavine Adventures – Variance 0 E Newaukum Street – Parcel 008243001001

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

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

ADJOURNMENT 7:05 pm

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

These minutes are not verbatim. If so desired, a recording of this meeting is available online at <https://fccdl.in/Z6MFBL5YcN..>

Respectfully submitted,

Bryan Morris, Community Development/Public Works Director

Planning Commission Chairperson



NAPAVINE PLANNING COMMISSION WORKSHOP MINUTES

May 23, 2022 6:00 P.M.

Napavine City Hall, 407 Birch Ave SW, Napavine, WA

CALL TO ORDER:

Workshop Meeting started at 6:02 pm

ROLL CALL:

Planning Commission present: Bob Bozarth Commissioner #3, Deborah Graham Commissioner #1, Brandon Torgerson Commissioner #5, and Arnold Haberstroh Commissioner #2. Chairman Larry Hamilton was absent. Scot Industries had Riley with Kaufmann, and Chris Aldrich with RB Engineered in attendance.

Scot Industries – SEPA and Variance – 1206 Rush Road Parcel #01808200000, 018089001000 & 018086001000

SIDEWALKS – Discussion was held on if they should require sidewalks, when they would be required, and how to require it. Planning Commission said that logically thinking, wouldn't they put sidewalks on the opposite side of the road? Current code states culvert and driveway is only required on Rush Road because they don't want to encourage foot traffic on Rush Road.

Could require a developer's agreement, but those are usually only good for 10 years.

Owner of Scot's Industries doesn't want to encourage foot traffic because of the type of industrial business. Scot's Industries is open to the possibility of an agreement of some sort, whether it be a developer's agreement, LID, or something that if/when the city has sidewalks on Rush Road, Scot's Industries would be involved.

DRIVEWAY ACCESS

Due to the city's concern on the trucks pulling out on to incoming traffic, Scot's Industries is proposing the driveway's widths to be at least 30 feet wide. Planning Commission had no concerns.

ROAD SPECS-

Commissioner Bozarth brought up the question asking if Scot's Industries would be willing to upgrade the road in that area to the same standards that is down at Love's. That section of the road is holding up better than the normal WSDOT road standards. **Director Morris** reminded Planning Commission that the city can't require that, we can only suggest. Scot's Industries would have to discuss that improvement.

BUILDING HEIGHT –

Planning Commission agreed to allow the building height of 65 ft. That section of the building will be unmanned, it's just the robotics of the machine.

ADJOURNMENT 7:00 pm

Meeting closed at 7:00 pm.

These minutes are not verbatim. If so desired, a recording of this meeting is available online at <https://fccdl.in/Rp546PX5nh>.

Respectfully submitted,

Bryan Morris, Community Development/Public Works Director

Planning Commission Chairperson



Notice of Public Hearing

Hearing Date: 6:00 PM on May 16, 2022
Location: City of Napavine Council Chambers,
407 Birch Ave, Napavine, WA 98565

Applicant:	Craig Hach, Plant Manager - Scott Industries Inc 3020 Foron Road Centralia, WA 98531 360-623-1305
Project Name:	Scot Industries Industrial Building
File Number(s):	
Proposal:	The City Planning Commission will hold a Public Hearing on the application of Scot Industries for a project will consist of roughly 239,275 square feet building with material storage, machining, truck staging, and oil storage. The structure will include a 226,000 square feet metal building for processing/machining including housing a material handling and storage device; roughly 9,600 square feet attached office and administrative space for employee and management facilities; and a 3,350 square feet metal accessory building for recycle/scrap and cutting oil recirculation, and associated facilities including parking, stormwater, fire, and water/sewer. The applicant requests variances for no curb, gutter and sidewalks along Rush Road, 30-foot width driveways for the two proposed accesses onto Rush Road, and a building height of 65-feet.
Project Location:	1206 Rush Road, Napavine, WA 98565 Parcel # 018082000000, 018089001000 & 018086001000
Public Hearing:	The Public Hearing has been scheduled for 6:00 p.m. Monday, May 16, 2022.
Required Permits:	
Environmental Review:	The proposal is subject to review under the State Environmental Policy Act (RCW 43.21C) and the City of Napavine SEPA Guidelines. Existing environmental documents that evaluate the proposed project include; SEPA Checklist by Applicant dated June 17th, 2021; Critical Area Review by Russel Development and prepared for Scot Industries dated June 4 th , 2021. Said document(s) are available for review.
Required Studies:	No Additional studies have been requested at this time.
Public Comments:	Anyone wishing to testify during the public hearing may reach out to Rachele Denham, Clerk, at (360)262-3547. Written comments received by the City on or before May 16, 2022, will be considered by the City Planning Commission.
Staff Contact:	Rachele Denham, Clerk, at (360) 262-3547
Final Decision:	A Final Decision on the proposal is made by the Napavine City Council. A Notice of Final Decision will be sent to the Parties of Record (those who have commented on the project).
Appeal Procedure:	The Final Decision is appealable pursuant to Napavine Municipal Code 17.88.100

STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE

CASE NO: Scot Industries Industrial Building Site Plan

APPLICANT: Craig Hach, Plant Manager – Scot Industries Inc.

Proposal: The project will consist of roughly 239,275 square feet building with material storage, machining, truck staging, and oil storage. The structure will include a 226,000 square feet metal building for processing/machining including housing a material handling and storage device; roughly 9,600 square feet attached office and administrative space for employee and management facilities; and a 3,350 square feet metal accessory building for recycle/scrap and cutting oil recirculation, and associated facilities including parking, stormwater, fire, and water/sewer.

Location: 1206 Rush Road, Napavine, WA 98565

Parcels: 018082000000, 018089001000 & 018086001000

Legal Description: Section 23 Township 13N Range 02W PT SW NW LY S RVR
11.58 Acres (018082000000)
Section 23 Township 13N Range 02W N2 SW4 LY WLY I-5 EX SLY
510' & RUSH CO RD
24.19 Acres (018089001000)
Section 23 Township 13N Range 02W S 505 NW4 SW4 EX PT NW
COR & EX RUSH RD
14.60 Acres (018086001000)

SEPA Determination: Determination of Non-significance (DNS)

Comment Deadline: **May 16th, 2022** (comments should be delivered to the city hall office at 407 SW Birch Ave, Napavine, WA 98532)

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], the City of Napavine must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through

conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);

- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be addressed through conditions of approval), or;
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the City Code).

Determination:

Determination of Non-Significance (DNS). The City of Napavine, as lead agency for review of this proposal, has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(e). This decision was made after review of a completed environmental checklist and land use application documents as they apply to the City's Municipal Code and adopted standards.

Date of Publication and Comment Period:

Publication date of this DNS is **May 2nd, 2022**, and is issued under WAC 197-11- 960. The lead agency will not act on this proposal until the close of the 14-day comment period, which ends on **May 16th, 2022**.

SEPA Appeal Process:

A final decision on this proposal will not be made until after the comment period described above. An **appeal** of any aspect of this decision, including the SEPA determination and any required mitigation, must be filed with the City of Napavine within fourteen (14) calendar days from the date of the final decision as provided in the NMC 17.88.100.

Mail or deliver appeals to the following address:

City of Napavine
407 SW Birch Ave.
Napavine, WA 98532

Staff Contact Person:

Rachelle Denham
Clerk
(360) 262-3547

Responsible Official:

Bryan Morris
City of Napavine
407 SW Birch Ave
Napavine, WA 98532

Gary Kalich
614 Newaukum Valley Road
Chehalis, WA 98532

Jorgensen Timber LLC
PO Box 1503
Chehalis, WA 98532

Amarjit & Gurjit Singh Rai
233 Alderwood Dr.
Chehalis, WA 98532

Tamara G Baker
575 Newaukum Valley RD
Chehalis, WA 98532

John & Linda Braun
PO Box 1204
Chehalis, WA 98532

Rush Road LLC
141 SW 7th Street
Chehalis, WA 98532

David & Sandi Young
1149 Rush Road
Chehalis, WA 98532

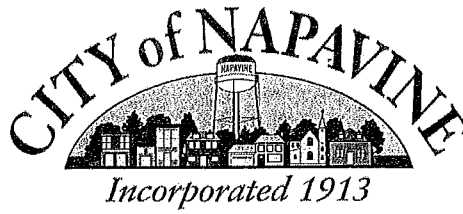
Scot Industries
1121 Harrison Ave PMB 293
Centralia, WA 98531

Christopher & Nancy Gray
1153 Rush Road
Napavine, WA 98565

JR Oxbow LLC
109 Woodcrest Dr.
Chehalis, WA 98532

Willis Grant
PO Box 541
Napavine, WA 98565

407 Birch Ave SW, P. O. Box 810
Napavine, WA 98565
Phone: (360) 262-3547
Fax: (360) 262-9199
www.cityofnapavine.com



Shawn O'Neill, Mayor
Rachelle Denham, City Clerk
Mary Wood, City Treasurer
Bryan Morris, Public Works &
Community Development Director

Public Hearing Notification Affidavit of Posting.

Project No. SEPA & VA 06-21-21 – 1206 Rush Road, parcel #018082000000, 018089001000, 018086001000 SEPA and Variance

Date of Planning Commission Meeting: May 16, 2022

I, Bryan Morris, hereby certify that I have posted or caused to be posted Public Hearing Notification sign(s) on the property subjected to Project Name/Number: Scot Industries Industrial Building SEPA & Variance VA 04-12-2022 location of 1206 Rush Road, parcel #018082000000, 018089001000, 018086001000.

Posting of said sign(s) was accomplished on May 6, 2022. Said sign(s) have been posted in a manner which provides an unobstructed at 1206 Rush Road, parcel #018082000000, Frank's Mini Mart and Plaza Jalisco within the City of Napavine.

I further certify that this affidavit was filed with the City of Napavine, Clerks Office within the ten (10) days prior to subject hearing, in accordance with the City of Napavine Municipal Code section 17.88.070(A).

Executed this the May 6, 2022

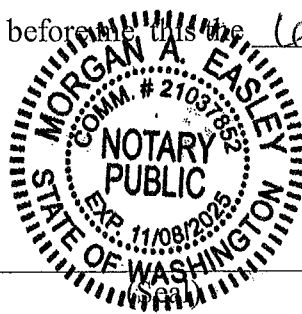
Bryan Morris
Signature:

5-6-2022
Date:

BRYAN MORRIS
Print Name:

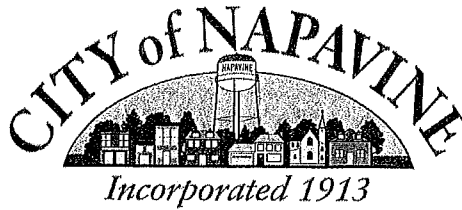
STATE OF WASHINGTON, COUNTY OF LEWIS, BEFORE ME, a Notary Public, on this 6 day of May, 2022, personally appeared Bryan Morris (print name) the above signed, who, under oath, state the following: "I hereby certify that I am the poster, for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me this 6 day of May, 2022.



Morgan A. Easley
Notary Signature

407 Birch Ave SW, P. O. Box 810
Napavine, WA 98565
Phone: (360) 262-3547
Fax: (360) 262-9199
www.cityofnapavine.com



Shawn O'Neill, Mayor
Rachelle Denham, City Clerk
Mary Wood, City Treasurer
Bryan Morris, Public Works &
Community Development Director

Public Hearing Notification

Affidavit of Posting.

Project No. SEPA & VA 06-21-21 – 1206 Rush Road, parcel #018082000000, 018089001000, 018086001000 SEPA and Variance

Date of Planning Commission Meeting: May 16, 2022

I, Katie Williams, hereby certify that I have posted the Public Hearing Notification at City Hall on May 3, 2022. I also emailed the newspaper of record, Lewis County News, to publish the notice in the next available print of Lewis County news (Wednesday, May 4, 2022), and also on the Lewis County News website/Facebook immediately.

The Public Hearing Notice was also mailed to the property owners within 300 ft. of the project on Thursday May 5, 2022.

I further certify that this affidavit was filed with the City of Napavine, Clerks Office within the ten (10) days prior to subject hearing, in accordance with the City of Napavine Municipal Code section 17.88.070(A).

Executed this the May 6, 2022

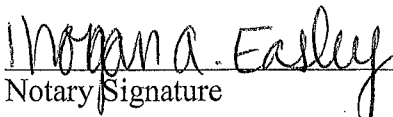

Signature: _____

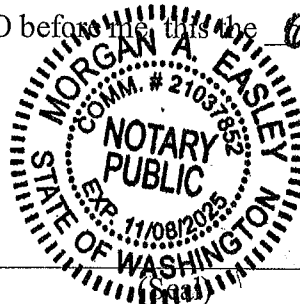
5/6/2022
Date: _____

Katie Williams
Print Name: _____

STATE OF WASHINGTON, COUNTY OF LEWIS, BEFORE ME, a Notary Public, on this 6 day of May, 2022, personally appeared Katie Williams (print name) the above signed, who, under oath, state the following: "I hereby certify that I am the poster, for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 6 day of May, 2022.


Notary Signature _____





City of Napavine

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

Industrial - Commercial Site Plan and Environmental Review Staff Report

Project Name: Scot Industrial Building

Hearing Date: May 16th, 2022

Proposal: The project will consist of roughly 239,275 square feet building with material storage, machining, truck staging, and oil storage. The structure will include a 226,000 square feet metal building for processing/machining including housing a material handling and storage device; roughly 9,600 square feet attached office and administrative space for employee and management facilities; and a 3,350 square feet metal accessory building for recycle/scrap and cutting oil recirculation.

Location: 1206 Rush Road
Parcel # 018082000000, 018089001000 & 018086001000

Owner: Russell Bond Family LLC

Applicant: Craig Hach – Scot Industries Inc

Engineer: Robert Balmelli – RB Engineering

Staff: Brian 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*)

Recommendation: Approved subject to Conditions

City of Napavine Public Works Director's initials: _____

Date issued: _____

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I. BACKGROUND

A. General Site Information

Parcel Zone: C-1
Size of Site: 42.49 ac
Existing Vegetation: Shrubs, grass, pasture and trees
Existing Structures: Existing structures include an old unoccupied residence and cedar sided barn
Adjacent Land Uses: To the north is the Newaukum River and a mixture of developed and undeveloped land. To the east is I-5. To the south is undeveloped forest. To the west is single-residential and forest.
Adjacent Zoning: To the north is a developed parcel zoned commercial/Industrial and to the west is an undeveloped parcel zoned commercial/Industrial and Residential 2. To the south is a developed public parcel zoned Residential 3, and to the east is I-5.
Topography: Site is predominantly flat, sloping generally northwest, with steeper escarpments adjacent to the Newaukum River.
Wetlands: GIS data shows there is a small wetland located in the NW corner of 018082000000, however a critical area report demonstrates there are no wetlands in Parcel 018082000000 or 018089001000 after field review.
Flood Plain: Due to natural topography the project site contains no flood plains.
Access Roads: Rush Road

B. Land Use Processing

Application Submitted:	28 Day Counter Complete Determination
Project Completion Review:	120 Day for Review

Figure 1. Location



Parcel Number: 018082000000
 Situs Address: 1206 RUSH RD
 Owner: SCOT INDUSTRIES INC
 Assessor's Use Description: 83 Cur - Use - Ag
 Property Type: COM
 Land Use: agriculture
 Land Value: 504,400
 Improvement Value: 0
 Total Value: 504,400
 Total Acres: 11.58
 Mail Address: PO BOX 0146
 City: LONE STAR
 State: TX
 Zip: 75668

Parcel Number: 018089001000
 Situs Address: 0 RUSH RD
 Owner: SCOT INDUSTRIES INC
 Assessor's Use Description: 83 Cur - Use - Ag
 Property Type: COM
 Land Use: agriculture
 Land Value: 1,053,700
 Improvement Value: 0
 Total Value: 1,053,700
 Total Acres: 24.19
 Mail Address: PO BOX 0146
 City: LONE STAR
 State: TX
 Zip: 75668

Parcel Number: 018086001000
 Situs Address: 0 RUSH RD
 Owner: SCOT INDUSTRIES INC
 Assessor's Use Description: 91 Residential Land - Undivided
 Property Type: COM
 Land Use: undeveloped/vacant
 Land Value: 80,600
 Improvement Value: 0
 Total Value: 80,600
 Total Acres: 6.72
 Mail Address: PO BOX 0146
 City: LONE STAR
 State: TX
 Zip: 75668

II. DOCUMENTS REVIEWED

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

- A. Environmental SEPA checklist
- B. Engineering submittal
- C. Traffic impact analysis report
- D. Stormwater technical information report
- E. Critical area report
- F. General documents (i.e., legal description, owner consent, and permit application documents etc.)

III. PROCEDURAL REQUIREMENTS

Authority for this review is included in the Napavine Municipal Code (NMC) including, Title 12 NMC “Streets, Sidewalk and Public Places”; Title 13 NMC “Public Service”; Title 15 NMC “Building and Construction”; Title 18 NMC “Environment”. The 2017 City of Napavine Comprehensive Growth Management Plan 2003-2023 (as updated). As well as the City of Napavine Public Works Standard (NPW) including Chapters, 2 Transportation, 3 Storm Drainage, 4 Water, and 5 Sanitary Sewer. 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 shows two access driveways on Rush Road. NMC 12.04 applies.

CONDITION OF APPROVAL: Prior to engineering approval, plans depicting public improvements satisfying applicable City standards and the most current version of the WSDOT Standard Specifications shall be submitted for review and approval by the City.

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 preliminary landscape plan shows the trees will be planted on the north and east side of the development site. While this is acceptable a more detailed landscaping plan meeting NMC 12.14 must be provided during final civil review.

CONDITION OF APPROVAL: Prior to engineering approval, a complete landscaping plan satisfying all parts of NMC 12.14 shall be submitted for review and approval by the City.

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.

13.02.290 - Fire protection

- A. *Any customer using city water for all purposes shall be entitled to a separate standby fire protection service. Such standby fire protection service shall be provided through a separate water connection. The water connection fee for such standby fire protection service shall be as provided in city ordinance. Standby fire protection lines shall be used for no other purpose than for standby fire protection service and all other uses thereof shall be prohibited. The monthly charge for such standby fire protection service shall be as provided in city ordinance. Such standby fire protection connection fees and standby fire protection service charges shall be based upon the size of the customer's line at its connection to the main, and shall not be based on any specific pressure or volume of water furnished to the customer. The city does not, by the connection of a standby fire protection service, and shall not, by agreement or otherwise, warrant or guarantee a minimum water pressure or water volume for such service.*
- B. *Where standby fire protection service is provided, no charge shall be made for water used in extinguishing fires of incendiary or accidental origin if the customer at the location where the fire occurs gives written notice to the city within ten days from the time of such fire that a fire has occurred. Otherwise, a charge for all water used shall be made at the rate for use of fire protection facilities provided in NMC 13.04.020(A).*

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 indicates that water will be accessible via a connection to an existing water system on Rush Road. The engineering plan also proposed a looped water main for the development site fire hydrants with a fire water storage tank (30' Diameter and 25' Height). There will be two water services meters in the development site; one two-inch meter for domestic service to the office building, and another one-inch meter for irrigation service. Both water meters will be located on the southwest corner of the development site, and within the city right-of-way. This standard is met. **See Chapter 4 NPW of this report for water design conditions of approval.**

CONDITION OF APPROVAL: Prior to engineering approval, applicant shall submit fire marshal acceptance of engineered drawings for city review and approval.

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: The preliminary site plan shows a new backflow double check valve assembly vault will be installed for the fire and a double check for the irrigation connection. This standard is met.

CONDITION OF APPROVAL: Prior to occupancy, the applicant shall provide an easement for access to backflow devices to the city.

13.20 - LATECOMER AGREEMENTS

FINDING: The proposal does not include latecomer agreement applications; therefore, NMC 13.20 does not apply.

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. This standard is met.

Title 14 – MISCELLANEOUS PROVISIONS

14.10 - NAPA VINE CRITICAL AREAS ORDINANCE (NCAO)

14.10.100 – DEVELOPMENT STANDARDS

- A. Authorization Required. Within critical areas, the city shall prohibit soil excavation, grading, removal of native vegetation species, draining, intentional burning, planting of invasive or nuisance vegetation, placement of structures and new construction on critical areas unless otherwise authorized in this chapter.*
 - 1. These development standards apply to uses on critical areas and within buffers unless otherwise exempted in this title.*
 - 2. In order to approve application for development on lands subject to this chapter, the administrator shall find that the following standards have been met:*
 - i. All reasonable alternatives for locating the development activity in such a way so as to avoid critical areas have been considered and the development activity will be located in the least environmentally sensitive area as practicable and the purpose of this chapter, as described in NDC 4.010.010, is fulfilled. If avoidance is not practicable, as determined by the city, development shall minimize adverse impacts to critical areas and buffers*

consistent with the mitigation sequencing measures and mitigation and enhancement measures prescribed in the chapter.

- ii. The city has approved the vegetation removal methods and the removal of native plants has been avoided.*
- iii. All adverse impacts to all affected critical areas and buffers are either avoided or fully mitigated.*
- iv. The plan minimizes cuts and fills.*
 - v. Soils are not exposed during the rainy season (November 1 through April 30) and construction activity is limited to the dry season (May 1 through October 31).*
- vi. The administrator has reviewed and approved an erosion control plan, grading plan, and vegetation removal and replanting plan prior to construction activity.*
- vii. All activities have received applicable state and federal permits, and comply with SEPA requirements if the lead agency makes a threshold determination of significance (DS), or mitigated determination of non-significance (MDNS).*
- viii. Hydraulic permits are required for any activity occurring within the ordinary high-water mark of any state regulated class I or class II stream.*
- ix. Compliance with this chapter does not constitute compliance with state and federal environmental standards. The applicant shall be responsible for demonstrating such compliance.*

B. Review Process.

- 1. The review process shall be the type specified in the NDC for each particular land use action unless otherwise specified in this chapter.*
- 2. Applications to develop on critical areas or their buffers shall be subject to review if, within a one-year period, the cumulative impact on critical areas is:*
 - a. Disturbance of more than twenty-five cubic feet of soil;*
 - b. An activity, the fair market cost of which is more than five hundred dollars; or*
 - c. The activity involves more than one thousand square feet of critical areas.*
- 3. Standard Requirements. All applications requiring review under this section shall have the following minimum conditions applied:*
 - a. Critical Area and Buffer Marking During Construction. The location of the outer extent of the critical area and its buffer, if any, shall be marked in the field and such markings shall be maintained throughout the duration of the permit.*
 - b. Permanent Marking of Critical Area and Buffer. A permanent and perpetual physical demarcation along the upland boundary of the critical area and buffer shall be installed and thereafter maintained. Such demarcation may consist of logs, a tree or hedgerow, wood or wood like fencing, or other prominent physical marking approved by the administrator. In addition, signs measuring (minimum size one foot by one foot and posted 3.5 feet above grade) shall be posted at an interval of one per lot or every one hundred feet, whichever is less, and perpetually maintained at locations along the outer perimeter of the critical area and buffer approved by the Administrator worded substantially as follows: "CRITICAL AREA AND BUFFER—PLEASE RETAIN IN A NATURAL STATE."*
 - c. A conservation covenant shall be recorded in a form approved by the city attorney as adequate to incorporate the other restrictions of this section and to give notice*

of the requirement to obtain a permit prior to engaging in regulated activities within a habitat area or its buffer.

- C. *Record of Notice. Prior to issuance of any development or building permit on lands subject to this chapter, the property owner shall record a record of notice of critical areas, on a form provided by the city, on all properties affected by critical areas and buffers and shall provide the city clerk with a copy of the recorded notice.*
- D. *SEPA Review. On a case-by-case basis, the responsible official may issue a determination of non-significance (DNS) if:*
 - 1. *The application for development review contains all requested information, including reports, maps and other documents relevant to the proposed activity;*
 - 2. *The proposed activity complies with all applicable development review and performance standards; and*
 - 3. *Compliance with all applicable development standards and performance standards is made a binding condition of land use approval.*

FINDING: Based on Lewis County GIS data, an area of marked hydric soils and potential wetland may be located in the NW corner of parcel #018082000000. However, the critical report submitted by the applicant indicates there are no wetlands located on either parcel 018082000000 or 018089001000. Additionally, the north portion of parcel #018082000000 is in the shoreline buffer area. According to the preliminary site plan, the applicant does not apply any development in the shoreline buffer area. A shoreline permit is still required, due to the parcel being in the jurisdiction. The standard is not met.

CONDITION OF APPROVAL: Prior to construction, the applicant shall submit a shoreline jurisdiction application 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 industrial building, and the project owner provides an industrial architecture plan. However, building specific drawings were not submitted for review.

CONDITION OF APPROVAL: Prior to building construction, applicant shall submit all necessary drawings compliant with NMC 15.04 or the most current state standards for City review and approval.

15.12 - FLOOD DAMAGE PREVENTION

FINDING: FIRM maps show zone A (100-yr floodplain) areas on the subject parcel however no construction is proposed inside of the flood plain. This standard does not apply.

15.16 - GRADING, EXCAVATION AND LAND FILLING

15.16.020 - *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 development site will involve 42,000 – 50,000 cu. yd. for filling and 61,000 cu. yd. for cut. Finish grades will be consistent with the property boundaries. In addition, the project owner shall apply for a grading permit. NMC 15.16 does apply.

CONDITION OF APPROVAL: Prior to engineering approval, the applicant shall submit grading plans compliant with NMC 15.16 for review and approval by the City.

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 impact 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 the development site is C1; therefore, this standard applies. The development building lot size is 24.19 acres, and stormwater facility lot size is 11.58 acres (min. 5000 square feet). Front lot line (lot front) is approximately 1,100 feet (min. 30 feet). Based on the SEPA report, about 32% of the property will be covered with impervious surface, and the maximum building height is 64 feet (max. 50 feet). A variance has been requested as a part of this application, see the variance section below in this report for details and determination. This standard is met.

CONDITION OF APPROVAL: Prior to engineering approval, final architectural plans and final site plans satisfying NMC 17.28 shall be submitted for review and approval by the City.

17.48 – FLOODPLAIN

FINDING: See the finding on the NMC 15.12.

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 proposal includes preliminary access, parking, and landscaping plans. The landscaping plan depicts landscaping in conflict with the proposed parking area. Staff has determined that it's feasible to address this in final civil engineering.

Separately, according to the SEPA report, the facility will not store hazardous materials. Machine oil is used within the facility for cooling during honing/turning; this oil will be recycled and filtered in a dedicated accessory building. The LP storage will be provided in accordance with state regulations. The standard is met.

17.62 – SIGNS

FINDING: According to the engineering plans, no signs are proposed at this time. The standard does not apply.

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 development site's gross floor area is approximately 240,000 square feet, based on NMC 17.64.010 the total off-street parking spaces shall be 240. According to the preliminary site plan, the total off-street parking spaces are 240; therefore, the 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*

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 is 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/ superelevation * per AASHTO	150'	150'	100'	N/A
	w/o superelevation 600'	w/o superelevation 600'				

* 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.

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 installed 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.

FINDING: The proposal does not include Rush Road right-of-way dimensions. According to the City record, the Rush Road right-of-way is 120-foot which exceeds 104-foot listed in Table 1. The standard applies. This standard is met.

2B.06 Private Streets

FINDING: The proposal does not include any roadway design; therefore, the standard does not apply.

2B.07 Street Frontage Improvements

- A. All commercial and residential (including multi-family) development, plats, and short plats will install street frontage improvements at the 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 and signed by a licensed civil engineer registered in the State of Washington.

- B. All frontage improvements will be made across full frontage of property and on all sides that may border a city right-of-way.
- C. Exceptions. See Chapter 1, Section 1.07 "Exceptions".

FINDING: The project owner requests a variance on the street frontage improvements with the exception of street lighting, and the City accepted. The standard is met.

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 (CC) 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:

<i>Frontage Width</i>	<i>Residential</i>	<i>Commercial</i>	<i>Industrial</i>
<i>Up to 50-feet</i>	<i>24-feet</i>	<i>24-feet</i>	<i>24-feet</i>
<i>50- to 75-feet</i>	<i>24-feet</i>	<i>30-feet</i>	<i>30-feet</i>
<i>More than 75-feet</i>	<i>30-feet</i>	<i>30-feet</i>	<i>35-feet</i>

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

<i>Frontage Width</i>	<i>Residential</i>	<i>Commercial</i>	<i>Industrial</i>
<i>Up to 50-feet</i>	<i>not permitted</i>	<i>not permitted</i>	<i>not permitted</i>
<i>50- to 75-feet</i>	<i>20-feet</i>	<i>20-feet</i>	<i>24-feet</i>
<i>More than 75-feet</i>	<i>20-feet</i>	<i>24-feet</i>	<i>24-feet</i>

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

<i>Frontage Width</i>	<i>Residential</i>	<i>Commercial</i>	<i>Industrial</i>
<i>Up to 50-feet</i>	<i>24-feet</i>	<i>26-feet</i>	<i>not permitted</i>
<i>50- to 75-feet</i>	<i>24-feet</i>	<i>26-feet</i>	<i>not permitted</i>

<i>More than 75-feet</i>	<i>24-feet</i>	<i>26-feet</i>	<i>not permitted</i>
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4. *The maximum driveway width for each of two driveways onto a local access street will be:*

<i>Frontage Width</i>	<i>Residential</i>	<i>Commercial</i>	<i>Industrial</i>
<i>Up to 50-feet</i>	<i>not permitted</i>	<i>not permitted</i>	<i>not permitted</i>
<i>50- to 75-feet</i>	<i>20-feet</i>	<i>20-feet</i>	<i>not permitted</i>
<i>More than 75-feet</i>	<i>20-feet</i>	<i>24-feet</i>	<i>not permitted</i>

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

<i>Frontage Width</i>	<i>Residential</i>	<i>Commercial</i>	<i>Industrial</i>
<i>Up to 50-feet</i>	<i>14-feet</i>	<i>22-feet</i>	<i>22-feet</i>
<i>50- to 75-feet</i>	<i>14-feet</i>	<i>22-feet</i>	<i>22-feet</i>
<i>More than 75-feet</i>	<i>14-feet</i>	<i>22-feet</i>	<i>22-feet</i>

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 plan shows two 30-foot-wide driveways onto Rush Road. Based on the Napavine Public Works Standard 2B.12; the maximum driveway width for each of two driveways onto an arterial or collector shall be 24 feet for Industrial, when the frontage width is more than 75 feet. However, the applicant requests a variance on the driveway width from 24 to 30 feet, and the City accepted this variance. The standard is met.

2B.13 Sight Obstruction

The following 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.*

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

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

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

- 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 poles¹ 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 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: The Traffic Impact Analysis (TIA) is included in this application package. Based on the TIA report, Rush Road is generally level and straight at the accesses and good sight lines are available presuming that vegetation is properly maintained within the sight triangle and signage is located appropriately. The standard is met.

CONDITION OF APPROVAL: Prior to engineering approval, the site plan shall show the sight distance area as a clear-view triangle at both driveways.

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, 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 soil 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 will 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.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 cha ter. Pavement will be restored across 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 pitch is within one travel lane.
 2. *Two-lane overlay or reconstruction* – When trench cut or pitch 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 e trench width. If the edge of the trench line degrades, ravels o is non-uniform, additional saw cutting will be required prior to final patch or paving.*
- All trenching will be backfilled with crushed surfacing material ls 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.*
- All granular backfill material will conform to Section 9-03.19 of the current edition of the WSDOT/APWA Standard Specifications. If the existing material is determined by the city to be suitable for backfill, the contractor may use the native material except that the top eight (8) inches of trench will be 2-1/2 inch minus ballast. All trench backfill materials will be compacted to 95 percent density*
- When the trench width is eighteen (18) inches or less and is within the travel-way, the trench will be backfilled with control density fill (CDF) Class B, as defined by the Washington Aggregates and Concrete Association. The aggregate will be 3/8-inch minus. CDF may be required in wider trenches within the travel-way if site conditions dictate.*
- Backfill placement and compaction will be performed in six (6) inch lifts.*
- Replacement of the asphalt concrete or Portland Cement Concrete will conform to the most current edition of the WSDOT/APWA Standard Specifications.*
- E. *Tack Coat.* Tack will be applied to the existing pavement along the edge of cut and will be emulsified asphalt grade CSS-1 as specified in the most recent edition of the WSDOT/APWA Standard Specifications. Tack coat will be applied as identified in Section 5-04 of the most recent WSDOT/APWA Standard Specifications.
- F. *Asphalt Concrete Class B.* Asphalt concrete Class B will be placed on the prepared surface by an approved paving machine and will be in accordance with the applicable requirements of Section 5-04 of the most recent edition of the WSDOT/APWA Standard Specifications, except that

longitudinal joint between successive layers of asphalt concrete will be displaced laterally a minimum of twelve (12) inches, unless otherwise approved by the Director of Public Works. Fine and coarse aggregate will be in accordance with Section 9-03.8 of the WSDOT/APWA Standard Specifications. Asphalt concrete over two (2) inches thick will be placed in equal lifts not to exceed two (2) inches each.

The preferred means of connection to existing asphalt at the centerline, lane edges, and overlay ends is through grinding. Grinds can be a few inches off centerline to avoid existing stripping. Feathering may be used when grinding is not feasible, with the approval of the Director of Public Works. The affected surfaces 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 WSDOT/APWA 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, subgrade 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 engineering plans indicate that proposed water lines shall require cutting of the existing road and restoration is required; therefore, NPW 2B.15 and 2B.16 apply.

CONDITION OF APPROVAL: Prior to engineering approval, engineering plans demonstrating trenching and restoration compliant with Napavine Public Works standards shall be submitted for review and approval by the City.

2C SIDEWALKS, CURBS AND GUTTERS

FINDING: The applicant has submitted a variance for the removal of street frontage improvements except street lighting and the city has accepted. NPW 2C does not apply.

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 Table 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 across 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 support streetlight luminaries with a minimum weight of 60 pounds and a minimum 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 1 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 ci 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 approved in writing by the Director of Public Works.

FINDING: The proposal provides street light locations in the preliminary site plan for Rush Road frontage, but no streetlighting plan and details. Final street lighting will be engineered and provided during final civil review for approval.

CONDITION OF APPROVAL: Prior to engineering approval, streetlighting plans demonstrating compliance with NPW 2D shall be submitted for review and approval by the City.

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:*
- B. *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.*
- C. *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.*
- D. *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.*
- E. *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.*
- F. *If the original TIA was prepared more than two (2) years before he proposed project completion date.*
- G. *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 includes a TIA document which is prepared by an engineer licensed in the State of Washington. According to the TIA, the peak direction of traffic on Rush Road during the p.m. peak hour is southbound; the site is projected to add five trips southbound per Institute of

Transportation Engineers (ITE) data. Additionally, the site access intersection operates at Level of Service (LOS) 'A' with little delay. No mitigation is proposed with this project. This standard is met.

CHAPTER 3 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:

<i>Hydrologic Model</i>	
<i>Conveyance Design</i>	
<50 acres	<i>Rational Method</i>
>50 <200 acres	<i>SCS-based Hydrograph Method</i>
>200 acres	<i>Continuous Simulation Method</i>
<i>Detention Design</i>	
<50 acres	<i>SCS Unit Hydrograph Method with Level Pool Routing</i>
>50 acres	<i>Continuous Simulation Method</i>
<i>Design Storm Frequency</i>	
<i>Conveyance</i>	<i>Capacity to handle:</i> <i>100-year storm event</i>
<i>Detention</i>	<i>Prevent peak flow increase:</i> <i>100-year storm event</i>
	<i>Evaluation of erosion control:</i> <i>2-year storm event and</i> <i>10-year storm event</i>
<i>Design Storm Duration/Distribution</i>	
<i>Hydrograph Method</i>	<i>6 and 24-hour duration</i>
<i>SCS Unit Hydrograph Method</i>	<i>6 and 24-hour durations</i> <i>SCS Type 1A distribution</i>
<i>Rational Method</i>	<i>Time of concentration</i>

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 developer 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 AASHTOM 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 across 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 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. Stormwater runoff from the site will be collected and conveyed to a proposed wetpond/detention pond stormwater facility. The pond was sized based on the WWHM Water Quality Sizing function in the latest WWHM program. The wetpond facility design parameters are shown as following: pond 1, 70,401 square feet of bottom pond area, 4 feet of the depth, slope will be 3:1, and pond 2, 92,156

square feet of bottom pond area, 4 feet of the depth, slope will be 3:1. Total storage will be 9.40 acre-feet. In addition, the Technical Information Report (TIR) report indicates "All proposed onsite storm drainpipe will vary from 12 to 18 inches in diameter and the minimum slope shall not be less than 0.5%. Final conveyance analysis will be done and included in the final drainage report." Catch basin spacing does not meet standards throughout the site. This standard is not met.

CONDITION OF APPROVAL: Prior to engineering approval, the applicant shall submit a final stormwater plan and TIR complying with NPW 3A and the 2019 SWMMWW for review and approval by the City.

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 represent. 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 includes a construction Stormwater Pollution Prevention Plan (SWPPP) report, but site plan does not provide erosion control designs. NPW 3B is not met.

CONDITION OF APPROVAL: Prior to engineering approval, erosion control plans compliant with NPW 3B shall be submitted for review and approval by the City.

CONDITION OF APPROVAL: Prior to construction, erosion control devices shall be installed, remain in place during and after construction until the soil has stabilized.

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 fire protection is attainable. Proposed plans must show how water will be supplied and 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 right-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 Director. For commercial projects, building permits may be issued 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: This proposal includes that the new water system in the development site will connect to the existing city water system on the north and south with 8” stubs. Two water meters will be installed on site, one is a 2” meter for domestic service to office building, and the other one is a 1” meter for irrigation service. In addition, the preliminary utility plan proposes a looped water main for the development site’s fire hydrants with a single connection to the existing system. Chapter 4 NPW does apply.

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

CONDITION OF APPROVAL: Prior to construction, all water system materials 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 request d. 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.

5B GRAVITY SEWER

5B.01 General

All sewers will be designed as a gravity sewer whenever physically and/or economically feasible or as outlined in the City of Napavine General Sewer Plan.

5B.02 Design Standards

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

The Layout of extensions will provide for the future continuation of the existing system as determined by the city. See Section 1.16 for utility extension information.

New gravity sewer systems will be designed on the basis of an average daily per capita flow of sewage of not less than 100 gallons per day. See the following DOE Table on Design Basis for Sewage. This figure is assumed to cover normal infiltration, but an additional allowance will be made where condition are unfavorable. Generally, laterals and sub-main sewers should be designed to carry, when running full, not less than 400 gallon daily per capita contributions of sewage. When deviations from the foregoing per capita rates are used, a description of the procedure used for sewer design will be submitted to the Public Works Department for review and approval.

5D PRESSURE 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 across 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 proposed onsite sewer system drains by gravity to a grinder pump tank which connects to the existing pressure sewer on Rush Road. The preliminary utility plan shows the gravity sewer laterals are 6 inches. The standard does apply.

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

CONDITION OF APPROVAL: Prior to construction, sewer system materials shall be submitted for review and approval by the City.

V. COMMENTS

Variance Requests and City Answers

1. Allow no curb, gutter and sidewalks along Rush Road.
 - The city accepted this request.
2. Allow 30-foot wide driveway for each of two driveways onto an arterial or collector.
 - The city accepted this request.
3. Allow building height of 65-feet.
 - The city accepted this request.

VI. CONDITIONS OF APPROVAL

A. Prior to Engineering Approval

- 1) Plans depicting public improvements shall demonstrate compliance with applicable City standards and the most current version of the WSDOT Standard Specifications.
- 2) A complete landscaping plan satisfying all parts of NMC 12.14 shall be submitted for review and approval by the City.
- 3) Applicant shall submit fire marshal acceptance of engineered drawings for city review and approval.
- 4) The applicant shall submit grading plans compliant with NMC 15.16 for review and approval by the City.
- 5) Final architectural plans and a final site plan satisfying NMC 17.28 shall be submitted for review and approval by the City.
- 6) The site plan shall show the sight distance area as a clear-view triangle at both driveways.
- 7) Engineering plans demonstrating trenching and restoration compliant with Napavine Public Works standards shall be submitted for review and approval by the City.

- 8) Streetlighting plans demonstrating compliance with NPW 2D shall be submitted for review and approval by the City.
 - 9) Applicant shall submit a final stormwater plan and technical information report complying with NPW 3A for review and approval by the City.
 - 10) Erosion control plans compliant with NPW 3B shall be submitted for review and approval by the City.
 - 11) Water utility plan sheets and details meeting Chapter 4 NPW shall be submitted for review and approval by the City.
 - 12) Engineered sewer plans compliant with Chapter 5 NPW shall be submitted for review and approval by the City.
- B. Prior to Construction
- 1) The applicants shall obtain all necessary permits.
 - 2) The applicant shall submit a shoreline jurisdiction application for review and approval by the City.
 - 3) Applicant shall submit all necessary drawings compliant with NMC 15.04 or the most current state standards for City review and approval.
 - 4) Erosion control devices shall be installed, remain in place during and after construction until the soil has stabilized.
 - 5) All water system materials shall be reviewed by the City for compliance with applicable standards.
 - 6) Sewer system materials shall be submitted for review and approval by the City.
- C. General
- 1) Prior to occupancy, the applicant shall provide an easement for access to backflow devices to the city.

VII. RECOMMENDATION

Based upon the proposed plan, findings, and conclusion stated above and within the attached reports. The City of Napavine’s Planning Commission hereby recommends the Napavine City Council **Approves Subject to Conditions.**

VIII. EXHIBIT LIST

SCOT INDUSTRIES - SITE PLAN	
EXHIBIT #	DESCRIPTION
1	Binding Site Plan Application
2	Permit Application Clearing, Filling or Grading
3	Preliminary Technical Information Report (TIR)
4	Variance Application
5	SEPA Environment Checklist
6	Utility Connection
7	Scot Industries – Potential Napavine Site Critical Area Review
8	Cultural Resources Report
9	Scot Industrial Building Trip Generation and Access Review Traffic Letter

10	Parking Needs Summary
11	Preliminary Site Plan
12	Existing Site Condition Plan
13	Preliminary Grading and Drainage Plan
14	Preliminary Utility Plan
15	Preliminary Detail
16	Preliminary Landscape Plan

CITY OF NAPAVINE

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

VARIANCE APPLICATION

Fee: \$

File No. _____ Date 6/24/21
(Rev'd 3/3/22)

Applicant Scott Industries, Craig Hach, Plant Manager

Applicant's Address 3020 Foron Rd, Centralia WA 98531

Location of property: 1206 Rush Rd - #018082000000, 018089001000 & 018086001000

Lot _____ Block _____ Addition _____

- A. The above described property was acquired on (closing pending), 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.)

1. Construction of ~950' of road widening, curb/gutter, and walks along Rush Road fronting the site, with the exception of street lighting. 2. Construction of steel frame structure of 65' in height to cover a robotic materials handling/storage tool (Fehr), roughly 48,000 square feet in area.

Your approval of the requested variance would permit me to use my property in the following manner:
Develop the site as an light industrial/manufacturing facility.

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

Yes, strict application of street standards for the initial construction will hinder the economic viability of the facility. Deferment of those costs would allow the operation to get established. Current building height limit would not allow the installation of the Fehr.

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).

No, similar development agreements have granted similar variances for commercial developments on Hamilton Road, similarly situated with respect to frontage improvements. The Fehr is a unique tool that will partially automate, store, and consolidate incoming raw material.

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. Street lighting would be provided meeting city standards for commercial zones (and in locations that would accommodate future widening). As well, Traffic Analysis indicates that the proposed commercial traffic meets a Level of Service (LOS) A without dedicated center turning lanes. Allowing additional building height to cover the Fehr tool will effectively reduce the size of the facility by consolidating materials robotically. Without the tool the plant would take up greater area. A height increase of 15' for a portion of the facility will not detrimentally affect any views or the industrial character of the developed site. The Fehr has no emissions.

[Handwritten Signature]

Signature of Applicant

Variance Fee: \$

Receipt No. _____

Date Paid _____

3020 FORAN RD. CENTRALIA, WA
Address 98531

360-623-1305
Telephone

STATE OF WASHINGTON)

ss

COUNTY OF _____)

On this 17 day of June, 20 21, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Craig Hoch, 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 _____ day of June, 20 21

My Commission expires:

05-01-2024



[Handwritten Signature]

Notary Public in and for the State of Washington
residing at Centralia WA 98531

Community Development Director

Date

Mayor

Date

NAPAVINE

P.O. Box 810
Napavine, WA 98565
(360) 262-9344 FAX (360) 262-9199

**PERMIT APPLICATION
CLEARING, FILLING OR GRADING**

Date Received _____ Reviewed By _____
 Permit Approved
 Permit Denied Comments _____

Craig Hach - Scot Industries Inc. / Russell Bond Family LLC

Name of Applicant/Owner Fill Permit #
3020 Foron Road, Centralia WA 98531 (360) 623-1305

Mailing Address Phone
Robert Balmelli - RB Engineering / PO Box 923, Chehalis WA 98532 (360) 740-8919

Engineer Name / Mailing Address
1206 Rush Road 018082000000, 018089001000 & 018086001000

Location of Worksite Parcel #
New industrial building approx 247,780 SF with associated utility connections and

Description / Type of Work
drainage plan.

Estimated Fill Amount:


- Less than 50 cubic yards 50 to 4000 cubic yards 50 to 500 cubic yards
- Over 4000 cubic yards – amount proposed 42,000-50,000 CY

PUD # _____

ATTACHED (Check Box)

• Site Map	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
• Grading Plan or Clearing Plan	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
• DNR Forest Practices Application	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
• Interim Erosion & Sediment Control Plan	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
• Final Erosion & Sediment Control Plan	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
• Soil Engineering Report	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
• Engineering Geology Report	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
• Environmental Checklist	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
• SEPA Review (DNS)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
• Work Schedule	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
• Other (Specify) _____	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

Explain Boxes Checked "No" or "N/A" No clearing required. TESC/Grading and right of way work Summer 2021, foundation/structural and building

construction 2022
 _____
Applicant Signature Project Manager Date 6/21/21

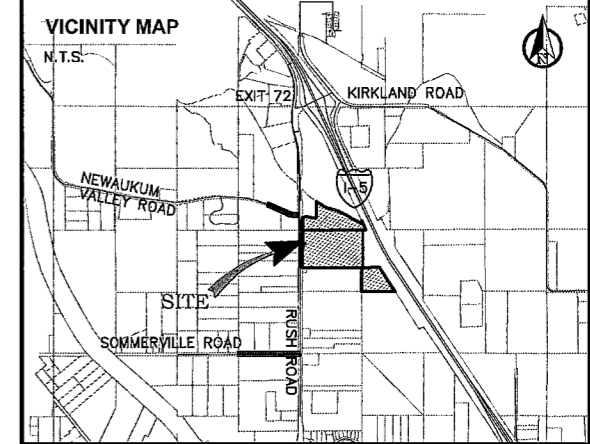
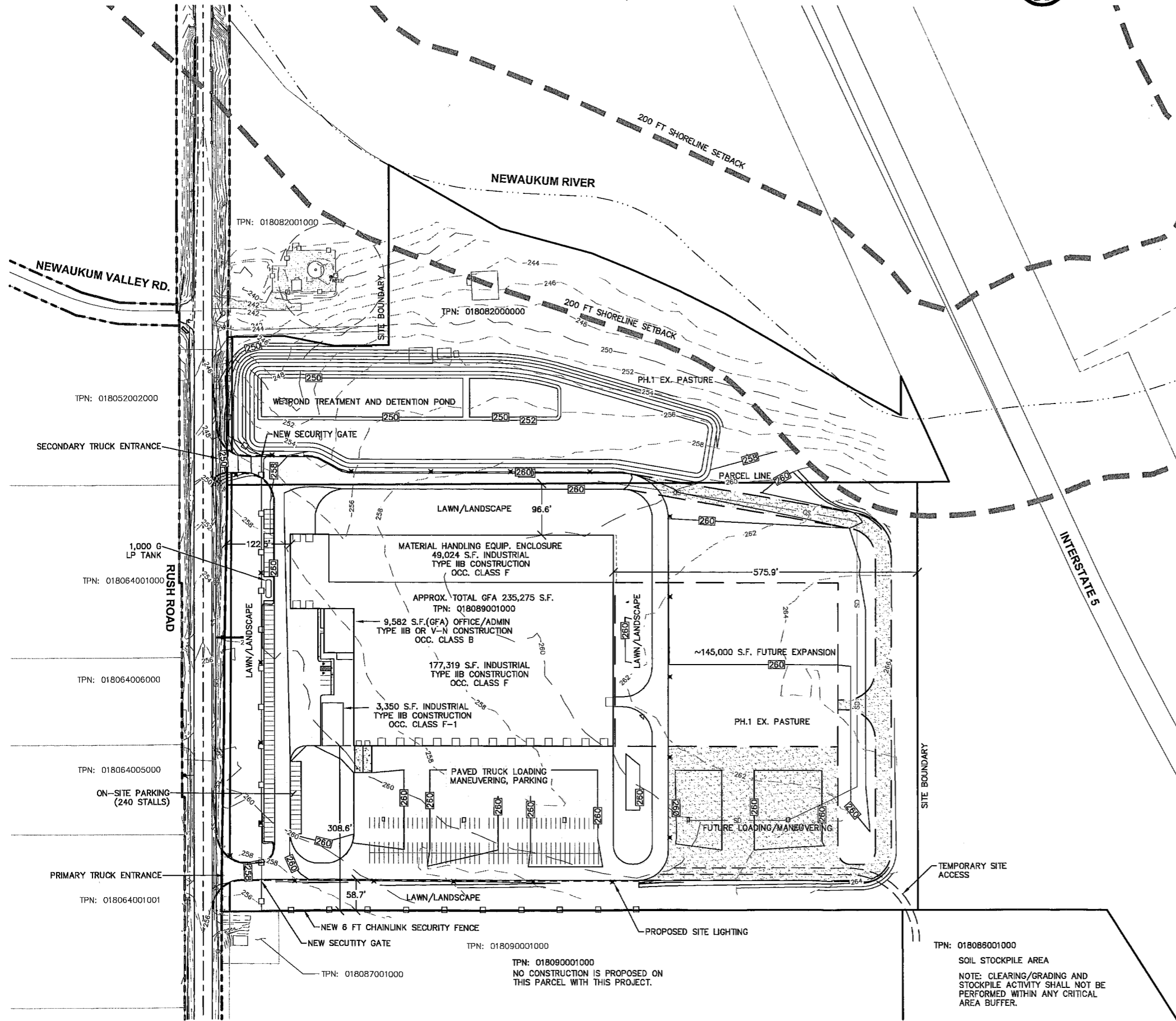
This permit is subject to all permit conditions, terms and/or provisions written or printed or attached to this form. The City reserves the right to rescind, alter or amend this permit, or to modify any conditions or requirements.

SCOT INDUSTRIES INDUSTRIAL BLDG.

SECTION 23, TOWNSHIP 13 NORTH, RANGE 02 WEST, W.M.
LEWIS COUNTY, WASHINGTON



SCALE: 1"=100 FEET
0 50 100 200



PROJECT INFORMATION

APPLICANT: SCOT INDUSTRIES, INC.
ATTN: RILEY WALL
(360) 480-8197
RILEY@KAUFMANCD.COM

PARCEL NOS: 018082000000, 018089001000, 018086001000 (UGA)

SITE ADDRESS: 1206 RUSH RD.
CHEHALIS, WA 98532

ZONING: COMMERCIAL/INDUSTRIAL

SITE AREA: 42.49 TOTAL ACRES

PARKING STALLS: REQUIRED: 1 STALL/1,000 BLDG. SQFT.
PROPOSED: 240 STALLS

SOILS: 167-PRATHER SILTY CLAY LOAM
172-REED SILTY CLAY LOAM
187-SALKUM SILTY CLAY LOAM

SANITARY SEWER: LEWIS CO SEWER DIST. 4

WATER: CITY OF NAPAVINE

FIRE DISTRICT: NEWAUKUM VALLEY FIRE & RESCUE DIST. 5

SHEET INDEX

C0.1 PRELIMINARY SITE PLAN
C1.0 EXISTING SITE CONDITIONS
C2.0 PRELIMINARY GRADING AND DRAINAGE PLAN
C3.0 PRELIMINARY UTILITY PLAN
C4.0 PRELIMINARY DETAILS
L1.1 PRELIMINARY LANDSCAPE PLAN

SURVEY INFORMATION

LEGAL DESCRIPTION
(1) A PORTION OF THE SW OF THE NW OR S23, T13N, R2W SOUTH OF RIVER, (2) THE N HALF OF SW QUARTER LYING WEST OF I-5 EXCEPT THE S 510' AND RUSH RD R/W, (3) THE S 509' OF NE QUARTER OF SW QUARTER, WEST OF I-5.

VERTICAL DATUM
LEWIS COUNTY GEODATA CONTOURS

BASIS OF BEARING
LEWIS COUNTY GEODATA CONTOURS

LEGEND

EXISTING	PROPOSED	
W	W	WATER MAIN
SS	SS	SANITARY SEWER MAIN
FM	FM	FORCE MAIN
SD	SD	STORM MAIN
RD	RD	ROOF DRAIN
	FD	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

NO.	DATE	REVISION
1	10/27/21	REPLY TO 2ND REVIEW COMMENTS
2	11/1/21	FULL PARKING RATIO

DESIGNED BY: CA
DRAWN BY: CA/ALE
CHECKED BY: CA

DATE: 8/26/2021
SCALE: 1" = 100'

WA.
CITY OF CHEHALIS

SCOT INDUSTRIES INDUSTRIAL BLDG.

PRELIMINARY SITE PLAN

RB Engineering
DESIGN → PERMIT → MANAGE
OFF: (360) 740-8919
EMAIL: info@rbengineering.com
P.O. Box 923
CHEHALIS, WA 98532

811 Know what's below. Call 811 before you dig.

JOB NUMBER: 21022
DRAWING NAME: 21022_PSP
C0.1
1 OF 6

TPN: 018086001000
SOIL STOCKPILE AREA
NOTE: CLEARING/GRADING AND STOCKPILE ACTIVITY SHALL NOT BE PERFORMED WITHIN ANY CRITICAL AREA BUFFER.

STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE

CASE NO: Scot Industries Industrial Building Site Plan

APPLICANT: Craig Hach, Plant Manager – Scot Industries Inc.

Proposal: The project will consist of roughly 239,275 square feet building with material storage, machining, truck staging, and oil storage. The structure will include a 226,000 square feet metal building for processing/machining including housing a material handling and storage device; roughly 9,600 square feet attached office and administrative space for employee and management facilities; and a 3,350 square feet metal accessory building for recycle/scrap and cutting oil recirculation, and associated facilities including parking, stormwater, fire, and water/sewer.

Location: 1206 Rush Road, Napavine, WA 98565

Parcels: 018082000000, 018089001000 & 018086001000

Legal Description: Section 23 Township 13N Range 02W PT SW NW LY S RVR
11.58 Acres (018082000000)
Section 23 Township 13N Range 02W N2 SW4 LY WLY I-5 EX SLY
510' & RUSH CO RD
24.19 Acres (018089001000)
Section 23 Township 13N Range 02W S 505 NW4 SW4 EX PT NW
COR & EX RUSH RD
14.60 Acres (018086001000)

SEPA Determination: Determination of Non-significance (DNS)

Comment Deadline: **May 16th, 2022** (comments should be delivered to the city hall office at 407 SW Birch Ave, Napavine, WA 98532)

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], the City of Napavine must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through

conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);

- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be addressed through conditions of approval), or;
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the City Code).

Determination:

Determination of Non-Significance (DNS). The City of Napavine, as lead agency for review of this proposal, has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(e). This decision was made after review of a completed environmental checklist and land use application documents as they apply to the City's Municipal Code and adopted standards.

Date of Publication and Comment Period:

Publication date of this DNS is **May 2nd, 2022**, and is issued under WAC 197-11- 960. The lead agency will not act on this proposal until the close of the 14-day comment period, which ends on **May 16th, 2022**.

SEPA Appeal Process:

A final decision on this proposal will not be made until after the comment period described above. An **appeal** of any aspect of this decision, including the SEPA determination and any required mitigation, must be filed with the City of Napavine within fourteen (14) calendar days from the date of the final decision as provided in the NMC 17.88.100.

Mail or deliver appeals to the following address:

City of Napavine
407 SW Birch Ave.
Napavine, WA 98532

Staff Contact Person:

Rachelle Denham
Clerk
(360) 262-3547

Responsible Official:

Bryan Morris
City of Napavine
407 SW Birch Ave
Napavine, WA 98532

SEPA Environmental Checklist – 2016 Version

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization of compensatory mitigation measure will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once the threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for non-project proposals: [\[help\]](#)

For non project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NON PROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words “project,” “applicant,” and “property or site,” should be read as “proposal,” “proponent,” and “affected geographic area,” respectively. The lead agency may exclude (for non-projects) questions in Part B – Environmental Elements – that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Scott Industries Industrial Building

RBE Project No. 21022

2. Name of applicant: [\[help\]](#)

Craig Hach, Plant Manager - Scot Industries Inc.

3. Address and phone number of applicant and contact person: [\[help\]](#)

*3020 Foron Road
Centralia, WA 98531
360-623-1305*

4. Date checklist prepared: [\[help\]](#)

June 11, 2021

5. Agency requesting checklist: [\[help\]](#)

City of Napavine

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Clearing, grading and fill- Summer 2021, Foundation and Building construction- 2022, Final occupancy 2022

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

The site can support the expansion of the industrial use by another ~145,000 sf; timing for expansion of the facility is not determined.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Geotechnical Report by Landau Associates (April '21); Critical Areas Review by Russell Development (June '21), Trip Generation and Traffic Analysis by JTE (June '21), Cultural Resources Assessment by Drayton Archaeology (May '21) and topographic survey by Bluhm & Assoc. Surveyors (pending).

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

No

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

This project will include the following permits: NPDES Construction General Permit, Grading, Site Development Permit, SEPA, Right of Way Access Permit, public works approvals for utility extension & service, and Variance for certain street improvements.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

Project will consist of roughly 239,275 s.f. building with material storage, machining, truck staging and oil storage. The structure(s) will include a 226,000 s.f. metal building for processing/machining including housing a material handling and storage device; roughly 9,600 s.f. attached office and administrative space for employee and management facilities; and a 3,350 s.f. metal accessory building for recycle/scrap and cutting oil recirculation. Additional site improvements include parking and truck parking and maneuvering areas, stormwater drainage improvements, landscaping, lighting, and associated utility connections.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

Property Address(s) is 1206 Rush Road, Chehalis WA 98532, Parcel No.(s) 018082000000, 018089001000 & 018086001000, Section 23, Township 13N, Range 02W, W.M., PT SW NW LY S RVR, N2 SW4 LY WLY 1-5 EX SLY 510' & RUSH CO RD, S 509' NE4 SW4 W HWY.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

a. General description of the site [\[help\]](#) (select one): Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Sit is predominantly flat, sloping generally northwest, with steeper escarpments adjacent to the Nisqually River up to 75%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Per NRCS Soil Data Survey the following soils are present onsite: Prather silty clay loam, reed silty clay loam and salkum silty clay loam.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

Abrupt grade changes along the south bank of the river are escarpments associated with riverine action; no major erosion or mass wasting is evident.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. [\[help\]](#)

Geotechnical report recommends overexcavation for footings, structural slabs and truck-rated wheel loads. Site development will involve roughly 61,000 cyds of stripping and excavated soil unsuitable for compaction. This material will be stockpiled on an undeveloped parcel to the southeast. Roughly another 8,000 cyds will be graded and filled associated with subgrades and the stormwater facility. Finally, an estimated 42-50,000 cyds of granular ballast will be imported and compacted for buildings and paved areas. Imported material will be from a local DNR approved mining operation. Finish grades will be consistent with the property boundaries.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Yes, However a Stormwater Pollution Prevention Plan (SWPPP) will be prepared that outlines appropriate Best Management Practices to control and contain any sediment migration within the project limits

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

About 32 percent of the property will be covered with impervious surface

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Best Management Practices will be used to prevent and contain erosion onsite during construction. The projects SWPPP requires that a Certified Erosion and Sediment Control Lead (CESCL) monitoring the site during construction.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Normal emissions associated with construction equipment combustion engine exhaust and possible dust emissions will be generated during the construction phase of the project. Once the project is completed, public and commercial vehicle emissions will be generated.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

The project SWPPP will include a BMP to control dust that is appropriate for the size and scope of the project.

3. Water

- a. Surface Water: [\[help\]](#)

DNR Stream Classification Mapping Website <https://fpamt.dnr.wa.gov/default.aspx>

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Yes, Newaukum River runs along the northern property line of one of the parcels involved in this site development.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No work is proposed within 200' of the ordinary high water mark of the river.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No. FIRM maps zone A (100-yr floodplain) areas northwest of the project site. Due to natural topography the project site contains no floodplains or areas prone to flooding.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No.

b. Ground Water:

- 1) Will ground water be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

The project will create new impervious surface that will generate stormwater runoff. The runoff will be conveyed to the stormwater facility. The stormwater facility will discharge runoff by metered release to the downstream drainage system, maintaining existing flow patterns. Pre-treated stormwater will be routed to road-side ditch on Rush Road and eventually reach Newaukum River roughly 600 feet downstream.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site?
If so, describe.

The proposed drainage regime for the site maintains the existing drainage patterns.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The project will incorporate a SWPPP and stormwater design that provides water quality and flow control facilities to mitigate the impacts to surface and ground waters.

4. **Plants** [\[help\]](#)

- a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other:
- evergreen tree: fir, cedar, pine, other:
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other:
- water plants: water lily, eelgrass, milfoil, other:
- other types of vegetation:

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Approximately 29 acres of pasture area and 3 acres of mixed stand forested area will be removed to construct this project. Any logging/clearing will be done in accordance with City requirements..

- c. List threatened or endangered species known to be on or near the site. [\[help\]](#)

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Landscaping will include ornamental and native drought-resistant plantings.

- e. List all noxious weeds and invasive species known to be on or near the site:

Himalayan blackberry occurs on portions of the site.

5. **Animals**

Washington Endangered Species Website <https://wdfw.wa.gov/conservation/endangered/>

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site: Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site. [\[help\]](#)

No terrestrial species known or identified through DNR PHS database. Newaulkum River contains fall and spring run Chinook salmon, coho salmon, and steelhead trout.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Yes, Pacific Flyway Migration Route.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None

- e. List any invasive animal species known to be on or near the site:

None known.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Electricity (Lewis County PUD) will be used to run motors for hydraulics, machining/industrial, and lighting. The facility may also use liquid propane (LP) for heating.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

The project building design will utilize the latest IBC and Energy Codes to provide an energy efficient facility.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

Unlikely. The facility will not store hazardous materials. Machine oil is used within the facility for cooling during honing/turning; this oil will be recycled and filtered in a dedicated accessory building. LP storage will be provided in accordance with state regulations.

1) Describe any known or possible contamination at the site from present or past uses:

None known.

2) Describe existing hazardous chemical/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity:

No hazardous conditions exist.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project:

Machine oil is used in the honing/turning process. Storage and handling will be managed by a Safety Plan approved by L&I.

4) Describe special emergency services that might be required.

No special services are identified.

5) Proposed measures to reduce or control environmental health hazards, if any:

Approved Safety & Storage Plan including secondary containment where appropriate.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

None.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Short Term: Construction noise from equipment and building construction.

Long Term: Public and commercial vehicles accessing the completed project.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction will be limited to Monday through Friday, 7:30AM to 4:30 PM

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The site currently consists of an agricultural building (old barn) and older unoccupied residence. Adjacent properties consist of undeveloped commercial land. Two City of Napavine facilities exist adjacent to the project along Rush Road frontage, a water storage pumping station at the north, and sewer lift station at south.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use? [\[help\]](#)

Site has been historically used for hay production.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how:

No.

- c. Describe any structures on the site. [\[help\]](#)

Existing structures include an old unoccupied residence and cedar sided barn.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

The old house and outbuildings will be removed. Existing barn will remain.

- e. What is the current zoning classification of the site? [\[help\]](#)

Commercial/Industrial

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Rural

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Rural. The portion of the Newaukum shoreline adjacent to the site is not subject to setbacks.

- h. Has any part of the site been classified as critical area by the city or county? If so, specify. [\[help\]](#)

No critical areas have been identified on the site.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

The facility will employ roughly 80 people. The facility will operate in two shifts.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

None

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposed use is permitted within the Commercial / Industrial zone. No existing residential uses exist immediately adjacent to the site.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Any clearing will be done in accordance with permitting. Areas to the south of the site have been recently logged.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

Tallest height of building is between 25 and 40 feet. Principal exterior siding will be anodized metal to reduce reflected energy.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Proposed project will not obstruct views.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

The building design will introduce alternative siding products at the office/administration portion to identify main employee entrances. The building will have minimal glazing.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Office/admin portion will have exterior glazing. Late afternoon sun may produce minor glare for limited periods of time.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None

- d. Proposed measures to reduce or control light and glare impacts, if any:

Site lighting fixtures (pole lights and wall-paks) will utilize cut-offs to minimize off-site light.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

The Newaukum River is near the project site where various informal river activities for the public. Site is roughly 2 miles from Napavine city parks and School facilities, and 5 miles from Newaukum Golf Course and Stan Hedwall Park, Chehalis.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None

13. Historic and cultural preservation

State Historical Preservation Office (SHPO) WISAARD: <https://fortress.wa.gov/dahp/wisaardp3/>

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

The Cultural Resource Assessment did not categorize the existing barn for historic values. The barn is not slated for demolition.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries, Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

The Cultural Resource Assessment did not identify any buried precontact or historic archaeological deposits. The site is in an area of low to moderate probability for cultural resources.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Review of the online search engine WISAARD on the Washington State Department of Historic Preservation website; see Drayton report (May 2021).

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Construction under state rules for inadvertant discovery for resources or remains.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Rush Road currently serves the project site.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

No, nearest transit stop is 2.2 miles away.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Project proposes 50 formal standard parking stalls for employees. The site can accomodate additional parking if the facilities were to be expanded.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

No. A Variance request has been made to waive some street standards for Rush Road frontage improvements, including street lighting.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non- passenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

The project will generate 40 AM peak hour trips and 38 PM peak hour trips, with an average weekday trip ends of 241 per day (see JTE Trip Generation). Future facility expansion may generate additional trips.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Truck ingress and egress will primarily use the southern access point as it provides better sight distance and less gradient change from Rush Road. The traffic report indicates a LOS of "A" for the proposed access points without lane modifications.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

Fire and police protection and health care services are anticipated for the employees of the future industrial site.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None.

16. Utilities

- a. Select utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone,
sanitary sewer, septic system, other:

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

*Sewer Service - City of Napavine
Water Service - City of Napavine
Phone Service - Centurylink or Comcast
Cable Service - Comcast
Power - Lewis County PUD*

C. SIGNATURE [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Name of signee: 

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

Position and Agency/Organization: *Planning Manager / RB Engineering*

Date Submitted: *6/17/21*

City of Napavine

May 16, 2022

Planning Commission RE: Scot Industries Industrial Building

Scot Industries request for a variance for no curb, gutter and sidewalks along Rush Road should be denied.

Surrounding properties have been held to the requirements of providing safe pedestrian movement. We feel there should be continuous sidewalks along Rush Road considering that most likely there will be housing built along the road in the future. Why would we want to exclude Commercial/Industrial development from being part of the town vision when it essentially rests in the middle of the road to city center?

Pedestrians may wish to walk to Napavine for school or shopping or to the fast food restaurants at exit 72. The newly developed housing near the proposed Scot building has installed sidewalks. What use will those sidewalks be if a pedestrian cannot walk beyond the front of the house? The shoulder along Rush Road is unsafe for walking because of the narrow width and speeds for motor vehicles. Increased development in and around the surrounding areas of Napavine will only add to the motor vehicle traffic and create a more urgent need for safety while walking along Rush Road.

Napavine has done the work of implementing the desired town concept to include choosing appropriate trees and street lighting. By allowing Scot Industries to avoid participating in the planned vision for Napavine, continuity will be sacrificed.

Napavine code 12.04.060 allows that Napavine shall have final authority on sidewalks and curbs, but applicants must first exhaust administrative remedies. I urge you to decide against this requested variance for all the reasons previously stated, as well as to provide equity and fairness to all that have developed and those that will in the future.

Lorie Spogen, Manager

Jorgensen Timber LLC



**Washington State
Department of Transportation**

Southwest Region
11018 Northeast 51st Circle
Vancouver, WA 98668-1709
360-905-2000 / Fax 360-905-2222
TTY: 1-800-833-6388
www.wsdot.wa.gov

May 16, 2022

Bryan Morris
City of Napavine Community Development Dept.
407 Birch Ave SW
Napavine, WA 98565

Re: Scot Industries Napavine Facility—SEPA DNS
I-5 MP 72.78 Vicinity

Dear Mr. Morris:

Washington State Department of Transportation (WSDOT) staff have reviewed the application materials submitted for the Scot Industries proposal. Approval of subsequent permits will result in the construction of an approximately 240,000 sq. ft. facility for the manufacturing of metal tubing products. WSDOT would like to address our concerns and offer the following comments.

In its current configuration, the Interstate 5/Rush Road interchange does not have the capacity to serve this proposal. We would expect that some of the congestion related issues that were present prior to removing the stop sign westbound at Hamilton Road would reappear with this proposal and the culmination of future development proposals. WSDOT does not have funding allocated for improvements to the interchange to increase capacity, and any mitigation measures that would adequately increase capacity at the interchange are not proportional to this development.

WSDOT staff have reviewed the traffic generation study completed in support of the Scot Industries proposal. This study focused on the impacts to Rush Road at the proposed site access and did not analyze impacts to the I-5/Rush Road interchange. Given the current circumstances at the I-5/Rush Road interchange, WSDOT staff suggest that the City consider the expansion of traffic analyses in future development proposals to include impacts to the state highway system, so that safety and capacity issues can be identified and considered in the development review process.

Thank you for the opportunity to comment on the above referenced project. If you have any questions or need additional information, please contact me at BassD@wsdot.wa.gov or at 360-831-5829.

Sincerely,

A handwritten signature in black ink that reads "Dylan M. Bass".

Dylan Bass
Development Review Planner
WSDOT Southwest Region



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Southwest Region Office
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

May 16, 2022

Katie Williams, SEPA Contact
City of Napavine
407 Birch Avenue SW
Napavine, WA 98532

Dear Katie Williams:

Thank you for the opportunity to comment on the determination of nonsignificance for the Scot Industries Industrial Building Project (20220428) located at 1206 Rush Road as proposed by Craig Hach for Scot Industries. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SHORELANDS & ENVIRONMENTAL ASSISTANCE: Nate Brown, (360) 628-7166

The site plan shows a 200' shoreline setback from OHW for the Newaucum River, however does not indicate, either in the checklist or on the plan, the likely presence of wetlands in the upper northwestern portion of the site. These wetlands may require an even greater setback than the shoreline jurisdiction. Any wetlands should be identified and protected from future development as they are part of the site development--even though currently they are not proposed to be disturbed.

Ecology and the Napavine Critical Areas Ordinance require avoidance of wetland impacts to the maximum extent practicable--including future impacts. This may entail redesigning the layout of the project. Please see Ecology's web page at <https://ecology.wa.gov/Water-Shorelines/Wetlands/Mitigation/Avoidance-and-minimization> for further information on wetland avoidance and minimization of impacts.

SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287

The applicant proposes to demolish an existing structure(s). In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present are removed prior to demolition. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials. Please review

the “Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes,” on Ecology’s website at: Construction & Demolition Guidance. All removed debris resulting from this project must be disposed of at an approved site. All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. Contact the local jurisdictional health department for proper management of these materials.

**WATER QUALITY/INDUSTRIAL OPERATIONS UNIT:
Morgan Maupin (360) 407-7320**

Facilities conducting certain industrial activities that discharge stormwater to a surface waterbody or storm sewer system that drains to a surface waterbody are required to obtain National Pollutant Discharge Elimination System (NPDES) permit coverage for those industrial stormwater discharges under the Department of Ecology’s Industrial Stormwater General Permit (ISGP). More information about the Industrial Stormwater General Permit (ISGP) is available at the link below:

<https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-generalpermits/Industrial-stormwater-permit>

**WATER QUALITY/WATERSHED RESOURCES UNIT:
Evan Wood (360) 407-7320**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.

- a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Carol Serdar at Carol.Serdar@ecy.wa.gov, or by phone at (360) 742-9751.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: <https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.

The applicant may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

WATER RESOURCES: Charlotte Lattimore (360) 407-6066

Under RCW 90.03.350, a Dam Safety construction permit is required for those dams or ponds that can impound a volume of 10 acre-feet or more of water or other liquids above ground level. The Scot Industries Industrial Building project references the construction of an stormwater detention pond. If the impoundment meets or exceeds the above referenced criteria; you will need to apply for a dam construction permit. To determine if a Dam Safety construction permit is required for your project, the applicant must submit a set of construction plans to:

WA Department of Ecology
Dam Safety Office
P.O. Box 47600
Olympia, WA 98504-7600

Katie Williams
May 16, 2022
Page 4

For more information, please contact Charlotte Lattimore by e-mail at clat461@ecy.wa.gov or by telephone at (360) 407-6066.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(GMP:202202132)

cc: Nate Brown, SEA
Derek Rockett, SWM
Morgan Maupin, WQ
Evan Wood, WQ
Charlotte Lattimore, WR



Community Development

2025 NE Kresky Avenue
Chehalis WA 98532

May 16, 2022

To: SEPA Administrator

RE: Scot Industries Industrial Building / MSC22-0023

Date Received: May 3, 2022

Comments Due: May 16, 2022

Thank you for the opportunity to review and comment on the above project. Lewis County Community Development circulated your documents to the Environmental Health and Public Works departments for their comments. Following are the County comments:

- Road are within Napavine city limits. The 2nd (north) truck approach appears to be more than 300' from county roads.
- Private and public survey monuments shall be maintained and replaced if destroyed per WAC 332-120.
- Survey monuments exist at this location per record of survey recorded under AFN 3365989 and 3570205.
- The project proposes City of Napavine water supply and the property resides within the approved service area.
- Environmental Health - No Comments
- Building - No Comments
- Access - No Comments

Respectfully,

Megan Sathre

Megan Sathre
Lewis County Community Development
Megan.Sathre@lewiscountywa.gov