



**CITY OF NAPAVINE PLANNING COMMISSION MEETING
Monday – August 15, 2022 – 6:00 PM**

Deborah Graham,
Position 1

Amy Hollinger
Position 2

Arnold Haberstroh,
Position 3

Amy Morris
Position 4

Scott Collins
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 – August 1, 2022**
- VI. NEW BUSINESS**
 - 1) Rognlin’s Rush Road Plat**
 - 2) Housing Action Plan - Volunteer**
- VII. OLD BUSINESS**
 - 1) Fueling Station Code Change**
 - 2) Cliff Morris Short Plat – 609 W Forest Napavine Road**
 - 3) Jerry Nixon 665 Forest Napavine Road Land Use**
- 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
August 1, 2022 6:00 P.M.
Napavine City Hall, 407 Birch Ave SW, Napavine, WA

PLEDGE OF ALLEGIANCE:

CALL TO ORDER:

Due to no elected Chairman, Director Morris opened the regular planning commission meeting to order at 6:00 pm.

ROLL CALL:

Planning Commission present: Amy Morris, Commissioner #4, Deborah Graham Commissioner #1, Bob Bozarth Commissioner #2, and Arnold Haberstroh Commissioner #3. Commissioner Position #5 is Vacant. Commissioner Morris nominated Commissioner Graham for Chairman. Commissioner Haberstroh motioned to approve Deborah Graham as chairman, seconded by Commissioner Bozarth. Vote on motion 4 aye and 0 nay.

APPROVAL OF AGENDA – As presented:

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

APPROVAL OF MINUTES:

Commissioner Bozarth motioned to approve minutes for June 6, 2022 meeting, seconded by Commissioner Haberstroh. Vote on motion 4 aye and 0 nay.

NEW BUSINESS:

Fueling Station Code Change

Discussion was had on how to change the code to minimize future impacts while still allowing certain situations. Planning Commission discussed a scenario of a grocery store that had fueling station as an added convenience, not just strictly fueling and quick snacks stops.

Commissioner Haberstroh motioned to move fueling stations/automobile service stations from permitted use to conditional use in Chapter 17.28 C and C-1 Districts seconded by Commissioner Morris. Vote on motion 4 aye, 0 nay.

Cliff Morris Short Plat – 609 W Forest Napavine Road

Director Morris explained that the applicant is wanting to short plat 2 lots into 4 lots with a 20 ft. private road with an easement to the city for utilities. Water line would be a 2" line servicing the new residential lots requiring sprinkler systems to adequately meet fire flow requirements.

Commissioner Haberstroh asked what the difference would be between running a 2" line, then requiring an 8 inch. Will the lots adjacent have to have sprinklers? Are we going to keep putting band-aids on prior mistakes? Why not require them to have an 8 inch water line from Kayli Court to Forest Napavine, then it is looped.

Director Morris said the difference is between private easement and public right-of-way. City can 1. Deny the easement with the city utilities in the private easement, or 2. Can accept it with the 2 inch, or 3. Accept it if he upgrades to an 8 inch water line with a hydrant at Forest Napavine Road.

Commissioner Haberstroh motioned to table until the next meeting, seconded by Commissioner Bozarth. Vote on motion 4 aye, 0 nay.

CONSIDERATION:

Director Morris stated he met with Mr. Peter Abbarno at Mayme Shaddock Park, and it was announced that City of Napavine was awarded additional funding to complete the Mayme Shaddock Park kitchen. The City is now able to construct the original pre-covid kitchen structure.

CITIZEN COMMENT:

Jerry Graham stated that the city should go after Sterling Breens property since it was turned down by Chehalis and thinks the City of Napavine should allow them to come into the Napavine UGA. It is roughly 200 acres where Virginia Breen house sits. Director Bryan Morris stated that is up to Planning, but will need an applicant to start the process, the city can't initiate it.

GOOD OF THE ORDER:

Executive Assistant Katie Williams stated she wanted to give a warm welcome to Amy Morris on joining the Planning Commission.

Director Morris stated that they have another applicant that should be sworn in at the next City Council meeting.

ADJOURNMENT 7:06 pm

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

These minutes are not verbatim. If so desired, a recording of this meeting is available online at <https://fccdl.in/ecU9SqYc3W>.

Respectfully submitted,

Bryan Morris, Community Development/Public Works Director

Planning Commission Chairperson

CITY OF NAPAVINE

407 Birch Ave SW, P. O. Box 810
Napavine, WA 98565
(360) 262-9344

\$650.00

APPLICATION FOR:

LARGE LOT SUBDIVISION

SHORT PLAT SUBDIVISION

STAFF USE ONLY

CASE NUMBER _____
DATE RECEIVED _____
BY _____

RELATED CASES _____
DATE FEE PAID

2. APPLICANT (IF DIFFERENT THAN OWNER)

NAME Cliff and Laura Morris
MAILING ADDRESS 609 W FOREST NAPAVINE RD.
CITY AND STATE Chehalis WA ZIP 98532
TELEPHONE 360-239-5129 (Cliff)
SIGNATURE *Laura Morris* DATE 12-9-2021

3. ENGINEER/ARCHITECT:

NAME Butler Surveying, Inc.
MAILING ADDRESS 475 NW Chehalis Ave (P.O. Box 149)
CITY AND STATE Chehalis WA ZIP 98532
TELEPHONE 360-748-8803

4. AUTHORIZED REPRESENTATIVE (if applicable):

NAME _____
MAILING ADDRESS N/A _____
CITY AND STATE _____ ZIP _____
TELEPHONE _____

5. PROPERTY LOCATION:

NORTH SOUTH EAST WEST SIDE OF (CIRCLE ONE)

(ROAD NAME): _____
BETWEEN (ROAD NAME) _____
AND (ROAD NAME) _____

PROPERTY ADDRESS _____

SECTION 26 TOWNSHIP 13 N RANGE 02 W PT
W 495' SE 4 NW 4
EX FORE

Type of non-site structures including any accessory buildings:
NONE

ASSESSOR'S PARCEL NO. 018151006000

FULL LEGAL DESCRIPTION OF SUBJECT PROPERTY: (Attach separate sheet)

Number of Lots:
Single-Family 3 Duplex _____ Multifamily _____
Commercial _____ Industrial _____

Zoning District _____

Shoreline Designation N/A

Smallest Lot Area 12,195.93 SF (0.280 ACRES)

Average Lot Area 13,429.66 (LOTS 2,3,4)

Total Acreage 0.925 +/-

Area of entire contiguous ownership (LOTS 1 + 2,3,4) = 4.9079 ACRES

Acreage in Open Space 40288 S.F.

Length of Public Streets N/A

Length of Private Streets _____

Designated Commercial Acreage N/A

6. Special Areas On Your Project Site:

- None
- Swamp/Bog
- Creek or Stream _____ name
- Cliffs
- River _____ name
- Draw/Gully
- Other (describe) _____

7. Has a portion of your project site ever flooded?

- No Do not know Yes, when? _____
(If yes, show area on map)

8. UTILITIES:

1. **WATER SUPPLY:** (Name of Utility, if applicable)
a. EXISTING: City of Napavine b. PROPOSED: _____
2. **SEWAGE DISPOSAL:** (Name of Utility, if applicable)
a. EXISTING: _____ b. PROPOSED: City of Napavine

9. ACCESS:

(NAME OF ROAD OR STREET FROM WHICH ACCESS IS OR WILL BE GAINED.)

1. EXISTING ACCESS: Private Drive (off of W. Forest Napavine Rd)
2. PROPOSED ACCESS: Same as above
3. If property to be divided is accessed by a private road, how many other parcels have access by this road? (Include vacant parcels) Private Drive Total of 6

PERMISSIVE MAP Per Butler Surveying

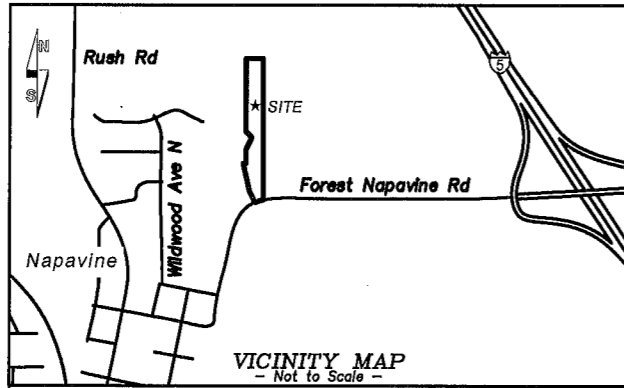
(APPLICANT CHECK OFF AS COMPLETED)

- 1. Drawn to scale in BLACK INK.
- 2. Show and label all existing structures including mobile homes, houses, sheds, garages, barns, etc.
- 3. Show boundaries of entire ownership and indicate property line measurements.
- 4. Show all existing state, city and county road frontages and road names.
- 5. Show all existing private road frontages whether or not they are used for access to property.
- N/A 6. Show existing well locations on site.
- N/A 7. Show proposed well locations on site.
- N/A 8. Show existing on-site septic tank and drain field locations.
- 9. Show any special areas on site such as natural gas pipeline easements, seasonal standing water locations, cliffs, swamps, bogs, rivers, streams, creeks or seasonal drainages, lakes, ponds, draw or gully.

ADJACENT PROPERTY OWNERS

PLEASE NOTE:

- Type or print legibly in **BLACK INK ONLY**.
- Must have correct zip codes.
- Do not write parcel number on this form.
- **CITY OF NAPA VINE PROPERTY ONLY** – Obtain addresses from County Assessors, Building #1, Second Floor.
- Include all adjacent property owners within 300 feet of exterior boundary of the property involved



City of Napavine Short Plat No. XX-XX-XX
 Being a portion of the Southeast Quarter of the Northwest
 Quarter of Section 12, Township 12 North, Range 8 East, W.M.
 in Lewis County, Washington.
 (Page 1 of 3 Pages)

Original Legal Description:

TPN 018150002000: That parcel as described in Statutory Warranty Deed recorded under Auditor's File Number 3497676, Records of Lewis County, Washington.

TOGETHER with and subject to easements, covenants, conditions, restrictions and reservations of record, if any, affecting title which may appear in the public record including those shown on the face of any recorded plat or survey.

TPN 018151006000: That parcel as described in Statutory Warranty Deed recorded under Auditor's File Number 3464154, Records of Lewis County, Washington.

TOGETHER with and subject to easements, covenants, conditions, restrictions and reservations of record, if any, affecting title which may appear in the public record including those shown on the face of any recorded plat or survey.

New Legal Description:

Lot 1 of City of Napavine Short Plat SP XX-XX-XX Records of Lewis County, Washington.

TOGETHER with and subject to easements, covenants, conditions, restrictions and reservations of record, if any, affecting title which may appear in the public record including those shown on the face of any recorded plat or survey.

Lot 2 of City of Napavine Short Plat SP XX-XX-XX Records of Lewis County, Washington.

TOGETHER with and subject to easements, covenants, conditions, restrictions and reservations of record, if any, affecting title which may appear in the public record including those shown on the face of any recorded plat or survey.

Lot 3 of City of Napavine Short Plat SP XX-XX-XX Records of Lewis County, Washington.

TOGETHER with and subject to easements, covenants, conditions, restrictions and reservations of record, if any, affecting title which may appear in the public record including those shown on the face of any recorded plat or survey.

Lot 4 of City of Napavine Short Plat SP XX-XX-XX Records of Lewis County, Washington.

TOGETHER with and subject to easements, covenants, conditions, restrictions and reservations of record, if any, affecting title which may appear in the public record including those shown on the face of any recorded plat or survey.

DECLARATION OF SHORT PLAT

KNOW all men by these presents that the undersigned is the owner of the land described by the declaration and is seeking approval by the City of Napavine of the herein described subdivision of land known as Short Plat Number XX-XX-XX

1. The undersigned, hereby defend indemnify and hold harmless The City of Napavine, it's officers, agents and employees from any and all costs or damages including, but not limited to, attorney's fees incurred as a result of this signatory not being the owner of the property being subdivided. Such costs and damages include, but are not limited to litigation, voluntary quiet title, boundary disputes, loss of all or portion of real property and slander of title.

2. The undersigned hereby acknowledges that this Short Plat has been made with my free consent and in accordance with my desires, and dedicate to the lot owners thereof, all easements shown thereon for ingress and egress.

Dated this _____ day of _____, 2022

 Clifford Morris

 Laura Morris

STATE OF WASHINGTON)
) ss.
 COUNTY OF LEWIS)

On this day personally appeared before me Clifford Morris and Laura Morris to me known to be the individuals of described in and which executed the within and foregoing instrument, and acknowledged that they signed the same as the free and voluntary act and deed, for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2022.

 Print Name: _____

 Print Name: _____

NOTARY PUBLIC in and for the State of
 Washington, residing at _____
 My commission expires: _____

Basis of Bearings: Record of survey as recorded in Book 31 of BLAM at Page 120, Records of Lewis County, Washington.

Reference Surveys:

- 1) K.D. Bluhm, PLS 29269, Book 2 of SP, Page 211 (2005)
- 2) C.M. Butler, PLS 36792, Book 25, Page 186 (2007)
- 3) C.M. Butler, PLS 36792, Book 31 of BLA, Page 120 (2017)

Method of Closed loop field traverses using a Topcon GTS-220 (00'00'05") total station. This survey meets or exceeds precision requirements as set forth in WAC 332-130-090.

Assessor's Certification:

Examined and approved for recording

 Lewis County Assessor's Office Date

Treasurer's Certification:

All taxes levied against the properties included in this Short Subdivision have been paid to and including the year 2022.

 Lewis County Treasurer Date

Administrator's Approval:

Examined and approved, this _____ day of _____, 2022.

 Planning Manager - Subdivision Administrator

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 20____
 at _____, M in Book _____ of _____ at Page _____
 under Auditor's File Number _____ at the request
 of Butler Surveying, Incorporated.

 County Auditor by Deputy Auditor

Surveyor's Certificate

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Clifford Morris and Laura Morris in June of 2021.

Christopher M. Butler, PLS 36792 date

BUTLER SURVEYING INC.
 476 NW CHEHALIS AVENUE
 P.O. BOX 149, CHEHALIS, WA 98532
 360/748-8803

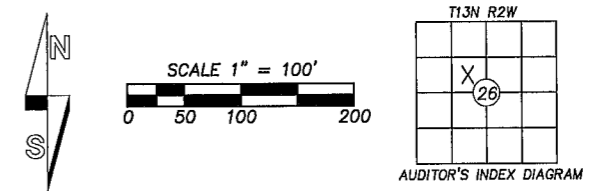
Drawn: J. Mahar Date: 7/14/2022

Checked: _____ Job No.: 20-380

Scale: 1" = none Sheet 1 of 3



City of Napavine Short Plat No. XX-XX-XX
 Being a portion of the Southeast Quarter of the
 Northwest Quarter of Section 26, Township 13
 North, Range 2 West, W.M. in Lewis County,
 Washington.
 (Page 2 of 3 Pages)



BASIS OF BEARINGS: RECORD OF SURVEY AS RECORDED IN BOOK 31
 OF BLAM AT PAGE 120, RECORDS OF LEWIS COUNTY, WASHINGTON.

Legend

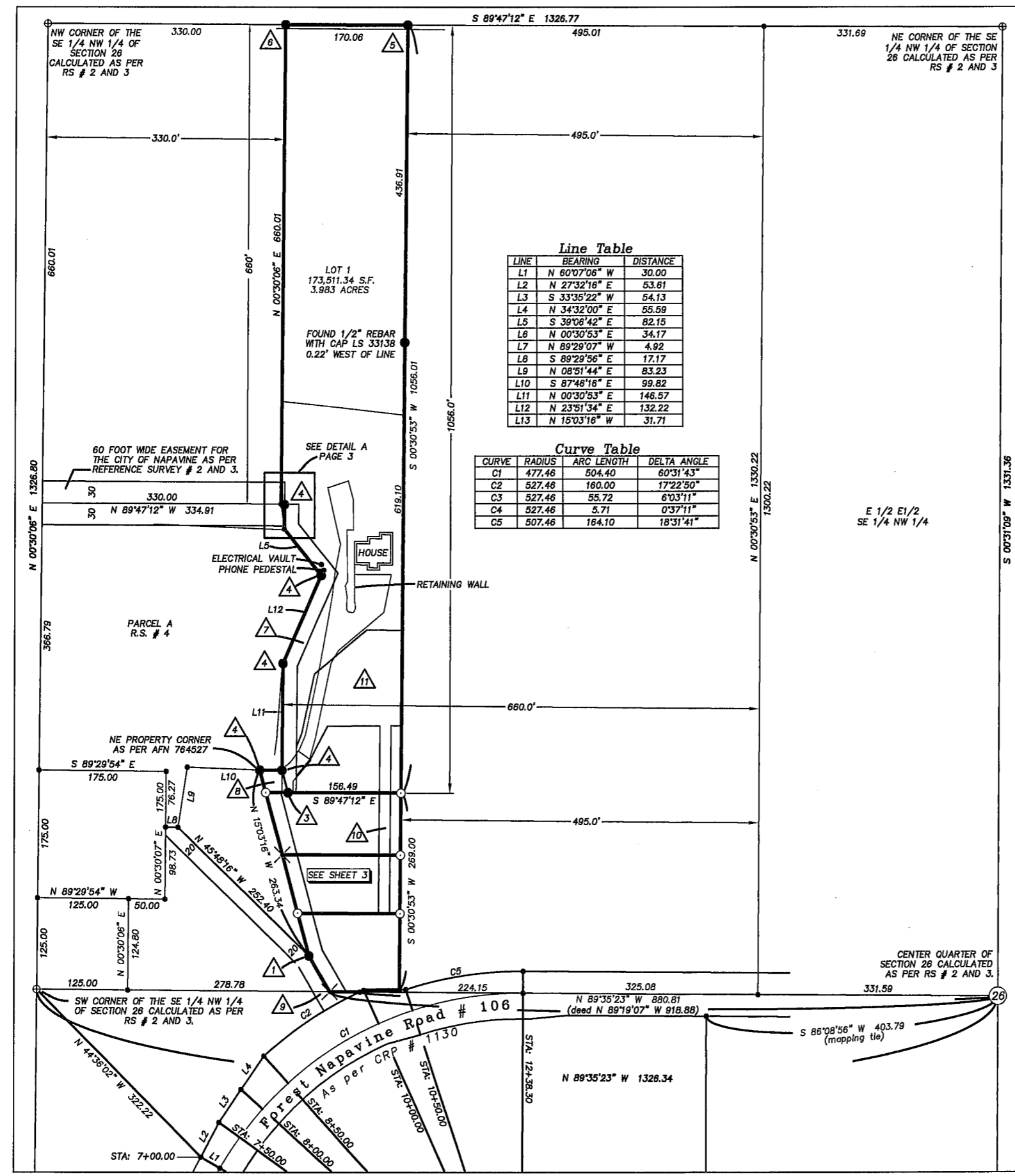
- FOUND CORNER AS NOTED
- SET 1/2" REBAR WITH CAP LS 36792-86894PLS
- ⊗ SET MAGNAIL WITH WASHER LS 36792
- ⊕ CALCULATED POSITION
- PROPERTY LINE
- FENCE LINE
- ⊖ W WATER METER
- ⊙ S SEWER
- △ 1 FOUND 3/4" IP AS PER REFERENCE SURVEY # 3 (2021). HELD FOR BASIS OF BEARINGS.
- △ 2 FOUND 1/2" REBAR WITH CAP LS 33138 LINE ONLY 1.48' NORTH OF PROPERTY CORNER AS PER REFERENCE SURVEY # 3 (2021).
- △ 3 FOUND 1/2" REBAR WITH CAP LS 33138 AS PER REFERENCE SURVEY # 3 (2021). HELD FOR ROTATION OF BEARINGS.
- △ 4 FOUND 1/2" REBAR AND CAP LS 36792 AS PER REFERENCE SURVEY # 3 (2021).
- △ 5 FOUND 1/2" REBAR WITH CAP LS 33138 AS PER REFERENCE SURVEY # 3 (2021).
- △ 6 FOUND 1/2" REBAR WITH CAP LS 33138 BEARING S80°02'01"W 0.29' FROM CALCULATED POSITION AS PER REFERENCE SURVEY # 3 (2021).
- △ 7 20 FOOT WIDE UTILITY EASEMENT BENEFITING THE CITY OF NAPAVINE.
- △ 8 UTILITY EASEMENT AREA BENEFITING THE CITY OF NAPAVINE.
- △ 9 EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS RECORDED UNDER AUDITOR'S FILE NUMBER 3558238.
- △ 10 15' WIDE STORM DRAINAGE EASEMENT
- △ 11 STORM DRAINAGE DETENTION POND AREA

Line Table

LINE	BEARING	DISTANCE
L1	N 60°07'06" W	30.00
L2	N 27°32'16" E	53.61
L3	S 33°35'22" W	54.13
L4	N 34°32'00" E	55.59
L5	S 39°08'42" E	82.15
L6	N 00°30'53" E	34.17
L7	N 89°29'07" W	4.92
L8	S 89°29'56" E	17.17
L9	N 08°51'44" E	83.23
L10	S 87°46'16" E	99.82
L11	N 00°30'53" E	146.57
L12	N 23°51'34" E	132.22
L13	N 15°03'16" W	31.71

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	477.46	504.40	80°31'43"
C2	527.46	180.00	17°22'50"
C3	527.46	55.72	6°03'11"
C4	527.46	5.71	0°37'11"
C5	507.46	164.10	18°31'41"



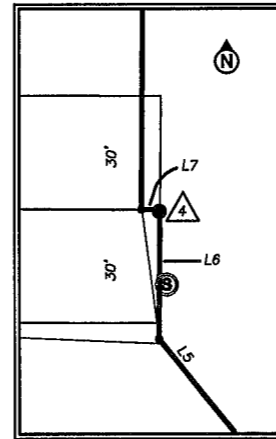
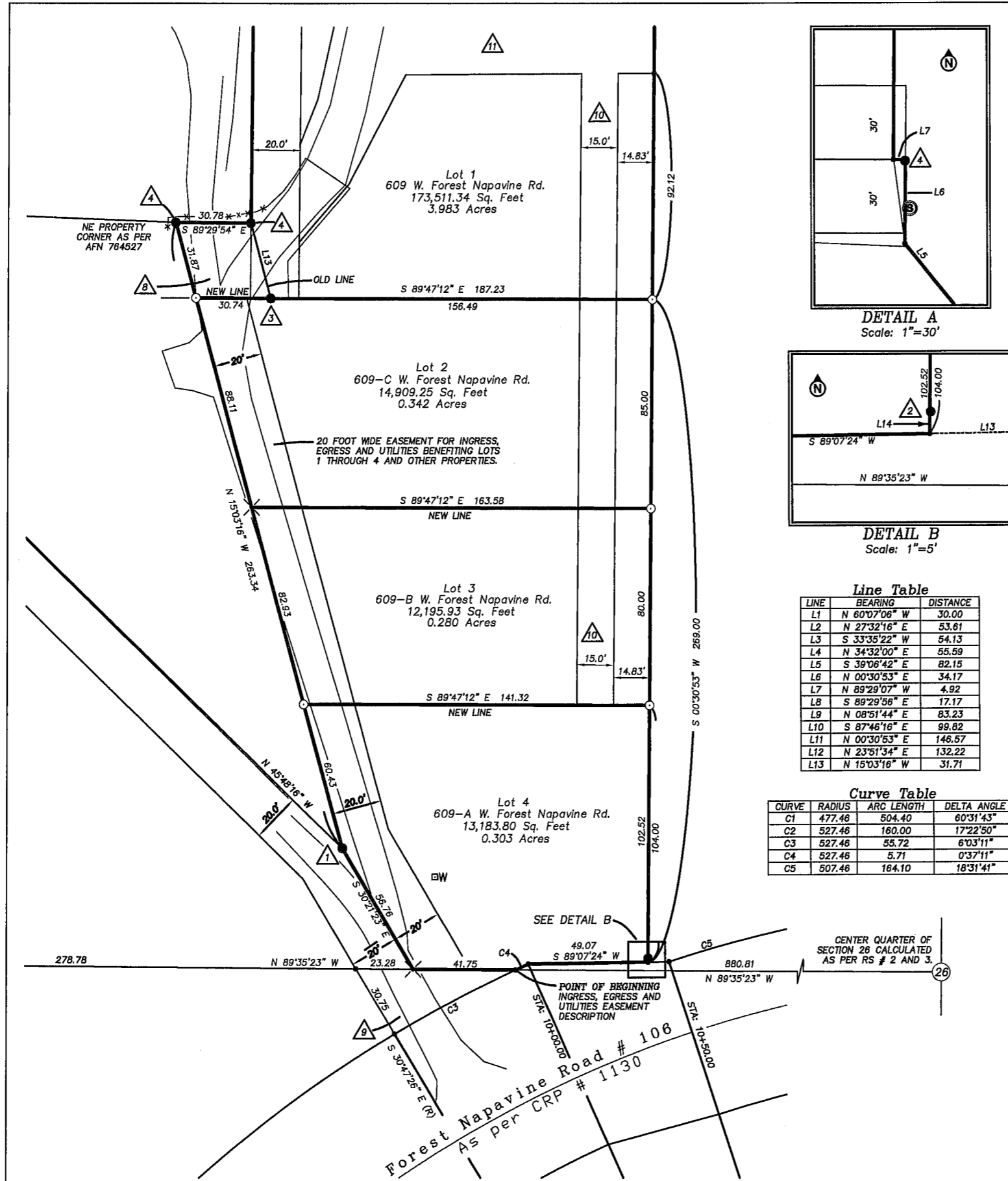
BUTLER SURVEYING INC.
 476 NW CHEHALIS AVENUE
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Drawn: J. Mahar Date: 7/14/2022
 Checked: Job No.: 20-380
 Scale: 1" = 100' Sheet 2 of 3

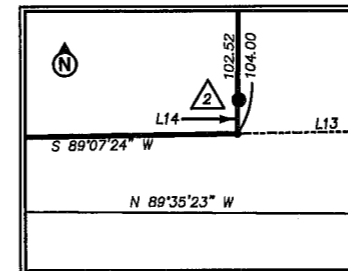


Being a portion of the Southeast Quarter of the Northwest Quarter of Section 26, Township 13 North, Range 2 West, W.M. in Lewis County, Washington.

(Page 3 of 3 Pages)



DETAIL A
Scale: 1"=30'



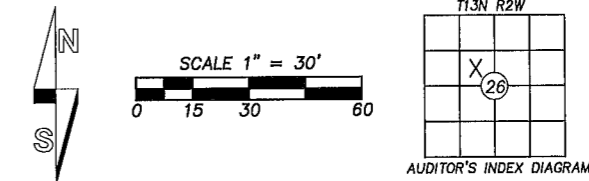
DETAIL B
Scale: 1"=5'

Line Table

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L1	N 60°07'06" W	30.00
L2	N 27°32'16" E	53.61
L3	S 33°35'22" W	54.13
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BASIS OF BEARINGS: RECORD OF SURVEY AS RECORDED IN BOOK 31 OF BLAM AT PAGE 120, RECORDS OF LEWIS COUNTY, WASHINGTON.

Legend

- FOUND CORNER AS NOTED
- SET 1/2" REBAR WITH CAP LS 36792-86894PLS
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- PROPERTY LINE
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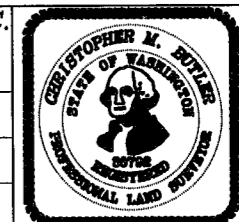
BUTLER SURVEYING INC.

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Drawn: J. Mahar Date: 7/14/2022

Checked: Job No.: 20-380

Scale: 1" = 30' Sheet 3 of 3



Chapter 17.28 C AND C-1 DISTRICTS

17.28.010 Intent.

This district is intended to provide a full range of commercial and industrial services to the community by providing the more common, everyday goods and service to the residents, tourist and other transient highway uses of the immediate area and a structured review process for non-noxious industrial uses. Off-street parking and loading are required as well as mitigation through site or structure design of adverse impacts on the adjacent neighborhoods or the community.

(Ord. 264 § 4 (part), 1998; Ord. 163 § 4.4.1, 1989)

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."

(Ord. 371 §§ 1, 2, 2004; Ord. 369 § 1, 2004; Ord. 276 § 2, 1999; Ord. 264 § 4 (part), 1998; Ord. 163 § 4.4.2, 1989)

(Ord. No. 371A, § 1, 12-9-14)

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.

(Ord. 200 § 2, 1992; Ord. 163 § 4.4.3, 1989)

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, **automobile service stations**, 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.

(Ord. 292 § 1, 2000: Ord. 264 § 4 (part), 1998: Ord. 163 § 4.4.4, 1989)

17.28.045 Conditional use conditions.

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

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

(Ord. 292 § 2, 2000: Ord. 264 § 4 (part), 1998)

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.

(Ord. 163 §§ 4.4.5— 4.4.11, 1989)

17.28.055 Development standards.

- A. In addition to any other requirements, the development of all parcels in the C or C-1 zones shall be required to:
 - 1. Meet all minimum construction standards outlined in the WSDOT Standards.
 - 2. Resemble, match, and be cohesive with any and all improvements on contiguous or adjacent parcels; i.e. sidewalks, culverts and driveways, curbs, and gutters.
- B. In addition to any other requirements, the development of parcels parallel to Rush Road may be allowed to install a culvert and a driveway to obtain access to Rush Road.

-
- C. The Napavine City Council shall have the final authority to determine whether a development shall be required to install curbs and gutters, sidewalks, and streetlights and the city council may waive any other standard set forth herein as allowed by law. Provided however, a person must first exhaust all administrative remedies prior to applying directly to the city council.

(Ord. No. 627, § 1, 11-23-2021)

17.28.060 Prohibited uses.

- A. The following are prohibited uses for the C and C-1 districts:
1. Marijuana producing.
 2. Marijuana processing.
 3. Marijuana retailing or marijuana retailers.
- B. Each lot line of any the following new or expanding uses for the C and C-1 districts must be located one-half mile or more from any lot line of any school:
1. Gas stations.
 2. Convenience stores.
 3. Automobile service stations.
 4. Industrial specialties shops.
 5. Commercial auto/industrial/farm equipment sales.
 6. Tire shop.
 7. Mechanic shops/engine repair shops.
 8. Hazardous materials storage.
- C. Section 17.28.060(B) shall not apply to those parcel owners who obtain a special zoning permit under Chapter 17.80 of the Napavine Municipal Code.

(Ord. No. 537, § 5, 2-10-15; Ord. No. 622, § 1, 7-27-2021)

17.28.070 Fences, walls, and hedges.

- A. Fences within any street setback area shall be limited to:
1. Forty-two inches high above adjacent grade if the fence is more than fifty percent opaque;
 2. Forty-eight inches high above adjacent grade if the fence is fifty percent or less opaque.
- B. Fences which are not located within any street setback area shall be limited to six feet high above adjacent grade.
- C. No residential fence shall contain barbed wire, broken glass, electricity, or any other hazardous material or substance.
- D. Where a legally established use exists requiring the containment of farm animals or livestock, barbed wire or an electric fence may be used; provided, that such fence is set back more than twenty feet from any public right-of-way or public property and more than three feet from any adjacent private property, and warning signs are posted consistent with NMC 17.62.070(V).

-
- E. Retaining walls shall be located entirely upon private property except where required by the public works director to protect public property.
 - F. A retaining wall shall not project higher than six inches above the higher adjacent grade except when it is a structural element of a building or structure.
 - G. Retaining walls which are higher than four feet from the bottom of the footing to the top of the wall shall comply with all applicable provisions of the building code, including, but not limited to, permit requirements.
 - H. Retaining walls which serve as a structural element of any building or structure shall comply with all of the applicable provisions of the building code.
 - I. A hedge shall comply with the requirements for a fence; provided, hedges which are not located within a street setback, and do not otherwise constitute a traffic visibility obstruction on any right-of-way or alley, or any public nuisance condition, are not limited in height.

(Ord. No. 614, § 4, 10-13-20)



Community Development

407 Birch Ave SW, P. O. Box 810 Napavine, WA 98565

Phone: (360) 262-9344 Fax: (360) 262-9199

www.napavine.wa.gov

Industrial - Commercial Site Plan and Environmental Review Staff Report

Project Name: Nixon Industrial Building Development

Meeting Date: August 29th, 2022

Proposal: The applicant is proposing a 5,000 SF industrial building. Site improvements include new parking lot, stormwater pond, wetland buffer mitigation, landscaping, and grading.

Location: 665 Forest Napavine Road; Parcel # 018145002000

Owner: Jerry D. Nixon

Applicant: Jerry Nixon – PMB #99

Engineer: Robert W. 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: B.M

Date issued: 8-10-2022

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I. **BACKGROUND**

A. General Site Information

Parcel Zone: C-1
Size of Site: 10.01 ac
Existing Vegetation: Grass, shrubs, ferns, forbs, and trees.
Existing Structures: No structures exist on site.
Adjacent Land Uses: To the north and east is undeveloped land. To the south is developed single-family residential. To the west is single-family residential and commercial.
Adjacent Zoning: To the north and east is an undeveloped parcel zoned commercial/Industrial. To the south is a developed parcel zoned commercial/industrial and Residential 3. To the west is a developed parcel zoned commercial and Residential 3.
Topography: The subject site consists of a relatively flat property, gradually sloping from South to North.
Wetlands: A single depressional wetland is located in the east-central portion of the subject site beginning at Forest Napavine Road and extending north-northwest where it terminates at Rush Road.
Flood Plain: Due to natural topography the project site contains no flood plains.
Access Roads: Forest Napavine Road

B. Land Use Processing

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

Figure 1. Location



Parcel Number: 018145002000 ✕
Situs Address: 665 FOREST NAPA VINE RD W
Owner: NIXON, JERRY D
Assessor's Use Description: 91 Residential Land -
Undivided
Property Type: COM
Land Use: undeveloped/vacant
Land Value: 95,100
Improvement Value: 0
Total Value: 95,100
Total Acres: 10.01
Mail Address: 1310 NW STATE AVE PMB 99
City: CHEHALIS
State: WA
Zip: 98532-1833
[View on parcels website](#)

II. DOCUMENTS REVIEWED

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

- A. Narrative
- B. Environmental SEPA checklist
- C. Comments received from WSDOE
- D. Engineering submittal
- E. Traffic impact analysis report
- F. Stormwater technical information report
- G. Critical area report
- H. General documents (i.e., permit application documents, Commission minutes and variance application etc.)

III. PROCEDURAL REQUIREMENTS

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

IV. APPLICABLE REGULATIONS/ANALYSIS

A. Napavine Municipal Code

Title 12 - STREETS, SIDEWALKS AND PUBLIC PLACES

12.04 - PUBLIC WORKS CONSTRUCTION STANDARDS

12.04.040 - Design standards

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

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

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

FINDING: The proposal shows one access driveway onto W Forest Napavine Road. NMC 12.04 applies.

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

12.14 STREET TREES

12.14.050 - Planting size

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

12.14.060 - Planting location

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

12.14.110 - Permit to trim

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

12.14.130 - Hearing by city council

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

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

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 narrative indicates that the industrial building project will not be providing any restrooms or other public services in the storage building. Therefore, no onsite septic or water system is proposed. This standard does not apply.

CONDITION OF APPROVAL: This storage building shall not have any full-time employees and commercial visitors.

13.05 - CROSS-CONNECTIONS AND BACKFLOW PREVENTION

FINDING: The site plan does not include water system; therefore, cross-connections and backflow prevention are not required for this development project. The standard does not apply.

13.20 - LATECOMER AGREEMENTS

FINDING: The proposal does not include a proposed latecomer agreement; 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 a 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 wetlands is in the north section of parcel #018145002000. The applicant provides a wetland buffer mitigation plan for City and Ecology to review and comment. The existing rock pad and associated parking area impacted approximately 37,500 sq ft of wetland buffer, and mitigation of impacts to buffers is required using a 1:1 mitigation ratio. The standard is met.

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 does not include an architectural plan; therefore, the standard is not met.

CONDITION OF APPROVAL: Prior to building construction, the applicant shall submit all necessary drawings compliant with the more current of NMC title 15 or state standards for City review and approval.

15.12 - FLOOD DAMAGE PREVENTION

FINDING: The project location does not lie within a 100-year floodplain area; therefore, this section 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 permit application for clearing, filling or grading shows the estimated fill amount is 50 to 4,000 cubic yards.

CONDITION OF APPROVAL: The applicants shall obtain all necessary permits.

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 proposed development site is C1; therefore, this standard is applied. The development lot size is 10.01 acres (min. 5000 square feet), and front lot line is approximately 100 feet (min. 30 feet). However, the applicant does not provide lot cover percentage or building height. The NMC 17.28.050 is not met.

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

17.48 – FLOODPLAIN

FINDING: The project location does not lie within a 100-year floodplain area; therefore, this section does not apply.

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 a landscaping plan; therefore, NMC 17.60.070 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 proposal indicates site improvements include a parking lot. An existing gravel pad will provide approximately 0.75 acres of space for parking. The parking lot is shown on proposed Site Plan. 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
 - b. A finding is made that there are no reasonable mitigation measures capable of being accomplished that are sufficient to mitigate the identified impact; and
 - c. The denial is based on one or more policies identified in subdivision (4) of this subsection and identified in writing in the decision document.
 4. The city designates and adopts by reference the following policies as the basis for the city's exercise of authority pursuant to this section:
 - a. The city shall use all practical means, consistent with other essential considerations of state policy, to improve and coordinate plans, functions, programs, and resources to the end that the state and its citizens may:
 - i. Fulfill the responsibilities of each generation as trustee of the environment for succeeding generations;
 - ii. Assure for all people of the state safe, healthful, productive and aesthetically and culturally pleasing surroundings;
 - iii. Attain the widest range of beneficial uses of the environment without degradation, risk to health or safety, or other undesirable and unintended consequences;
 - iv. Preserve important historic, cultural and natural aspects of our national heritage;
 - v. Maintain, wherever possible, an environment which supports diversity and variety of individual choice;

- vi. *Achieve a high balance between population and resource use which will permit high standards of living and a wide sharing of life's amenities; and*
- vii. *Enhance the quality of renewable resources and approach the maximum attainable recycling of depletable resources.*
- b. *The city recognizes that each person has a fundamental and inalienable right to a healthful environment and that each person has a responsibility to contribute to the preservation and enhancement of the environment.*
- 5. *When any proposal or action not requiring a decision of the city council is conditioned or denied on the basis of SEPA by a nonelected official, the decision shall be appealable to the city council. Such appeal may be perfected by the proponent or any aggrieved party by giving notice to the responsible official within ten days of the decision being appealed. Review by the city council shall be on a de novo basis.*
- C. (WAC 173-806-173). *Notice Statute of Limitations.*
 - 1. *The city, applicant for, or proponent of an action may publish a notice of action pursuant to RCW 43.21C.080 for any action.*
 - 2. *The form of the notice shall be substantially in the form provided in WAC 197-11-990. The notice shall be published by the city clerk-treasurer or county auditor, applicant or proponent pursuant to RCW 43.21C.080.*

FINDING: The proposal includes a SEPA environment checklist; the standard is met.

B. Public Works Standard

CHAPTER2 TRANSPORTATION

2B STREETS

2B.02 Design Standards

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

The layout of streets will provide for the continuation of existing principal street in adjoining subdivisions or of their proper projection when adjoining property 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

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

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.

2B.06 Private Streets

A. Private streets may be allowed under the following conditions:

- 1. Permanently established by tract or lot providing legal access to serve not more than 8 dwelling units or businesses on separate parcels, or unlimited dwelling units or businesses situated on a single parcel and sufficient to accommodate required improvements, to include provisions for future use by adjacent property owners when applicable; and*
- 2. Have a minimum 20-foot paved surface, and a sidewalk five (5) feet in width of such a design that prevents parking on the sidewalk; and*
- 3. Accessible at all times for emergency and public service vehicle use; and*
- 4. Will not result in the land-locking of present or future parcels nor obstruct public street circulation; and*
- 5. Covenants have been approved, recorded, and verified with the city that provide for maintenance of the private streets and associated parking areas by the owner or homeowners association or other legal entity.*

B. Acceptance as Public Street. Acceptance of private streets as public streets will be considered only if provision is made for the street(s) to meet all applicable public street standards, including right-of-way widths.

FINDING: The proposal does not include a roadway/street 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 from constructing new curb, gutter and road widening along with providing full frontage street lighting design. See variance application and resulting determinations.

2B.11 Intersections

- A. Traffic control will be as specified in the most recent edition, of the MUTCD or as modified by the Director of Public Works as a result of appropriate traffic engineering studies.
- B. Street intersections will be laid out to intersect as nearly as possible at right angles. Sharp angled intersections will be avoided. For reasons of traffic safety, a "T" intersection (three-legged) is preferable to the crossroad (four-legged) intersection for local access streets. For safe design, the following types of intersection features should be avoided:
 1. Intersections with more than four intersecting street
 2. "Y" type intersections where streets meet at acute angles
 3. Intersections adjacent to bridges and other sight obstructions
 4. Offset intersections that are not conducive to side traffic flow

In no case will the angle of the intersection be less than 60 degrees nor greater than 120 degrees. The preferred angle is 90 degrees.

- C. Spacing between adjacent intersecting streets, whether crossing or "T," should be as follows:

When highest classification involved is:	Minimum centerline offset should be:
Major Arterial	350 feet
Minor Arterial	300 feet
Commercial Collector	200 feet
Neighborhood Collector	200 feet
Local Access	150 feet

When different classes of streets intersect, the higher standard will apply on curb radii. Deviations may be allowed at the discretion of the Director of Public Works.

- D. On sloping approaches at an intersection, landings will be provided with a grade not to exceed a one-foot difference in elevation, a distance of 30 feet approaching any arterial, or 20 feet approaching a collector or local access street, measured from the nearest right-of-way line (extended) of intersecting street.

FINDING: The centerline spacing between adjacent intersections and the new development roadway is more than 300 feet. 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 rest 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>

- 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>
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<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 a new concrete 24-foot driveway with access from W Forest Napavine Road. This 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.*

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

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

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

B. Uncontrolled Intersection

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

- C. *Vertical Clearance. The area within the sight distance triangle will be free from obstructions to a motor vehicle operator's view between a height of two and one half (2.5) feet and ten (10) feet above the existing surface of the street.*
- D. *Exclusions. Sight obstructions that may be excluded from these requirements include; fences in conformance with this chapter, utility poles, regulatory signs, trees trimmed from the base to a height of ten (10) feet above the street, places where the contour of the ground is such that there can be no cross visibility at the intersection, saplings or plant species 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 Trip generation report is included in this application package; however, this report does not include sight obstruction and sight distance triangle information. Therefore, the standard is not 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 and a completed worksheet for each road classification will accompany plans submitted if other than the structures shown below pavement sections in Standard Drawing 2-2 are used. One sample per each 500 LF of centerline, with a minimum of three (3) per project, representative of the roadway subgrade, will be taken to determine a statistical representation of the existing soil conditions

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

Existing pavement restoration: for utility or street widening projects requiring restoration of existing pavement, additional information and design calculations will be required to ensure that the pavement 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 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.

FINDING: The proposal includes a concrete driveway; therefore, this standard applies.

CONDITION OF APPROVAL: Prior to engineering approval, an engineering plan satisfying NPW 2B.14 shall be submitted for review and approval by the City.

2B.16 Pavement Restoration

FINDING: The proposal requests a variance for water and sewer extension. The standard does not apply if approved. See variance application and resulting decision.

2C SIDEWALKS, CURBS AND GUTTERS

FINDING: The proposal requests a variance from constructing new curb and gutter. Therefore, the standard does not apply if approved. See variance application and resulting decision.

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 requests a variance on road widening along with providing full frontage street lighting design. Therefore, the standard does not apply if approved. See variance application and resulting decision.

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 Public 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 trip generation estimate report and that the site would see about 25 total trips per day. A TIA is not required.

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> 100-year storm event
<i>Detention</i>	<i>Prevent peak flow increase:</i> 100-year storm event
	<i>Evaluation of erosion control:</i> 2-year storm event and

Design Storm Duration/Distribution

<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 IA distribution</i>
<i>Rational Method</i>	<i>Time of concentration</i> <i>Constant rainfall intensity</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 technical information report indicates all onsite storm conveyance systems will be sized to accommodate the 25-year storm flows. All proposed onsite storm drainpipe will be 12 inches in diameter and the minimum slope shall not be less than 0.5%. Additionally, the site plan shows one type I catchbasin will be installed. The standard is 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 SWPPP report and erosion control plan. Therefore, NPW 3B is met.

CONDITION OF APPROVAL: Prior to engineering approval, erosion control plan compliant with chapter 3 of the City of Napavine's Public Works Standard shall be submitted for review and approval by the City.

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

CHAPTER 4 WATER

FINDING: A variance application to not install water is provided with the proposed project. This section will not apply if approved. See variance application and resulting determination.

CHAPTER 5 SANITARY SEWER

FINDING: A variance application to not install sanitary sewer is provided with the proposed project. This section will not apply if approved. See variance application and resulting determination.

V. COMMENTS

Variance Requests and City Answers

1. Allow no full frontage improvement along Forrest Napavine Road.
 - The city accepted this request.
2. Allow no extension of water and sewer main.
 - The city accepted this request.

VI. CONDITIONS OF APPROVAL

A. Prior to Engineering Approval

- 1) The access driveway design plan shall meet the Washington State Department of Transportation (WSDOT) Standard Specifications for Road, Bridge, and Municipal Construction requirements.
- 2) Architectural and site design plans satisfying NMC 17.28 shall be submitted for review and approval by the City.
- 3) The site plan shall show the sight distance area as a clear-view triangle at both driveways.

- 4) An engineering plan satisfying NPW 2B.14 shall be submitted for review and approval by the City.
 - 5) 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.
 - 6) Erosion control plan compliant with chapter 3 of the City of Napavine's Public Works Standard shall be submitted for review and approval by the City.
 - 7) Erosion control plan compliant with chapter 3 of the City of Napavine's Public Works Standard shall be submitted for review and approval by the City.
- B. Prior to Construction
- 1) The applicant shall submit all necessary drawings compliant with the more current of NMC title 15 or state standards for City review and approval.
 - 2) Erosion control devices shall be installed and shall remain in place during construction and afterwards until the soil has stabilized.
- C. General
- 1) The applicants shall obtain all necessary permits.
 - 2) This storage building shall not have any full-time employees and commercial visitors.

VII. RECOMMENDATION

Based upon the proposed plan, and the findings and conclusion stated above and within the attached reports and decisions, the City of Napavine Community Development Director hereby recommends **Approval, subject to conditions.**

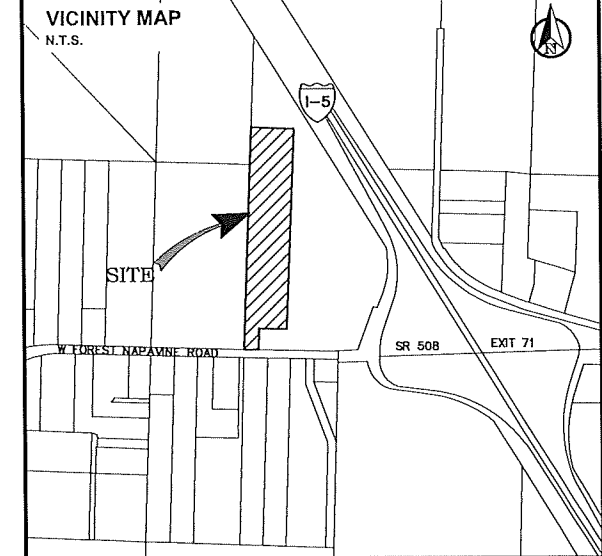
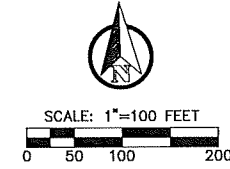
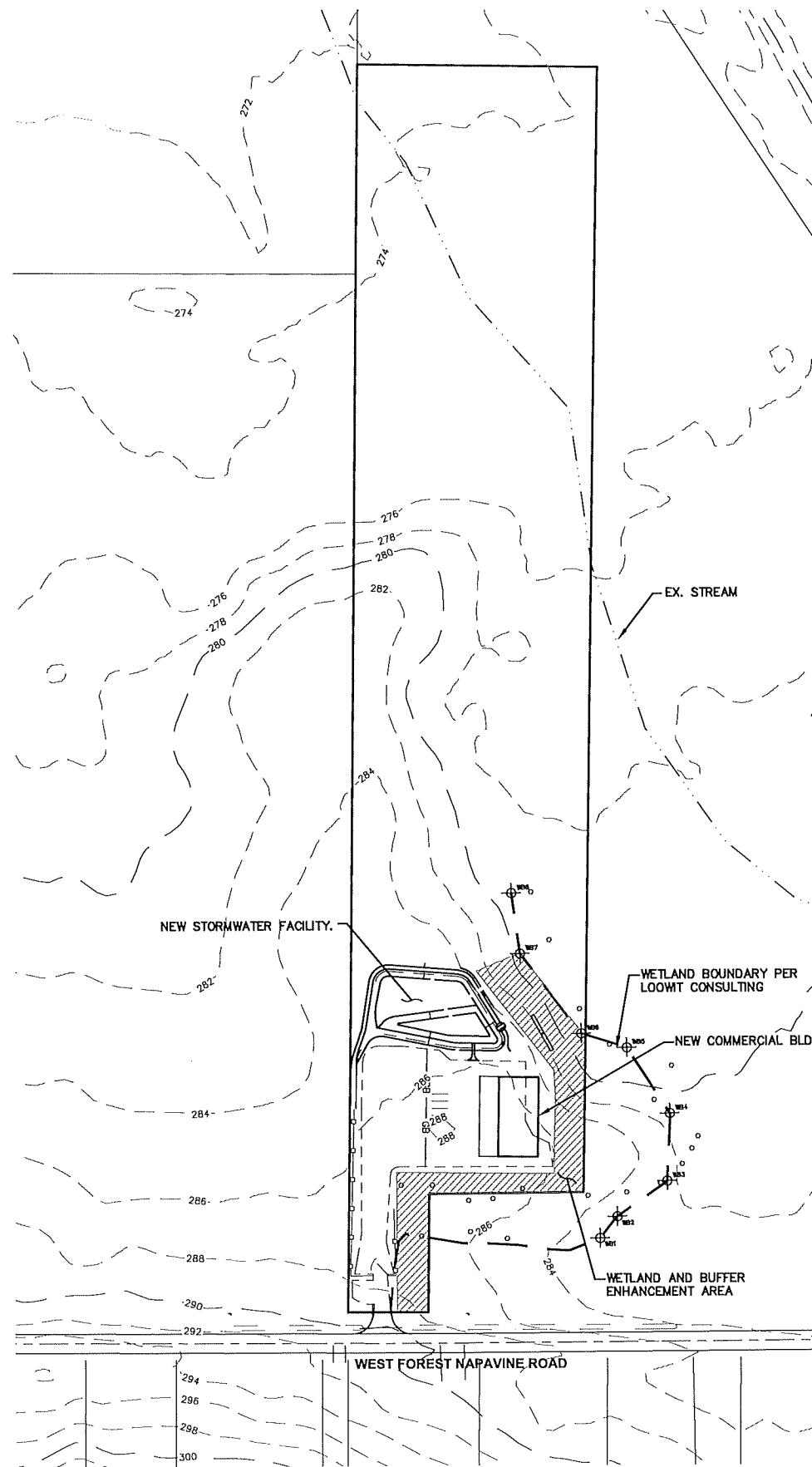
VIII. EXHIBIT LIST

NIXON INDUSTRIAL BUILDING - SITE PLAN	
EXHIBIT #	DESCRIPTION
1	Narrative
2	Nixon Pass Through Agreement
3	Pass Through Ordinance No. 341-D
4	Variance Application
5	SEPA Checklist
6	Lewis County Public Health & Social Services – SEPA TP#0181452000
7	Napavine Planning Commission Minutes
8	Trip Generation Report – RB Engineering
9	Lewis Forestry – Wetland Report 1
10	Lewis Forestry – Wetland Report 2
11	Washington State Department of Ecology – Comments
12	Loowit Critical Areas Report
13	Loowit Buffer Mitigation Plan
14	Loowit Forensic Wetland Evaluation
15	Nixon Industrial Building – Technical Information Report – RB Engineering
16	Nixon Industrial Building – Civil Plans – RB Engineering

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
		EDGE OF PAVEMENT

NIXON INDUSTRIAL STORAGE BUILDING

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



PROJECT INFORMATION

APPLICANT: JERRY NIXON
 1310 NW STATE AVENUE PMB 99
 CHEHALIS, WA 98532
 (360)304-8797
PARCEL NOS: 018145002000
SITE ADDRESS: FOREST NAPAVINE RD.
 NAPAVINE, WA 98565
ZONING: COMMERCIAL / INDUSTRIAL
SITE AREA: 10.01
GRADING: ±200 CY CUT
 ±200 CY FILL
SOILS: 89-GALVIN SILT LOAM,
 11B-LACAMAS SILT LOAM
SANITARY SEWER: NONE
WATER: NONE
FIRE DISTRICT: LEWIS COUNTY

SHEET INDEX

C0.1 CIVIL COVER SHEET
 C0.2 EXISTING CONDITIONS PLAN
 C1.1 GRADING, DRAINAGE AND EROSION CONTROL PLAN
 C1.2 DRAINAGE DETAILS AND NOTES
 C1.3 TESC DETAILS AND NOTES

SURVEY INFORMATION

LEGAL DESCRIPTION:
 SECTION 26 TOWNSHIP 13N RANGE 02W PT E2 W2 NE W 300'
 204/5 EX RD
VERTICAL DATUM:
 NGVD '29

NO.	DATE	REVISION

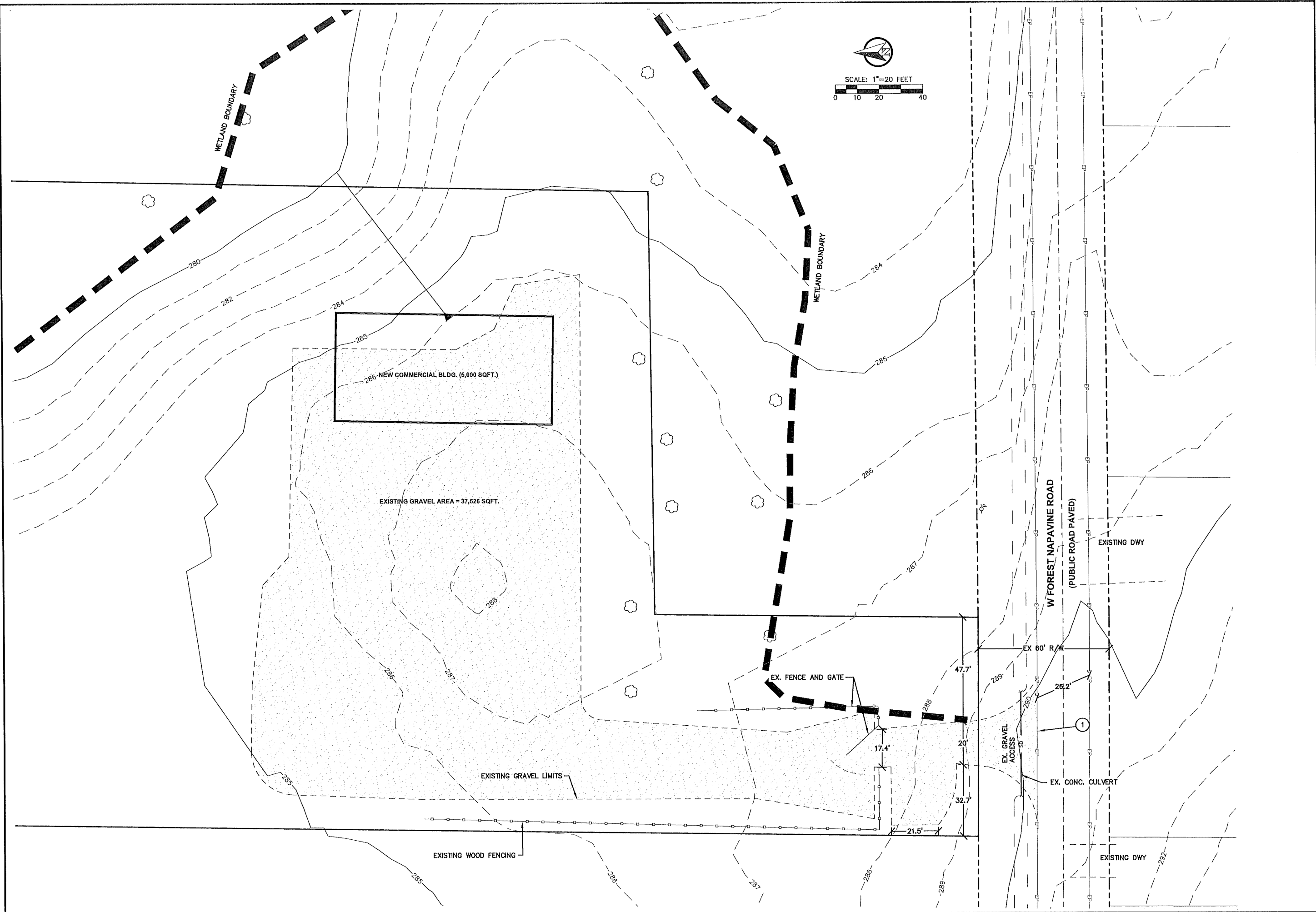
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DATE: 2/7/2022
SCALE: 1" = 100'

NIXON INDUSTRIAL STORAGE BUILDING
 CIVIL COVER SHEET
 WA.
 CITY OF NAPAVINE

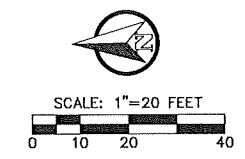
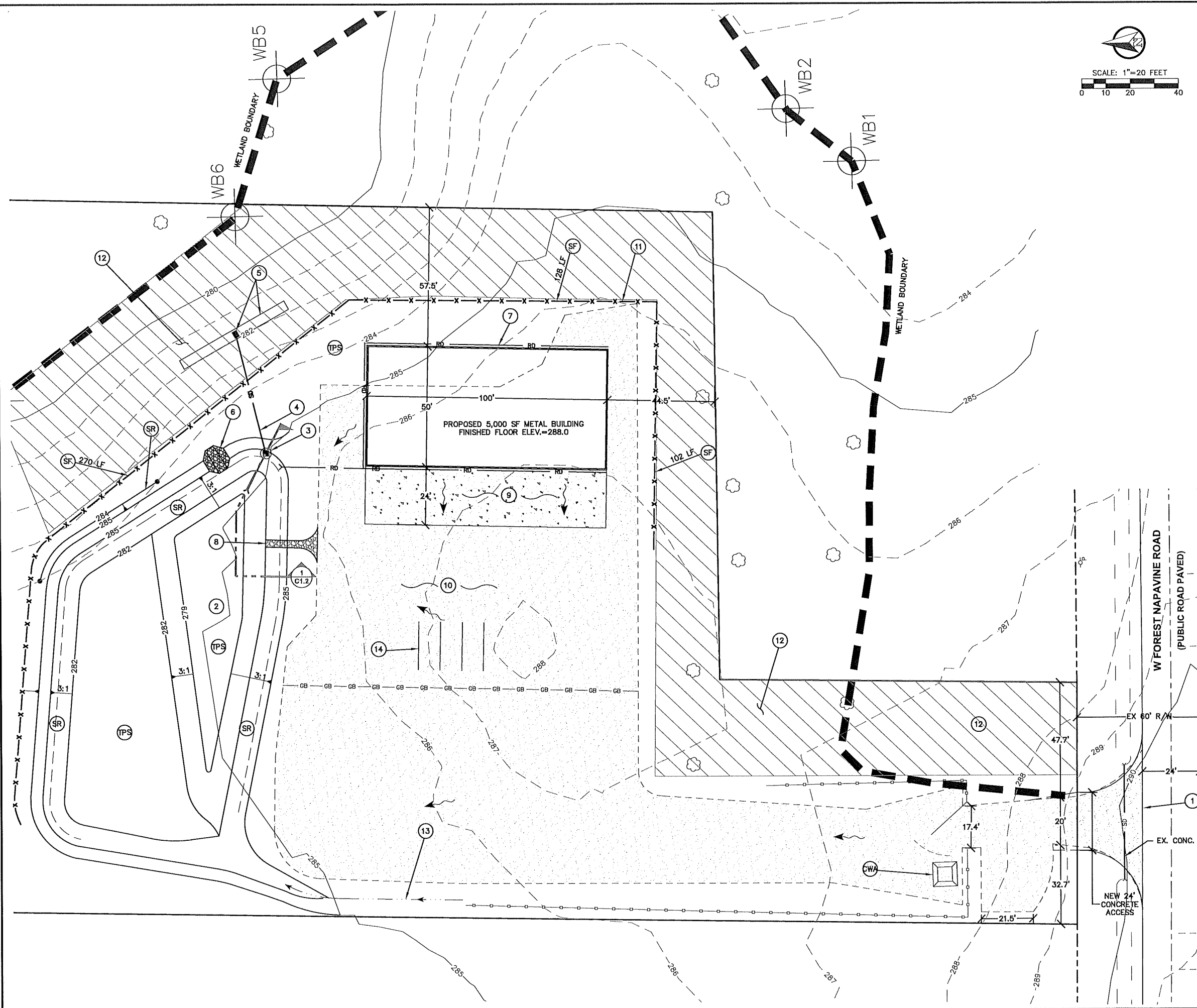


RB Engineering
 DESIGN → PERMIT → MANAGE
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 EMAIL: Ck@rbeng.com
 P.O. Box 923
 CHEHALIS, WA 98532

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 DRAWING NAME: 19012_COVR
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 1 OF 5



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NIXON INDUSTRIAL STORAGE BUILDING			WA.
EXISTING CONDITIONS PLAN			
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DRAWING NAME 19012_EXPL			
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2 OF 5			





CONSTRUCTION NOTES:

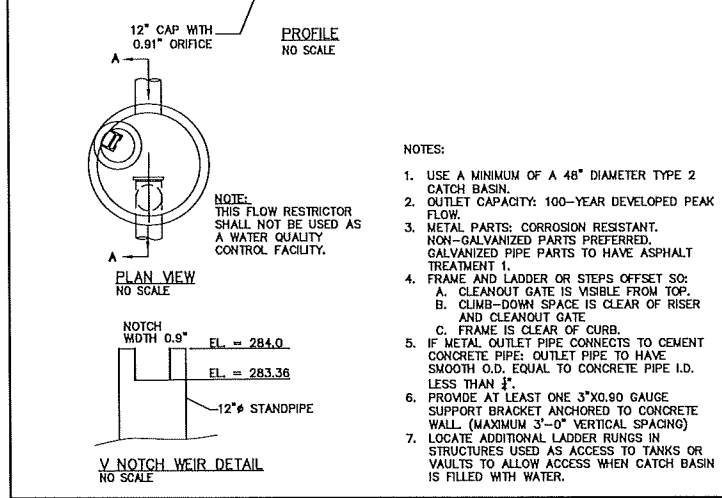
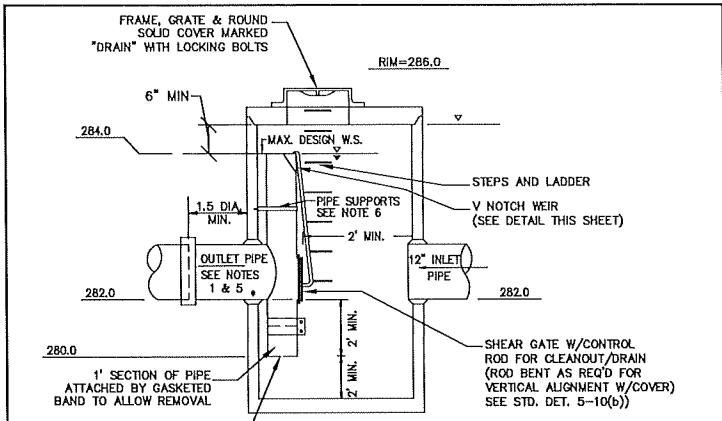
- 1 CONSTRUCT NEW 24'-FT WIDE CONCRETE DRIVEWAY PER PLAN. EXISTING CONCRETE CULVERT TO BE CLEARED OF DEBRIS. REPLACE IF DAMAGED.
- 2 CONSTRUCT WETPOND/DETENTION POND PER PLAN AND BMP 17.30-BIORETENTION CELLS, SWALES, AND PLANTAR BOXES. SEE POND SECTION ON SHEET C1.2.
- 3 INSTALL 48"Ø OUTLET CONTROL STRUCTURE. SEE SHEET C1.2 FOR DESIGN ELEVATIONS.
- 4 INSTALL 50 LF OF 12"Ø ADS N-12 ST, S=0.5%.
- 5 INSTALL TYPE 1 CATCH BASIN AND DISPERSION TRENCH PER PLAN AND DETAIL ON SHEET C2.2.
- 6 CONSTRUCT OVERFLOW SPILLWAY PER PLAN AND DETAIL ON SHEET C1.2.
- 7 INSTALL 6"Ø SMOOTH WALL PVC ROOF DRAIN PIPE. PROVIDE MIN. 0.5% SLOPE TO POND.
- 8 PROVIDE QUARRY ROCK ARMORING AT CHANNEL FLOW LOCATION.
- 9 GRADE CONCRETE APRON TO DRAIN TO GRAVEL YARD AREA.
- 10 FINE GRADE GRAVEL YARD TO SHEET FLOW TO POND.
- 11 340 LF SILT FENCING SEE DETAIL ON SHEET C1.3
- 12 PROPOSED WETLAND BUFFER ENHANCEMENT AREA PER LOOYT CONSULTING REPORT.
- 13 GRADE CONVEYANCE DITCH TO DRAIN TO POND.
- 14 STRIPE NEW PARKING STALLS PER PLAN AND DETAIL ON SHEET C1.2.

WSDOE BMP LIST:

CONTRACTOR SHALL HAVE A COPY OF THE PROJECT SWPPP ONSITE AT ALL TIMES DURING CONSTRUCTION. SEE SWPPP FOR LISTED BMPs.

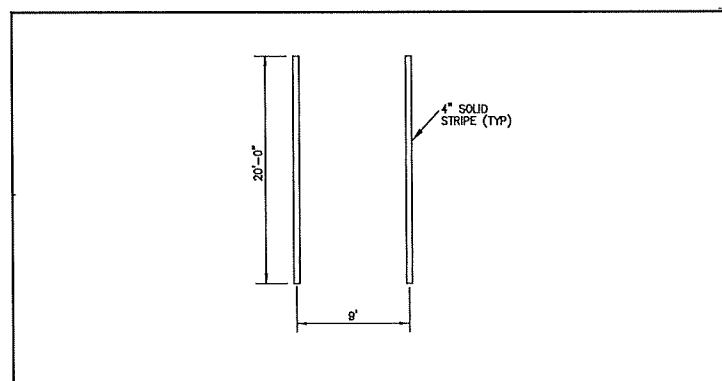
- (VEG) PRESERVING NATURAL VEGETATION - BMP C101
CONTRACTOR SHALL PRESERVE ALL ONSITE EXISTING VEGETATION AS SHOWN ON THE TESC PLAN AND FOLLOW THE PROPOSED PHASING PLAN IF SHOWN. CONTRACTOR IS ENCOURAGED TO MINIMIZE SITE DISTURBANCE.
- (BF) BUFFER ZONES - BMP C102
CONTRACTOR SHALL MARK PROJECT CLEARING LIMITS AND PROTECT ALL PLAN BUFFER ZONES AS SHOWN ON THE APPROVED TESC PLAN. CONTRACTOR SHALL USE ORANGE HIGH VISIBILITY FENCING TO DELINEATE THE BUFFER PROTECTIVE LIMITS AND ANY VEGETATION TO BE PROTECTED.
- (TPS) TEMPORARY AND PERMANENT SEEDING - BMP C120
CONTRACTOR TO PROVIDE APPLY TEMPORARY AND PERMANENT HYDRO-SEEDING AS OUTLINED ON THE APPROVED TESC. PROVIDE SEED MIXES AT A RATE OF 120 POUNDS PER ACRE. SEED MIXES TO USE ARE PER APPLICABLE WSDOE TABLE 4.1.2 TEMPORARY EROSION CONTROL SEED, 4.1.3 LANDSCAPING SEED, 4.1.4 LOW-GROWING TURF SEED, 4.1.5 BIO-SWALE SEED, 4.1.6 WET AREA SEED AND 4.1.7 MEADOW SEED MIX. USE TYPICAL FERTILIZER OF 10-4-6 NPK AT A RATE OF 90 POUNDS PER ACRE AND MULCH PER BMP C121. ALL SLOPE AREAS SHALL BE SCARIFIED WITH TRACKED VEHICLE PERPENDICULAR TO THE SLOPE PRIOR TO SEEDING SLOPE.
- (DC) DUST CONTROL - BMP C140
CONTRACTOR SHALL PROVIDE DUST CONTROL USING A WATER TRUCK THROUGHOUT CONSTRUCTION DURING THE DRY SEASON. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE WATER FOR ALL DUST CONTROL.
- (SR) SURFACING ROUGHENING - BMP C130
ALL CUT AND FILL SLOPE AREAS STEEPER THAN 10:1 SLOPE SHALL BE SCARIFIED WITH TRACKED VEHICLE PERPENDICULAR TO THE SLOPE FOR TEMPORARY AND PERMANENT SEEDING. SEE WSDOE FIGURE II-4.1.5 ON THE APPROVED TESC PLANS.
- (CWA) CONCRETE WASHOUT AREA - BMP C154
CONTRACTOR SHALL PROVIDE THE CONCRETE WASHOUT AREA AT THE LOCATION SHOWN ON THE APPROVED TESC PLANS. CONTRACTOR SHALL USE ONE OF THE TWO OPTIONS SHOWN ON WSDOE FIGURE II-4.1.7A. WASHOUT AREA SHALL BE A MINIMUM 10-FOOT X 10-FOOT SQUARE. CONTRACTOR SHALL MAINTAIN THE BMP THROUGHOUT CONSTRUCTION AND REMOVE WASHOUT WATER AS NEEDED DURING THE WINTER MONTHS. CLEAN ALL CONCRETE TOOLS OVER THE WASHOUT AREA. NO WASHOUT AREA WATER MAY ENTER THE GROUND, SURFACE OR ONSITE STORMWATER SYSTEM.

NO.	DATE	REVISION	NIXON INDUSTRIAL STORAGE BUILDING GRADING, DRAINAGE AND EROSION CONTROL PLAN WA. CITY OF NAPAVINE
DESIGNED BY:	RWB	DE	
DRAWN BY:	RWB	DE	
CHECKED BY:	RWB	DE	
DATE:	2/7/2022	SCALE:	
RB Engineering DESIGN → PERMIT → MANAGE			P.O. Box 923 CHEWALUS, WA 98522 OFF: (509) 740-8919 EMAIL: Carl@rbengineers.com
			JOB NUMBER 19012 DRAWING NAME 19012_GDFL C1.1 3 OF 5



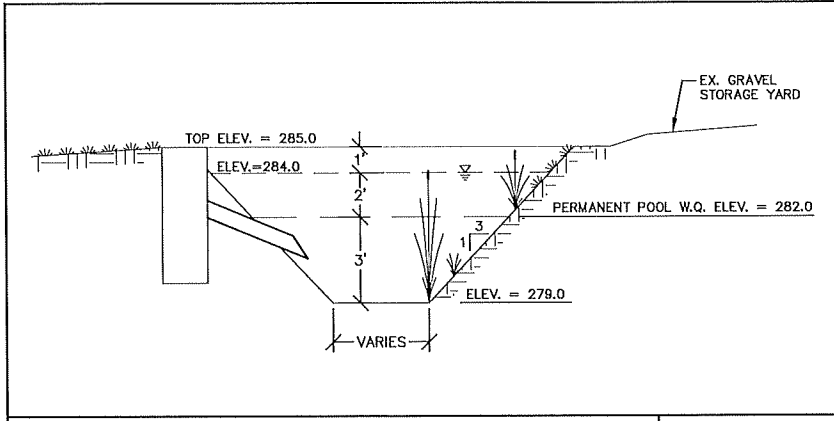
CONTROL STRUCTURE W/ORIFICE/V NOTCH
N.T.S.

CTRL STRT A
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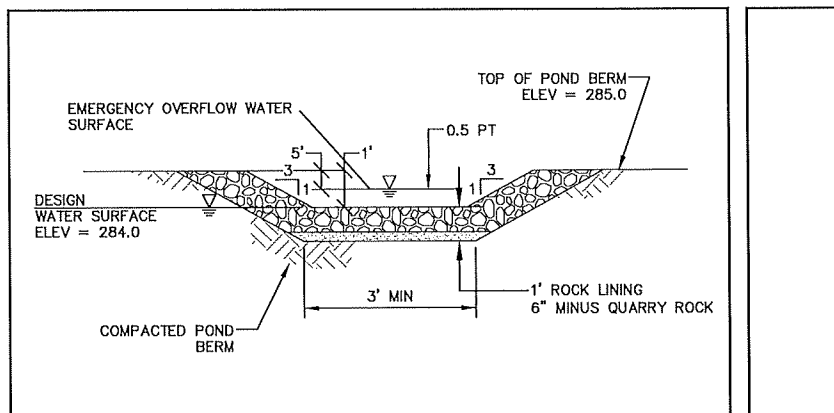
PARKING STALL STRIPING DETAIL
N.T.S.

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PARKING STALL
W-WHEEL STOP.dwg



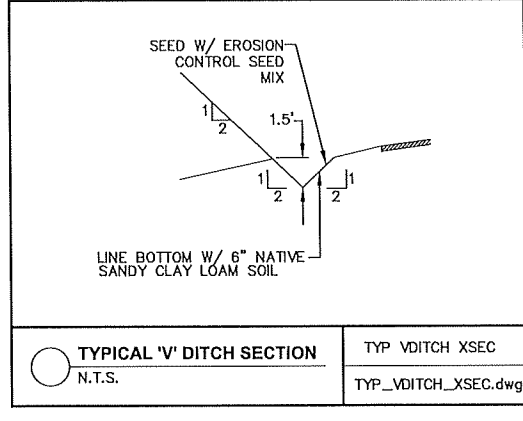
POND SECTION
N.T.S.

POND XSEC
POND_XSEC.dwg



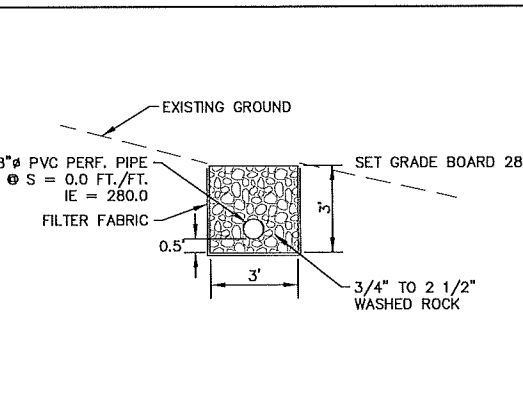
EMERGENCY OVERFLOW SPILLWAY
N.T.S.

E.O. SPILLWAY
EOSPILLWAY.dwg



TYPICAL 'V' DITCH SECTION
N.T.S.

TYP_VDITCH_XSEC
TYP_VDITCH_XSEC.dwg



DISPERSAL TRENCH DETAIL
N.T.S.

RB ENGINEERING
DISPERSAL
TRENCH.dwg

EFFECTIVE: August 5, 2018 TO September 2, 2019

EFFECTIVE: August 5, 2018 TO September 2, 2019

PIPE ALLOWANCES

PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CPSP # (STD. SPEC. SECT. 9-08.20)	12"
SOLID WALL PVC (STD. SPEC. SECT. 9-05.12(1))	15"
PROFILE WALL PVC (STD. SPEC. SECT. 9-05.12(2))	15"

* CORRUGATED POLYETHYLENE STORM SEWER PIPE

NOTES

- As acceptable alternatives to the rebar shown in the PRECAST BASE SECTION, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the ALTERNATIVE PRECAST BASE SECTION. Wire mesh shall not be placed in the knockouts.
- The knockout diameter shall not be greater than 20" (in). Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1.5" (in) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with Standard Specification Section 9-04.3.
- The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
- The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
- The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1:24 or steeper.
- The opening shall be measured at the top of the Precast Base Section.
- All pickup holes shall be grouted full after the basin has been placed.

FRAME AND VANED GRATE

RECTANGULAR ADJUSTMENT SECTION

ONE #3 BAR FOR 6" (ft) HEIGHT INCREMENT (SPACED EQUALLY)

PRECAST BASE SECTION

#3 BAR EACH CORNER
#3 BAR HOOP
#3 BAR EACH WAY

ALTERNATIVE PRECAST BASE SECTION

#3 BAR HOOP
#3 BAR EACH CORNER 15" (ft) MIN

(SEE NOTE 1)

Professional Engineer Seal: JULIE HEILMAN, State of Washington, License No. 100000000, Expires July 25, 2017 2:53 PM.

CATCH BASIN TYPE 1

STANDARD PLAN B-5.20-02

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION: [Signature]

DATE: 06/29/2017 10:48 AM

STATE DESIGN ENGINEER

Washington State Department of Transportation

EFFECTIVE: August 5, 2018 TO September 2, 2019

EFFECTIVE: August 5, 2018 TO September 2, 2019

REVISION

NO. DATE

DESIGNED BY: RBW
DRAWN BY: DE
CHECKED BY: RBW
DATE: 2/7/2022
SCALE: 1" = 100'

NIXON INDUSTRIAL STORAGE BUILDING

WA.
CITY OF NAPAVINE

DRAINAGE DETAILS AND NOTES

Professional Engineer Seal: ROBERT W. BAUMANN, State of Washington, License No. 100000000, Expires July 25, 2017 2:53 PM.

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P.O. Box 923
CENAHUS, WA 98532

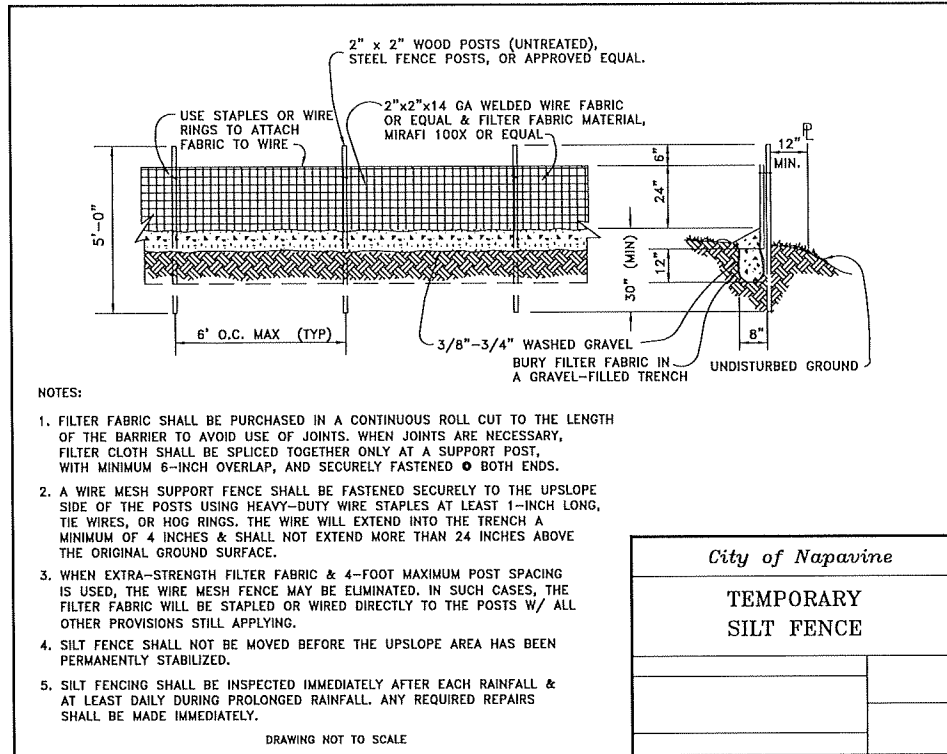
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4 OF 5



City of Napavine
TEMPORARY SILT FENCE

WSDOE BMP SEQUENCE:

TESC BMP CONSTRUCTION SEQUENCE

BEFORE ANY SITE GRADING ACTIVITIES BEGIN:
 1. INSTALL PERIMETER SILT FENCES AND HIGH VISIBLE FENCING.

AFTER ONSITE GRADING BEGINS:

2. COVER ONSITE TEMPORARY SOIL STOCKPILES.
3. PROVIDE TEMPORARY AND PERMANENT SEEDING AS NEEDED.
4. INSTALL UNDERGROUND UTILITIES.
5. INSTALL GRAVEL PAVEMENT AND INLET PROTECTION IN NEW CATCH BASINS.
6. FINAL GRADE AND PAVE ROAD AND PARKING AREAS.
7. PERFORM PERMANENT SEEDING AND LANDSCAPING TO STABILIZE THE SITE.
8. REMOVE ALL TEMPORARY CONTROL BMPs.
9. MONITOR STABILIZED AREAS UNTIL FINAL STABILIZATION.

EROSION CONTROL SEED MIX:

- 40% DWARF TALL FESCUE
- 40% PERENNIAL RYEGRASS
- 10% WHITE CLOVER
- 10% HIGHLAND BENTGRASS

SEEDING RATE = 100 LB / AC

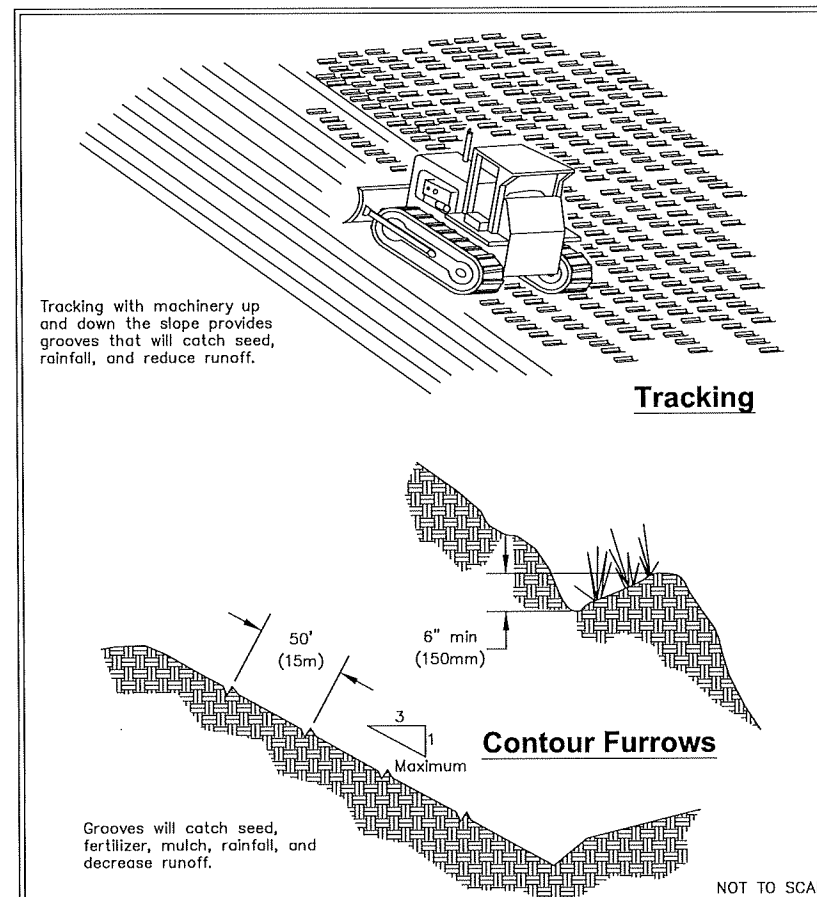


Figure II-4.1.5
 Surface Roughening by Tracking and Contour Furrows
 Revised June 2015
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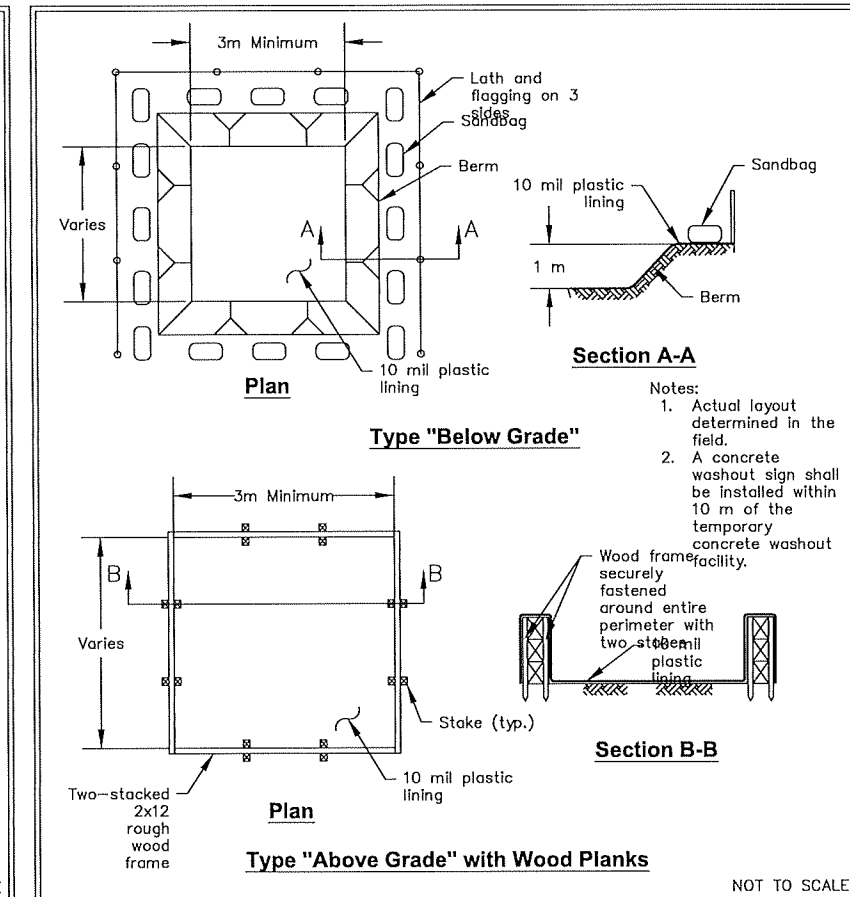
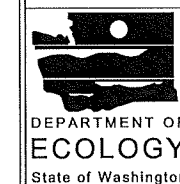
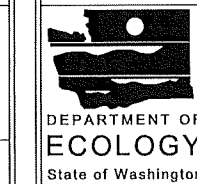


Figure II-4.1.7a
 Concrete Washout Area
 Revised June 2015
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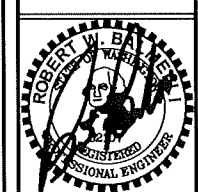


NO.	DATE	REVISION

DESIGNED BY: RMB
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 CHECKED BY: RMB
 DATE: 2/7/2022
 SCALE: NO. SCALE

NIXON INDUSTRIAL STORAGE BUILDING
 CITY OF NAPAVINE WA.

T.E.S.C. DETAILS AND NOTES



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 5 OF 5



Community Development
407 Birch Ave SW, P. O. Box 810 Napavine, WA 98565
Phone: (360) 262-9344 Fax: (360) 262-9199
www.napavine.wa.gov

R-3 Subdivision and Environmental Review Staff Report

Project Name: Rognlin's Rush Rd

Meeting Date: August 29th, 2022

Proposal: The proposed plat consists of 68 single family residential lots and two commercial lots, along with six tracts for open space, utilities/access, and stormwater. The proposal will take place on two existing parcels for a total site area of 25.21 acres. The site is split-zoned, with a 2.41-acre portion in the northwest corner zoned General Commercial and the remainder zoned R3-High Density Residential.

Location: East of Rush Road, and north of Mitchell Ln, Napavine WA 98565
Parcel: 018152003000 and 018152004000.

Owner: Randy Rognlin

Applicant: Rognlin Properties LLC

Applicant's Rep: R&B Engineering
Attn: Chris Aldrich
PO Box 923
Chehalis, WA 98532

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

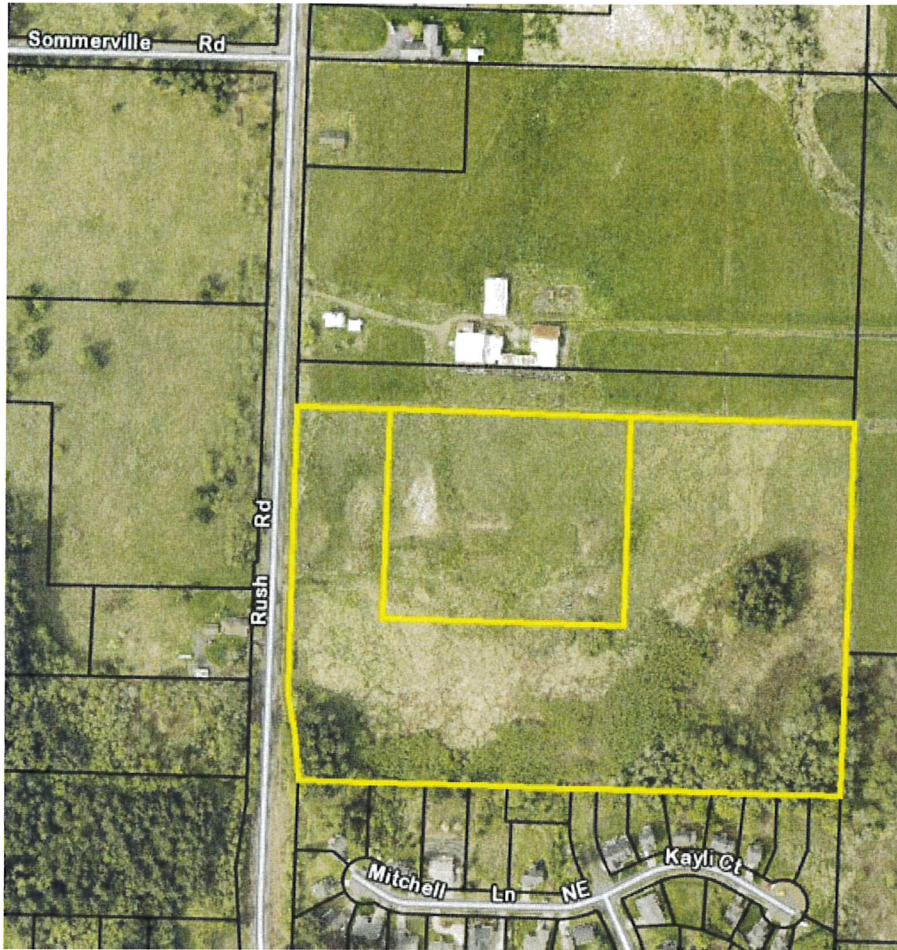
Recommendation: Approved subject to Conditions

City of Napavine Public Works Director's initials: BM

Date issued: 8-12-2022

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Figure 1. Location



Parcel Number: 018152004000
Situs Address: 0 RUSH RD
Owner: ROGNLIN PROPERTIES LLC
Assessor's Use Description: 91 Residential Land - Undivided
Property Type: COM
Land Use: undeveloped/vacant
Land Value: 836,800
Improvement Value: 0
Total Value: 836,800
Total Acres: 19.21
Mail Address: PO BOX 307
City: ABERDEEN
State: WA
Zip: 98520

Parcel Number: 018152003000
Situs Address: 1054 RUSH RD
Owner: ROGNLIN PROPERTIES LLC
Assessor's Use Description: 11 Single Unit
Property Type: COM
Land Use: single-residential
Land Value: 261,400
Improvement Value: 17,600
Total Value: 279,000
Total Acres: 6.00
Mail Address: PO BOX 307
City: ABERDEEN
State: WA
Zip: 98520

- C. *Development of parcels shall be required to resemble and match improvements on continuous parcels; i.e., sidewalks, culverts and driveways, curbs and gutters.*
- D. *Development of parcels parallel to Rush Road shall be allowed placement of a culvert and driveway.*
- E. *A new sub-division resembling developments such as Stadium Estates, Parkside Loop and Camden Yards shall be required to develop curbs and gutter and sidewalks when it creates a new neighborhood.*
- F. *Large sub-divisions consisting of ten tract or lots for single family dwelling or multi-family dwelling shall have a minimum thirty-foot right of way, twenty-foot paved surface, no parking allowed, or parking allowed on one side of the street, one sidewalk five feet in width, and one and one-half foot curb and gutter on both sides.*
- G. *Napavine City Council shall have the final authority to determine whether a development be required to install curbs and gutters, sidewalks and street lights and the city council may waive any other standard set forth herein as allowed by law. Provided however, a person must first exhaust administrative remedies prior to applying directly to the city council.*

FINDING: The proposal shows one access street on Rush Road, and new residential subdivision streets with cul-de-sac and eyebrows. NMC 12.04 applies.

CONDITION OF APPROVAL: Prior to engineering approval, final 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.

12.08 CONSTRUCTION IN PUBLIC PLACES

12.08.010 - Work obstructing public places

- A. *All persons, corporations and/or utilities desiring to perform work upon, obstructing or making installations that cause disturbance, disruption, or damage to city streets, alleys, rights-of-way, bridges, parking lots, parks or other public places within the city are required to obtain a permit from the city mayor or his designated representative before proceeding therewith.*
- B. *The city mayor or his designated representative is authorized and directed to require applications for the performance of work, obstructing or making installations on city streets, alleys, rights-of-way, bridges, parking lots, parks or other public places upon such forms and regulations as are or hereafter shall be approved by resolution of the city mayor.*

FINDING: The proposal includes half-width improvement to Rush Road and utilities connection in the City right-of-way. NMC 12.08 applies.

CONDITION OF APPROVAL: Prior to construction, the applicant shall have received engineering approval and be in possession of all necessary permits.

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.*

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

13.02.100 - Service connection—Location of service pipe

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

13.02.370 - Construction standards

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

13.02.410 - Water main extension request

When a person desires to extend a city water main, that person must make a written request to the city and state on that request the location where the extension is desired, the purpose for extension, and give details and extent of any development they are considering, as well as any other factors as may be pertinent. The public works director shall evaluate all requests for main extensions, taking into consideration the availability of water in the existing mains, reservoir capacity, pressures in the area, and other local conditions. If the proposal is acceptable, specific conditions and requirements will be determined by the public works director.

13.02.420 - Water main extension design

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

FINDING: The proposal indicated that water will be accessible via connection to the existing water system on Rush Road. The proposed water system shall include new fire hydrants on proposed streets. Additionally, one water meter shall serve one lot and the proposed plan shall show all water meters located within public right-of-way. **See Chapter 4 NPW of this report for water design conditions of approval.**

The owner of any house, building or property used for human occupancy, employment, recreation or other purpose, situated inside the district and abutting any street, alley or right-of-way in which there is now located or may in the future be located a public sanitary sewer of the city, is required, at the owner's expense, to install suitable toilet facilities therein, and to connect such facilities directly with the proper public sewer in accordance with the provisions of this article, provided that such public sewer is within two hundred feet of the property line of the lot or parcel upon which such house, building or property is situated.

FINDING: The proposal indicates that the proposed sewer connection will be established to the existing sewer system under Rush Road. Sewer services shall extend to all lots. **See Chapter 5 NPW of this report for water design conditions of approval.**

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 National Wetlands Inventory (NWI) map and other maps do not depict mapped wetlands within the area. However, the critical area report concludes that jurisdictional wetland habitat is present on site. The wetland has been calculated to be a Category IV wetland with a 40-foot buffer. A stormwater conveyance system is proposed through the wetland buffer for discharge to a proposed treatment and pond facility. The critical area report provides a list of mitigative measures that may be conditioned to allow use of the buffer for storm pipe as proposed. The standard applies.

CONDITION OF APPROVAL: Prior to engineering approval, the applicant shall submit all necessary drawings compliant with the list of mitigative measures to use of the buffer for storm pipe for City review and approval.

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 proposed project will construct 68 single-family residential units. Architecture plans were not submitted for review. This standard is not met.

For the purpose of expediting the final approval of any plat, the subdivider shall apply to the city planning commission, at the office of the administrator on such forms as may be provided by the commission, for the approval of the preliminary plat. Together with the application, the subdivider shall submit sixteen copies of the preliminary plat at least sixty days prior to the commission meeting at which action is desired. He shall, at that same time, pay a plat fee which is not refundable, by cash or certified check, payable to the general fund of the city.

The administrator, on behalf of the planning commission, shall assign the plat a permanent file number and shall submit copies of the plat to:

- A. County and city engineers, health officer and other county, city and state officials concerned within the scope of their official functions;*
- B. Director of Highways when such plats are located adjacent to the rights-of-way of existing and known proposed state highways;*
- C. The proper city officials, when such land to be platted is adjacent to or within a distance of one mile~ from the corporate limits of the city, or which contemplates the use of any city utilities.*

16.12.030 - Preliminary plat

- A. Preparation. The subdivider shall prepare a preliminary plat, together with improvement plans and other supplementary material~ as may be required to indicate the general program and objectives of the project. To assure knowledge of existing conditions and city requirements to obtain compliance with existing city development plans, the subdivider may confer with the city engineer prior to preparation of the preliminary plat.*
- B. Scope. The preliminary plat need not be a finished drawing, but it should show all pertinent information to scale, in order that the planning commission may properly review the proposed development.*
- C. Partial Development. Where the plat to be subdivided contains only a part of the tract owned or controlled by the subdivider, the planning commission may require a sketch of a tentative layout for streets in the unsubdivided portion.*
- D. Information Required. The preliminary plat shall include the following information:*
 - 1. Detailed Map. The preliminary plat shall be drawn at a maximum scale of one inch equals fifty feet, minimum scale of one inch equals two hundred feet, and for areas over one hundred sixty acres, one inch equals two hundred feet.*
 - 2. General Information. The following general information shall be shown on the preliminary plat:*
 - a. Proposed Name of the Subdivision. The name must not duplicate nor resemble the name of another subdivision in the county and shall be approved by the planning commission.*
 - b. Date, north point and scale of drawing.*
 - c. Appropriate identification clearly stating the map is preliminary.*
 - d. Location of the subdivision by section, township and range and a legal description sufficient to define the location and boundaries of the proposed tract or the tract designation or other description according to the real estate record of the county assessor.*
 - e. Names and addresses of the owner or owners, subdivider, engineer or surveyor, and land planner or landscape architect.*
 - 3. Existing Conditions. The following existing conditions shall be shown on the preliminary plat:*

- vi. Drafts of all covenants to be imposed as well as any other agreements or arrangements.

FINDING: The application is being processed as a subdivision review.

16.20 - DESIGN STANDARDS

16.20.020 – Streets

- A. *General.* The location, width and grade of streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety and in their appropriate relation to the proposed use of the land to be served by such streets.
- B. *Minimum Right-of-Way and Roadway Widths.* Unless otherwise indicated in the comprehensive plan, the width of streets and roadways shall not be less than the minimums shown in the following table:

	Minimum Width in Feet	
	Right-of-Way	Roadway
Primary arterials	100	66
Secondary arterials	80	56
Collector streets	70	40
Other lesser streets	60	36
Cul-de-sacs; radius of turnaround	45	40
Alleys	20	As required by City Engineer

- C. *Reserve Strips.* Reserve strips or street plugs controlling the access to streets will not be approved unless such strips are necessary for the protection of the public welfare or of substantial property rights or both, and in no event, unless the control and disposal of the land composing such strips is placed definitely within the jurisdiction of the city under conditions approved by the planning commission.
- D. *Alignment.* Streets other than minor streets or cul-de-sacs shall, as far as practical, be in alignment with existing streets by continuations of the center lines thereof.
- E. *Future Extension of Streets.* Where a subdivision adjoins unplatted acreage, streets which in the opinion of the planning commission should be continued in the event of the subdivision of such unplatted acreage will be required to be provided through to the boundary lines of the tract. Reserve strips and street plugs may be required to preserve the objectives of street extensions.
- F. *Intersection Angles.* Streets shall intersect one another at an angle as near to a right angle as practical, and no intersection of streets at an angle of less than seventy-five degrees shall be approved. When intersections of other than ninety degrees are unavoidable, the right-of-way lines along the acute angle shall have a minimum corner radius of twenty-five feet. All right-of-way lines at intersections with arterial streets shall have corner radius of not less than fifteen feet.
- G. *Existing Streets.* Whenever existing streets adjacent to or within a tract are of inadequate width, additional right-of-way shall be provided at the time of subdivision, and conversely, oversized rights of way may be decreased.
- H. *Cul-de-Sacs.* A cul-de-sac shall be as short as possible and shall in no event be more than five hundred feet in length.
- I. *Grades and Curves.* Grades shall not exceed five percent on primary or secondary arterials, ten percent on collector streets, or fifteen percent on any other street. In flat areas allowance shall

- A. *Requirements. The following improvements shall be installed at the expense of the subdivider in accordance with city standards:*
1. *Streets;*
 2. *Storm sewers, unless the area is not accessible to a trunk line within 500 feet;*
 3. *Sanitary sewers, unless the area is not accessible to a trunk line within 500 feet;*
 4. *Water distribution lines;*
 5. *Sidewalks in any special pedestrian ways;*
 6. *Street name signs and street lights;*
 7. *Curbs and gutters wherever storm sewers are installed.*
- B. *Streets*
1. *All streets, including alleys, within the subdivision and streets adjacent but partially within the subdivision shall be improved;*
 2. *All streets shall be constructed to city standards for permanent street and alley construction. Catch basins shall be installed and connected to drainage tile leading to storm sewers or drainage ways as approved by the city engineer. Upon completion of the street improvement, monuments shall be re-established and protected in monument boxes at every street intersection and all points of curvature and points of tangency of street centerlines.*
 3. *In a residential area, if the city requires a subdivider to install a street with pavement width greater than thirty-six feet to provide an arterial traffic route, the city shall pay that portion of the cost in excess of the cost of a thirty-six-foot roadway.*
- C. *Surface Drainage and Storm Sewer System*
1. *Drainage facilities shall be provided within the subdivision and to connect the subdivision drainage ways or storm sewers outside the subdivision as required by the city engineer.*
 2. *Capacity, grade and materials shall be as provided by the city engineer's design. Design of drainage within the subdivision shall take into account the capacity and grade necessary to maintain unrestricted flow from areas draining through the subdivision and to allow extension of the systems to serve such areas.*
- D. *Sanitary Sewers*
1. *Sanitary sewers shall be installed to serve the subdivision and to connect the subdivision to existing mains. In the event it is impractical to connect the subdivision to the city trunk sewer system, the planning commission, in conjunction with the county sanitarian, may authorize the use of septic tanks if lot areas are adequate considering the physical characteristics of the size and the subsurface ground conditions. The septic tanks shall be of a design and capacity designated by the county sanitarian.*
 2. *Size, slope and type of sewer pipe material shall be in accordance with plans and specifications of the city. The subdivider shall pay for the necessary inspection by the city. Design shall take into account the size of pipe and grade elevation to allow for desirable extension beyond the subdivision. The city will not require the subdivider to pay for the extra cost of sewer mains over eight inches in diameter or for excessive depth necessary to provide for extension beyond the subdivision.*
 3. *If required sewer facilities will, without further sewer construction, directly serve property outside the subdivision, the following arrangements will be made to equitably distribute the cost:*
 - a. *If the area outside the subdivision to be directly served by the sewer line has reached a state of development to justify sewer installation at the time, the*

comply with requirements set forth in Chapter 17.84 of this title. Mobile home parks are permitted in this zone as planned unit developments subject to approval by the board of adjustment.

17.24.030 - Permitted accessory uses and structures.

Permitted accessory uses in the R-3 zone are as follows: garages or parking spaces for each dwelling unit; home occupations, noncommercial swimming pools, greenhouses, garden, tool or garbage sheds.

17.24.040 - Conditional uses

The following uses are permitted after hearing and attachment of conditions: traditional home occupations, boarding houses, professional offices, and other conditional uses deemed by the board of adjustment to be conditional.

17.24.050 - Permitted dimensions

Permitted dimensions in the R-3 zone are as follows:

- A. Minimum lot size, one unit, seven thousand five hundred square feet or for transfer of development purposes; two units, ten thousand square feet; three units or more, twelve thousand five hundred square feet plus one thousand five hundred square feet per added unit;*
- B. Minimum lot front, forty feet;*
- C. Maximum lot cover, fifty percent;*
- D. Minimum front yard depth, fifteen feet;*
- E. Minimum side yard depth, seven and one-half feet for principal or accessory structure; fifteen feet if structure abuts a street;*
- F. Minimum rear yard depth, fifteen feet for principal structure; five feet for accessory structure;*
- G. Maximum building height fifty feet, or thirty-five feet when lot is adjacent to any residential district.*

Finding: The proposal indicates the current zoning of development site is R3; therefore, this standard applies. The development minimum lots size is 7500 square feet (min. 7500 square feet), minimum front lot line length is approximately 56.5 feet (min. 40 feet). Based on the SEPA report, about 33% of the property will be covered with impervious surface (max. 50%), and the tallest building height is 25 feet (max. 50 feet). The proposal does not include yard depth (front, side, and rear); therefore, this standard is not met.

CONDITION OF APPROVAL: Prior to engineering approval, architectural and site design plans shall satisfy all parts of NMC Section 17.24.

CONDITION OF APPROVAL: Prior to building construction, plot plan compliant with NMC Section 17.24 shall be submitted and approved by the City.

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;*

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

17.62 – SIGNS

FINDING: The proposal does not indicate any signs currently. This 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;

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 proposal indicates a minimum of 2 parking spaces per residential. The standard is met.

17.76 - AMENDMENTS AND REZONES

17.76.010 - General procedure

The council may, from time to time, on its own motion, on petition of any person in interest, or on initial recommendation of the commission, amend, supplement or repeal the regulations and provisions of this title, including the chart and map, provided that where territory is sought to be rezoned by application from a person other than the council or commission, the person petitioning for rezoning of territory must have a property interest in the subject property.

17.76.020 - Planning commission advisory report

Any such proposed amendment or change, when initiated by the council or by individual petition, shall be referred to the commission for an advisory report thereon. When a proposed amendment or change is initiated by the commission, said advisory report shall accompany the initial recommendation of the commission.

17.76.040 - Procedure before council

approval process involved and provide the applicant with written instructions describing the approval procedure.

- B. Following such an informal meeting, the potential applicant shall meet with the commission in a pre-application conference which shall be held at a regular meeting of the commission. The applicant shall have for this meeting a map on which the proposal is presented, and information on the availability of utility service, the topography of the site, and such other information as requested by the inspector. At the time of this conference, the commission may extend to the potential applicant its preliminary observations and suggestions on the proposal.
- C. Following the pre-application conference, an application for rezoning for a planned unit development may be filed. Such application will be processed in accordance with provisions of this section with final action to be taken by council.
- D. Prior to final recommendation by the commission on an application for a planned unit development, the applicant shall file with the commission covenants, deed restrictions, home association by-laws, and other documents required to guarantee maintenance and construction of common recreation space, private roads and drives, and all other commonly owned property. The documents shall be approved by the city attorney, with revisions as appropriate, prior to formal action by the commission. Copies shall then be transmitted to council for its information during consideration of the rezoning ordinance, and finally shall be filed with the county auditor if the application is approved.

Finding: The proposal includes an application for rezone. Reorienting commercial zoned portions to align with Rush Road. In addition, commercially zoned lot acreage changes from 2.41 ac. to 2.81 ac. As a results, the reorienting does not affect the total area of commercial and residential zoning. 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:

3. *The city may deny a permit or approval for a proposal on the basis of SEPA so long as:*
 - a. *A finding is made that approving the proposal would result in probable significant adverse environmental impacts that are identified in a FEIS or final SEIS prepared pursuant to this chapter; and*
 - b. *A finding is made that there are no reasonable mitigation measures capable of being accomplished that are sufficient to mitigate the identified impact; and*
 - c. *The denial is based on one or more policies identified in subdivision (4) of this subsection and identified in writing in the decision document.*
 4. *The city designates and adopts by reference the following policies as the basis for the city's exercise of authority pursuant to this section:*
 - a. *The city shall use all practical means, consistent with other essential considerations of state policy, to improve and coordinate plans, functions, programs, and resources to the end that the state and its citizens may:*
 - i. *Fulfill the responsibilities of each generation as trustee of the environment for succeeding generations;*
 - ii. *Assure for all people of the state safe, healthful, productive and aesthetically and culturally pleasing surroundings;*
 - iii. *Attain the widest range of beneficial uses of the environment without degradation, risk to health or safety, or other undesirable and unintended consequences;*
 - iv. *Preserve important historic, cultural and natural aspects of our national heritage;*
 - v. *Maintain, wherever possible, an environment which supports diversity and variety of individual choice;*
 - vi. *Achieve a high balance between population and resource use which will permit high standards of living and a wide sharing of life's amenities; and*
 - vii. *Enhance the quality of renewable resources and approach the maximum attainable recycling of depletable resources.*
 - b. *The city recognizes that each person has a fundamental and inalienable right to a healthful environment and that each person has a responsibility to contribute to the preservation and enhancement of the environment.*
 5. *When any proposal or action not requiring a decision of the city council is conditioned or denied on the basis of SEPA by a nonelected official, the decision shall be appealable to the city council. Such appeal may be perfected by the proponent or any aggrieved party by giving notice to the responsible official within ten days of the decision being appealed. Review by the city council shall be on a de novo basis.*
- C. (WAC 173-806-173). Notice<197>Statute of Limitations.
1. *The city, applicant for, or proponent of an action may publish a notice of action pursuant to RCW 43.21C.080 for any action.*
 2. *The form of the notice shall be substantially in the form provided in WAC 197-11-990. The notice shall be published by the city clerk-treasurer or county auditor, applicant or proponent pursuant to RCW 43.21C.080.*

FINDING: A SEPA environmental checklist was included with this proposal; thus, this standard is met.

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.

2B.06 Private Streets

A. Private streets may be allowed under the following conditions:

1. Permanently established by tract or lot providing legal access to serve not more than 8 dwelling units or businesses on separate parcels, or unlimited dwelling units or businesses situated on a single parcel and sufficient to accommodate required improvements, to include provisions for future use by adjacent property owners when applicable; and
2. Have a minimum 20-foot paved surface, and a sidewalk five (5) feet in width of such a design that prevents parking on the sidewalk; and
3. Accessible at all times for emergency and public service vehicle use; and

2. "Y" type intersections where streets meet at acute angles
3. Intersections adjacent to bridges and other sight obstructions
4. Offset intersections that are not conducive to side traffic flow

In no case will the angle of the intersection be less than 60 degrees nor greater than 120 degrees. The preferred angle is 90 degrees.

- C. Spacing between adjacent intersecting streets, whether crossing or "T," should be as follows:

<i>When highest classification involved is:</i>	<i>Minimum centerline offset should be:</i>
<i>Major Arterial</i>	<i>350 feet</i>
<i>Minor Arterial</i>	<i>300 feet</i>
<i>Commercial Collector</i>	<i>200 feet</i>
<i>Neighborhood Collector</i>	<i>200 feet</i>
<i>Local Access</i>	<i>150 feet</i>

When different classes of streets intersect, the higher standard will apply on curb radii. Deviations may be allowed at the discretion of the Director of Public Works.

- D. On sloping approaches at an intersection, landings will be provided with a grade not to exceed a one-foot difference in elevation, 1 a distance of 30 feet approaching any arterial, or 20 feet approaching a collector or local access street, measured from the nearest right-of-way line (extended) of intersecting street.

FINDING: The spacing between adjacent intersecting streets onto Rush Road is in excess of 350 feet. This 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 (PCC) or asphalt from the right-of-way line to the edge of the street. The Director of Public Works will make the acceptable driveway material determination. PCC driveways will be subject to the same testing and inspection requirements as curb, gutter, and sidewalk construction. Residential PCC driveways will have a nominal concrete thickness of six (6) inches. All other PCC approaches will be eight (8) inches thick.
- C. Joint-use driveways serving two adjacent parcels may be built on their common boundary with a formal written agreement between both property owners and with the approval of the city. The agreement will be a recorded easement for both parcels of and specifying joint usage.
- D. Grade breaks, including the tie to the roadway, will be constructed as smooth vertical curves. The maximum change in driveway grade will be eight (8) percent within any ten (10) feet of distance on a crest and twelve (12) percent within any ten (10) feet of distance in a sag vertical curve.
- E. No commercial driveway will be approved where backing onto the sidewalk or street would occur.
- F. Driveways will be separated by twenty (20) feet of straight curb between each driveway providing access to a parcel or parcel of land under common ownership or occupancy unless otherwise allowed by the Director of Public Works.
- G. No driveway will be built within fifteen (15) feet of the end of any curb return or within five (5) feet of any property line unless otherwise allowed by the Director of Public Works.
- H. Driveway Widths
 1. The maximum driveway width for a single driveway onto an arterial or collector will be:

designed, per the most recent edition, "Transportation and Land Development by V.G. Stover and F. Koepke.

FINDING: The engineering plans do not include driveway locations, design size, and information for each lot. This standard is not met.

CONDITION OF APPROVAL: Prior to engineering approval, a plan providing driveway location, and dimensions for corner lots satisfying NPW 2B.12 shall be submitted for review and approval by the City.

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.*

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

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

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

B. Uncontrolled Intersection

Operating Speed (MPH)	Sight Distance
-----------------------	----------------

2. *statement of existing pavement condition and discussion of how it will "match up" to the new pavement section*

B. Sidewalks

Surfacing: four (4) inches Commercial Concrete.

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

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

C. Concrete Driveway

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

D. Asphalt Driveway

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

2B.15 Temporary Street Patching

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

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

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

2B.16 Pavement Restoration

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

A. Trench Cuts in New Pavements. Trench cuts are not permitted in pavements that have been constructed or rehabilitated within five (5) years. "Rehabilitation" includes all surface treatments such as chip seal slurry seal, and asphalt overlay.

If there is no other option but to cut into new pavement, prior approval will be obtained from the Director of Public Works. Pavement must then be restored in accordance with the following standards.

B. Transverse Utility Crossings must be bored or completed by another trenchless method. Bore puts must be restored in accordance with the following standards.

C. Pavement Restoration Requirements. Trench cuts, bore holes, and miscellaneous pavement repairs will be made in accordance with Standard Drawings 2-5 and 2-6, at the end of this chapter. Pavement will be restored 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:

test results and documentation will be submitted to the Public Works Department prior to final approval of the project.

FINDING: The engineering plans show that proposed water lines shall require cutting of the existing road and restoration is required. The application proposed concrete sidewalk and new asphalt paving; therefore, NPW 2B.14, 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

2C.02 Design Standards

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

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

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 luminaires 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 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.

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

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

Parking lot surfacing materials must meet the requirements for a permanent all-weather surface. Asphalt concrete pavement and cement concrete pavement satisfy this requirement and are approved surface material type. Gravel surfaces are not acceptable or an approved surface material type. Combination grass/paving systems are approved surface material types; however, their use requires submittal of an overall

parking lot paving plan showing the limits of the grass/paving systems and a description of how the systems will be irrigated and maintained. If the Director of Public Works determines the grass/paving system is not appropriate for the specific application, alternate approved surfacing materials will be utilized.

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

2G TRAFFIC IMPACT ANALYSIS

2G.02 When Required

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

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

- A. The proposed project generates more than ten (10) vehicles in the peak direction of the peak hour on the adjacent streets and intersections. This includes the summation of all turning movements that affect the peak direction of traffic.*
- B. The proposed project generates more than 25 percent of the site-generated peak hour traffic through a signalized intersection or "critical" movement at a non-signalized intersection.*
- C. The proposed project is within an existing or proposed transportation benefit area. This may include Transportation Benefit Districts (TSO), Local Improvement Districts (LID), or local state transportation improvement areas programmed for development reimbursement.*
- D. The proposed project may potentially affect the implementation of the street system outlined in the transportation element of the Comprehensive Plan, the Six-Year Transportation Improvement Program, or any other documented transportation project.*
- E. If the original TIA was prepared more than two (2) years before the proposed project completion date.*
- F. The increase in traffic volume as measured by ADT, peak hour, or peak hour of the "critical" movement is more than 10 percent.*

Even if it is determined that a TIA is not required, the Director of Public 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

Detention	Prevent peak flow increase: 100-year storm event
	Evaluation of erosion control: 2-year storm event and 10-year storm event
<hr/>	
<i>Design Storm Duration/Distribution</i>	
Hydrograph Method	6 and 24-hour duration
SCS Unit Hydrograph Method	6 and 24-hour durations SCS Type 1A distribution
Rational Method	Time of concentration Constant rainfall intensity

3A.03 Conveyance

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

The minimum main size will be twelve (12) inch diameter, smaller pipe sizes will be considered on a case-by-case basis as approved by the Director of Public Works. Lateral lines may be six (6) inch diameter. The city may require the installation of a larger main if it is determined that a larger size is needed to serve adjacent areas or for future service. The installation of a larger main may allow the 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 AASHTO M 170.*
- C. PVC pipe conforming to ASTM D 3034 SOR 35 or ASTM F 794 or ASTM F679 Type 1 with joints and gaskets conforming to ASTM D 3212 and ASTM F 477.*
- D. Ductile iron pipe conforming to the requirements of AWWA C 151, thickness class as shown on the plans.*
- E. High-density polyethylene smooth interior pipe conforming to AASHTO M252 types or AASHTO M294 type S, with a gasketed bell and spigot joints.*
- F. Aluminized steel helical or spiral rib pipe in diameters of thirty (30) inches or greater, with a Mannings" value of 0.020 or less.*

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

When the flow of an open channel is interrupted by the construction of a driveway, the entire channel 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

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

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.

FINDING: The proposal includes a new water system connecting to existing city water system located at Rush Road. Water meters for each lot and backflow preventers for recreational area will be installed. Based on submitted preliminary site plan, there are ten hydrants to be installed on site. This standard applies.

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

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

CHAPTER 5 SANITARY SEWER

5A GENERAL CONSIDERATIONS

5A.01 General

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

Any extension of the City of Napavine Sanitary Sewer System must be approved by the Public Works Department and must be consistent with the City of Napavine Comprehensive Plan: City of Napavine General Sewer Plan, Department of Ecology, and Department of Health requirements.

Within the corporate city limits where public sewer is available it must be used. Connection is not required provided that the sewage from the structure originates more than 200 feet from the public sewer, except in the case of private residential or commercial developments where the developed property abuts a right-of-way in which a public sewer is located or where a service connection is otherwise provided. In this case, connection of all structures generating sewage will be required to connect to the public sewer regardless of distance.

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

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

5A.09 Design Standards

V. COMMENTS

N/A

VI. CONDITIONS OF APPROVAL

A. Prior to Engineering Approval

- 1) Final 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.
- 2) The applicant shall submit all necessary drawings compliant with the list of mitigative measures to use of the buffer for storm pipe for City review and approval.
- 3) The applicant shall submit grading plans compliant with NMC 15.16 for review and approval by the City.
- 4) Architectural and site design plans shall satisfy all parts of NMC Section 17.24.
- 5) The landscaping plan shall satisfy all parts of NMC 17.60.070. Landscaping plan shall be submitted and approved by the City.
- 6) All road intersection curb returns shall be shown and designed to meet NPW 2b, applicable city standards, and the current version of the WSDOT Standard Specifications. Engineering plans shall be submitted for review and approval by the City.
- 7) A plan providing driveway location, and dimensions for corner lots satisfying NPW 2B.12 shall be submitted for review and approval by the City.
- 8) The site plan shall show the sight distance clear-view triangles and any proposed signage at all intersections.
- 9) Engineering plans demonstrating trenching and restoration compliant with Napavine Public Works standards shall be submitted for review and approval by the City.
- 10) The engineering plan shall include concrete sidewalks design criteria. All sidewalk construction must follow the standard and be reviewed and approved by the City of Napavine.
- 11) A street lighting plans showing compliance with NPW 2D for streetlighting plan and design shall be submitted for review and approval by the City.
- 12) 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.
- 13) Erosion control plans compliant with NPW 3B shall be submitted for review and approval by the City.
- 14) Water utility plan sheets and details meeting WDG Chapter 4 shall be submitted for review and approval by the City.
- 15) Engineered sewer plans compliant with Chapter 5 of the NPW shall be submitted to the City for review and approval.

B. Prior to Construction

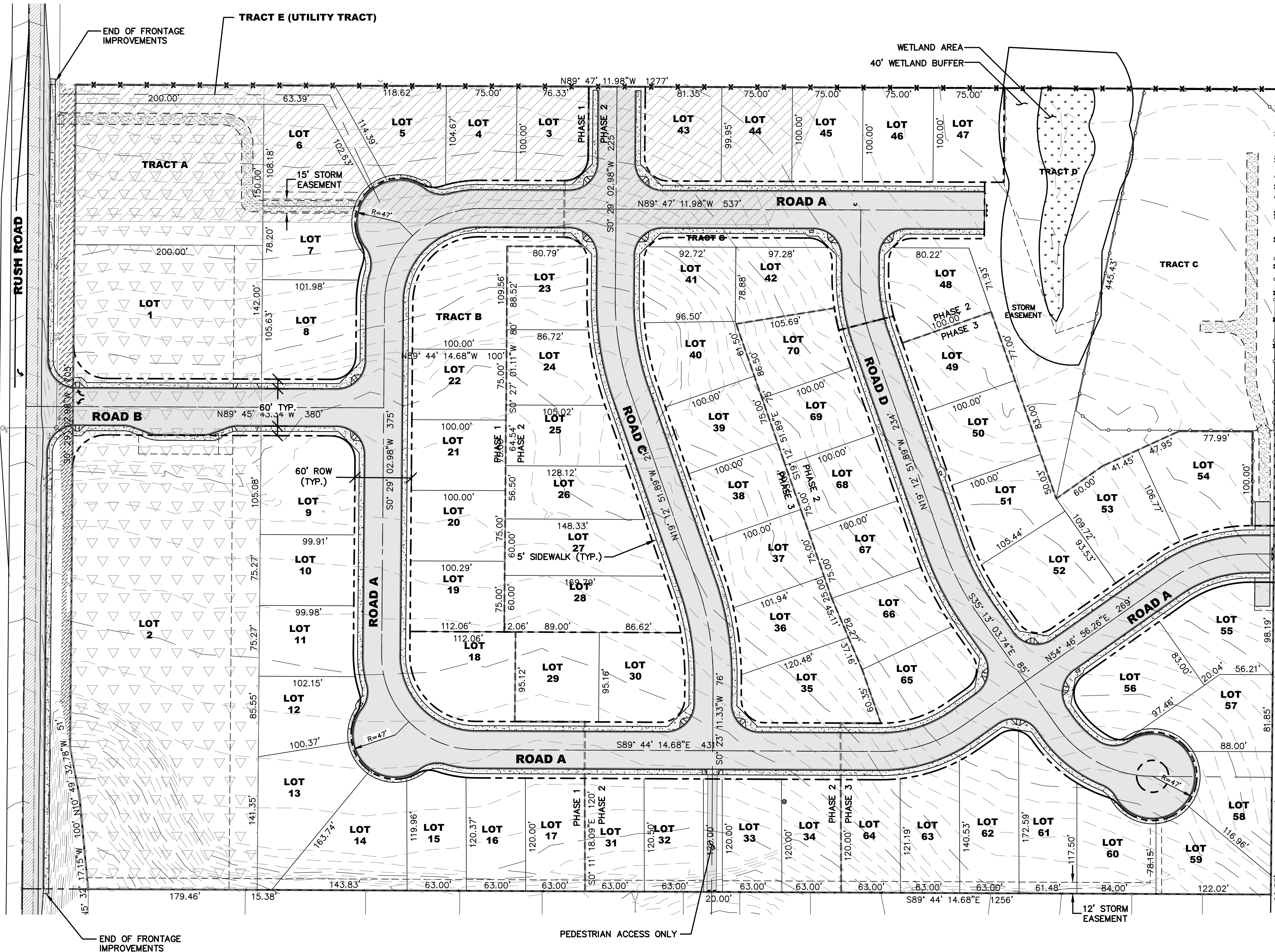
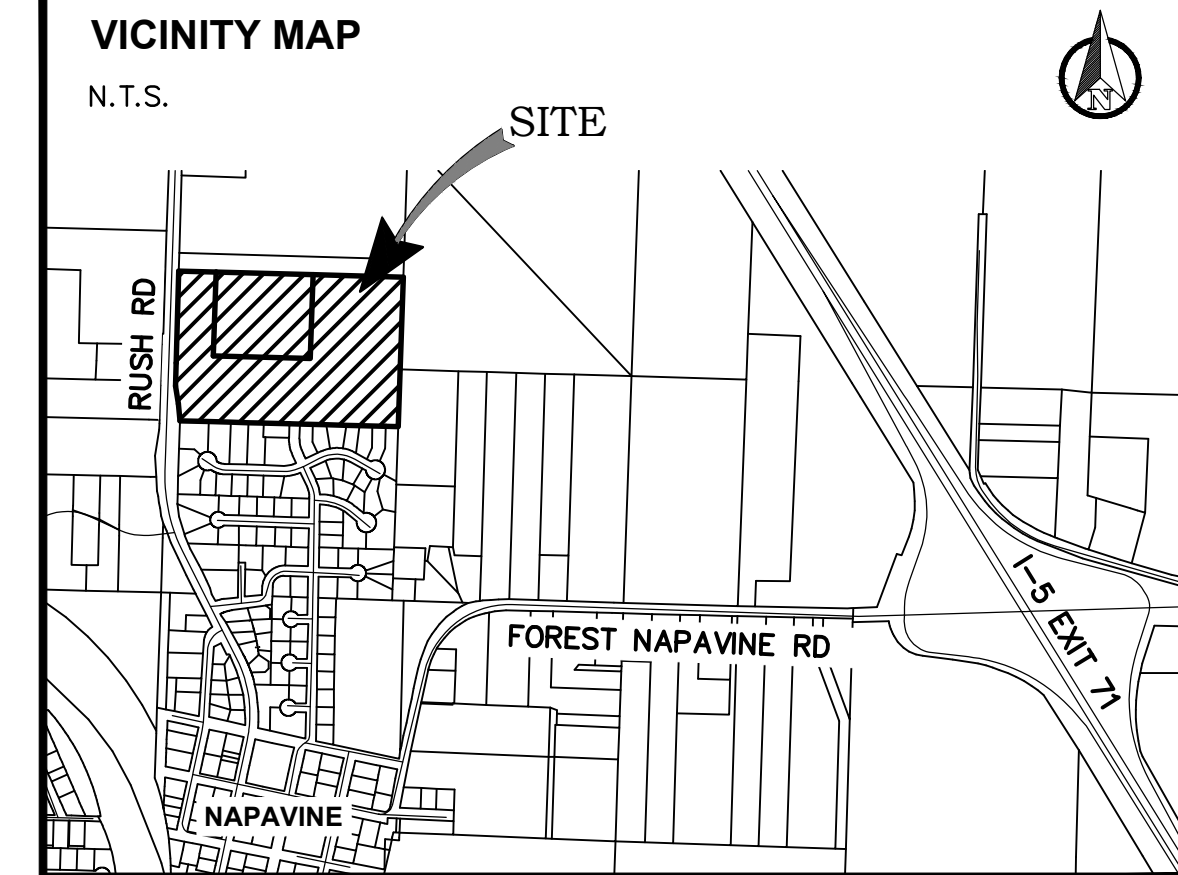
- 1) The applicant shall have received engineering approval and be in possession of all necessary permits.
- 2) The installer of the backflow preventer shall obtain a building or plumbing permit prior to installation.

ROGNLIN'S RUSH RD PLAT

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



SCALE: 1"=60 FEET
0 30 60 120



PROJECT INFORMATION	
APPLICANT:	ROGNLIN PROPERTIES LLC RANDY ROGNLIN PO BOX 307 ABERDEEN, WA 98520 (360) 532 5220 RANDY@ROGNLINS.COM
PARCEL NOS:	018152003000 018152004000
SITE ADDRESS:	1054 RUSH RD NAPAVINE, WA 98565
ZONING:	R3
TOTAL SITE AREA:	25.21
GRADING:	XX± CY FILL
SOILS:	LACAMAS SILT LOAM PRATHER SILTY CLAY LOAM SCAMMAN SILTY CLAY LOAM
SANITARY SEWER:	CITY OF NAPAVINE
WATER:	CITY OF NAPAVINE
FIRE DISTRICT:	LEWIS COUNTY

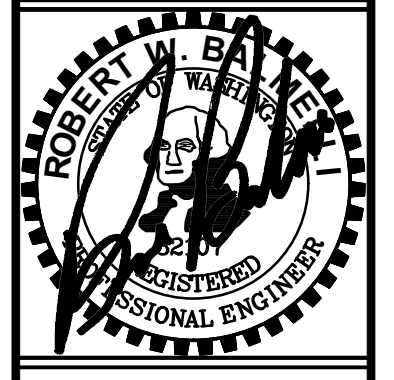
SHEET INDEX	
C0.1	CIVIL COVER AND SITE PLAN
C0.2	EXISTING SITE CONDITIONS
C1.0	PRELIMINARY GRADING PLAN
C2.0	PRELIMINARY UTILITY PLAN
C3.0	PRELIMINARY DETAILS AND NOTES
C4.0	PRELIMINARY LIGHTING PLAN
L1.1	PRELIMINARY LANDSCAPE & STREET TREE PLAN

HATCH KEY	
	NEW ASPHALT PAVING
	WETLAND AREA 9,190 SF (0.21 AC)
	EXISTING COMMERCIAL ZONE 2.41 AC
	NEW COMMERCIAL ZONE 3.5 AC 2.81 AC (NET)

NO.	DATE	REVISION

DESIGNED BY:	CLA
DRAWN BY:	CLA
CHECKED BY:	RWB
DATE:	07/14/22
SCALE:	1" = 60'

ROGNLIN'S RUSH ROAD PLAT
 CITY OF NAPAVINE WA.

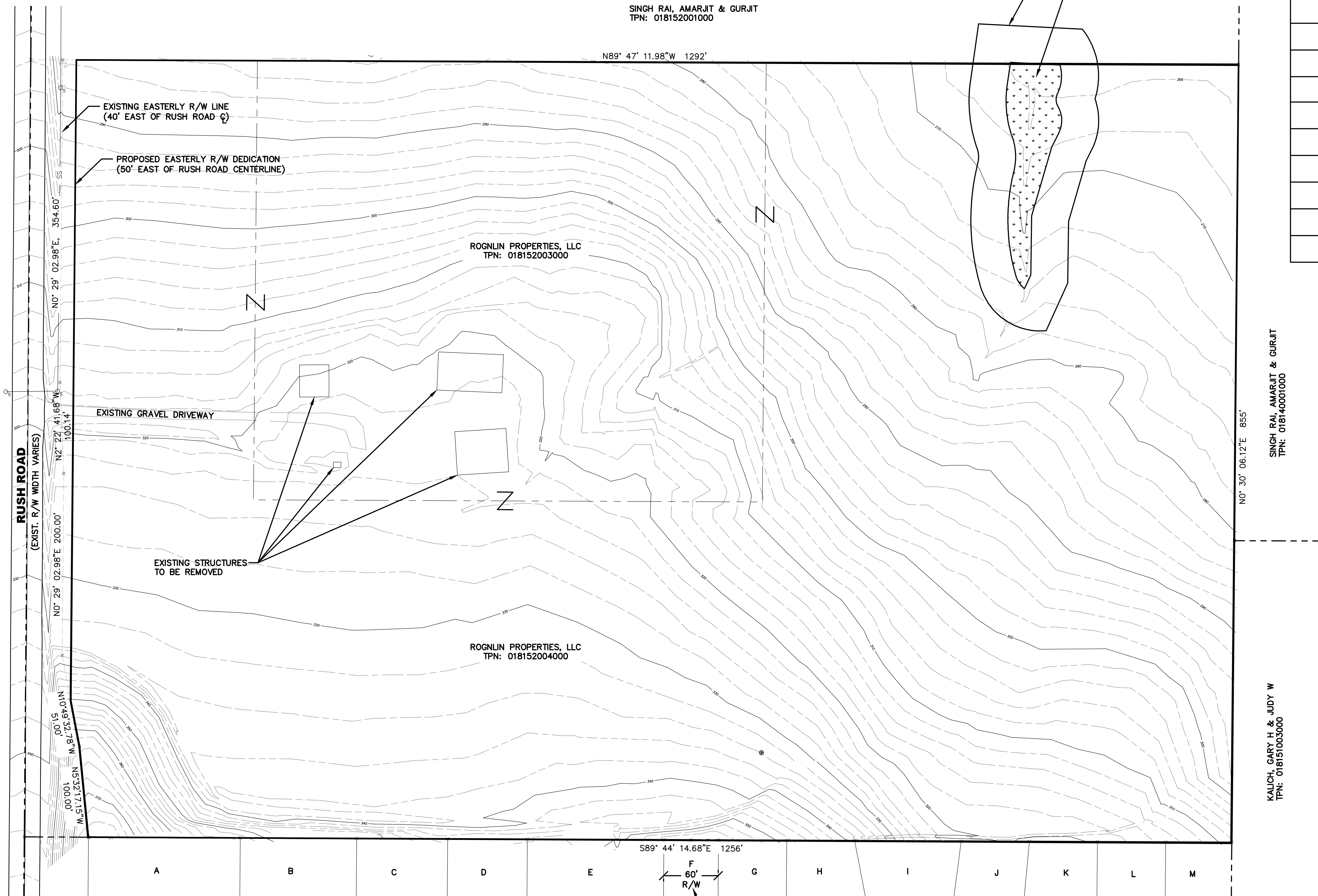


RB Engineering
 DESIGN → PERMIT → MANAGE
 OFF: (360) 740-8819
 EMAIL: Carl@rbengineering.com
 P.O. Box 873
 CHEWELUS, WA 98532

811 Know what's below. Call 811 before you dig.
 JOB NUMBER: 21118
 DRAWING NAME: 21118_CVR
C0.1
 1 OF 7



SCALE: 1"=60 FEET
0 30 60 120



ADJACENT PROPERTY OWNERS		
LABEL	OWNER	TPN
A	LHI INVESTMENTS, LLC.	008250001012
B	GARCIA, FERNANDO E & JUANA C	008250001013
C	PEA, JAMES & WENDY	008250001013
D	ROLLO, CHARLES J & RUTH L	008250001015
E	CITY OF NAPAVNE	008250001034
F	CITY OF NAPAVNE	ROAD ROW
G	FOOTE, KENNETH L & SHARON L TETRAULT-	008250001017
H	LHI INVESTMENTS, LLC.	008250001018
I	LHI INVESTMENTS, LLC.	008250001019
J	LHI INVESTMENTS, LLC.	008250001020
K	RICHTER, PATRICK & CRIST, RAVEN	008250001021
L	LANDRUM, JEREMY & NATASHA	008250001022
M	SHEAROUSE, JASON	008250001023

SINGH RAI, AMARJIT & GURJIT
TPN: 018140001000

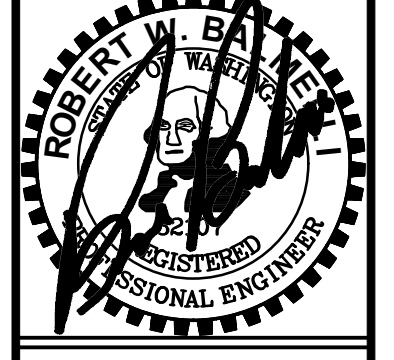
KALICH, GARY H & JUDY W
TPN: 018151003000

NO.	DATE	REVISION

DESIGNED BY: CLA
DRAWN BY: CLA
CHECKED BY: RWB
DATE: 07/14/22
SCALE: 1" = 60'

ROGNLIN RUSH ROAD
PLAT
CITY OF NAPAVNE
WA.

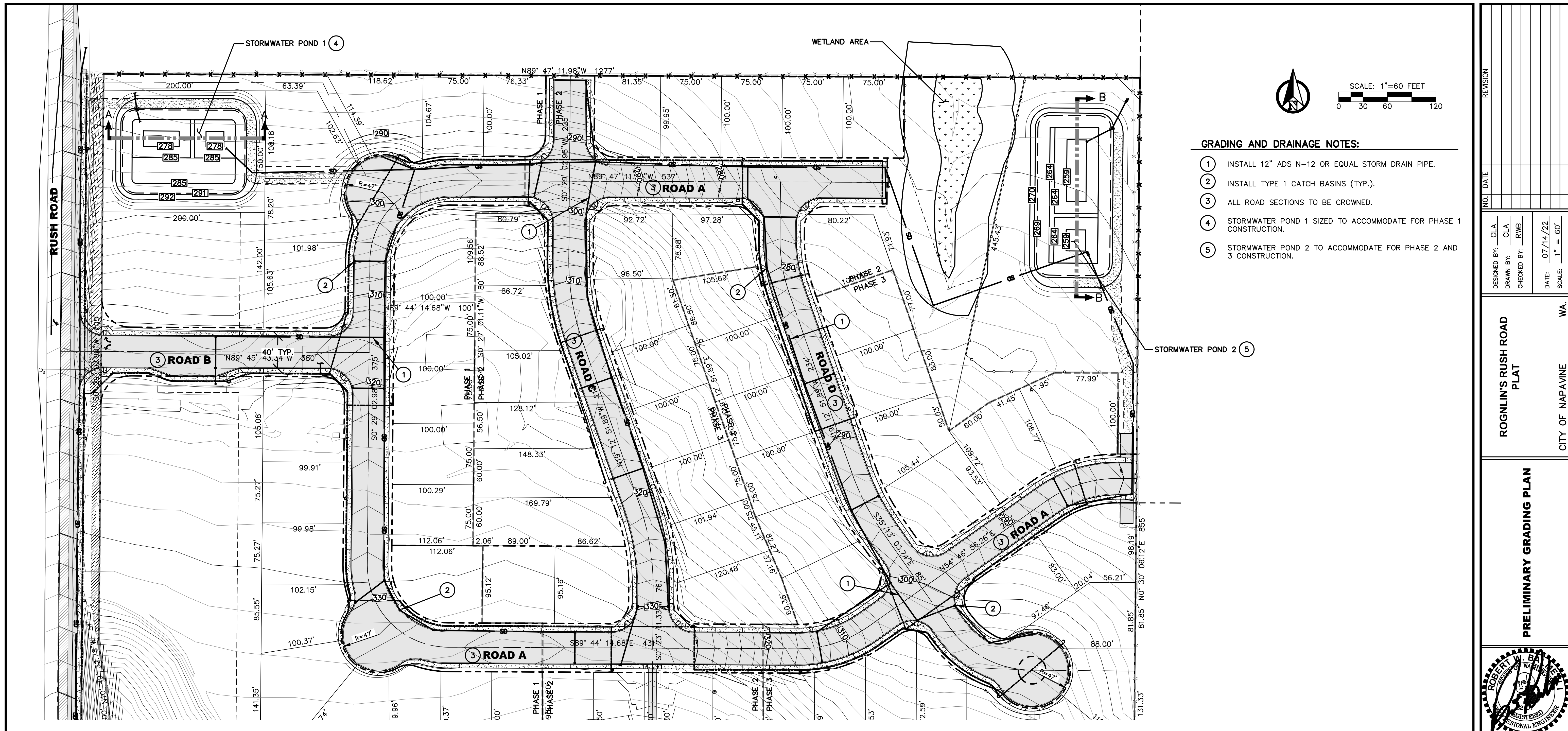
EXISTING SITE CONDITIONS



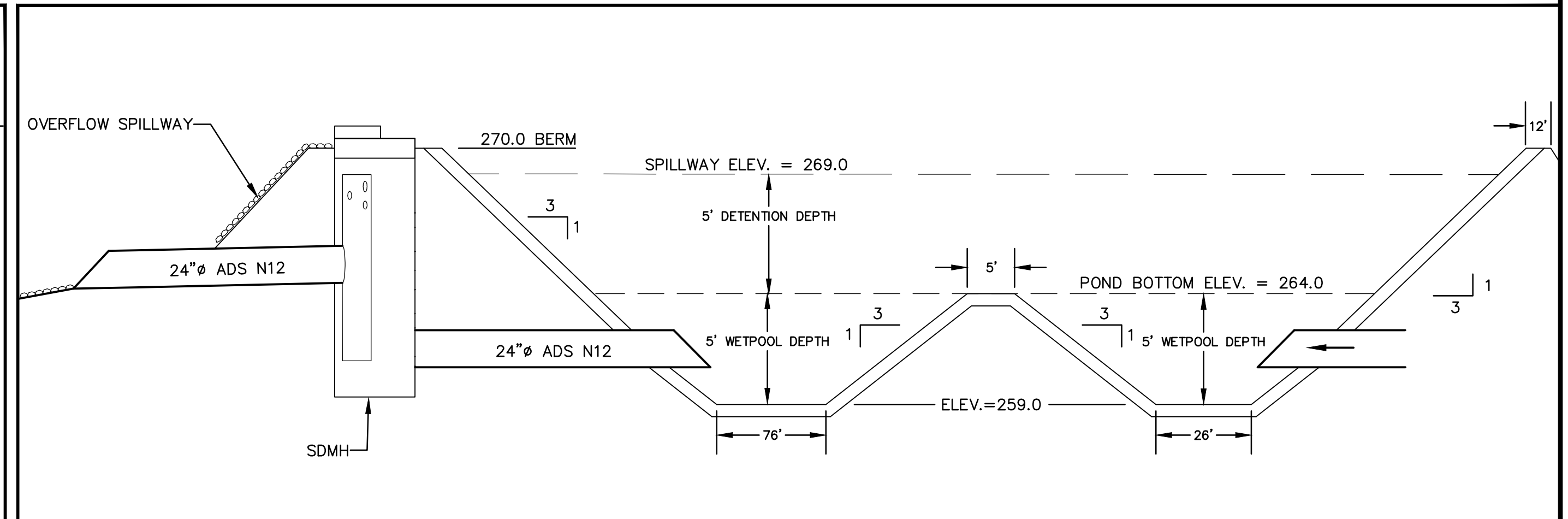
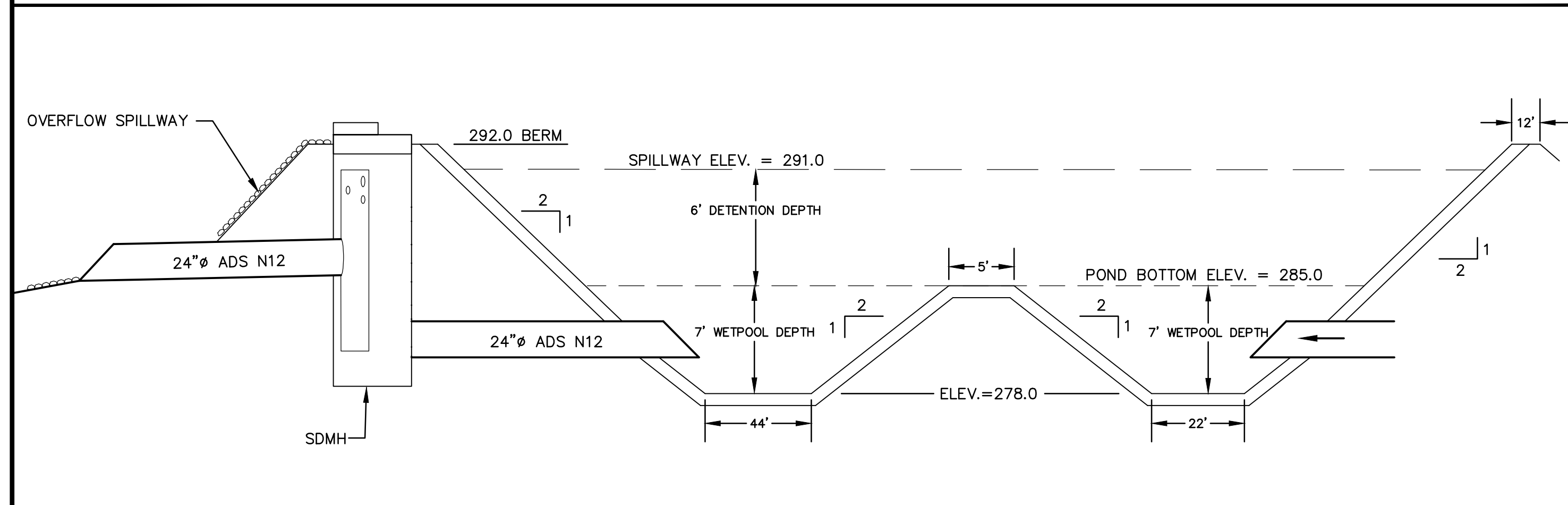
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CHEWELUS, WA 98532
OFF: (509) 740-8919
EMAIL: CalPro@RBEng.com

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

JOB NUMBER
21118
DRAWING NAME
CO.2_ESP
C0.2
2 OF 7



- GRADING AND DRAINAGE NOTES:**
- ① INSTALL 12" ADS N-12 OR EQUAL STORM DRAIN PIPE.
 - ② INSTALL TYPE 1 CATCH BASINS (TYP.).
 - ③ ALL ROAD SECTIONS TO BE CROWNED.
 - ④ STORMWATER POND 1 SIZED TO ACCOMMODATE FOR PHASE 1 CONSTRUCTION.
 - ⑤ STORMWATER POND 2 TO ACCOMMODATE FOR PHASE 2 AND 3 CONSTRUCTION.



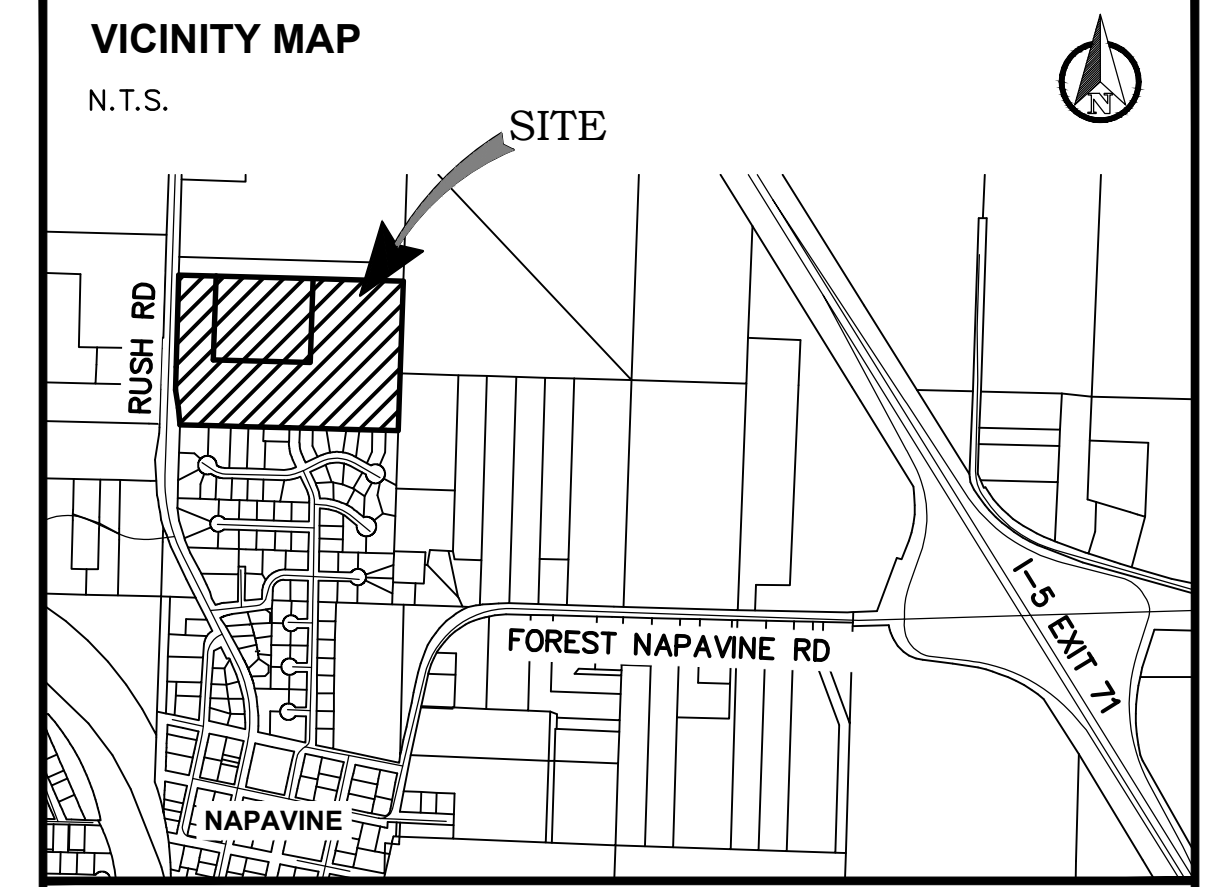
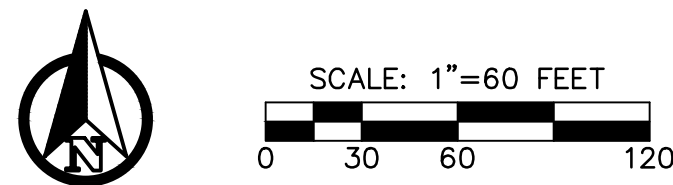
A STORMWATER POND 1 SECTION
N.T.S.
RB ENGINEERING
SEDIMENT POND.dwg

B STORMWATER POND 2 SECTION
N.T.S.
RB ENGINEERING
SEDIMENT POND.dwg

NO.	DATE	REVISION					
DESIGNED BY:	CLA	DRAWN BY:	CLA	CHECKED BY:	RWB	DATE:	07/14/22
						SCALE:	1" = 60'
ROGLN'S RUSH ROAD PLAT							
PRELIMINARY GRADING PLAN							
CITY OF NAPAVINE WA.							
RB Engineering DESIGN → PERMIT → MANAGE OFF: (509) 740-8919 P.O. Box 873 CHEWELUS, WA 98532 EMAIL: Carl@rbengineers.com							
JOB NUMBER 21118 DRAWING NAME 21118_PGDPL C1.0 3 OF 7							

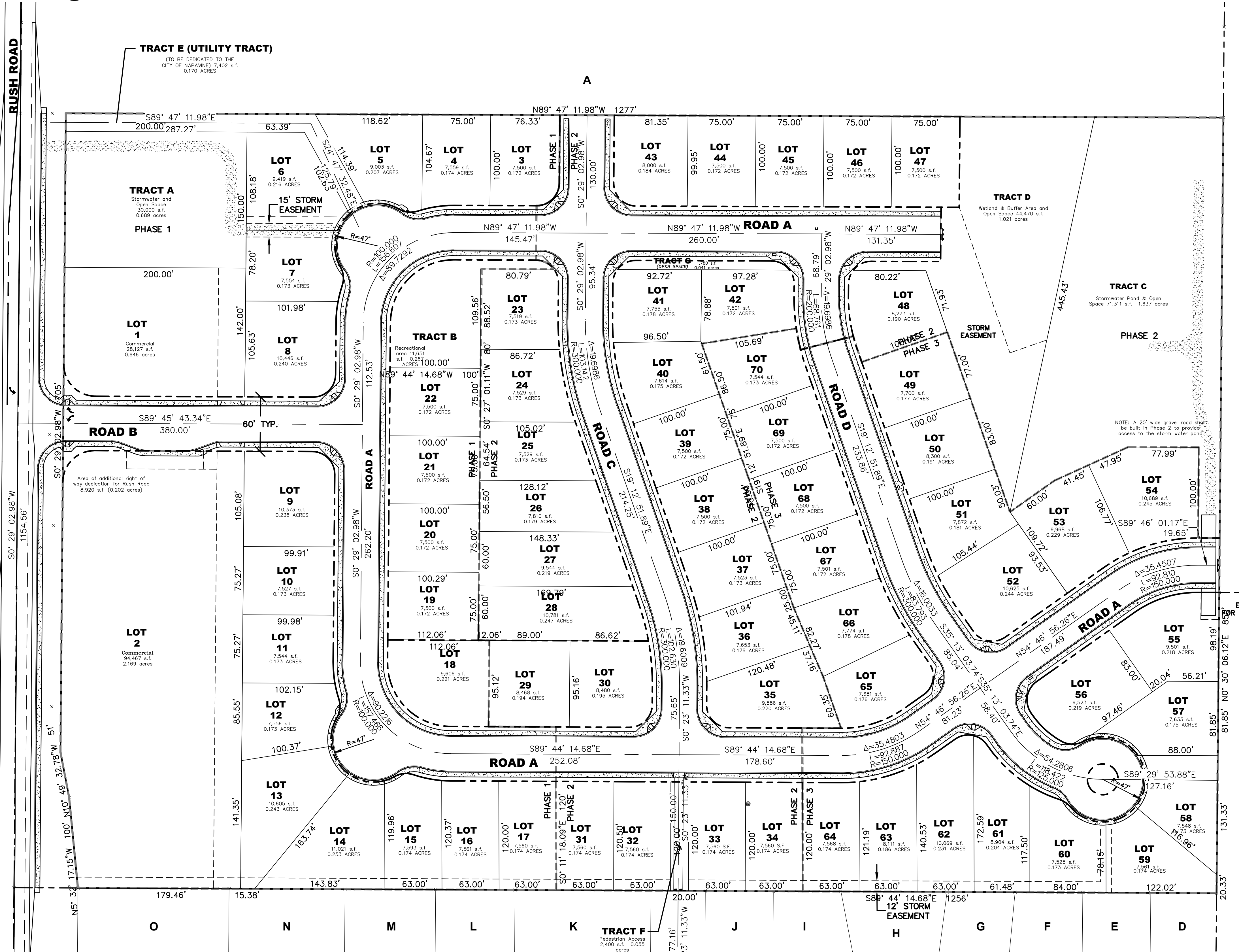
ROGNLIN'S RUSH RD PLAT

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



PROJECT INFORMATION	
APPLICANT:	ROGNLIN PROPERTIES LLC RANDY ROGNLIN PO BOX 307 ABERDEEN, WA 98520 (360) 532 5220 RANDY@ROGNLINS.COM
DESIGNED BY:	RWB
DRAWN BY:	INJ
CHECKED BY:	RWB
DATE:	07/14/22
SCALE:	1" = 60'
PARCEL NOS:	018152003000 018152004000
SITE ADDRESS:	1054 RUSH RD NAPAVINE, WA 98565
ZONING:	R3
SITE AREA:	25.21 AC. TOTAL 2.81 AC. COMMERCIAL 22.4 AC. RESIDENTIAL (GROSS)
PROPOSED LOTS:	70 LOTS 3.1 DU/AC (GROSS)
LOT SIZE:	MIN: 0.172 AC MAX: 2.169 AC AVE: 0.232 AC
SOILS:	LACAMAS SILT LOAM PRATHER SILTY CLAY LOAM SCAMMAN SILTY CLAY LOAM
SANITARY SEWER:	CITY OF NAPAVINE
WATER:	CITY OF NAPAVINE
FIRE DISTRICT:	LEWIS COUNTY

ADJACENT PARCEL OWNERS		
LOT	PARCEL #	OWNER
A	018152001000	AMARJIT & GURJIT SINGH RAI
B	018140001000	AMARJIT & GURJIT SINGH RAI
C	018151003000	GARY & JUDY KALICH
D	008250001023	JASON SHEAROUSE
E	008250001022	JEREMY & NATASHA LANDRUM
F	008250001021	PATRICK RICHTER & RAVEN CRIST
G	008250001020	LHI INVESTMENTS LLC
H	008250001019	LHI INVESTMENTS LLC
I	008250001018	LHI INVESTMENTS LLC
J	008250001017	KENNETH & SHARON FOOTE
K	008250001034	CITY OF NAPAVINE
L	008250001015	CHARLES & RUTH POLLO
M	008250001014	JAMES & WENDY PEA
N	008250001013	FERNANDO & JUANA GARCIA
O	008250001012	LHI INVESTMENTS LLC



NO.	DATE	REVISION

DESIGNED BY: RWB	DRAWN BY: INJ	CHECKED BY: RWB
DATE: 07/14/22		
SCALE: 1" = 60'		

RUSH ROAD
NAPAVINE PLAT
ROGNLIN PROPERTIES LLC
PO BOX 307
ABERDEEN, WA 98520
CITY OF NAPAVINE WA.

Preliminary Plat Map

RB Engineering
CIVIL ENGINEERING - LAND PLANNING - UTILITIES
P.O. Box 923
CHEHALIS, WA 98522
OFF: (360) 740-8819
FAX: (360) 740-8812

JOB NUMBER 21118
DRAWING NAME 21118_PPM
P0.1
1 OF 1