



# PLANNING COMMISSION AGENDA

Thursday, September 14, 2023, ~ 6:00 p.m.  
118 West Maple Street, City Hall, Centralia, WA

Join via zoom:

<https://us02web.zoom.us/j/85991020858?pwd=MF11RUNnVjlTVWpjeVZySUtCVG90QT09>

Meeting ID: 859 9102 0858

Password: 816953

## PLANNING COMMISSION

Jakob McGhie, Chair  
Term: 7/13/2026

Sybil Kuhn, Vice-Chair  
Term: 7/13/2026

Norm Chapman  
Term: 2/11/2027

Todd McCann  
Term: 2/23/2024

Jackie Franks  
Term: 4/23/2027

Bonnie Canaday-  
Coombs  
Term: 12/15/2025

Beth Sweeney  
Term: 9/29/2025

Holly Stidham,  
Alternate  
Term: 7/13/2026

Open, Alternate  
Term:

## STAFF MEMBERS

Emil Pierson, AICP  
CD Director

Hillary Hoke  
Asst. CD Director

## **1. ORDER OF BUSINESS (CMC 2.16.130)**

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Approval of Planning Commission Meeting Agenda for September 14, 2023.
- E. Approval of Planning Commission Meeting Minutes from August 10, 2023 (pgs i-ii).
- F. Commissioner announcements, reports and comments
- G. Public Comments not associated with agenda items
- H. Presentations – None.
- I. Unfinished Business
  - i. PUBLIC HEARING: Preliminary approval review and recommendation on the Kresky Landing Planned Unit Development. Continuation of public hearing from August 10, 2023 (pgs: 1-39).

## **2. NEW BUSINESS (CMC 2.16.130.I)**

- A. PERMIT REVIEW:
  - i. Request to modify performance standards for a caretaker residence project located at 830 N Tower Avenue. (pgs. 40-51).
  - ii. Request to modify performance standards for a storage container project located at 811 N Tower Avenue (pgs. 52-57).

118 West Maple Street, P.O. Box 609, Centralia, WA 98531-0609 • Telephone (360) 330-7662 • FAX (360) 330-7673 • Email:

[www.centraliaguide.com](http://www.centraliaguide.com)

Persons of disability needing assistance may contact the Community Development Department 24-hours in advance of the meeting for accommodations



## **PLANNING COMMISSION AGENDA** Page 2

**Thursday, September 14, 2023, ~ 6:00 p.m.**

**118 W Maple Street, City Hall, Centralia, WA**

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### **2. NEW BUSINESS – Continued:**

#### **B. PUBLIC HEARING:**

Proposed text amendments to Centralia Municipal Code sections 20.06 Definitions, 20.11 Land Uses, 20.21 Residential Zoning Districts and Accessory Dwelling Units, 20.24 Core Commercial District, 20.60 Planned Unit Development, 20.61 Townhome Development, 20.67 Conditional Uses and 20.72 Off Street Parking and Loading (pgs. 58-78).

### **3. ADJOURN MEETING (CMC 2.16.130.J)**



## PLANNING COMMISSION MEETING MINUTES

Thursday, August 10, 2023, ~ 6:00 p.m.

118 West Maple Street, City Hall, Centralia, WA

*Jakob McGhie – Chair*

*Sybil Kuhn - ViceChair*

*Todd McCann – Commissioner*

*Norm Chapman - Vice-Chair*

*Jackie Franks – Commissioner*

*Beth Sweeney - Commissioner*

*Bonnie Canaday-Coumbs - Commissioner*

*Holly Stidham - Alternate*

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### 1. **ORDER OF BUSINESS (CMC 2.16.130)**

#### A. CALL TO ORDER

The meeting was called to order by Commissioner Bonnie Canaday-Coumbs at 6:00 p.m.

#### B. Roll Call

Present: Jakob McGhie, Sybil Kuhn, Norm Chapman, Jackie Franks, Beth Sweeney, Bonnie Canaday-Coumbs, Holly Stidham

Absent: Todd McCann

#### C. Approval of Planning Commission Agenda

A MOTION was made by Commissioner Chapman to approve the Planning Commission Agenda. The motion was seconded by Commissioner Coumbs. The motion carried the following vote:

Aye: 6      Nay: 0

#### D. Approval of PC Minutes from previous meetings

A MOTION was made by Commissioner Chapman to approve the Planning Commission Agenda. The motion was seconded by Commissioner Sweeney. The motion carried the following vote: Aye: 6      Nay: 0

#### E. Announcements, reports and commence (if applicable)

There were no announcements or items to report.

#### G. Public Comments not associated with agenda items (if applicable)

There were no public comments.

#### H. Presentations (if applicable): None.

#### I. Unfinished Business (if applicable): None.

### 2. **NEW BUSINESS (CMC 2.16.130.1)**

- A. **ACTION:** Final review and vote on the Niki Way Townhomes Planned Unit Development. Following discussion and support for the final project Commissioner Chapman made a motion to approve. The motion was seconded by Commissioner Coumbs. The motion carried the following vote: Aye: 6      Nay: 0

- B. **PUBLIC HEARING:** Preliminary approval review and recommendation on the Kresky Landing Planned Unit Development. The public hearing was opened at 6:10 PM. Chris Aldrich, Project Manager, and Steve Dona, Project Architect, presented on behalf of the owner with history and details of the project site and future development plans. After the presentation the following public comments were given:

- i. Craig Grip, Property Owner: Mr. Grip resides at 616 Grove Street and boards the north property line of the project. His concerns are future flooding, landscaping, lot layout and public notice requirements.
- ii. Vanessa Herzog, Realtor: Ms. Herzog spoke to market conditions and the decision to develop as single family residential lots and not apartments.
- iii. Robert Balmelli, RB Engineering: Mr. Balmelli is the engineer of record and spoke to the stormwater designs and regulations.

The public comment period was closed at 6:46 PM. Following discussion Commissioner Kuhn made a motion to postpone the public hearing to the next meeting and requested additional information on the stormwater requirements. Commissioner Chapman seconded the motion. The motion carried the following vote: Aye: 6 Nay: 0

The hearing will be resumed at the September meeting and does not require additional public notice.

C. WORKSHOP: CMC text amendments. A presentation was made by Emil Pierson, Director, on the proposed text amendments to CMC sections 20.06 Definitions, 20.21 Residential Zoning Districts, 20.24 C-3 Core Commercial District, 20.60 Planned Unit Development, 20.61 Townhouse Development, 20.67 Conditional Uses, 20.72 Off-Street Parking and Loading and 20.11 Land Uses in Zoning Districts. A recommendation was made by Chair McGhie to revised section 20.24.055.B with additional language as follows: Maximum front, rear and side yards shall be 10 feet.

### **3. ADJOURN MEETING (CMC 2.16.130 J.)**

Meeting was adjourned by Chair McGhie at 8:03 PM.

**CITY OF CENTRALIA**  
**PLANNING COMMISSION AGENDA REPORT**

<b>To:</b> Planning Commission	<b>Meeting Date:</b> September 14, 2023
<b>From:</b> Emil Pierson, Director Hillary Hoke, Asst. Director	<b>Department:</b> Community Development
<b>Subject:</b> Continuation of Public Hearing: Kresky Landing, an 86-unit Planned Unit Development	

**BACKGROUND**

On March 14, 2023, a Planned Unit Development application was submitted to construct a development containing 78 single family residences and 4 twin homes (2 dwelling units each), for a total of 86 units. The property consists of five parcels totaling 15.51 acres.

Beginning in the mid-1990's various permits and approvals were granted. Those approvals, from local, state and federal agencies, resulted in the ability to fill the site up to 6.5' above original grade, with conditions to protect the small wetland in the SW corner and establish a 25' buffer. Filling activities commenced shortly after approval and continued throughout 2020 with regular inspections. Grading activities continued through 2022 and additional activities will be needed as part of the current project.

In 2021, the City Council approved a rezone request submitted by the property owner to rezone the properties from LBD, Limited Business District, and C-1, General Commercial, to R:20, High Density Residential. At that time, the owner proposed a multi-family/apartment development with the following statement: "There is currently a housing shortage in Centralia area, especially apartments. This rezone could potentially bring much needed revenue in the form of rental income, property tax income, retail income, etc. to stimulate the locate economy."

The public hearing held on August 10, 2023, was postponed to the September meeting with a request for additional information on the stormwater system and regulations.

**SEPA**

The SEPA process was completed on May 19, 2023, with no appeals filed. Comments were received from the Centralia School District, Washington State Department of Fish and Wildlife, Washington State Department of Ecology, Washington State Department of Archaeology and Historic Preservation and the Centralia Public Works Department. Permitting is required from other agencies and the Centralia School District has required a mitigation fee of \$4,700 per dwelling unit.

A previous SEPA was conducted in 1999 under SEPA #99-07 and included an Army Corps of Engineers permit #1999-4-00819. Fill activities were approved under the original SEPA.

### **Environmental**

#### **Letter of Map Revision – based on Fill**

Two previous Letter of Map Revision – Based on Fill (LOMR-F) applications were approved by FEMA. One on February 10, 2011, and one on March 25, 2021. The approval of the LOMR-F applications removed the vast majority of the properties from the floodplain. The small remaining area that is located in the 100-year floodplain is of little benefit as it is cut off from Salzer Creek and the surrounding areas by roads, adjacent development, fill, and provides limited storage area.

#### **Department of Archaeology and Historic Preservation**

A small area not previously filled will need to be surveyed for cultural resources, as well as development of an inadvertent discovery plan for future trenching.

### **Wetlands**

A small .09 acre wetland exists in the SE corner of the development. The wetland protection and buffer zone were approved with the previous SEPA in 1999. The proposed development will not encroach on the previously approved 25' buffer zone.

### **Zoning and Density**

The property is zoned R:20, High Density Residential. With 15.51 acres a total of 310 dwelling units would be allowed by zone. A density bonus is not requested. The R:20 zone is intended for high density uses; such as apartments, condos, etc. as well as single family, duplex, triplex and other residential uses. The properties are surrounded by commercial uses to the northwest, southwest and west, with vacant property to the east. Residential uses exists to the northeast and southeast of the project site.

### **Housing**

The proposal contains 79 single family residences and 4 twin homes. Twin homes are two dwelling units attached by one common wall, with each dwelling unit located on a separate lot, that may sold individually. All units are proposed as 2-story with a 2-car garage.

### **Access**

Access is proposed from Kresky Avenue and Fair Street. The internal street will meet public standards for local access roads; including sidewalks on both sides, curb, gutter, streetlights, fire hydrants, etc.

### **Parking**

Each unit will contain a 20'x20' enclosed garage with structures set back far enough to allow additional parking in each driveway. To the greatest extent feasible, the driveways will be located to allow on-street parking without impacting sight triangle requirements.

### **Utilities**

The project will be serviced by city water, sewer and power with an engineered stormwater system. Civil plan approval must be obtained prior to commencing work.

### **Project Amenities**

The project will provide approximately 31% of overall open space, including a large open space in the center with a pedestrian trail.

### **Building Design**

Floor plans are generally the same throughout the single family and twin home units with great room, kitchen, half bath, office and garage on the main floor, and 3 bedrooms, two bathrooms on the 2<sup>nd</sup> floor. Exterior architectural features and colors will vary to prevent monotony.

The Site Plan Review Committee reviewed the proposal and granted preliminary approval on July 24, 2023, with the following conditions:

1. Revise the site plan to accommodate development on proposed lot 7 without encroaching on the existing utility easements and future easements for power service.
2. Revise the civil plans to meet current requirements; including but not limited to, standard street detail 4-09, stormwater treatment prior to the infiltration system, driveway placements, etc.

### **FINDINGS OF FACT**

1. The property is zoned R:20, High Density Residential.
2. The project is an allowed use in the R:20 zone.
3. The previous SEPA approval permitted fill of the subject property to 6.5' above original grade.
4. The project is in compliance with current SEPA rules.
5. The project is in compliance with Planned Unit Development regulations.

### **CONCLUSIONS OF LAW**

1. The property is zoned R:20, High Density Residential, per CMC 20.09 Zoning Districts and Boundaries.
2. A Planned Unit Development is identified as P=Permitted in the R:20 zoning district per CMC 20.11.010 Land use matrix by residential districts under Planned unit development clustered for 5+ units.
3. The project is in compliance with WAC 197-11 SEPA Rules and CMC 16.04 Environmental Policy.
4. Notice requirements of CMC 20.02 Project Permitting have been met to ensure public participation.
5. The project is in compliance with CMC 20.60 Planned Unit Development.
6. Pursuant to CMC 2.16.040(E), the Planning Commission shall review and provide recommendations to the city council on all plats, plans of subdivisions, planned unit

developments, dedications of land, and creating and vacating of rights-of-way and easements situated within the boundaries of the city and designated urban growth areas.

**RECOMMENDATIONS:**

Staff recommends the Planning Commission make a positive recommendation to grant preliminary approval of the Kresky Landing Planned Unit Development, with conditions identified above by the Site Plan Review Committee.



# *Kresky Landing*

A Single Family Planned Unit Development Residential Neighborhood.

S T E V E N  
D O N A  
ARCHITECTURE & PLANNING  
22040 96th AVE NE, #102 Kirkland WA 98034  
Contact: Steve Dona Phone: (425) 850-0828



## *Conceptual Streetscape*

Planned Unit Development no.20230167

1350 Kresky Road

Presented by:

RAP Real Estate Services LLC developer

&

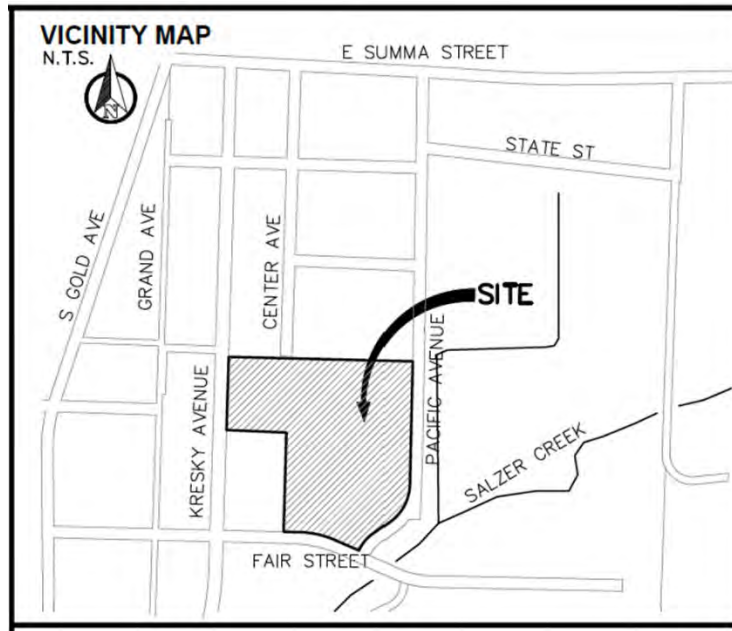
Civil Engineer by RB Engineering

Concept street scape for illustration purpose only

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## Project Location and Aerial



## Project Description

Kresky Landing is a Planned Unit Development consisting of 15.51 acres including 4.79 acres of open space and incorporating 86 single family homes consisting of 78 single family lots and four Side-by-Side, or “twin home” zero lot line lots. Most individual lots are 4,000 sq. ft. or just above with the twin home lots being as large as 9,904 sq ft. These larger lots will be divided with a zero lot line. The development makes the most out of the required minimum of 30% open space by having each home back up to open space, which creates a very nice backyard setting with privacy and no back yards backing up to another home lot. The development is designed with an internal public road system providing access to each home and two points of entry from existing roads. The project will be attractive when viewed from the surrounding roads and properties as the exterior of the property is all in open space.

## Development Summary

Gross Site Area:	15.51 acres
Area Dedicated For Streets:	3.21 acres.
Net Site Area:	12.3 acres
Density:	7 du/ac
Dimensional Requirements:	4,000 sf min lot size (4,320 sf average lot) size)
Setbacks:	Front 10’ min (varies), Side 5’, Rear 10’ (min)
Lot Coverage (Average %):	65%
Total Open Space:	4.79 acres (30.8%)
	Tract A            0.18 ac.
	Tract B            0.56 ac.
	Tract C            0.08 ac.
	Tract D            0.64 ac.
	Tract E            1.60 ac.
	Tract F            0.92 ac.
	Tract G            0.34 ac.
	Tract H            0.47 ac.
Parking Provided:	2-car garage, typ. each unit (On-street parking allowed)

## **Development Considerations and Zoning**

The property is zoned R-20 residential; several options were considered when analyzing the site for development. Given the location of the properties surrounding land uses and needs of the community, it was determined that the best use for the property at this time is a small lot, affordable single family detached housing development. While the property zoning could accommodate a higher density, generally higher density residential development is best suited in a location that is close to a downtown urban or suburban core close to services. If this site was developed as Multi-family or Town Homes it would just be an “island” in an area of town that is looking for definition. The site would require those higher density residences to drive their cars everywhere given that the site is somewhat isolated from either the downtown core or suburban shopping. The higher density, in this “island location”, would place greater demands on city services without the benefit of creating offsetting tax and new revenue to local business in the immediate area.

Centralia and its local economy is transitioning from a rural service community to a bedroom community that is looking to support first time home buyers and also allow potentially local residents to obtain a new home with a two car garage and a nice back yard. These homes are especially well suited for young families who have outgrown the apartment or town home. In a transitioning community, those new home buyers will tend to “invest” more in local resources both financially and emotionally. These types of buyers tend to support local businesses outfitting and maintaining their new homes. Emotionally, those residents tend to become more involved and interested in the long-term health of the community and schools since often the decision to purchase that first home is where they will establish and raise their family long term.



[illegible]

It is anticipated that the development will be built by one single developer who will be implementing and installing a uniform landscape design throughout the development. The entry will have a monument identifying it as Kresky Landing, or other appropriate name for the community. The open space will be in platted tracts and owned and maintained by the homeowner's association as a common open space area. The open space tracts buffer area adjacent to the wetlands will be landscaped with enhanced buffer landscaping as required by code.



## Home Design Information

The homes are designed to fulfil a need in the market for families to have the space they need which are not usually satisfied by apartments or town homes. These homes will be set on small efficient lots with private back yards, providing an affordable product that today's workforce is looking for and is needed in the community. The homes, with varied design facades uniform landscaping and a unique staggered front yard setback, will provide an attractive street scape so that it does not look like a flat row of homes. The homes provide a usable two car driveway and two car garage as well as street parking. The lower level is anticipated to have a small office, guest bath and great room concept, with the second floor having three bedrooms and a bonus room, as illustrated in the plans below. The plan shows the great room opens to a covered deck/patio and a good sized and usable fenced back yard. The plan shown is a two-story home with about 2,500 sq ft of living space.

There are 8 homes that will be zero lot line lots or sometimes call side by side homes. These are very similar to the homes above in amenities, it is just that they are connected on one wall and will have a zero lot where the homes are connected. See the elevations and floorplans.

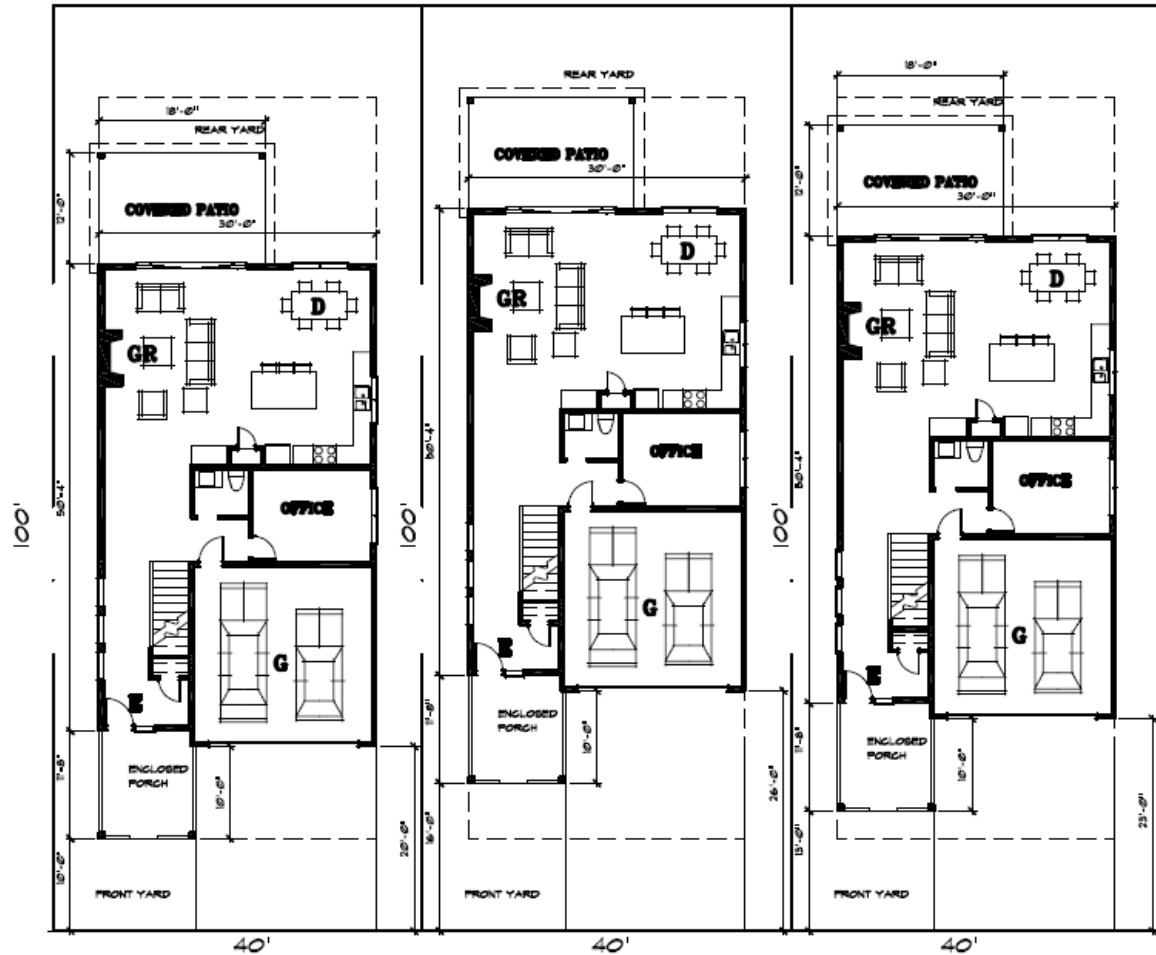


*Conceptual Streetscape*

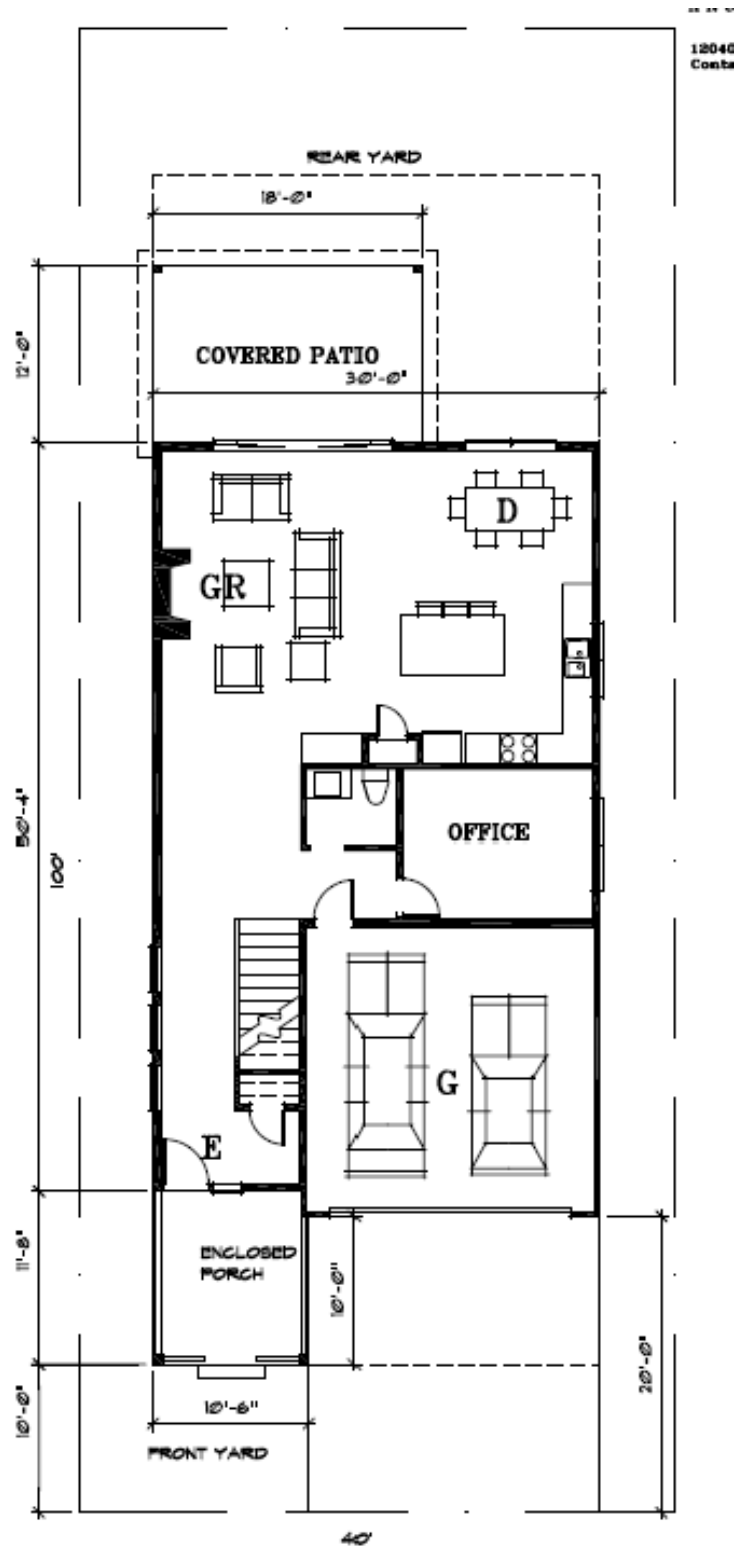


# Plans: Floor Plans, SF, Detached and Side By Side

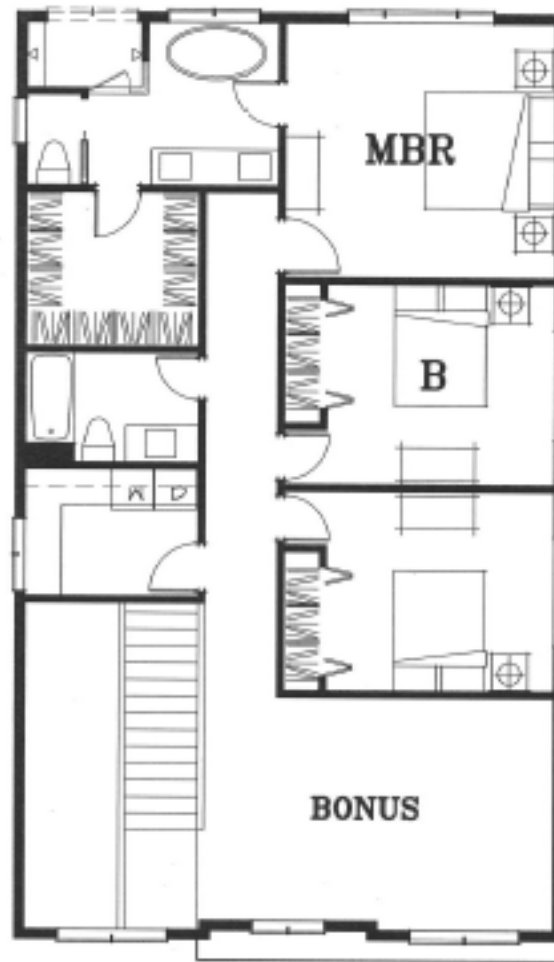
## Staggered Front Lot Setbacks



## Floor Plans



**PREFERRED PLAN WITH FRONT  
LOADED GARAGE**



## UPPER FLOOR PLAN

SCALE: 1/8"=1'-0"

MAIN FLOOR:	1159 SF
UPPER FLOOR:	1335 SF
TOTAL:	2494 SF

## Side by Side Elevation and Streetscape

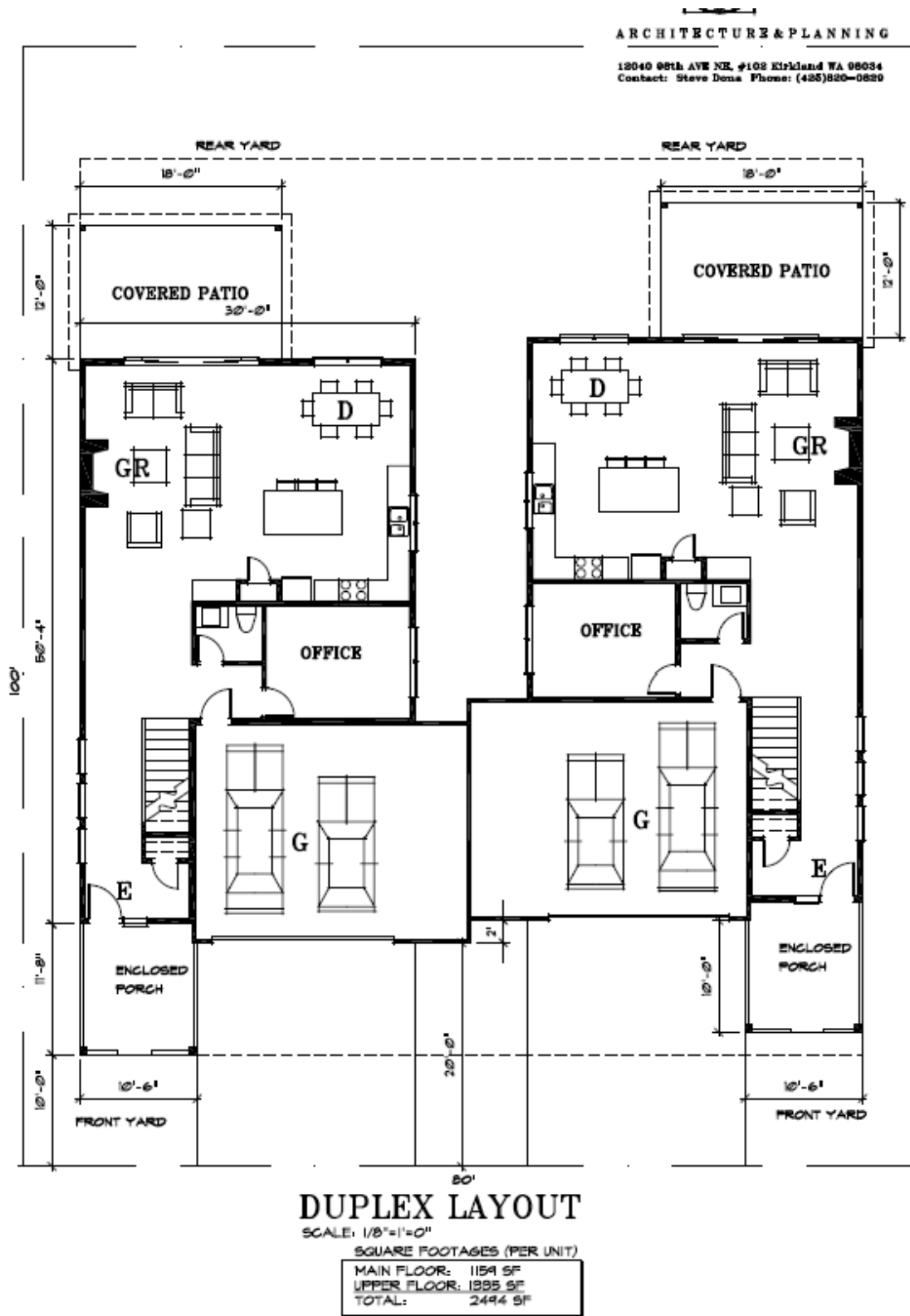


## ***DUPLEX STREETSCAPE***

*Side by Side homes - Streetscape*

zero lot line between units

**Duplex (side by side)**  
**First Floor Plan Second Floor Similar to Individual homes above.**



## **Sensitive Areas/Wetlands**

The project does have two wetland areas. The first is a small area across Pacific Street tract H and is 0.47 acres and is remaining as is, because there is a street between the development and this wetland, there is no additional buffer required affecting the property to the west being developed. The second wetland is a small category 4 area of 3,847 sq ft. in the southwest corner. The required buffer here is 25 feet based on the previous wetland determination and permitting and will be maintained and enhanced with additional plantings per the city's stated requirements. The balance of the site has been filled with under a previous and ongoing permit.

## **Cultural Resources**

According to the DAHP's predictive model, the site is in an area with high potential for archaeology and is adjacent to a previously recorded precontact site. A Cultural Resource survey may not have been prepared for the environmental determination prepared for original fill and grade permit on the property. As there was no excavation, resources were likely preserved prior to filling. DAHP has requested a survey for the site which includes pit testing for the small (roughly ¼ acre) area that remains to be filled. The report will also include an overview, risk assessment for trenching, and a monitoring and inadvertent discovery plan for impacts to potential artifact layers beneath the fill. Impacts will be nil, as proposed trenching will not be below the native grades.

## **Site Access, Street Improvements and Parking**

The PUD will provide two access points, one from Fair Street and the other from Kresky Ave. The access will be designed to meet public road standards for a local access street and will eventually be deeded to the city once the improvements are completed. The project includes sidewalks on both sides of the street as well as a walk through the center of a large public open space in tract F. Front Street Improvements including sidewalks and half street overlay will be provided on Fair Street and Kresky Avenue per city standards. There are traffic impact fees that will be paid as part of the development in accordance with the traffic study provided by the traffic consultant. Driveways will be located adjacent to each other on the

lots when possible to provide for room to park a car between the driveway groupings on the street.

## **Water, Sewer and Utilities**

City of Centralia water and sewer utilities will be extended through the site to provide all lots with service. Municipal utilities will be located within the proposed rights of way and existing easements and will require Public Works approval prior to construction and dedication.

## **Grading and Storm Water**

The project will be improved to meet the Centralia Stormwater Manual requirements. Stormwater will be collected within the right of way and routed to biofiltration facilities prior to retention for storage and metered release. The characteristics of the fill materials have been tested to ensure that they will allow infiltration for non-pollution generating surfaces such as roofs.

Grading on the site will include the completion of the original fill extents and import of additional fill as needed to provide cover for utilities and ensure drainage. The added fill will not create flooding issues or habitat loss association with shorelines as it will be placed on top of prior fills. A FEMA application has been processed to show how the former fill modified the flood maps.

## **Homeowner's Association (HOA) and Covenants Conditions and Restrictions (CC&Rs)**

Kresky Landing will have a homeowner's association and a set of CC&R's for the purpose of maintaining the open spaces that the community will enjoy and to maintain the integrity of the design criteria that will be part of the plat. A draft has been attached as Exhibit "A". The required HOA and its CC&R's will be a perpetual covenant running with the land.

## How Kresky Landing Meets the PUD Goals & Regulations

From the intent 20.60.010.

- A. The project has an imaginative design which creates permanent open space using smaller lots, (just above the minimum). Further the open space provides for a design which allows more privacy to the back yards on the homes which is very desirable and difficult to achieve in a conventional dense subdivision.
- B. It preserves a wetland, and it also takes advantage and preserves the views to the east and offers a very large open space vista which is adjacent this site.
- C. It creates the amenity of a little more than 30% open space, much of which creates separation from dwelling units and creates an area for outdoor play and recreation within the development. This was achieved thru smart and creative infiltration practices limiting common storage facilities.
- D. The development preserves existing wetland and a buffer. Otherwise, the site required fill so little natural vegetation was save there were not significant trees on the property due it being in the flood plan.
- E. The development will have several sizes of single-family detached homes and several side by side attached homes providing a variety and selection size homes.
- F. The site is very efficient in its lot layout and thereby reducing street length, eliminating alleyways and reducing paved areas that would be associated with use of alleyways required for rear loaded properties.
- G. We do not think this applies to this site as a small lot area passed over as it is 16 acres, but it does breathe life into a part of town that is underdeveloped in general.
- H. We preserved the existing wetlands on the main parcel and have a parcel across Pacific Ave which is open space and wetland undisturbed.



## How Kresky Landing Meets the Development Design Standards and Setbacks

- Kresky is a grouping of lots designed for single family detached homes with of a min lot of 4,000 sq ft and will have a min floor area in excess of 1,001 sq ft homes are envisioned to be 1,600 to 2,600 sq ft with a 2-car attached garage. No other mixed retail or office use is anticipated due to the location of the property and its distance and access from DT. It is designed using the P.U.D. ordinance and providing 30% open space.
- The P.U.D. does not request any density bonus through CMC 20.60.145. The P.U.D. process is utilized in order to reduce the minimum lot size to 4,000 sq ft The P.U.D. meets CMC 20.60.140.A.1 by providing at least 30% open space to be held in common ownership, managed by a HOA.
- Relationship to surrounding property Section 20.60.70. The development is surrounded on three sides by streets and some commercial development to the north. We have designed this with an open space buffer on all sides to be sensitive to and help minimize any impact to the adjoining properties or passersby. The property is elevated from adjacent roads by approximately 3-4 feet further buffering the development. The lots backing to Pacific Street will enjoy an unobstructed view of open wetlands in the east and is county verse in the city.
- The site is approx. 16 acres more than the minimum for the P.U.D. and has two entry points, one on Fair Street and one on Kresky Avenue.
- Section 20.60.110 Setbacks. The project is designed to meet or exceed minimum setbacks required for front, rear and side yards. The side yard will be a min. 5 ft to the property line and the rear yards, for the most part, will be fence and well exceed the minimum of 300 sq ft. Garages will be set back a min. of 20 ft. We are staggering the homes so that will increase approximately 24 ft in some cases. There will be sidewalks and attractive landscaping to add interest. We are providing a covered enclosure with railings porches which will meet or exceed the 80 sq ft required in the P.U.D. for single family homes. We are proposing that in front of the garage there be a min. of 20 ft behind the property line which is further behind the sidewalk which allows for guest parking in the driveway (20.60.120 off street parking required). This very traditional and most common layout of

dimensional relationship exists because it works well from most every aspect. It also allows for a significant amount of landscaping and front yard trees to enhance the street scape and reduce the visual impact of the homes.

# EXHIBIT A

## Declaration of Covenants, Conditions, and Restrictions of Homeowner's Association

Kresky Landing, 1350 Kresky Road Centralia WA 98531

This Declaration of Covenants, Conditions, and Restrictions (this **Declaration**) is made this \_\_\_\_\_ (date), by ABC CORP, a corporation organized and existing under the laws of Washington state, having its principal office at \_\_\_\_\_ WA, (the **HOA Association**), concerning the residential Subdivision known as Kresky Landing A PUD subdivision in Centralia WA (the "**Subdivision**").

**Whereas**, RAP Real Estate Services LLC, a Washington Limited Liability corporation organized and existing under the laws of Washington state, having its principal office at 170 120<sup>th</sup> Avenue NE, Suite 203, Bellevue, WA 98005 (the **Developer**), is under contract to acquire real property located in Lewis County, Washington; and

**Whereas**, the Developer is in the process of developing and platting the mentioned real property to a residential community and contemplates subdividing the property into eighty-two (82) lots for seventy-four (74) individual, quality, single-family residential homes and eight double home/townhome lots, and, in addition, contemplates setting aside certain tracts of land for community open space; and

**Whereas**, the total development of the Subdivision residential community will take several years; and

**Whereas**, the Association desires to provide for minimum building restrictions to promote and assure that the Subdivision is a quality residential community.

**Now, therefore**, in consideration of the above, and other valuable consideration, the Association by this Declaration subjects all of the real property described in **Exhibit A** (to be populated) to the following covenants, charges, assessments, conditions, and restrictions, subject to the limitations contained in this Declaration.

### I. Building and Design Committee

- A. There shall be created a building and design committee which shall be responsible for assisting property owners with future changes to landscaping, house paint color selection or other similar matters.
- B. The building and design committee shall consist of no less than three (3) members and no more than nine (9) members to be selected annually by the

Board of Directors of the Association, with the members to be chosen for varying terms so as to achieve staggered terms and continuity of membership of the committee.

- C. Any property owner seeking to add to or modify any portion of the exterior of an existing home, shall submit the plans to the building and design committee for review. A modification of the home exterior will include decks, hot tubs, patios, and similar alterations. Construction of new structures includes gazebos, arbors, and other similar construction.
- D. No construction, change, modification, or alteration for which plans are to be submitted to the building and design committee pursuant to **Paragraph C**, immediately above, shall commence until the plans and specifications showing the nature, kind, shape, height, material, and location of the same shall have been submitted to and approved in writing by the building and design committee as to the harmony of external design and location in relation to surrounding structures and topography, size, estimates of costs, and such other factors as the building and design committee considers necessary, appropriate, and relevant to maintain property values of nearby properties. If the building and design committee fails to approve or disapprove the design and location plan within thirty (30) days after the plans and specifications have been submitted to it, approval will not be required and full compliance with this Section of the Declaration will be deemed to have occurred.
- E. Without limiting the generality of the factors to be considered by the building and design committee, the following restrictions shall apply:
  - 1. Heat pumps, hot tub pumps, and similarly exposed mechanical equipment shall be aesthetically concealed from view on the street .
- F. Despite the above provisions, the building and design committee shall have no affirmative obligation to be certain that all the elements of the design comply with the restrictions contained in this Declaration, and no member of the building and design committee shall have any liability, responsibility, or obligation, whatever, for any decision, in the carrying out of duties as a member of the committee. The committee and its members shall have only an advisory function, and the sole responsibility for compliance with the terms and Declaration shall rest with the homeowner. Each homeowner agrees to save, defend, and hold harmless the building and design committee and each of its members on account of any activities of the building and design committee relating to the owner's property.
- G. The building and design committee, if it observes deviations from or lack of compliance with the provisions and this Declaration, shall report those

deviations or lack of compliance to the Board of Directors of the Association for appropriate action.

## **II. Building Restrictions**

- A. The subdivision shall be a single-family residential subdivision and shall be used solely for residential purposes.
- B. No Commercial building or structure shall be erected, constructed, maintained, or permitted on such residential lots.
- C. Driveways of homes shall be built in adjacent pairs as needed to provide room for street parking.

## **III. General and Special Assessments**

- A. By acceptance of the deed or other instrument of conveyance for his/her/their home within the subdivision, each homeowner shall be deemed to agree to pay to the Association annual assessments and special assessments for capital improvements. Such assessments shall be fixed, established, and collected from time to time as provided in this Declaration. The annual and special assessments, together with such interest and costs of collection as provided below, shall be a continuing lien on the property affected and shall also be a personal obligation of the owner of the property on the date when the assessment is due. Such personal obligation shall not pass to successors in title to the affected property unless expressly assumed by the successors.
  - 1. Unless changed by a vote of two-thirds (2/3) of the homeowners, the annual assessment for any home in the Subdivision shall be that amount last approved by two-thirds (2/3) of the lot owners.
  - 2. On the vote of the members of the Association in the manner set forth below, the Association may levy, in addition to annual assessments, a special assessment or assessments in any calendar year applicable to occurrences not to exist more than one (1) time in any one calendar year.
- B. Each homeowner shall exercise as much care as possible to retain and maintain the vegetation, trees, shrubs, and other similar growth on their property.

- C. Prior to the removal and replacement of any such growth, the plans shall be submitted to the building and design committee for the committee's review and comments. Such plans shall include the location of all trees that are four (4) feet in height above ground.

#### **IV. Miscellaneous and General Provisions**

- A. Each owner, by purchasing any home in the Subdivision, shall automatically become a member of the Association, and shall be bound by the terms and conditions of this Declaration, the articles and bylaws of the Association, and such rules and regulations as may be promulgated and adopted by the Association under the Articles and Bylaws.
- B. There shall be no more than two (2) animals per home. An animal is defined as dog, cat, or other small domestic animal.
- C. There shall be no more than two (2) cars per home. Homeowners shall utilize garage parking and driveway parking, and shall not park in guest spots overnight.
- D. Campers, recreational vehicles and other similar vehicles shall not park in homeowner's driveways or in guest spots for longer than hours.

# Kresky Landing Proposed Development

Response to Public Hearing & Planning Commission Questions  
Supplement to the Presentation Package

# Summary of Project

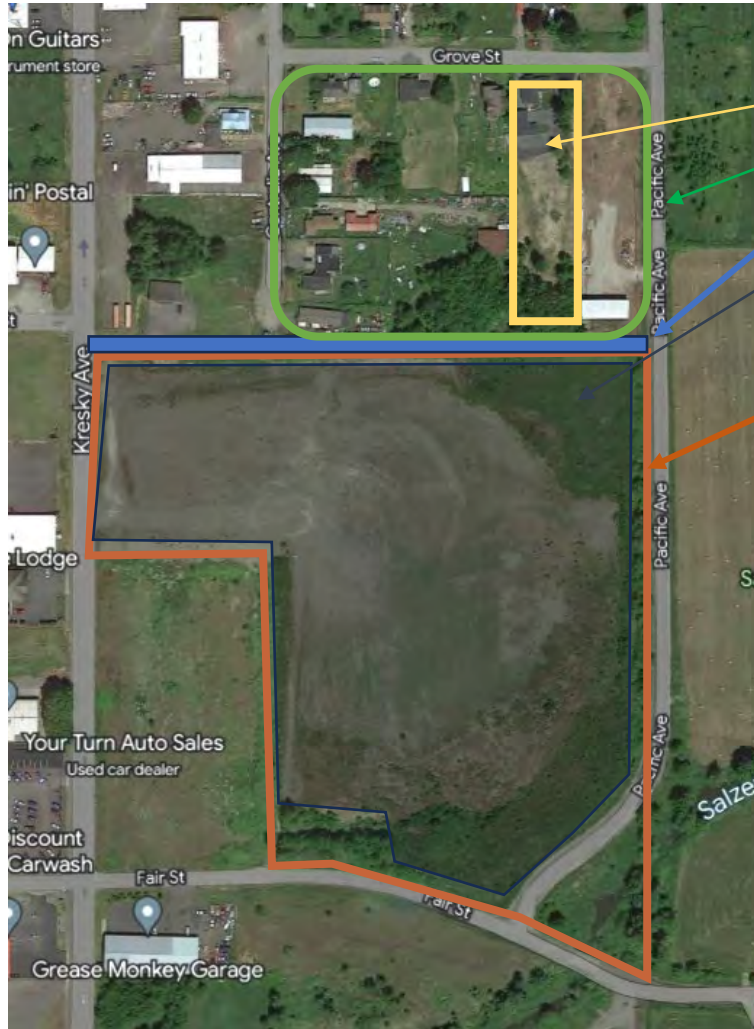
- Kresky Landing an 86-Lot P.U.D. Subdivision
  - Designed to meet the needs of the community for new single-family housing.
  - Allowed in the current zoning R-20.
  - Preliminarily designed per City and State codes
  - Has been reviewed by the city of Centralia site plan review committee and they recommend approving the project.
  - It has met all the requirements for the PUD process, providing 30% open space and other attributes making it a very nice development for the existing and new residents of the city.
  - Kresky landing is being built on a site which was previously filled, thus the fact the site is filled in the floodplain area is not a consideration at this time.



# Response to Questions raised at 8/10 Hearing

- Question from PC to Applicant:
  1. Why is this project not taking advantage of the higher zoning that it was rezoned to about 2 years ago or R-20. Meaning 20 units per acre. 308 units
  2. What is time a RV or Boat is allowed to park in a driveway or Public street
- Public Comment/concerns of adjoining non-city property owner to north:
  1. That he did not like that this property is filled 5-6 ft above his site to reach an elevation out of the floodplain. Any future development requires will require this.
  2. He was concerned that rain run off (storm water) from this development is or would affect his property (e.g., cause flooding).
  3. Felt the landscape plan was lacking.
  4. Expressed frustration that he did not know his property was in the floodplain, when he acquired it. Said he inquired at the city. (even though the property is not in the city limits).

# First - Understanding the Flooding Issue



## Outline Key

Yellow Mr. C. Grip

Green Area North

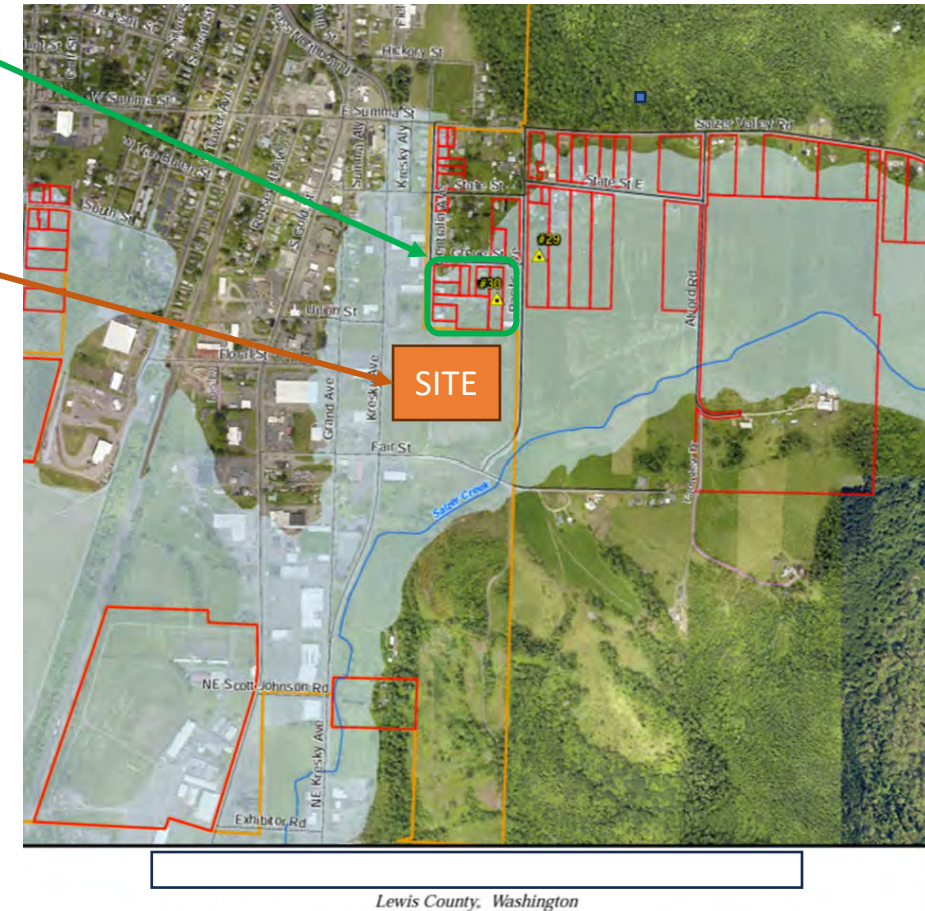
Blue City owned

Shading- existing fill

Orange Kresky Site  
Raised out of Flood Plain

Basic Issue: unfilled sites in the flood-plain will flood from time to time during Major Storm Flood events and there is nothing we can do to prevent this.

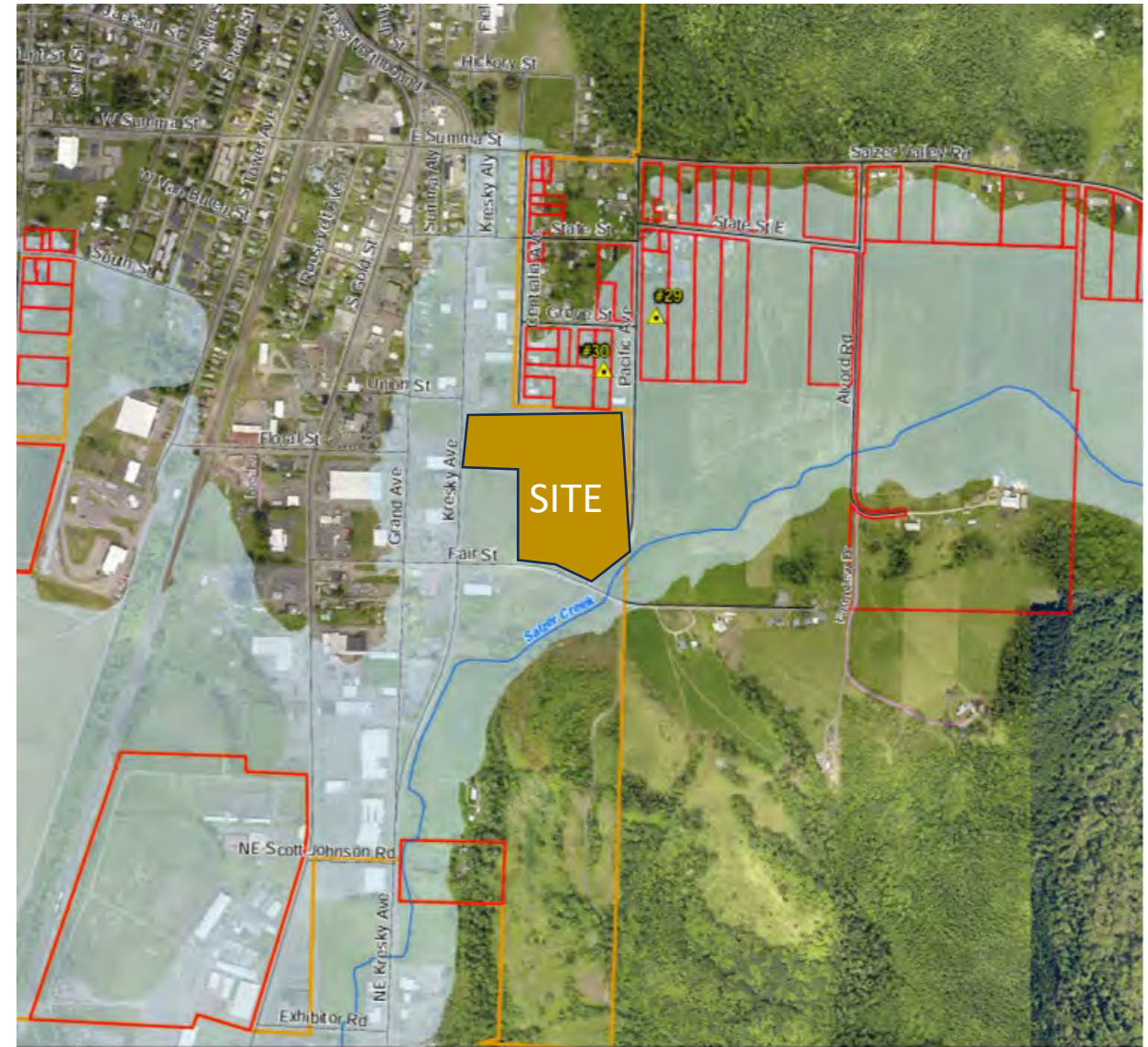
Flood Plain Map \_white shading





# Kresky Landing Dev.

- Site has been raised out of the flood plain with previous legitimate fill permit issue many years ago to the property owner.
- Provides a safe area for homes to be constructed outside and above the flood plain.
- Housing Assessment recommends future development above the flood zones. (white shaded)





# Adjacent Property Close Up



# Target Market for Kresky Landing

would be adding 84 units to the approx. 2000 units needed by 2045 amount required per yr. 99 units.

Exhibit 34. Housing Planning Targets by Economic Segment, 2020 – 2045



# How Kresky Landing Fits into Centralia's Housing Assessment and Action Plan

- Provides 86 Single family units towards the needed goal of 2000 units within 21 yrs. for the “greater than 100% of the Area Medium Income” AMI. \$63,828 for Lewis county 2021.
- Development will be connecting to all city utilities including sewer
- Is being developed out of the flood plan.
- It is the size, type and quality of development that hopefully will attract a **nation builder with capacity to build to the numbers required to meet the housing plan.**
- less than a mile (4,734 ft) away from the Downtown C-3 zoning designation and less than 2000 ft from Washington Elementary school.
- It is centrally located from a number of commercial area making it a walkable property for future homeowners.



# PC-Why is property not taking advantage of higher density?

- After following the development of your Housing Assessment and Action Plan, we noticed that you were missing SFH development between 80 to greater than 120% AMI.
- For development to occur it must have demand in the market and be commercially viable.
- Kresky property size, location and configuration are well suited for small lot single family product.
- After review of the market with our consultants, we believe there is a demand for this type of product, what people will want to buy.
- Affordable entry-level Single-family product is a desirable home type and difficult to find in Centralia.
- Kresky landing will meet the growing needs of Centralia as a bedroom community.
- Single family residences designed for raising families creates a sticky place for residence and they are long term and good for the community.

## Other answers:

- **CCR's** have been corrected to only allow RV, boat or camper or utility trailer for 24 hours per code.
- **Cultural Resource Report** was completed per staff requirements showing no cultural significance and a *"recommendation that the project proceed with no additional archaeological oversight."*

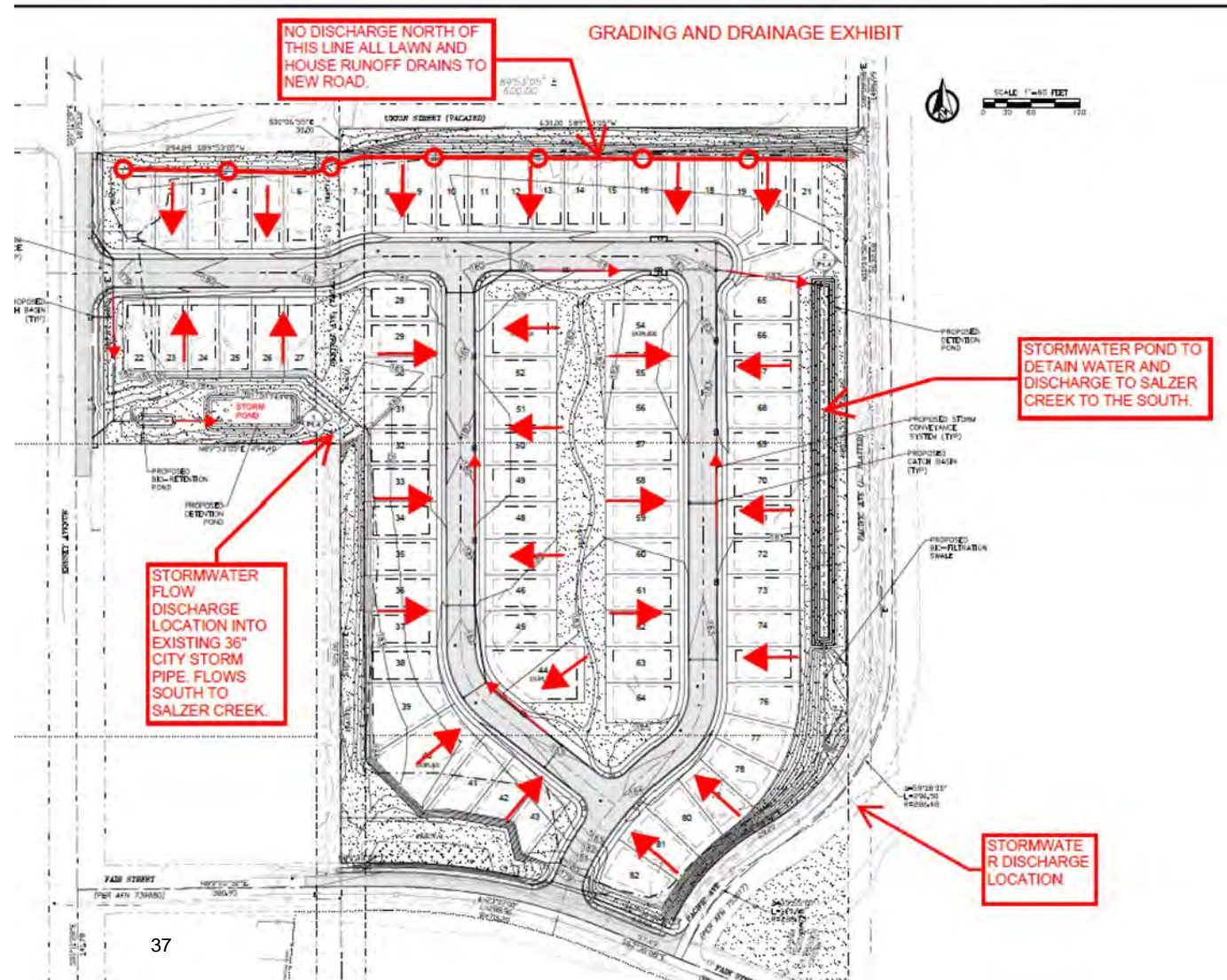
# Public Hearing Concerns

- First, only one neighbor Craig Grip was in attendance. Showing majority in the notification area were not concerned or in favor.
- Grip's primary concern was flooding. His property floods and he did not like the fact this site was previously filled under a separate permit previously issue years ago. He was also upset he was told his property was not in a flood zone. Neither are a germane issue for this development to proceed.
- Grip stated the subjects site runoff would affect him. Rain runoff will be contained onsite per codes once infrastructure is in place. Minimal, if any rain runoff currently affects any adjoining site, as site soils are very porous and allow for infiltration. See next slide.
- Grip states that the landscape plan was minimal in his opinion. Grip has no view of the project, and the plan meets the City codes and requirements.



# Drainage plan for the plat.

- Storm (rain) Drainage for the plat is to be managed per codes and regulations.
- Roof water is contained onsite through infiltration wells in each yard.
- While most yard water will infiltrate due to underlying soils conditions and pervious surfaces.
- Street water will be collected via storm catch basin and piped to the treatment swale and detention ponds where they are eventually metered to the area ditches.





Difficult to  
read at the  
scale  
mailed



# Northern Property Line

**Viewing north towards neighbors' property has a large tree buffer.**



**North Property Line not showing any erosion**



# CITY OF CENTRALIA

## PLANNING COMMISSION AGENDA REPORT

<b>To:</b> Planning Commission	<b>Meeting Date:</b> September 14, 2023
<b>From:</b> Emil Pierson, Director Hillary Hoke, Asst. Director	<b>Department:</b> Community Development
<b>Subject:</b> Review and Recommendation on Proposed Silo/Caretaker Residence Construction	

### **Background**

On July 21, 2023, Flint and Tami Dekoker submitted a building permit application to construct a silo at 830 N Tower Avenue and convert it to a caretaker residence. Structural engineering has been submitted along with a site plan and energy code compliance forms. The property is located in the C-3, Core Commercial District.

CMC 20.11.020 identifies a Caretaker—Residential uses as an incidental use to the permitted use, as P = Permitted, in the C-3 District. The primary use of the property is retail storefront. The silo is located in the back of the property and mostly obscured from public view by a fence and the existing brick building.

CMC 20.24.110 Performance Standards, requires new buildings in the C-3 District to be designed with a focus on the historic character relating to the heritage of the early residents of the community, entrance and visual access by pedestrians, minimum 40% first floor glass and public amenities.

CMC 20.24.110.F states A modification to the urban design/performance provisions of this section may be granted by the site plan review committee after a recommendation from the historic preservation committee (if located in a historic district) and the planning commission.

The applicant has requested the following:

1. Criteria 1: Urban Design. Designs for this area should focus on the “historic character” relating to the heritage of the early residents of the community. Colors shall be medium to dark earth tones and follow the character of the neighborhood. The silo meets the historic character relating to the early residents criteria because farming was the predominant activity of early Centralia residents. However, the silo is metal/silver and painting a medium to dark earth tone would deter from the historic character. Request is to waive the paint color of medium to dark earth tone requirement and allow the metal as-is.
2. Criteria 2: Entrance and Visual Access. The intent in this district is to encourage pedestrian activity between the public street/sidewalk and building. The use is a

private residence for caretaker purposes and is not intended for public access. Request is to waive this requirement.

3. Criteria 3: Minimum First Floor Glass. The first floor elevation of a building facing a street shall not have less than forty percent glass surfaces. All first floor glass shall be nonreflective. Display windows that are three-dimensional and are at least two feet deep are permitted and may be counted toward the forty percent glass requirement. The use is a private residence for caretaker purposes and is not intended for public access. Request is to reduce the glass requirements to only those windows required by the building code.
4. Criteria 4: Public Amenities and Public Art. Amenities and works of art enhance quality of life as well as visual interest. Public amenities and art encourage pedestrian activity and contribute to the experience. The use is a private residence for caretaker purposes and is not intended for public access. The structure is not readily visible to the general public. Request is to waive this requirement.

The property is not located in the historic downtown district; however, the Historic Preservation Committee (HPC) is the recommending body and subject matter expert on historic character and community heritage. The HPC reviewed the proposal on September 7, 2023, and made a positive recommendation.

#### **Findings of Fact**

1. The property is zoned C-3, Core Commercial District.
2. The caretaker use is permitted in that zone.
3. Modifications may be made by the Site Plan Review Committee with recommendation from the Historic Preservation Committee and the Planning Commission.

#### **Conclusions of Law**

1. Per CMC 20.09 Zoning Districts and Boundaries, the property is located in the C-3, Core Commercial District.
2. Per CMC 20.11.020, a Caretaker—Residential uses as an incidental use to the permitted use, as P = Permitted, in the C-3 District. The primary use of the property is retail storefront and permitted by the same code. The proposed use meets the definition of Caretaker.
3. Per CMC 20.24.110.F, A modification to the urban design/performance provisions of this section may be granted by the site plan review committee after a recommendation from the historic preservation committee (if located in a historic district) and the planning commission.
4. The Historic Preservation Commission reviewed the proposal on September 7, 2023, and made a positive recommendation.

#### **RECOMMENDATIONS:**

Staff recommends that the Planning Commission make a positive recommendation to modify the requirements as shown above.





*City Staff to complete this section*

PERMIT# 20230439

DATE SUBMITTED: 7-21-23

**RESIDENTIAL/COMMERCIAL BUILDING PERMIT APPLICATION REQUIREMENTS:**

- Fees are based on Valuation of Work, and are to be paid when the permit is ready for issuance
- 50% of the Valuation of Work will be added for Residential permits, 65% will be added for Commercial Permits for Plan Review Fee
- \$6.50 is required for State fees for Residential Permits, \$25.00 for Commercial
- All drawings shall be drawn to scale. A property survey or survey plat with dimensions of all structures and distances from structures to lot lines, utility easements (U/E), etc. For interior remodel, a key plan shall be submitted to show location within the building and pertinent information such as existing restrooms, water fountains, mop-sink, etc. Buildings shall be built to the currently adopted building code. *\*Not applicable for most residential re-roof applications.*
- Document submittal must consist of **TWO** paper copies of the site plan, and one electronic copy in PDF format. All documents larger than 8-1/2" x 11" must be folded to that size.
- A Valid City of Centralia Business License is required for all Contractors, as well as a Valid State License.

<b>Project Site Information:</b>			<u>001697000000</u>		
<b>Site Address or Tax Parcel No:</b>			<u>830 N. Tower Ave</u>		
<b>Permit Application Details:</b>					
Permit Type: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Duplex <input type="checkbox"/> Multiple Units <input type="checkbox"/> Townhome					
<b>Type of Work being performed: (Check all that Apply)</b>					
<input type="checkbox"/> Remodel	<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> New Build	<input type="checkbox"/> Accessory Dwelling Unit/Mother-in-Law Quarters		
<input type="checkbox"/> Demolition	<input type="checkbox"/> Accessory Building/Pole Barn	<input type="checkbox"/> Re-roof*	<input type="checkbox"/> Mechanical	<input type="checkbox"/> Plumbing	
<b>Existing Use of Parcel:</b>					
<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Other:		
**Was this structure built and/or remodeled pre-1978? <input type="checkbox"/> Yes <input type="checkbox"/> No					
<b>Project Value</b>					
Labor and Materials (Fair Market Value): \$ <u>Night</u>					
<b>Project Description (Please attach additional sheets if needed):</b> <u>Watchman Quarters</u>					
<u>Silo construction</u>					
<b>Applicant Information:</b>					
Name: <u>Tamara J. &amp; Flint M. DeKoker</u>					
Address: <u>830 N. Tower Ave Centralia</u>					
Phone: <u>360-264-8615</u>		Cell: <u>360-219-6614</u>		Email: <u>getyourjunkjunk-and-trunk.com</u>	
<b>Property Owner Information</b> Check box if the Owner is the same as the Applicant: <input checked="" type="checkbox"/>					
Name: <u>Tamara &amp; Flint DeKoker</u>					
Address:					
Phone:		Cell:		Email:	



<b>Contractor Information</b>		Check Box if the Applicant is doing the work <input checked="" type="checkbox"/> Check Box if the Owner is doing the work <input checked="" type="checkbox"/>
Contractor Company Name:		
Person Contact Name:		
Address:		
Phone:	Cell:	Email:
L&I License #:		L&I Expiration Date:
<b>Project Information:</b>		
How do we contact when the permit is ready or more information is required? <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Applicant <input checked="" type="checkbox"/> Contractor <i>Same person</i>		
<b>PLEASE READ CAREFULLY:</b> By signing below, I agree to comply with all City, County and Building Laws and Ordinances. I acknowledge that the representations, in this application, are true and accurate and any misrepresentations or errors herein are the sole responsibility of the applicant and shall in no way incur or accrue liability or obligation to enforcing officers or agents. The permit, once approved, becomes null and void if work on construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. A building inspection is required to verify construction has not been abandoned. I have established setbacks from property lines and will take all responsibility for setting the building to meet all code requirements. I have inspected all site improvements and found them to meet City Standards and agree to repair any future damage up to receipt of certificate of occupancy. By signing below I certify I am authorized to apply for this permit. <b>SOLID WASTE DISPOSAL:</b> The Centralia Municipal Code (CMC) and the Lewis County Code (LCC) prohibits any person from disposing of solid waste, generated or collected within Lewis County in a manner inconsistent with the processes described in CMC 6.08 and LCC 8.15. These codes require that all solid waste, collected or generated, within the City of Centralia and Lewis County, unless source separated recycling, must be disposed of at the Lewis County owner, operated, and permitted facility. In the City of Centralia that location would be the Lewis County Transfer Station at 1411 South Tower. If you have any questions about the disposal of solid waste, please contact the Centralia Public Works Dept. at 360-330-7513 or the Lewis County Solid Waste Division at 360-740-1451 or 1-800-749-5980. By signing below, I understand and have read the requirements for solid waste disposal. <b>PRE-1978 STRUCTURES:</b> ** For structures built and/or remodeled pre-1978, Contact the Washington State Dept. of Commerce Lead Paint Program at 360-586-5323 or visit <a href="http://www.commerce.wa.gov/lead">www.commerce.wa.gov/lead</a> . I am an authorized person for the above name applicant and I have read and agree to these conditions.		
<b>SIGNATURE</b> <i>[Signature]</i>		<b>DATE:</b> <i>7-21-23</i>
<b>CHECK ONE:</b> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant <input type="checkbox"/> Contractor <input type="checkbox"/> Authorized Agent		

<b>FOR OFFICIAL USE ONLY:</b>	
Parcel No. _____	
Zoning: _____ In Floodplain? _____ Flood Zone: _____ FIRM Panel #: _____	
Planning/Zoning Approved? Yes    No    Initials: _____ Date: _____	
Building Setbacks from Property Lines: Front: _____ Rear: _____ Side 1 or corner of lot: _____	
Side 2 or corner of lot: _____	

**Submit to: Community Development, P.O. Box 609, Centralia, WA 98531-0609**  
**Questions? Call, 360-330-7662**



CONSULTING ENGINEERING

EXODUS ENGINEERING, INC.

July 19, 2023

Exodus #23-122

Flint & Tamera Dekoker  
830 North Tower  
Centralia, WA 98531

Subject: Silo Building Review  
Site: Same As Above

Mr. Dekoker,

Exodus Engineering, Inc. has visited the above noted site to review the partially constructed steel silo. Per our conversation with the City of Centralia building official it was determined that a review of the attachments from the silo to the foundation would be required as well as verifying the gravity load path of the wood framed elements.

The steel silo is 18' in diameter and 17' tall excluding the pitched steel roof cap assembly. The silo is anchored to a 6" poured concrete stem wall utilizing a total of (8) equally spaced 4"x6" "L" brackets. The anchorage from these "L" brackets was not exposed at the time of the site visits and could not be verified. However, Exodus Engineering has calculated that each "L" bracket shall be attached to the concrete stem wall with a minimum of one ½"Ø anchor bolt. The contractor is to verify the existing anchor bolts and retrofit new anchors as required using ½"x8" Simpson Titen HD anchors.

The second floor framing was reviewed and the specified 2x12 HF#2 joists at 12" on center were found to be adequate for supporting the second floor using a 10psf dead load & 40psf live load.

A ceiling has yet to be framed above the upper floor. Exodus Engineering has provided additional details showing how to fur down the ceiling using 2x8 joists to allow for a minimum of R-49 closed cell spray foam insulation.

Please see the included sheets for additional design calculations and details. Please note that Exodus Engineering has limited its scope to the above referenced items only and any other aspects of this structure are to be determined by others.

If there are any further questions or concerns, please contact me.

Sincerely,

Reviewed by,

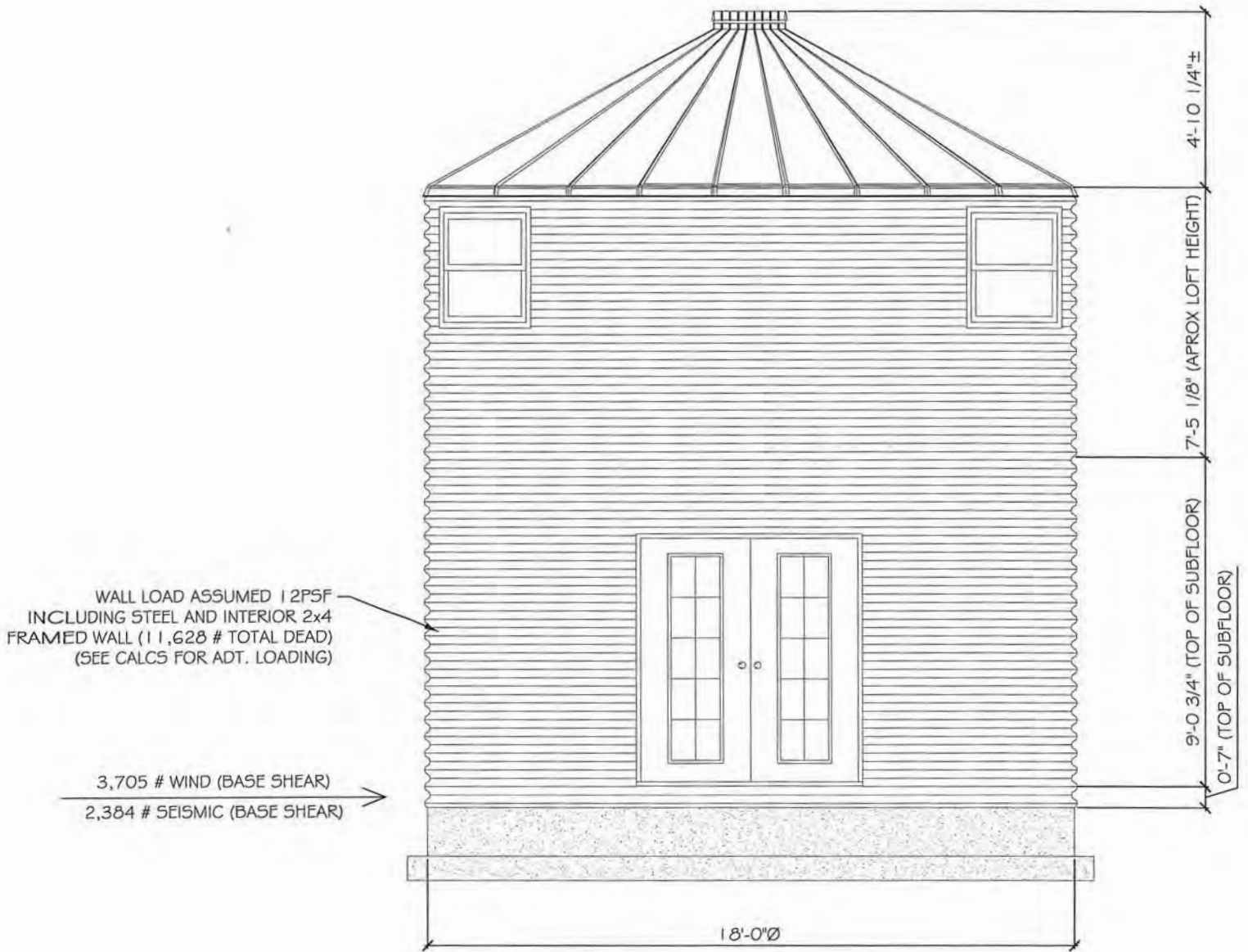
Christopher J Bzdel  
Exodus Engineering, Inc.

Luke W. Moerke, P.E.  
Exodus Engineering, Inc.

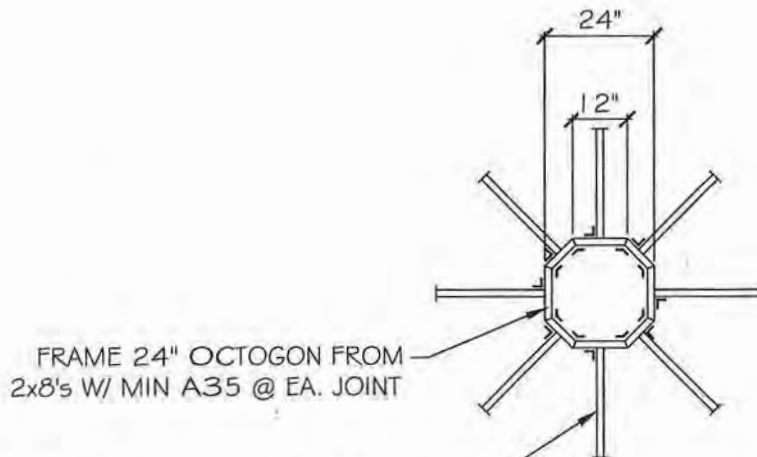


EXODUS ENGINEERING, INC.  
1321 GRAND AVE  
CENTRALIA, WA 98531  
PHONE: (360) 345-1566  
[LUKE@EXODUSENGINEER.COM](mailto:LUKE@EXODUSENGINEER.COM)





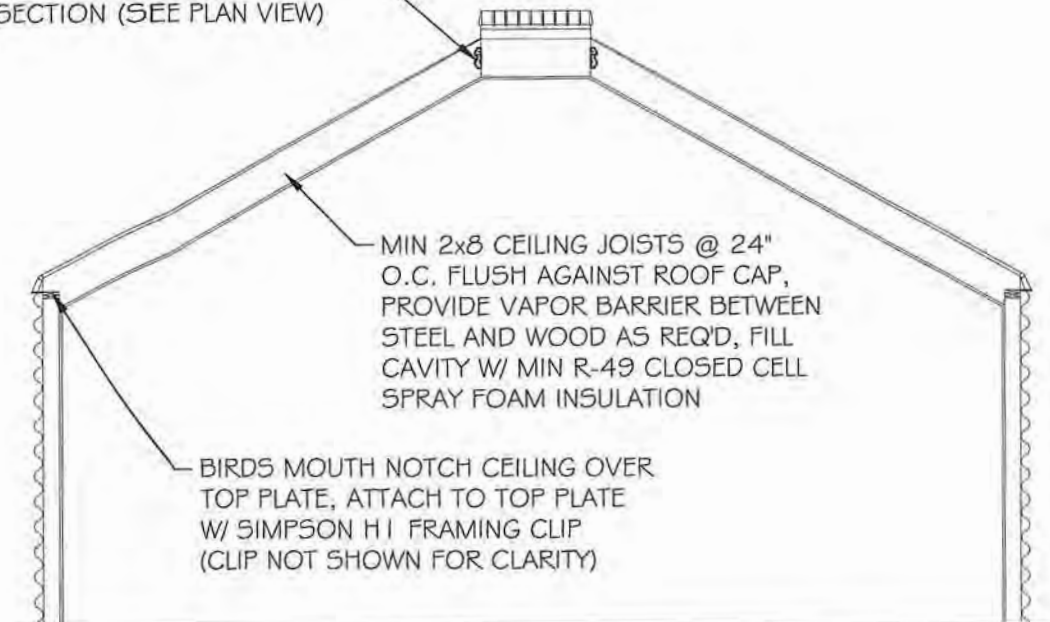
## ASSUMED BUILDING WEIGHTS/LOADS



2x8 CEILING JOISTS BELOW STEEL ROOF CAP,  
PROVIDE MOISTURE BARRIER AS NEEDED,  
ATTACH TO BEARING SECTION W/ (1) A35 @  
EA. JOIST (NOT ALL SHOWN FOR CLARITY)

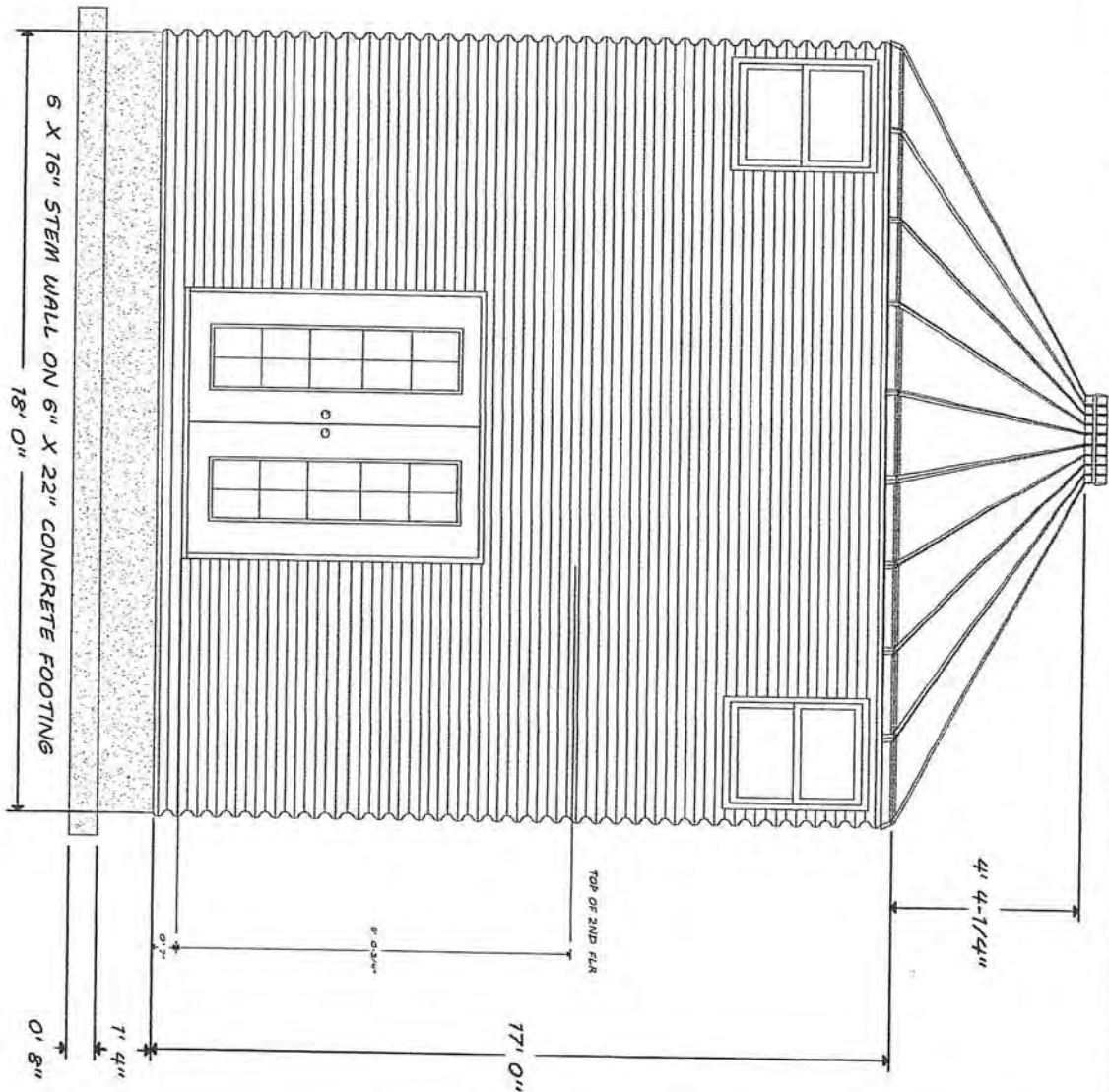
## 2x8 CENTER BEARING SECTION

(1) SIMPSON A35 AT EA. CEILING  
JOIST TO CENTER BEARING  
SECTION (SEE PLAN VIEW)



## PROPOSED CEILING FRAMING

REAR OR  
EAST SIDE



**DRAGONER**

3/30/2023

ELEV

DRAGONER, FLINT & TANER

850 N. TOWER

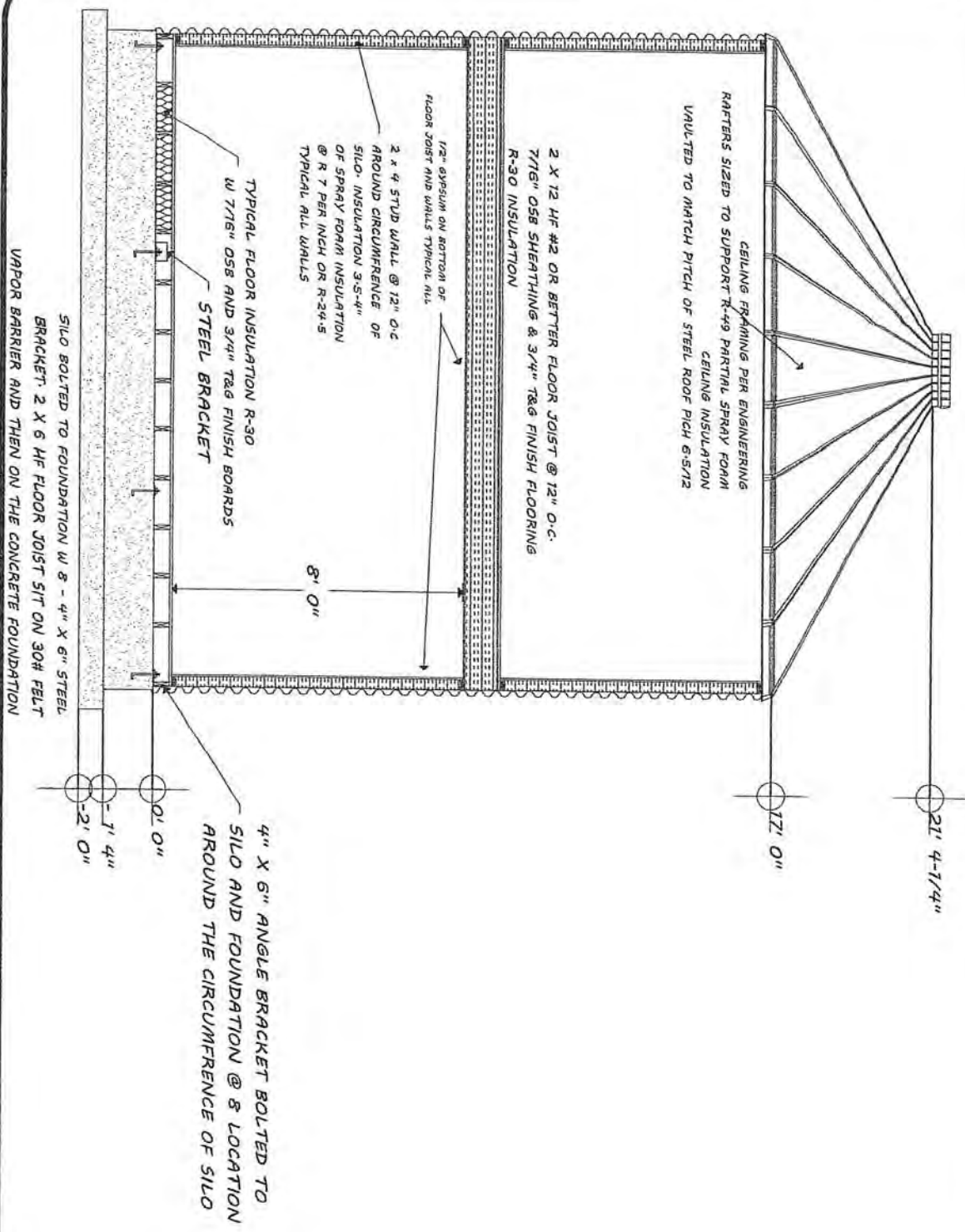
CENTRALIA, WA 98531

**FLOOR PLAN DRAFT 1/2023**

1/2023

**CPRS Design**

**Chehalis WA**

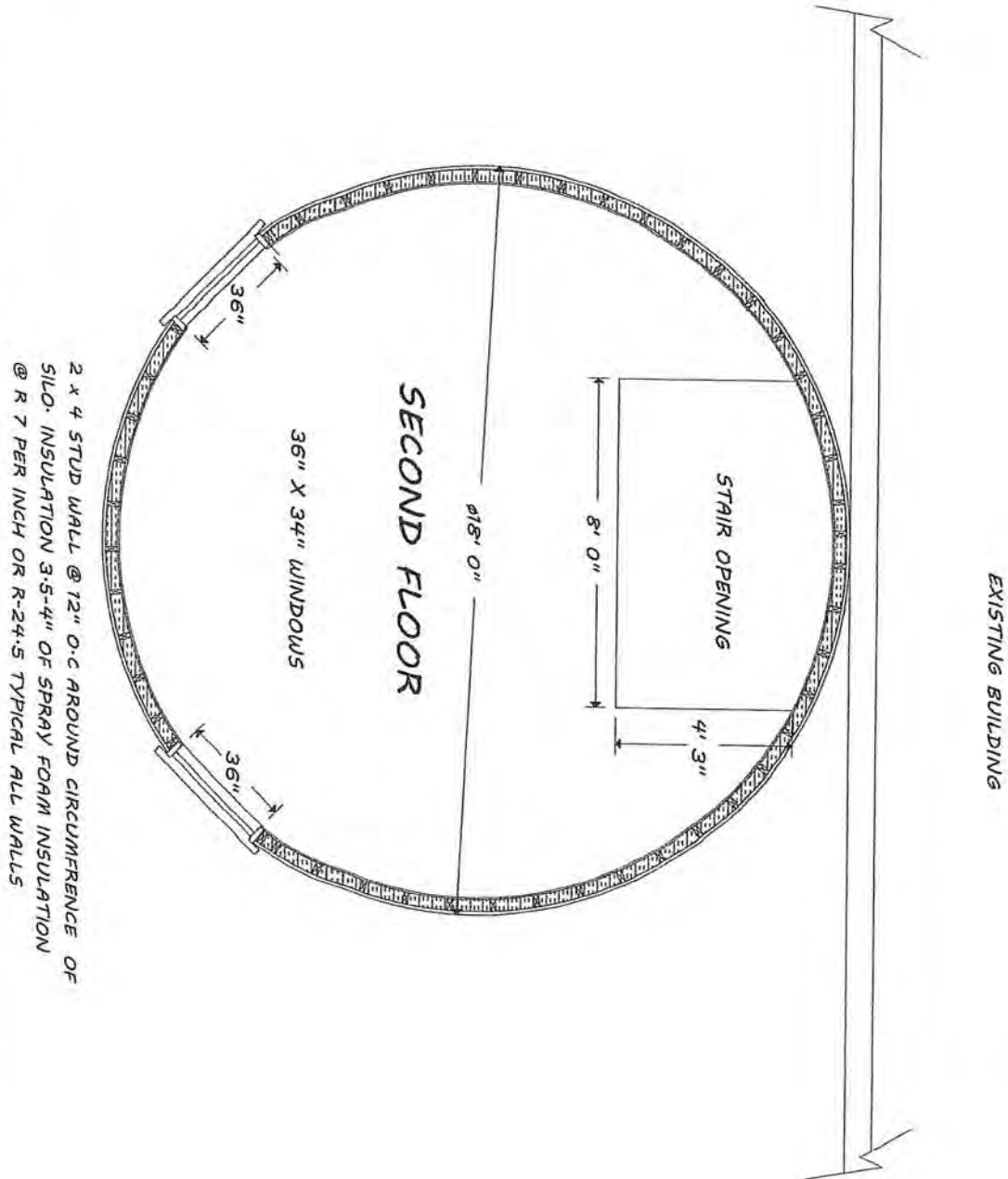


**CPRS Design**  
**Chehalis WA**

DESIGNER  
3/30/2023  
A-2  
CROSS  
5/8"=1'-0"

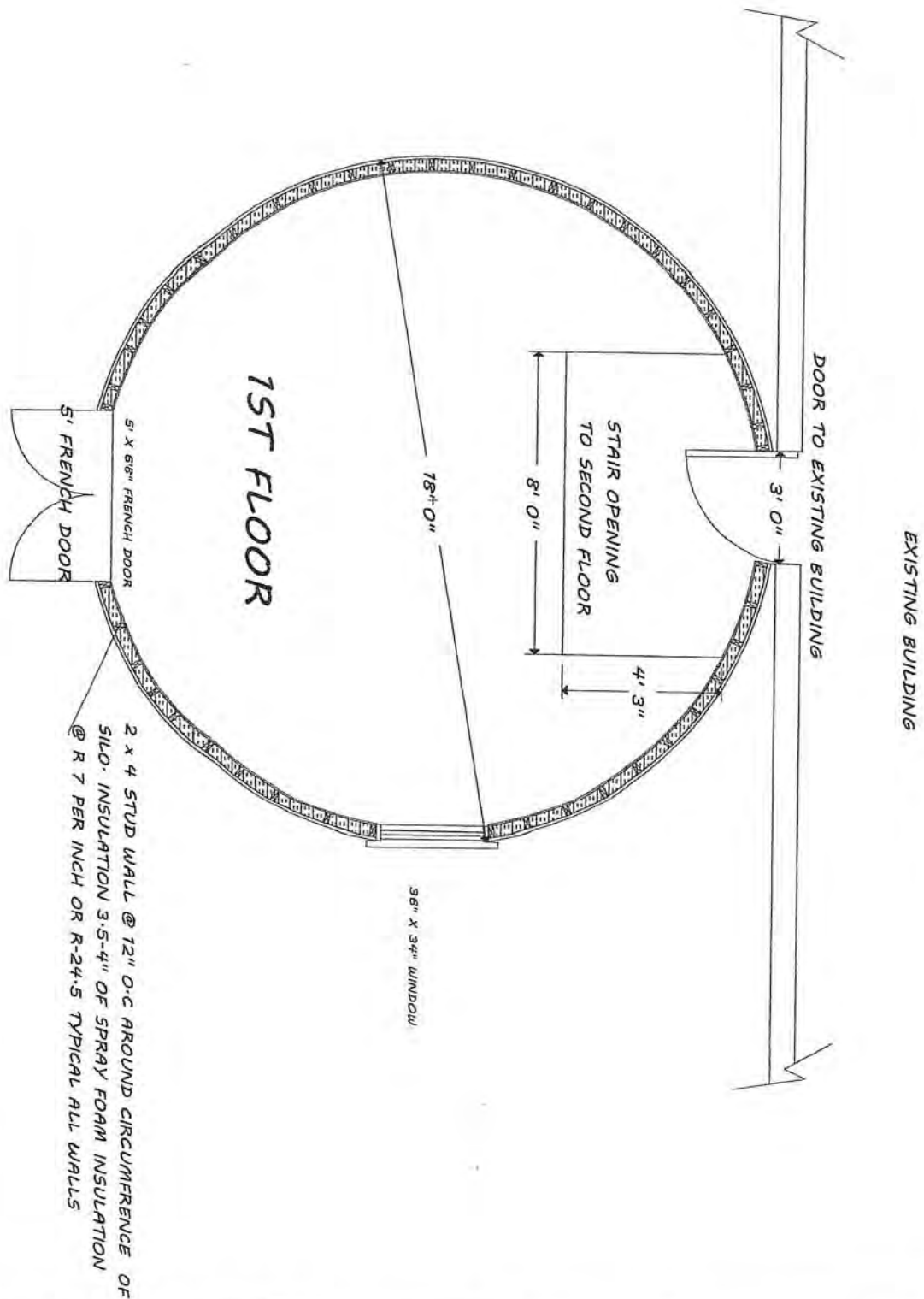
DESIGNER, PLANT & TOWER  
330 N TOWER  
CENTRALIA, WA 99531

1  
FLOOR PLAN DRAFT  
3/30/2023  
3/30/2023  
3/30/2023



<b>CPRS Design</b> <b>Chehalis WA</b>	
1 FLOOR PLAN DRAFT 2023 3/30/2023 3/8-11: FOOT PLN	DESIGNER: PLANT & TAMERA 850 N. TOWER CENTRALIA, WA 98531





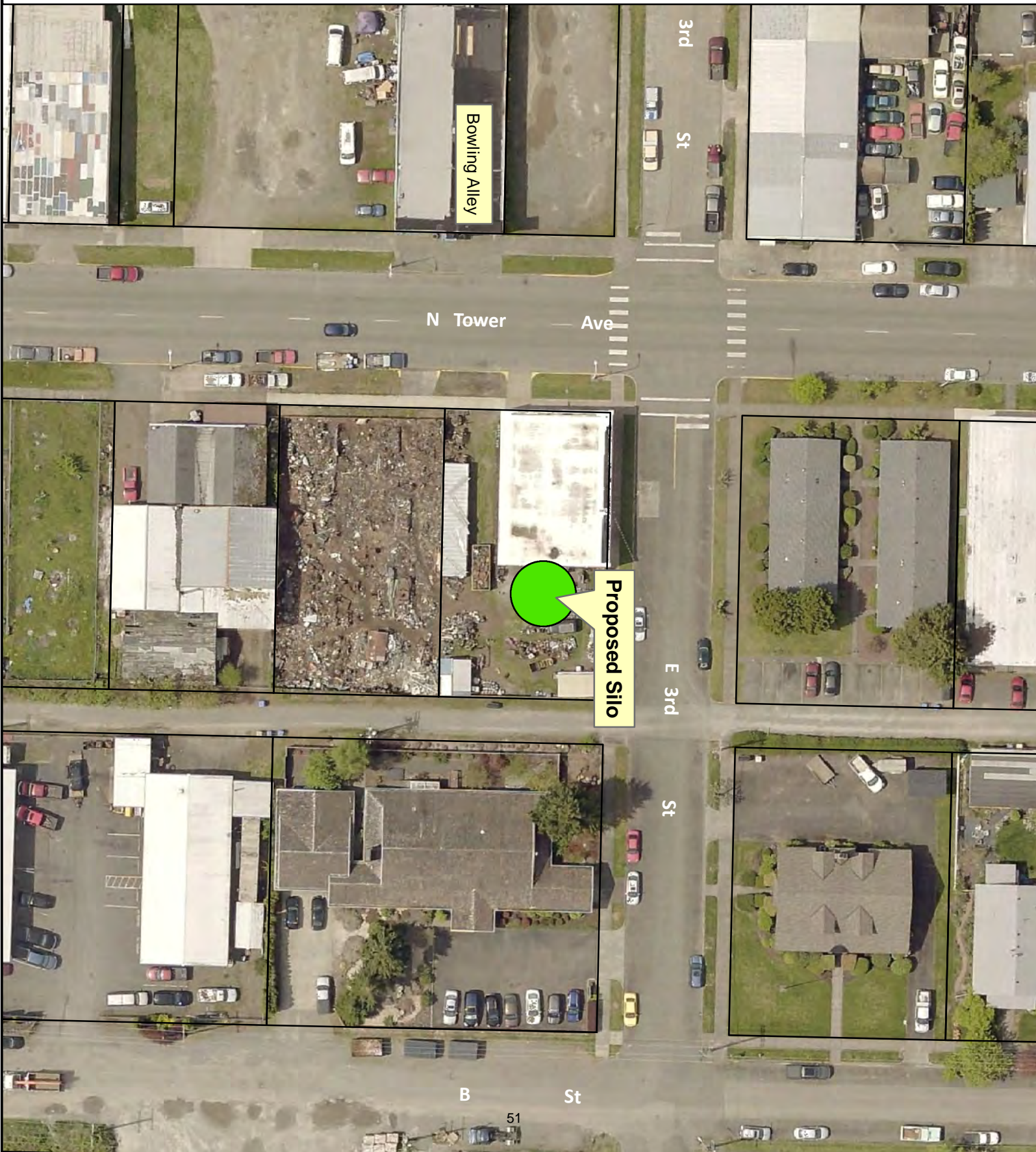
**CPRS Design**  
Chehalis WA

1	FLOOR PLAN DRAFT	2023
2		
3		

DESIGNER	A.I.
5/30/2023	FLR
3/8-21-FOOT	PLN

DESIGNER	A.I.
5/30/2023	FLR
3/8-21-FOOT	PLN

# 830 N Tower Avenue Vicinity Map



**CITY OF CENTRALIA**  
**PLANNING COMMISSION AGENDA REPORT**

<b>To:</b> Planning Commission	<b>Meeting Date:</b> September 14, 2023
<b>From:</b> Emil Pierson, Director Hillary Hoke, Asst. Director	<b>Department:</b> Community Development
<b>Subject:</b> Review and Recommendation on Proposed Storage Container Installation	

**Background**

On July 31, 2023, David Barr submitted a building permit application to install a shipping/storage container on property located in the C-3, Core Commercial District at 811 N Tower Avenue.

CMC 20.11.020 identifies an accessory building as P = Permitted, in the C-3 District. The primary use of the property is a metal polishing company and identified as allowed use in the C-3 District.

CMC 20.24.110 Performance Standards, requires new buildings in the C-3 District to be designed with a focus on the historic character relating to the heritage of the early residents of the community, entrance and visual access by pedestrians, minimum 40% first floor glass and public amenities.

CMC 20.24.110.F states A modification to the urban design/performance provisions of this section may be granted by the site plan review committee after a recommendation from the historic preservation committee (if located in a historic district) and the planning commission.

The applicant has requested the following:

1. Criteria 1: Urban Design. Designs for this area should focus on the “historic character” relating to the heritage of the early residents of the community. Colors shall be medium to dark earth tones and follow the character of the neighborhood. Shipping containers began being used for private storage in the 1960s. Target era for historic character is the 1920s. The current building color is not of medium to dark earth tones. Request is to allow the storage container installation with the condition to paint the unit the same color as the existing building.
2. Criteria 2: Entrance and Visual Access. The intent in this district is to encourage pedestrian activity between the public street/sidewalk and building. The proposed use is secure storage only and is not intended for public access. Request is to waive this requirement.
3. Criteria 3: Minimum First Floor Glass. The first floor elevation of a building facing a street shall not have less than forty percent glass surfaces. All first floor glass shall be



nonreflective. Display windows that are three-dimensional and are at least two feet deep are permitted and may be counted toward the forty percent glass requirement. The proposed use is secure storage only and is not intended for public access. Installation of glass would require engineering, structure modification and would substantially diminish the security of the structure. Request is to waive this requirement.

4. Criteria 4: Public Amenities and Public Art. Amenities and works of art enhance quality of life as well as visual interest. Public amenities and art encourage pedestrian activity and contribute to the experience. The proposed use is secure storage only and is not intended for public access. The structure is not readily visible to the general public. Request is to waive this requirement.

The property is not located in the historic downtown district; however, the Historic Preservation Committee (HPC) is the recommending body and subject matter expert on historic character and community heritage. The HPC reviewed the proposal on September 7, 2023, and made a positive recommendation.

#### **Findings of Fact**

1. The property is zoned C-3, Core Commercial District.
2. An accessory building use is permitted in that zone.
3. Modifications may be made by the Site Plan Review Committee with recommendation from the Historic Preservation Committee and the Planning Commission.

#### **Conclusions of Law**

1. Per CMC 20.09 Zoning Districts and Boundaries, the property is located in the C-3, Core Commercial District.
2. Per CMC 20.11.020, an Accessory Building is listed as P = Permitted, in the C-3 District. The primary use of the property is a business service and permitted by the same code.
3. Per CMC 20.24.110.F, A modification to the urban design/performance provisions of this section may be granted by the site plan review committee after a recommendation from the historic preservation committee (if located in a historic district) and the planning commission.
4. The Historic Preservation Commission reviewed the proposal on September 7, 2023, and made a positive recommendation to allow the storage container installation with only the condition to paint the same color as the existing primary building.

#### **RECOMMENDATIONS:**

Staff recommends that the Planning Commission make a positive recommendation to modify the requirements as shown above.



City Staff to complete this section

PERMIT# 20230467

DATE SUBMITTED: 7/31/2023

# **RESIDENTIAL/COMMERCIAL BUILDING PERMIT APPLICATION REQUIREMENTS:**

- Fees are based on Valuation of Work, and are to be paid when the permit is ready for issuance
- 50% of the Valuation of Work will be added for Residential permits, 65% will be added for Commercial Permits for Plan Review Fee
- \$6.50 is required for State fees for Residential Permits, \$25.00 for Commercial
- All drawings shall be drawn to scale. A property survey or survey plat with dimensions of all structures and distances from structures to lot lines, utility easements (U/E), etc. For interior remodel, a key plan shall be submitted to show location within the building and pertinent information such as existing restrooms, water fountains, mop-sink, etc. Buildings shall be built to the currently adopted building code. *\*Not applicable for most residential re-roof applications.*
- Document submittal must consist of TWO paper copies of the site plan, and one electronic copy in PDF format. All documents larger than 8-1/2" x 11" must be folded to that size.
- A Valid City of Centralia Business License is required for all Contractors, as well as a Valid State License.

<b>Project Site Information:</b>			
<b>Site Address or Tax Parcel No:</b> <u>001710 000 000</u>			
<b>Permit Application Details:</b>			
Permit Type: <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Duplex <input type="checkbox"/> Multiple Units <input type="checkbox"/> Townhome			
<b>Type of Work being performed: (Check all that Apply)</b>			
<input type="checkbox"/> Remodel	<input type="checkbox"/> Addition	<input type="checkbox"/> New Build	<input type="checkbox"/> Accessory Dwelling Unit/Mother-in-Law Quarters
<input type="checkbox"/> Demolition	<input type="checkbox"/> Accessory Building/Pole Barn	<input type="checkbox"/> Re-roof*	<input type="checkbox"/> Mechanical <input type="checkbox"/> Plumbing
<b>Existing Use of Parcel:</b>			
<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Other:
**Was this structure built and/or remodeled pre-1978? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Project Value</b>			
Labor and Materials (Fair Market Value): \$ <u>1800 -</u>			
<b>Project Description (Please attach additional sheets if needed):</b>			
<u>locate a 20' Cargo container at rear of property - additional storage. To be painted to match rear of buildings (tan).</u>			
<b>Applicant Information:</b>			
Name: <u>DAVID BARR</u>			
Address: <u>809 N. Tower Ave</u> <u>Cent WA 98531</u>			
Phone: <u>360 736 2716</u>		Cell: <u>360 736 2716</u> Email: <u>Alloypolishing@yahoo.com</u>	
<b>Property Owner Information</b> <span style="float: right;">Check box if the Owner is the same as the Applicant: <input type="checkbox"/></span>			
Name: <u>Dan Anderson</u>			
Address: <u>811 N. Tower Ave</u> <u>Cent WA 98531</u>			
Phone: <u>360 669-3340</u>		Cell: <u>360 669-3340</u> Email: <u>360 669-3340</u>	



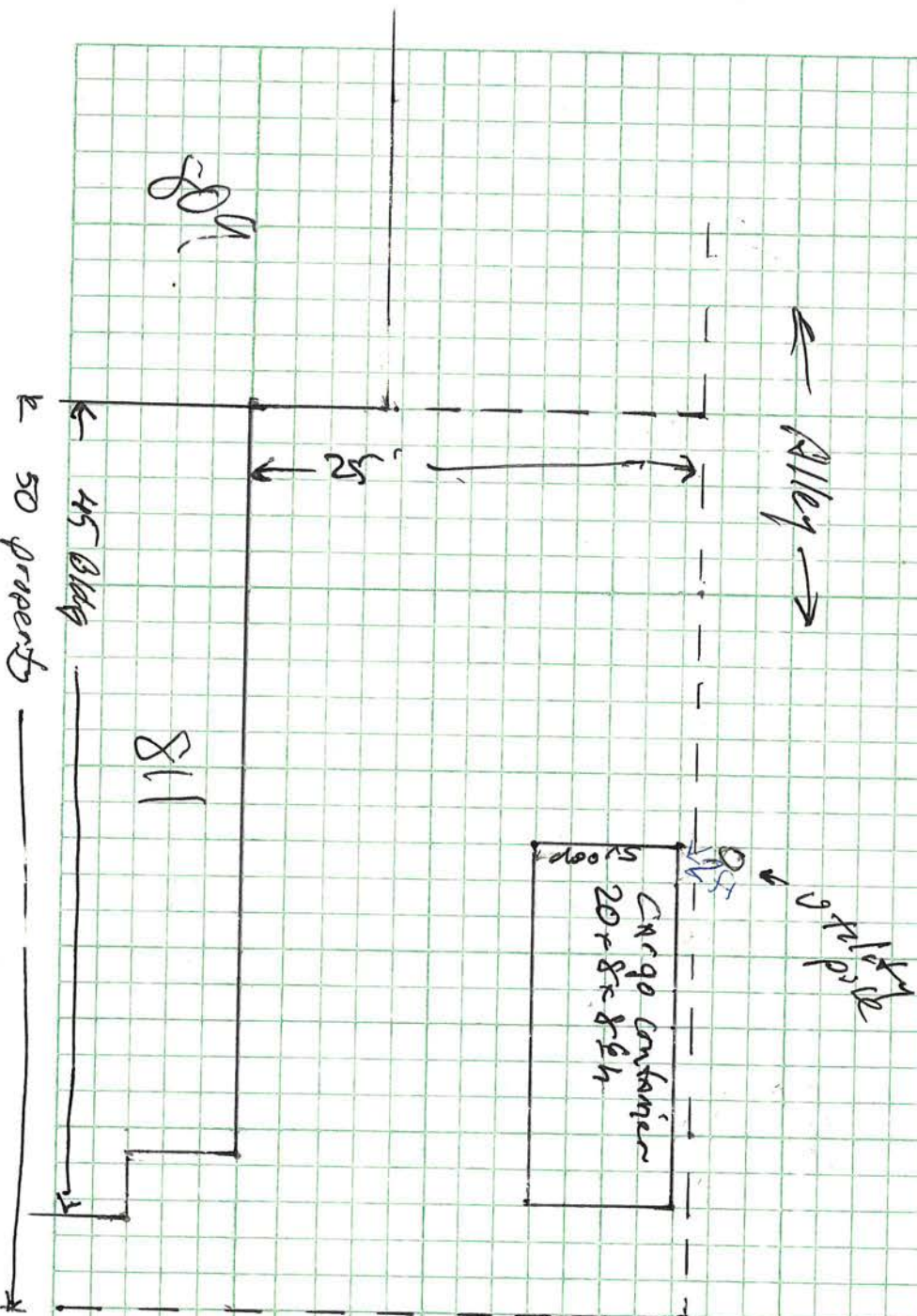
<b>Contractor Information</b>		Check Box if the Applicant is doing the work <input type="checkbox"/> Check Box if the Owner is doing the work <input type="checkbox"/>
Contractor Company Name:		
Person Contact Name:		
Address:		
Phone:	Cell:	Email:
L&I License #:		L&I Expiration Date:
<b>Project Information:</b>		
<input checked="" type="checkbox"/> <i>do we contact when the permit is ready or more information is required?</i> <input checked="" type="checkbox"/> <b>Owner</b> <input type="checkbox"/> <b>Applicant</b> <input type="checkbox"/> <b>Contractor</b>		
<b>PLEASE READ CAREFULLY:</b> By signing below, I agree to comply with all City, County and Building Laws and Ordinances. I acknowledge that the representations, in this application, are true and accurate and any misrepresentations or errors herein are the sole responsibly of the applicant and shall in no way incur or accrue liability or obligation to enforcing officers or agents. The permit, once approved, becomes null and void if work on construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. A building inspection is required to verify construction has not been abandoned. I have established setbacks from property lines and will take all responsibility for setting the building to meet all code requirements. I have inspected all site improvements and found them to meet City Standards and agree to repair any future damage up to receipt of certificate of occupancy.		
<b>SOLID WASTE DISPOSAL:</b> The Centralia Municipal Code (CMC) and the Lewis County Code (LCC) prohibits any person from disposing of solid waste, generated or collected within Lewis County in a manner inconsistent with the processes described in CMC 6.08 and LCC 8.15. These codes require that all solid waste, collected or generated, within the City of Centralia and Lewis County, unless source separated recycling, must be disposed of at the Lewis County owner, operated, and permitted facility. In the City of Centralia that location would be the Lewis County Transfer Station at 1411 South Tower. If you have any questions about the disposal of solid waste, please contact the Centralia Public Works Dept. at 360-330-7513 or the Lewis County Solid Waste Division at 360-740-1451 or 1-800-749-5980. By signing below, I understand and have read the requirements for solid waste disposal.		
<b>PRE-1978 STRUCTURES:</b> ** For structures built and/or remodeled pre-1978, Contact the Washington State Dept. of Commerce Lead Paint Program at 360-586-5323 or visit <a href="http://www.commerce.wa.gov/lead">www.commerce.wa.gov/lead</a> . I am an authorized person for the above name applicant and I have read and agree to these conditions.		
<b>SIGNATURE</b> _____		<b>DATE:</b> 7/31/23
<b>CHECK ONE:</b> <input checked="" type="checkbox"/> <b>Owner</b> <input type="checkbox"/> <b>Applicant</b> <input type="checkbox"/> <b>Contractor</b> <input type="checkbox"/> <b>Authorized Agent</b>		

<b>FOR OFFICIAL USE ONLY:</b>			
Parcel No. _____			
Zoning: _____	In Floodplain? _____	Flood Zone: _____	FIRM Panel #: _____
Planning/Zoning Approved? Yes   No   Initials: _____		Date: _____	
Building Setbacks from Property Lines: Front: _____ Rear: _____ Side 1 or corner of lot: _____ Side 2 or corner of lot: _____			

**Submit to: Community Development, P.O. Box 609, Centralia, WA 98531-0609**  
**Questions? Call, 360-330-7662**



Owner SDG renting empty lot behind 811 to place 20 shipping containers for additional storage. Ideal area indicated but city to mandate a 10' setback.







# 811 N Tower Avenue Vicinity Map





## **NOTICE OF PUBLIC HEARING BEFORE THE CENTRALIA PLANNING COMMISSION**

**Purpose:** The Planning Commission will take public testimony regarding Centralia Municipal Code amendment proposals to the following sections: CMC 20.06 Definitions, 20.11 Land Uses, 20.21 Residential Zoning Districts and Accessory Dwelling Units, 20.24 Core Commercial District, 20.60 Planned Unit Development, 20.61 Townhome Development, 20.67 Conditional Uses and 20.72 Off Street Parking and Loading,

**File #:** 2023 0169

**Applicant:** City of Centralia Community Development Dept.

**Date, Time  
and Place of**

**Hearing:** September 14, 2023, at 6:00 PM  
City Council Chamber  
118 W Maple Street  
Centralia, WA 98531

**Staff Contact:** To view the proposed amendments or to request copies of documents, please contact: Hillary Hoke, Asst. Director, 118 W Maple Street, Centralia, WA 98531, 360-330-7662, or email [hhoke@cityofcentralia.com](mailto:hhoke@cityofcentralia.com)

Citizens with disabilities requiring special accommodation may call 360-330-7662, by 10AM, at least 3 days in advance of the hearing. A SEPA DNS was issued on March 21, 2023. Anyone interested may appear and be heard at the hearing, or submit comments in writing to the staff contact. The Planning Commission will make a recommendation to City Council following the hearing. Any aggrieved party of record may file an appeal with Lewis County Superior Court within 21 days of the hearing date. Written comments will be accepted until 5 PM the day of the hearing.

# CITY OF CENTRALIA

## PLANNING COMMISSION AGENDA REPORT

To:	Planning Commission	Meeting Date:	September 14, 2023
From:	Emil Pierson, Director Hillary Hoke, Asst. Director	Department:	Community Development
Subject:	Public Hearing on amending the Centralia Municipal Code Title 20 – Zoning.		

### ZONING ORDINANCE TEXT AMENDMENTS

The following amendments are being proposed to the Centralia Municipal Code (CMC) Title 20 Zoning and, as per CMC 20.98.040, an amendment to the Zoning Ordinance may be initiated by the property owner or the City. The Site Plan Review Committee has reviewed the requests and their recommendations are provided.

All proposed changes listed in the Ordinance are double-underlined if they are new and the ~~strikethrough~~ method was used for deletions.

### BACKGROUND

The majority of the following changes to the Zoning Ordinance are being requested by City staff to make adjustments to the City's Zoning Ordinance. These are recommendations that resulted from the Centralia Housing Analysis and Assessment Plan (CHAAP) or recent changes by the State of Washington. One text amendment related to allowed uses in the C-2 district is being proposed by a property owner.

#### **Proposed Text Amendments #1 - CMC 20.06 Definitions.**

##### **Recommended Code Change:**

##### **20.06.045 Accessory ~~apartment~~ dwelling unit.**

~~"Accessory apartment" means a housing unit which is self-contained but incorporated within an existing structure that is designed as a single-family dwelling and will not substantially alter the structure or appearance of the structure.~~

A. "Accessory dwelling unit" means a dwelling unit located on the same lot as a single-family dwelling, duplex, triplex, townhouse, or other housing unit.

B. "Attached accessory dwelling unit" means an accessory dwelling unit located within or attached to a single-family housing unit, duplex, triplex, townhouse, or other housing unit.

C. "Detached accessory dwelling unit" means an accessory dwelling unit that consists partly or entirely of a building that is separate and detached from a single-family housing unit, duplex, triplex, townhouse, or other housing unit and is on the same property.



**Recommended Code Change:**

**20.06.280 Dwelling.**

“Dwelling” means a building, or portion thereof, that is designed exclusively for residential purposes, including one-family, two-family, multiple-family or apartment dwellings and manufactured homes and that contains one or more dwelling units used, intended, or designed to be used, rented, leased, let, or hired out to be occupied for living purposes.

**Recommended Code Change:**

**~~20.06.283 Dwelling, attached.~~**

~~“Attached dwelling” means one which is joined to another dwelling on one or more sides by a common wall or walls.~~

**Recommended Code Change:**

**20.06.284 Dwelling, duplex/two-family.**

“Duplex”, “duplex dwelling”, or “two-family dwelling” means a two-family dwelling structure consisting of two attached designed with two dwelling units that are joined or connected on one or more sides by a common wall or walls and intended for use by two independent families.

**Recommended Code Change:**

**20.06.288 Dwelling, triplex.**

“Triplex” or “triplex dwelling” means a dwelling designed with three dwelling units that are joined or connected on one or more sides by a common wall or walls and intended for use by three independent families.

**20.06.284.5 Dwelling, fourplex**

“Fourplex” or “fourplex dwelling” means a dwelling designed with four dwelling units that are joined or connected on one or more sides by a common wall or walls and intended for use by four independent families.

**20.06.285 Dwelling, multiple-family.**

~~“Multiple-family dwelling” means a building arranged or designed to include three or more dwelling units, each to be occupied by one family which lives independently.~~

“Multiple-family dwelling” means a dwelling designed with five or more dwelling units that are joined or connected on one or more sides by a common wall or walls, with each unit intended for use by one family that lives independently.

**Recommended Code Change:**

**20.06.290 Dwelling unit.**

“Dwelling unit” means a single residential living unit providing that provides complete independent living facilities for one or more persons including and that includes permanent provisions for living, sleeping, eating, cooking, and sanitation.

**Recommended Code Change:**

**20.06.300.5 Efficiency dwelling unit.**

“Efficiency dwelling unit/studio apartments, or single room housing” means a dwelling unit where all permanent provisions for living, sleeping, eating, and cooking are contained in a single room.



## **Proposed Text Amendments #2 - CMC 20.21 Residential Zoning Districts.**

**Applicant:** City Staff

**Location:** Centralia City Limits and Centralia Urban Growth Area

**Background:** These amendments are needed to conform with the changes made to the RCWs.

### **Recommended Code Change:**

#### **CMC 20.21.040 Accessory/~~secondary~~ dwelling units.**

- A. ~~An Up to two~~ accessory/~~secondary~~ dwelling units may be created on a ~~single-family lot containing a single-family dwelling~~. The accessory/~~secondary~~ dwelling unit may ~~consist of one or more rooms, including a kitchen and cooking facilities;~~ be detached or attached and may be created by conversion of or addition to either the ~~main residence~~ primary residential building on the lot or a legal accessory building; ~~provided, that:~~
- B. Accessory dwelling units are not permitted in a location where development is restricted under other laws, rules, or regulations as a result of physical proximity to on-site sewage system infrastructure, critical areas, or other unsuitable physical characteristics of a property. Critical areas include those specified in Title 16 Environment and their buffer areas.
- C. Mobile homes, recreational vehicles, travel trailers, park models, and any other wheeled or transportable structures shall not be used as an accessory dwelling unit unless the vehicle can meet all requirements of the City's building and zoning codes.
- D. Accessory dwelling units shall not be considered a unit of density and therefore are not included in the density calculation for a residential property.
- E. Home occupations are permitted in an accessory dwelling unit.
- F. Accessory dwelling units are not required to be owner-occupied.
- G. The conversion or addition of accessory dwelling units shall comply with the following requirements:
  - 1. Such conversion or addition shall not increase the maximum allowable building or development coverage of the lot;
  - 2. The conversion or addition shall comply with all rules and regulations of the building, plumbing, fire and other applicable codes;
  - 3. A building permit and other applicable permits shall be obtained prior to construction of such conversion or addition;
  - 4. ~~Such conversion or addition shall not encroach into any required setbacks~~ Accessory dwelling units may be located at a lot line if the lot line abuts a public alley unless the city routinely plows snow on the alley;
  - 5. ~~The maximum square footage of the accessory/secondary dwelling unit shall not be larger than the main structure;~~
  - 6. ~~The conversion or addition~~ All accessory dwelling units shall comply with Chapter 20.72 CMC Off-Street Parking and Loading unless the units are within one-half mile walking distance of a major transit stop;
  - 7. In the R:4, R:8, R:15, and R:20 zoning districts, accessory dwelling units shall connect to all city utilities. In the R5:A and R:2 zoning districts, accessory dwelling units shall connect to

city water and electric. Accessory dwelling units that are not required to connect to city sewer shall meet all requirements established by Lewis County pertaining to septic systems.

8. Minimum setbacks shall be: 20 feet in the front if located on the side of the primary structure; rear setback of 5 feet and side setbacks of 5 feet. If located on a corner lot the accessory dwelling unit must meet the same setbacks as the primary structure except for the rear setback which can be 5 feet.
9. Accessory dwelling units can be converted from an existing structure even if the structure does not meet current setback requirements.

**Recommended New Code Section:**

**CMC 20.21.045 Residential Sidewalks.**

- A. In the R:4, R:8, R:15, and R:20 zoning districts, sidewalks shall be constructed across the length of lot frontage when a new single-family dwelling, accessory dwelling unit, duplex, triplex, fourplex, or multi-family dwelling is constructed or the remodel, reconstruction, or alteration of an existing dwelling exceeds fifty percent (50%) of the structure's value.
- B. In the LBD, R:2, and R-5A zoning districts, sidewalks shall be constructed across the length of lot frontage when (1) a new single-family dwelling, accessory dwelling unit, duplex, triplex, fourplex, or multi-family dwelling is constructed or when the remodel, reconstruction, or alteration of an existing dwelling exceeds fifty percent (50%) of the structure's value and (2) an existing sidewalk is within two hundred feet of the lot or parcel.

**Recommended Code Change:**

**CMC 20.21.050 Residential Development Standards.**

Zoning District	Density (units per acre)	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Lot Coverage (percent)
R-5A	1 unit per 5 acres	217,800	100	10
R:2	0 – 2	21,780	100	25
R:4	0 – 4	10,890/13,000*	<del>50</del> <u>40</u>	50
R:8	0 – 8	6,000/13,000 <sup>#</sup>	<del>50</del> <u>40</u>	<del>54</del> <u>65</u>
R:15	0 – 15	6,000/10,000 <sup>^</sup>	<del>50</del> <u>40</u>	<del>54</del> <u>65</u>
R:20	0 – 20	6,000/10,000 <sup>^</sup>	<del>50</del> <u>40</u>	<del>54</del> <u>65</u>
<p><del>* 8,000 square feet for a twinhome or duplex lot; 12,000 square feet for triplex lot</del></p> <p><del>^ 8,000 square feet for a twinhome or duplex lot; 12,000 square feet for triplex lot; 16,000 square feet for a fourplex lot</del></p> <p><u>*10,890 square feet for a single-family dwelling, duplex, or triplex; 13,000 sq. ft. for a fourplex.</u></p> <p><u>#6,000 square feet for a single-family dwelling, duplex, or triplex; 13,000 square feet for a fourplex.</u></p> <p><u>^6,000 square feet for a triplex; 10,000 square feet for a fourplex.</u></p>				

**Recommended Code Change:**  
**CMC 20.21.060 Residential Setbacks.**

Zoning District	Front (feet)	Rear (feet)	<u>Non-Street Side (feet)</u>	<del>Corner</del> <u>Street Side (feet)</u>
R-5A	20	25	10	15 <del>to living area</del> <u>or</u> 20 <del>to garages</del> <u>if the vehicle entrance of the garage</u>
R:2	20	25	10	15 <del>to living area</del> <u>or</u> 20 <del>to garages</del> <u>if the vehicle entrance of the garage</u>
R:4	20	25	5*	15 <del>to living area</del> <u>or</u> 20 <del>to garages</del> <u>if the vehicle entrance of the garage</u>
R:8	20	25	5*	15 <del>to living area</del> <u>or</u> 20 <del>to garages</del> <u>if the vehicle entrance of the garage</u>
R:15	20	25	5*	15 <del>to living area</del> <u>or</u> 20 <del>to garages</del> <u>if the vehicle entrance of the garage</u>
R:20	20	25	5*	15 <del>to living area</del> <u>or</u> 20 <del>to garages</del> <u>if the vehicle entrance of the garage</u>
<p>* 5 feet for a single-family dwelling, duplexes, and tri-plexes; and 10 feet for all other residential and nonresidential uses</p> <p><u>Setback areas must be landscaped and remain open green space. See CMC 20.50 for allowed ground cover, trees, shrubs, etc. Setbacks cannot contain any structures or paving unless specifically allowed by this Code.</u></p>				

**Recommended Code Change:**  
**CMC 20.21.070 Residential building height.**

Zoning District	Maximum Building Height of Primary Structure (feet)	Maximum Building Height of Accessory Building to Peak (feet)
R-5A	35	<del>20*</del> <u>24/30*</u>
R:2	35	<del>20*</del> <u>24/30*</u>
R:4	35	<del>20*</del> <u>24/30*</u>
R:8	<del>30</del> <u>40</u>	<del>20*</del> <u>24/30*</u>
R:15	<del>35</del> <u>60</u>	<del>20*</del> <u>24/30*</u>
R:20	<del>35</del> <u>60</u>	<del>20*</del> <u>24/30*</u>
<p>* Accessory building height can be increased to a maximum of 24 feet by having the side and rear setbacks the same as the building height.</p> <p><u>*The maximum height for accessory buildings that contain an accessory dwelling unit shall be thirty (30) feet. All other accessory buildings shall be limited to twenty-four (24) feet.</u></p>		

**Recommend Code Change:****CMC 20.21.080 Accessory building setbacks.**

Zoning District	Front	Rear	<u>Non-Street Side</u>	<del>Corner</del> <u>Street Side</u>
R-5A	20	10	10	20
R:2	20	<del>3</del> <u>5</u>	<del>3</del> <u>5</u>	15 <u>or 20 if the vehicle entrance of the garage</u>
R:4	20	<del>3</del> <u>5</u>	<del>3</del> <u>5</u>	15 <u>or 20 if the vehicle entrance of the garage</u>
R:8	20	<del>3</del> <u>5</u>	<del>3</del> <u>5</u>	15 <u>or 20 if the vehicle entrance of the garage</u>
R:15	20	<del>3</del> <u>5</u>	<del>3</del> <u>5</u>	15 <u>or 20 if the vehicle entrance of the garage</u>
R:20	20	<del>3</del> <u>5</u>	<del>3</del> <u>5</u>	15 <u>or 20 if the vehicle entrance of the garage</u>

**Proposed Text Amendments #3 - CMC 20.24 C-3 Core Commercial District.****Applicant:** City Staff**Location:** Centralia City Limits and Centralia Urban Growth Area**Background:** These changes are being recommended by the CHAAP which was recently approved by the City Council.**Recommended Code Change:****CMC 20.24.020 Permitted Uses.**

- A. Permitted as provided in Chapter [20.11](#) CMC.
- B. Other or Related Uses Permitted.
  - 1. Home occupations as provided in Chapter [20.69](#) CMC;
  - 2. Signs. See Chapter [18.24](#) CMC;
  - 3. Residential uses when located above the first floor, provided they meet the performance standards established in CMC [20.24.110](#);
  - 4. Residential uses ~~in single-story buildings, provided they~~ on the first floor if the building has more than fifteen dwelling units and meets the performance standards established in CMC [20.24.110](#);
  - 5. Hotels/Motels. A hotel/motel is an establishment that provides lodging paid on a short-term basis. The maximum time any person may stay at a hotel/motel shall be thirty consecutive days;
  - 6. Wireless communication facilities on existing structures, with the intent to make them stealth facilities, which are not noticeable to a degree greater than the structure to which they are attached; or new stealth facilities which are camouflaged into their surroundings.
- C. Conditional uses as provided in Chapter [20.67](#) CMC.
- D. Similar or related permitted uses, and criteria for determination of similarity or relatedness, are as follows:
  - 1. Uses similar to, or related to, those listed in subsection (A) of this section are permitted upon a finding of the community development director and/or the site plan review

committee that a particular unlisted use does not conflict with the intent of this chapter or the policies of the Centralia comprehensive plan;

2. The criteria for such finding of similarity shall include, but not be limited to, the following:
3. The proposed use is appropriate in this area;
4. The development standards for permitted uses can be met by the proposed use;
5. The public need is served by the proposed use.

**Recommended Code Change:**

**CMC 20.24.055 Building location.**

These standards are intended to expand lot coverage and reduce building setback requirements.

B. Minimum front, rear and side yards: no limitations, provided any construction or additions are in compliance with current building code standards. [Maximum front, rear and side yards shall be 10 feet.](#)

**Recommended Code Change:**

**CMC 20.24.110 Performance Standards.**

These standards are intended to foster the creation of an urban environment that accommodates growth and is compatible with the existing uses in the area.

- A. Lighting. On-site lighting, including parking lot lighting and illuminated signs, shall be located, directed, or designed in a manner to prevent glare on adjacent properties and be designed for pedestrians. All lighting ~~should~~ [shall](#) have similar design elements ~~throughout~~ [to other structures found in](#) the downtown core.
- B. Location of Service Areas. All loading docks and other service activities shall be located away from view of any public street and be off of the alley. Exceptions to this requirement may be approved through the site plan process. If such activities are permitted adjacent to a public street, a visual screening design approved by the city shall be required.
- C. Urban Design. Designs for this area ~~should~~ [shall](#) focus on the “historic character” [of traditional downtowns](#), relating to the heritage of the early residents of the community. Colors shall be medium to dark earth tones and follow the character of the neighborhood.

1. Architectural Character and Materials.

- a. A differentiated base will provide human scale [design](#) through change, contrast, and intricacy in facade form. Scaling elements such as insets and projections serve to break up flat or monotonous facades along with color and a change in materials.
- b. The climate in Centralia is such that in the summer months shade is preferred and in the winter months protection from the rain and wind is necessary. By providing the pedestrian with a sidewalk that is enjoyable to use year-round, a pedestrian-oriented development is encouraged. Therefore, the following will be encouraged:
  - i. Arcades;
  - ii. Awnings and/or marquees.

2. Entrance and Visual Access. The intent in this district is to encourage pedestrian activity between the public street/sidewalk and buildings. Sidewalks shall provide continuous, uninterrupted interest to the pedestrian by providing visual interest and/or amenities. The environment will benefit with increased pedestrian activity; this activity will only occur if opportunities are provided that make walking to a destination a preferred and an enjoyable pursuit. The use of blank building facade walls is discouraged.
  3. Minimum First Floor Glass. The first floor elevation of a building facing a street shall not have less than forty percent glass surfaces. All first floor glass shall be nonreflective. Display windows that are three-dimensional and are at least two feet deep are permitted and may be counted toward the forty percent glass requirement.
  4. Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on either street if the facades for both streets meet the forty percent glass requirement.
    - a. The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be forty feet.
    - b. All building equipment and service areas, including on-grade and roof mechanical equipment and transformers that are readily visible from the public right-of-way, shall be screened from public view.
- D. Public Amenities and Public Art. Amenities and works of art enhance quality of life as well as visual interest. Public amenities and art encourage pedestrian activity and contribute to the experience. A cohesive, unified lighting and amenity policy will help give the district its own distinctive identity. Therefore, all projects will be required to have public amenities and art that are subject to the following standards:
1. Sidewalks and street lamps installed in the public right-of-way shall be of the type specified in the city's design and development standards. All parking lot lights will be required to match the city's standards.
  2. Pedestrian amenities such as park benches will be required.
  3. Public art (which may include artists' work integrated into the design of the building, and landscaping, sculpture, painting, murals, glass, mixed media or work by artisans) that is accessible or directly viewable to the general public shall be included in all projects.
  4. All residential projects will be required to have open space (soft or hard).
  5. Safe and efficient pedestrian circulation ~~is~~ shall be a priority.
- E. All buildings that contain residential dwelling units shall meet the following standards:
- ~~1. No more than seventy five percent of the entire building square footage may be used for residential purposes. The residential use shall conform to the following performance standards:~~
    - ~~a. A separate entrance from the commercial use must be established for the residential use.~~
  1. Natural light and ventilation must be provided in each individual dwelling unit as well as ~~the~~ common areas such as hallways.
  2. Each dwelling unit must contain a bathroom and kitchen area ~~within the unit.~~
  - ~~d. The minimum size for a studio apartment is five hundred square feet.~~

~~e. The minimum size for a one bedroom is six hundred fifty square feet.~~

3.2. In existing buildings being converted to residential housing through either an alteration, remodel, or conversion, a minimum of twenty-five percent of the entire building square footage shall be used for commercial purposes or as common space for tenants.

- a. ~~This~~ The commercial use or common space shall be located along the first floor building frontage.
  - b. Windows and entrances shall conform to the performance standards found in subsections (C)(2), (3) and (4) of this section.
  - c. Windows may not in any way be curtained or shuttered on either the interior or exterior. They must allow for observation from the outside.
- F. A modification to the urban design/performance provisions of this section may be granted by the site plan review committee after a recommendation from the historic preservation committee (if located in a historic district) and the planning commission.

#### **Proposed Text Amendments #4 - CMC 20.60. Planned Unit Development.**

**Applicant:** City Staff

**Location:** Centralia City Limits and Centralia Urban Growth Area

**Background:** These changes are being recommended due to issues dealing with design elements with the way homes are designed and the width of smaller lots.

#### **Recommended Code Change:**

##### **CMC 20.60.110 Setback and side yard requirements.**

- A. Setbacks from the exterior boundary line of the planned unit development (PUD) area shall meet the building setback standards of the underlying zoning district. In no event shall such setback be less than twenty feet.
- B. Setbacks or Side Yards between Buildings.
  1. The minimum front setback from the property line for any residential structure shall be ten feet.
  2. Wherever buildings are separated, a minimum distance of ten feet shall be maintained between such buildings. Within the site, building setbacks and separation shall be established as part of the preliminary development plan approval by the reviewing and approval bodies of the city sufficient to promote a functional, attractive, and compatible development. ~~Setback between buildings may be reduced but shall be sufficient to allow for the installation of all required public utilities and meet the building codes.~~
  3. ~~Garages shall be set back a minimum of ten feet behind the front door of a residential dwelling.~~ The façade of all garages shall be inline with the rest of the structure and shall not protrude beyond the front door of the dwelling.
  4. Corner lots shall maintain a clear vision clearance area as per CMC 18.10.030, Design and Development Guidelines manual.
  5. The minimum side yard setback from a property line to all residential structures shall be five feet.



6. The minimum rear yard setback from a property line to a residential structure (excluding accessory dwelling units) shall be ten feet.
7. The minimum setbacks for accessory structures shall be the underlying zoning district found in Chapter [20.21](#) CMC.

#### **Proposed Text Amendments #5 - CMC 20.61 Townhouse Development.**

**Applicant:** City Staff

**Location:** Centralia City Limits and Centralia Urban Growth Area

**Background:** Code section is being revised to incentivize density bonuses similar to the PUD regulations.

#### **Recommended Code Change:**

##### **20.61.020 Definitions.**

These definitions shall be in addition to the definitions set forth in Chapter 20.06 CMC ~~and shall apply solely to townhouse developments:~~

- A. "Townhouse" ~~as used in this chapter, means a one-family dwelling unit which is part of a group of two or more such units~~ means a building that contains three or more attached townhouse units that are separated by a common party wall ~~which that~~ has no doors, windows, or other ~~provisions~~ means for human passage or visibility. Each ~~one-dwelling townhouse~~ unit shall be attached by not more than two party walls.
- B. "Townhouse unit" means a single-family dwelling unit in a townhouse that extends from foundation to roof and that has a yard or public way on not less than two sides that extends at least fifty percent (50%) of the length of each of those two sides.
- C. ~~"Townhouse group" means a cluster or grouping of townhouse units containing not less than two nor more than six individual townhouse dwelling units contiguous to one another.~~

#### **Recommended Code Change:**

##### **20.61.040 Development standards.**

- A. Density. The density of the underlying zone governs unless a density increase is granted as provided in ~~this chapter~~ section 20.61.045.
- B. Density Increase. ~~The site plan review committee may approve an increase in the dwelling unit density up to: (1) fifteen percent in the low and moderate density districts; (2) twenty percent in the medium density district; (3) twenty-five percent in the high density district; rounded to the nearest whole number; provided, that four of the five following environmental and recreational amenities are met:~~
  1. ~~Develop and equip significant recreational areas within the common open space with such features as, but not limited to, swimming pools, tennis courts, bike or pedestrian path systems, or children's play areas;~~
  2. ~~Substantial retention of natural groundcover, brushes and trees;~~
  3. ~~Landscape the on-site drainage retention facility;~~
  4. ~~Provide significant access to a lake, river, stream or other natural water body;~~

~~5. Provide substantial and exceptional landscaping treatment either as an adjunct to or in lieu of natural landscaping beyond the minimum required.~~

- C. Lot Area and Width of Each Townhouse Unit. A townhouse ~~lot~~ unit shall contain a minimum area of one thousand six hundred square feet and a minimum ~~lot and~~ building width of twenty feet.
- D. Height. The maximum height of any townhouse shall not exceed that allowed in the district in which the development is located.
- E. Setback Variation. No more than two abutting townhouses or townhouse clusters within the townhouse project site shall have a common front building setback. Variations in the setback of front building faces shall be at least four feet.
- F. Right-of-Way Setback. No townhouse ~~dwelling~~ unit shall be located closer than twenty feet to any public right-of-way nor within fifteen feet of a private drive, access road, or common open parking area to the front or rear of such ~~a dwelling~~ unit.
- G. Rear Yard Requirements. The minimum rear yard requirement shall be fifteen feet to the rear property line.
- H. Private Yard Area. Every lot containing a townhouse must provide a private yard of at least three hundred square feet, oriented to either the building front, rear, or side, enclosed visually by fences, ~~or~~ walls, ~~at least five feet in height~~ or plantings to screen first level views from adjacent units.
- I. Side Yard Requirements. The minimum side yard requirements shall be the same as the underlying zone.
- J. Minimum Distances Between Townhouses Groups. No portion of a townhouse, accessory structure, or other building ~~type~~ in or related to one ~~group or cluster of contiguous~~ townhouses shall be nearer than ten feet to any portion of ~~a~~ another townhouse or accessory structure ~~of another related to such~~ townhouse ~~building or cluster~~.
- K. Access. When the only driveway is from the street, each pair of townhouse units must share a common curb cut.
- L. Conversion. Conversion of existing structures to a townhouse ~~project~~ will be permitted provided all townhouse development standards as outlined in this section can be satisfied.

**Recommended Code Change:**

**20.61.045 Density bonus.**

- A. Bonus densities are intended to provide the incentive to encourage the development of providing additional public amenities, or preserve valuable natural or cultural resources and features. The satisfaction of any of the bonus density criteria specified in this section must be considered in the public interest and worthy of a bonus density. The allocation of bonus densities will be based upon a comprehensive review of the entire project. It is the intention of this section to allow bonus densities where an applicant proposes design attributes providing public benefits in addition to those required by local, state or federal land use or environmental regulations. Bonus densities will not be allowed for site design proposals which merely reflect mandatory requirements of local, state and federal codes or regulations.
- B. The site plan review committee may approve an increase in dwelling unit density based upon the following criteria:

1. Innovative Residential Development. Up to a maximum of a ten percent (10%) density bonus may be awarded if a more efficient use of land, energy, and resources and a more livable development can be achieved through innovative variation of residential types, configuration, placement, and density.
  - a. Such flexibility can be achieved while safeguarding the public interest by review of the proposed planned unit development plan which shows the type and placement of residential structures.
  - b. It is intended that innovative residential developments encourage imaginative design to achieve bonus densities. Therefore, incentives and flexibility may be allowed such as rear alley loading housing, various home sizes, architectural features, etc. The city may approve the use of these tools as provided in this section as deemed reasonable and warranted by the excellence of the resulting design and its benefits to the community. Innovative architectural exteriors and interiors are strongly encouraged.
2. Additional Public Recreation Facilities. Up to a maximum of a ten percent (10%) density bonus may be awarded for the addition of significant recreational areas that are designed in such a way as to encourage outdoor activities within the common open space, such features include, but not limited to, playgrounds, ballfields, pickleball courts, basketball/volleyball courts, skate parks, swimming pools, tennis courts, bike or pedestrian path systems, community gardens, or a community building.
  - a. To qualify, the improvements shall be maintained by a homeowners' association and be written into its bylaws to be maintained in perpetuity or shall be dedicated to the City.
  - b. Recreational areas and features shall serve the residents in the development and the general public and shall be designed as an amenity for the greatest number of people.
3. Mixed Use Development (Commercial and Residential). Up to a maximum of a ten percent (10%) density bonus may be awarded for the addition of mixed use buildings to the project. Such buildings may include a convenience store, espresso stand, day care facility, multiple small retail spaces, beauty/barber shops, or similar personal services.
  - a. To qualify, at least ten percent (10%) of the net land area must be used for commercial purposes.
  - b. Mixed use buildings shall be designed and used to meet the needs of the residents within the greater neighborhood area.
  - c. Commercial uses in a residential area shall be limited in scope, size, etc. to prevent rezoning of the property. Commercial uses shall not exceed thirty percent (30%) of the overall land area and fifty percent (50%) of the residential structures planned for the development must be completed prior to issuance of a building permit for a commercial use.
4. Additional Preservation of Open Space and Natural, Historical and Cultural Features. Up to a maximum of a five percent (5%) density bonus may be awarded for the substantial retention of natural groundcover, brushes and trees; minimum disturbance of wildlife

habitat; preservation of unique historical or cultural features; and preservation of air, sunlight and scenic resources.

- a. To qualify, the open space area shall be over one-half acre in size and be deeded as open space in perpetuity.
  - b. An additional five percent (5%) density bonus may be awarded for dedication to the City of land within the City's potential park or open space areas and corridors as designated in the comprehensive plan and as shown on the land use map.
5. Additional Landscaping to the Outer Edge of the On-Site Drainage Retention Facility. Up to a three percent (3%) density bonus may be awarded for additional landscaping to the outer edge of the on-site drainage retention facility.
  - a. To qualify, the drainage basin or on-site retention facility must be over one-half acre in size.
  - b. All landscaping shall be in accordance with Chapter 18.10.
- C. The maximum density bonuses the site plan committee may approve are: (1) fifteen percent (15%) in the R:20 zoning district; (2) twenty percent (20%) in the R:8, R:15, and LBD zoning districts; and (3) twenty-five percent (25%) in the R:2 and R:4 zoning districts. Bonus density shall be rounded down to the nearest whole number.

**Recommended Code Change:**

**20.61.050 Review and approval procedure.**

Townhouse developments shall be approved pursuant to the standards of this chapter and the regulations and procedures established in the platting and subdivision ordinance, as modified below; ~~and the standards of this chapter:~~

A. Review.

1. The creation of five (5) or more lots shall follow the SEPA process.
2. The site plan review committee shall review and approve the creation of ~~four~~ nine or fewer ~~townhouse subdivided~~ lots. The site plan review committee approval process does not involve a public hearing, but will include notification of adjacent property owners. The decision of the site plan review committee is subject to the appeal process as identified in Chapter 20.84.
3. The planning commission will review the creation of ~~five~~ ten or more subdivided lots as provided for through the normal subdivision process.

B. Platting.

1. A subdivision or short plat shall be required for all townhouse developments so that individual ~~dwelling townhouse~~ units are divided into separate legal lots with common walls located on the lot lines.
2. When a townhouse development is platted, construction of townhouses dwellings may commence prior to final plat or final short subdivision approval, provided:

- a. The proposed subdivision has received preliminary approval or the short subdivision has received conditional approval, and the necessary legal instruments have been filed to assure construction of required public improvements;
  - b. Any partial or complete construction of structures shall not relieve the subdivider from, nor impair city enforcement of, conditions of subdivision approval; and
  - c. Units may not be rented or sold, nor occupancy permits issued until a final plat or final short plat has been formally approved by the City ~~approval~~.
- C. Site Plans. An application for a townhouse development shall include ~~the following~~ a site plan drawing or drawings, at a scale not smaller than one hundred feet to the inch, showing all the information required for a preliminary plat plus the following:
1. Site boundaries;
  2. Streets bounding or abutting the site;
  3. Proposed buildings including dimensions, setbacks, identification of types and the number of dwelling units ~~in each residential type~~;
  4. Location and dimensions of open spaces;
  5. Location and dimensions of garbage disposal areas;
  6. The locations and design of off-street parking facilities, showing their size;
  7. Circulation plan—vehicular and pedestrian, and points of ingress and egress from the site, and their relationship to ingress and egress of neighborhood properties;
  8. Existing buildings and indication of future use of disposition;
  9. Landscaping plan;
  10. Typical front and side elevations and exterior architectural treatment of the proposed units; and
  11. The existing and the proposed contours at two-foot intervals and ~~which locates~~ that shows existing streams, lakes, marshes and other natural features.

**Proposed Text Amendments #6 - CMC 20.67 Conditional Uses.**

**Applicant:** City Staff

**Location:** Centralia City Limits and Centralia Urban Growth Area

**Background:** These changes are being recommended by the CHAAP which was recently approved by the City Council.

**Recommended Code Change:**

**CMC 20.67.260 “M” uses.**

Multifamily Five-Plus Units.

**A. Minimum Conditions.**

1. The property must be zoned C-1 ~~and front on either Grand Avenue or Gold or Kresky Streets.~~
2. The property must be one acre in size or larger.
3. ~~The maximum density of residential units is eight units per acre.~~



4. ~~The amount of square footage of residential cannot exceed the square footage of commercial on the property or project.~~ All residential developments shall have a minimum of eight (8) dwelling units per acre and are limited to a maximum of twenty (20) dwelling units per acre.
5. ~~The property or project must have existing commercial development on site or construction of at least fifty percent of the commercial square footage in the development must be completed before any building permits will be issued for the construction of residential uses.~~ No single-family dwellings, duplexes, triplexes, or fourplexes are permitted as new structures.
6. Parking – See Chapter 20.72 CMC ~~two per unit plus guest parking at one stall per every three units; one parking stall per unit must be covered either in a garage or a carport.~~ Shared parking with commercial developments is encouraged ~~for guest parking.~~
7. Lighting. On-site lighting, including parking lot lighting and illuminated signs, shall be located, directed or designed in a manner to prevent glare on adjacent properties and be designed for pedestrians. All lighting ~~should~~ shall have similar design elements throughout the development.
8. All building equipment and service areas, including on-grade and roof mechanical equipment and transformers that are readily visible from the public right-of-way, shall be screened from public view.
9. Architectural Character and Materials. A differentiated base will provide human scale through change, contrast, and intricacy in facade form. Scaling elements such as insets and projects serve to break up flat or monotonous facades along with color and a change in materials. Stone or brick are strongly encouraged to break up the base. Colors ~~should~~ shall be medium to dark earth tones and follow the character of adjacent developments.
10. Entrance and Visual Access. The intent in this district is to encourage pedestrian activity between the public street/sidewalk and buildings. Sidewalks shall provide continuous, uninterrupted interest to the pedestrian by providing visual interest and/or amenities. The use of blank building facade walls is discouraged.
11. Pedestrian amenities such as park benches will be required.
12. All residential projects will be required to have open space (soft or hard) like a plaza, etc.
13. Sidewalks and street lamps installed in the public right-of-way shall be of the type specified in the city's design and development standards. All parking lot lights will be required to match the city's standards.
14. Meet the requirements in the underlying zoning district.
15. Design Review. Architectural and building materials review will be critical in this district to ensure that new or remodeled structures maintain an appearance which is highly compatible with adjoining commercial.
16. Stand-alone residential buildings in the floodplain must be constructed a minimum of three feet above the BFE or the highest flood of record, whichever is higher. In buildings that contain a mix occupancy of both commercial and residential the building shall be floodproofed to three feet above the BFE and residential units cannot be on the ground floor. All developments in the floodplain must meet Chapter 16.21 CMC.
17. Every building shall be located on its own lot, with the exception of accessory structures/buildings. Creation of a lot or lots shall meet all requirements of the subdivision and short plat code.

## Proposed Text Amendments #7 - CMC 20.72 Off-Street Parking and Loading

**Applicant:** City Staff

**Location:** Centralia City Limits and Centralia Urban Growth Area

**Background:** These changes are being recommended from the CHAAP that was recently approved by the City Council.

### Recommended Code Change:

#### CMC 20.72.030 Minimum requirements

A. The owner, developer or operator of the premises for which the parking facilities are intended shall be responsible for providing adequate amounts and arrangement of space for the particular premises.

B. Residential Uses.

Residential: Single-family dwellings, manufactured homes, mobile homes	<b>**Planning Commission Request**</b> <del>2:unit—2 covered in a minimum of a 20-ft. by 20-ft. garage</del> <u>2:unit</u>
Residential: Duplexes, twinhomes, townhomes	2:unit— <del>1 covered in a minimum 10-ft. by 20-ft. garage, second space uncovered and</del> not in front or side setback
Residential: Triplexes, fourplexes <del>and multifamily developments</del>	2:unit- <del>guest parking—1 covered in a minimum of a 10-ft. by 20-ft. garage, second space uncovered; guest parking 1:3 units</del> not in front or side setbacks
<u>Residential: Multi-family dwellings</u>	<u>2:unit plus guest parking of 1 space per 3 units; parking is not permitted in the front or side setbacks</u>
<u>Residential: studio apartments, efficiency dwelling units, or single room housing</u>	<u>1 parking space for each dwelling unit plus guest parking of 1 space per 3 units; parking is not permitted in the front or side setbacks</u>
Assisted living housing intended for exclusive use of, and occupied by, senior citizens	1 space for every 3 dwelling units plus <del>two-tenths</del> <u>one additional</u> space per <u>five</u> dwelling units <del>in buildings containing 5 or more dwelling units</del> ; 1 space for each employee on shift
<del>Housing in which the dwelling units are characterized by one room enclosing all activities (sometimes referred to as “bachelor” or “efficiency” units)</del>	<del>1 parking space for each dwelling unit</del>
Mobile home parks, manufactured home parks, manufactured home subdivisions, and PUDs that consist entirely of manufactured homes	2:unit; <del>—in carports rather than garages—</del> in mobile home parks, the parking spaces in excess of one per mobile home may be grouped in shared uncovered parking areas
Accessory dwelling units/ <del>secondary dwelling units/accessory apartments/mother-in-law apartments</del>	<u>1:unit</u> <del>1 covered unit in a minimum 10-ft. by 20-ft. garage;</del> in addition to the required parking for primary residence; not in front or side setbacks
Emergency housing/homeless housing, <u>up to</u> 6 <del>or less</del> occupants	2:unit

Emergency housing/homeless housing, 7 or more occupants	1.5 space per unit or 0.5 per 1,000 sq. ft. whichever is more and 1 space for each employee on a shift
Emergency shelters	0.5:1,000 sq. ft. and 1 space for each employee on a shift
Permanent supportive housing	1.5 space per unit
Transitional housing	1.5 space per unit
<a href="#">Hotel/motel conversion to multi-family dwelling</a>	<a href="#">1 space per unit</a>

## **Proposed Text Amendments #8 - CMC 20.11 Land Uses in Residential Zoning Districts.**

**Applicant:** City Staff

**Location:** Centralia City Limits and Centralia Urban Growth Area

**Background:** These changes are being recommended by the CHAAP which was recently approved by the City Council.

### **Recommended Code Change:**

#### **CMC 20.11.010 Land use matrix by residential districts.**

##### **B. Table of Uses**

Comprehensive Plan Designations	Rural Res.	VLDR	LDR	MDR	M-HDR	HDR
Zoning Districts	R-5A	R:2	R:4	R:8	R:15	R:20
Single-family <del>home</del> <u>dwelling</u>	P	P	P	P	<del>P</del> <u>N</u>	<del>P</del> <u>N</u>
Duplex/twinhome	N	N	P	P	<del>P</del> <u>N</u>	<del>P</del> <u>N</u>
<del>3-plex</del> <u>Triplex</u>	N	N	<del>N</del> <u>P</u>	P	P	P
<del>4-plex</del> <u>Fourplex</u>	N	N	<del>N</del> <u>P</u>	<del>N</del> <u>P</u>	P	P
<del>5+ units (multi-family)</del> <u>Multi-family dwelling</u>	N	N	N	N	P	P
Planned unit development (PUD-Res)	N	P	P	P	P	P
<del>Planned unit development clustered for 5+ units</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>
Townhouse development	N	P	P	P	P	P
Accessory dwelling unit (ADU); <del>secondary dwelling unit; mother in law apartment</del>	P	P	P	P	P	P
Caretaker—Residential uses as an incidental use to the permitted use	N	N	N	N	N	N
Mobile home/manufactured home park	N	N	N	N	P	P
Accessory building	P	P	P	P	P	P
Home occupations	P	P	P	P	P	P
Playhouses, patios, porches, gazebos, swimming pools, etc.	P	P	P	P	P	P
<b>Residential Facilities</b>						
Adult family home with 8 or fewer residents— <del>Permitted</del>	P	P	P	P	P	P
Assisted living facility	CUP	CUP	CUP	CUP	CUP	CUP
Bed and breakfasts	CUP	CUP	CUP	CUP	CUP	CUP
Boarding houses, hostel, etc.	CUP	CUP	CUP	CUP	P	P
Dormitory for students	N	N	N	N	<del>P</del> <u>CUP</u>	<del>P</del> <u>CUP</u>
Emergency housing/homeless housing with 6 or fewer residents— <del>Permitted</del> (indoors only)	P	P	P	P	P	P
Emergency housing/homeless housing—7+ residents (indoors only)	N	N	N	N	N	N
Emergency shelter for homeless housing (indoors only)	N	N	N	N	N	N
Emergency shelter for domestic violence for less than 10 occupants	P	P	P	P	P	P
Emergency shelter for domestic violence for more than 10 occupants	CUP	CUP	CUP	CUP	CUP	CUP
Enhanced services facility	N	N	N	N	N	N
Foster home	P	P	P	P	P	P
Nursing home/convalescent care facility/long-term care facility	CUP	CUP	CUP	CUP	CUP	CUP

Permanent supportive housing	P	P	P	P	P	P
Residential treatment facility	N	N	N	N	N	N
Senior citizen centers	N	N	N	N	CUP	CUP
Transitional housing	P	P	P	P	P	P

### **Proposed Text Amendments #9 - CMC 20.11 Land Uses in Commercial Zoning Districts.**

**Applicant:** Sage Investments

**Location:** Centralia City Limits and Centralia Urban Growth Area

**Background:** These changes are being requested by Sage Investment Group to allow market grade apartments in existing hotel/motels constructed prior to 2023 in the C-2 zoning designation.

### **Recommended Code Change:**

#### **CMC 20.11.020 Permitted land use matrix by the commercial district.**

Comprehensive Plan Designations	Medical	Limited Bus. Dis.	Gateway Com.	Gen. Com.	Highway Com.	Downtown
Zoning Districts	H-1	LBD	GCD	C-1	C-2	C-3
Single-family <del>home</del> <a href="#">dwelling</a>	N	P	N	N	N	N
Duplex/twinhome	N	P	N	N	N	N
<del>3-plex</del> <a href="#">Triplex</a>	N	P	N	N	N	N
<del>4-plex</del> <a href="#">Fourplex</a>	N	P	N	N	N	N
<del>5+ units (multi family)</del> <a href="#">Multi-family dwelling</a>	N	P	N	CUP	N	P
Planned unit development (PUD-Res)	N	P	N	N	N	N
<del>Planned unit development clustered for 5+ units</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>
Townhouse development	N	P	N	N	N	N
Accessory dwelling unit (ADU); <del>secondary dwelling unit; mother-in-law apartment</del>	N	<del>N</del> <a href="#">P</a>	N	N	N	N
Caretaker—Residential uses as an incidental use to the permitted use	P	N	N	P	N	P
Mobile home/manufactured home park	N	N	N	N	N	N
Accessory building	P	P	P	P	P	P
Home occupations	P	P	P	P	P	P
Playhouses, patios, porches, gazebos, swimming pools, etc.	P	P	P	P	P	P
Adult family home with 8 or fewer residents— <del>Permitted</del>	P	P	P	P	P	P
Assisted living facility	CUP	CUP	CUP	CUP	N	N
Bed and breakfasts	CUP	CUP	P	P	P	P
Boarding houses, hostel, etc.	N	CUP	N	N	N	N
Dormitory for students	N	N	N	N	N	P
Emergency housing/homeless housing with 6 or fewer residents— <del>Permitted</del> (indoors only)	P	P	P	P	P	P
Emergency housing/homeless housing—7+ residents (indoors only)	N	N	<del>P</del> <a href="#">CUP</a>	<del>P</del> <a href="#">CUP</a>	<del>P</del> <a href="#">CUP</a>	<del>P</del> <a href="#">CUP</a>
Emergency shelters for homeless housing (indoor)	N	N	<del>P</del> <a href="#">CUP</a>	<del>P</del> <a href="#">CUP</a>	<del>P</del> <a href="#">CUP</a>	<del>P</del> <a href="#">CUP</a>



Comprehensive Plan Designations	Medical	Limited Bus. Dis.	Gateway Com.	Gen. Com.	Highway Com.	Downtown
Zoning Districts	H-1	LBD	GCD	C-1	C-2	C-3
<a href="#">Hotel/motel conversion to multi-family dwelling in buildings constructed prior to 2023</a>	<a href="#">N</a>	<a href="#">N</a>	<a href="#">N</a>	<a href="#">N</a>	<a href="#">CUP</a>	<a href="#">N</a>
<a href="#">Hotels/motels. See the definitions in Chapter 20.06 CMC.</a>	<a href="#">N</a>	<a href="#">N</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>

#### **SITE PLAN REVIEW COMMITTEE**

The Site Plan Review Committee reviewed these text amendments on XXXX, 2023, and recommended approval.

#### **PLANNING COMMISSION**

The Planning Commission held a workshop on this item on XXXX , 2023, discussing the Text Amendments and how it could affect development. As per City Code, they held a Public Hearing on these requests on XXXX, 2023. At that meeting, the Planning Commission had a quorum, took public comment, and gave the request(s) a positive recommendation to the City Council.

#### **FINANCIAL IMPACTS: N/A**

<b>Implementation</b>	<b>\$</b>	<b>Annual Ongoing</b>	<b>\$ 0.00</b>
<b>Funds in the Current Budget</b>		<b>Appropriation/Amendment Required</b>	

#### **RECOMMENDATION**

The Planning Commission provided a positive recommendation on all of the Zoning Amendments.