

**Site Plan Review Committee****COMMUNITY DEVELOPMENT DEPT.****360-330-7662**Emil Pierson, CD Director  
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[ksauceda@cityofcentralia.com](mailto:ksauceda@cityofcentralia.com)**RIVERSIDE FIRE AUTHORITY****360-330-9854**Kevin Anderson, Asst. Chief/Fire Marshal  
[kanderson@riversidefire.net](mailto:kanderson@riversidefire.net)**LEGAL DEPARTMENT****360-330-7675**City Attorney  
Kyle Manley  
[kmanley@cityofcentralia.com](mailto:kmanley@cityofcentralia.com)**SITE PLAN REVIEW COMMITTEE****Meeting Agenda***Monday, May 13, 2024**Join Zoom meeting:*

<https://us02web.zoom.us/j/85356833930?pwd=aFJUanFIRXFwWWM1d0xCQnBqQmxodz09>

*Meeting ID: 853 5683 3930**Passcode: 770823**Join by mobile: #1-253-215-8782***Applicants should be at the meeting and prepared to discuss their development.****The public is invited to participate in all Site Plan Review meetings.****9:00 AM STAFF REVIEW TIME**

1. Weekly Permit List

**10:00 AM – Pre-Application Conference****Project Name:** **Harrison Pharmacy****Applicant/Owner:** Kyle Oster, Revival Architects**Property Address:** 1502 Harrison Avenue**Contact Phone:** 360-951-6394**Email:** [kyle@revivalarchitects.com](mailto:kyle@revivalarchitects.com)**Zone:** C-1, General Commercial District**Comp. Plan:** GC, Commercial General District**Parcel Information:** 003475-001-032, 0.6 AC**Request:** Construct pharmacy and coffee stand with drive-thru at each location.**10:30 AM – Pre-Application Conference****Project Name:** **Centralia Ave Commercial****Applicant/Owner:** Ashton Karp, Windermere**Property Address:** 1001 Centralia Avenue**Contact Phone:** 425-224-0756**Email:** [ashtonkarp@windermere.com](mailto:ashtonkarp@windermere.com)**Zone:** C-1, General Commercial District**Comp. Plan:** GC, Commercial General District**Parcel Information:** 008997-003-001, 0.14 AC**Request:** Construct woodworking facility.



04/25/2024 - 05/09/2024

Permit #	Permit Date	Building/L and Use	Permit Type	CONSTRUCTION SITE ADDRESS	Description of work being done under this permit	Applicant Name
20240294	5/8/2024	Building Permit	Single Family - Remodel	821 H Street	Moving interior walls, moving toilet + sink, adding window	Devan Hawes
20240293	5/8/2024	Building Permit	Single Family - Remodel	1221 Johnson Road	Moving interior walls	Devan Hawes
20240292	5/7/2024	Building Permit	Mechanical	227 N Washington Avenue	Replace (2) rooftop hvac units	Advanced Energy Systems Inc
20240291	5/7/2024	Building Permit	Solar Panels	719 E St, Centralia, WA 98531	8.690kW PV Roof Mount - Solar on Detached Garage	Stephanie Hawkins
20240290	5/6/2024	Building Permit	Solar Panels	136 Sunnyside Dr, Centralia, WA 98531	10.270kW PV Roof Mount - Solar and services	Stephanie Hawkins
20240289	5/3/2024	Building Permit	Deck	214 S Buckner Street	Remove recent addition - add 2' to existing deck, stairs and handrail	Evelyn Lambertson
20240288	5/3/2024	Building Permit	Solar Panels	926 F St, Centralia, WA 98531	6.320kW PV Roof Mount - Solar on Detached Garage and services	Stephanie Hawkins
20240287	5/3/2024	Building Permit	Solar Panels	1102 W Plum St, Centralia, WA 98531	5.530kW	Stephanie Hawkins - Freedom Forever WA LLC
20240286	5/3/2024	Building Permit	Reroof	American Legion Grant Hodge Post 17, 111 W Main St	Tear-off Re-roof	Ken Slater
20240285	5/2/2024	Building Permit	Deck	1426 Windsor Avenue	12'x32' deck in rear of home	Carlos Elrich
20240284	5/2/2024	Building Permit	Accessory Building	3417 Cooks Hill Road	Tower	Dale Pullin

20240283	5/2/2024	Building Permit	Mechanical	3811 Mayberry Rd Centralia. WA 98531	Install Trane heat pump and gas furnace	Chehalis Sheet Metal
20240282	5/1/2024	Building Permit	Deck	2202 Taylor St	17x23 sloped deck roof	Sharla Allebaugh
20240281	5/1/2024	Building Permit	Mechanical	517 S Cedar Street Centralia	install dhp	Mills Northwest Heating and Cooling Inc
20240280	5/1/2024	Building Permit	Demolition	414 Hemlock Street	Demo of garage	On Top Roofing
20240279	5/1/2024	Building Permit	Mechanical	212 EB Browning Road,	replacement of hp system	Mills Northwest Heating and Cooling Inc
20240278	4/30/2024	Building Permit	Deck	3611 Russell Road	Tear down old deck and replace with new	Ricks Handyman Services
20240277	4/30/2024	Building Permit	Short Plat	2019 Taylor Street	Short Plat	Carl Crawley
20240276	4/30/2024	Building Permit	Commercial - Remodel	1212 N Pearl Street	turn a false-full wall into a half wall with a half door	Bailey Williams
20240275	4/29/2024		Mechanical	1013 Eshom Rd Centralia, WA 98531	Install Trane heat pump system	Chehalis Sheet Metal
20240274	4/29/2024	Building Permit	Cell Tower - Renovations	2198 Blair Rd.	6409(a) Modification - Eligible Facilities Request. Tower Scope of Work: Remove (2) Collar Mounts; Install (1) Microwave and (2) Collar Mounts. No ground work.	Sarah Baird, Crown Castle, on behalf of Verizon Wireless
20240273	4/26/2024	Building Permit	Deck	314 N Gold Street	11x25 back porch	Benjamin Rivas
20240272	4/26/2024	Building Permit	Single Family - Remodel	1021 Roosevelt Avenue	Cover porch with plywood to stop wind	Hector Ojeda
20240271	4/26/2024	Building Permit	Mechanical	201 W Reynolds Ave Centralia, WA 98531	Emergency Replacement of Existing Hot Water Heater	Cassie Stayton

20240270	4/25/2024	Building Permit	Single Family - Remodel	1514 View Avenue	Converting tub area to curb less ADA wheelchair roll-in accessible shower. Removing bath linen closet (non-bearing) and widening bath door from 32" to 36"	Mecklenburg Builders Services
20240269	4/25/2024	Building Permit	Mechanical	1509 View Ave	Install Trane gas furnace	Chehalis Sheet Metal

**Total Records: 26**

**5/9/2024**



## SITE PLAN REVIEW COMMITTEE (SPRC) Pre-Application Conference Request

**MEETING DATE:** Every Monday (except holidays and subject to submittals)

**TIME:** Meetings begin at 10:00 am and are approximately 30 minutes long. All meetings are scheduled on a first-come basis.

**MEETING LOCATION:** Centralia Public Works Office (City Light), 1100 N. Tower, Centralia

**Parcel Number(s):** 002768-124-014

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**Site Address:** 1502 Harrison Avenue, Centralia

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**Applicant/Agent:** Kyle Oster, Revival Architects

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**Phone:** 360-951-6394      **Email:** kyle@revivalarchitects.com

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**Name/Type of Business (if applicable):** Retail/Pharmacy

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**Brief Description of Proposal (attach separate sheet if needed):**

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New proposed plan for development of property includes demoing the existing single family home and the construction of a new pharmacy/retail space

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- Description of Proposal (1 – digital or paper copy)
- Conceptual Site Plan showing existing and proposed uses/structures (1 – digital or paper copy)
- Supporting documents including studies (1 – digital or paper copy)

### SUBMITTAL REQUIREMENTS:

Submittal items must be received no later than 3 PM on the Wednesday *preceding* the next meeting date, in order to be added on the following weeks' agenda.

The purpose of the pre-application conference is to acquaint the applicant with the review procedures and applicable Centralia Municipal Code provisions to the proposal. A minimum of one meeting is required for all project permit applications related to the same project action.

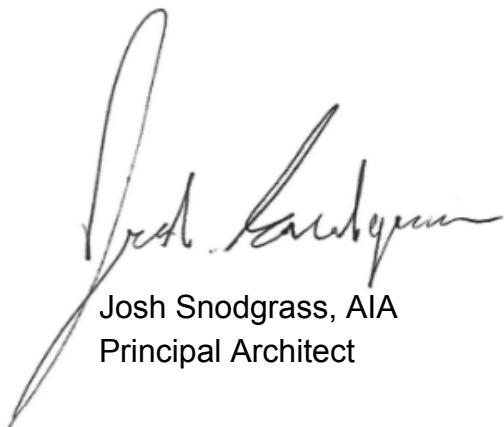
The SPRC Pre-Application Conference is available to applicants for projects requiring a land use review or if you have utility or other questions about a specific property. The meeting will include representatives from engineering, public works, water, waste-water, electric, stormwater, planning, and building.

## Pre-Application Questions (Harrison Ave Pharmacy)

1502 Harrison Ave, Centralia WA 98531

Question from Civil Engineer:

- Refuse enclosure: Will it require front loading?
- Is street lighting required on Fords Prairie Road? Conduit and pull-boxes only?
- What are the sizes of the existing sewer and water services? Can they be reused?
- Is there a public water main within Ford's Prairie Road? A new fire hydrant seems likely, and we would like to avoid impacting Harrison Street, if possible



Josh Snodgrass, AIA  
Principal Architect

PROJECT DESCRIPTION	
ADDRESS:	1502 Harrison Avenue Centralia, Washington
COUNTY:	LEWIS
APN:	002768-124-014
PARCEL SIZE:	1.99 ACRES
OWNER:	AROW VENTURES, LLC
	1945 Galena Dr SW, Olympia, WA

**AROW VENTURES, LLC**

**HARRISON AVE PHARMACY**

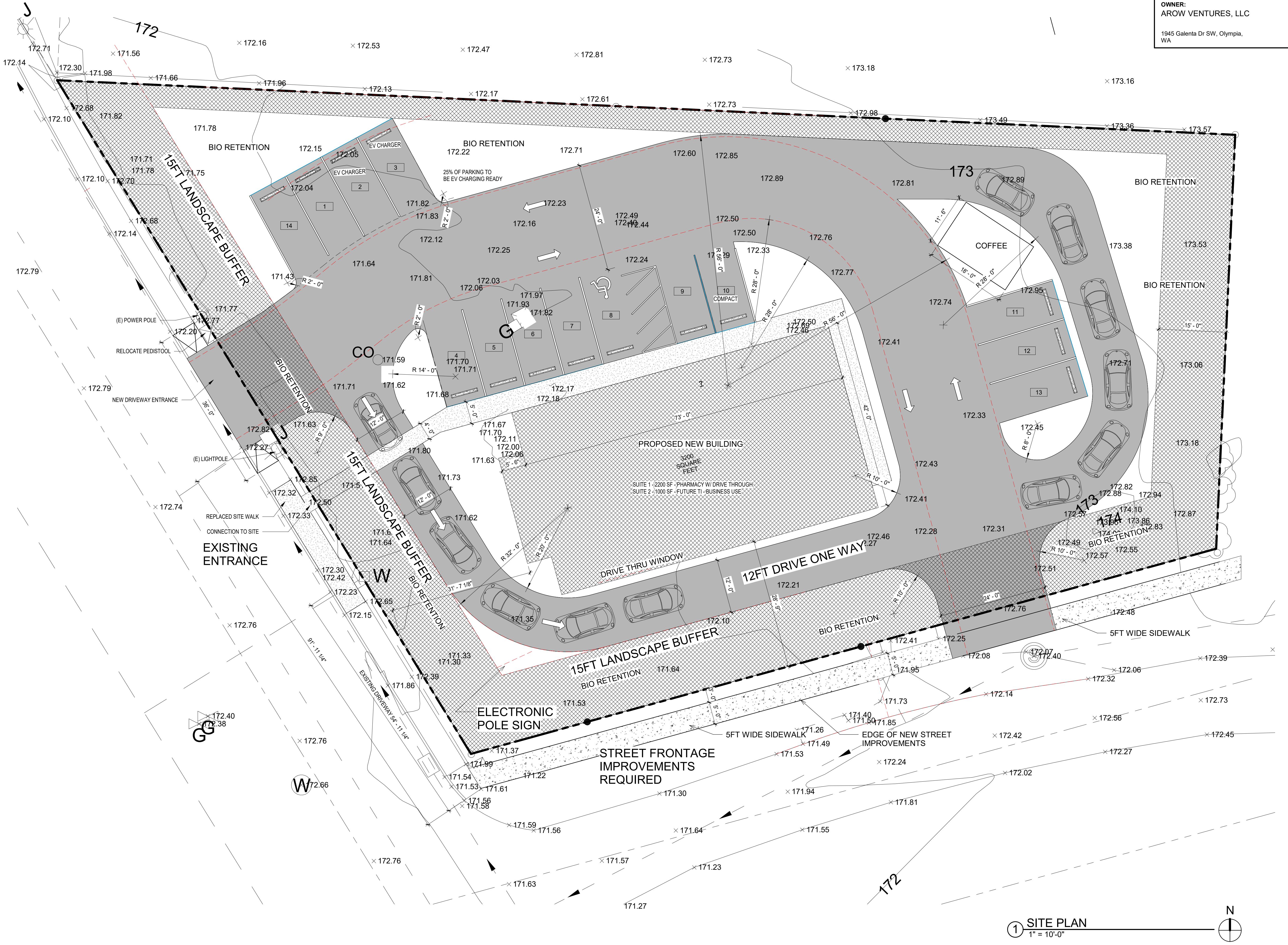
1502 Harrison Avenue  
Centralia, Washington

**SITE PLAN**

SCALE 1" = 10'-0"  
DATE 05/08/2024

**A1.01**

PROJECT NO. 24-12



# 1502 Harrison Avenue Vicinity Map





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**MEETING LOCATION:** Centralia Public Works Office (City Light), 1100 N. Tower, Centralia

**Parcel Number(s):** 008997003001

**Site Address:** 1001 Centralia Ave, Centralia, WA 98531

**Applicant/Agent:**

**Phone:** Ashton Karp

**Email:**

**Name/Type of Business (if applicable):** Kiln Drying/Wood storing

**Brief Description of Proposal (attach separate sheet if needed):**

Remove existing manufactured home and build a 50x30 shop used for woodworking, kiln drying and wood storage.

- Description of Proposal (1 – digital or paper copy)
- Conceptual Site Plan showing existing and proposed uses/structures (1 – digital or paper copy)
- Supporting documents including studies (1 – digital or paper copy)

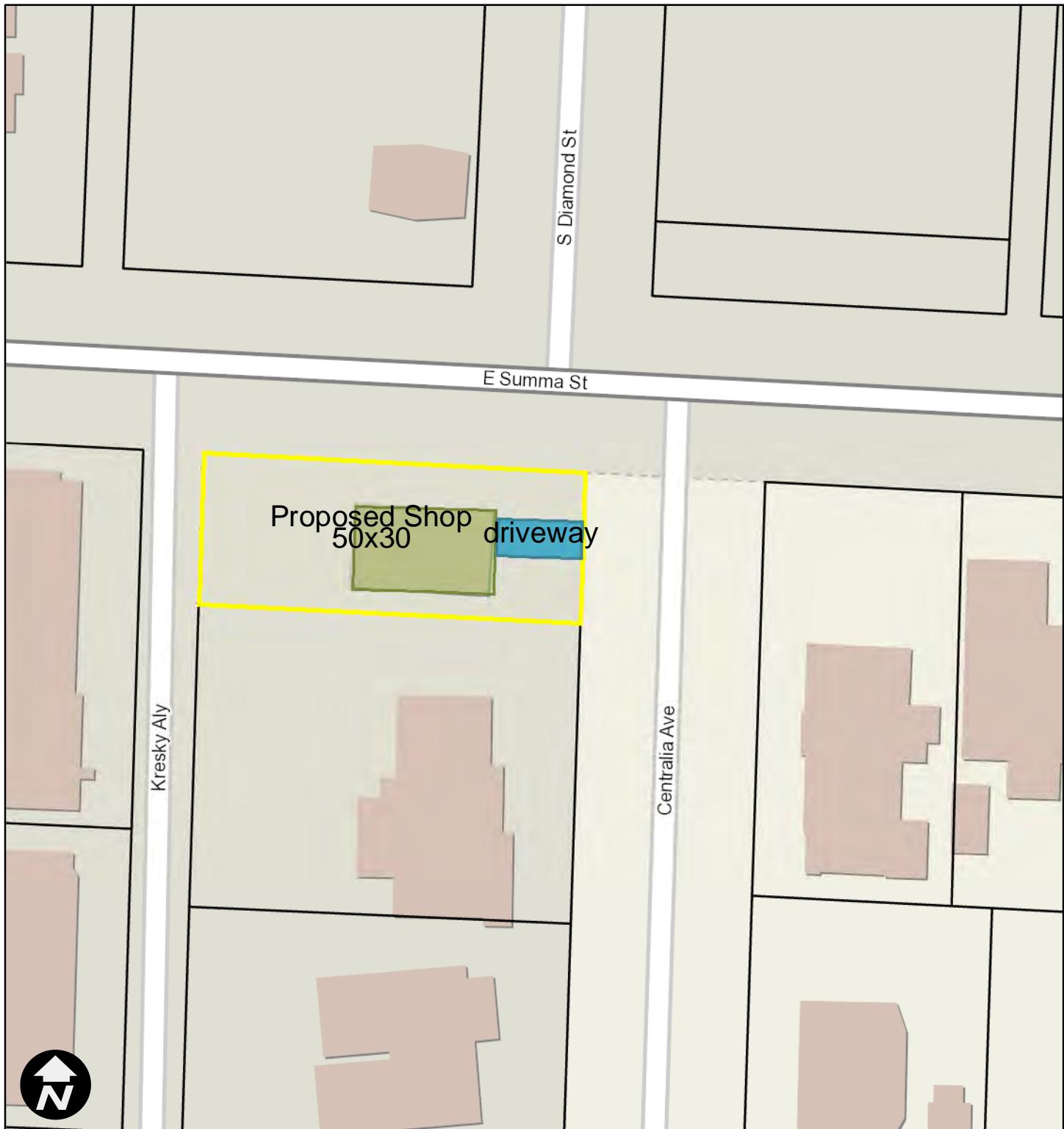
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# Lewis County GIS Web Map



4/23/2024, 8:16:49 PM

1:564

Parcels

Parcels

0 25 50 75 100 ft  
NAD 1983 StatePlane Washington South FIPS 4602 Feet



Lewis County does not guarantee the accuracy of the information shown on this map and is not responsible for any use or misuse by others regarding this material. It is provided for general informational purposes only. This map does not meet legal, engineering, or survey standards. Please practice due diligence and consult with licensed experts before making decisions.

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# 1001 Centralia Avenue Vicinity Map

