



**Site Plan Review Committee**  
**COMMUNITY DEVELOPMENT DEPT.**  
**360-330-7662**

Emil Pierson, CD Director  
[epierson@cityofcentralia.com](mailto:epierson@cityofcentralia.com)

Hillary Hoke, Asst. Director  
[hhoke@cityofcentralia.com](mailto:hhoke@cityofcentralia.com)

Mike Watilo, Building Official  
[mwatilo@cityofcentralia.com](mailto:mwatilo@cityofcentralia.com)

**PUBLIC WORKS DEPARTMENT**  
**360-330-7512**

Kim Ashmore, PW Director  
[kashmore@cityofcentralia.com](mailto:kashmore@cityofcentralia.com)

Andy Oien, Asst. Director  
[aoien@cityofcentralia.com](mailto:aoien@cityofcentralia.com)

**City Engineering**  
Patty Page, City Engineer  
[ppage@cityofcentralia.com](mailto:ppage@cityofcentralia.com)

**Waste Water Department**  
Holly Fuller, Wastewater Operations Mgr.  
[hfuller@cityofcentralia.com](mailto:hfuller@cityofcentralia.com)

Dee Russell, Pretreatment  
[drussell@cityofcentralia.com](mailto:drussell@cityofcentralia.com)

**Water Department**  
Chris Stone, Water Operations Manager  
[cstone@cityofcentralia.com](mailto:cstone@cityofcentralia.com)

**City Light**  
ML Norton, CCL General Manager  
[mlnorton@cityofcentralia.com](mailto:mlnorton@cityofcentralia.com)

Dave Hayes, Electrical Engineering  
[dhayes@cityofcentralia.com](mailto:dhayes@cityofcentralia.com)

**Administration**  
Kerissa Saucedo, Office Coordinator  
[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, April 22, 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 – Site Plan Review**

**Project Name: 2024 Centralia Municipal Code Amendments**

1. Amend CMC sections 20.11.020 Zoning Matrix, and 20.28 C-2 Highway Commercial District, to allow hotel/motel conversion to multi-family dwelling units. Pgs. 1-8
2. Amend CMC sections 20.28 C-2 Highway Commercial District, and 20.04 General Provisions, to allow the conversion of existing buildings to multi-family dwelling units on upper floors only (ground floor must remain as an allowed use per the underlying zoning district). Pgs. 9-15
3. Amend CMC 20.64 Supportive Housing Facilities to add a section to provide for Temporary Emergency Housing Facilities. Pgs. 16-22
4. Amend CMC 20.11.010 Zoning Matrix, and 20.67 Conditional Uses, to allow landscaping/nursery businesses in the R-5A, R:2 and R:4 zones by conditional use permit. Pgs. 23-25



04/11/2024 - 04/18/2024

Permit #	Permit Date	Building/La nd Use	Permit Type	CONSTRUCT ION SITE ADDRESS	Description of work being done under this permit	Applicant Name
20240258	4/18/2024	Building Permit	Sign	400 Centralia College Boulevard	Installing/Attaching four signs to the fence at the Baseball/Softball Complex at the Centralia College	Sign Pro
20240257	4/18/2024	Building Permit	Plumbing	916 Seminary Hill Road	Water Heater Replacement	Christopher & Amanda Adamson
20240256	4/18/2024	Building Permit	Boundary Line Adjustment	1622 Lum Road	BLA	Joe Gillum
20240255	4/18/2024	Building Permit	Commercial - Remodel	405 N Tower Avenue	Awning: Sand rusted area, clean gutters, paint white (classic white #2829)	Samuel Cots
20240254	4/18/2024	Building Permit	Demolition	415 S King Street	Demo of home	Centralia College
20240251	4/17/2024		Plumbing	805 South St	REMOVE/REPLACE ELECTRIC WATER HEATER	ANTHONY DANESE
20240250	4/17/2024	Building Permit	Mechanical	928 G Street	Hot water tank replacement	Carol Dabney and Malissa Tarman
20240248	4/16/2024	Building Permit	Mechanical	906 S Buckner St	Installing ductless	Tyler Erickson
20240247	4/16/2024	Building Permit	Accessory Building Remodel	1101 S Pearl St	Carport reroof	Derek Bowers
20240246	4/16/2024	Building Permit	Mechanical	519 N Rock St	Water heater and boiler change out	Olympia Sheet Metal, Inc.
20240245	4/16/2024	Building Permit	Mechanical	314 N Iron St	Trane heat pump and gas furnace	Chehalis Sheet Metal

20240244	4/15/2024	Building Permit	Mechanical	406 George Anthony Ln	replacing existing air handler and heat pump for new like and kind	Elissa Carbajal
20240243	4/15/2024	Building Permit	Fill and Grade	702 Harrison Avenue	Demo existing pool-with clean fill	Christian Lindemann
20240242	4/15/2024	Building Permit	Pool	1310 Belmont Avenue	Demo existing pool	Christian Lindemann
20240241	4/15/2024	Building Permit	Change of Occupancy Inspection	2700 Colonial Drve, Centralia	Purpose change only - see attached letter no work/remodel needed	Stillwater Foundation
20240240	4/15/2024	Building Permit	Plumbing	503 Waunch st	Water heater replacement	Debora Faircloth
20240237	4/12/2024	Building Permit	Accesory Building	133 Serenity Lane	35x50 barn for rv & storage	David & Susan Malone
20240236	4/12/2024	Building Permit	Reroof	3320 Borst Avenue	Tear off Re roof	Ken Slater
20240235	4/12/2024	Building Permit	Single Family - Remodel	524 Hillkress Avenue	Replace existing sideing, some insulation and sheathing	Erin Mielitz
20240233	4/11/2024	Building Permit	Mechanical	1513 View Ave Centralia, WA 98531	Install Mitsubishi Ductless System	Chehalis Sheet Metal
20240231	4/11/2024	Building Permit	Deck	3111 Russell Road	Deck railing	Dawn Lininger

Total Records: 27

4/18/2024




## PLANNING DEPARTMENT

Centralia City Hall, 2<sup>nd</sup> Floor  
118 W. Maple Street  
PO Box 609  
Centralia, WA 98531

Phone: 360.330.7662  
Fax: 360.330.7673  
Website: cityofcentralia.com

### General Application

Date: 2/21/2024			<b>FOR OFFICIAL USE ONLY</b>
Address (Location): N/A - C-2 Zone Areawide Text Amendment			<b>PERMIT NUMBER(S):</b> 2024 0126
Applicant's Name: McCullough Hill PLLC attn: Ian Morrison			<b>PROJECT:</b> Approved Denied
Applicant's Address: 701 5th Avenue Suite 6600			
City: Seattle	State: WA	Zip: 98104	<b>DATE ISSUED:</b>
Phone: 206-812-3380	Cell:	Email: imorrison@mhseattle.com	<b>ATTACHED:</b> Plat maps Supporting applications # # Completed checklist(s) # # Legal Description (in Word) Receipt #
Property Owner(s): N/A - C-2 Zone Areawide Text Amendment			
Property Owner's Address:			
City:	State:	Zip:	
Phone:	Cell:	Email:	
Engineer or Surveyor: N/A - C-2 Zone Areawide Text Amendment			Parcel Number:
Engineer or Surveyor's Address:			Total Acreage:
City:	State:	Zip:	Present Use of Property:
Phone:	Cell:	Email:	Proposed Use of Property:
Nearest intersection to the property:			Present Zoning: C-2 Highway Commercial
<b>Please provide the following:</b> <input type="checkbox"/> Application and checklist for specific work requested <input checked="" type="checkbox"/> Filing Fees \$500 <input type="checkbox"/> Any additional information that you feel is relevant to the review of this application. Please provide narratives.			
The undersigned hereby acknowledges familiarity with the rules and regulations of the City of Centralia and Centralia Municipal Code as it pertains to this application and will comply. He/she also gives consent to City staff and representatives to access the site as needed during review of this project and all associated permits.			
Applicant's Signature 		Date 2/21/2024	

For Official Use Only

Master Application

Page \_\_\_\_ of \_\_\_\_



**Proposed areawide text amendment.** The Applicant is requesting an areawide text amendment to the C-2 Highway Commercial Zoning District (Proposed Text Amendment). The Proposed Text Amendment would allow for the conversion of **existing** hotel/motel structures to mixed-use developments that included both hotel/motel and multi-family residential uses. The Proposed Text Amendment requires that any eligible conversion be limited to **existing** structures that were built prior to January 1, 2023 and were previously established as hotel/motel uses. This limits the potential universe of mixed-use conversions that are eligible to use this provision to the current hotel/motels in the C-2 Zoning District. No **new** hotel/motel conversions of structures built after January 1, 2023 would be authorized. Any eligible mixed-use development would be required to provide at least 60 units in hotel/motel use per development. If adopted, the Proposed Text Amendment ensures the C-2 Highway Commercial Zoning District continues to include commercial uses that support the City's tourism and economic development strategies. Notably, the Twin City Sports Commission supports the Proposed Text Amendment. **Attachment A.**

Proposed changes shown in redline and strikethrough below.

### ORDINANCE NO. \_\_\_\_

**AN ORDINANCE OF THE CITY OF CENTRALIA, WASHINGTON RELATING TO LAND USE DEVELOPMENT AND ZONING; TO AMEND VARIOUS SECTIONS OF CHAPTERS 20.11 AND 20.28; TO IMPLEMENT CHANGES TO THE REVISED CODE OF WASHINGTON; TO PROVIDE MORE VARIETY AND FLEXIBILITY OF HOUSING IN CERTAIN ZONING DISTRICTS; AND TO HARMONIZE PROVISIONS. THE CITY COUNCIL OF THE CITY OF CENTRALIA, WASHINGTON DO ORDAIN AS FOLLOWS:**

**Section 1.** That Chapter 20.11, Section 20.11.020 of the Centralia Municipal Code shall be amended as follows:

**20.11.020 Land uses in commercial districts.**

A. The following table lists all permitted uses within commercial zoning districts. The letters "P," "CUP," and "N" shall mean "Permitted," "Conditionally Permitted," and "Not Permitted," respectively.

1. Permitted (P) indicates that the use is allowed by right, without special conditions other than those generally imposed upon all uses in the district.
2. Conditionally permitted (CUP) indicates that, in the respective zoning district, the use is allowed only if reviewed and approved in accordance with the procedures in Chapter 20.67 CMC.
3. Not Permitted "N" indicates that the use is prohibited in the respective zoning district.

B. Table of Uses.

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
<b>Residential Uses</b>						
Single-family dwelling	N	P	N	N	N	N
Duplex, twinhome	N	P	N	N	N	N
Triplex	N	P	N	N	N	N
Fourplex	N	P	N	N	N	N

<b>Comprehensive Plan Designations</b>	<b>Medical</b>	<b>Limited Bus. Dis.</b>	<b>Gateway Com.</b>	<b>Gen. Com.</b>	<b>Highway Com.</b>	<b>Downtown</b>
<b>Zoning Districts</b>	<b>H-1</b>	<b>LBD</b>	<b>GCD</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>
Multiple-family dwelling	N	P	N	CUP	N	P
Planned unit development (PUD-Res)	N	P	N	N	N	N
Townhouse development	N	P	N	N	N	N
Accessory dwelling unit (ADU);	N	P	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
<b>Residential Facilities</b>						
Adult family home with 8 or fewer residents	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—(indoors only)	P	P	P	P	P	P
Emergency housing/homeless housing—7+ residents (indoors only)	N	N	P	CUP	CUP	CUP
Emergency shelters for homeless housing (indoor)	N	N	P	CUP	CUP	CUP

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
Emergency shelter for domestic violence for less than 10 occupants	N	N	P	P	P	P
Emergency shelter for domestic violence for more than 10 occupants	N	CUP	P	P	P	P
Enhanced services facility	CUP	N	N	N	N	N
Foster home—With 7 or more children	N	N	N	N	N	P
Hotel/motel	N	N	P	P	P	P
Hotel/motel conversion to multiple-family dwelling (subject to CMC 20.28.020.4)	N	N	N	N	P	N
Nursing home/convalescent care facility/long-term care facility	N	N	N	N	N	CUP
Permanent supportive housing	N	P	P	P	P	P
Residential treatment facility	CUP	N	N	CUP	N	N
Senior citizen centers	CUP	N	N	CUP	N	CUP
Transitional housing	N	P	P	P	P	P
<b>Commercial and Industrial Uses</b>						
Adult entertainment business uses within the city limits which comply with Chapter 5.44 CMC	N	N	N	P	N	N
Animal clinics and animal hospital	N	CUP	CUP	P	N	CUP
Automobile parking facilities or structures other than those specifically required in Chapter 20.72 CMC in connection with permitted uses	N	CUP	CUP	P	N	CUP
Automotive and trailer sales	N	P	P	P	P	P
Automotive/vehicle gas or electric station	N	P	P	P	P	P

<b>Comprehensive Plan Designations</b>	<b>Medical</b>	<b>Limited Bus. Dis.</b>	<b>Gateway Com.</b>	<b>Gen. Com.</b>	<b>Highway Com.</b>	<b>Downtown</b>
<b>Zoning Districts</b>	<b>H-1</b>	<b>LBD</b>	<b>GCD</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>
Brewery/distillery associated with a restaurant	N	P	P	P	P	P
Cemeteries (private or public)	N	N	N	N	N	N
Child care/preschool with 6 or fewer children	P	P	CUP	P	N	P



[...]

**Section 2.** That Chapter 20.28, Section 20.28.020 of the Centralia Municipal Code shall be amended as follows:

## **Chapter 20.28**

### **C-2 HIGHWAY COMMERCIAL DISTRICT**

**Sections:**

- 20.28.010 Intent.
- 20.28.020 Permitted uses.
- 20.28.030 Prohibited uses.
- 20.28.040 Environmental performance standards.
- 20.28.050 Site area.
- 20.28.060 Building location.
- 20.28.070 Design and development guidelines.
- 20.28.080 Off-street parking.
- 20.28.090 Height.
- 20.28.100 Landscaping, buffering, fencing and solid waste receptacles.
- 20.28.110 Site plan review.
- 20.28.120 Performance standards.

**20.28.010 Intent.**

It is the intent of this district to:

- A. Provide a park-like setting for commercial uses and to provide attractive entranceway to the city;
- B. Permit commercial uses and activities which depend more heavily on convenient vehicular access than pedestrian access;
- C. Limit location to sites having safe and efficient access to major transportation routes;
- D. Identify the types of commercial uses appropriate or acceptable in the highway commercial district;
- E. Provide development standards to enhance the efficient operation of these districts; and to achieve minimum adverse impact on the community as a whole, especially on adjacent properties having different land use characteristics. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

**20.28.020 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. 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;

4. Hotel/motel conversions to multifamily dwelling. A hotel/motel conversion to multiple family dwelling is permitted provided the structure was: (a) previously used as a hotel/motel; (b) constructed prior to January 1, 2023; and (c) each conversion shall contain at least sixty (60) rooms for hotel/motel use, except as authorized by state law. Such mixed-use hotel/motel and multiple-family dwelling units shall be treated as multiple-family dwelling for all other development standards.

5. Temporary seasonal produce stands.

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:
  - a. The proposed use is appropriate in this area;
  - b. The development standards for permitted uses can be met by the proposed use;
  - c. The public need is served by the proposed use. (Ord. 2445 § 2 (Exh. A) (part), 2020; Ord. 2734 § 6, 2016; Ord. 2248 § 1, 2010; Ord. 2209 § 2 (part), 2008; Ord. 2190 § 3, 2007; Ord. 2024 § 1 (part), 1999).

[...]

**From:** [Dale](#)  
**To:** [Ian Morrison](#); [Ross Hubbard](#)  
**Subject:** Support for C-2 Amendments for Mixed-Use Hotel/Residential Projects"  
**Date:** Friday, February 16, 2024 11:16:44 AM

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Dear Mayor and City Council,

I am writing to urge your support for the text amendment to the recent rezoning that will allow conversion of existing hotels/motels to a hybrid project with 60 hotel rooms and additional residential uses in the C-2 zone. This modest change will allow for successful hotels in our C-2 zones while also adding market-rate residential uses. It will help for situations like the vacant former hotels owned by Sage Investments. Due to the closure of these hotels we have had a significant impacted on the TPA Sports Commission revenues, which reduces our ability to invest in capital projects within our community sports facilities (like the Turf Fields and the Semi-Permanent fences).

Through a collaboration with the Twin City Sports Commission and Ross from Sage Group, we have seen the potential for these properties to become a vital economic engine for our city, with their financial capital for remodeling and improvements.

By implementing this change, we can increase the vibrancy of our city and create new opportunities for growth and development. This initiative is not only beneficial for our economy but also holds the potential to immediately support permanent supportive housing initiatives such as the ones managed by Harrison Church, which is truly in the business of providing humanitarian services.

I implore Council to bring this text amendment back to the board for further consideration and approval. Your support in this matter is crucial for the future success and prosperity of our community.

Thank you for your attention to this important issue.

Sincerely,

Dale Pullin

Twin City Sports Commission  
Interim Executive Director

## Chapter 20.28

### C-2 HIGHWAY COMMERCIAL DISTRICT

#### 20.28.020 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. 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;
  - 4. Temporary seasonal produce stands.
- C. Conditional uses as provided in Chapter [20.67](#) CMC and the following:
  - 1. Housing units in existing buildings, in accordance with New Section.

#### NEW Sections

##### 20.06.XXX Existing building

Existing building means a building that received a certificate of occupancy at least three years prior to the permit application to add housing units.

##### 20.06.XXX Major pedestrian corridor

Major pedestrian corridor means any sidewalk, trail, street, or other right-of-way located within a commercial zone or that is classified as an arterial or collector.

##### 20.XX.XXX Addition of dwelling units in existing buildings.

- A. Existing buildings are permitted to have additional dwelling units at a density of up to fifty percent (50%) more than what is allowed in the underlying zoning district if the following requirements are met:
  - 1. The existing building is located within a zoning district that permits multifamily housing;
  - 2. The additional dwelling units are constructed entirely within the existing building envelope;

3. All portions of the building, including existing non-residential uses, existing dwelling units, and the additional dwelling units, meet all of the requirements of the adopted building codes; and
  4. The building complies with, or is brought into compliance with, all fire and life safety codes adopted by the City.
- B. Existing buildings that have dwelling units added pursuant to subsection (A) or are converted to residential uses shall:
1. Retain all existing off-street parking spaces that existed prior to the addition of the dwelling units. No additional off-street parking spaces are required for the new or additional dwelling units;
  2. Comply with all design standard requirements, including setbacks, lot coverage, and floor area ratio requirements, that are generally applicable to all residential uses with the underlying zoning district;
  3. Comply with all exterior design and architectural requirements that are necessary for health and safety of the use of the interior of the building and to preserve character-defining streetscapes;
  4. Retain ground floor commercial uses if the building is located along a major pedestrian corridor. Only permitted or conditional uses listed in Chapter 20.11 CMC are allowed on the ground floor;
  5. Meet all requirements of the adopted energy code for those portions of the building that are converted to new dwelling units; and
  6. Meet all adopted building, fire, and life safety codes adopted by the City.
- C. Existing buildings that add emergency housing or transitional housing dwelling units shall meet all of the requirements of Chapter 20.62 CMC.
- D. Nonconforming existing buildings may be prohibited from adding new or additional dwelling units if the City makes written findings that the nonconformities are causing a significant detriment to the surrounding area.



# DRAFT

## ORDINANCE NO. 25XX

**AN ORDINANCE OF THE CITY OF CENTRALIA, WASHINGTON RELATING TO LAND USE DEVELOPMENT AND ZONING; TO ADD A NEW CHAPTER 20.64 TO TITLE 20 OF THE CENTRALIA MUNICIPAL CODE; TO PROVIDE FOR TEMPORARY EMERGENCY HOUSING FACILITIES.**

**THE CITY COUNCIL OF THE CITY OF CENTRALIA, WASHINGTON DO ORDAIN AS FOLLOWS:**

**Section 1.** That a new Chapter 20.64 shall be added to Title 20 of the Centralia Municipal Code to authorize and place regulations on temporary emergency housing facilities.

**Section 2.** That a new section shall be added to Chapter 20.64 of the Centralia Municipal Code to read as follows:

### **20.64.010 Definitions.**

For purposes of this chapter, unless the context otherwise requires, the following definitions shall apply:

- A. "Host agency" means a religious organization, nonprofit organization, or government entity that has an ownership interest in or the right to possess property that may be used as a site for a temporary emergency housing facility.
- B. "Managing agency" means an organization such as a religious organization, nonprofit organization, government entity, or other organized entity that has the capacity to organize and manage a facility for temporarily housing individuals experiencing homelessness.
- C. "Nonprofit organization" means an organization duly incorporated in the State of Washington and recognized by the Internal Revenue Services as an Internal Revenue Code § 501(c)(3) charitable organization.
- D. "Religious organization" means the federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property.
- E. "Sponsoring agency" means an agency, either a host agency or a separate agency that assists a host agency, that provides basic services and support to facility residents, such as meals, sanitation and hygiene services, social services, and coordination of donations and other needed services.
- F. "Temporary emergency housing facility" means a cluster of small temporary dwelling units, used to provide temporary accommodations for individuals experiencing homelessness, supported by a permanent principal structure.

**Section 3.** That a new section shall be added to Chapter 20.64 of the Centralia Municipal Code to read as follows:

### **20.64.020 Location and Density.**

- A. Temporary emergency housing facilities shall not be located in critical or sensitive areas, including critical aquifer and special flood hazard zones, or any buffers associated with such areas.

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- B. Temporary emergency housing facilities shall not be located closer than one thousand five hundred feet to another such facility regardless of whether the facilities are located within or without the city limits. The distance shall be measured from the nearest exterior boundaries of the parcels.
- C. Temporary emergency housing facilities shall not be considered supportive housing facilities for purposes of the separation requirements found in Chapter 20.62.
- D. Temporary emergency housing facilities shall be located within one-quarter (0.25) mile of a transit stop that can be conveniently accessed by walking.
- E. The maximum number of dwelling units shall be limited by the housing unit density authorized by the underlying zoning district. Facilities in nonresidential districts shall not contain more than twenty (20) dwelling units. The number of authorized dwelling units may be further limited by the Hearing Examiner as part of the conditional use permit.

**Section 4.** That a new section shall be added to Chapter 20.64 of the Centralia Municipal Code to read as follows:

## **20.64.030 Site Requirements.**

- A. Temporary emergency housing facilities shall have at least one permanent principal structure that provides food preparation and dining areas, restrooms, showers, gathering or common areas, and meeting rooms.
- B. All dwelling units shall be temporary and located on block pillars, concrete slabs, or runners and anchored or otherwise secured in place. Dwelling units shall be connected to the permanent principal structure by a minimum five-foot wide walking path that meets all of the requirements of the Americans with Disabilities Act of 1990, as amended.
- C. The orientation of the temporary emergency housing facility shall be done in such a way as to place the permanent principal structure closest to public rights-of-way, private roads or driveways, and off-street parking areas. Dwelling units shall be sited in the rear yard behind the permanent principal structure.
- D. A six-foot tall, sight-obscuring fence shall be located on all sides of the site that abut or are visible from public rights-of-way or neighboring properties under separate ownership. The Hearing Examiner may modify the fencing requirements depending on the underlying neighborhood or other site-specific concerns. Landscaping, such as trees, bushes, and shrubs, shall be placed along the exterior side of fences that are visible from public-rights-of-way.
- E. The setback, building height, and building coverage requirements of the underlying zoning district shall apply to all structures, permanent and temporary, located on the property. All structures shall maintain a building separation distance of at least ten feet from any other structures, including fences.
- F. Access for fire and emergency medical services shall be provided according to the requirements set by Riverside Fire Authority.
- G. Solid waste receptacles shall be provided in accordance with Chapter 20.50 CMC. Additional smaller trash receptacles shall be provided in multiple locations throughout the facility.
- H. Off-street parking shall be provided on-site or on an adjacent or nearby property owned by or under the control of the host or managing agency. The Hearing Examiner shall determine the required number of off-street parking spaces.

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- I. All exterior lighting shall be LED and contained within the site to limit the impact on neighboring properties. Exterior lighting shall be provided on all buildings within the facility, shall comply with all city standards, and shall be directed downward and away from neighboring properties.

**Section 5.** That a new section shall be added to Chapter 20.64 of the Centralia Municipal Code to read as follows:

## **20.64.040 Design and Construction.**

- A. The design, construction, appearance, physical integrity, and maintenance of the temporary emergency housing facility shall provide an environment that is attractive, sustainable, functional, appropriate for the surrounding neighborhood, and conducive to the stability of its residents.
- B. The Hearing Examiner shall review the proposed design, construction, and appearance of the temporary emergency housing facility and its structures and shall only approve a final design that achieves the elements listed above. The facility shall maintain the approved design and meet all conditions and other requirements set by the Hearing Examiner at all times.
- C. The permanent principal structure shall be constructed and maintained in accordance with the building regulations found in Title 18 CMC, including all requirements of the Americans with Disabilities Act of 1990, as amended.
1. The number of bathroom fixtures and other required hygiene facilities shall be determined by the Building Official in consultation with the Lewis County Department of Health and shall be based on a review of factors such as the potential number and composition of residents, the number of support staff, and the level of support services provided at the facility.
- D. The dwelling units shall be exempt from the general construction requirements found in the International Building Code and the International Residential Code, as adopted by the City; however, all units shall meet the following minimum requirements:
1. Electric power and heat shall be provided to each dwelling unit, and electrical service shall be installed in accordance with applicable codes and recognized and accepted practices.
2. Cooking appliances other than microwaves shall be prohibited.
3. All interior lighting shall be LED.

**Section 6.** That a new section shall be added to Chapter 20.64 of the Centralia Municipal Code to read as follows:

## **20.64.050 Safety and Health Requirements.**

- A. The host and managing agencies shall comply with all federal, state, and local laws and regulations, including regulations adopted by Riverside Fire Authority and the Lewis County Department of Health.
- B. The temporary emergency housing facility shall remain clear of physical, environmental, biological, or medical waste.
- C. Fire extinguishers shall be provided in each dwelling unit. Open flames shall be prohibited in all locations, indoor and outdoor, on the site. No smoking shall be allowed in the permanent principal structure or the dwelling units.

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**Section 7.** That a new section shall be added to Chapter 20.64 of the Centralia Municipal Code to read as follows:

## **20.64.060 Operational Requirements.**

- A. The managing agency shall coordinate with a sponsoring agency, other homelessness service providers for referrals to their programs, and other providers of facilities and services for people experiencing homelessness to encourage access to all appropriate services for the residents.
- B. The managing agency shall take all reasonable steps to obtain verifiable identification, such as a driver's license, government-issued identification card, military identification, passport, or other reasonable form of identification, from prospective and existing residents.
- C. The managing agency shall use identification received from prospective and existing residents to perform sex offender and felony warrant checks from the Washington State Patrol, the Lewis County Sheriff's Office, or the Centralia Police Department.
  - 1. If the felony warrant and sex offender checks reveal either (1) an existing or outstanding felony warrant from any jurisdiction in the United States for the arrest of the individual who is the subject of the check or (2) the subject of the check is a sex offender required to register with the County Sheriff or their county of residence pursuant to RCW 9A.44.130, then the managing agency shall reject the subject of the check for residency or shall eject the subject of the check if the individual is already a resident.
  - 2. If an individual is rejected or ejected due to an active felony warrant, the managing agency shall immediately contact the Centralia Police Department. In other cases of rejection or ejection, the managing agency shall contact the Centralia Police Department, the Lewis County Sheriff's Office, or the Washington State Patrol.
- D. The managing agency shall keep a log of all people who stay at the housing facility, including names, dates of birth, and dates of stay in the housing facility. Logs shall be kept and retained for a minimum of six months.
- E. The host or managing agency shall adopt a Code of Conduct and shall self-manage its residents and prohibit illegal drugs, violence, and abuse of any kind, littering, or noise disturbances of other residents or adjacent neighbors.
- F. All residents of the temporary emergency housing facility shall sign an agreement to abide by the Code of Conduct and failure to do so may result in the noncompliant resident's immediate expulsion from the property.
- G. The host and managing agencies, the Centralia Police Department, and the Riverside Fire Authority shall establish reasonable requirements for appropriate coordination with the housing facility and its residents.
- H. The managing agency shall appoint designated representatives to serve as on-duty site managers at all times as a point of contact for the Centralia Police Department. The name and contact information of the designated representatives shall be provided to the City and kept current.
- I. The host or managing agency and the facility shall be subject to inspections by state and local agencies or departments to ensure compliance and shall implement all directives resulting from such inspections within the specified time limits.

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**Section 8.** That a new section shall be added to Chapter 20.64 of the Centralia Municipal Code to read as follows:

## **20.64.070 Application and Permitting.**

A. At the time of the application, the host or managing agency shall provide a site plan, an operations plan, a transportation plan, a transition plan, and sufficient proof of:

1. The host or managing agency's applicable experience in providing similar services to people experiencing homelessness;
2. A stable funding source for the temporary emergency housing facility and any on-site or off-site human and social services offered as part of the operations plan; and
3. Liability insurance in types and amounts sufficient to cover the liability exposures inherent in providing an emergency shelter.

B. The site plan shall include the following elements:

1. Property lines and dimensions;
2. Location and type of fencing/screening and landscaping;
3. Location of all permanent principal and support structures;
4. Location of all dwelling units;
5. Setbacks and building separation measurements;
6. Location and method of providing waste receptacles;
7. Location of vehicular access and parking;
8. Entry/exit control points;
9. Location of electrical lines, plumbing, and lighting; and
10. Internal pathways and access routes for emergency services.

C. The operation plan shall include a summary of the project and its goals, the type and number of proposed units, and the following elements:

1. Twenty-four-hour emergency contact information;
2. Key staff and their roles and responsibilities;
3. Site/facility management, including security policies and an emergency management plan;
4. Site/facility maintenance, including provisions for a regular trash patrol in the immediate vicinity of the site;
5. Resident policies, including responsibilities and a code of conduct that address, at a minimum, the use or sale of alcohol and illegal drugs, threatening or unsafe behavior, and weapon possession;



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6. Provisions for human and social services, including staffing plan, credentials or certification, and outcome measures;
  7. Plan for providing residents on-site access to medical services, including mental and behavioral health counseling, or if unable to be provided on-site, plan for providing transportation to and from such services;
  8. Neighborhood outreach with surrounding property owners and residents and an ongoing good neighbor policy; and
  9. Procedures for maintaining accurate and complete records.
- D. The transportation plan shall include plans for transit, pedestrian, and bicycle access from the site to supportive services, stores, and employment locations.
- E. The transition plan shall include goals and policies for assisting residents in moving into other temporary, long-term, or more stable housing.
- F. Temporary emergency housing facilities shall be reviewed and approved by city staff through the site plan review process. After city staff review and approval, facilities shall be submitted to the Hearing Examiner for approval under a conditional use permit.
- G. The maximum duration of the conditional use permit shall be five years. The permit may be extended by the Hearing Examiner for an additional five years after review and a hearing. Temporary emergency housing facilities shall not be considered temporary if in place for more than ten years. After ten years, the facility shall meet all requirements for supportive housing facilities in Chapter 20.62 CMC.

**Section 9.** That a new section shall be added to Chapter 20.64 of the Centralia Municipal Code to read as follows:

## **20.64.080 Violations.**

- A. A permit allowing a temporary emergency housing facility may be terminated if the City determines:
1. The site is unfit for human habitation based on safety, sanitary conditions, or health related concerns;
  2. The City learns of acts of violence by residents of the housing facility and the host or managing agency has not adequately addressed the situation to protect residents;
  3. The host or managing agency fails to take action against a resident who violates the terms and conditions of the conditional use permit; or
  4. The host or managing agency fails to meet any or all of the conditions or requirements imposed by the conditional use permit.
- B. Upon a determination that there has been a violation of this Chapter, the City may give written notice to the permit holder describing the alleged violation and may begin the revocation process pursuant to Chapter 20.67 CMC.

**Section 10.** That the amendments specified in the above sections shall be codified as part of the Centralia Municipal Code as stated herein.

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**Section 11.** That all ordinances or parts of ordinances in conflict herewith shall be repealed and that any partial repeal shall not affect the other parts of ordinances or codified sections that can be given effect without the repealed parts.

**Section 12.** That if any section, part, or provision of this ordinance is for any reason held invalid, the invalidity thereof shall not affect the validity of any other section, part, or provision of this ordinance.

**Section 13.** That this ordinance shall be published as provided by law and shall take effect and be in full force and effect from and after its passage, approval, and publication.

PASSED ON FIRST READING the.

PASSED ON SECOND READING AND ENACTED the.

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Mayor

ATTEST:

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City Clerk

PREPARED BY:

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City Attorney

### 20.11.010 Land uses in residential districts.

A. The following table lists all permitted uses within residential zoning districts. The letters “P,” “CUP,” and “N” shall mean “Permitted,” “Conditionally Permitted,” and “Not Permitted,” respectively.

1. Permitted (P) indicates that the use is allowed by right, without special conditions other than those generally imposed upon all uses in the district.
2. Conditionally Permitted (CUP) indicates that, in the respective zoning district, the use is allowed only if reviewed and approved in accordance with the procedures in Chapter 20.67 CMC.
3. Not Permitted (N) indicates that the use is prohibited in the respective zoning district.

B. Table of Uses.

Comprehensive Plan Designations	RR	VLDR	LDR	MDR	M-HDR	HDR
Zoning Districts	R-5A	R:2	R:4	R:8	R:15	R:20
<b>Residential Uses</b>						
<b>Residential Facilities</b>						
<b>Commercial and Industrial Uses</b>						
Kennels	CUP	CUP	CUP	N	N	N
<u>Landscaping/nursery business</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>N</u>	<u>N</u>	<u>N</u>
Light industrial uses involving the manufacture, fabrication, assembly, repair and service of goods or products which can be performed with minimal adverse impact on, and pose no special hazard to, the environment and the community. Such uses may include mechanical, automotive, marine and contractors’/builders’ equipment and supplies; the assembly of manufactured products and processing of materials such as sheet metal, cans, cable, cloth, paper, etc.	N	N	N	N	N	N
Live work units—Commercial located on the ground floor, residential units on upper floor(s)	N	N	N	N	N	N

## CMC 20.67 Conditional Uses

20.67.250 "L" uses.

Long-Term Care Facility.

See "Assisted care facility." (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

### Landscaping/Nursery Business

#### A. Minimum Conditions.

1. Must meet all applicable licensing requirements of the city, county, state, or federal government.
2. No off-street parking or loading areas will be allowed in any required yard area.
3. Screening shall be provided on each side of the parking area, which abuts upon or faces across an alley, or any lot in a residential zone.
4. Must meet the requirements in the underlying zoning district.
5. Lots must be two acres or larger.
6. Must meet the parking requirements of CMC 20.72.
7. No outdoor storage of pots, supplies, merchandise, etc. Such storage must be contained in an enclosed structure.
8. Minimum of ten-foot-wide planter area and six-foot-high privacy fence, where use abuts a residential use or zone. The planter area shall include one-and-one-half-inch caliper trees with a maximum spacing of twenty feet.

The site plan review committee may waive or modify this requirement, subject to obtaining the written approval of the abutting property owner(s), if it is determined that this requirement does not further the intent of this title.

November 25, 2023

To Whom It May Concern:

We, María and Lorenzo Rodríguez, residents and business owners in Centralia, are asking the Public Works Department of the City of Centralia to considerer a Conditional Use Permit (CUP) in order to install a nursery in our property located at 2310 Taylor Street in Centralia. We are asking for you to consider zones R-2, R-4 and R-5 with conditions to protect the residential characteristics of the neighborhood. In the past, this property housed Bartells Nursery, so existing buildings are present for this purpose. We believe this would not only benefit us, but our town, as it would bring in more revenue and more jobs to our community.

We appreciate your consideration,

Sincerely,

Lorenzo Rodríguez

María F. A. Rodríguez