



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

Emil Pierson, CD Director
epierson@cityofcentralia.com

Hillary Hoke, Asst. Director
hhoke@cityofcentralia.com

Mike Watilo, Building Official
mwatilo@cityofcentralia.com

PUBLIC WORKS DEPARTMENT
360-330-7512

Kim Ashmore, PW Director
kashmore@cityofcentralia.com

Andy Oien, Asst. Director
aoien@cityofcentralia.com

City Engineering
Patty Page, City Engineer
ppage@cityofcentralia.com

Waste Water Department
Holly Fuller, Wastewater Operations Mgr.
hfuller@cityofcentralia.com

Dee Russell, Pretreatment
drussell@cityofcentralia.com

Water Department
Chris Stone, Water Operations Manager
cstone@cityofcentralia.com

City Light
ML Norton, CCL General Manager
mlnorton@cityofcentralia.com

Dave Hayes, Electrical Engineering
dhayes@cityofcentralia.com

Administration
Kerissa Saucedo, Office Coordinator
ksauceda@cityofcentralia.com

RIVERSIDE FIRE AUTHORITY
360-330-9854

Kevin Anderson, Asst. Chief/Fire Marshal
kanderson@riversidefire.net

LEGAL DEPARTMENT
360-330-7675

City Attorney
Kyle Manley
kmanley@cityofcentralia.com

SITE PLAN REVIEW COMMITTEE

Meeting Agenda

Monday, April 15, 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: | WinCo Outparcels |
| Applicant/Owner: | JSA Civil / WinCo Foods LLC |
| Property Address: | 1208 Alder Street |
| Contact Phone: | Brandon Johnson, JSA, 360.515.9600 |
| Email: | brandon.johnson@jsa-civil.com |
| Zone: | GCZ, Gateway Commercial Zoning |
| Comp. Plan: | GCD, Gateway commercial District |
| Parcel Information: | 3487-4-1 & 3581-5-1, 4.11 AC |
| Request: | Redevelop site with two quick serve restaurants and three retails buildings with all associated infrastructure. |

10:30 AM – Pre-Application Conference

| | |
|----------------------------|--------------------------------------------------------------------------|
| Project Name: | Rose Street Setback Variance |
| Applicant/Owner: | Jose Jaimes |
| Property Address: | 1321 Rose Street |
| Contact Phone: | 360.388.8374 |
| Email: | daydreegomez055@gmail.com |
| Zone: | R:8, Medium Density Residential |
| Comp. Plan: | MDR, Medium Density Residential |
| Parcel Information: | 002993-001-000; 0.09 AC |
| Request: | Reduce rear yard setback to ten feet. |



04/04/2024 - 04/11/2024

| Permit # | Permit Date | Building/Land Use | Permit Type | CONSTRUCTION SITE ADDRESS | Description of work being done under this permit | Applicant Name |
|----------|-------------|-------------------|----------------------------|---------------------------|---------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 20240227 | 4/10/2024 | Building Permit | Demolition | 410 E Main Street | Bathroom pipe burst, tear out sheetrock, replace broken plumbing, new subfloor | Stephen Dorey |
| 20240226 | 4/10/2024 | Building Permit | Single Family Residence - | 1220 St Helens Street | New 1500 sq ft house w/garage | Carlos Reyes Hernandez |
| 20240225 | 4/9/2024 | Building Permit | Deck | 416 S Washington Ave | Front porch | Adan Rosales-Ortiz |
| 20240224 | 4/9/2024 | Building Permit | Mechanical | 215 North Rock Street | Replace all gas piping to each apartment | C.D.W. Construction LLC |
| 20240223 | 4/9/2024 | Building Permit | Accessory Building | 212 S Silver St | Repair damage from vehicle impact | Ken Schaffer |
| 20240222 | 4/8/2024 | Building Permit | Reroof | 1224 W Walnut Street | Tearing off existing layer of asphalt shingles, replacing plywood as needed for dry rot, installing new asphalt shingles. | Avery Engstrom |
| 20240221 | 4/8/2024 | Building Permit | Mechanical | 328 Latona St | trane heat pump & ac | Chehalis Sheet Metal |
| 20240220 | 4/8/2024 | Building Permit | Accessory Building | 405 W Carson Street | 30'x60' agricultural barn | Bob Prost |
| 20240219 | 4/8/2024 | Building Permit | Single Family - Remodel | 1310 Windsor Avenue | Drag dirt from crawl space- insulate at least the back half, install overlayment, install beam and post | Leroy Fadness |
| 20240218 | 4/8/2024 | Building Permit | Accessory Building Remodel | 313 S Berry Street | Permit to changes made to interior addition to existing garage | Joshua & Jennifer Kent |
| 20240216 | 4/5/2024 | Building Permit | Solar Panels | 1103 Cobra Ln | Install Solar | Stephanie Hawkins |
| 20240215 | 4/4/2024 | Building Permit | Accessory Building | 1422 Windsor Avenue | Carport | Carlos Elrich |
| | | | | | | |

Total Records: 14

4/11/2024



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): [003487004001](#), [003581005001](#)

Site Address: [1208 Alder Street](#)

Applicant/Agent: [WinCo Foods, LLC](#) / [Brandon Johnson, PE](#) | [JSA Civil, LLC](#)

Phone: [360.515.9600](#)

Email: brandon.johnson@jsa-civil.com

Name/Type of Business (if applicable): [WinCo Outparcels](#) / [Multi-tenant shopping center development](#)

Brief Description of Proposal (attach separate sheet if needed): [Please see the enclosed project narrative.](#)

- 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.

JSA CIVIL

Engineering | Planning | Management

April 9, 2024

City of Centralia
Community Development Department
118 W Maple Street
Centralia, WA 98531

Transmitted via email to: hhoke@cityofcentralia.com

Re: WinCo Outparcels
Project Narrative

City of Centralia Staff,

Please accept this project narrative for the proposed WinCo Outparcels site redevelopment project located at 1208 Alder Street on Lewis County TPNs 003487004001 and 003581005001. The following memorandum has been prepared in support of the project and is intended to provide an overall summary of the existing site conditions and improvements that are proposed.

Existing Conditions

The project site is approximately 4.11 acres and currently operates as the Peppertree RV Park. The Peppertree Motel, which previously occupied the north end of the subject site, has been demolished and removed in preparation for this project. The RV Park facility will also be vacated and removed prior to the redevelopment of the site. The existing facilities are currently served by City of Centralia (City) water, sewer, and power. The site is currently accessed from an existing driveway off Alder Street, shared with the Hash Restaurant, which will remain in place to serve the restaurant building.

Proposed Development and Zoning

This project proposes to construct five (5) new commercial retail facilities. The proposed buildings include two (2) quick-service restaurants with drive-thru lanes and three (3) retail buildings. Final tenants have not been selected at this time. The project will include new on-site parking and drive aisles, stormwater infiltration facilities, perimeter landscaping, and underground utilities to serve the development. Access will be provided from Alder Street and an interior drive aisle connection from the WinCo Foods facility located to the east. The subject parcels are currently zoned GCD – Gateway Commercial District. The uses proposed are permitted within the site's GCD zoning designation.

Critical Areas

Based on a desktop review of Lewis County's GIS map, the site is within the FEMA 100-year flood zone and a Category II Critical Aquifer Recharge Area.

Stormwater and Utilities

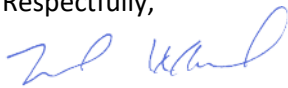
Stormwater collection and infiltration facilities will be provided in accordance with City requirements. The project proposes to connect to City of Centralia water, sanitary sewer, and power services. Communication services may include Comcast and/or CenturyLink/Lumen.

Traffic Access

Access to the site is proposed by a new driveway cut from Alder Street and an interior drive aisle connected to the WinCo Foods facility to the east. The existing driveway from Alder Street will remain open to serve the neighboring Hash Restaurant and will not be connected to serve the proposed site improvements. Please refer to the enclosed preliminary civil engineering plans for additional details. Thank you for accepting this project narrative for the proposed WinCo Outparcels redevelopment project.

Please contact me with any questions or comments at nick.wheeler@jsa-civil.com.

Respectfully,



Nick Wheeler
JSA Civil, LLC

WINCO OUTPARCELS
PRELIMINARY CIVIL DOCUMENTS
CENTRALIA, WASHINGTON

APPLICANT

WINCO FOODS, LLC
650 NORTH ARMSTRONG PLACE
BOISE, IDAHO 83704
PHONE: 208.672.2066

ENGINEER

JSA CIVIL, LLC
111 TUMWATER BLVD SE, SUITE C210
TUMWATER, WA 98512
PHONE: 360.269.6346
CONTACT: BRANDON JOHNSON, PE

ARCHITECT

TAIT & ASSOCIATES, INC
707 N. 27TH STREET
BOISE, ID 83702
PHONE: 208.345.2428
CONTACT: SUSAN DILLINGHAM

LANDSCAPE ARCHITECT

SCJ ALLIANCE
8730 TALLON LN NE, SUITE 200
LACEY, WA 98516
PHONE: 360.352.1465
CONTACT: TRENT GRANTHAM, PLA

GEOTECHNICAL

TERRACON CONSULTANTS, INC.
21905 64TH AVE, SUITE 100
MOUNTLAKE TERRACE, WA 98043
PHONE: 425.771.3304
CONTACT: DAVID BASKA, PE

SURVEYOR

MNT2COAST, LLC
2320 MOTTMAN RD SW, SUITE 106
TUMWATER, WA 98512
PHONE: 360.688.1949
CONTACT: SETH PRIGGE, PLS

GOVERNING AGENCY

CITY OF CENTRALIA
PHONE: 360.330.7662

UTILITIES

SEWER
CITY OF CENTRALIA PUBLIC WORKS
PHONE: 360.330.7512

WATER
CITY OF CENTRALIA PUBLIC WORKS
PHONE: 360.330.7512

POWER
CENTRALIA CITY LIGHT
PHONE: 360.330.7512

NATURAL GAS
PUGET SOUND ENERGY
PHONE: 800.321.4123

SITE INFORMATION

ADDRESS: ---
PARCEL: ---
ACRES: ±---
ZONING: ---

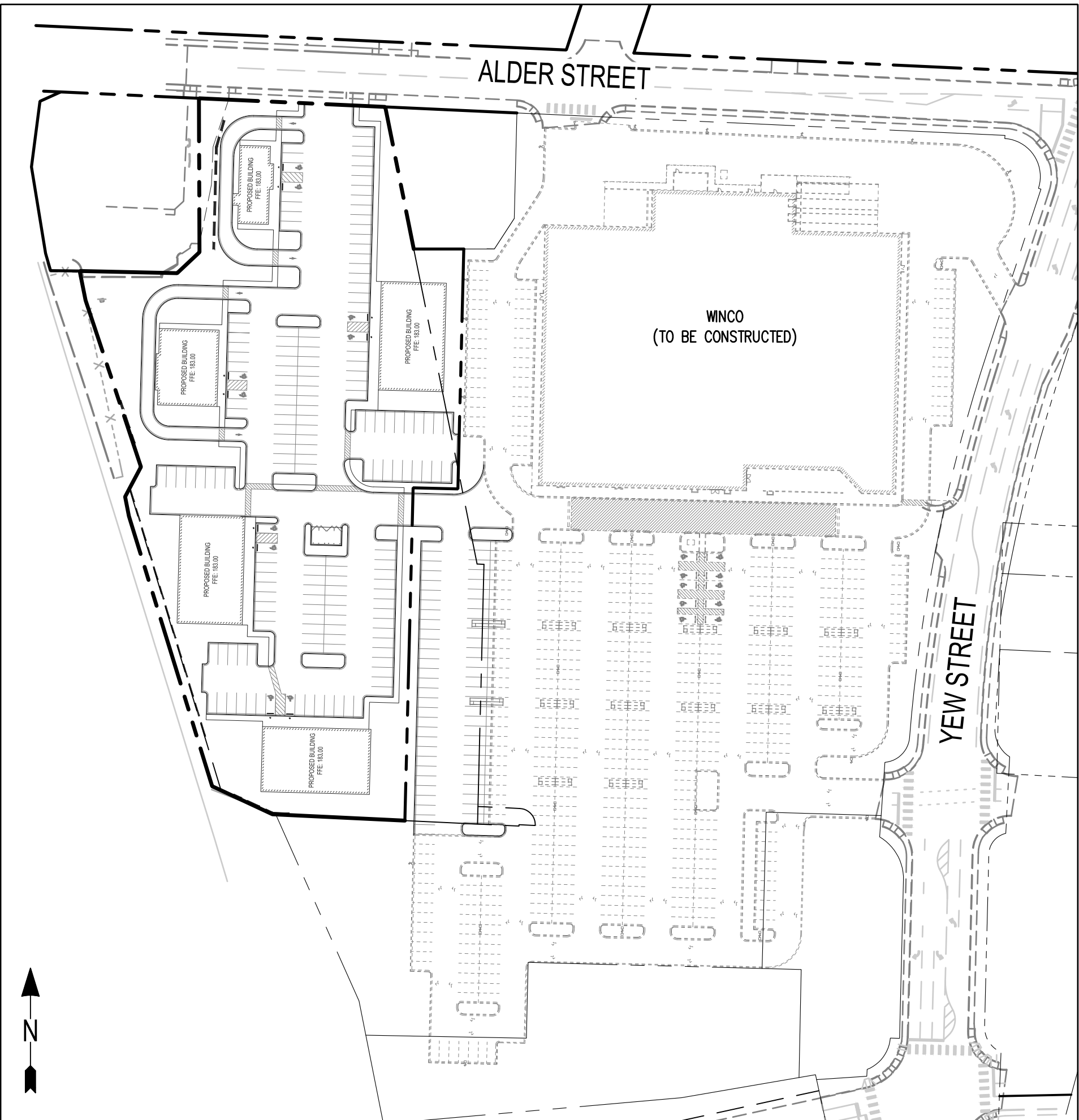
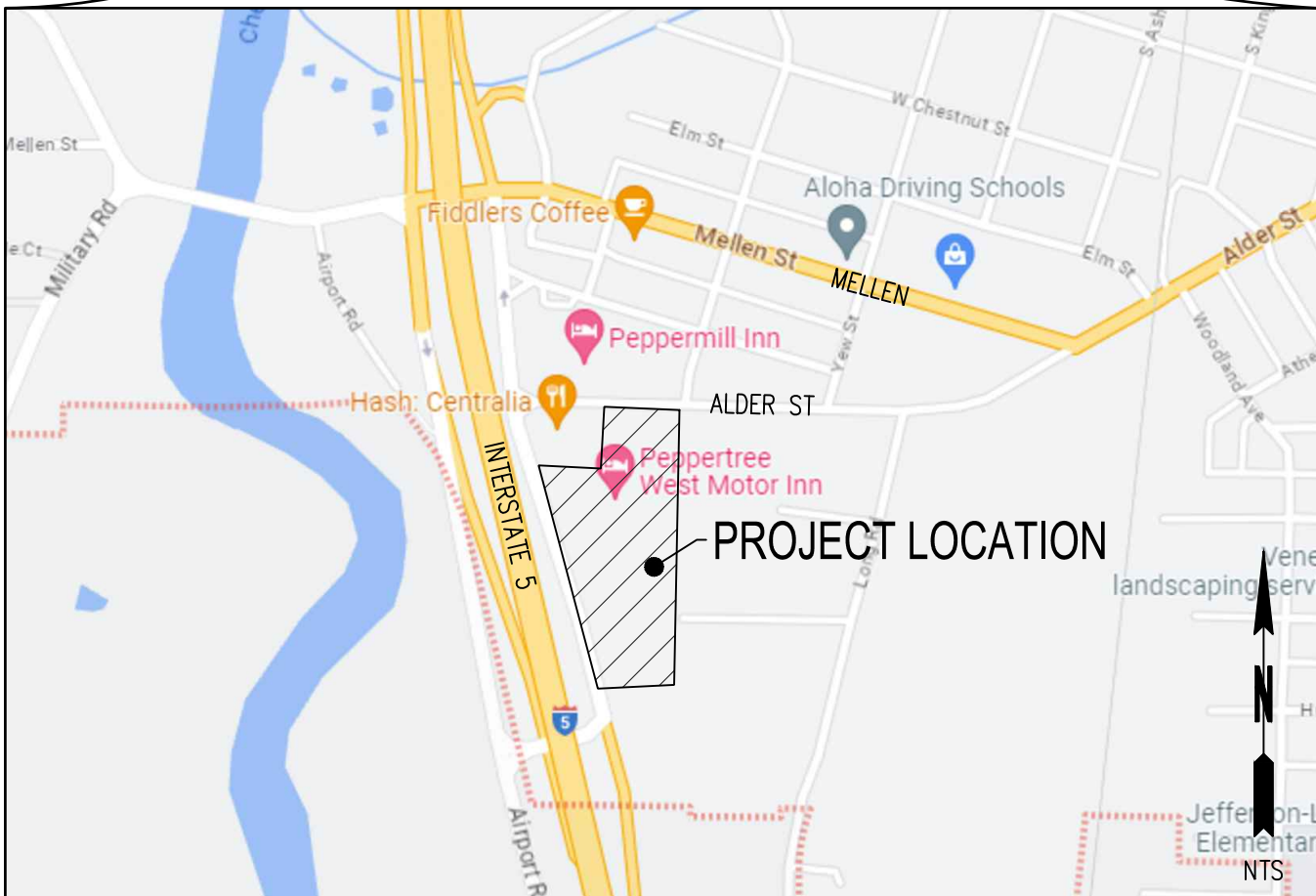
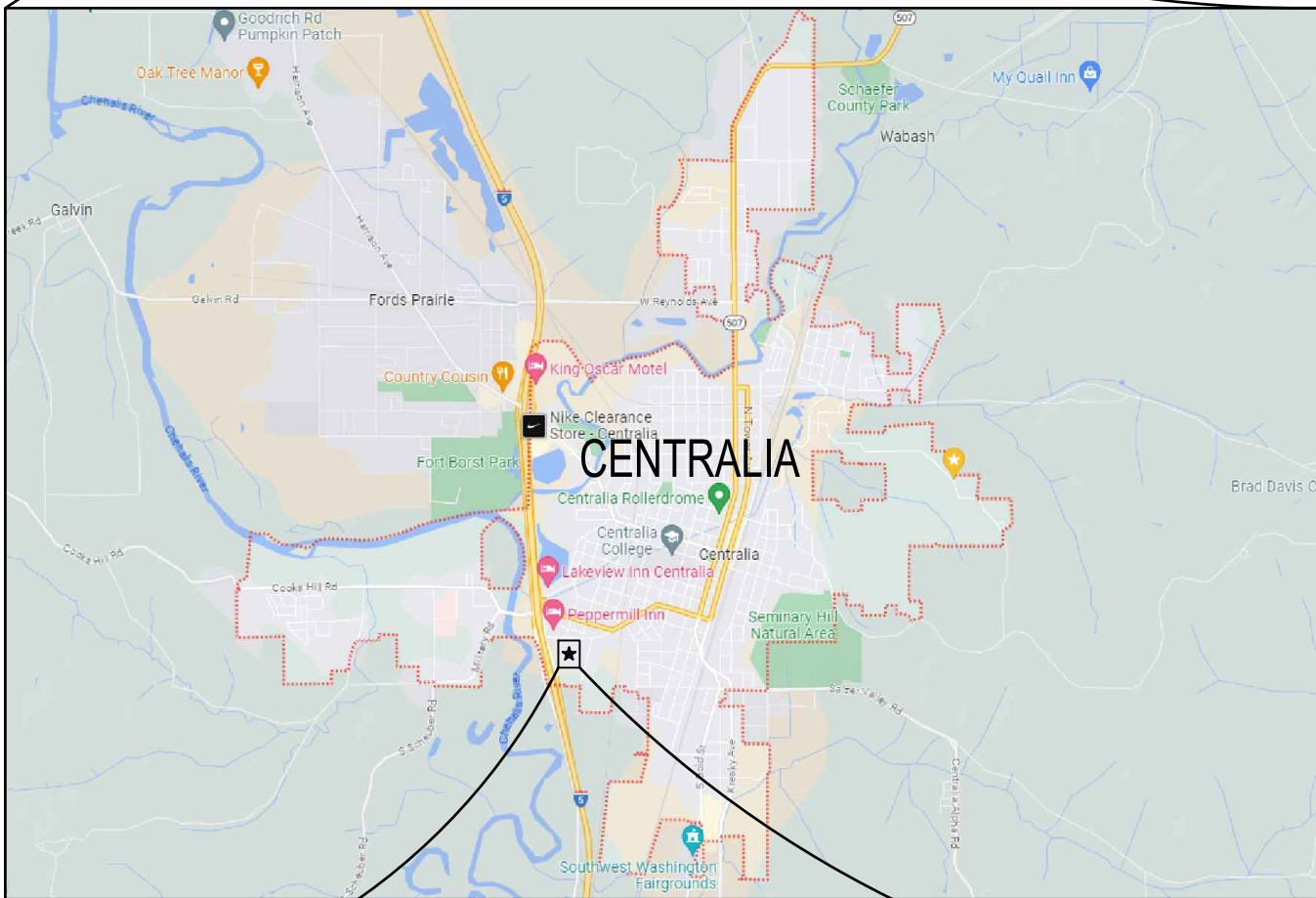
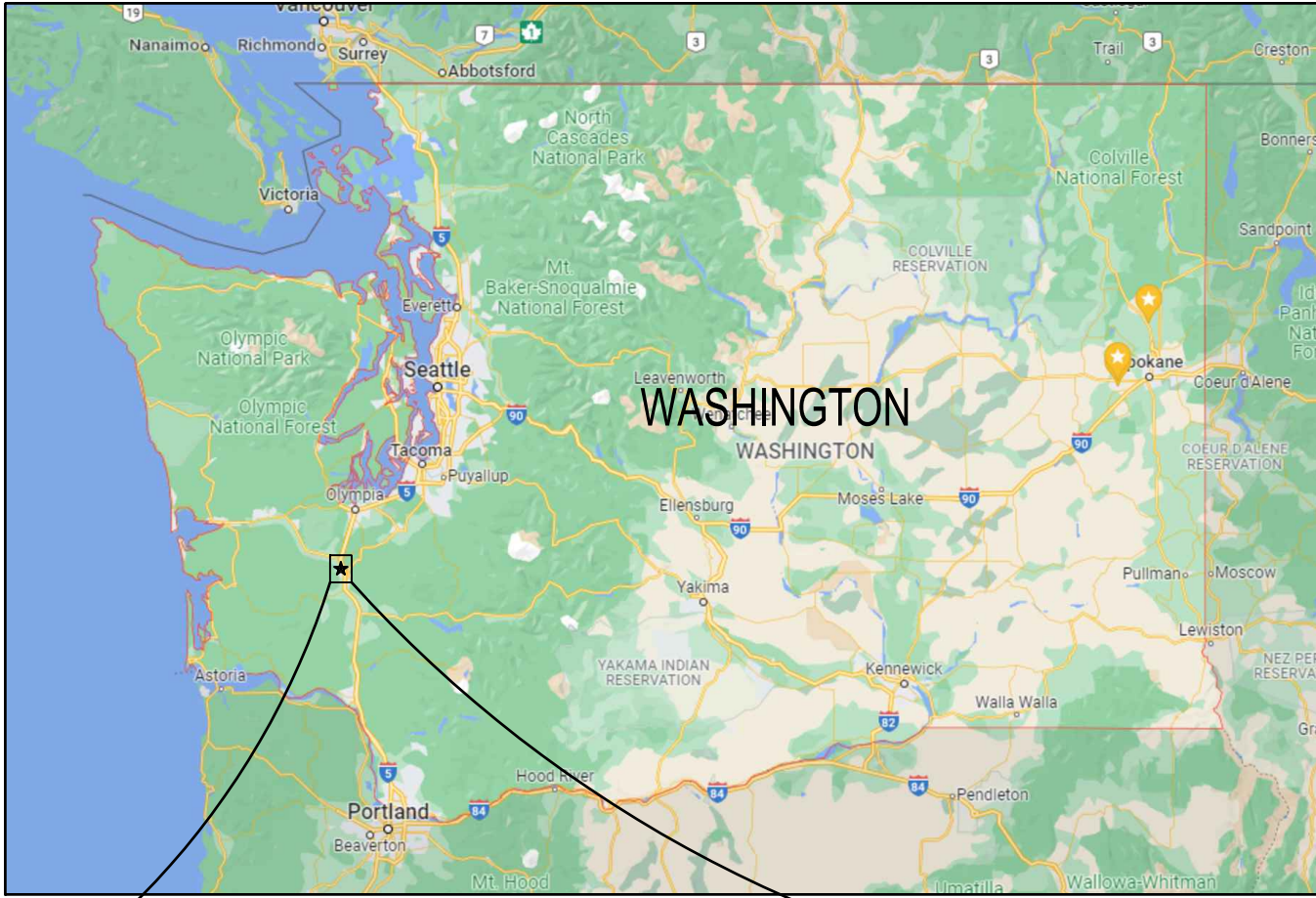
LEGAL DESCRIPTION

HORIZONTAL DATUM

VERTICAL DATUM

SHEET INDEX

| SHEET | TITLE |
|-------|-----------------------------|
| CV-01 | COVER SHEET |
| SP-01 | PRELIMINARY SITE PLAN |
| CG-01 | PRELIMINARY GRADING PLAN |
| SD-01 | PRELIMINARY STORMWATER PLAN |
| WT-01 | PRELIMINARY WATER PLAN |
| SS-01 | PRELIMINARY SEWER PLAN |



OVERALL SITE PLAN

1"=100'

DEWATERING NOTE

THE CONTRACTOR SHALL UTILIZE APPROPRIATE DEWATERING SYSTEMS AND TECHNIQUES TO MAINTAIN THE EXCAVATED AREA SUFFICIENTLY DRY FROM GROUNDWATER AND/OR SURFACE RUNOFF SO AS NOT TO ADVERSELY AFFECT CONSTRUCTION PROCEDURES OR CAUSE EXCESSIVE DISTURBANCE OF UNDERLYING NATURAL GROUND. THE CONTRACTOR SHALL REPAIR ANY DAMAGE RESULTING FROM THE FAILURE OF THE DEWATERING OPERATIONS OR FROM A FAILURE TO MAINTAIN ALL THE AREAS OF WORK IN A SUITABLE DRY CONDITION. UNLESS OTHERWISE SPECIFIED, CONTINUE DEWATERING UNINTERRUPTED UNTIL THE STRUCTURES, PIPES, AND APPURTENANCES TO BE BUILT HAVE BEEN PROPERLY INSTALLED, BACKFILLED, AND COMPACTED. WHERE SUBGRADE MATERIALS ARE UNABLE TO MEET THE SUBGRADE DENSITY REQUIREMENTS DUE TO IMPROPER DEWATERING TECHNIQUES, REMOVE AND REPLACE THE MATERIALS AS DIRECTED BY THE ENGINEER.

TRAFFIC CONTROL NOTE

THE CONTRACTOR SHALL PROVIDE ALL FLAGGERS, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES AS NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR SHALL ERECT AND MAINTAIN ALL CONSTRUCTION SIGNS, WARNING SIGNS, DETOUR SIGNS, AND OTHER TRAFFIC CONTROL DEVICES NECESSARY TO WARN AND PROTECT THE PUBLIC AT ALL TIMES FROM INJURY OR DAMAGE AS A RESULT OF THE CONTRACTOR'S OPERATIONS THAT MAY OCCUR IN HIGHWAYS, ROADS, OR STREETS. NO WORK SHALL BE DONE ON OR ADJACENT TO THE ROADWAY UNTIL ALL NECESSARY SIGNS AND TRAFFIC CONTROL DEVICES ARE IN-PLACE. THE CONTRACTOR SHALL NOT CLOSE DOWN THROUGH TRAFFIC ON CITY/COUNTY/STATE ROADS. ACCESS FOR BOTH VEHICULAR AND PEDESTRIAN TRAFFIC SHALL BE MAINTAINED AT ALL TIMES, EXCEPT WHERE THE CONTRACTOR OBTAINS PERMISSION TO TEMPORARILY CLOSE A SIDEWALK. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY OF CENTRALIA FOR REVIEW AND APPROVAL PRIOR TO STARTING ANY WORK IN THE RIGHT-OF-WAY.

NPDES PERMIT NOTE

A NATIONAL POLLUTION ELIMINATION SYSTEM (NPDES) STORMWATER DISCHARGE PERMIT HAS BEEN APPLIED FOR FROM THE DEPARTMENT OF ECOLOGY FOR THIS PROJECT. THIS PERMIT SHALL BE TRANSFERRED TO THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. PLEASE NOTE THAT APPROVAL OF TRANSFER MAY TAKE UP TO 30 DAYS TO PROCESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE TRANSFER OF THE NPDES PERMIT AND PREPARE A SITE SPECIFIC CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP). CONTACT [REDACTED] FOR COORDINATION OF THE TRANSFER OF THE PERMIT. CONTRACTOR SHALL INCLUDE IN THEIR BIDS THE EFFORT TO COMPLY WITH ALL PERMIT CONDITIONS AND REQUIREMENTS WHICH INCLUDES, BUT IS NOT LIMITED TO: WEEKLY INSPECTIONS BY A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL). COMPLETING AND SUBMITTING DISCHARGE MONITORING REPORTS (DMRS) TO THE DEPARTMENT OF ECOLOGY, UPDATING THE SWPPP AS NECESSARY THROUGHOUT THE LIFE OF THE PROJECT, ETC/ THE CONTRACTOR SHALL SUBMIT THE NOTICE OF TERMINATION (NOT) PAPERWORK TO THE DEPARTMENT OF ECOLOGY ONCE THE SITE IS FULLY STABILIZED.

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

SEP 25, 2023 11:32:25am User: jshing
N:\2 - PROJECTS\116 WINCO FOODS\116009 CENTRALIA, WA - WINCO OUTPARCEL\ACAD\116009 CV-01.DWG

REVISIONS

PROJECT NO.
116.009
DRAWN
-
CHECKED
-
SUBMITTAL DATES

OTB DATE
-

JSA CIVIL
Engineering | Planning | Management
111 TUMWATER BLVD SE, SUITE C210
TUMWATER, WA 98512

STAMP

PRELIMINARY

WINCO FOODS OUTPARCELS
XXX ALDER STREET
CENTRALIA, WA
SEC 7 TOWN 14N R02W

WinCo
Foods

SHEET TITLE

COVER SHEET

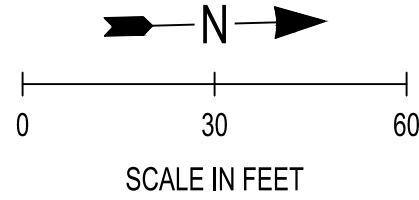
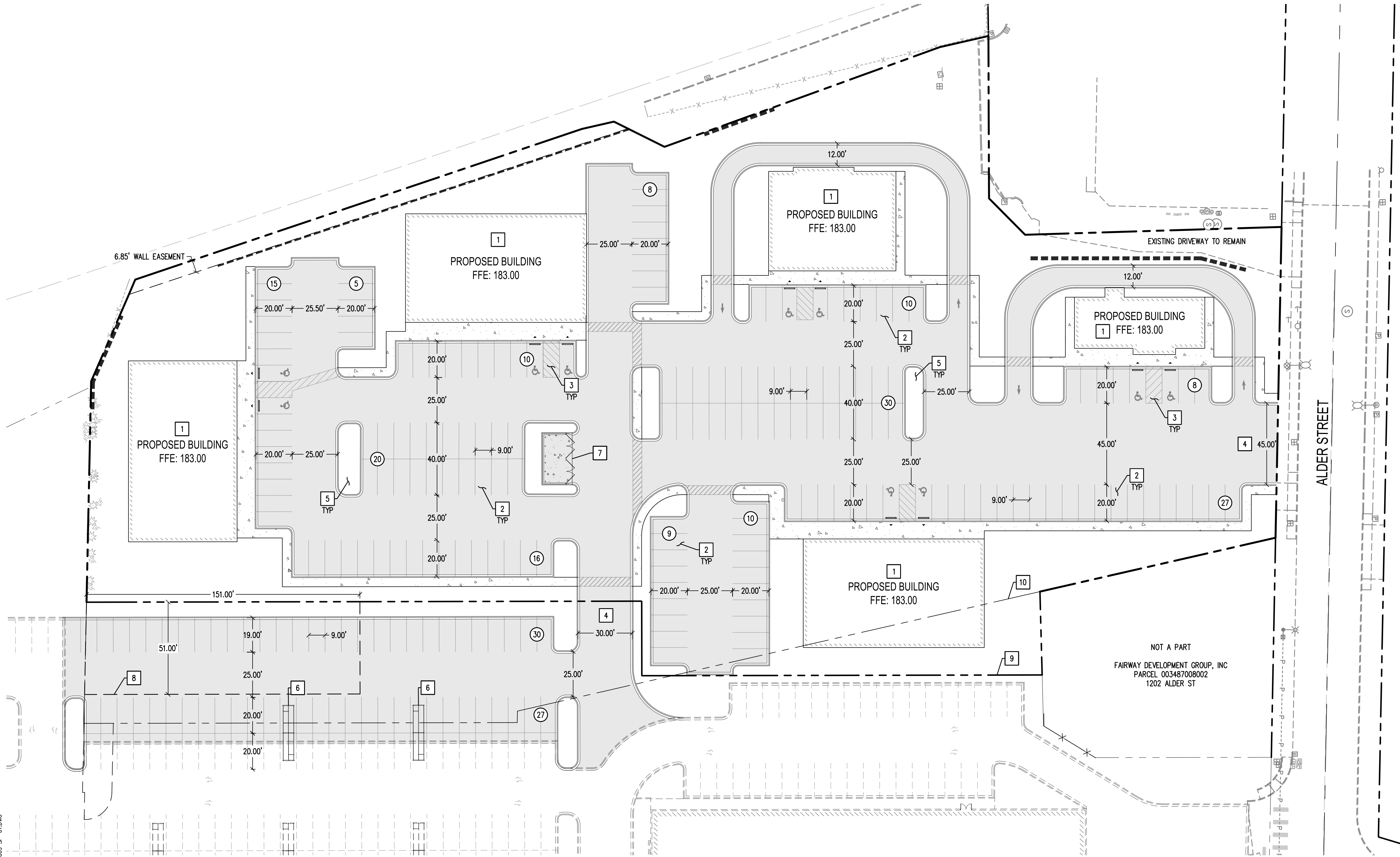
SHEET

CV-01

Sep 25, 2023 11:32:29am User: jcherry
N:\PROJECTS\116 WINCO FOODS\116 WINCO FOODS\116 CAD\116.009 SP-01.DWG

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



LEGEND

- PROPERTY LINE
- PROPERTY LINE TO BE REVISED BY BLA
- PROPOSED PROPERTY LINE
- EXISTING ADJACENT LOT
- PROPOSED EASEMENT
- EXISTING CHANNELIZATION
- PROPOSED BUILDING
- CEMENT CONCRETE SIDEWALK
- CEMENT CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- CEMENT CONCRETE CURB & GUTTER
- RETAINING WALL
- STALL COUNT

X CONSTRUCTION NOTES

- PROPOSED BUILDING
- AUTO PARKING STALL (9'x20')
- ADA PARKING STALLS
- PROPOSED DRIVEWAY
- LANDSCAPE ISLANDS
- CART CORRAL
- TRASH ENCLOSURE
- PROPOSED STORM EASEMENT BETWEEN CENTRALIA TOP HOLDINGS LLC & WINCO FOODS
- NEW PROPERTY LINE TO BE CREATED VIA BLA
- EXISTING PROPERTY LINE TO BE REMOVED VIA BLA

PARKING INFO

| | |
|--------------------|-----|
| STANDARD STALLS: | 215 |
| ACCESSIBLE STALLS: | 10 |
| TOTAL STALLS: | 225 |

REVISIONS

| | |
|-----------------|---------|
| PROJECT NO. | 116.009 |
| DRAWN | |
| CHECKED | |
| SUBMITTAL DATES | |
| OTB DATE | |

JSA CIVIL
Engineering | Planning | Management
111 TUMWATER BLVD SE, SUITE C210
TUMWATER, WA 98512

STAMP

PRELIMINARY

WINCO FOODS OUTPARCELS
XXX ALDER STREET
CENTRALIA, WA
SEC 7 TOWN 14N R02W

WinCo
FOODS

SHEET TITLE

PRELIMINARY SITE
PLAN

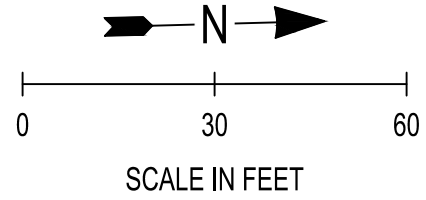
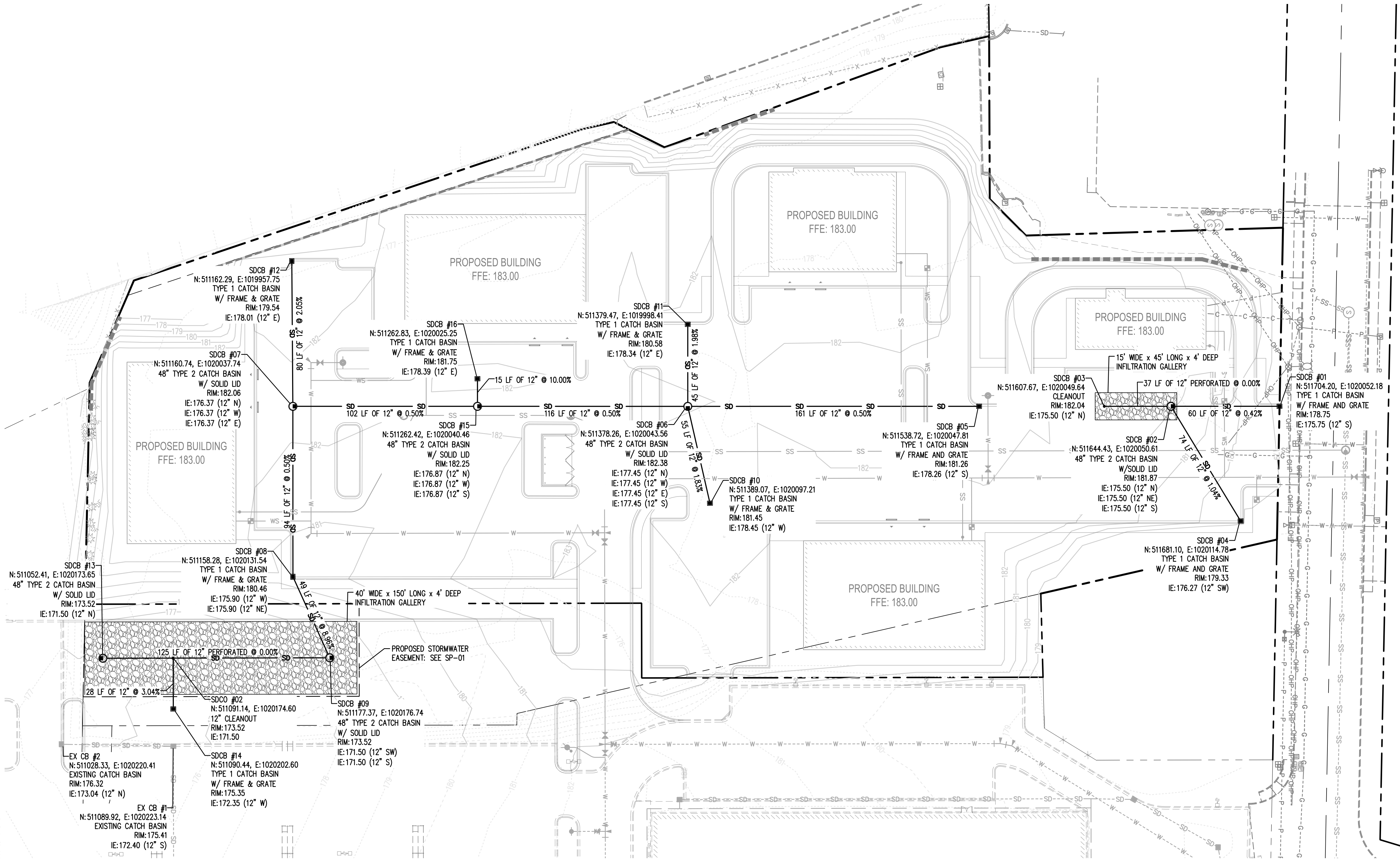
SHEET

SP-01

Sep 25, 2023 11:33:27am - User: jcherry
N:\2 - PROJECTS\116 WINCO FOODS\116 WINCO FOODS\116 CAD\116.009 SD-01.DWG

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING STORM LINE
- EXISTING STORM STRUCTURES
- EXISTING CHANNELIZATION
- PROPOSED BUILDING
- CEMENT CONCRETE CURB & GUTTER
- WATER LINE
- WATER SERVICE LINE
- SEWER LINE
- STORM LINE UNLESS OTHERWISE NOTED
- STORM CATCH BASIN

NOTE

ALL CATCH BASINS COLLECTING WATER TO BE STORMFILTER CB'S WITH TREATMENT CARTRIDGES PROVIDING BASIC WATER QUALITY TREATMENT PRIOR TO INFILTRATION.

REVISIONS

PROJECT NO.
116.009

DRAWN

CHECKED

SUBMITTAL DATES

OTB DATE

JSA CIVIL

Engineering | Planning | Management

111 TUMWATER BLVD SE, SUITE C210
TUMWATER, WA 98512

STAMP

PRELIMINARY

WINCO FOODS OUTPARCELS
XXX ALDER STREET
CENTRALIA, WA
SEC 7 TOWN 14N R02W

WinCo
Foods

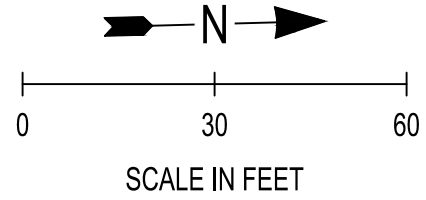
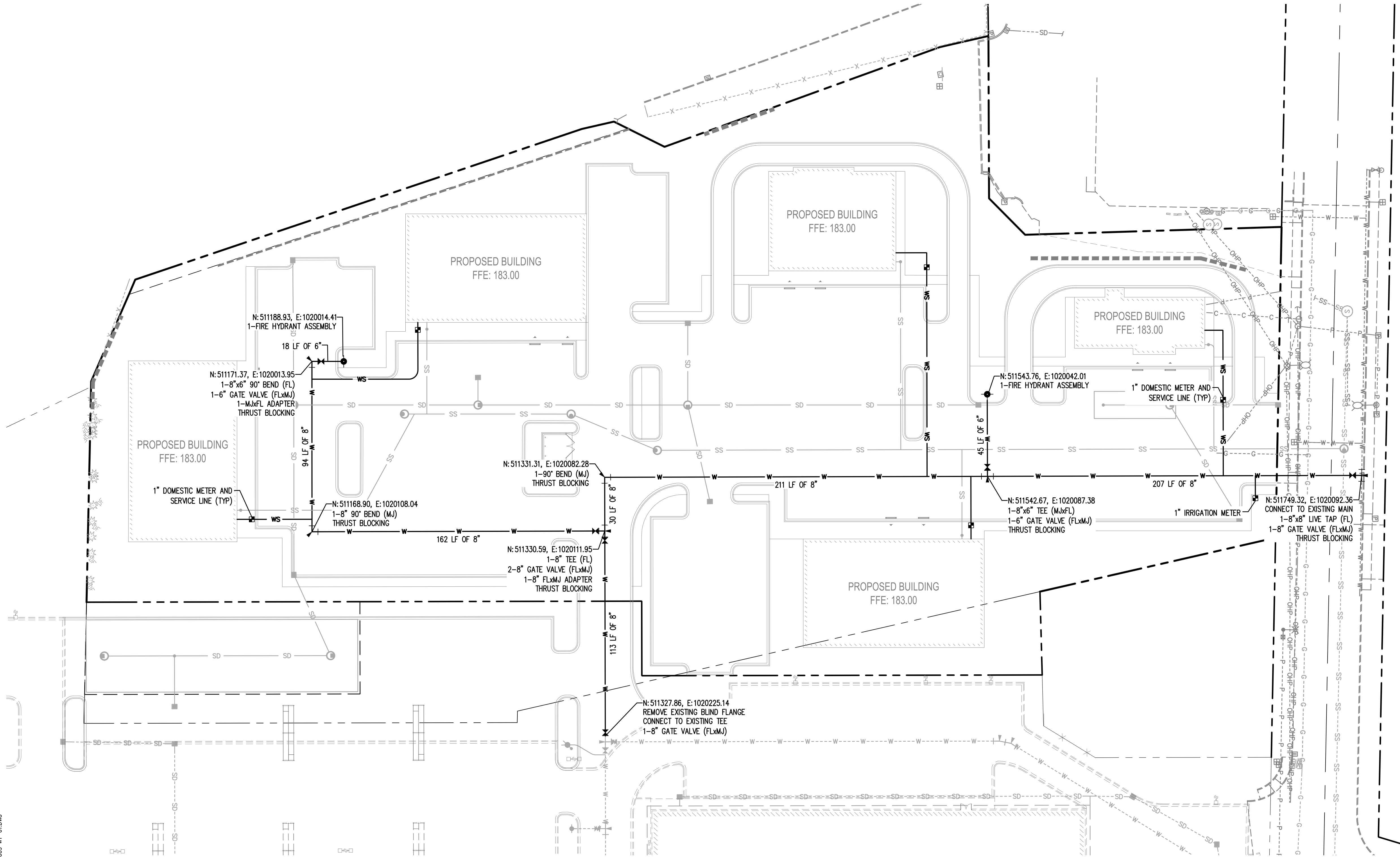
SHEET TITLE
PRELIMINARY
STORMWATER PLAN

SHEET
SD-01

Sep 25, 2023 11:33:49am - User: jcherry
N:\PROJECTS\116 WINCO FOODS\116009 CENTRALIA, WA - WINCO OUTPARCEL\ACAD\116.009 WT-01.DWG

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



LEGEND

- PROPERTY LINE
- EXISTING CHANNELIZATION
- EXISTING WATER LINE
- EXISTING WATER SYMBOLS
- PROPOSED BUILDING
- CEMENT CONCRETE CURB & GUTTER
- STORM LINE
- SEWER LINE
- WATER LINE UNLESS OTHERWISE NOTED
- WATER SERVICE LINE UNLESS OTHERWISE NOTED
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- FITTINGS, BENDS & THRUST BLOCKS

NOTE:

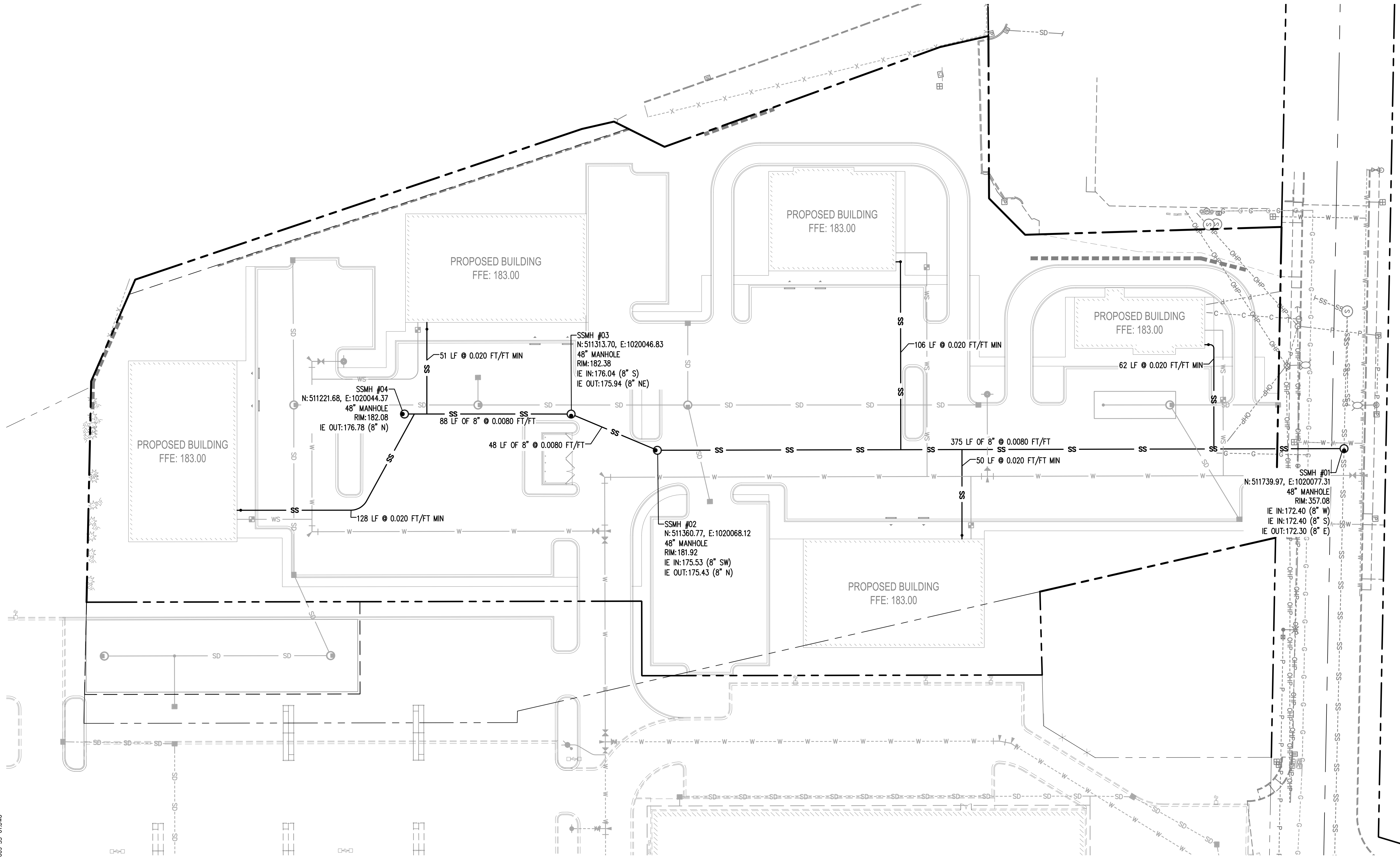
FINAL DOMESTIC WATER SERVICE LINE SIZES, LOCATIONS, METER LOCATIONS, ETC. TO BE CONFIRMED DURING FINAL DESIGN.

| | |
|------------------------------------------------------------------------------------------------------------|--|
| REVISIONS | |
| PROJECT NO. 116.009 | |
| DRAWN | |
| CHECKED | |
| SUBMITTAL DATES | |
| OTB DATE | |
| JSA CIVIL Engineering Planning Management 111 TUMWATER BLVD SE, SUITE C210 TUMWATER, WA 98512 | |
| STAMP | |
| PRELIMINARY | |
| WINCO FOODS OUTPARCELS XXX ALDER STREET CENTRALIA, WA SEC 7 TOWN 14N R02W | |
| WinCo Foods | |
| SHEET TITLE PRELIMINARY WATER PLAN | |
| SHEET WT-01 | |

Sep 25, 2023 11:34:29am User: jcherry
N:\PROJECTS\116 WINCO FOODS\116 WINCO FOODS\116 CAD\116.009 SS-01.DWG

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



NOTE:

FINAL SEWER SERVICE LINE SIZES, LOCATIONS, GREASE INTERCEPTOR LOCATIONS, ETC. TO BE CONFIRMED DURING FINAL DESIGN.

N

0

30

60

SCALE IN FEET

LEGEND

PROPERTY LINE

EXISTING CHANNELIZATION

EXISTING SEWER LINE

EXISTING SEWER STRUCTURES

PROPOSED BUILDING

CEMENT CONCRETE CURB & GUTTER

STORM LINE

WATER LINE

WATER SERVICE LINE

SEWER LINE
UNLESS OTHERWISE NOTED

SEWER MANHOLE

SEWER CLEANOUT

REVISIONS

PROJECT NO.
116.009

DRAWN

CHECKED

SUBMITTAL DATES

OTB DATE

JSA CIVIL

Engineering | Planning | Management

111 TUMWATER BLVD SE, SUITE C210
TUMWATER, WA 98512

STAMP

PRELIMINARY

WINCO FOODS OUTPARCELS
XXX ALDER STREET
CENTRALIA, WA
SEC 7 TOWN 14N R02W

WinCo

Foods

SHEET TITLE

PRELIMINARY
SEWER PLAN

SHEET

SS-01

1208 Alder Street Vicinity Map





PLANNING DEPARTMENT

Centralia City Hall, 2nd 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: 04/09/2024 | | | FOR OFFICIAL USE ONLY |
| Address (Location): 1321 Rose St Centralia, WA, 98531. | | | PERMIT NUMBER(S): |
| Applicant's Name: Jose Jaimes | | | |
| Applicant's Address: 512 E maple st | | | |
| City: Centralia | State: WA | Zip: 98531 | PROJECT: Approved Denied |
| Phone: 360-388-8374 | Cell: | Email: daydree.gomez.055@gmail.com | DATE ISSUED: |
| Property Owner(s): Jose R. Jaimes Moctezuma. | | | ATTACHED: Plat maps Supporting applications # # Completed checklist(s) # # Legal Description (in Word) Receipt # |
| Property Owner's Address: 512 E Maple St. | | | |
| City: Centralia | State: WA. | Zip: 98531 | |
| Phone: 360-388-8374 | Cell: | Email: daydree.gomez.055@gmail.com | |
| Engineer or Surveyor: | | | |
| Engineer or Surveyor's Address: | | | Parcel Number: 002993-001-000 |
| City: | State: | Zip: | Total Acreage: .09 |
| Phone: | Cell: | Email: | Present Use of Property: Vacant |
| Nearest intersection to the property: South of Rose St & Vienna St. | | | Proposed Use of Property: residential |
| | | | Present Zoning: R:8 |
| Please provide the following: <input type="checkbox"/> Application and checklist for specific work requested <input type="checkbox"/> Filing Fees <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 Jose Rodrigo Jaimes | | Date 04/09/2024 | |



PLANNING DEPARTMENT

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

Phone: 360.330.7662
Fax: 360.330.7673
Website: cityofcentralia.com

Variance Application

Date: 4-10-24

Applicant Name: _____

Parcel Number: 1321 Rose St Centralia WA, 98531

Legal Description: _____

Cite the exact code you are seeking a variance from:

Setbacks required for CMC 20.21.060

Description of Proposed Variance:

reduced set back in back to 10 feet

Legal Standards for a Variance

Washington State Code RCW 35A.63.110(2) and Centralia Municipal Code 20.90 outline the standards, or conditions for approving a variance. Under State Statute and Centralia Municipal Code, the Hearing Examiner may grant a variance only if **all conditions are met**. If all conditions are not met, the Hearing Examiner is compelled **BY LAW** to **DENY** the request for a variance.

The Washington State Superior Court decision of St. Clair v. Skagit County (1986) contains the standards of case law for granting variances. Superior Court found that variances can only be granted based on the condition and nature of the property itself rather than the personal circumstances of the property owner. **This means that if the variance request is for a self-created hardship, the Hearing Examiner needs to deny the request.**

Variances shall not be granted unless **all four (4)** of the conditions listed in Chapter 20.90 of the Centralia Municipal Code are met. The applicant bears the burden of proving all the conditions are justified. Applicants shall provide a written response for all of the conditions listed below in support of their request. If there is insufficient space for your answer, please use a continuation sheet(s).

For Official Use Only

ZV# _____

Page # _____ of _____

1. That there are exceptional or extraordinary circumstances or conditions applying to the subject property that do not apply generally to other properties in the same vicinity or zoning district, and that the plight of the applicant is unique and not the result of his own action.

narrow lot only 42 by 100

2. That the land or structure in question cannot be reasonably used and cannot yield a reasonable return if used only in accordance with the density requirements of this title for the district in which it is located, and that such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other property in the same vicinity or district.

Smallest home is 27 by 44

3. That the authorization of such variance will not be materially detrimental to the public welfare, not injurious to nearby property, nor essentially different from the provisions of the district in which it is located.

4. That the granting of such variance will not adversely affect the comprehensive plan or studies thereof.

I (We) hereby certify that I (We) have provided all of the plans and written data required by the Centralia Community Development Department and, to the best of my (our) knowledge, such information is an accurate representation of this proposal.

Douglas Gomez
Signature of Applicant

04/09/2024
Date

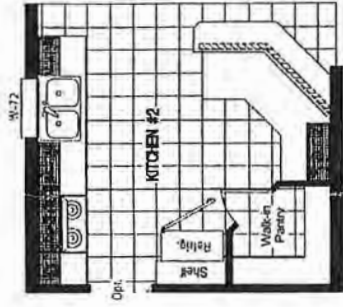
Signature of Applicant

Date

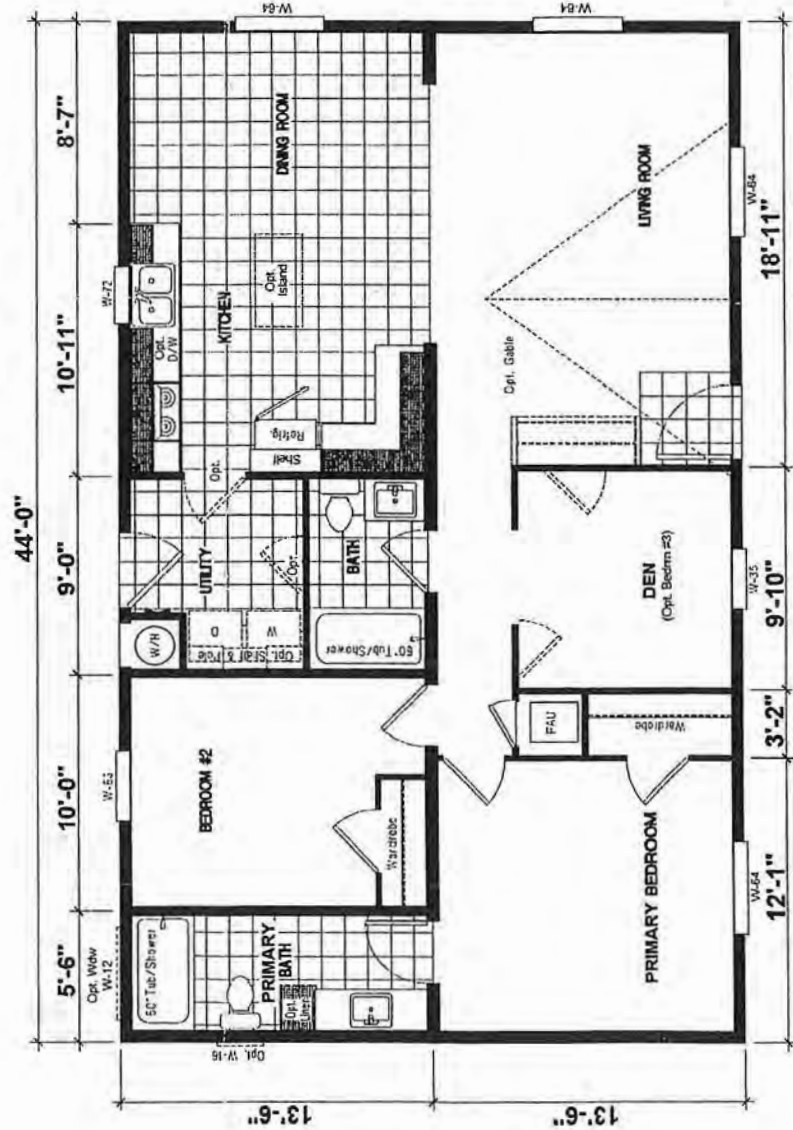
For Official Use Only

ZV# _____

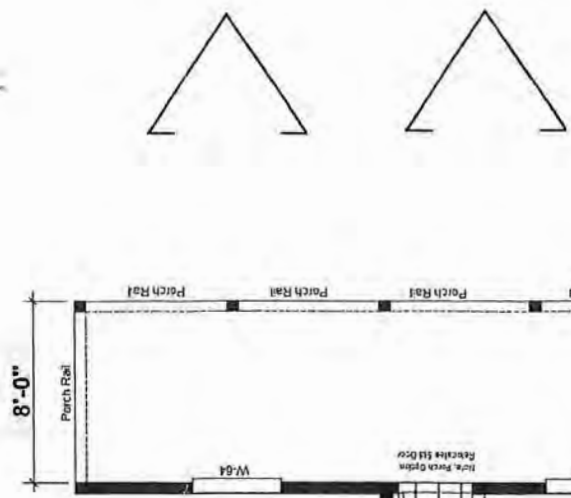
Page # _____ of _____



Alt. Kitchen #2



Opt. Porch



1321 Rose Street Vicinity Map



Legend

- Power_100708
- Sewer_100708
- Storm_100708
- Water_100708



Lewis County GIS Web Map



4/11/2024, 8:13:08 AM

1:282

Parcels

☐ Parcels

0 12.5 25 50 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.

© Lewis County GIS