

**Site Plan Review Committee****COMMUNITY DEVELOPMENT DEPT.****360-330-7662**Emil Pierson, CD Director  
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Kyle Manley

[kmanley@cityofcentralia.com](mailto:kmanley@cityofcentralia.com)**SITE PLAN REVIEW COMMITTEE****Meeting Agenda***Monday, July 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 – Pre-Application Conference**

<b>Project Name:</b>	<b>Corwin Development</b>
Applicant/Owner:	Jeremy Corwin
Property Address:	0 N Gold Street
Contact Phone:	360.269.2144
Email:	<a href="mailto:jeremy@corwinhp.com">jeremy@corwinhp.com</a>
Zone:	R:2, Very Low Density Residential
Comp. Plan:	VLDR, Very Low Density Residential
Parcel Information:	003433-002-001, 14.93 AC
Request:	Potential development and donation of portion of property.

# Permit Report

Applicant Name	CONSTRUCTION SITE ADDRESS	Permit Date	Permit #	Permit Type	Description of work being done under this permit
Melissa Butler	173 RIVER HEIGHTS RD	6/18/2024	20240362	Mechanical	REPLACE AIRHANDLER,TSTAT AND HEAT PUMP
Ken Slater	511 Jefferson St	6/19/2024	20240363	Reroof	Tear-off Re-roof
Ken Slater	312 S Berry St	6/19/2024	20240364	Reroof	Tear-Off Re-Roof
Sunset Air	600 Centralia College Blvd	6/19/2024	20240365	Mechanical	Install new heat pump and fan coils per plans.
Tim Davis	PO Box 1539	6/20/2024	20240366	Mechanical	Replace 2 existing failed 10 ton condensing units
Darrell Collins	2726 Mt. Vista Rd.	6/20/2024	20240367	Reroof	Re roof Duplex
Ken Slater	402 State St	6/20/2024	20240368	Reroof	Tear off re roof
Gill Fernandez	708 G Street	6/20/2024	20240369	Reroof	Reroof triplex
Kara Walk, Swalling Walk Architect	1900 Cooks Hill Road	6/20/2024	20240370	Commercial - Remodel	Repair Medical Office due to water damage. Minor interior remodel to shift office walls.
Samantha Magnuson, Owner	1622 S Gold Street	6/20/2024	20240373	Commercial - Remodel	Add doorway, refinish floors, add non-load bearing wall & sheetrock, install refrigerator, sink, small cooler and new bathroom fixtures, cap and fill two floor drains, painting, and establish outdoor seating area.
Paul Sagristano	2198 Blair Road	6/21/2024	20240371	Cell Tower - Renovations	Remove and replace antennas and radio heads and ground battery cabinets
Ronny Lei	3313 Fords Prairie Ave	6/21/2024	20240372	Plumbing	Water repipe and new water heater
Tina Bowen	826 J Street, Unit A	6/24/2024	20240383	Accessory Dwelling Unit	Convert garage to ADU by adding kitchen, eliminating a window connected to the existing carport, adding a man door, removing the overhead garage door, and finish work. Bathroom is existing. Convert the existing carport to an enclosed garage. Remove the storage shed and create ADU parking.
Rodolfo Gonzalez, Little Foot	909 S Tower Avenue	6/24/2024	20240386	Single Family - Addition	Construct a 10' x 13' home office
Gail Sweet	206 N Cedar St	6/25/2024	20240374	Reroof	Tear off and Re-roof
Mills Northwest Heating and Cooling	1198 A Tennyson Rd	6/25/2024	20240375	Mechanical	Replacement of heating system
Umberto Venegas	812 Marion St	6/25/2024	20240376	Reroof	Tear Off and Install New Roof
Stephanie Hawkins	1315 Logan Street	6/25/2024	20240377	Solar Panels	8.690kW PV Roof Mount - Solar
Kyle Oster	1502 Harrison Ave.	6/25/2024	20240378	Commercial - New Build	Construction of a 3172 s.f. commercial space two suites for pharmacy and retail. M/E/P deferred.
Kyle Oster	1502 Harrison Ave.	6/25/2024	20240379	Commercial - New Build	Construction of a 234 s.f. coffee shop accessory building on site with newly submitted pharmacy building
Rod Teitzel	1205 N Tower Avenue	6/25/2024	20240381	Demolition	Demo vacant residence
Sean Barnes, Olympia Fireplace & Spa	826 J Street	6/25/2024	20240385	Mechanical	Replace existing gas insert
Jeffrey Farrell	1310 Belmont	6/25/2024	20240380	Conditional Use	Special Use Permit
Richard Leventon	401 S Rock Street	6/26/2024	20240382	Mechanical	Install ductless heat pump
Chehalis Sheet Metal	514 S Silver Street	6/26/2024	20240384	Mechanical	Install Trane heat pump system
William Fisher	1715 Sunset Way	6/28/2024	20240387	Single Family - Remodel	Repair deck
Ken Slater	204 Alcott Dr	6/28/2024	20240388	Reroof	Tear off Re roof Garage
Ken Slater	901 N Washington Ave	6/28/2024	20240389	Reroof	Tear-off Re-roof
Sierra Vidovic	604 E Locust St.	6/28/2024	20240390	Single Family - Remodel	Replacing Like for Like Siding. No structural work to be completed.
Ben Laufenberg	205 Bryden Avenue	6/28/2024	20240394	Accessory Building	Construct 12 x 24 shed/barn
Roger Moore	1417 Windsor Ave	7/1/2024	20240391	Single Family - Remodel	Add bathroom, replace windows, add covered porch
Joe Blaser-Top Weather Roofing	817 E Street	7/1/2024	20240392	Reroof	reroof house & garage
Cheyanne Murphy	809 Euclid Way	7/2/2024	20240393	Reroof	Re roof
Portia Wells	222 N Oak Street	7/2/2024	20240395	Accessory Building Remodel	Weatherproof existing 185 sq ft shed with house wrap, new siding, insulation, drywall, flooring on sub floor, new weather proof doors/windows, and update electrical. Deck platform/landing. Shed to be used for dry storage
Portia Wells	222 N Oak Street	7/2/2024	20240396	Accessory Building Remodel	Remove old siding, shore up framing, house wrap, new siding, replace with energy efficient window, replace with energy efficient door, remove plywood garage "door", replace opening on other side of building with insulated French doors, update electrical, insulate, drywall, add 9k BTU/ SEER2 mini split. Unit to be used as climate controlled storage and workshop/office.
Hector Alatorre s	1616 S Gold Street, Ste 1	7/3/2024	20240397	Commercial - Remodel	Installing new emergency door for second egress
Hector Alatorres S	1616 S Gold	7/3/2024	20240398	Commercial - Remodel	Install new emergency exit

Rafael Arredondo	1311 Crescent Avenue	7/3/2024	20240399	Single Family - Remodel	Replace foundation: one beam and posts
Hillary Hoke	1900 Cooks Hill Road	7/3/2024	20240400	Reroof	Reroof single family residence
Umberto Venegas	619 W MAPLE ST	7/3/2024	20240401	Reroof	TEAR OFF EXISTING ROOFING, RE-SHEET. INSTALL 1/2" CDX PLYWOOD. INSTALL TORCH DOWN SMOOTH SURFACED.
Steve & Michelle Bell	601 W 6th Street	7/5/2024	20240403	Mechanical	Replace heat pump
James Wilson	1308 W Main Street	7/8/2024	20240404	Accessory Building Remodel	Enclose carport for storage area.
Harry Stangel	3429 Traversa Place	7/8/2024	20240405	Accessory Building Remodel	Repair rot in carport and reroof
JERRY ANTONELLI	1039 A S GOLD	7/8/2024	20240406	Commercial - Remodel	TENANT IMPROVEMENT
Sharla Allebaugh	1220 Delaware Ave	7/9/2024	20240407	Accessory Building	Construction of 20x36x14 pole barn W4/12 pitch roof, roof only
Sierra Vidovic	114 Summerside Drive	7/9/2024	20240408	Reroof	Reroof- Like for Like
RJ Development	210 W Magnolia Street	7/9/2024	20240410	Multi-family-New Build	Construct 16-unit apartment building
Mills Northwest Heating and Cooling, Inc	1222 Searle Dr	7/10/2024	20240411	Mechanical	replace heating system
Chehalis Sheet Metal	119 Sunnyside Drive	7/10/2024	20240412	Mechanical	Install Trane heat pump system
Jerry Stray	754 W Roanoke Street	7/10/2024	20240428	Boundary Line Adjustment	Boundary Line Adjustment
RJ Development	210 W Magnolia	7/12/2024	20240413	Multi-family-New Build	Construct (2) Four Story, 16 unit apartment buildings
Ken Slater	2803 Keats Dr	7/12/2024	20240415	Reroof	Tear-off Re-roof
Mara Enger w/CSM Heating & Cooling	920 S Silver St	7/12/2024	20240414	Mechanical	Retro ductless 2-heads
Elissa Carbajal	1714 S Gold St	7/12/2024	20240416	Mechanical	replacing existing RTU with new like and kind
Elissa Carbajal	1716 S. Gold Street	7/12/2024	20240417	Mechanical	Replace commercial roof top unit like and kind
Ernesto Cabrera	307 S Pearl St	7/13/2024	20240418	Reroof	Remove old roof, install new roof
Sjoblom, Gary & Roberta	250 Goodrich Rd	7/15/2024	20240419	Deck	New Deck
VENNESSA CHOW	603 W 7th	7/15/2024	20240420	Reroof	SFR Re-Roof
Chris Arnold - NW Permit Solutions, LLC	321 W SUMMA ST	7/15/2024	20240421	Single Family - Remodel	REMEDIATION OF EXISTING HOUSE. DRYWALL REMOVAL, WINDOW REPLACEMENT, PAINTING, BATHROOM REMODEL
Aztec Design LLC	1523 N Pearl Street	7/16/2024	20240423	Reroof	Reroof single family residence
Dwight Lentz	1308 Eshom Road	7/16/2024	20240422	Single Family - Remodel	Convert Single Family into Adult Family Home
Elissa Carbajal	135 Jalyn St	7/16/2024	20240424	Mechanical	Install single zone ductless heat pump
Ryan Ridley	611 S Ash St	7/17/2024	20240425	Plumbing	R/R Electric water heater
Cody Hensler	1616 S Gold Street	7/17/2024	20240426	Mechanical	LIKE-IN-KIND REPLACEMENT OF EXISTING A/C WITH GAS FURNACE SPLIT SYSTEM.
Elissa Carbajal	418 S Buckner St	7/17/2024	20240427	Mechanical	installing new 3-zone ductless heat pump
Robbie Pitts	401 W. Carson St	7/17/2024	20240429	Accessory Building	Adding Pole Barn



## SITE PLAN REVIEW COMMITTEE

### Pre-Application Conference Request

**MEETING DATE:** Every Monday; excluding holidays and subject to number of submittals

**TIME:** 10:00 AM, each submittal will be given approximately 30 minutes.

**LOCATION:** Online via Zoom

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Parcel Number(s):

003433002001

Site Address:

0 Gold Street

Applicant/Agent:

Jeremy Corwin

Phone and Email:

360.269.2144 Jeremy@Corwinhp.com

Description of Proposal (attach a separate sheet if needed):

5 home sites on 15 Acre parcel

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**Submittal Requirements:**

- Conceptual site plan showing existing and proposed uses and structures.
- Details on anticipated utility needs (water meter size, sewer capacity, power loads, etc.)
- Details on anticipated traffic impacts (existing roads, vehicles trips per day, etc.)

The purpose of the pre-application conference is to acquaint the applicant with the review procedures and applicable Centralia Municipal code provisions. It is not a full comprehensive technical review. Comments from staff are not binding and are not to be construed as approvals, waivers, variances, etc.

Submittals must be complete and received no later than 3:00 PM on the Wednesday preceding the next meeting date in order to be added to the next meeting agenda. Submittals may be made via digital or paper copies. If you have studies and/or additional information that may aide in our review of the project, please include those with your submittal.

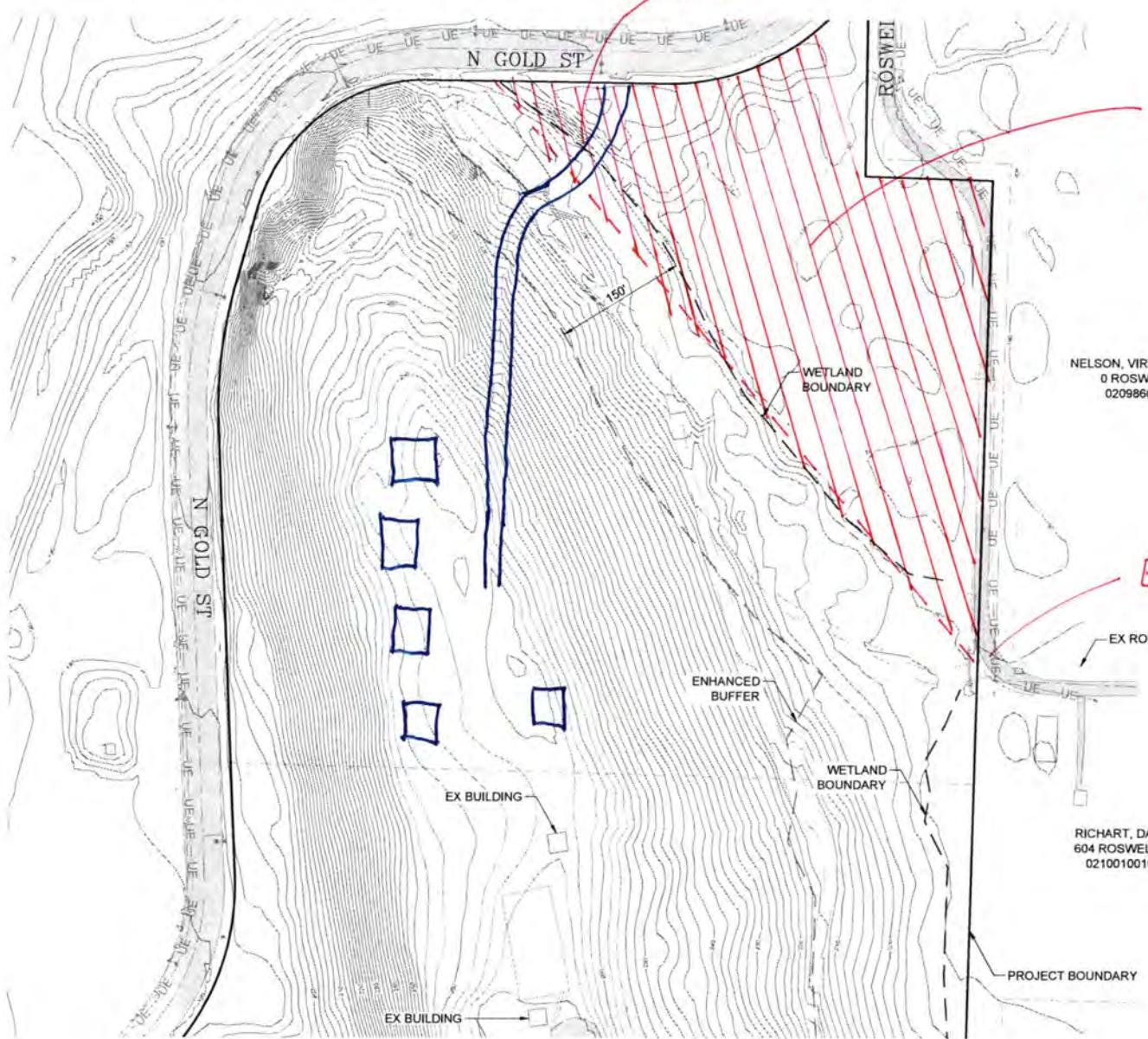
Projected adding 5 home sites to 15 acre parcel.

Items of concern:

- Gold street access – is current location ok? See additional drawing.
- Private street size
  - o Max steepness grade of private street?
- What is the maximum number of houses with private road
- Water from Gold
- Power from Gold
- Can we use Septic as sewer is far away (similar to homes on Ham Hill)
-

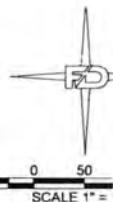
Private Road  
5 Build sites - Potential Locations noted

Easement needed



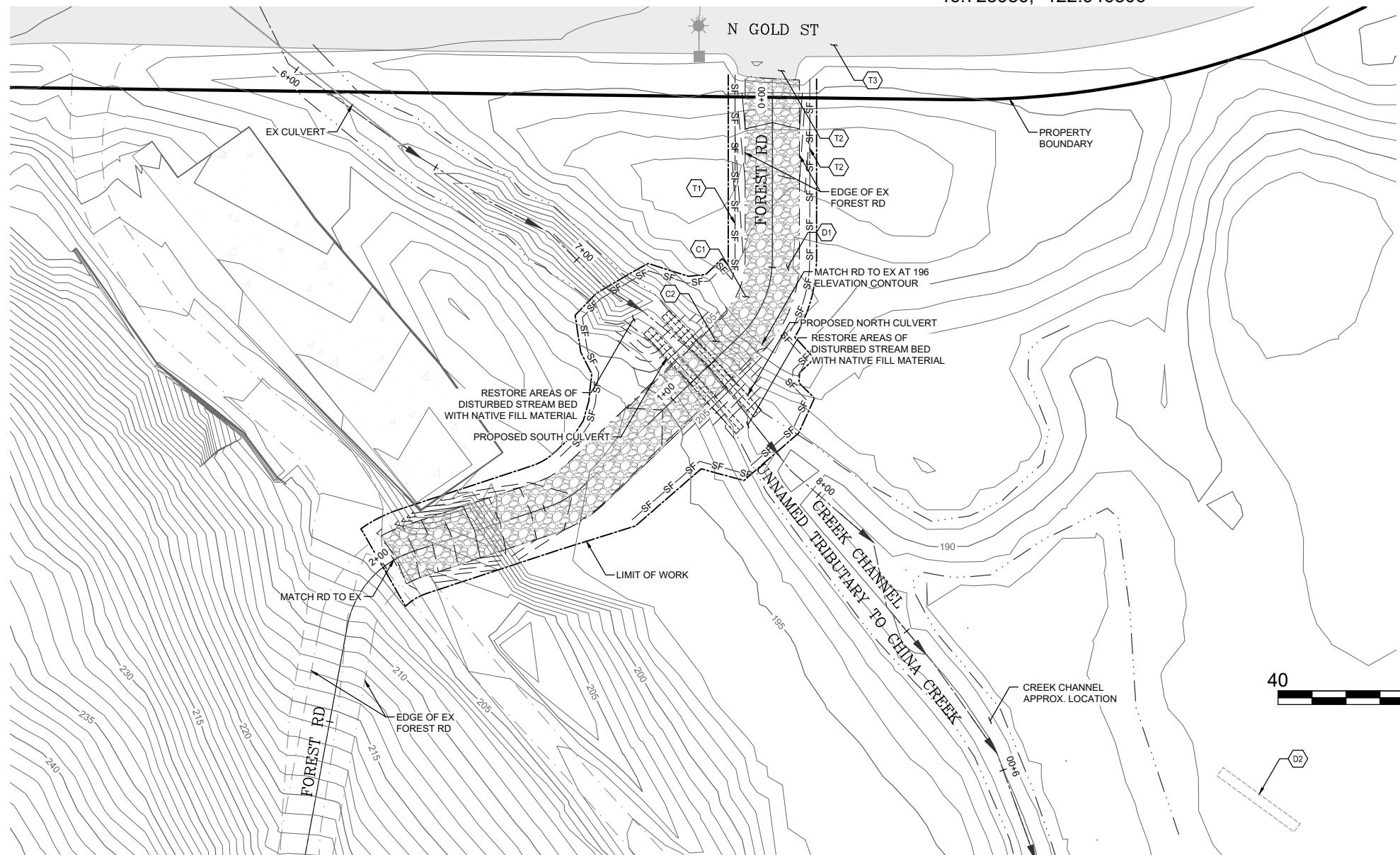
NELSON, VIRGINIA, ET AL  
0 ROSWELL RD  
020986000000

RICHART, DALE L  
604 ROSWELL RD  
021001001000

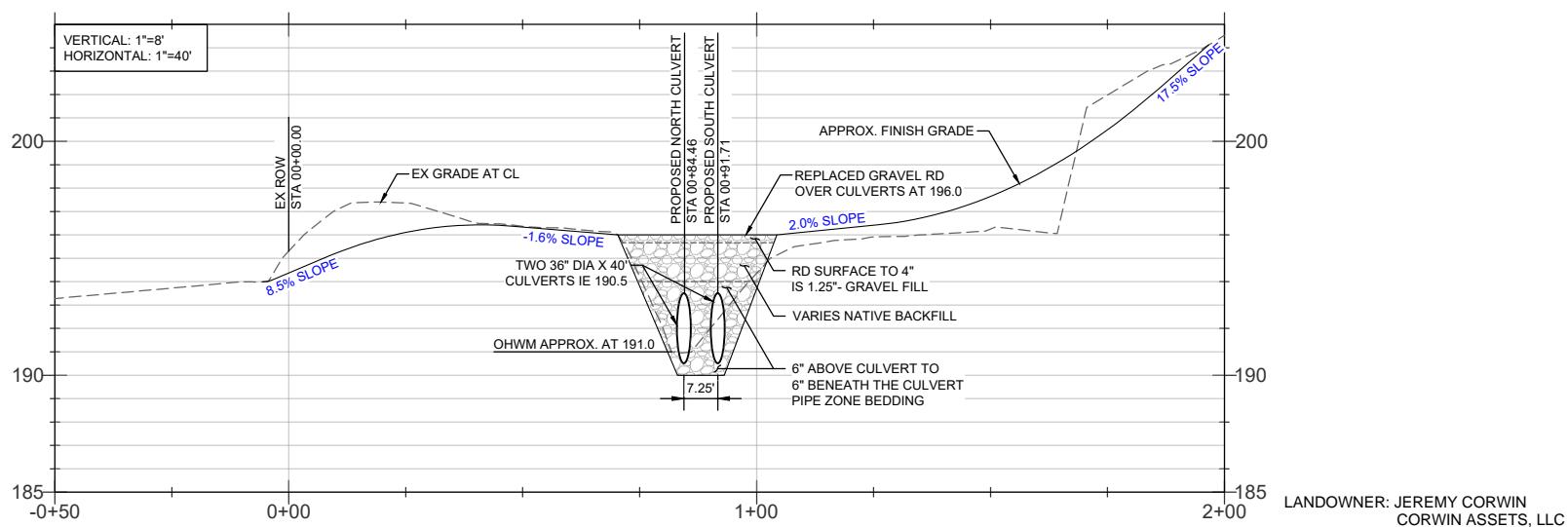


SECTION 4 TOWNSHIP 14N RANGE 02W

46.723986, -122.946806



FOREST RD PROFILE



TESC PLAN NOTES:

- (T1) INSTALL SILT FENCE PER DETAIL 9-04, SHEET C1.2
- (T2) INSTALL STABILIZED ENTRANCE PER DETAIL 9-10, SHEET C1.2
- (T3) EMPLOY STREET SWEEPING AND WHEEL WASHING TO KEEP ROADWAY CLEAN AND CLEAR OF DEBRIS

DEMOLITION NOTES:

- (D1) CLEAR AND GRUB ENCROACHING VEGETATION FROM GOLD ST ACCESS POINT TO CULVERT LOCATION
- (D2) EX DISPLACED CULVERT TO BE REMOVED

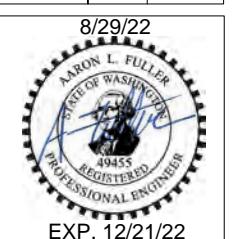
CULVERT PLACEMENT NOTES:

- (C1) SITE LOCATE EX 16' WIDE FOREST RD
- (C2) SEE STREAM PROFILE AND CULVERT DETAILS ON SHEET C1.3

EROSION CONTROL NOTES:

1. ALL EXPOSED SOIL SURFACES SHALL BE SEADED WITH AN EROSION CONTROL SEED MIX OR HYDROSEEDED IF NOT WORKED WITHIN 7 CALENDAR DAYS FROM MAY 1 TO SEPTEMBER 30. SOILS SHALL BE COVERED WITHIN 2 DAYS FROM OCTOBER 1 TO APRIL 30.
2. SEADED AREAS WILL BE COVERED WITH MULCH, HAY, OR OTHER PROTECTIVE COVERING APPROVED BY THE ENGINEER TO PREVENT WASHOUT DURING RAIN EVENTS.
3. CONTRACTOR SHALL APPLY WATER TO EXPOSED DIRT AND GRAVEL SURFACES DURING CONSTRUCTION TO MINIMIZE FUGITIVE DUST.
4. ROUTINE INSPECTION AND MAINTENANCE OF ALL INSTALLED EROSION AND SEDIMENT CONTROL BMPS, ESPECIALLY AFTER STORMS, IS REQUIRED.
5. PERIODIC STREET CLEANING MAY BE NECESSARY TO REMOVE ANY SEDIMENT TRACKED OFF THE SITE.
6. IN THE EVENT PROPOSED BMPS FAIL, APPROPRIATE MEASURES MUST BE TAKEN TO STOP SEDIMENT FROM ENTERING WATERWAYS.

DRAWING TITLE:		PLAN AND PROFILE	
SCALE:	1:40	DATE:	8/29/22
SD	MF	CHECKED:	
PROJECT NAME: CORWIN CULVERT			



REV:	DESCRIPTION:	DATE:
C1.1		
2 OF 4		

# Tax parcel #0003433-002-001 Vicinity Map



## Legend

- ■ ■ City\_Limits\_2019
- ■ ■ Power\_100708
- ■ ■ Sewer\_100708
- ■ ■ Storm\_100708
- ■ ■ Water\_100708

