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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, August 5, 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 (pg. 1)
2. 2221 N Pearl Street, tax parcel #023612-002-116 (pgs. 2-7)
3. 3215 Harrison Avenue, tax parcel #023756-007-000 & 023754-000-000 (pgs. 8-11)

**10:00 AM – Pre-Application Conference (pgs. 12-15)****Project Name:** **Drive-thru Restaurant****Applicant/Owner:** Ryan Ramey, Cole Valley Partners**Property Address:** 0 S Yew Street**Contact Phone:** 971.506.9878**Email:** [ryan.ramey@cvpre.com](mailto:ryan.ramey@cvpre.com)**Zone:** GCZ, Gateway Commercial Zoning**Comp. Plan:** GCD, Gateway Commercial District**Parcel Information:** 0.76 acres**Request:** Construct 2,325 sq. ft. drive-thru restaurant with associated infrastructure.



# Permit Report

07/25/2024 - 07/31/2024

Permit #	Permit Date	Main Status	Permit Type	CONSTRUCTION SITE ADDRESS	Description of work being done under this permit	Applicant Name
20240471	7/31/2024	In Plan Review	Commercial - Remodel	1215 W Main Street	Add 72" x 48" window to foyer wall.	Brad Brenner, First Christian Church
20240470	7/31/2024	In Plan Review	Single Family - Remodel	211 Tilley Ave	remove rot and replace beams, and windows	Heidi Cabrera
20240469	7/31/2024	Invoice sent to applicant -	Reroof	2807 Keats Rd	Tear-off Re-roof	Ken Slater
20240468	7/31/2024	In Plan Review	Accessory Building	3213-6 Zenkner Valley Rd	Construct 40' x 60' pole barn	Marco Bertucci
20240456	7/25/2024	Under Construction	Mechanical	2221 Lemar Lane	Remove old wood insert & install a new wood insert w/ liner	Sean Barnes
20240455	7/25/2024	In Plan Review	Mechanical	1605 Oxford Ave, Centralia, WA 98531	Replacing 40 gallon water heater with 40 gallon electric water heater	Michael Ang

Total Records: 15

7/31/2024



## **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):** 023612002116

**Site Address:** 2221 Pearl Street North

**Applicant/Agent:** Cristina Haworth, SCJ Alliance

**Phone:** 360.352.1465 x398

**Email:** cristina.haworth@scjalliance.com

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

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

Develop a new manufactured home park or a self-storage facility.

- 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:**

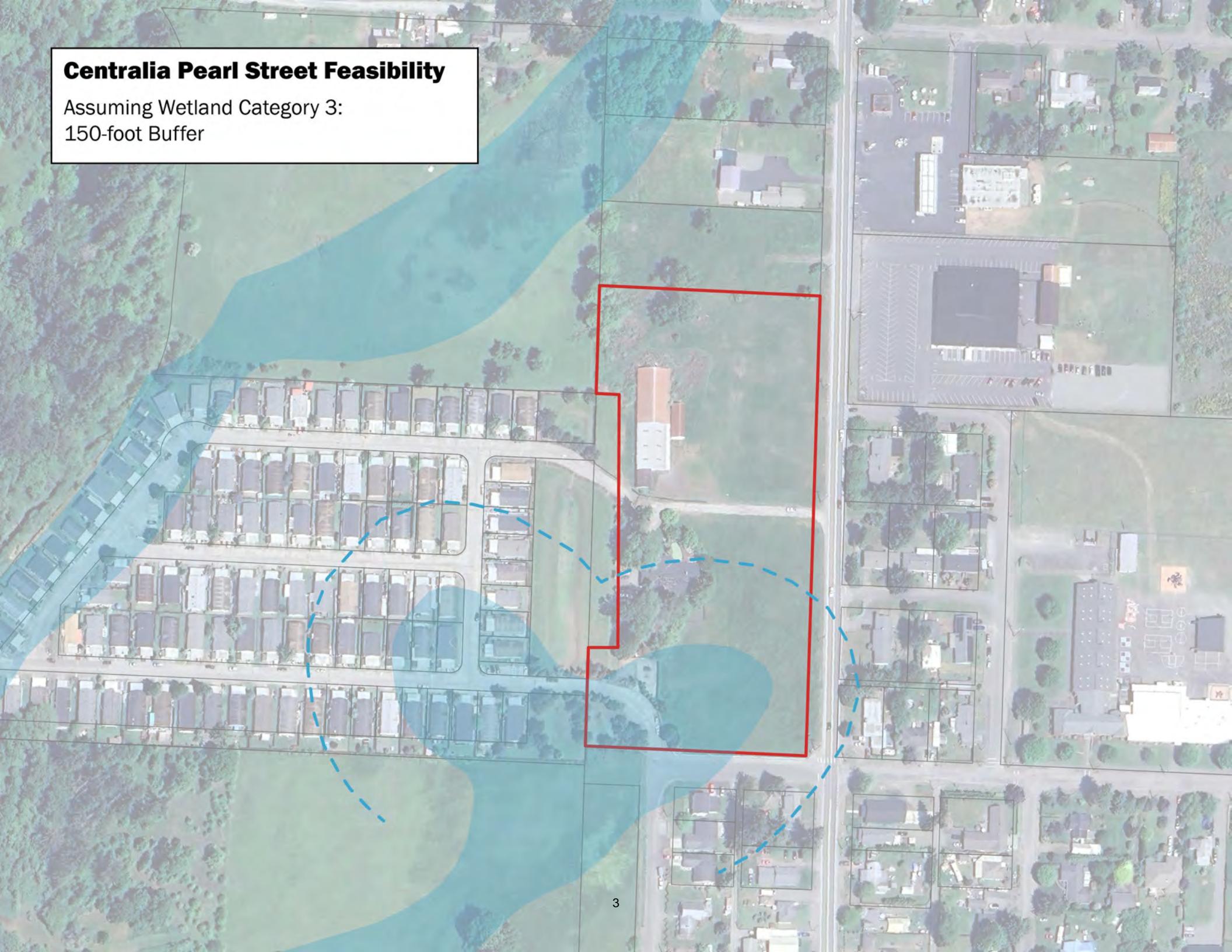
Submittal items must be received no later than 3 PM on the Wednesday *preceding* the next meeting date, in order to be added on the following weeks' agenda.

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.

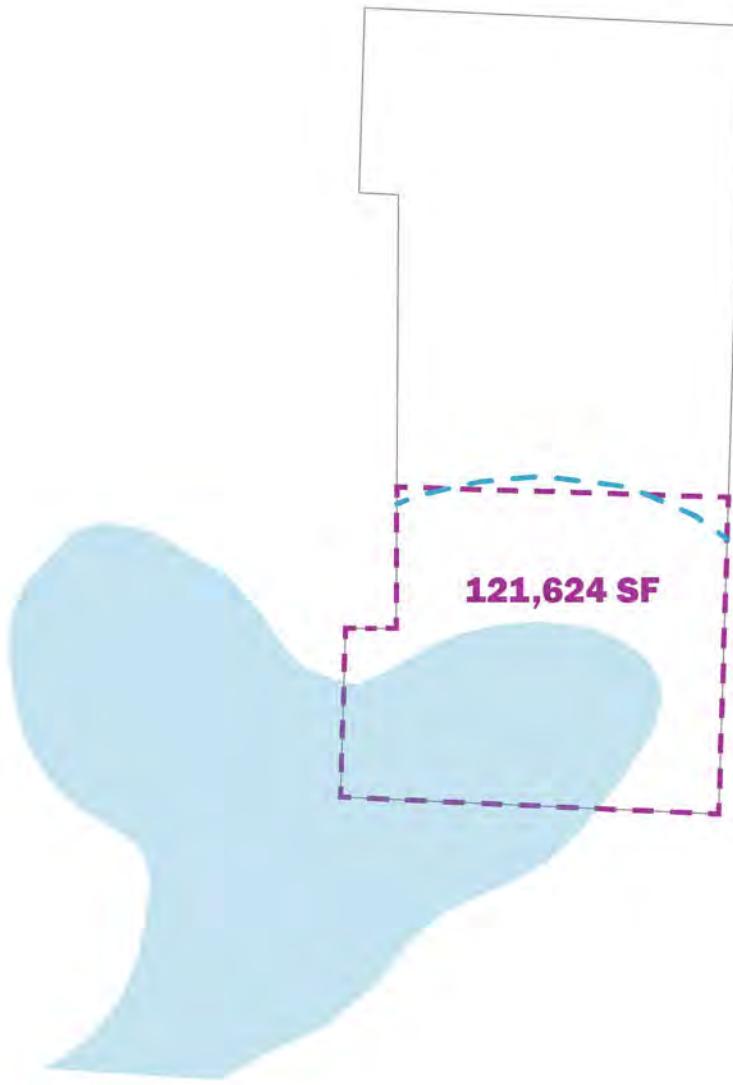
## Centralia Pearl Street Feasibility

Assuming Wetland Category 3:  
150-foot Buffer



## Wetland Buffer Averaging

Assuming Wetland Category 3:  
150-foot Buffer



## Manufactured Homes Community

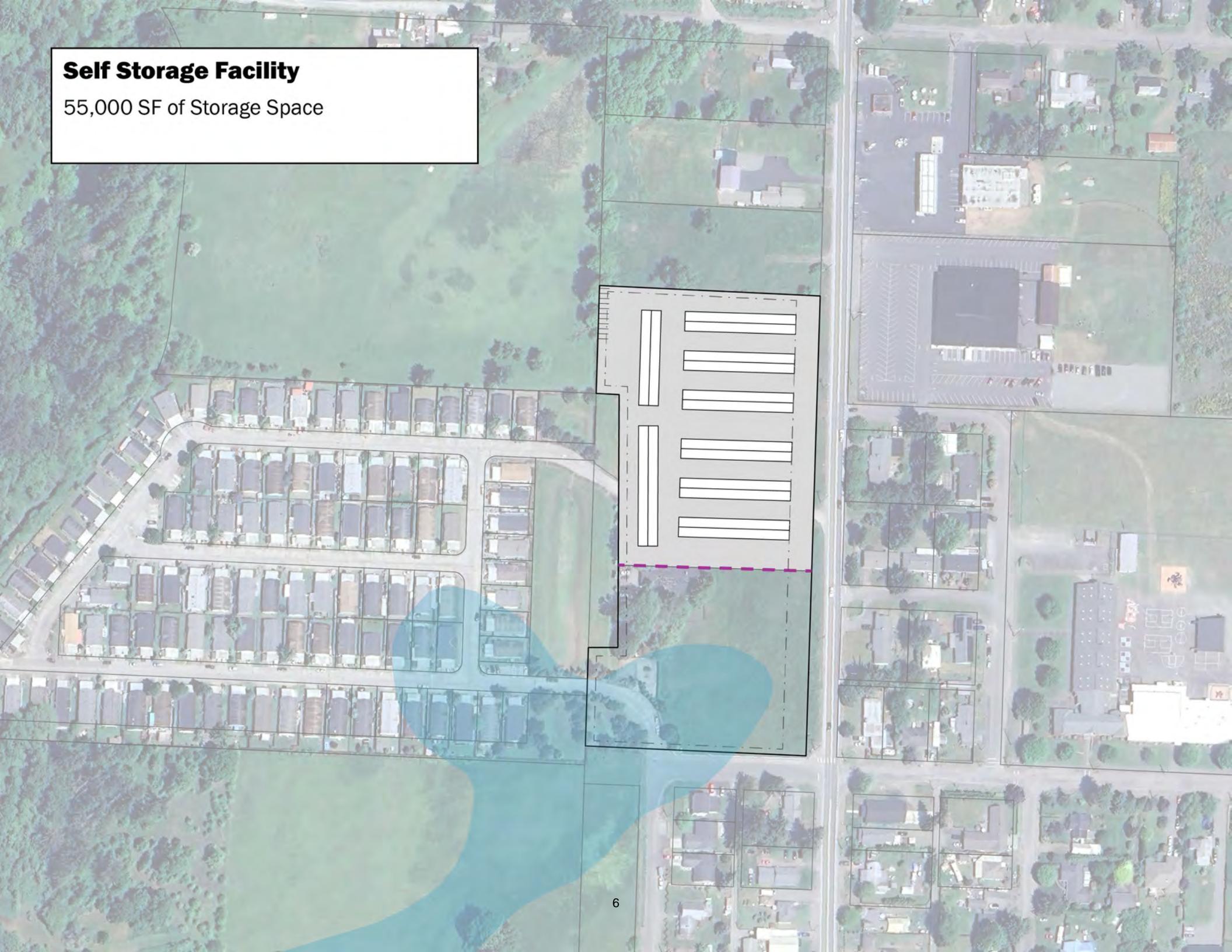
28 Homes

4 DU/Acre (Property Area = 6.95 Acre)



## Self Storage Facility

55,000 SF of Storage Space







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

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**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):** 023756007000 : 023754000000

**Site Address:** 3215 & 3217 Harrison Ave. Centralia, WA 98531

**Applicant/Agent:** Tim Barney

**Phone:** 360-736-3922      **Email:** timb@ptiinc.net

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

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

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## COVER SHEET

VICINITY MAP, SITE MAP  
HARRISON MULTIPLE DRAINAGE AND EROSION/SEDIMENT CONTROL PLAN  
PARCELS 023754000000-023756000700 LEWIS COUNTY, WASHINGTON



1. A stormwater design worksheet report (2.0) for Rainwater Harvesting and Rainwater Harvesting (2.0) are included from Chesapeake.org.

### VICINITY MAP

N.T.S.

#### LEGAL DESCRIPTION

PARCEL 023756000700

Section 25 Township 15N Range 03W PT LOTS 2 & 3 LY WLY HARRISON  
AVE & S GOODRICH RD Being Parcel A 3512145

PARCEL 023754000000

Section 25 Township 15N Range 03W PTN LOTS 2 & 3 Being Parcel B 3512145

#### SITE ADDRESS

3215 & 3217 HARRISON AVENUE  
CENTRALIA, WASHINGTON 98531

DATUM: NAVD 88

### LEGEND

- EXISTING TOPOGRAPHY
- PROPERTY CORNER
- SOIL TEST PIT
- PROPERTY LINE
- ROW EASEMENT
- AVERAGE SLOPES
- SILT FENCE
- VEGETATION BUFFER
- BUILDING SETBACK
- CLEARING LIMITS
- ↗ DRAINAGE DIRECTION
- ELEVATION

### INDEX OF SHEETS

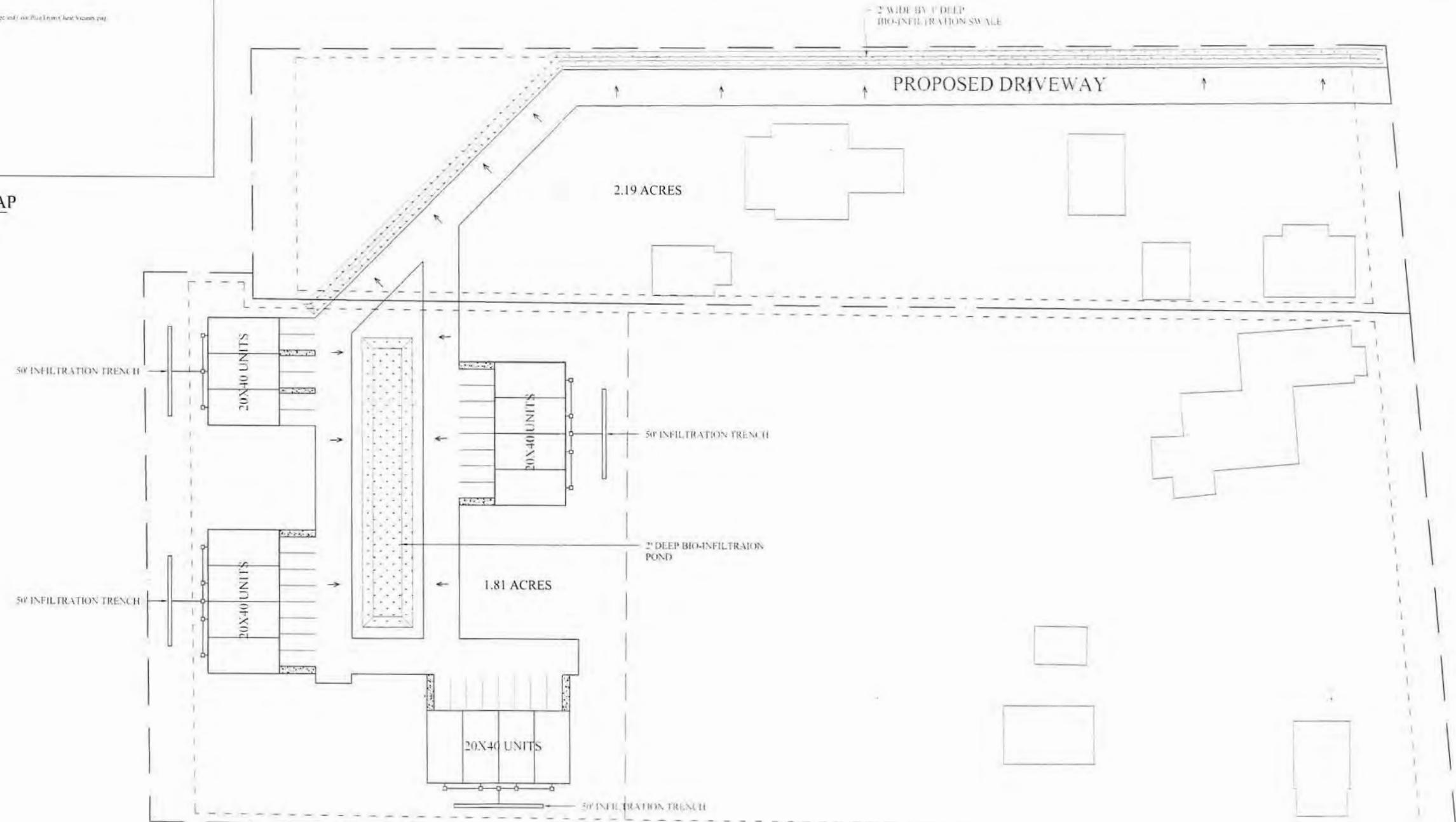
SHEET 1 OF 3 GENERAL SITE PLAN COVER SHEET  
SHEET 2 OF 3 DETAILED SITE PLAN  
SHEET 3 OF 3 GENERAL NOTES AND DETAILS

### ESTIMATE OF QUANTITIES

CUT	FILL
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### IMPERVIOUS AREA

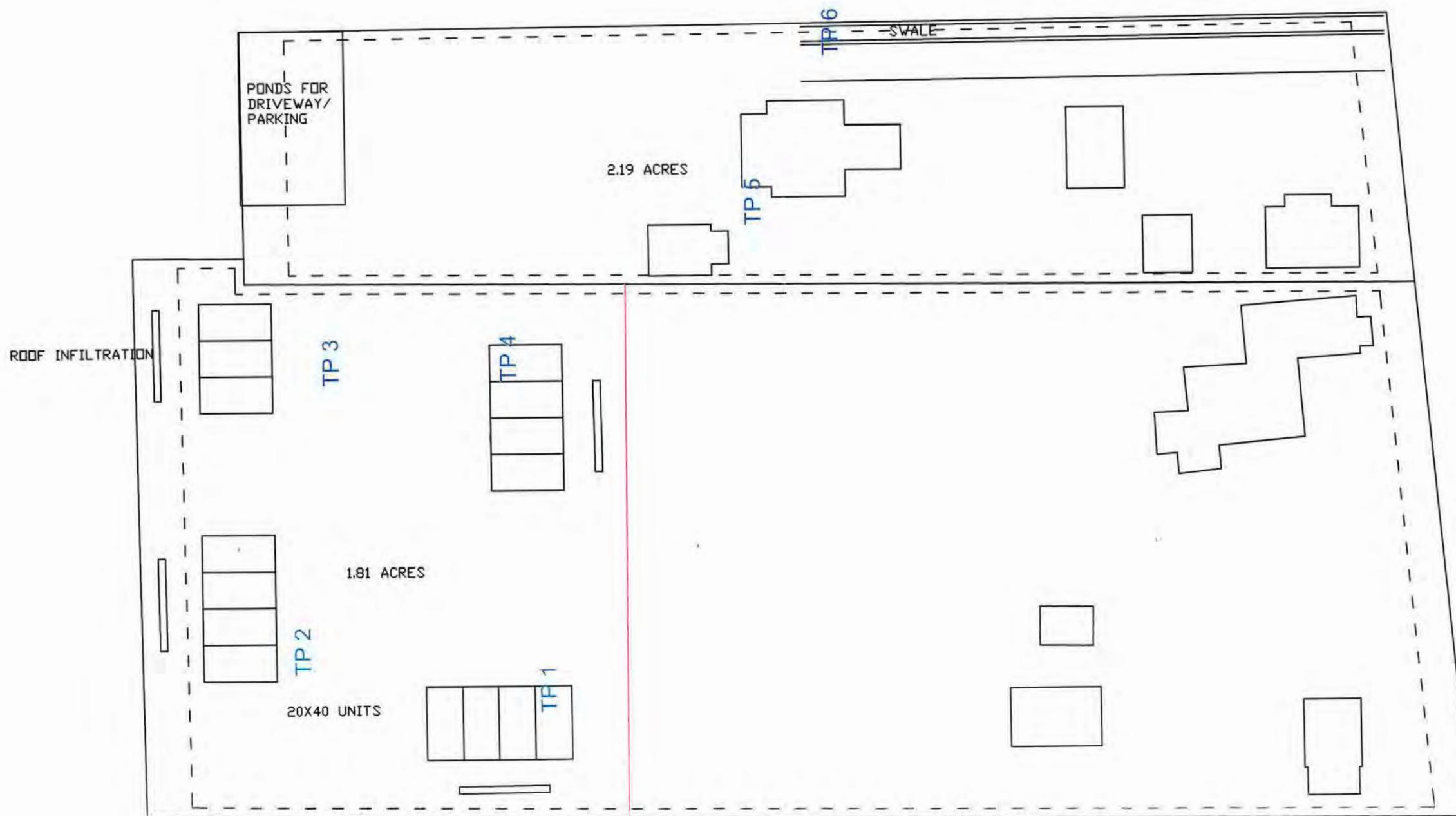
ROOFTOP	= 9600 SQ FT
DRIVEWAY	= 28238 SQ FT
TOTAL	= 37838 SQ FT

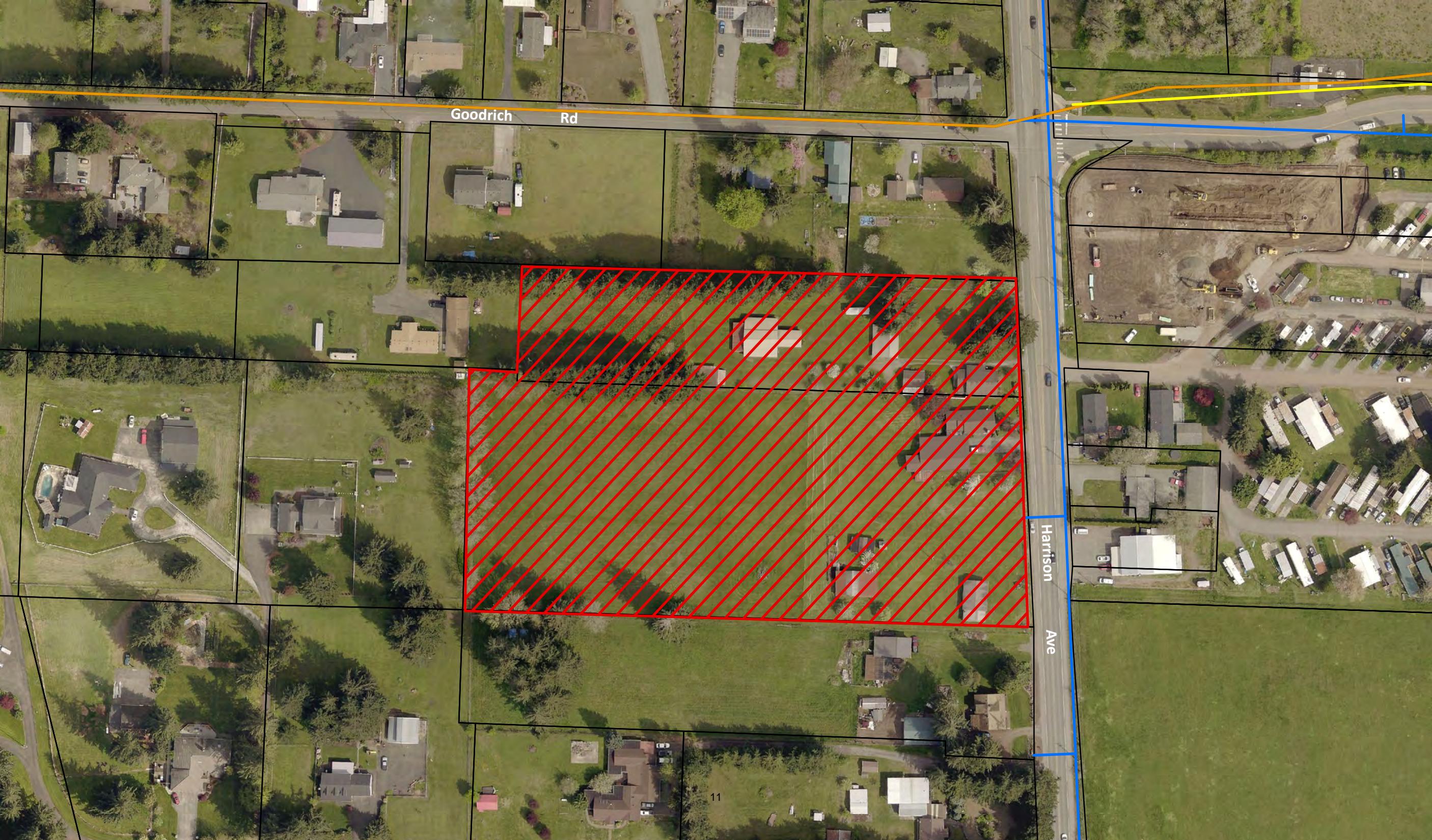


COVER SHEET  
GENERAL SITE PLAN  
GENERAL SITE PLAN

GENERAL SITE PLAN  
PREPARED AND CHECKED AND APPROVED  
GENERAL SITE PLAN







Goodrich  
Rd

Harrison  
Ave



# **SITE PLAN REVIEW COMMITTEE (SPRC)**

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**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):** Estimated: 003581-015-000

**Site Address:** Yew Street Extension

**Applicant/Agent:** Ryan Ramey / Cole Valley Partners

**Phone:** 971-506-9878      **Email:** ryan.ramey@cypre.com

**Name/Type of Business (if applicable):** Drive-thru restaurant

**Brief Description of Proposal (*attach separate sheet*)**

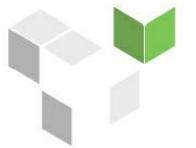
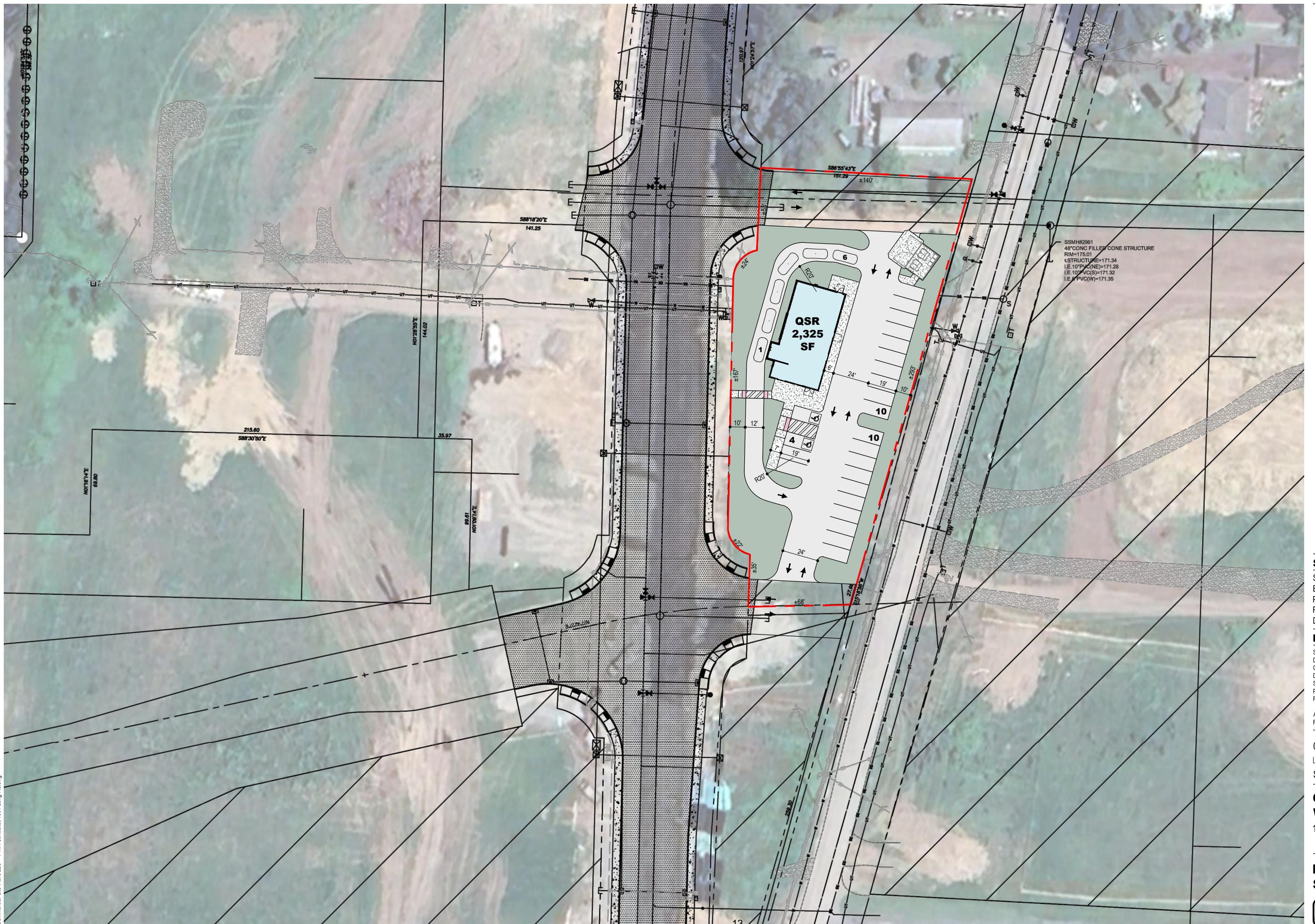
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COLE VALLEY PARTNERS  
Real Estate

WWW.CVPRE.COM

#### SITE DATA

SITE AREA	±0.76 AC
BUILDING	2,325 SF
PARKING	24 SPACES
RATIO	10.3 / 1,000
DIGITAL ORDER PICKUP	6

#### NOTES

SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.

ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND/OR FACE OF STRUCTURE.

0 30' 60' NORTH  
SCALE: 1" = 60'

**CENTRALIA,  
WASHINGTON**

1001 LONG ROAD

**PROPOSED  
SITE PLAN**

06.18.2024

**1.0**

