



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

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LEGAL DEPARTMENT
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City Attorney
Kyle Manley
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
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:

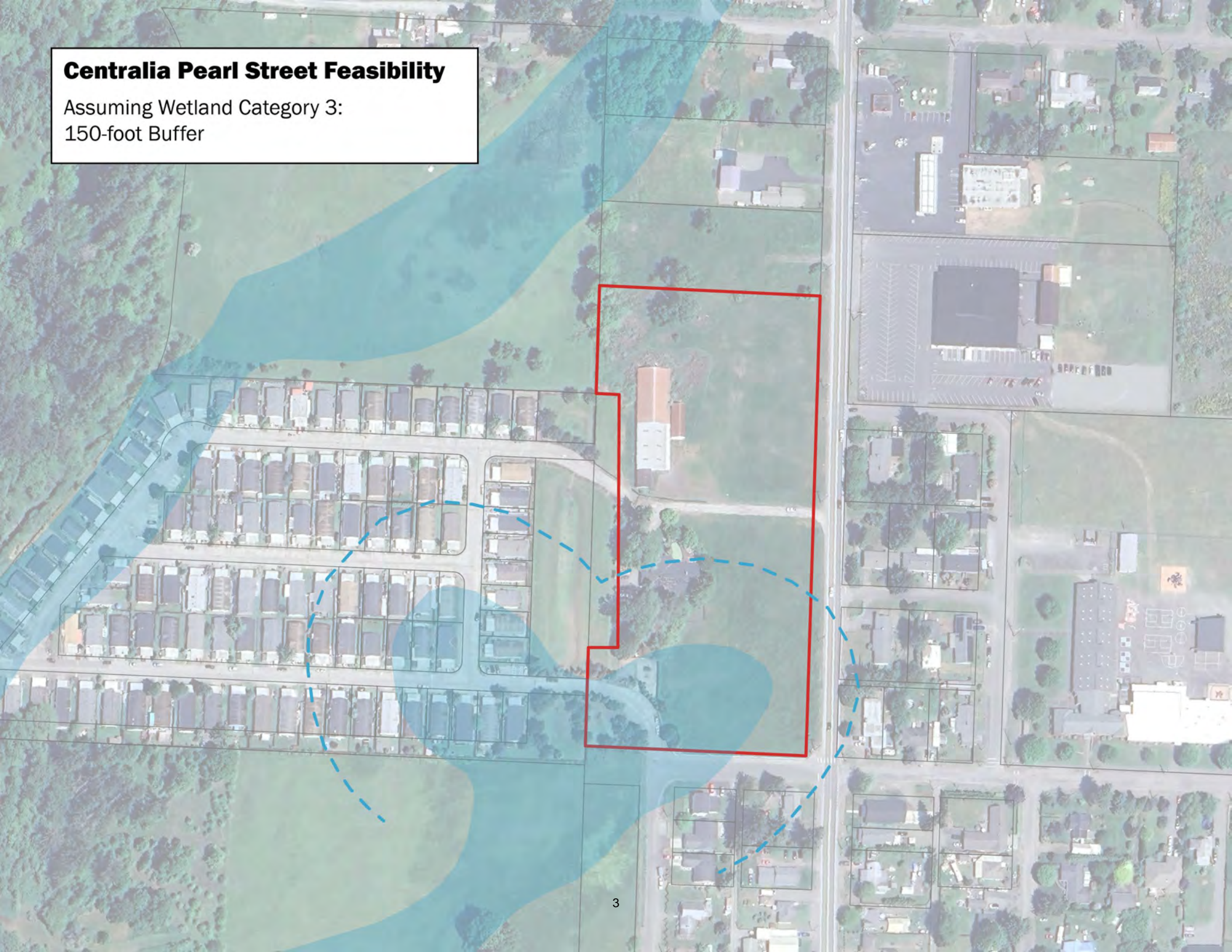
Submittal items must be received no later than 3 PM on the Wednesday preceding the next meeting date, in order to be added on the following weeks' agenda.

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.

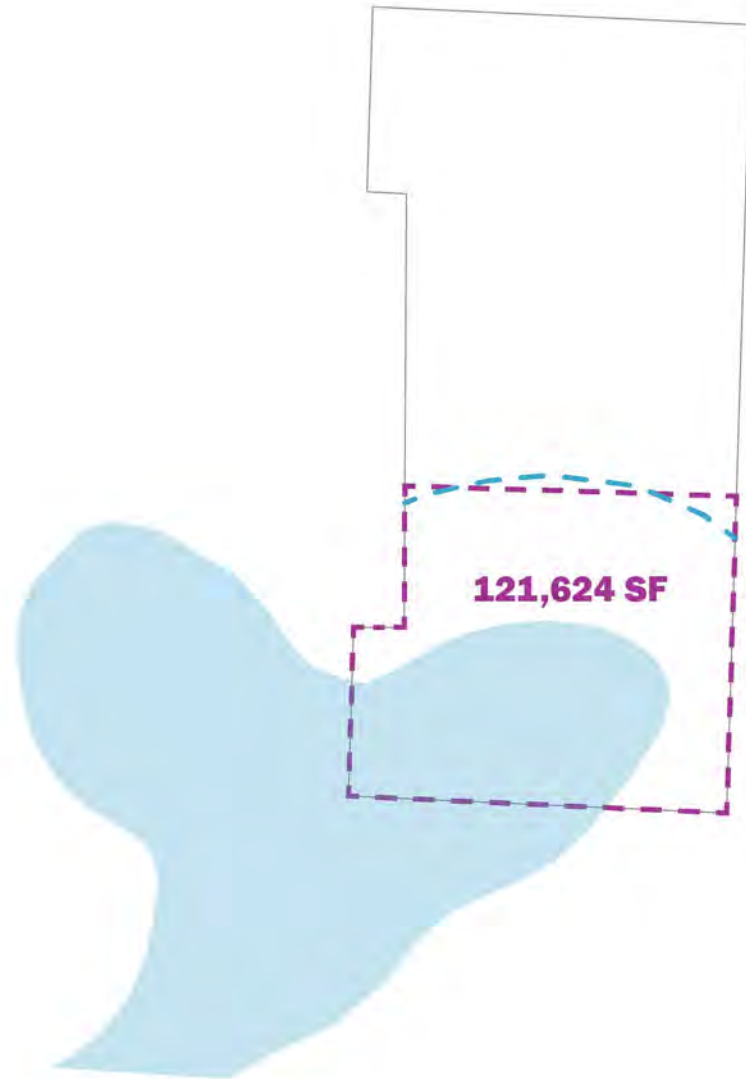
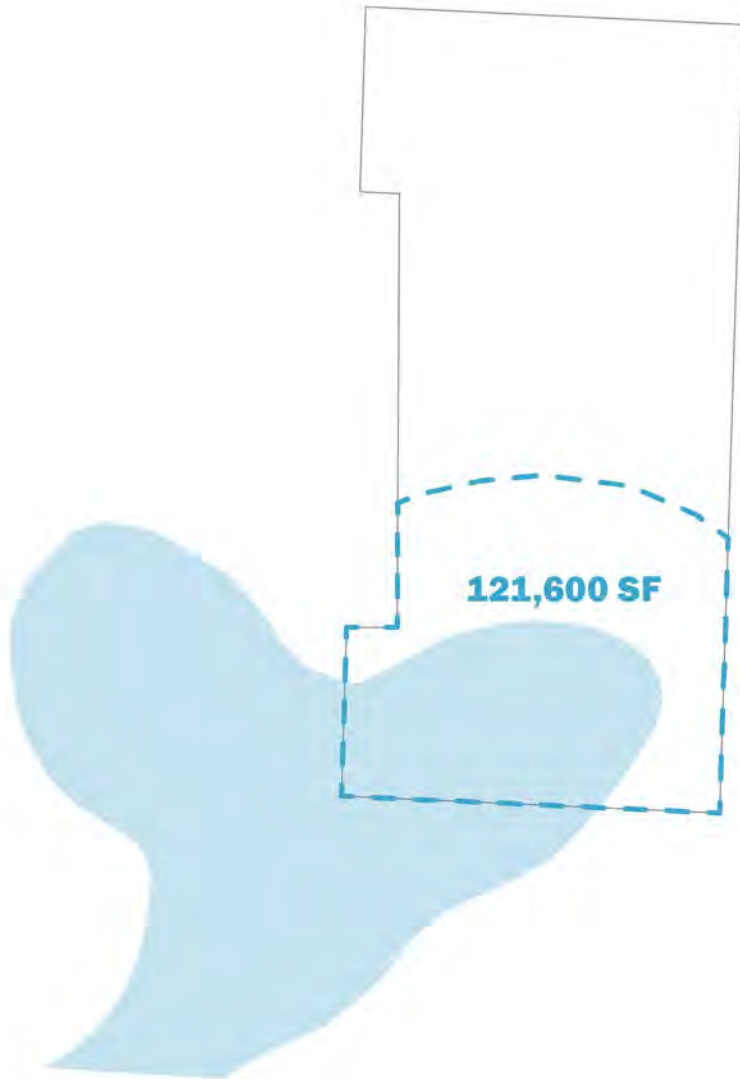
Centralia Pearl Street Feasibility

Assuming Wetland Category 3:
150-foot Buffer



Wetland Buffer Averaging

Assuming Wetland Category 3:
150-foot Buffer



Manufactured Homes Community

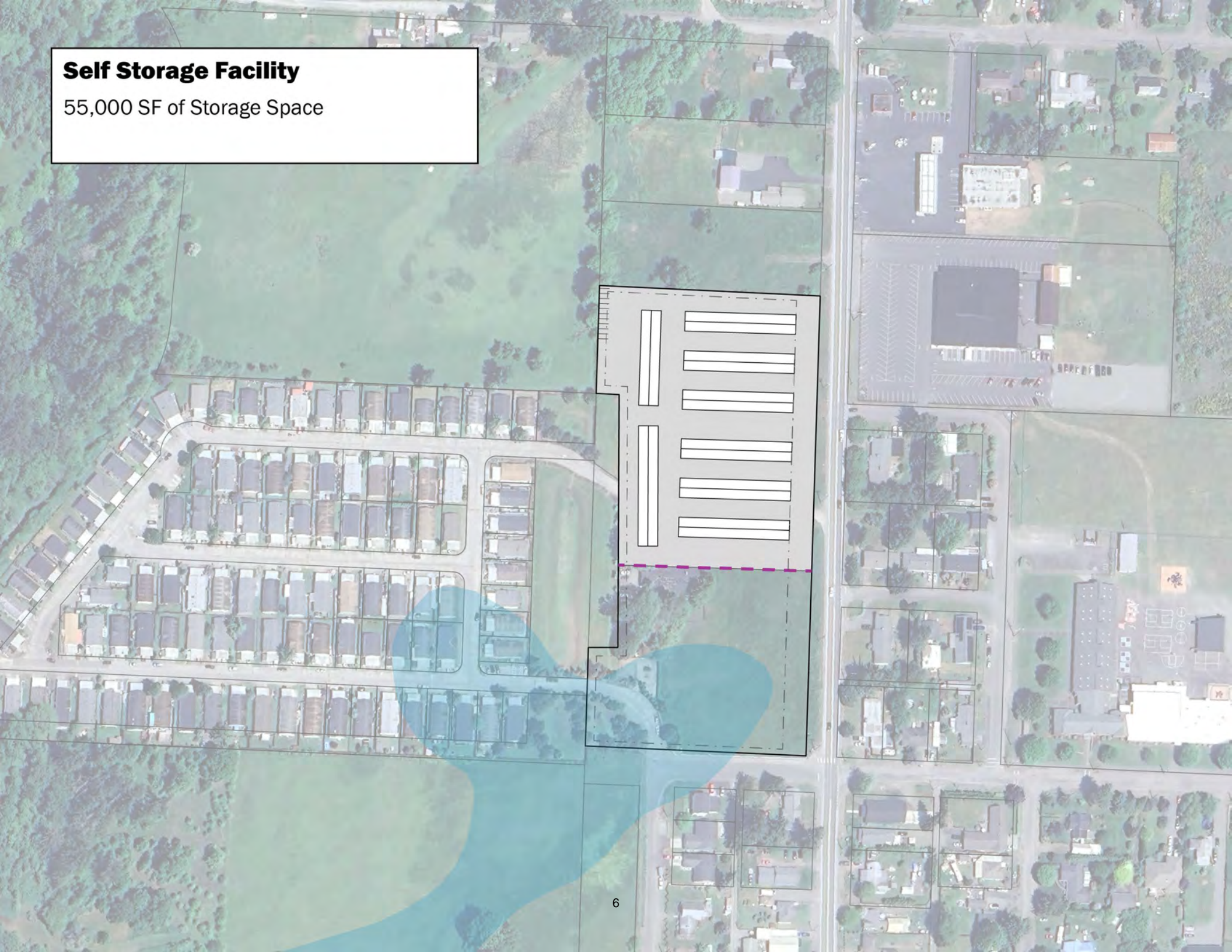
28 Homes

4 DU/Acre (Property Area = 6.95 Acre)



Self Storage Facility

55,000 SF of Storage Space





N Pearl St

Burt Ave

Purvis Ave

N Tower Ave

E Oakview Ave

Ahlers Ave



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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):

- ☐ Description of Proposal (1 – digital or paper copy)
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COVER SHEET
VICINITY MAP, SITE MAP
HARRIS MULTI-UNIT DRAINAGE AND EROSION SEDIMENT CONTROL PLAN
PARCELS 023754000000, 023756007000, LEWIS COUNTY, WASHINGTON



1:4 Arcview Mapdoc Work Product (Mapdoc Report) 2/14/17 Tom Roney, Multistep (Mapdoc) and Arc Print Engine (Arc View) .mxd

VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

PARCEL 023756007000

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: NAVD88

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

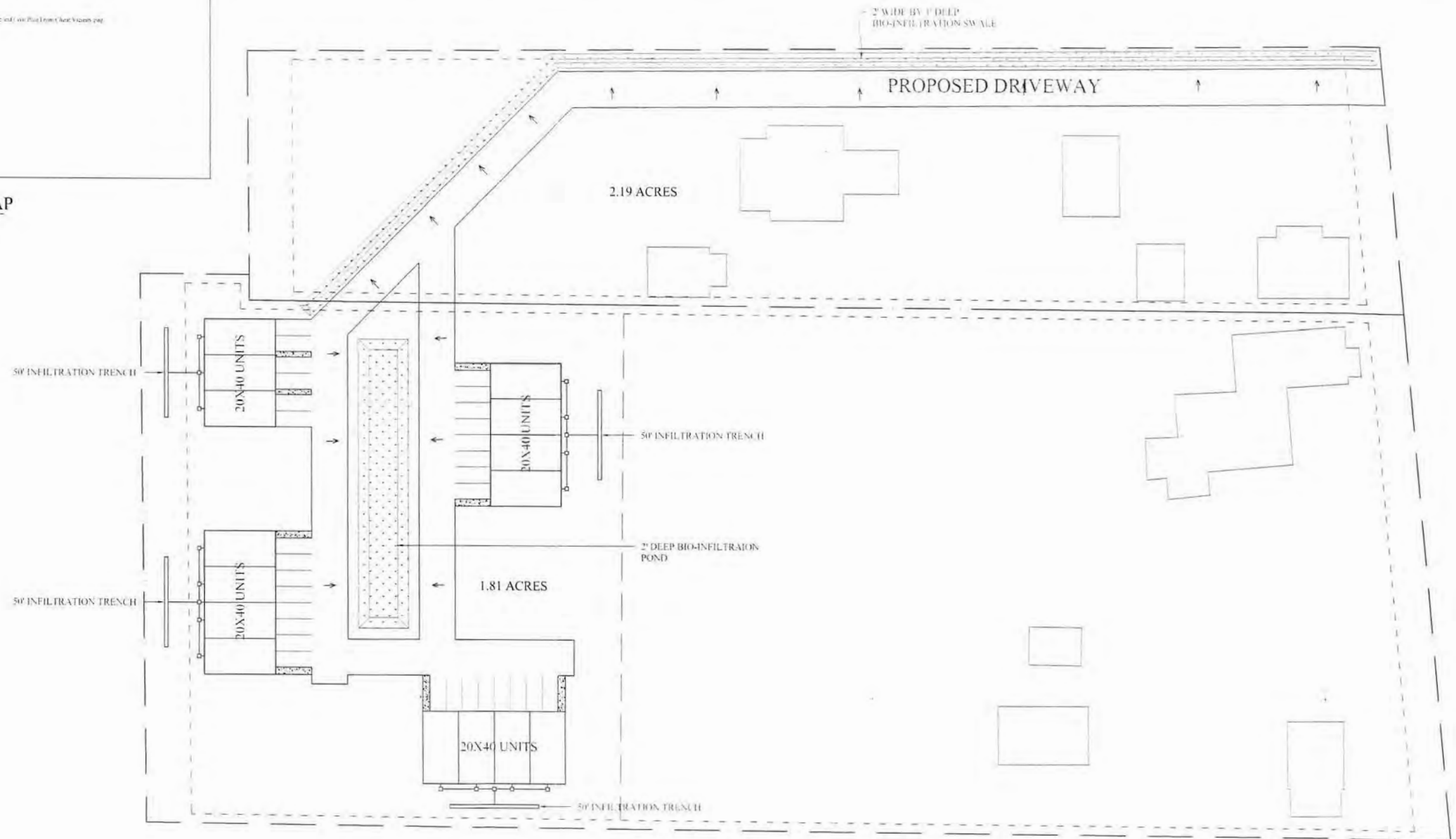
SHEET 1 OF 3 GENERAL SITE PLAN COVER SHEET
SHEET 2 OF 3 DETAILED SITE PLAN
SHEET 3 OF 3 GENERAL NOTES AND DETAILS

ESTIMATE OF QUANTITIES

CUT	FILL

IMPERVIOUS AREA

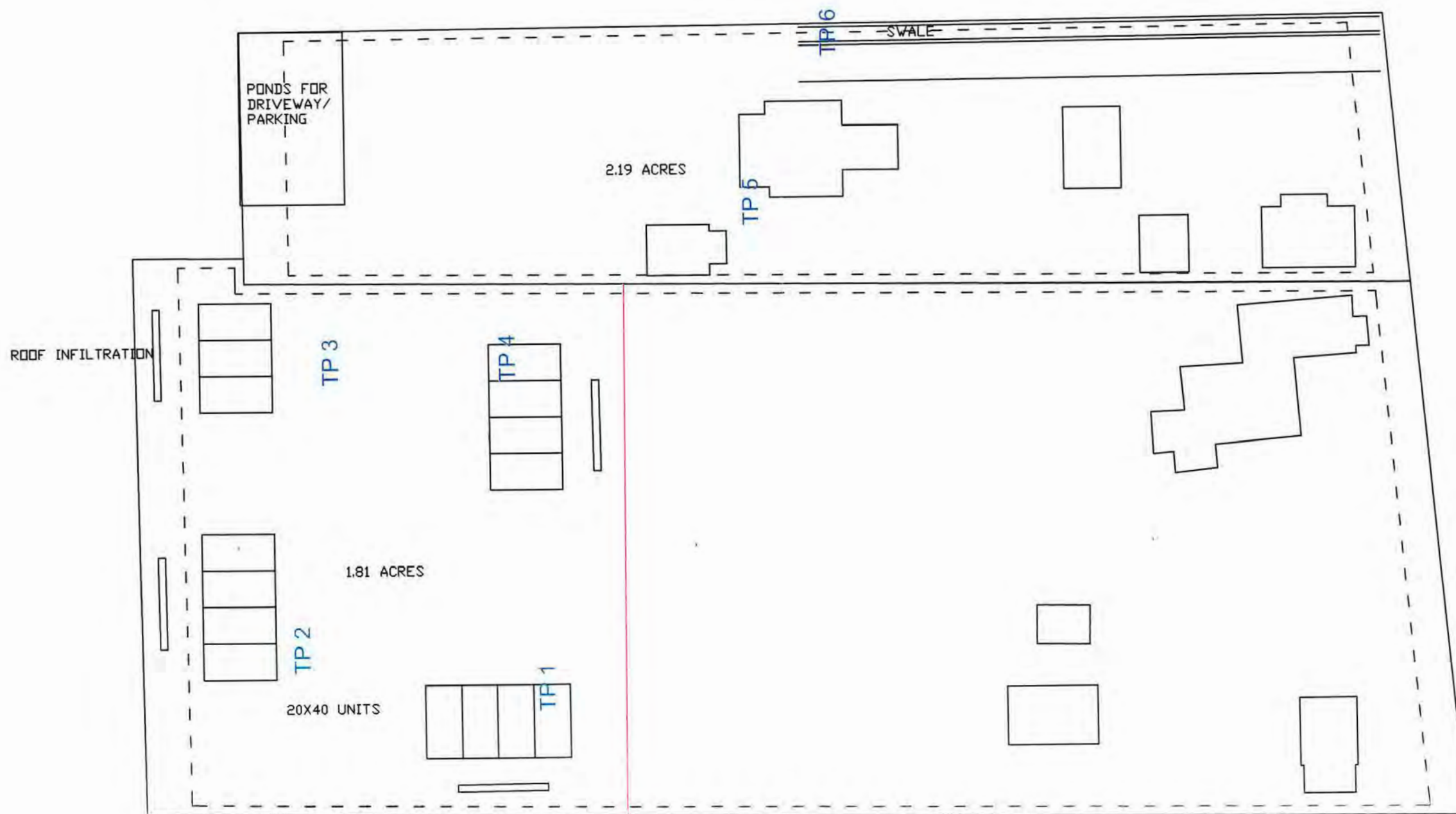
ROOFTOP	= 9600 SQ. FT.
DRIVEWAY	= 28238 SQ. FT.
TOTAL	= 37838 SQ. FT.

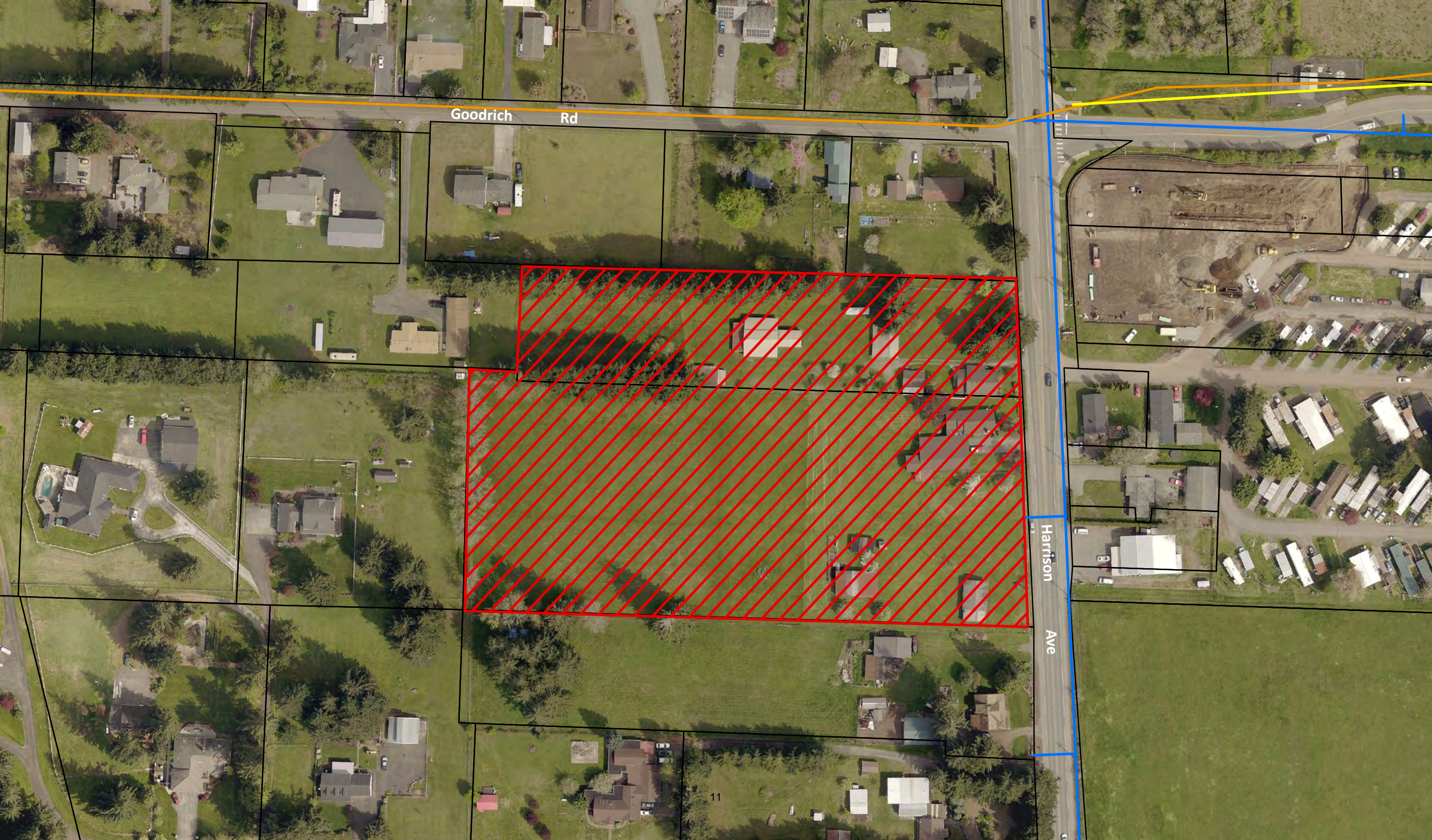


COVER SHEET
SECTION 25 TOWNSHIP 15N RANGE 03W PT LOTS 2 & 3
GENERAL SITE PLAN

HARRIS MULTI-UNIT DRAINAGE AND EROSION SEDIMENT
CONTROL PLAN







Goodrich Rd

Harrison Ave



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): Estimated: 003581-015-000

Site Address: Yew Street Extension

Applicant/Agent: Ryan Ramey / Cole Valley Partners

Phone: 971-506-9878

Email: ryan.ramey@cvpre.com

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

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

New, ground-up develop of a drive-thru restuarant

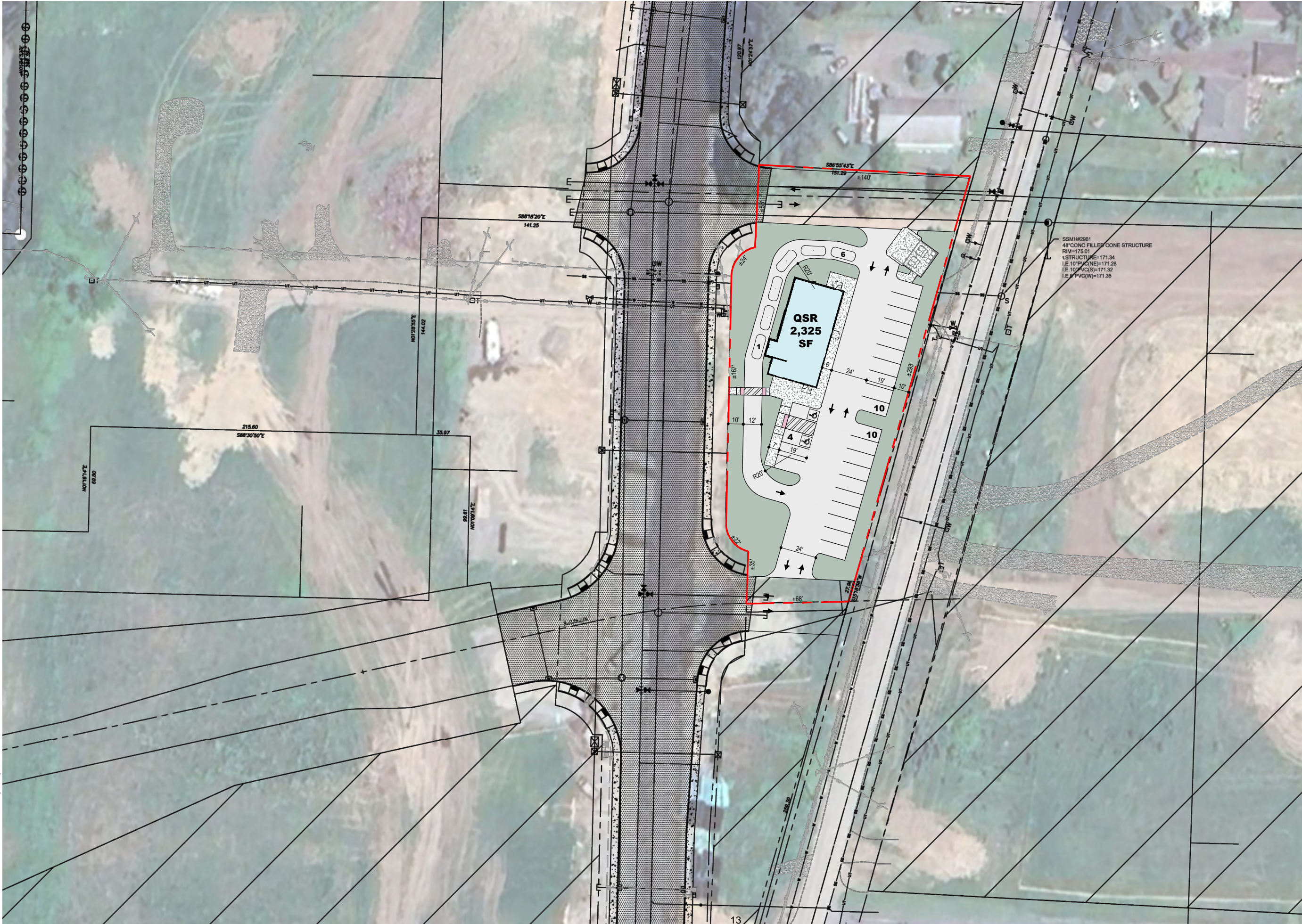
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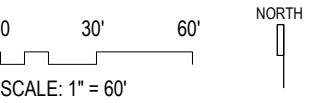
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SITE DATA	
SITE AREA	±0.76 AC
BUILDING	2,325 SF
PARKING	24 SPACES
RATIO	10.3 / 1,000
DIGITAL ORDER PICKUP	6

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.



CENTRALIA, WASHINGTON
1001 LONG ROAD

PROPOSED SITE PLAN

