

**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, August 12, 2024**Join Zoom meeting:*<https://us02web.zoom.us/j/85356833930?pwd=aFJuanFIRXFwWWM1d0xQnBqQmxodz09>*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
2. Russell Road Subdivision Proposal

**10:00 AM – Pre-Application Conference**

<b>Project Name:</b>	<b>Barney Residential Development</b>
Applicant/Owner:	Tim Barney
Property Address:	3215 & 3217 Harrison Avenue
Contact Phone:	360.736.3922
Email:	<a href="mailto:timb@ptiinc.net">timb@ptiinc.net</a>
Zone:	R:4, Low Density Residential
Comp. Plan:	LDR, Low Density Residential
Parcel Information:	23756-7-0 & 23754-0-0, 7.06 AC
Request:	Development requirements for future residential development.

**10:30 AM – Pre-Application Conference**

<b>Project Name:</b>	<b>N Pearl Development</b>
Applicant/Owner:	Cristina Haworth, SCJ Alliance
Property Address:	2221 N Pearl Street
Contact Phone:	360.352.165 ext. 398
Email:	<a href="mailto:cristina.haworth@scjalliance.com">cristina.haworth@scjalliance.com</a>
Zone:	C-1, General Commercial District
Comp. Plan:	GC, Commercial General District
Parcel Information:	23612-2-116, 7.07 AC
Request:	Development requirements for a manufactured home park or mini storage facility.



07/31/2024 - 08/08/2024

Permit #	Permit Date	Main Status	Building/L and Use	Permit Type	CONSTRUCTION SITE ADDRESS	Description of work being done under this permit	Applicant Name
20240495	8/8/2024	In Plan Review	Building Permit	Other	4002 Galvin Road	Generator Pads	Dennis Rishkovoy
20240494	8/8/2024	In Plan Review	Building Permit	Foundation Only	4002 Galvin Road	Generator Pads	Dennis Rishkovoy
20240493	8/7/2024	Invoice sent to applicant - waiting on	Building Permit	Commercial - Remodel	1305 Alexander Street	Kitchen Remodel	Tom Coffman
20240492	8/7/2024	In Plan Review	Building Permit	Foundation Only	418 W Cherry St	Voluntary underpinning using 6 Helical Pier, no change to foot print	Ashley Haney
20240491	8/7/2024	In Plan Review	Building Permit	Mechanical	1507 View Ave	Install Mitsubishi ductless heat pump system	Chehalis Sheet Metal
20240490	8/6/2024	In Plan Review	Land Use Application	Short Plat	2955 Harrison Avenue	2-lot short plat	John Selleck
20240487	8/6/2024	In Plan Review	Land Use Application	Conditional Use	1310 Belmont	Conditional Use Permit for R-2 Multi-family above commercial	Jeff Farrell
20240485	8/5/2024	In Plan Review	Building Permit	Single Family Addition	1610 Windsor #12	Add covered porch	Alma Carrasco
20240483	8/5/2024	Under Construction	Building Permit	Mechanical	823 J Street	Install Trane heat pump system	Chehalis Sheet Metal
20240482	8/5/2024	In Plan Review	Building Permit	Single Family Addition	1610 Windsor Ave #4		Jesus Martinez
20240481	8/5/2024	In Plan Review	Building Permit	Single Family Remodel	623 State Street	Add covered Deck 4x12 w/ steps, Enclose back porch add door & windows, insulation & Drywall, enclose front porch, add door & 2 windows, Mini split at bedroom.	Cecil White

20240480	8/5/2024	In Plan Review	Building Permit	Solar Panels	1102 W Plumb St	Installation of 14 panels in 2 arrays on a roof mounted 5.740 KW PV system.	Brooklyn Moose
20240479	8/3/2024	In Plan Review	Building Permit	Other	209 S Berry St.	Update existing foundation - repair / replace floor supports Replace termite-damaged wood in foundation	Delynne Troy
20240478	8/2/2024	In Plan Review	Building Permit	Mechanical	909 Landing Way	remove old gas fireplace & replace w/ new gas fireplace	Sean Barnes
20240477	8/2/2024	In Plan Review	Building Permit	Commercial - Remodel	701 Pioneer Way	Remove an existing wall, Add screen, Relocate electrical & plumbing. Replace flooring	Dale Pulin
20240475	8/1/2024	In Plan Review	Building Permit	Other	3123 Cooks Hill Rd	Retaining Wall to support extension of driveway	Latonya Barton
20240474	8/1/2024	In Plan Review	Building Permit	Sign	2000 Northpark Dr	Installation of one non-illuminated wall sign and one illuminated wall sign	Vancouver Sign Company
20240473	8/1/2024	In Plan Review	Building Permit	Mechanical	920 S Silver Street	new gas tanklesss water heater	Capital Heating, Cooling, Plumbing, Elec- (Kai Forsberg)
20240472	7/31/2024	Under Construction	Building Permit	Fill and Grade	3187 Zenkner Valley Rd	Fill and grade 50 CY for landscaping.	Shannon Baumel
20240471	7/31/2024	In Plan Review	Building Permit	Commercial - Remodel	1215 W Main Street	Add 72" x 48" window to foyer wall.	Brad Brenner, First Christian Church
20240470	7/31/2024	Under Construction	Building Permit	Single Family Remodel	211 Tilley Ave	remove rot and replace beams, and windows	Heidi Cabrera
20240468	7/31/2024	Incomplete	Building Permit	Accesory Building	3213-6 Zenkner Valley Rd	Construct pole barn	

Total Records: 28

8/8/2024





## 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):** 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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- 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.



COVER SHEET

**VICINITY MAP, SITE MAP  
HARRY MILLIPLEX DRAINAGE AND EROSION SEDIMENT CONTROL PLAN  
PARCELS 0275400000-0275600700, LEWIS COUNTY, WASHINGTON**

34 of 34 - [Desktop - Word - Places - Damage Report 2010 - Unitary Multiple Damage and Civil Right from Cheat Sheets.pdf](#)

VICINITY MAP

N.T.S.

LEGAL DESCRIPTION

PARCEL 023756000700

Section 25 Township 15N Range 03W P1 LOTS 2 & 3 LY WLY HARRISON  
AVE & S GOODRICH RD Being Parcel A 3512145

PARCEL 023754000000

Section 25 Tom within 15N Range 03W RTN LOTS 2, 6, 10 Range Dated 10-15-2015

SITE ADDRESS

SITE ADDRESS  
3215 & 3217 HARRISON AVENUE  
CENTRALIA, WASHINGTON 98531

DATUM: 24/02/88

## LEGEND

Legend for Existing Topography symbols:

- EXISTING TOPOGRAPHY
- PROPERTY CORNER
- (TP) SOIL TEST PIT
- PROPERTY LINE
- — ROW/EASEMENT
- V 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

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**CUT**      **CUT**  
**FILL**      **FILL**

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#### IMPERVIOUS AREA

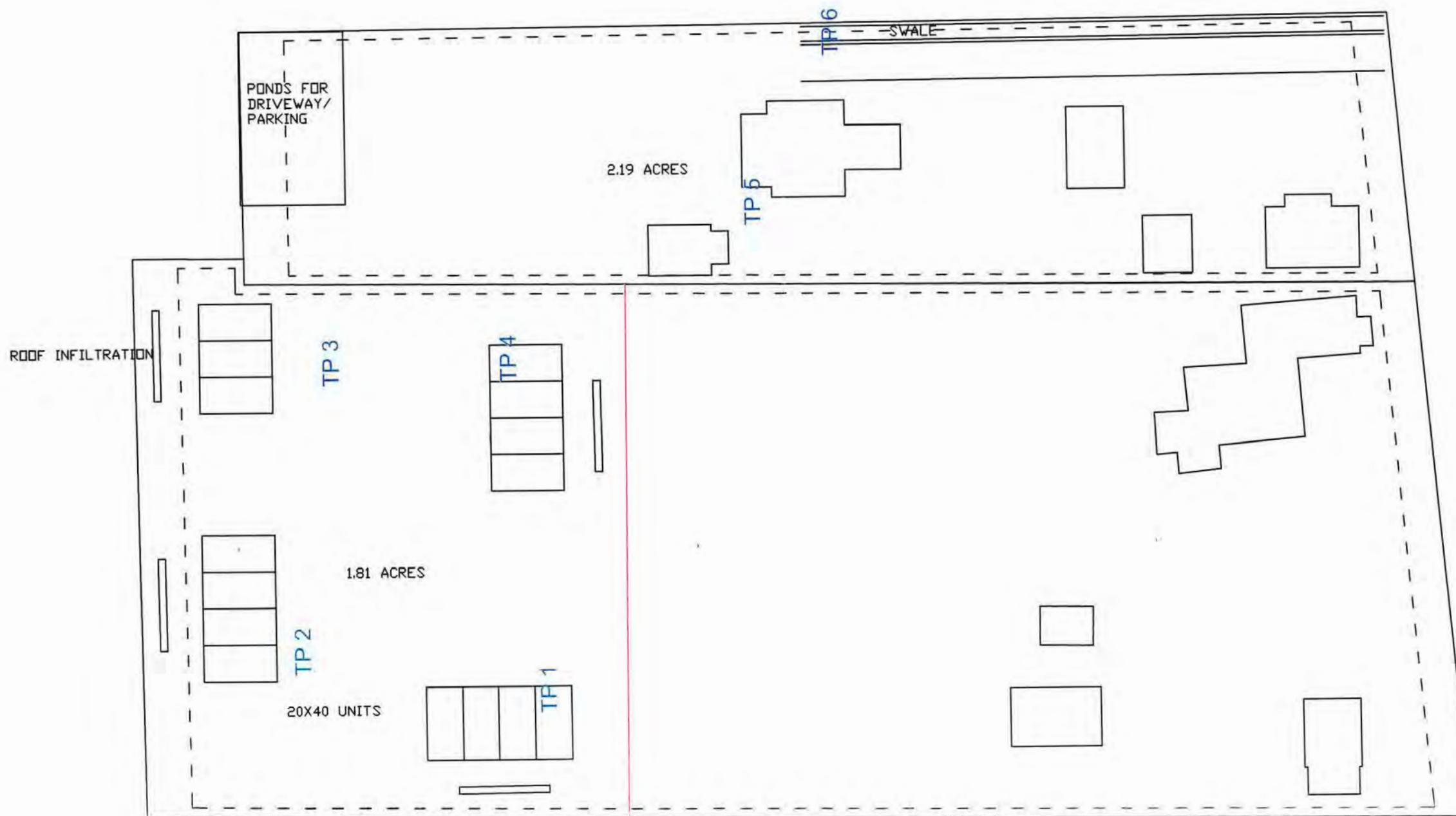
IMPERVIOUS AREA



COVER SHEET  
GENERAL SITE PLAN

## CONTINUOUS MONITORING CONTROL PLAN







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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):** 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:

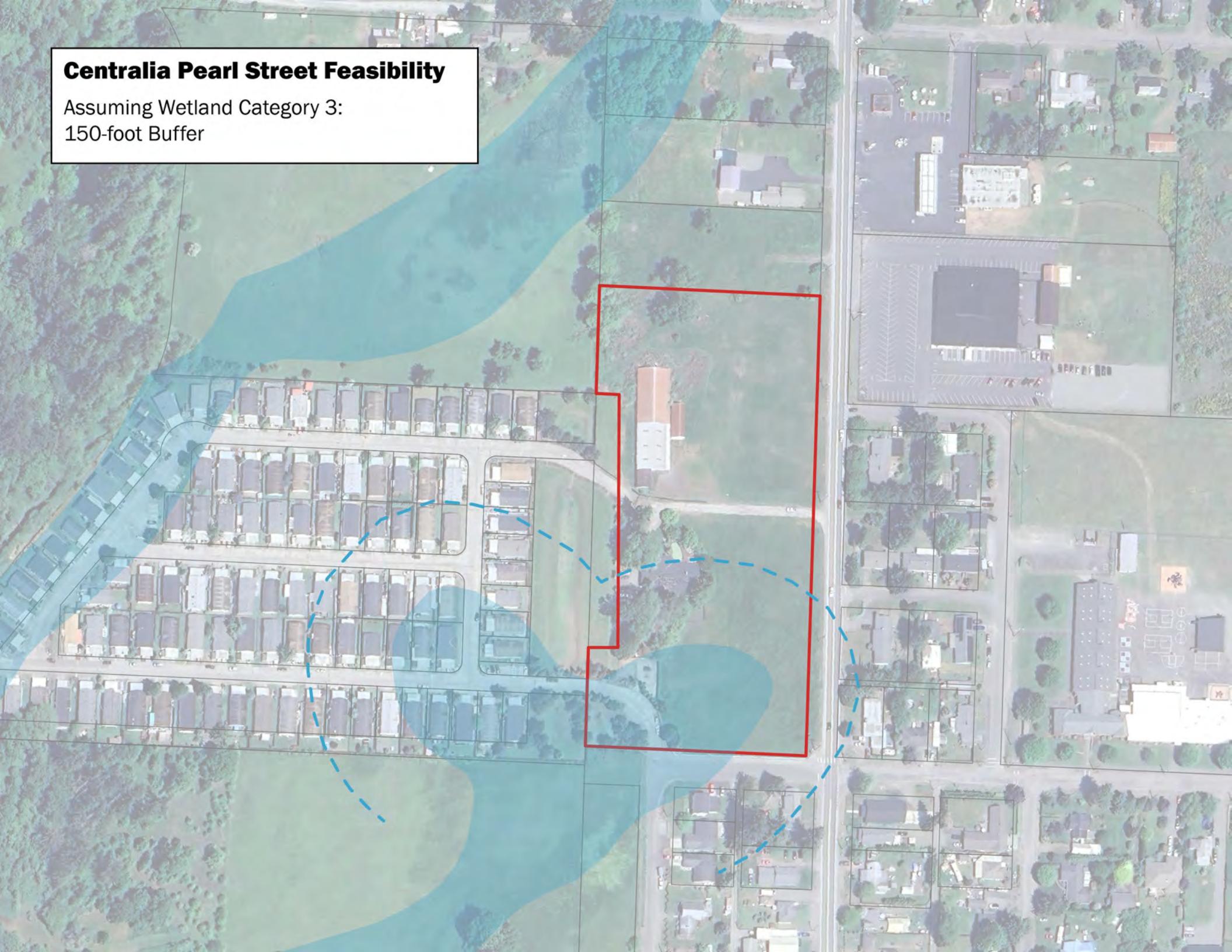
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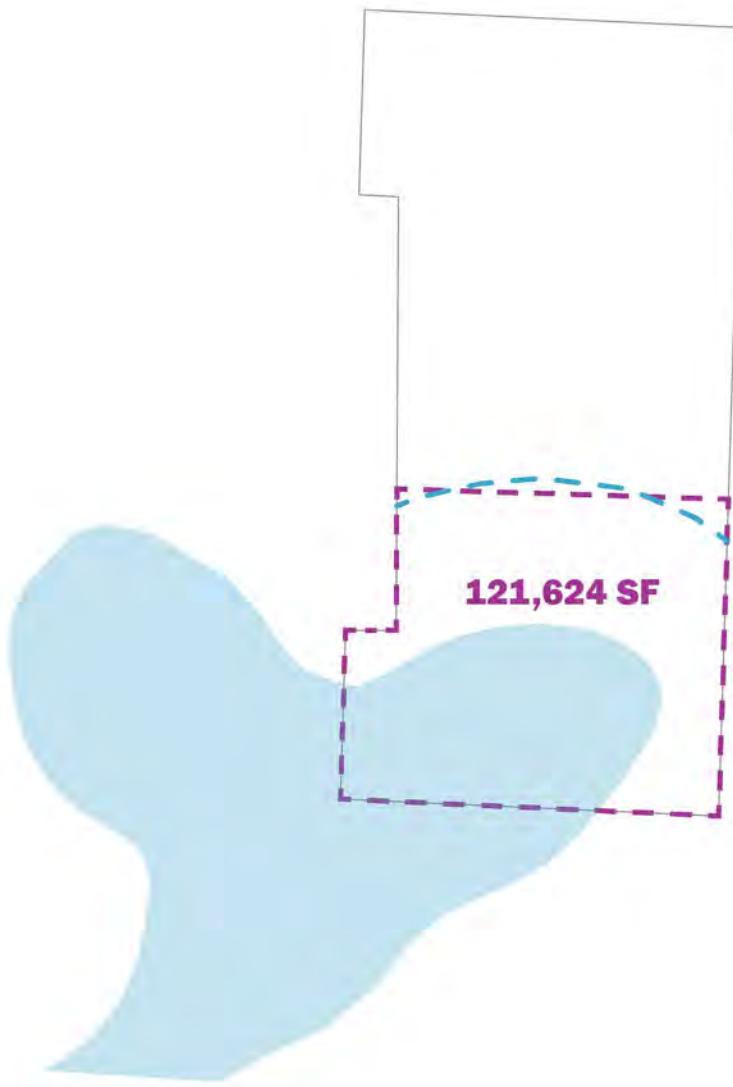
## Centralia Pearl Street Feasibility

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

