



Site Plan Review Committee
COMMUNITY DEVELOPMENT DEPT.
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SITE PLAN REVIEW COMMITTEE

Meeting Agenda

Monday, August 26, 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

9:00 AM

STAFF REVIEW TIME

1. Weekly Permit List (pgs. 1-2)
2. Harrison Avenue Subdivision (pg. 3)

Applicants should be at the meeting and prepared to discuss their development.
The public is invited to participate in all Site Plan Review meetings.

10:00 AM – Pre-Application Conference (pgs. 4-6)

Project Name:	Russell Road Short Plat
Applicant/Owner:	Brandon Johnson, JSA Civil
Property Address:	3209 Russell Road
Contact Phone:	360.269.6346
Email:	brandon.johnson@jsa-civil.com
Zone:	R:4, Low Density Residential
Comp. Plan:	LDR, Low Density Residential
Parcel Information:	009715-000-000, 0.99 AC, \$424,300
Request:	3-Lot Residential Short Plat



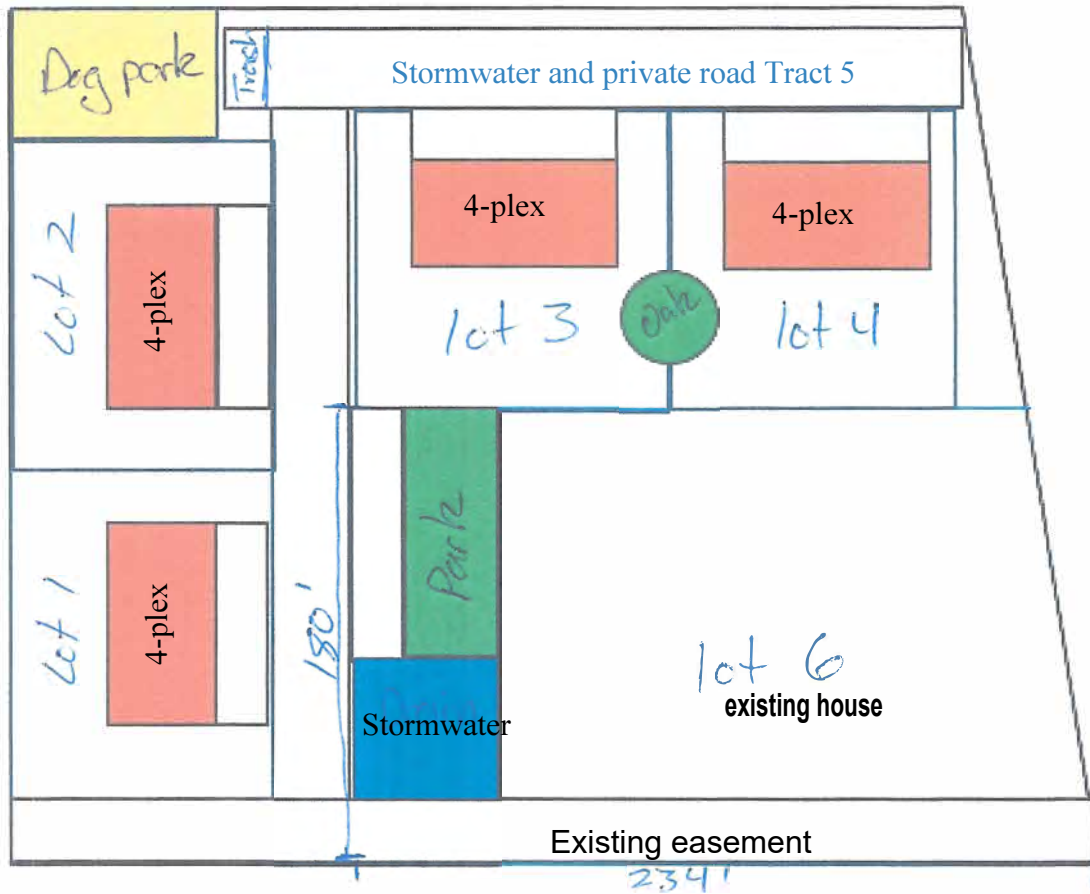
Permit Report

08/08/2024 - 08/20/2024

Permit #	Permit Date	Main Status	Building/L and Use	Permit Type	CONSTRUCTI ON SITE ADDRESS	Description of work being done under this permit	Applicant Name
20240528	8/19/2024	In Plan Review	Land Use Application	Conditional Use	702 E Harrison Ave	Conditional Use Permit allowing R-2 in commercial zoning	Jeff Farrell
20240527	8/17/2024	Incomplete	Building Permit	Plumbing	1321 Central Blvd., Unit 2	Review existing plumbing for functionality, correct issues found, possibly move water heater	Mark Horace
20240526	8/17/2024	Incomplete	Building Permit	Plumbing	1321 Central Blvd., Unit 1	Review/fix existing plumbing in home to ensure functionality, move water heater to utility room	Mark Horace
20240525	8/17/2024	Incomplete	Building Permit	Demolition	1321 Central Blvd	Removal of some interior sheetrock, cabinets, flooring, millwork, windows, doors, siding, old appliances, water heaters, failing decking	Mark Horace
20240522	8/16/2024	In Plan Review	Building Permit	Accesory Building	1117 Eshom Road	Consruct 24' x 25' metal carport	Dan Fugate
20240521	8/15/2024	In Plan Review	Building Permit	Single Family - Addition	301 Denny Way	carport over existing concrete	James Wilson
20240519	8/14/2024	In Plan Review	Building Permit	Commercial - Addition	216 S Tower Ave	adding a 5x40 ft metal awning to the front of the building	Levi Althausen
20240518	8/14/2024	Under Construction	Building Permit	Demolition	1502 Harrison Avenue	Demo site plan	Ravi Chalasani

20240516	8/14/2024	Incomplete	Building Permit	Accesory Building	375 Joppish Road	30x68 enclosed Pre-fab metal bldg w/ open attached 12x68 Lean-to	John Olson
20240514	8/13/2024	In Plan Review	Building Permit	Sign	1630 S Gold St	Install Sign Cabinet	Seth Taylor
20240513	8/13/2024	In Plan Review	Land Use Application	Conditional Use	1049 Eckerson Road	CUP for R-1 Lower floor, R-2 2nd floor	Jeffrey Farrell
20240512	8/13/2024	In Plan Review	Building Permit	Mechanical	210 A s. Diamond	Move gas line. Install 35000 btu furnace with type b venting	Ross Olson
20240511	8/13/2024	Plan Review Approved,	Building Permit	Accesory Building	1321 Rose Street	new garage 20x 20	Jose Jaimes
20240506	8/12/2024	In Plan Review	Building Permit	Manufactured Home	1112 S. Yew Street, #31,	Set up of single wide mobile home	Community Management Group
20240503	8/12/2024	In Plan Review	Building Permit	Foundation Only	203 M St	Voluntary Underpinning using 13 Pin Piles, No change in foot print	Ashley Haney
20240501	8/12/2024	Under Construction	Building Permit	Deck	814 N Pearl St	Replace front and back decks	Eric Graff
20240500	8/12/2024	In Plan Review	Building Permit	Foundation Only	801 Hamilton Ave	Foundation repair on existing residence. Crew will install 5 helical piles to lift to maximum allowable recovery.	Ty-Lynn Hespe
20240499	8/8/2024	Under Construction	Building Permit	Demolition	1400 Grand Ave	remove closet, close in door	Ray Klamn
20240494	8/8/2024	Plan Review Approved,	Building Permit	Foundation Only	4002 Galvin Road	Generator Pads	Dennis Rishkovoy

2444 Harrison Ave
Parcel 023747012000



Owner will attempt to build and plan
as close as possible to the drawing
but is subject to governmental authority
and requirements



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): 009715000000

Site Address: 3209 RUSSELL RD

Applicant/Agent: JSA CIVIL, LLC - Brandon Johnson

Phone: 111 Tumwater Blvd SE C210 Tumwater, WA 98501 **Email:** brandon.johnson@jsa-civil.com

Name/Type of Business (if applicable): Brandon Johnson

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

Short plat existing 0.99 acre parcel zoned R4, into three lots. Intent is to keep the existing home and one of the garages.

- ☐ 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.

Aug 14, 2024 3:10:28pm - User: bchess
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VICINITY MAP (NTS)

SITE DATA

ADDRESS	3209 RUSSEL ROAD
TPN	0
PARCEL SIZE	0.99 ACRES
JURISDICTION	CITY OF CENTRALIA
ZONING	R4
PROPOSED LOTS	3
OVERNIGHT RV PARKS	5

REV.	DATE	COMMENT	BY
0	8/14/24	INITIAL CONCEPT	JSA

DRAWN BY:	
CHECKED BY:	

SEAL:

PRELIMINARY



FOR:

BRANDON & CLEA
JOHNSON

SHEET TITLE:	CONCEPTUAL SHORT PLAT
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SHEET NO.	3209 RUSSEL RD
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Lewis County GIS Web Map



8/20/2024, 1:27:35 PM

1:1,128

- | | | | |
|---|---------|---|---------------|
|  | Parcels |  | City |
|  | Parcels |  | Private |
| Roads | | | |
|  | State |  | USFS |
|  | County |  | Out of County |
| | |  | Other |

0 50 100 200 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.