



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

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Eric Belcher, Building Inspector  
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**360-330-7512**

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**RIVERSIDE FIRE AUTHORITY**  
**360-330-9854**

Kevin Anderson, Asst. Chief/Fire Marshal  
[kanderson@riversidefire.net](mailto:kanderson@riversidefire.net)

**POLICE DEPARTMENT**  
**360-330-7680**

Andy Caldwell, Interim Chief  
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**LEGAL DEPARTMENT**  
**360-330-7675**  
**City Attorney**  
Kyle Manley  
[kmanley@cityofcentralia.com](mailto:kmanley@cityofcentralia.com)

**SITE PLAN REVIEW COMMITTEE**  
**Meeting Agenda**

*Monday, September 16, 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 (pgs. 1)

**10:00 AM – Site Plan Review (pgs. 2-4)**

**Project Name:** Anderson Short Plat Road Deviation Request

**Applicant/Owner:** Nick Taylor, PE, Iris Group Civil Engineers

**Property Address:** 0 Russell Road

**Contact Phone:** 360.890.8955

**Email:** [ntaylor@irisgroupconsulting.com](mailto:ntaylor@irisgroupconsulting.com)

**Zone:** R:4, Low Density Residential

**Comp. Plan:** LDR, Low Density Residential

**Parcel Information:** 021905-002-002, 1.88 acres

**Request:** Request 3.3' deviation from hammerhead road standard.

**10:30 AM – Pre-Application Conference (pgs. 5-6)**

**Project Name:** Wohld Short Plat

**Applicant/Owner:** Steve Wohld

**Property Address:** 1822 Taylor Street

**Contact Phone:** 360.388.7059

**Email:** [steve@thewohlds.com](mailto:steve@thewohlds.com)

**Zone:** R:4, Low Density Residential

**Comp. Plan:** LDR, Low Density Residential

**Parcel Information:** 009747-001-002

**Request:** 2-lot residential short plat.



## SITE PLAN REVIEW COMMITTEE

### Meeting Agenda – Page 2

*Monday, September 16, 2024*

#### **11:00 AM – Pre-Application Conference (pgs. 7-13)**

##### **Project Name: Weir's Appliances**

Applicant/Owner: Colleen Noronha, Apex Engineering, LLC  
Property Address: 1119 S Yew Street  
Contact Phone: 253.473.4494  
Email: [noronha@apexengineering.net](mailto:noronha@apexengineering.net)  
Zone: M-1, Light Industrial - UGA  
Comp. Plan: LI, Light Industrial  
Parcel Information: 021140-000-000, 021058-002-000, 2.24 acres  
Request: Construct two mini-storage facilities and associated infrastructure.

#### **11:30 AM – Pre-Application Conference (pgs. 14-16)**

##### **Project Name: Hou Mini Storage**

Applicant/Owner: Sang Hou  
Property Address: 1330 Eckerson Road  
Contact Phone: 206.948.7698  
Email: [shoumkleee@gmail.com](mailto:shoumkleee@gmail.com)  
Zone: GCZ, Gateway Commercial Zoning - UGA  
Comp. Plan: GCD, Gateway Commercial District  
Parcel Information: 021572-002-000, 1.73 acres  
Request: Construct 18,000 sq. ft. commercial/retail building and associated infrastructure.

09/04/2024 - 09/11/2024

Permit #	Permit Date	Main Status	Building/ Land Use	Permit Type	CONSTRUCTION SITE ADDRESS	Description of work being done under this permit	Applicant Name
20240586	9/11/2024	Approved	Building Permit	Mechanical	2607 Howard Ave	install new pellet stove & chimney	Sean Barnes
20240580	9/9/2024	In Plan Review	Building Permit	Commercial - Remodel	2400 Cooks Hill Road	Covered Patio addition	Robert MDK
20240579	9/9/2024	In Plan Review	Building Permit	Deck	827 S Pearl Street	repair/replace deck & stairs	Roger Reed
20240576	9/9/2024	In Plan Review	Building Permit	Sign	1305 Alexander Street	Monument sign	Tanner Nichol
20240575	9/9/2024	In Plan Review	Building Permit	Mechanical	917 Allen Avenue	Like for like furnace replacement.	Kasey Alford
20240574	9/9/2024	In Plan Review	Building Permit	Plumbing	3713 Prairie Ave	replace natural gas water heater	Taliene & David Gufler
20240572	9/6/2024	In Plan Review	Building Permit	Solar Panels	303 W Pine St.	Installing a 6.0 KW Rooftop PV system for energy credits	Swiftwater Electric and Solar
20240571	9/5/2024	Under Construction	Building Permit	Mechanical	1211 A Long Rd	install of a single zone ductless heat pump	Elissa Carbajal
20240570	9/5/2024	In Plan Review	Building Permit	Manufactured Home Placement	1313 Harrison Ave, #54	Manufactured Home placement w/ 3'x3' entrance	Matt
20240569	9/5/2024	Under Construction	Building Permit	Mechanical	114 W High Street	Bath & Body Works Outlet - Change out HVAC roof top unit	Mohoric Refrigeration
20240567	9/5/2024	Under Construction	Building Permit	Accessory Building Remodel	712 & 714 N Pearl Street	Repair 4x4 post, 2 - 2x8 beams and reroof carport	Eric Conrad
20240566	9/5/2024	In Plan Review	Building Permit	Single Family - Remodel	1514 View Ave	Converting existing bonus and dining rooms to bedrooms	Shawn Mecklenburg
20240565	9/4/2024	Under Construction	Building Permit	Fill and Grade	3180 Zenkner Valley Rd	Bring in fill and level field post logging	Clint Baumel
20240564	9/4/2024	Under Construction	Building Permit	Mechanical	1920 Sandra Avenue	Gas furnace replacement	Tayler Manning

# IRISGROUP

*civil engineers*

299 N Market Blvd  
Chehalis, WA 98532

8/30/2024

**Patty Page P.E.**  
**City of Centralia**  
**1100 N. Tower Avenue**  
**Centralia, WA 98531**

Re: Anderland  
0 Russell Road  
**Deviation Request**

Dear Patty,

As you know, the City of Centralia's Standard Plan No. 4-13 indicates that the required length of the 20' wide hammerhead section is 70'. Due to the narrow width of the lot being developed, as well as the City's building setback and parking requirements, it is only feasible to provide a 66.7' hammerhead length for this project. The attached exhibit provides context for this scenario.

Please accept this letter as a formal request for this project to deviate from the standard hammerhead length by 3.3', for a proposed hammerhead length of 66.7'. It is not anticipated that this deviation would result in a loss of hammerhead function, specifically because there will be at least 3.3' of lawn space at the beginning of the hammerhead, which will allow for at least 3.3' of fire vehicle overhang into the yard, resulting in a clear maneuvering area of at least 70' in length.

Should you have any questions, I am available at (360) 890-8955. Thank you for your consideration.

Respectfully,



Nicholas D. Taylor, PE  
Iris Group Civil Engineers

Attachments: Site Plan Exhibit

**SITE AND HORIZONTAL CONTROL**

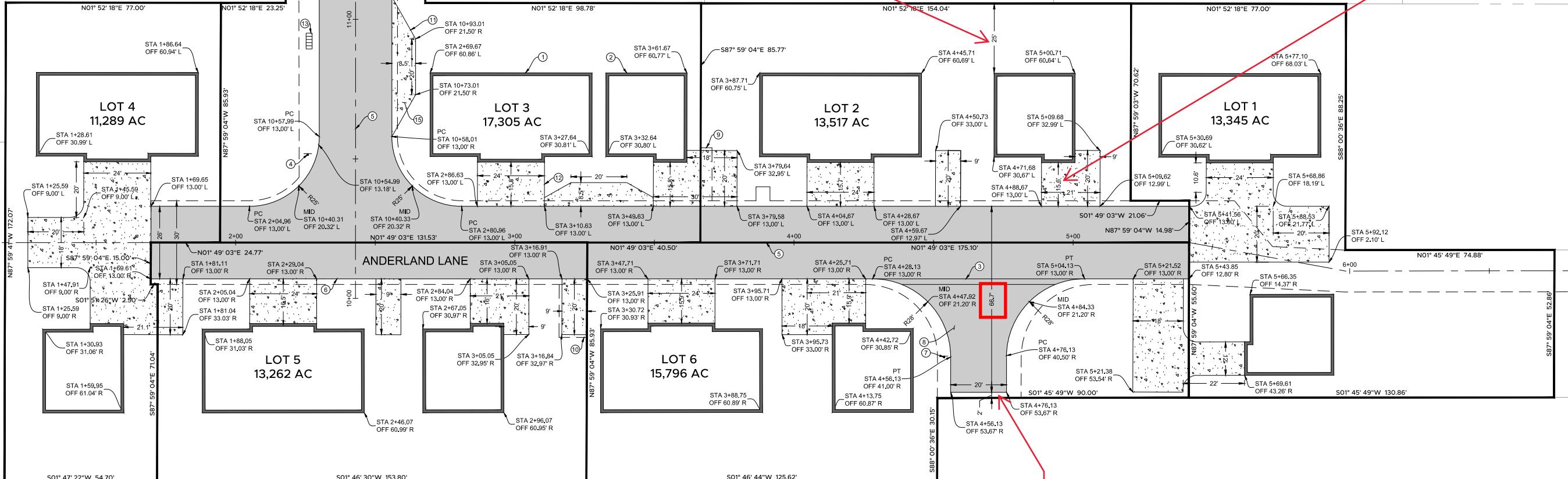
PROJ. NO.:	MA301
REVIEWED BY:	NDT
DESIGNED BY:	NDT
DRAWN BY:	RCB
DATE:	05-17-2024



Know what's BELOW  
Call 811 before you dig.

Driveways  
are already  
short, and  
would only  
get shorter if  
road is  
shifted east

25' rear setback  
precludes shifting  
houses east to  
accommodate longer  
hammerhead



Could extend by 2' to  
property line, but that would  
require work on the  
neighboring parcel

LOT	GROSS A (SF)	1	2	3
1	11,28			
2	13,26			
3	17,30			
4	15,796	11,053	3,153	29%
5	13,517	10,896	3,153	29%
6	13,345	13,345	3,153	24%

\* NET AREA IS GROSS AREA MINUS ACCESS EASEMENT AREA.  
\*\* EXCLUDES ROAD, DRIVEWAY, AND PARKING AREAS, WHICH WILL ALL BE PERVIOUS PAVEMENT.

**Y NOTES**

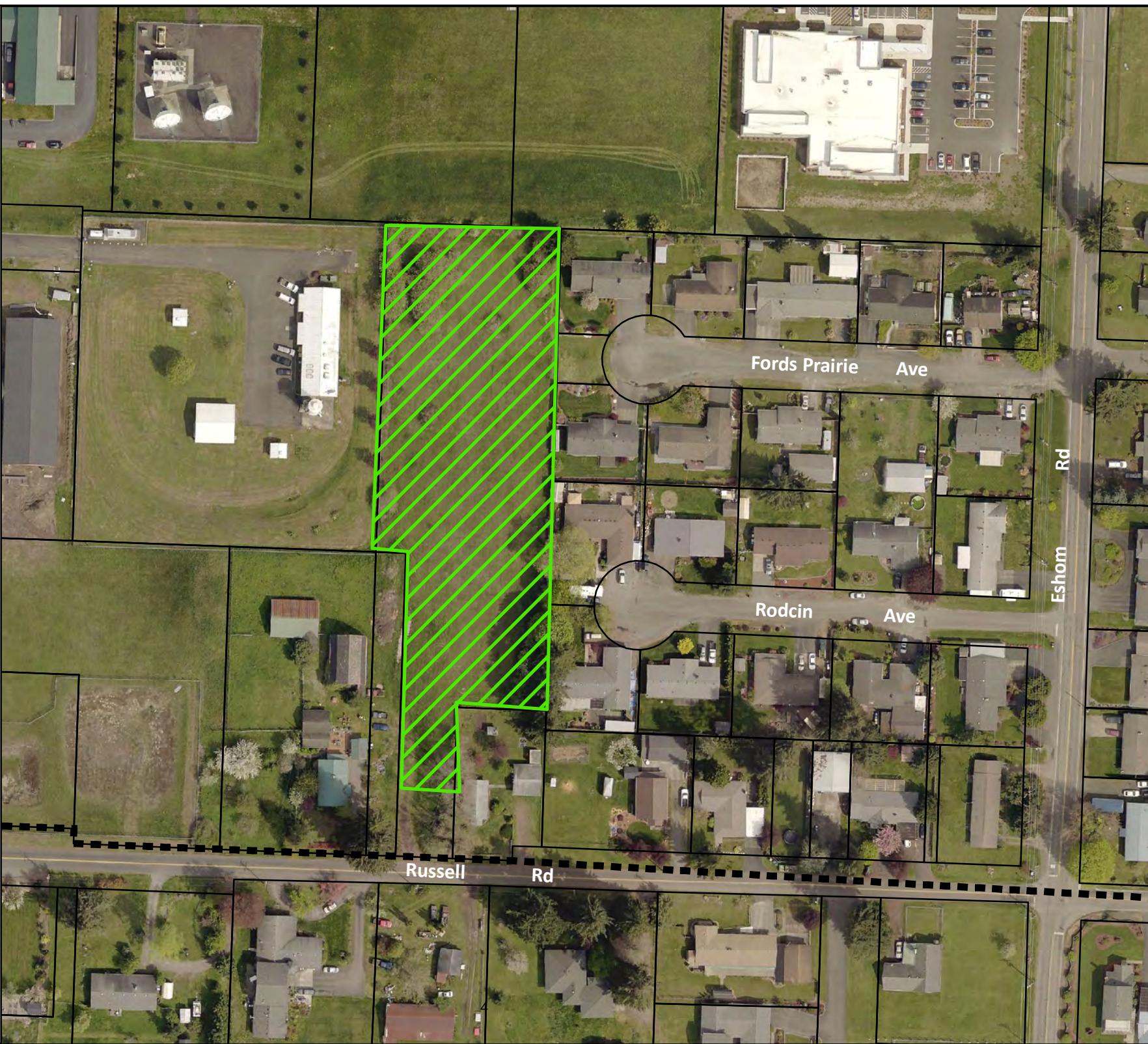
- POSED DUPLEX (TYP)
- POSED DETACHED ACCESSORY DWELLING UNIT (TYP)
- POSED 2' WIDE RED STRIPE WITH 1" WHITE WORDS SAYING "FIRE DEPARTMENT ESS ONLY, NO PARKING"
- POSED STOP SIGN PER DETAIL 2/C8
- POSED ROADWAY CENTERLINE. SEE COVER SHEET FOR CONTROL.
- PROPOSED EASEMENT FOR PUBLIC UTILITIES, COMMUNITY ACCESS, AND MAINTENANCE.
- PROPOSED "NO PARKING FIRE LANE" SIGN PER DETAIL 5/C8 AND MOUNTED PER DETAIL 2/C8.
- PROPOSED HAMMERHEAD TURNAROUND PER DETAIL 6/C8
- PROPOSED PARKING EASEMENT FOR LOT 3
- PROPOSED PARKING EASEMENT FOR LOT 6
- PROPOSED PARKING AREA (TYP)
- PROPOSED DRIVEWAY
- PROPOSED MAILBOX BANK. COORDINATE WITH THE UNITED STATES POSTAL SERVICE FOR MAILBOX TYPE AND LOCATION.
- PROPOSED PERVIOUS PAVEMENT PER DRAINAGE PLAN (TYP)
- PROPOSED PERVIOUS CONCRETE PER DRAINAGE PLAN (TYP)

APPROVED FOR CONSTRUCTION  
CITY ENGINEER DATE  
APPROVAL EXPIRES 1 YEAR FROM ABOVE DATE

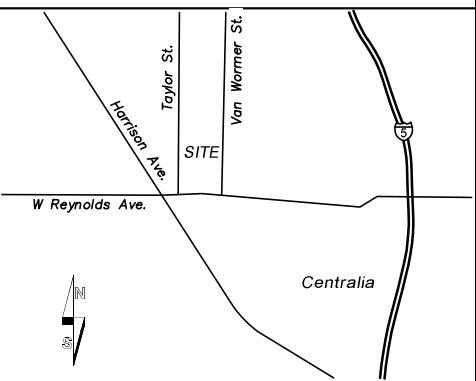
C4

4 of 11

# 0 Russell Road - Anderson Short Plat Vicinity Map



### Vicinity Map (n.t.s.)



**NEW LEGAL DESCRIPTIONS:**  
LOT 1 OF CITY OF CENTRALIA SHORT PLAT SP2024- , RECORDS OF LEWIS COUNTY, WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY, AFFECTING TITLE WHICH MAY APPEAR IN THE PUBLIC RECORD INCLUDING THOSE SHOWN ON THE FACE OF ANY RECORDED PLAT OR SURVEY.

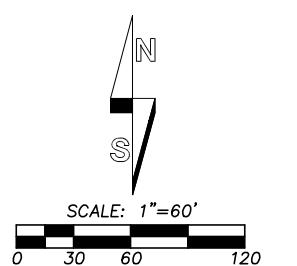
LOT 2 OF CITY OF CENTRALIA SHORT PLAT SP2024- , RECORDS OF LEWIS COUNTY, WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY, AFFECTING TITLE WHICH MAY APPEAR IN THE PUBLIC RECORD INCLUDING THOSE SHOWN ON THE FACE OF ANY RECORDED PLAT OR SURVEY.

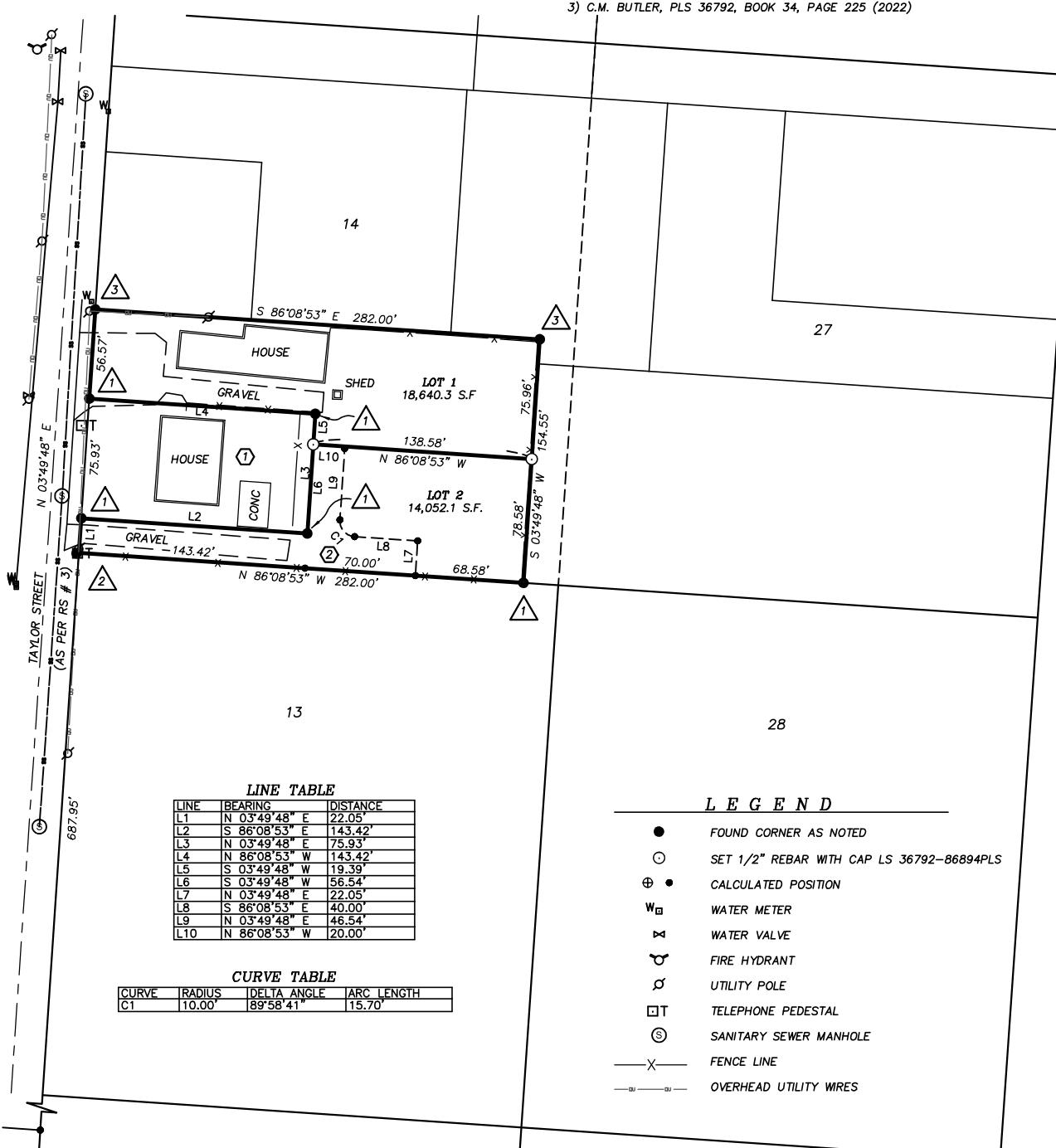
#### ACKNOWLEDGMENT

I, THE UNDERSIGNED ATTEST THAT I AM THE OWNER OF THE LANDS SHOWN IN THIS SHORT PLAT AND I HEREBY CERTIFY THAT IT HAS BEEN PREPARED WITH OUR FREE WILL AND CONSENT FOR THE PURPOSES HEREIN SHOWN.

STEVEN WOHL DATE



- 1 FOUND 5/8" REBAR WITH CAP LS 42919 AS PER REFERENCE SURVEY # 2 (2024).
- 2 FOUND 5/8" REBAR WITH CAP LS 16908 AS PER REFERENCE SURVEYS # 2 AND 3 (2024). REBAR BEARS S79°W 1.56' FROM THE CALCULATED POSITION.
- 3 FOUND 5/8" REBAR WITH CAP LS 42919 AS PER REFERENCE SURVEYS # 2 & 3 (2024)
- 1 LOT 1 CITY OF CENTRALIA SHORT PLAT NO. 2021 0373. NOT A PART OF THIS SURVEY.
- 2 AN EASEMENT FOR INGRESS AND EGRESS BENEFITING LOT 1.



### CITY OF CENTRALIA SHORT PLAT NO. 2024-XXXX

A PORTION OF LOT 14 OF CENTRALIA BOULEVARD LAND COMPANY'S ACRE TRACTS IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 2 WEST, W.M., IN LEWIS COUNTY, WASHINGTON.

SECTION 31 TOWNSHIP 15 NORTH RANGE 2 WEST, W.M.

TAX PARCEL NO(S) 009747001002

DRAWN BY: RHA DATE: 8-28-24 JOB NO. 24-265

**BASIS OF BEARINGS:** RECORD OF SURVEY AS PER RECORDED IN BOOK 34 OF SURVEYS AT PAGE 225, RECORDS OF LEWIS COUNTY, WASHINGTON.

**METHOD OF SURVEY:** CLOSED LOOP FIELD TRAVERSES USING A TOPCON ES-105 (00°00'05") TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS PRECISION REQUIREMENTS AS SET FORTH IN WAC 332-130-090.

**RECORD OF SURVEY DESCRIPTION:** LOT 2 OF THE CITY OF CENTRALIA SHORT PLAT NO. 2021 0373 AS RECORDED IN BOOK 3 OF SHORT SUBDIVISION, UNDER AUDITOR'S FILE NUMBER 356934, RECORDS OF LEWIS COUNTY, WASHINGTON.

#### REFERENCE SURVEYS:

- 1) PLAT OF CENTRALIA BOULEVARD LAND COMPANY ACRE TRACTS (1907)
- 2) S.L. OHNENUS PLS, 42919, BOOK 3 OF SPM, PAGE 205 (2021)
- 3) C.M. BUTLER, PLS 36792, BOOK 34, PAGE 225 (2022)

#### CONDITIONS OF APPROVAL:

A)

#### COMMUNITY DEVELOPMENT APPROVAL:

CENTRALIA COMMUNITY DEVELOPMENT FINDS THAT THIS SHORT SUBDIVISION CONFORMS TO THE ZONING ORDINANCE OF THE CITY OF CENTRALIA AND THE CITY OF CENTRALIA SHORT PLAT REGULATIONS.

DIRECTOR, COMMUNITY DEVELOPMENT DEPT. DATE

THIS SHORT PLAT HAS BEEN REVIEWED AND APPROVED FOR RECORDING BY THE CITY OF CENTRALIA PUBLIC WORKS- ENGINEERING DEPARTMENT.

CITY ENGINEER DATE

#### TREASURER'S CERTIFICATION

I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 2024.

LEWIS COUNTY TREASURER DATE

#### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 20 DAY OF AUGUST 2024 AT THE REQUEST OF BUTLER SURVEYING INCORPORATED,

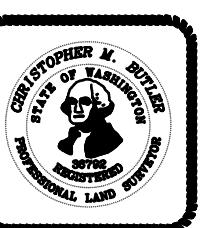
BOOK OF AT PAGE AFN

COUNTY AUDITOR DEPUTY

#### SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN AUGUST OF 2024 IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF:

STEVEN WOHL  
OWNER  
1822 TAYLOR STREET, CENTRALIA, WA 98531  
ADDRESS



BUTLER SURVEYING INC.  
475 NW CHEHALIS AVENUE  
P.O. BOX 149, CHEHALIS, WA 98532  
360/748-8803 FAX 360/748-9319

# 1822 Taylor Road Vicinity Map





## **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):** \_\_\_\_\_

**Site Address:** \_\_\_\_\_

**Applicant/Agent:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**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.



August 30, 2024

## Weir's Appliances

Pre-Application Conference Request  
1119 Yew Street, Centralia, WA 98531  
Parcel #: 021572002000

## Project Description

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Weir's Appliances is looking to expand their business to the Centralia area. They are proposing to develop the project site by building an  $\pm 18,000$  sf commercial / retail building.

## Customer Information Meeting Narrative

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### Parcel information:

The subject property is a 1.7-acre parcel, #021572002000, located at 1119 Yew Street (Long Road) in Lewis County and within the Centralia UGA. The parcel fronts an unimproved portion of Yew (Long) St. The Zoning is Gateway Commercial District (GCD). The adjacent zones are also GCD and the parcel to the north is zoned the Port Master Plan District (PMP).

### Proposed Project:

The project will include the demolition of the existing residential buildings onsite and the addition of an  $\pm 18,000$  sf commercial / retail building. Weir's Appliances will anchor this building with an  $\pm 8,000$  sf showroom and  $\pm 4,000$  sf warehouse. The  $\pm 6,000$  sf of additional commercial / retail space will accommodate one to four additional businesses.

The subject parcel is directly adjacent to the PMP District and the Port's Centralia Station planned development. The new commercial use of the subject parcel is consistent with the PMP District uses and this project is a good fit to be included in the Port's Centralia Station planned development. Preliminary discussions have started with the Port of Centralia about the potential for an amendment of the master plan to include this parcel in the planned development.

## Questions for Pre-Application Conference:

### General

- What frontage improvements are anticipated for this project?
- Will a right-of-way dedication be required?
- Will a Trip Generation memo be needed? Are there anticipated Traffic Impact fees associated with this project?

### Critical Areas

- Per critical area resource maps, the site is located in a flood plain. There does not appear to be any water, wetlands, or streams on site, but there may be wetlands over 300 feet away. The site does not appear to be located within a landslide, slope, or erosion hazard area.
  - Will a critical area review be required?

### Flood Plain

- This parcel is in a flood plain. The Base Flood Elevation (BFE) for the parcel is 175 feet. The existing elevation of the parcel is approximately 174 feet. It is anticipated that the building finish floor will be 1 foot above BFE.
  - This project will require over 500 cy of fill. Can you confirm that a minimum of 1:1 ratio can be used for mitigation?

### Stormwater

- It is anticipated that stormwater will be treated and released. If approved by the Port of Centralia, the stormwater would be conveyed to the Centralia Station storm facilities. Would the City of Centralia support this option?

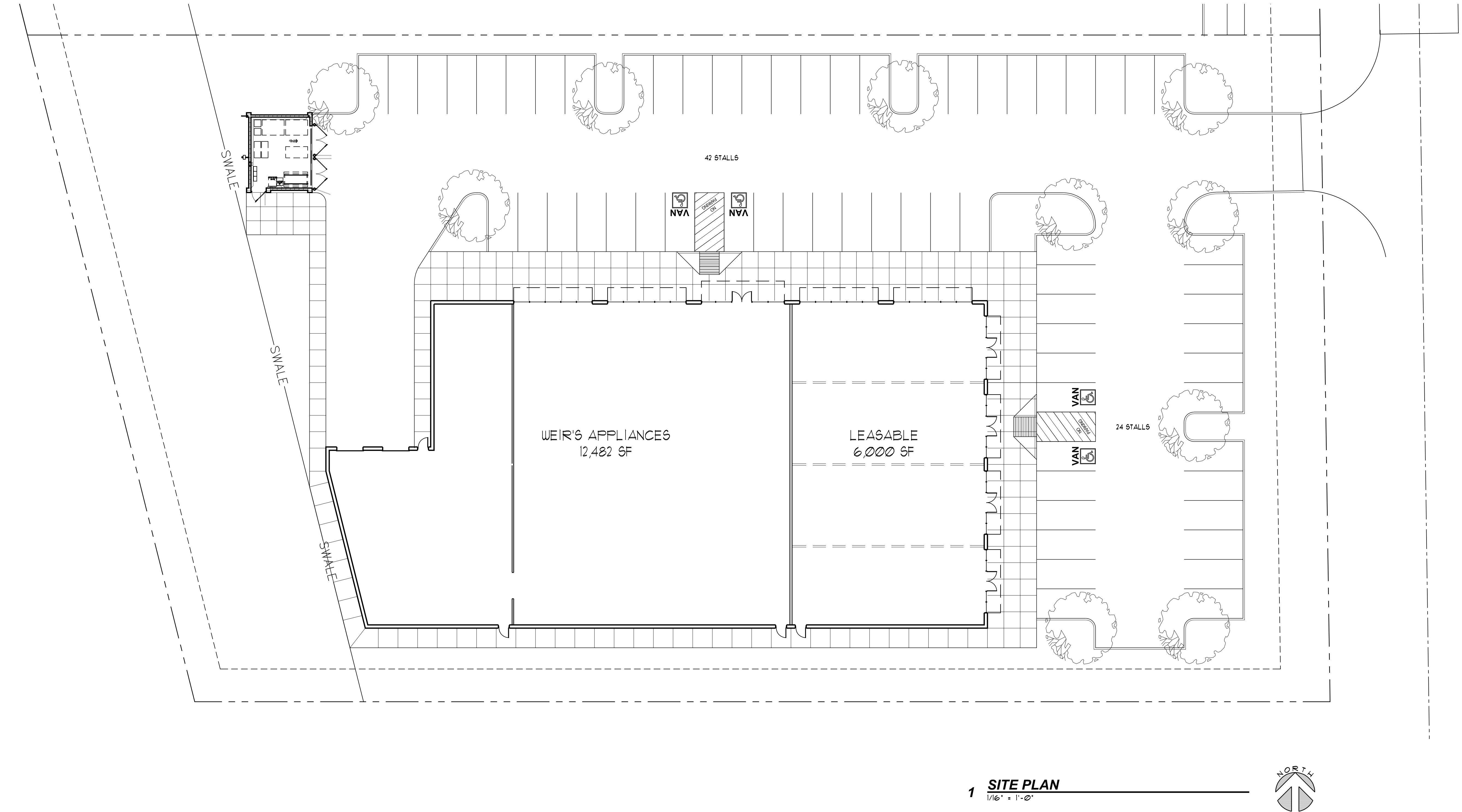
### Trees

- The development of this parcel will require the removal of all trees onsite.
  - Can you please confirm that a Forest Practice Permit is required?
  - Are there other requirements with the removal of the trees?

PRELIMINARY  
6-19-24

**SCHMIDT**  
ARCHITECTS, P.C.  
16101 SW 72ND AVENUE  
SUITE 135  
PORTLAND, OR 97224  
(503) 220-8517  
www.schmidtarchitectspc.com

**WEIR'S APPLIANCES**  
**CENTRALIA STATION**  
**CENTRALIA WASHINGTON**



PROJECT NO.  
2024-152

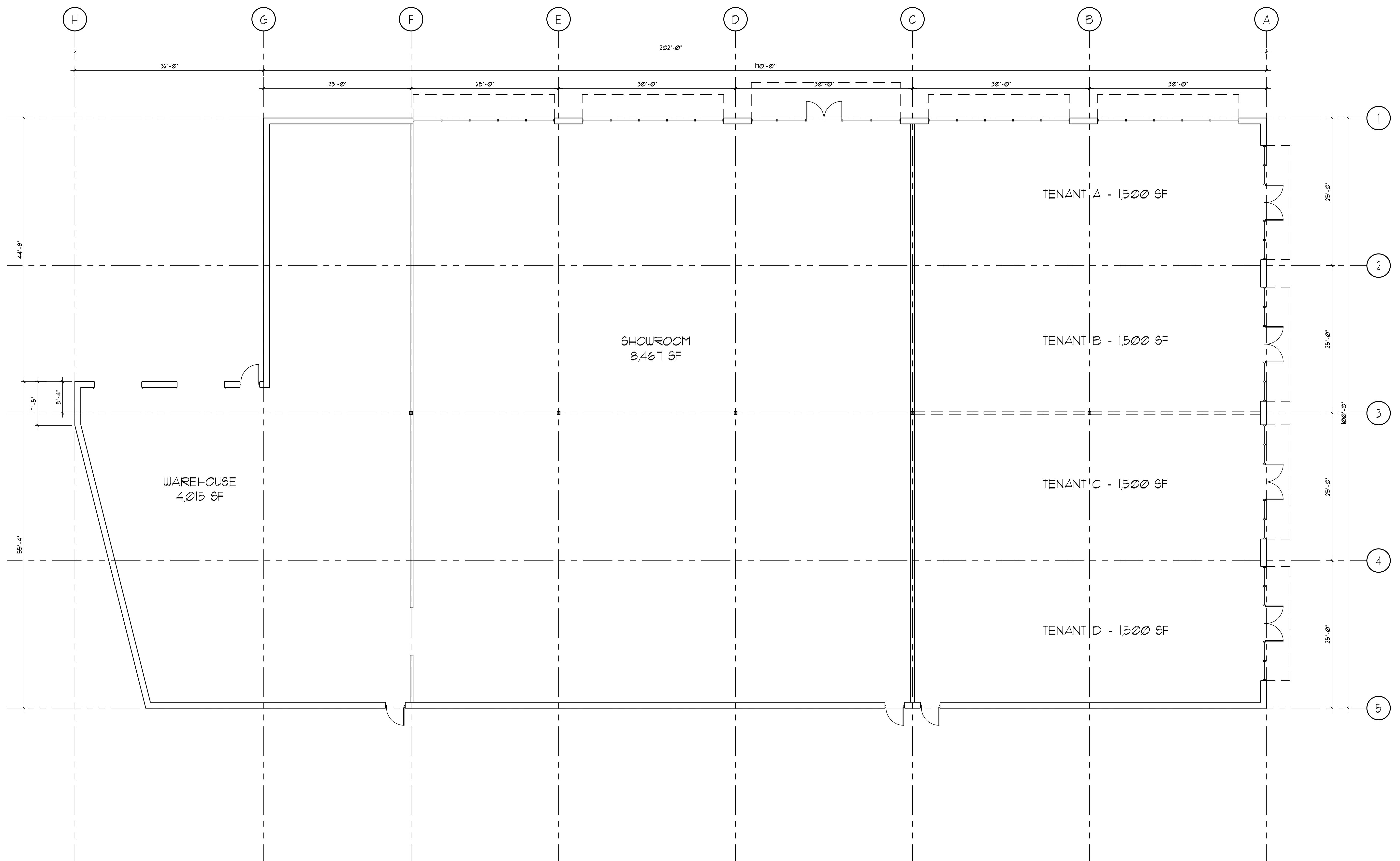
DATE:  
06-19-24  
DRAWN BY:  
TUG  
CHECKED BY:  
FMS

REVISIONS

2024-152 Weir Site 1 /  
Weir Site 1

**WS 1**

**WEIR'S APPLIANCES**  
**CENTRALIA STATION**  
**CENTRALIA WASHINGTON**



1 FLOOR PLAN  
1/8" = 1'-0"



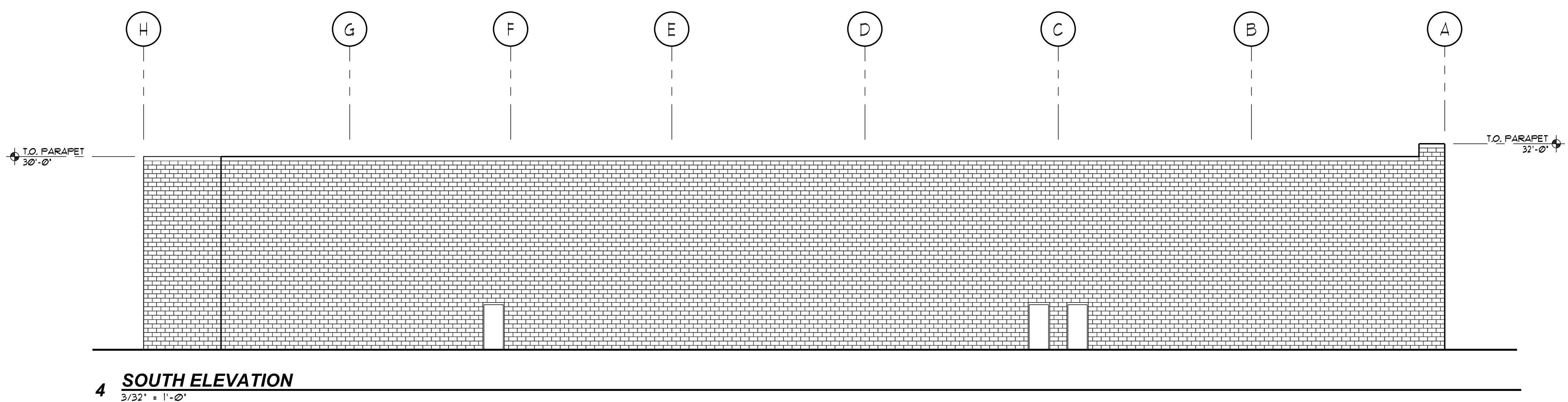
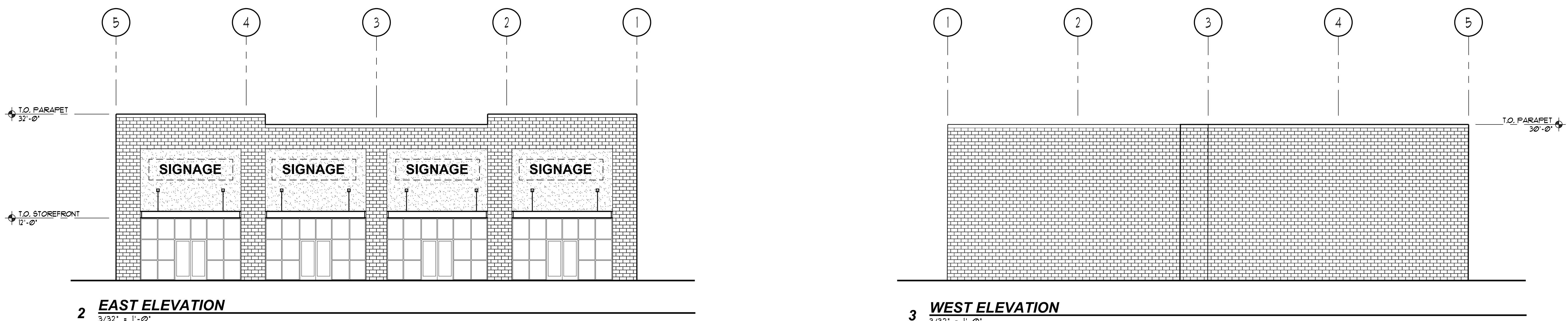
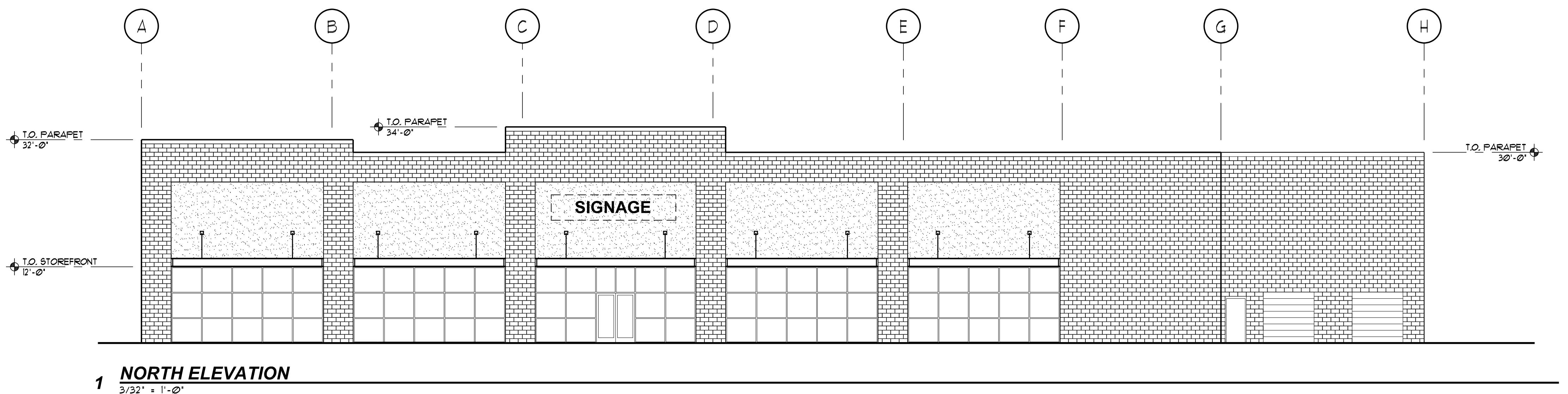
PROJECT NO.  
2024-152

DATE:  
06-19-24  
DRAWN BY:  
TUG  
CHECKED BY:  
FMS  
REVISIONS

2024-152 Weir Plan /  
Weir Plan

**WP 1**

**WEIR'S APPLIANCES**  
**CENTRALIA STATION**  
**CENTRALIA WASHINGTON**



PROJECT NO.  
2024-152

DATE:  
06-19-24  
DRAWN BY:  
TUG  
CHECKED BY:  
FMS  
REVISIONS

X2024-152 Ext Elevations /  
Weir Ext Elevs

**WE 1**

# 1119 S Yew Street Vicinity Map





## 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): 021140000000, 021058002000, 009647001000

Site Address: 1330 Eckerson RD, Centralia

Applicant/Agent: Sang Hou

Phone and Email: 206-948-7698 shoumklee@gmail.com

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

I want to build mini-storage facility and attached the more detail plan.

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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.

300ft x 20ft

drivng way

300ft x 30 ft

Dotted line :  
fencing on  
the property

# 1330 Eckerson Road Vicinity Map

