



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

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LEGAL DEPARTMENT
360-330-7675

City Attorney
Kyle Manley
kmanley@cityofcentralia.com

SITE PLAN REVIEW COMMITTEE
Meeting Agenda

Monday, November 4, 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 1-3)

10:00 AM – Pre-Application Conference

Project Name: Fair Street Short Plat
Applicant/Owner: Bob Balmelli, RB Engineering / Mike Brewer
Property Address: 0 Fair Street
Contact Phone: 360.740.8919 / 253.381.6096
Email: robertb@rbengineers.com / michaelbrewer@centurytel.net
Zone: LBD, Limited Business District
Parcel Information: 003417-048-131, 3.72 AC
Request: 5-Lot Short Plat

Permit Report

10/10/2024 - 10/30/2024

Permit #	Permit Date	Building/L and Use	Permit Type	CONSTRUCTION SITE ADDRESS	Description of work being done under this permit	Applicant Name
20240679	10/29/2024	Building Permit	Sign	Corner of Art Lehman Dr. & Ellsbury St.	Construction of new pylon sign.	Susan Dillingham
20240676	10/29/2024	Building Permit	Mechanical	222 W Pear St	Install ductless heat pump system	Chehalis Sheet Metal
20240675	10/28/2024	Building Permit	Demolition	511 S Iron St	Demo cinder block carport.	Salvador Garibay
20240674	10/28/2024	Building Permit	Mechanical	902 Alder St	Install new ductless heat pump	Tyler Bodtke
20240673	10/28/2024	Building Permit	Mechanical	501 W Main Street	Install roof top Mitsubishi Heat pump system	Chehalis Sheet Metal
20240672	10/24/2024	Building Permit	Mechanical	408 E Magnolia Street	Install new Trane heat pump system	Chehalis Sheet Metal
20240671	10/24/2024	Building Permit	Mechanical	314 Hemlock Street	Like for like gas furnace replacement.	Kasey Alford
20240670	10/23/2024	Building Permit	Single Family - Remodel	1336 Central Blvd	demo siding, insulate R-13, Sheet 1/2 OSB, .13' galv nails on 6" & 12", tyvek, side w/ 8 1/4 hardi lap	Michael Brown
20240668	10/22/2024	Building Permit	Manufactured Home (double wide) Placement	179 Halliday Rd	Placement of new 27'x66' mobile home	Kristi Tausch
20240667	10/22/2024	Building Permit	Mechanical	732 Hamilton Ave	Replacing gas wall heat for electric air handler and heat pump system	Elissa Carbajal

20240666	10/21/2024	Building Permit	Mechanical	624 F Street	Boiler replacement	Elissa Carbajal
20240665	10/21/2024	Building Permit	Mechanical	1001 Woodland Ave	Hookup of Exterior Gas line to exterior BBQ grill	Diana Simms
20240664	10/21/2024	Building Permit	Commercial - Remodel	401 1/2 N Tower Ave	Convert bedroom to open up Kitchen & Living Room	Joshua Wojahn
20240663	10/21/2024	Building Permit	Commercial - Remodel	0 Lum Road	Upgrade windows, Electrical, Sheetrock	Joseph Gillum
20240662	10/18/2024	Building Permit	Manufactured Home (double wide) Placement	298 Joppish Rd	Placement of a 28x48 manufactured home w/decks; 40x40 Garage/Shop	Rebecca Meister (NW Green Construction, Inc.)
20240660	10/18/2024	Building Permit	Accessory Building	816 S Tower Ave	Build a 23"x46" RV cover	Miguel Jimenez
20240659	10/17/2024	Building Permit	Plumbing	604 W Main St	Add sink to existing capped water line	Anthony Bledsoe
20240657	10/16/2024	Building Permit	Duplex - Remodel	1206 B Street	New CMU foundation, new siding, demo portion of carport, replace windows where shown, replace 2 doors with windows, update plumbing throughout.	Trevor Coxen
20240656	10/16/2024	Building Permit	Single Family - Remodel	920 S Pearl Street	Repair rot in 4' section of wall and install a new window	Sam and Birdenn Woody

20240654	10/16/2024	Building Permit	Special Inspection	202 E Van Buren Street	Request for inspection and signing of a Property Affidavit per RCW 61.24	Chelsea Blythe, Loan Depot
20240653	10/15/2024	Building Permit	Plumbing	103 Jalyn Street	Tub to Shower	Mary and William Prine
20240652	10/15/2024	Building Permit	Single Family - Remodel	604 S Rock Street	Replace landing and stairs	Keiran Faley
20240651	10/15/2024	Building Permit	Single Family - Remodel	2507 Sharon St.	Interior remodel to add bedroom.	WILLIAM ARAKA
20240650	10/14/2024	Building Permit	Demolition	401 N Tower Ave	remove partial walls & add laminate flooring	Mike Belden
20240649	10/14/2024	Building Permit	Mechanical	201 EB Browning Dr	Install Trane heat pump	Chehalis Sheet Metal
20240648	10/11/2024	Building Permit	Commercial - Remodel	111 W Main Street	Demo exterior wall surface & seal brick surface	Steve Percy
20240647	10/11/2024	Building Permit	Cell Tower - Renovations	213 E Maple Street	REMOVE (7) ANTENNA(S) AND (18) RRH(s). INSTALL (2) PIPE TO PIPE CLAMP(S), (14) MOUNT PIPE(S), (16) CROSSOVER PLATE KIT(S), (6) RRU BACK TO BACK BRACKET(S), (3) ANTENNA(S), AND (12) RRU(s).	Rene Gonzalez - Smartlink
20240646	10/11/2024	Building Permit	Single Family - Remodel	501 E Main Street	Replace 3-4x4 posts and remove siding to convert enclosed porch to open.	Chris Weaver



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): Pending approved BLA

Site Address: 0 Fair Street

Applicant/Agent: Mike Brewer / Robert Balmelli, RB Engineering

Phone: 360.740.8919

Email: robertb@rbengineers.com

Name/Type of Business (if applicable):

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

See attached project narrative.

- ☐ 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.



PLANNING DEPARTMENT

Centralia City Hall, 2nd Floor
118 W. Maple Street
PO Box 609
Centralia, WA 98531

Phone: 360.330.7662
Fax: 360.330.7673
Website: cityofcentralia.com

General Application

Date:			FOR OFFICAL USE ONLY
Address (Location):			PERMIT NUMBER(S):
Applicant's Name:			
Applicant's Address:			PROJECT: Approved Denied
City:	State:	Zip:	DATE ISSUED:
Phone:	Cell:	Email:	ATTACHED: <input type="checkbox"/> Plat maps <input type="checkbox"/> Supporting applications # _____ # _____ <input type="checkbox"/> Completed checklist(s) # _____ # _____ <input type="checkbox"/> Legal Description (in Word) <input type="checkbox"/> Receipt # _____
Property Owner(s):			
Property Owner's Address:			
City:	State:	Zip:	
Phone:	Cell:	Email:	
Engineer or Surveyor:			Parcel Number:
Engineer or Surveyor's Address:			Total Acreage:
City:	State:	Zip:	Present Use of Property:
Phone:	Cell:	Email:	Proposed Use of Property:
Nearest intersection to the property:			Present Zoning:
Please provide the following: <input type="checkbox"/> Application and checklist for specific work requested <input type="checkbox"/> Filing Fees _____ <input type="checkbox"/> Any additional information that you feel is relevant to the review of this application. Please provide any narratives on either a 3 1/2"x 5" floppy disc or CD, in MS Word.			
The undersigned hereby acknowledges familiarity with the rules and regulations of the City of Centralia and Centralia Municipal Code as it pertains to this application and will comply. He/she also gives consent to City staff and representatives to access the site as needed during review of this project and all associated permits.			
Applicant's Signature			Date



DESIGN → PERMIT → MANAGE

October 28, 2024

Hillary Hoke
118 W. Maple Street
Centralia, WA 98531
(360) 330-7684
hhoke@cityofcentralia.com

Re: Narrative for Fair Street Short Plat Pre-Application
RBE NO. 19048

Dear Hillary:

Below you will find a detailed narrative for the above-mentioned project. Please contact me if additional information is needed prior to a Pre-Application Conference.

General Description:

Proposed is a 5-lot short plat of Lot 12 of the Fair Street BLA currently submitted for final BLA approval. The owner is proposing four new residential lots along Fair Street. Lot 5 may not be buildable and could possibly become an open space tract.

Water Service:

An existing water main is located on the north side of Fair Street at the northwest corner of the project site and will be extended to the East as part of the Kresky Landing Project. This new line will cross the frontage of the proposed short plat and provide potable water and fire flow.

Sewer Service:

Gravity sewer is not available for this site due to the shallow sewer main in Kresky Ave. We are proposing a grinder pump system that will discharge into the sewer manhole within the Kresky Landing project. The project would provide a 2" SSFM for connection to that manhole per City standards.

Floodplain:

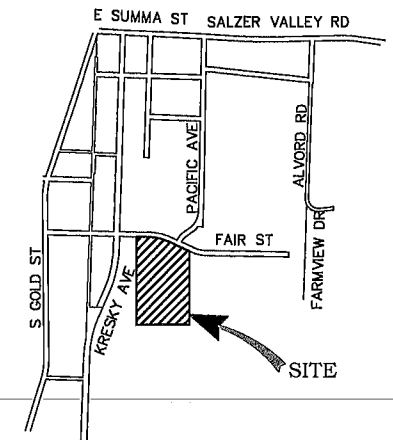
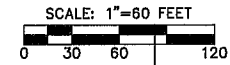
The property is within the current 100-year flood elevation of 179.41, NAVD 88 Datum. Based on review, lots 1 through 4 are outside the current floodway. We would like to verify this at the Pre-Application meeting along with discussion on floodplain development standards that will be necessary to build on Lots 1 through 4.

Sincerely,

Robert Balmelli PE
Principal Engineer

cc: Mike Brewer w/electronic copies
Enclosure: Preliminary Short Plat Map

**SECTION 17, TOWNSHIP 14 NORTH, RANGE 02 WEST, W.M.
LEWIS COUNTY, WASHINGTON**

[illegible]

APPLICANT:	MIKE BREWER P.O. BOX 89 FOX ISLAND, WA 98333
PARCEL NOS:	PENDING
SITE ADDRESS:	'O' FAIR STREET CENTRALIA, WA 98531
ZONING:	LBD - LIMITED BUSINESS DISTRICT
SITE AREA:	20.4 ACRES
SOILS:	MELBOURNE LOAM, BUCKPEAK SILT LOAM, REED SILTY CLAY LOAM INDIVIDUAL SEPTICS
SANITARY SEWER:	CITY OF CENTRALIA
WATER:	CITY OF CENTRALIA
FIRE DISTRICT:	RIVERSIDE FIRE DISTRICT

LEGAL DESCRIPTION

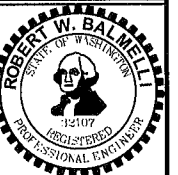
A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, ALSO PORTIONS OF SOUTHWEST QUARTER OF SECTION 16, ALL IN TOWNSHIP 14 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, LEWIS COUNTY, WASHINGTON, AND PORTION OF GALVIN'S SECOND ADDITION OF FIVE ACRE TRACTS, AS RECORDED IN VOLUME 3 OF PLAT, AT PAGES 44 AND 45, RECORDS OF LEWIS COUNTY, WASHINGTON

VERTICAL DATUM

NAVD 88 (CONVERSION TO NGVD 29 = -3.41 FEET)

BASIS OF BEARING.

BEARINGS ARE GRIC NORTH WASHINGTON STATE PLANE--
SOUTH ZONE; EAST LINE OF SE 1/4 SEC. 17 BEARS S
01°44'45" W 2632.62 (GROUND DIST)



RB Engineering
DESIGN → PERMIT → MANAGE

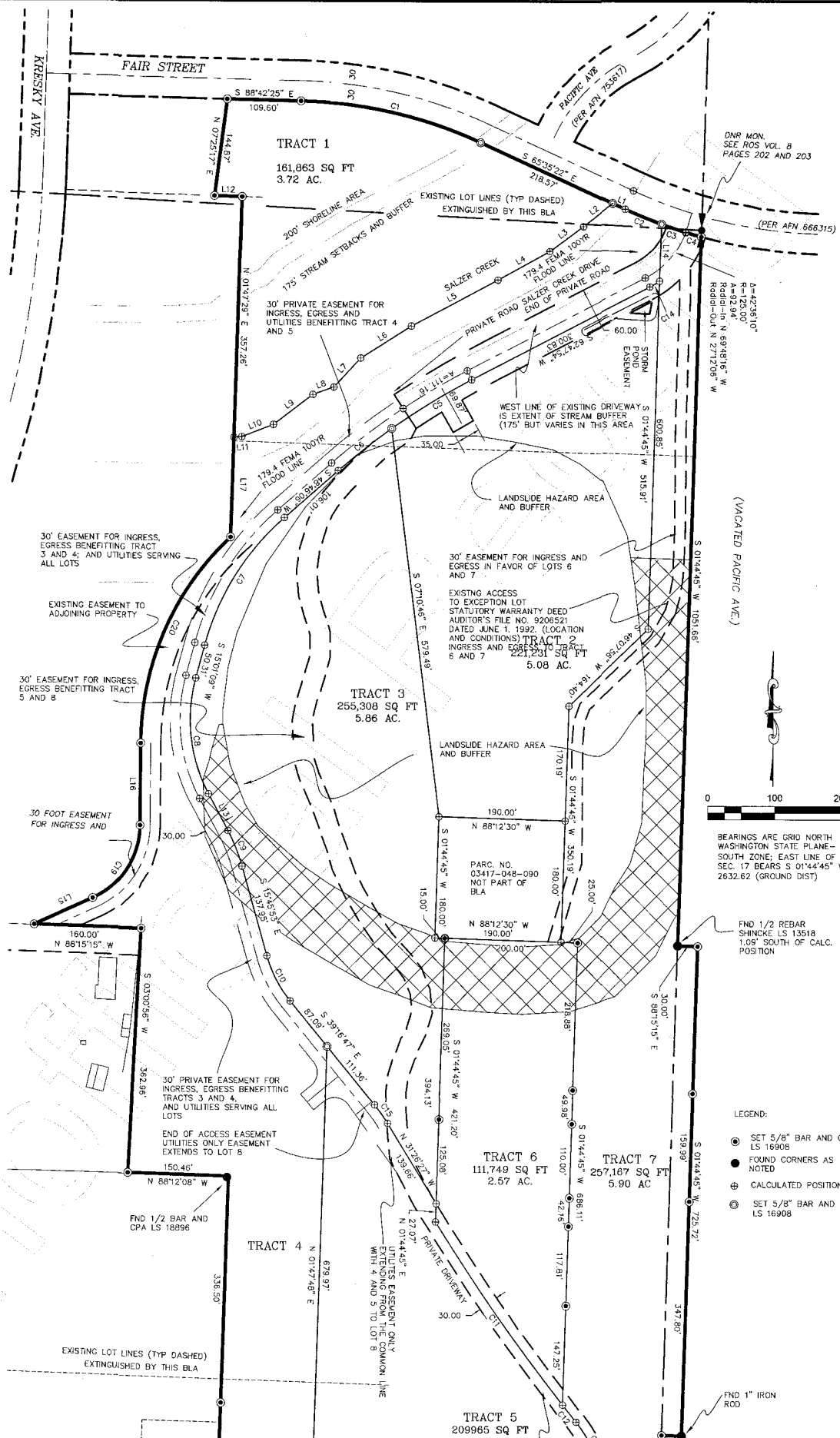
811 Know what's below.
Call 811 before you dig.

OB NUMBER
19048

DRAWING NAME
9048_PSP

P0.1
1 OF 1

TPN: 003417048090
NOT PART OF
PROJECT

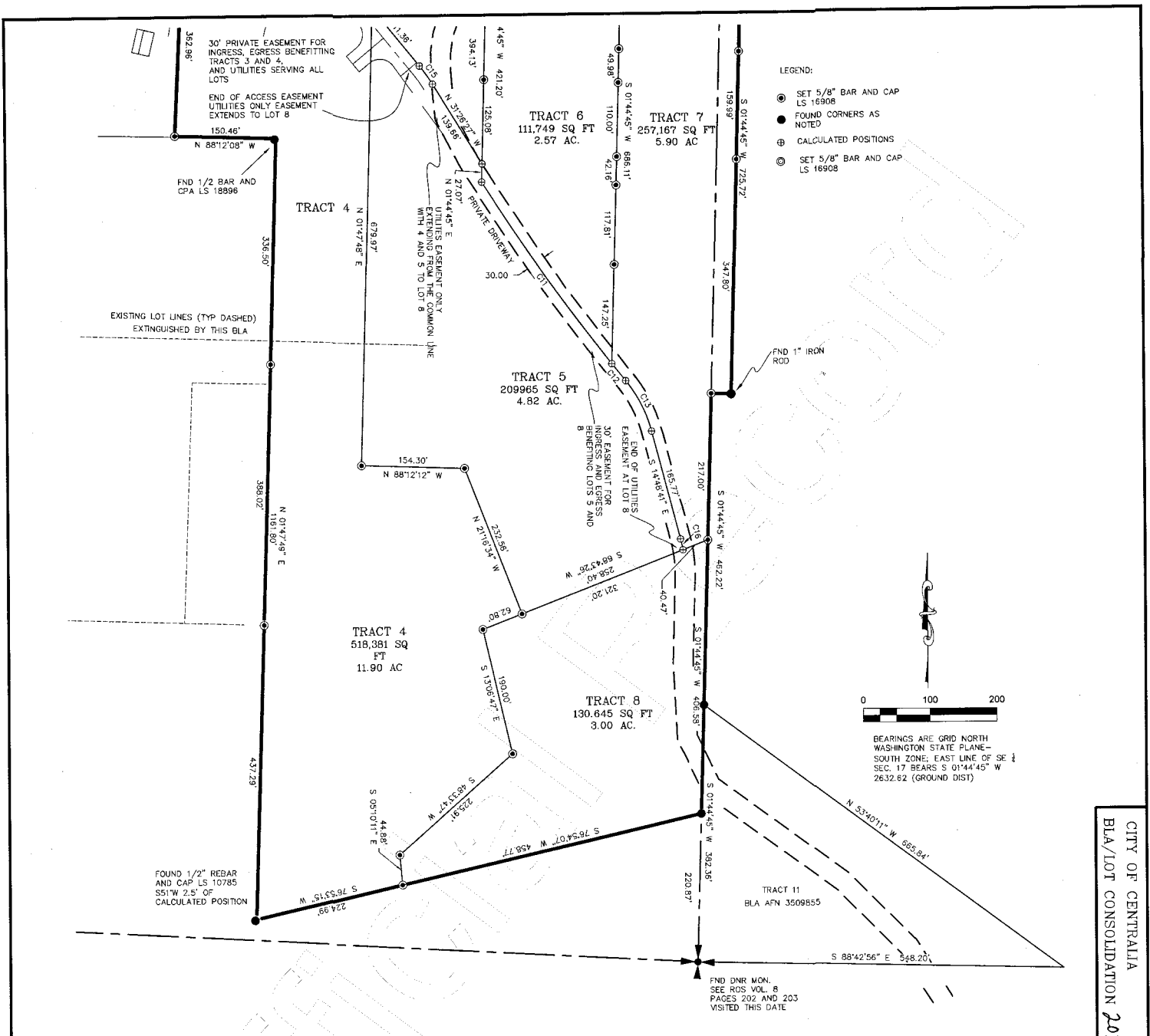


2020 0668

**FORESIGHT
SURVEYING, INC.**
PROFESSIONAL LAND SURVEYORS



3540427



BEARINGS ARE GRID NORTH
WASHINGTON STATE PLANE -
SOUTH ZONE, EAST LINE OF 82° 17'
SEC. 17 BEARS S 01°44'45\"/>

DECLARATION OF BOUNDARY LINE ADJUSTMENT

KNOW ALL MEN BY THESE PRESENTS, OWNERS OF THE LAND DESCRIBED BY THIS BLA, HAVE HEREBY DECLARED THAT THE ADJUSTMENT OF THE BOUNDARY LINE OF THE HEREIN DESCRIBED ADJUSTMENT OF LAND KNOWN AS BOUNDARY LINE ADJUSTMENT NO. 09-00XX

1) WE, THE UNDERSIGNED HEREBY DEFEND, INDEMNIFY, AND HOLD HARMLESS LEWIS COUNTY, ITS OFFICERS, AGENTS, AND EMPLOYEES FROM ANY AND ALL COSTS OR DAMAGES, INCLUDING BUT NOT LIMITED TO, ATTORNEY'S FEES INCURRED AS A RESULT OF THIS SQUARE, INCLUDING BUT NOT LIMITED TO LITIGATION, VOLUNTARY QUIET TITLE, BOUNDARY LINE ADJUSTMENT, LOSS OF OR ALL OR PORTION OF REAL PROPERTY AND SLANDER OF TITLE.

2) WE, THE UNDERSIGNED, HEREBY ACKNOWLEDGE THAT THE BOUNDARY LINE ADJUSTMENT HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

3) THE ATTACHED BOUNDARY LINE ADJUSTMENT MAP AND LEGAL DESCRIPTION OF PARCELS ARE MADE PART OF THIS DECLARATION.

GRANTOR / GRANTEE
DATE 12-30-20

STATE OF WASHINGTON)
COUNTY OF LEWIS) SS

ON THIS DAY PERSONALLY APPEARED BEFORE ME, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30 DAY OF December, 2020.

NOT PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: Centralia, WA



FORESIGHT SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

1583 N. NATIONAL AVE.
CHEWALUS, WA 98532

PH: (360) 748-0873
FH: (360) 748-4003

Robert L. Hinder
Notary Public
State of Washington
My Commission Expires
June 1, 2024

12/30/2020