



**Site Plan Review Committee**  
**Michael Thomas, City Manager**

**COMMUNITY DEVELOPMENT  
DEPARTMENT**  
**360-330-7662**

Emil Pierson, CD Director  
[epierson@cityofcentralia.com](mailto:epierson@cityofcentralia.com)

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**360-330-7512**

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Patty Page, City Engineer  
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**CENTRALIA CITY LIGHT**  
**360-330-7512**  
ML Norton, CCL General Manager  
[mlnorton@cityofcentralia.com](mailto:mlnorton@cityofcentralia.com)

**POLICE DEPARTMENT**  
**360-330-7680**  
Andy Caldwell, Interim Chief  
[acaldwell@cityofcentralia.com](mailto:acaldwell@cityofcentralia.com)

**RIVERSIDE FIRE AUTHORITY**  
**360-736-3975**  
Kevin Anderson, Chief  
[kanderson@riversidefire.net](mailto:kanderson@riversidefire.net)

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

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

*Monday, January 27, 2025*

*Join Zoom meeting:*

<https://us02web.zoom.us/j/89118869218?pwd=11a9b4quXhUyVEqEEoUwe9dV7gehqr.1>

*Join by mobile: #1-253-215-8782*

*Meeting ID: 891 1886 9218 Passcode: 926458*

**All applicants should join the meeting at 10 AM as time frames are estimations only and subject to change. The public is invited to participate.**

**9:00 AM STAFF REVIEW TIME**

1. Weekly Permit List (pg. 1)
2. Salishan Subdivision (pgs. 2-9)

**10:00 AM – Site Plan Review (pgs. 10-12)**

**Project Name:** **Rich Masters / Providence Heights**

Applicant/Owner: Brandon Johnson / Todd Hansen  
Property Address: Barbara Lane/Everett Lane/Cooks Hill Rd  
Contact Phone: Brandon, 360.269.6346  
Email: [brandon.johnson@jsa-civil.com](mailto:brandon.johnson@jsa-civil.com)  
Zone: R:4, Low Density Residential  
Comp. Plan: LDR, Low Density Residential  
Parcel Information: 022120-002-000, 15.8 AC  
Request: Final approval of a 22-lot subdivision.

**10:30 AM – Pre-Application Conference (pgs. 13-15)**

**Project Name:** **Pacific Northwest Early Learning Center**

Applicant/Owner: Fuller Designs / Bailey Williams  
Property Address: 1202 - 1212 N Pearl Street  
Contact Phone: 360.669.0063  
Email: [pnwearlylearningcenter@gmail.com](mailto:pnwearlylearningcenter@gmail.com)  
Zone: LBD, Limited Business District  
Comp. Plan: LBD, Limited Business District  
Parcel Information: Four parcels, 0.93 AC  
Request: Demolish four structures and a playground, construct new childcare building, expand and/or resurface parking lots.

# Permit Report

01/09/2025 - 01/22/2025

Permit #	Permit Date	Building/ Land Use	Permit Type	CONSTRUCTION SITE ADDRESS	Description of work being done under this permit	Applicant Name
20250034	1/22/2025	Building Permit	Single Family Residence - New	1496 Salzer Creek Drive	Construct new single family residence with attached garage	Amber Cronister
20250032	1/21/2025	Building Permit	Single Family - Remodel	512 W Pear St	Replace 4 rafters on lean-to in front of garage	Andrew Bailey
20250030	1/17/2025	Building Permit	Foundation Only	927 H St	Voluntary foundation repair, no change in footprint	Ashley Haney
20250029	1/17/2025	Building Permit	Mechanical	724 Hamilton Ave	Retro ductless 1 head	CSM Heating & Cooling
20250027	1/17/2025	Building Permit	Single Family - Remodel	715 Park Way	#1-bathroom install shower. #2-bathroom remodel everything	Terry Billman for St. Mary's Parish
20250025	1/16/2025	Building Permit	Mechanical	3200 Galvin Rd	replacing gas furnace like and kind	Elissa Carbajal
20250024	1/16/2025	Building Permit	Commercial - Remodel	712 HARRISON AVE	Build new trellis feature above entrance of building	Mike Baily
20250023	1/15/2025	Building Permit	Commercial - Remodel	201 S Pearl Street	Install hair wash station, washer and standard sink for beauty salon.	Lee Ingrim
20250022	1/14/2025	Building Permit	Commercial - Addition	600 Centralia College Blvd.	Installing 2 sets of bleachers and 1 press box at Bob Peters Field	Jacob Dunnington
20250021	1/14/2025	Building Permit	Mechanical	1520 Lum Road	Install Trane heat pump system	Chehalis Sheet Metal
20250020	1/13/2025	Building Permit	Accessory Building	1212 B St	Add a cover over existing concrete patio	Romulo Yanez
20250017	1/9/2025	Building Permit	Demolition	1110 S Gold St	Remove interior non bearing walls	Craig Johnson





## SITE INFORMATION

SITE ADDRESS 3802 RUSSELL ROAD  
CENTRALIA, WA 98531

PARCEL I.D. 021910002000

ZONING R4 (4 UNITS/ACRE BASE ZONING, 40 TOTAL)

R4 LOT SIZE 10,890 SF MIN

LOT FRONTAGE 40' MIN OR 20' FLAGSTEM

RUSSELL RD DEDICATED ROW 4,320 SF 0.099 AC

PUBLIC ROW 66,639 SF 1.530 AC

TRACT A - COMMON AREA 58,851 SF 1.351 AC

TOTAL LOT AREA 302,178 SF 6.937 AC

TOTAL NUMBER OF SFR LOTS 26

AVERAGE LOT AREA 11,622 SF 0.267 AC

TOTAL SITE AREA 427,668 SF 9.818 AC

### SETBACKS FOR 20.61.040.B

FRONT 20' MIN TO GARAGE, 15' MIN TO FRONT DOOR

REAR 25' MIN

SIDE 5' MIN TYP

ROW SETBACK 20' MIN

HEIGHT 35' MAX

- A. LOT COVERAGE - THE TYPICAL BUILDING ENVELOPE LIMIT IS SHOWN MAX EXTENT. FINAL HOME PERMIT LOT BUILDING COVERAGE TO BE UP TO 50%. THE MAX BUILDING ENVELOPE AREA EXTENTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
- B. PUBLIC LOCAL ACCESS STREET - FOR RUSSELL ROAD AND SALISHAN AVE, 60' ROW, 36' STREET PER STANDARD PLAN 4-09. AT END OF PUBLIC STREET IS A PUBLIC TURNAROUND. NO PARKING ON TURNAROUND.
- C. FOR FIRE ACCESS. LOTS WILL ACCESS FROM THE PUBLIC ROW.
- D. \*\* "NO PARKING ANYTIME" SIGNS ON PUBLIC TURNAROUND.
- E. THE PROJECT MAY BE CONSTRUCTED IN ONE CONCURRENT SINGLE PROJECT WITH ALL LOTS OR IN 2 PHASES. PHASE 1 FIRST AND INCLUDES LOTS 1-11 AND PUBLIC ROW. PHASE 2 (AFTER PHASE 1) INCLUDES LOTS 12-26.
- F. TRACT A TO BE MAINTAINED BY HOA OR CITY IF DEDICATED TO THE CITY.

# SALISHAN SUBDIVISION

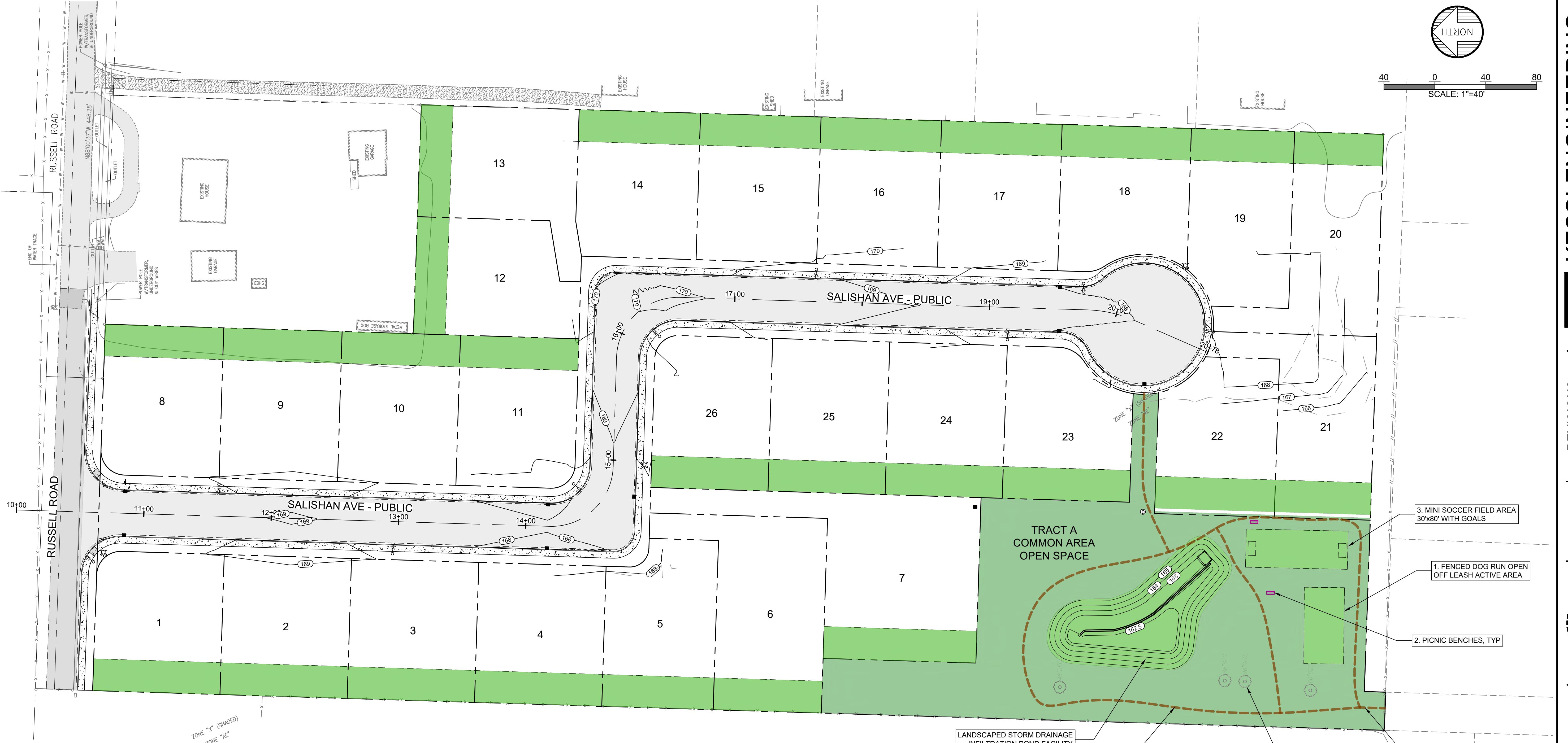
## SITE

**TRACT A COMMON AREA OPEN SPACE  
(VOLUNTARY OPTIONAL BY BUILDER) FEATURES AND AMENITIES**

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## SITE PLAN NOTES

<b>APPROVED FOR CONSTRUCTION</b>	
<hr/> <b>CITY ENGINEER</b>	<b>DATE</b>
<b>APPROVAL EXPIRES 1 YEAR FROM ABOVE DATE</b>	



TRACT A COMMON AREA OPEN SPACE (VOLUNTARY OPTIONAL BY BUILDER) FEATURES AND AMENITIES	
1. (OPTIONAL) PUBLIC FAMILY FRIENDLY AMENITY - DEDICATED FENCED DOG RUN OPEN OFF LEASH ACTIVE AREA ENCLOSED WITH FENCE. FENCED DIMENSIONS (30'x60'). PROVIDE DOGGY PLAY OBSTACLES. DOGGY WASTE DISPOSAL STATION WITH BAGS. 2. (OPTIONAL) FAMILY FRIENDLY AMENITY - ALL WEATHER SEATING PICNIC TABLES. 3. (OPTIONAL) FAMILY FRIENDLY AMENITY - MINI SOCCER FIELD WITH TWO GOALS. 4. (OPTIONAL) PUBLIC FAMILY FRIENDLY AMENITY - INSTALL 4' WIDE WALKING TRAIL PATH TO SW TRACT EDGE AVAILABLE FOR FUTURE PATH EXTENSION TOWARD RIVER. 5. LANDSCAPING OF ON-SITE STORM DRAINAGE INFILTRATION POND FACILITY TO BE LANDSCAPED EITHER GRASS OR DRY ORNAMENTAL ROCKERY STREAM BED FEATURE GROUNDCOVER WITH NATIVE DROUGHT RESISTANT TREES. 6. TRACT A TO BE MAINTAINED BY HOA OR CITY IF DEDICATED TO CITY.	

#### STREET TREES NOTES PRIOR TO HOUSE OCCUPANCY BY BUILDER

1. PLANT STREET TREES WITH THE HOUSE AT THE TIME OF HOUSE BUILDING PERMIT PER CITY STANDARDS IN PLANTER STRIP PLANT AT AVERAGE 30 FOOT ON CENTER SPACING. USE CLERODENDRUM TRICHOTOM, RUBUS CALYCINOIDES, OR ACER BURGERANUM (TRIDENT MAPLE) OR EQUIVALENT.
2. DROUGHT RESISTANT TREE IN PLANTER STRIP AND PROVIDE POLY PROPPYLENE WEED BARRIER UNDER ALL DECORATIVE ROCK AND TREE ROOT BARRIER, AT 0.08" OR 2MM THICK, ABUTTING SIDEWALK EDGES AND CURB NEAR TREE.
3. BEHIND CURB OR IN PLANTER STRIP BETWEEN CURB AND SIDEWALK, INSTALL DECORATIVE ROUND ROCK WITH WEED MATTING, OR PLANT NATIVE & DROUGHT RESISTANT 1 TO 5 GALLON SHRUBS, GROUNDCOVER, TURF, AND/OR LAWN AT THE DISCRETION OF THE DEVELOPER, IN PLANTER STRIP.
4. STREET TREES - NEW STREET TREES WILL BE PLANTED ALONG STREET FRONTOUR. ALL TREES WILL BE DROUGHT RESISTANT AND PLANTED AFTER THE CONSTRUCTION IS COMPLETED AT THE TIME OF HOME OCCUPANCY BY THE HOME BUILDER.

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TOTAL NUMBER OF SFR LOTS	11,622 SF 427,668 SF 0.267 AC 9.818 AC
AVERAGE LOT AREA	
TOTAL SITE AREA	
SETBACKS FOR 20.61.040.B	
FRONT	20' MIN TO GARAGE, 15' MIN TO FRONT DOOR
REAR	25' MIN
SIDE	5' MIN TYP
ROW SETBACK	20' MIN
HEIGHT	35' MAX
A.	LOT COVERAGE - THE TYPICAL BUILDING ENVELOPE LIMIT IS SHOWN MAX EXTENT. FINAL HOME PERMIT LOT BUILDING COVERAGE TO BE UP TO 50%. THE MAX BUILDING ENVELOPE AREA EXTENTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
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F.	TRACT A TO BE MAINTAINED BY HOA OR CITY IF DEDICATED TO THE CITY.

STREET LIGHT PLAN LEGEND	
SYMBOL	NAME

SYMBOL	NAME
●	STREET LIGHT PER CPU STANDARDS WITH TYP. PHOTOMETRIC ILLUMINATION

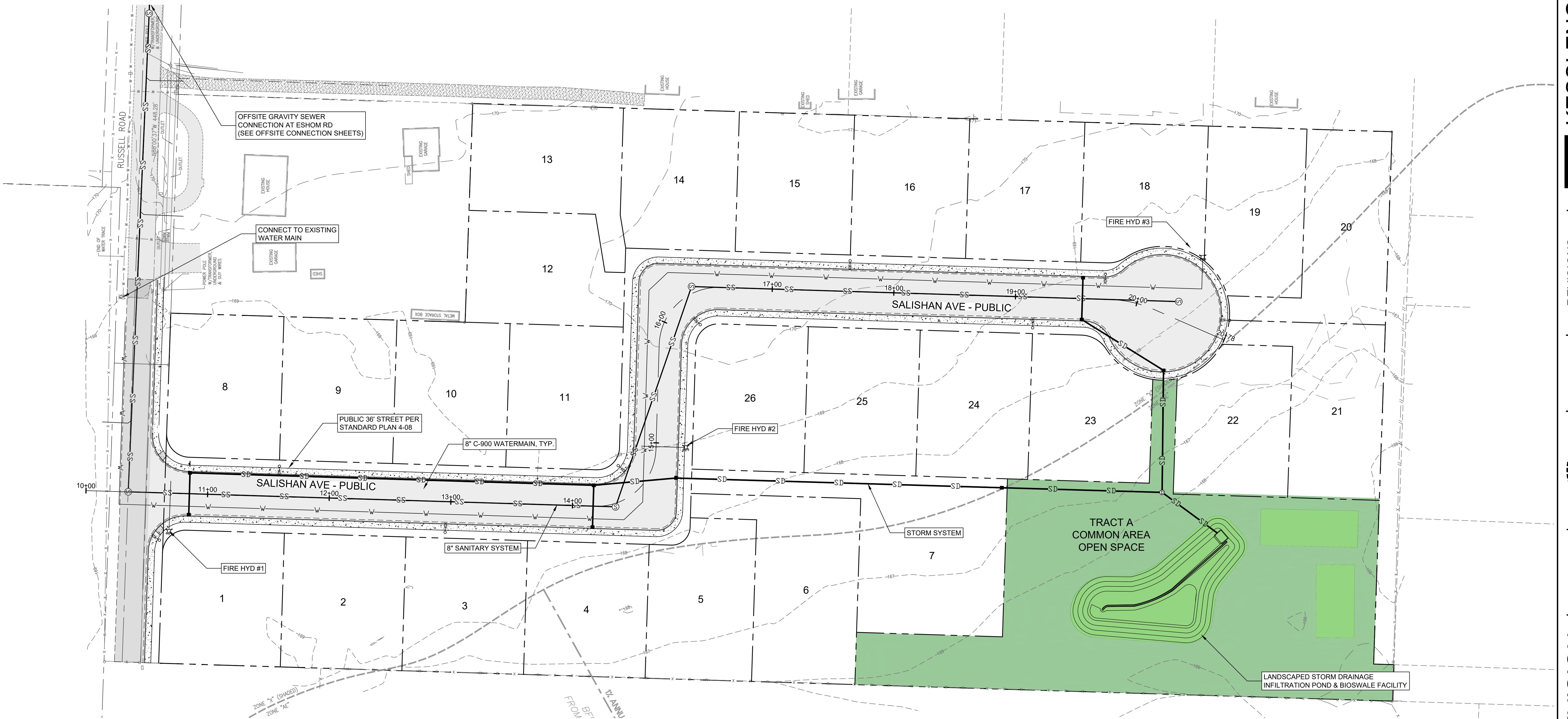
ONSITE SHRUB & GROUND COVER LEGEND	
SYMBOL	BOTANICAL/COMMON NAME

SYMBOL	BOTANICAL/COMMON NAME
■	*TURF/LAWN OR LANDSCAPING GROUNDCOVER - PERENNIAL RYEGRASS BLEND TO BE INSTALLED AS GROUNDCOVER. HAND SEED OR HYDROSEED
■	LANDSCAPING - FRONT, REAR & SIDE YARD - WITH HOUSE CONSTRUCTION

\* LAWN/GRASS/TURF/SYNTHETIC TURF OR DECORATIVE LANDSCAPE RIVER GRAVEL MAY BE PLANTED INSTEAD OF GROUNDCOVER

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





## APPROVED FOR CONSTRUCTION

## SAFETY ENGINEER

DATE

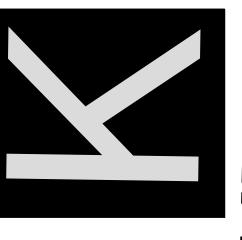
PROVAL EXPIRES 1 YEAR FROM ABOVE DATE

# SALISHAN SUBDIVISION

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## PRELIMINARY UTILITY PLAN

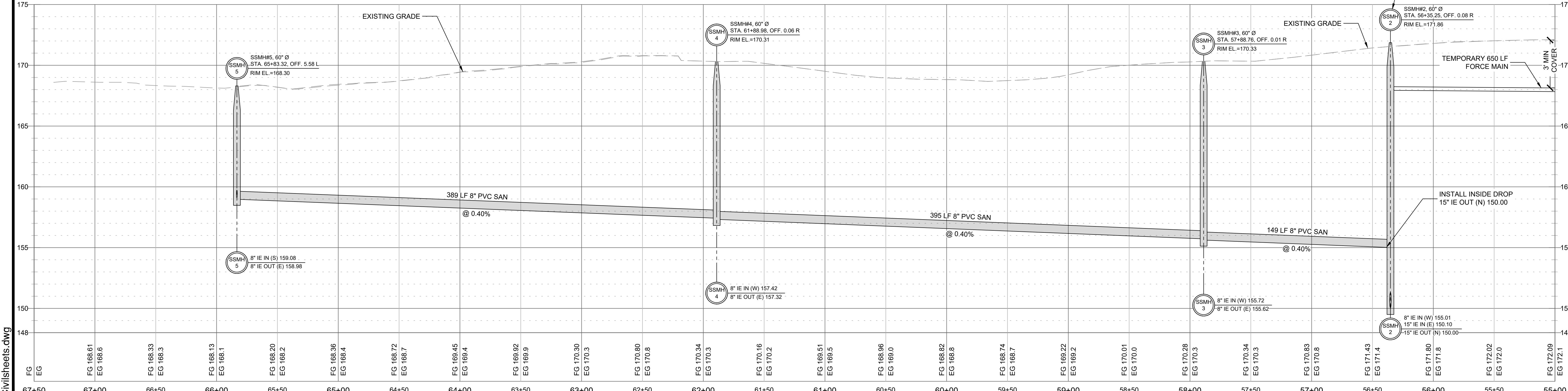
## REVISIONS



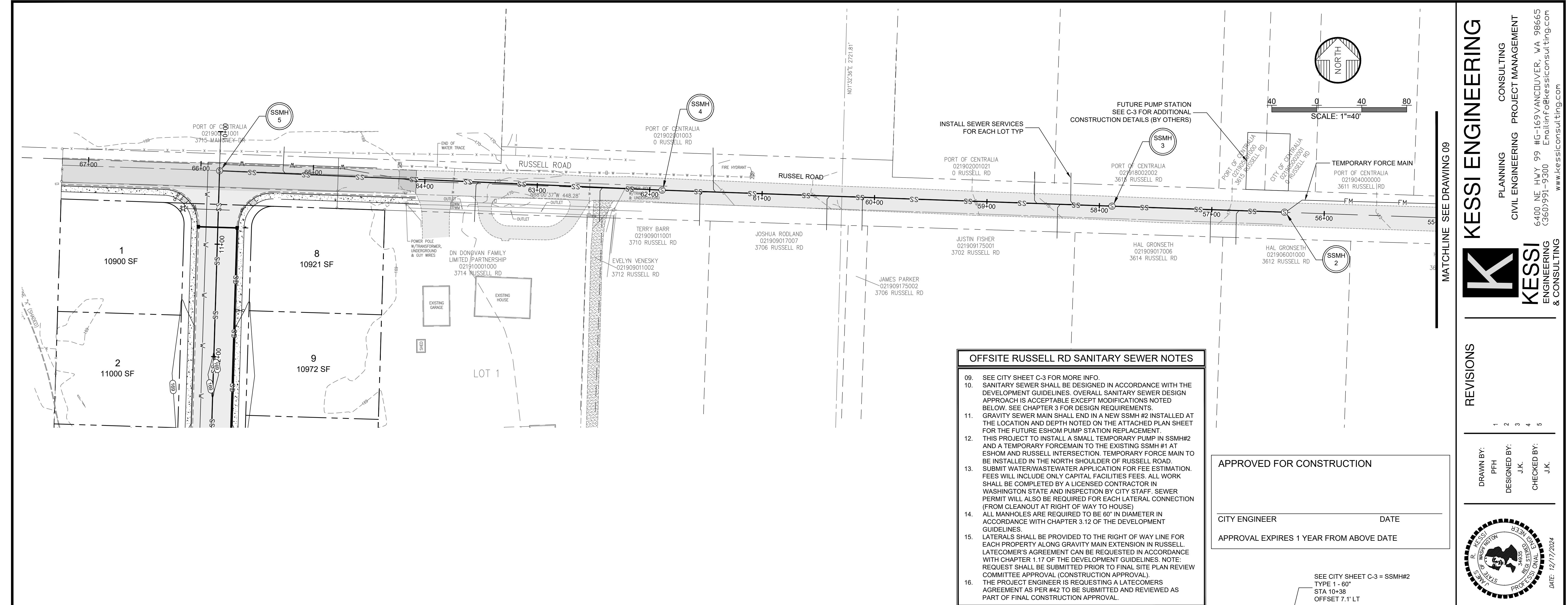
**K**ESSI ENGINEERING  
CONSULTING  
CIVIL ENGINEERING PROJECT MANAGEMENT  
PLANNING  
6400 NE HWY 99 #G-169 VANCOUVER, WA 98664  
(360)991-9300 Email: info@kessiconsulting.com  
[www.kessiconsulting.com](http://www.kessiconsulting.com)

# ALISHAN SUBDIVISION RELIMINARY UTILITY PLAN





RUSSEL ROAD

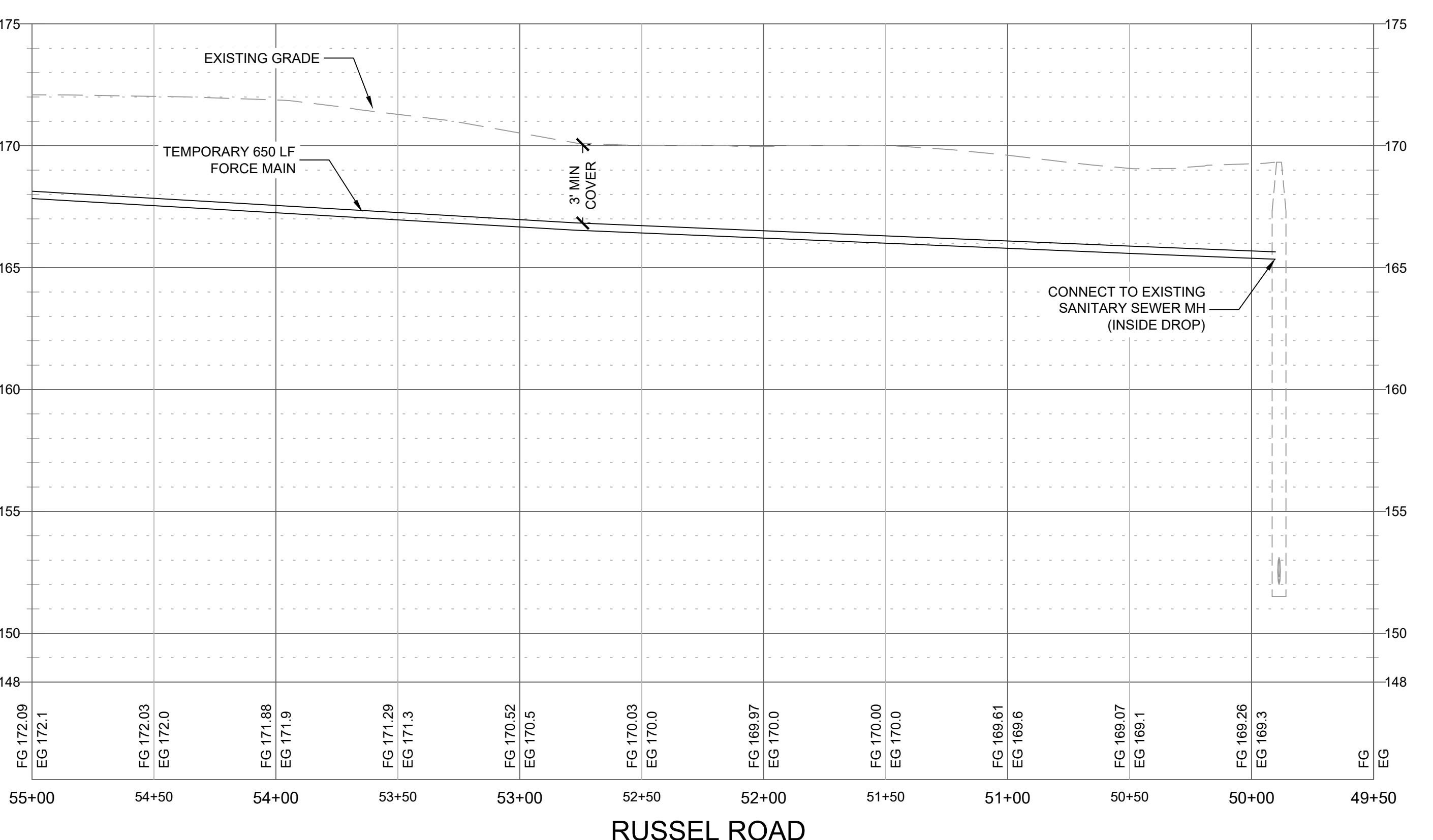


## 08 OFFSAN

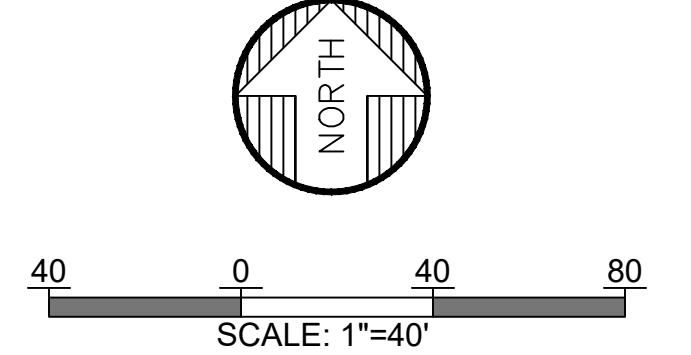
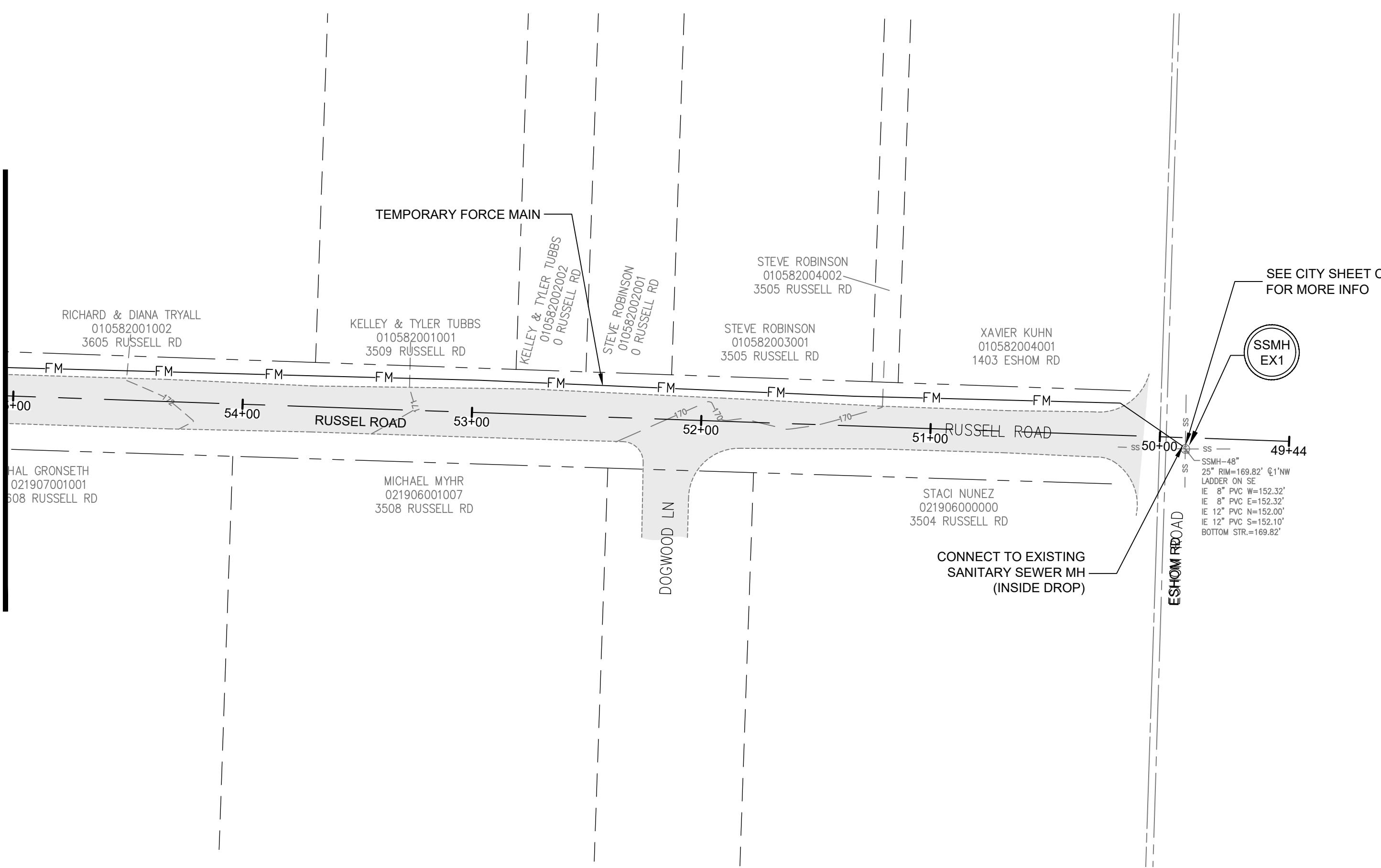
### SALISHAN SUBDIVISION

### OFFSITE SANITARY PLAN AND PROFILE

KESSI ENGINEERING			
PLANNING	CONSULTING	PROJECT MANAGEMENT	CIVIL ENGINEERING
6400 NE HWY 99 #G-169 VANCOUVER, WA 98665 (360)991-9300	Email: info@kesiconsulting.com	www.kesiconsulting.com	



MATCHLINE SEE DRAWING 08



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

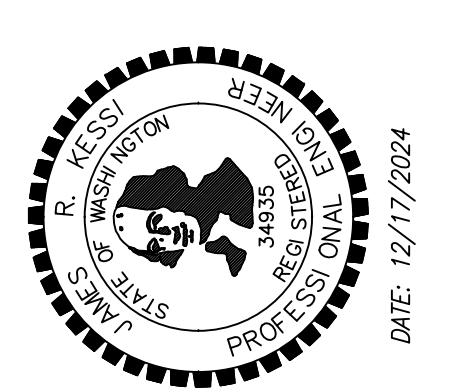
**09 OFFSAN**

**SALISHAN SUBDIVISION**

**OFFSITE SANITARY PLAN AND PROFILE**

REVISIONS

DRAWN BY: PFH	1
DESIGNED BY: J.K.	2
CHECKED BY: J.K.	3



**KESSI**  
ENGINEERING & CONSULTING

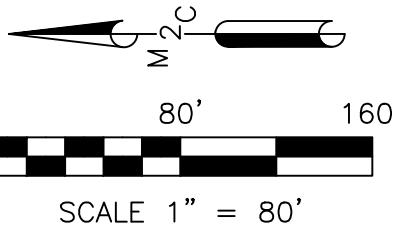
PLANNING CIVIL ENGINEERING PROJECT MANAGEMENT

6400 NE HWY 99 #G-169 VANCUVER, WA 98665  
(360)991-9300 Email: info@kessiconsulting.com  
www.kessiconsulting.com



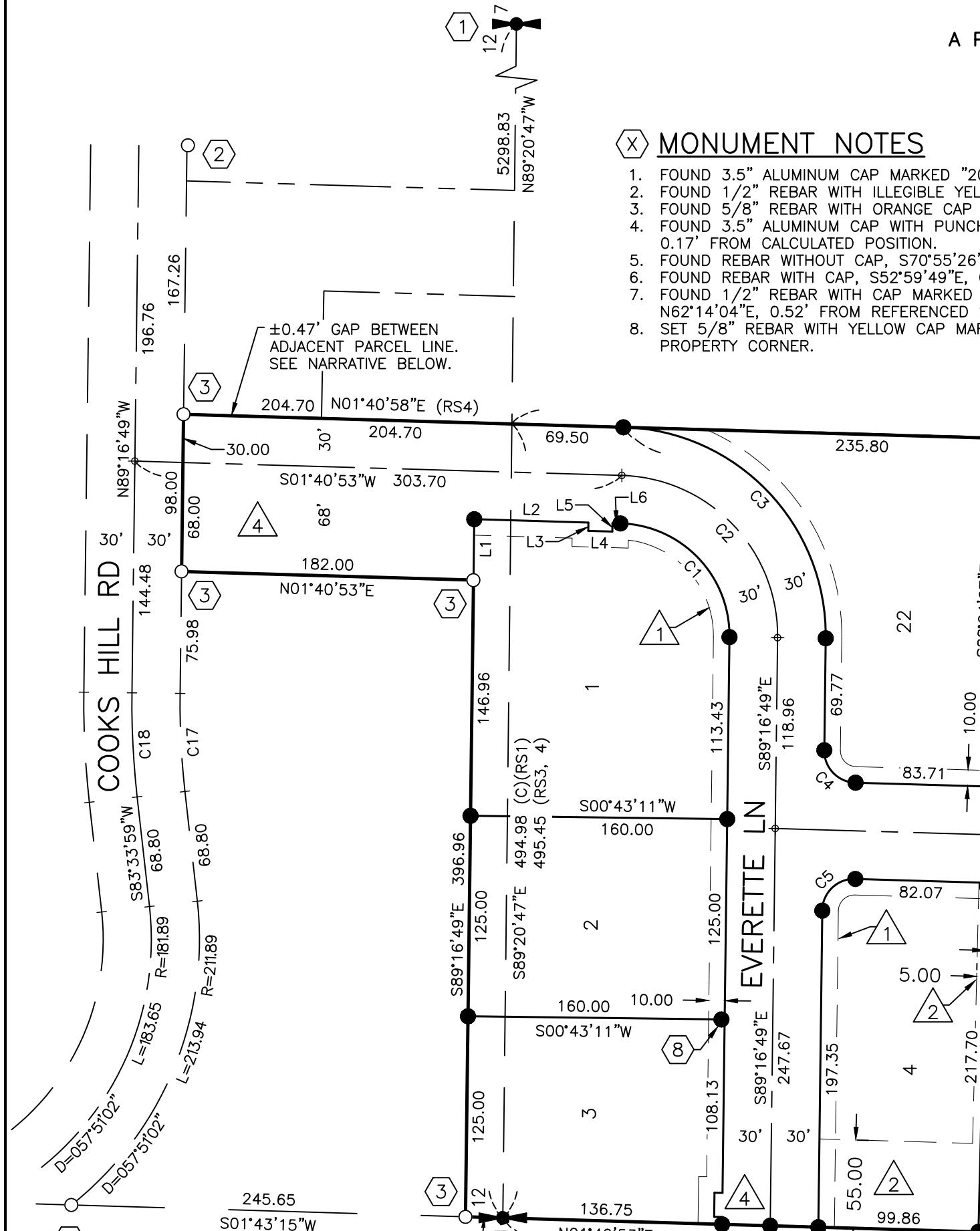
PLAT OF PROVIDENCE HEIGHTS  
SUBDIVISION NO. 2022 0729

A PORTION OF THE SW1/4 OF THE NW1/4 & THE NW1/4 OF THE SW1/4  
SECTION 12, TOWNSHIP 14 NORTH, RANGE 3 WEST, W.M.



MONUMENT NOTES

1. FOUND 3.5" ALUMINUM CAP MARKED "2015 LS 35981".
2. FOUND 1/2" REBAR WITH ILLEGIBLE YELLOW CAP. S39°13'46"E, 0.79' FROM CALCULATED POSITION.
3. FOUND 5/8" REBAR WITH ORANGE CAP MARKED "LS 33153 K SCHINNEL".
4. FOUND 3.5" ALUMINUM CAP WITH PUNCH, MARKED "2015 LS 35981" IN 1'X1' CONCRETE. S64°20'48"W, 0.17' FROM CALCULATED POSITION.
5. FOUND REBAR WITHOUT CAP, S70°55'26"E, 0.37' FROM CALCULATED POSITION.
6. FOUND REBAR WITH CAP, S52°59'49"E, 0.32' FROM CALCULATED POSITION.
7. FOUND 1/2" REBAR WITH CAP MARKED "LS 36792", N82°07'00"E, 1.70' FROM CALCULATED POSITION. N62°14'04"E, 0.52' FROM REFERENCED SURVEY 3 LOCATION.
8. SET 5/8" REBAR WITH YELLOW CAP MARKED "MTN2COAST, LS 21013244" A 2.00' OFFSET FROM PROPERTY CORNER.

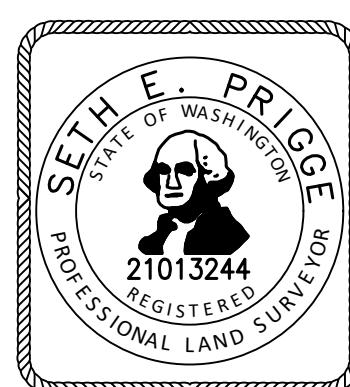


## ADDRESS AND AREA TABLE

LOT	ADDRESS (CENTRALIA, WA 98531)		AREA	
NO.	#	STREET NAME	(SQ.FT/ACRES)	
1	3431	EVERETTE LANE	28,288	0.65
2	3435	EVERETTE LANE	20,000	0.46
3	3441	EVERETTE LANE	20,142	0.46
4	801	BARBARA LANE	21,925	0.50
5	821	BARBARA LANE	21,772	0.50
6	841	BARBARA LANE	21,744	0.50
7	901	BARBARA LANE	21,737	0.50
8	921	BARBARA LANE	21,784	0.50
9	941	BARBARA LANE	21,788	0.50
10	961	BARBARA LANE	21,793	0.50
11	1001	BARBARA LANE	21,797	0.50
12	1021	BARBARA LANE	23,233	0.53
13	1041	BARBARA LANE	36,735	0.84
14	1040	BARBARA LANE	43,131	0.99
15	1000	BARBARA LANE	21,528	0.49
16	960	BARBARA LANE	21,698	0.50
17	940	BARBARA LANE	21,702	0.50
18	920	BARBARA LANE	21,632	0.50
19	900	BARBARA LANE	21,711	0.50
20	840	BARBARA LANE	21,715	0.50
21	820	BARBARA LANE	21,719	0.50
22	800	BARBARA LANE	26,360	0.61
TRACT A	N/A		12,163	0.28
TRACT B	N/A		34,552	0.79
TRACT C	N/A		118,599	2.72

## LINE AND CURVE TABLE

LINE TABLE			CURVE TABLE			
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	DELTA
L1	37.99	S89°16'49"E	C1	108.78	70.00	089° 02' 18"
L2	71.15	S01°40'53"W	C2	155.40	100.00	089° 02' 18"
L3	5.20	S89°16'49"E	C3	202.02	130.00	089° 02' 18"
L4	15.00	S01°40'53"W	C4	31.09	20.00	089° 03' 44"
L5	5.20	N89°16'49"W	C5	31.74	20.00	090° 56' 16"
L6	5.04	S01°40'53"W	C6	43.85	28.00	089° 43' 55"
L7	5.00	S00°43'30"W	C7	33.82	20.00	096° 53' 13"
L8	15.00	S89°16'49"E	C8	5.84	9.00	037° 09' 15"
L9	5.00	N00°43'30"E	C9	53.85	65.00	047° 28' 10"
L10	4.57	S89°16'49"E	C10	8.50	70.00	006° 57' 18"
L11	5.00	S88°36'38"E	C11	7.15	70.00	005° 51' 00"
L12	6.38	S01°39'28"W	C12	48.32	65.00	042° 35' 40"
L13	8.62	S01°39'28"W	C13	61.45	65.00	054° 09' 53"
L14	5.00	N88°36'38"W	C14	74.49	65.00	065° 39' 35"
L15	5.07	N88°36'38"W	C15	67.22	65.00	059° 15' 00"
L16	5.43	N88°36'38"W	C16	32.19	28.00	065° 52' 08"
L17	60.29	S01°39'28"W	C17	61.28	490.87	007° 09' 12"
L18	19.98	N88°20'32"W	C18	65.03	520.87	007° 09' 12"

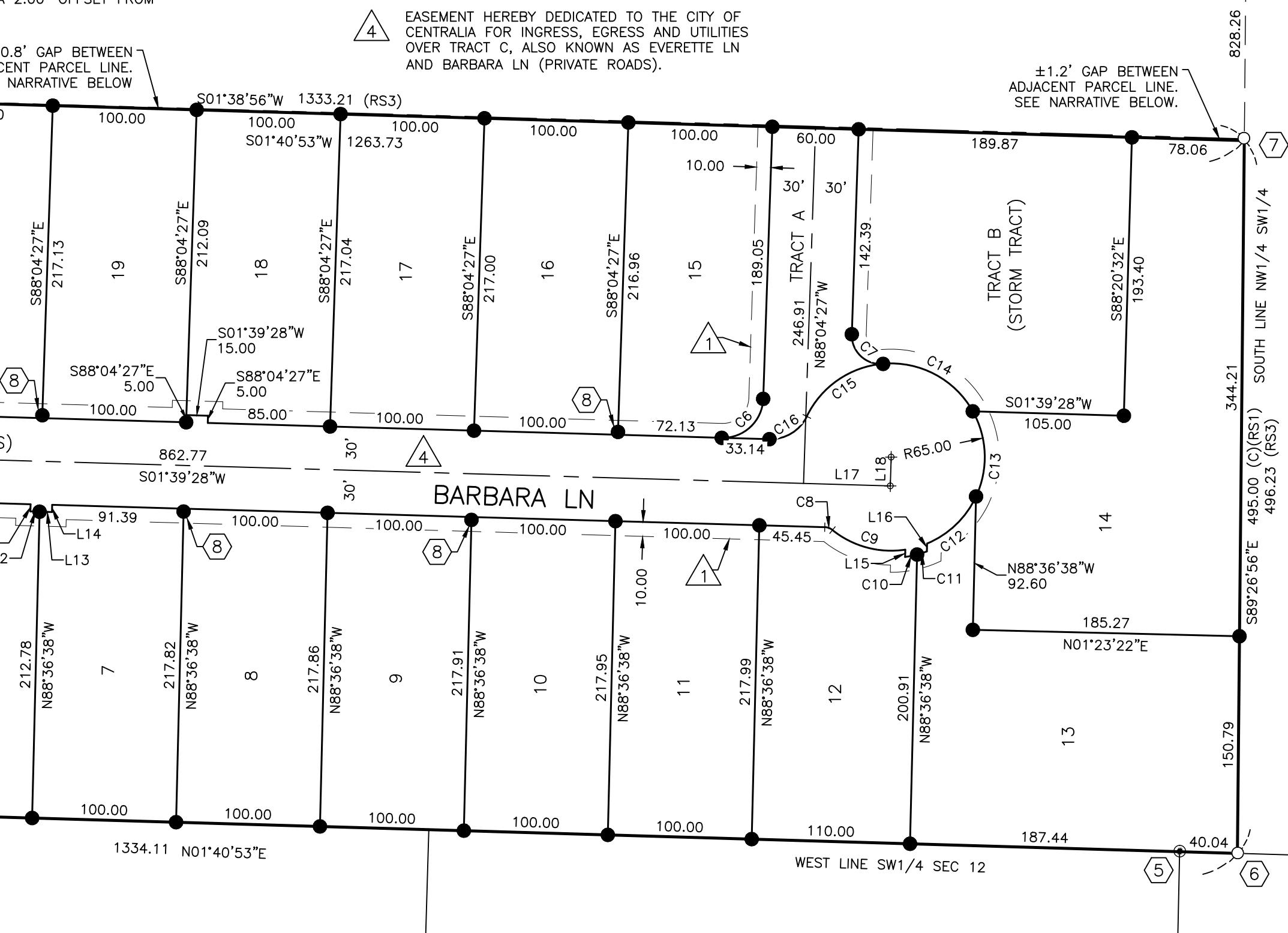


## EASEMENTS

- 1 10' WIDE UTILITY EASEMENT
- 2 EASEMENT FOR DRAINFIELD, RESERVE AREA, AND TRANSPORT LINES, ALONG WITH ACCESS FOR MAINTENANCE, REPAIRS, AND INSPECTIONS, BENEFITTING LOT 22.
- 3 EASEMENT FOR DRAINFIELD, RESERVE AREA, AND TRANSPORT LINES, ALONG WITH ACCESS FOR MAINTENANCE, REPAIRS, AND INSPECTIONS, BENEFITTING LOT 21.
- 4 EASEMENT HEREBY DEDICATED TO THE CITY OF CENTRALIA FOR INGRESS, EGRESS AND UTILITIES OVER TRACT C, ALSO KNOWN AS EVERETTE LN AND BARBARA LN (PRIVATE ROADS).

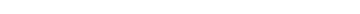
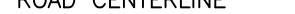
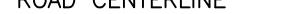
## BASIS OF BEARING

HELD E-W LINE SECTION 12,  
N89°20'47" W AS BASIS OF BEARING,  
BASED ON GPS ESTABLISHMENT  
USING WASHINGTON STATE PLANE  
SOUTH ZONE NAD 83(2011).



## LEGEND

SEE UTILITY NOTES

	SEE UTILITY NOTES		
(RS#)	REFERENCED SURVEY DISTANCE		PROPERTY LINE
(C)	CALCULATED/ MEASURED DISTANCE		LOT LINE
	FOUND ALUMINUM CAP		ROAD CENTERLINE
	FOUND REBAR AND CAP		ROAD RIGHT-OF-WAY
	FOUND REBAR WITHOUT CAP		SECTION LINE
	SET 5/8"X24" LONG REBAR AND YELLOW PLASTIC CAP MARKED "MTN2COAST LS 21013244"		QUARTER SECTION
	SET PK NAIL WITH WASHER MARKED "LS 21013244"		16TH QUARTER SECTION
			EASEMENT LINE

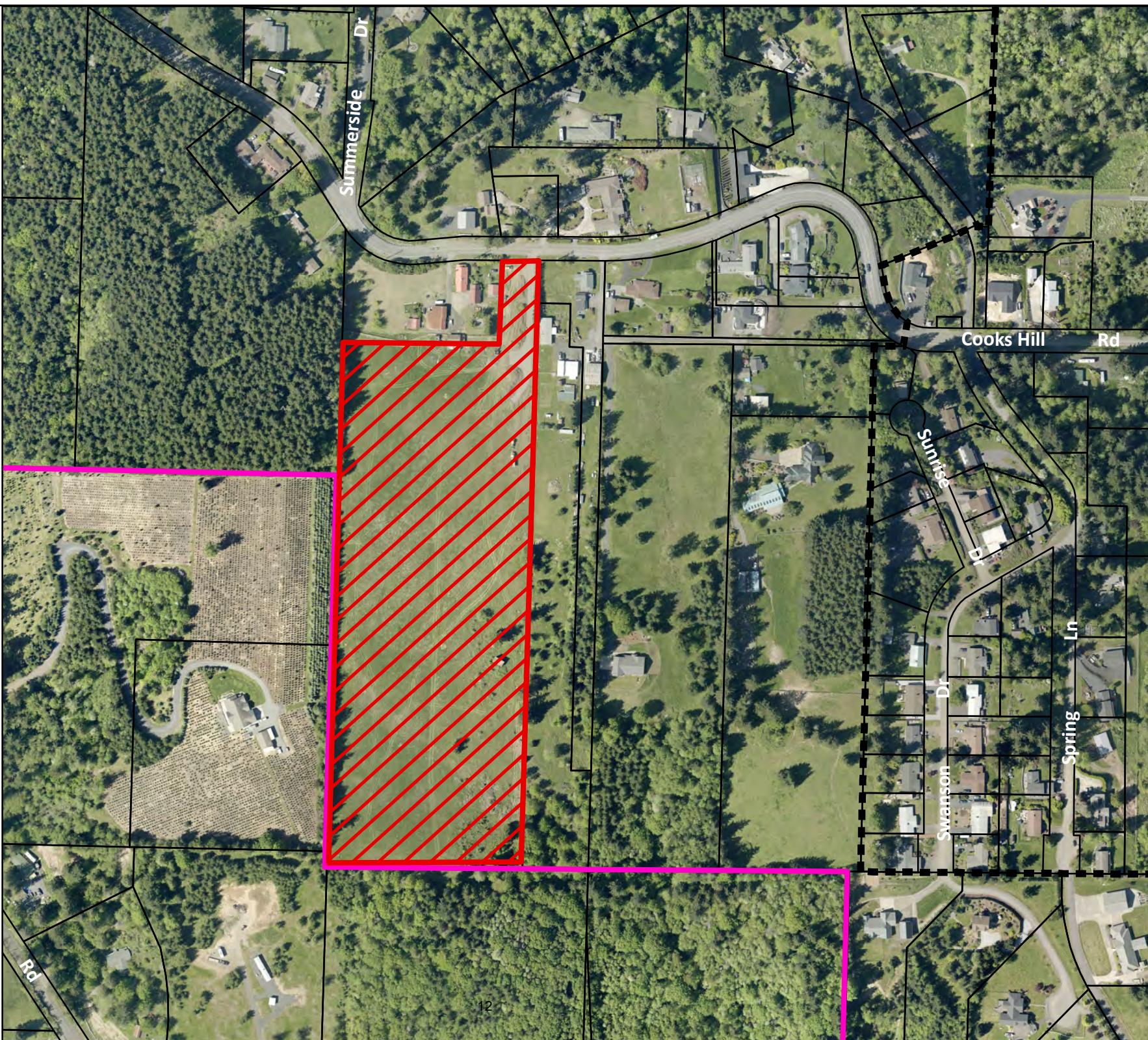
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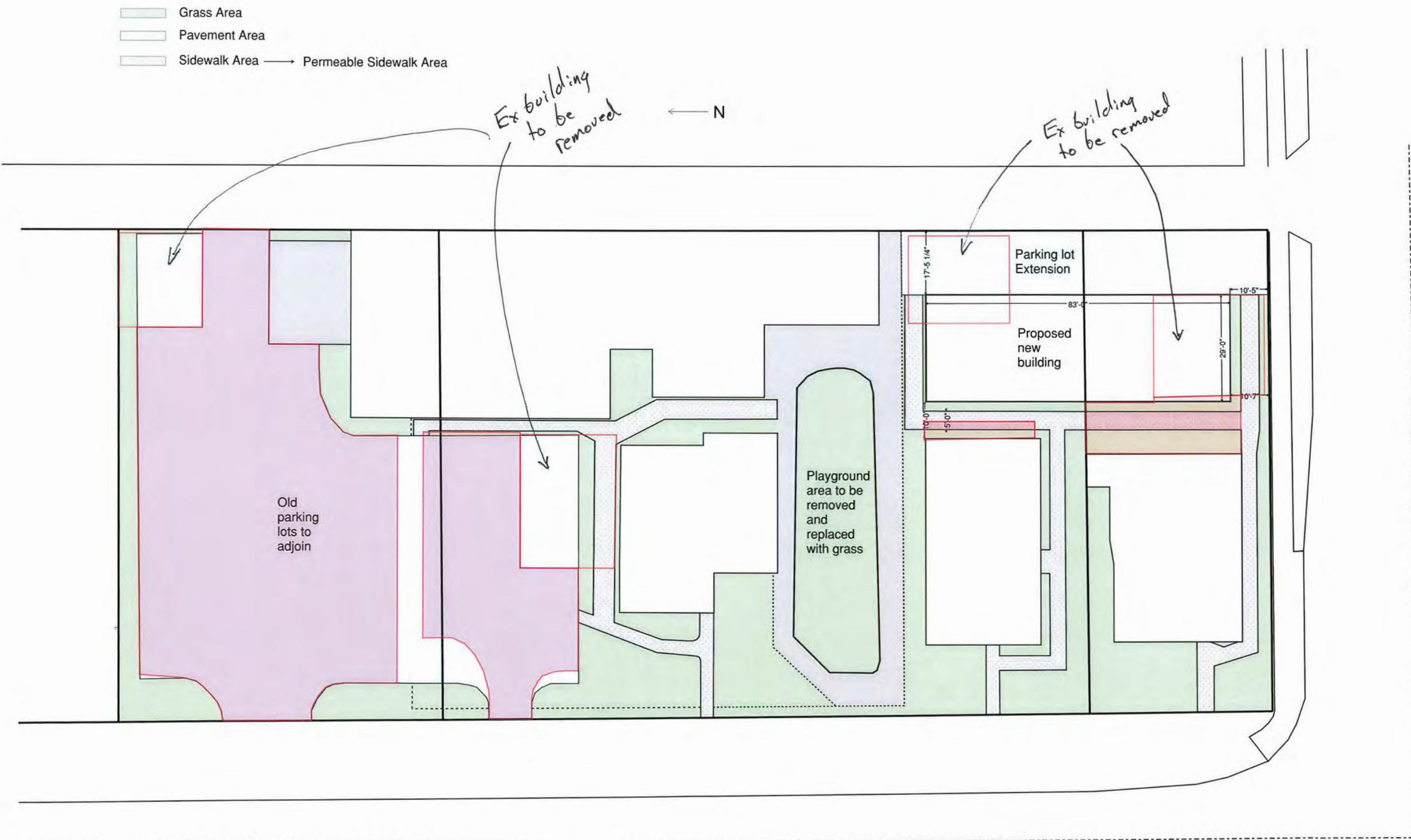
—	PROPERTY LINE
—	LOT LINE
—	ROAD CENTERLINE
—	ROAD RIGHT-OF-WAY
—	SECTION LINE
—	QUARTER SECTION
—	16TH QUARTER SECTION
—	PARCEL LINE

## PLAT OF PROVIDENCE HEIGHTS

DRAWN BY MYC	DATE 12/13/2024	JOB NUMBER 24-121
CHECKED BY PBJ	SCALE 1"=80'	SHEET NUMBER SV-2 OF 2
AUDITORS INDEX		SW1/4 NW1/4, NW1/4 SW1/4, SEC 12, T14N, R3W, W.M.

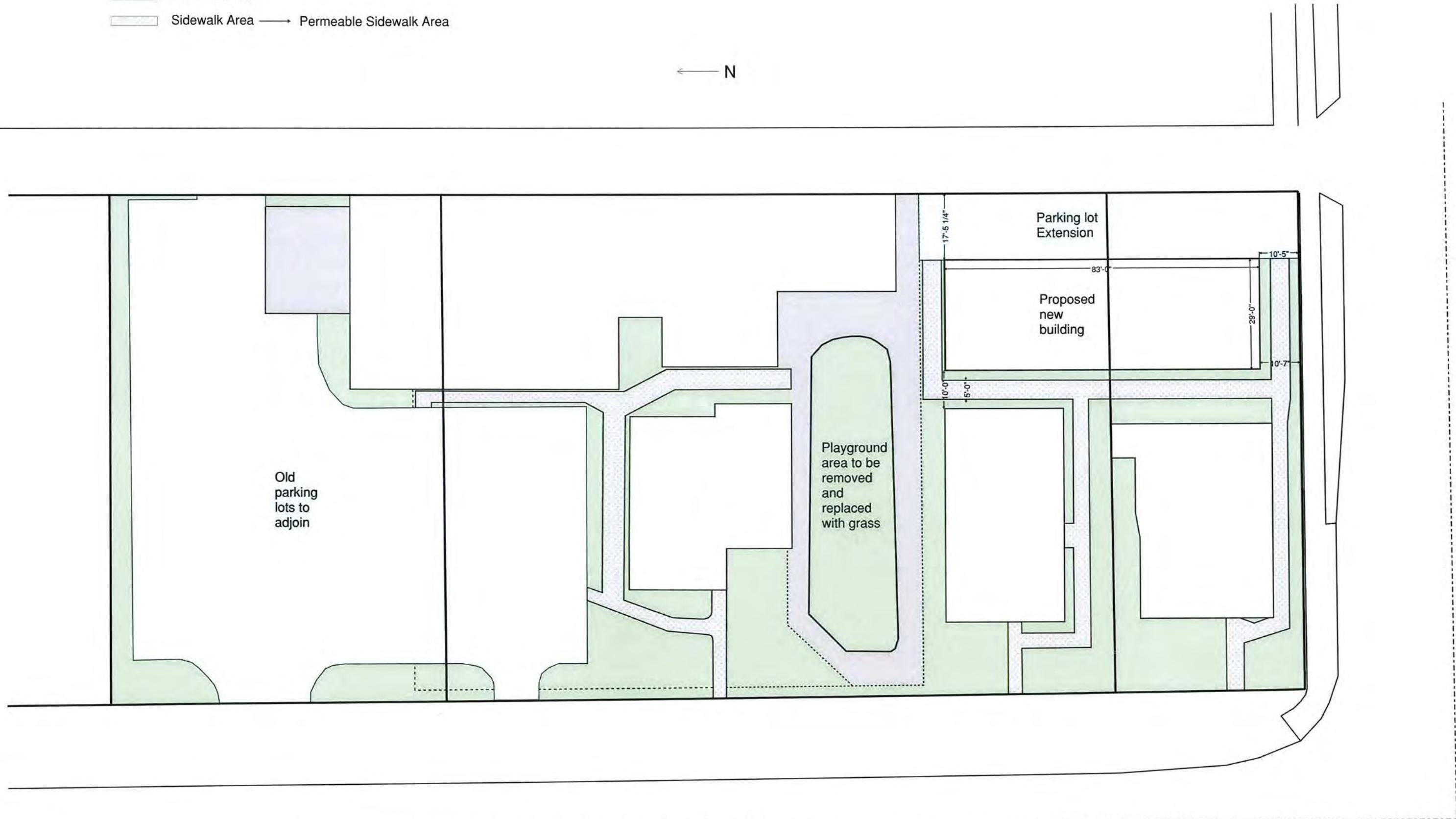
# Rich Masters / Providence Heights Subdivision Vicinity Map





- Grass Area
- Pavement Area
- Sidewalk Area
- Permeable Sidewalk Area

← N



# 1212 N Pearl Street - Vicinity Map



## Legend

- Power\_100708
- Sewer\_100708
- Storm\_100708
- Water\_100708

