



Site Plan Review Committee

Michael Thomas, City Manager

COMMUNITY DEVELOPMENT DEPARTMENT

360-330-7662

Emil Pierson, CD Director

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mwatilo@cityofcentralia.com

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acaldwell@cityofcentralia.com

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Kevin Anderson, Chief

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LEGAL DEPARTMENT

360-330-7675

Kyle Manley, City Attorney

kmanley@cityofcentralia.com

SITE PLAN REVIEW COMMITTEE

Meeting Agenda

Monday, January 13, 2025

Join Zoom meeting:

<https://us02web.zoom.us/j/89118869218?pwd=11a9b4quXhUyVEgEEoUwe9dV7gehqr.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. 2319 Eureka Avenue, construct residence (pgs. 2-3)
3. 3000 Borst Avenue, construct 4-plex (pgs. 4-6)
4. 1011 Marsh Avenue, replace daycare center (pgs. 7-8)
5. 1212 N Pearl St., daycare reconstruction (pgs. 9-11)

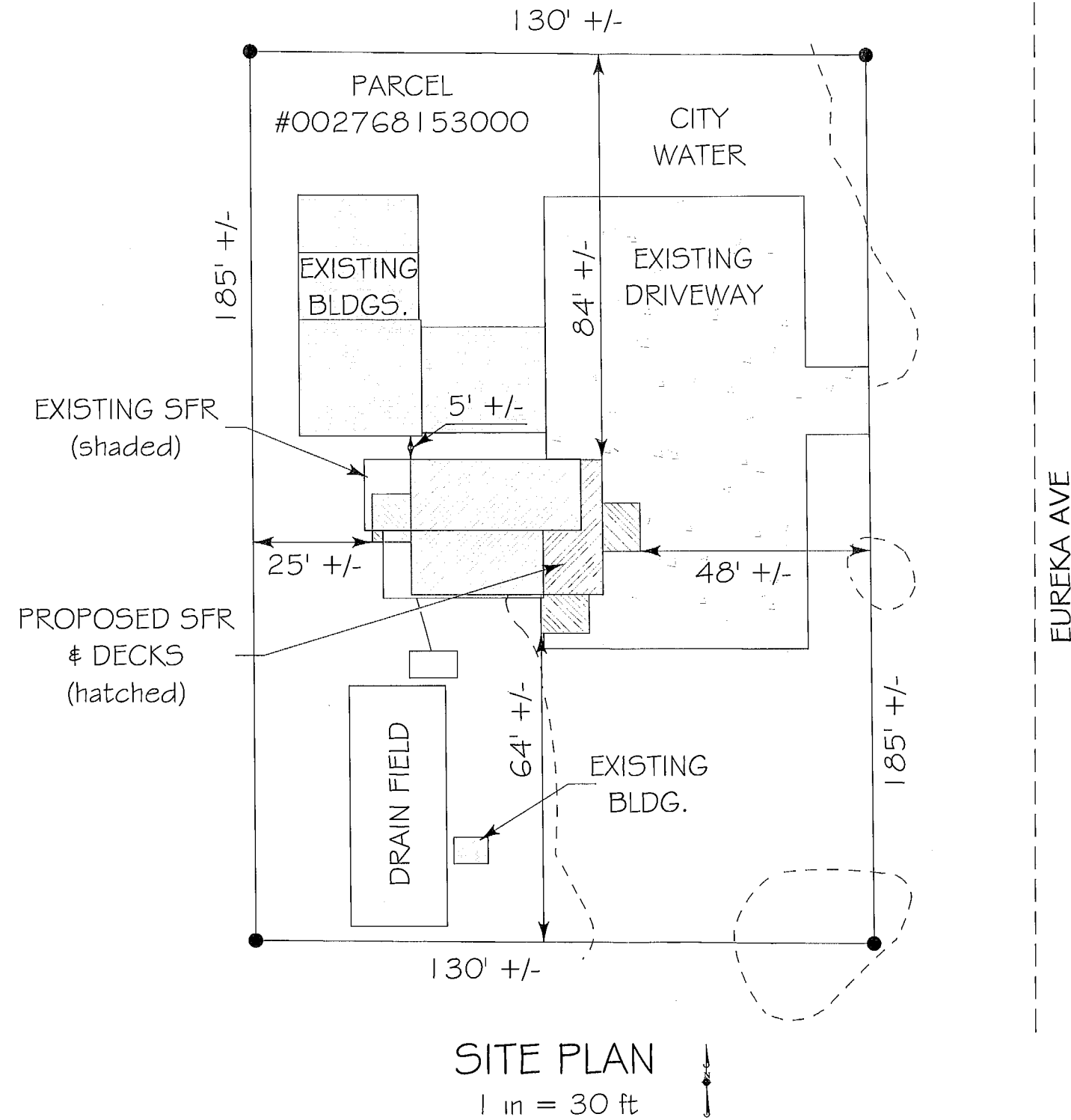
10:00 AM – Site Plan Review (pgs. 12-16)

Project Name:	Cooks Hill Community Church
Applicant/Owner:	Jan Stemkoski / Emily Faley
Property Address:	2400 Cooks Hill Road
Contact Phone:	360.736.6133
Email:	jan@stemkoski.com
Zone:	R:4, Low Density Residential
Comp. Plan:	LDR, Low Density Residential
Parcel Information:	022142-000-000, 4.9 AC, \$1,763,000
Request:	Construct 68' x 120' roof only structure for covered outdoor area. Future uses may include pickle ball tournaments.

Permit Report

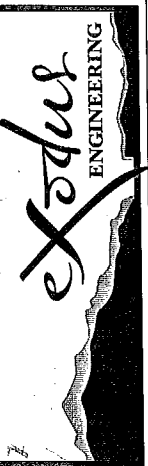
01/02/2025 - 01/09/2025

Permit #	Permit Date	Building / Land Use	Permit Type	Site Address	Description of work being done under this permit	Applicant Name
20250015	1/8/2025	Building Permit	Mechanical	1220 W 1st St	Replacing existing HP&AH	Pacific Air Heating and AC
20250014	1/8/2025	Building Permit	Mechanical	2109 N Pearl St	installation of ductless heat pump system - still unsure of what size	Chehalis Sheet Metal
20250012	1/8/2025	Building Permit	Mechanical	3414 Cooks Hill Rd	Install a wood insert & liner	Sean Barnes
20250010	1/8/2025	Building Permit	Mechanical	3635 Stewart Place	Installation of pellet stove & liner	Sean Barnes
20250009	1/6/2025	Building Permit	Mechanical	2613 Cooks Hill Road	Hot water tank change-outs - 42 apartments (1 of 42)	Steve "Will" Hill
20250007	1/3/2025	Building Permit	Mechanical	709 E Locust	Install a gas insert & liner into existing wood burning fireplace. Dig new gas line.	Sean Barnes
20250006	1/3/2025	Building Permit	Demolition	407 S King Street	Demo Full Structure	Rick Perkins
20250005	1/3/2025	Building Permit	Demolition	411 S King St	remove all structures	Rick Perkins
20250004	1/2/2025	Building Permit	Demolition	1009 N Tower Ave	Demo	Guillermo Puente



THE PROPERTY LINES IN THIS MAP
ARE APPROXIMATE AND ARE NOT
INTENDED TO BE USED AS SURVEY.

EXODUS ENGINEERING
PHONE: (360) 345-1566
LUKE@EXODUSENGINEER.COM



2319 EUREKA AVE -
SFR
2319 EUREKA AVE
CENTRALIA, WA 98531

REVISION TABLE	NUMBER	DATE	REV. BY	DESC.

DRAWN BY:
CLA

PROJECT #
24-349

PRINT DATE:
1/7/2025

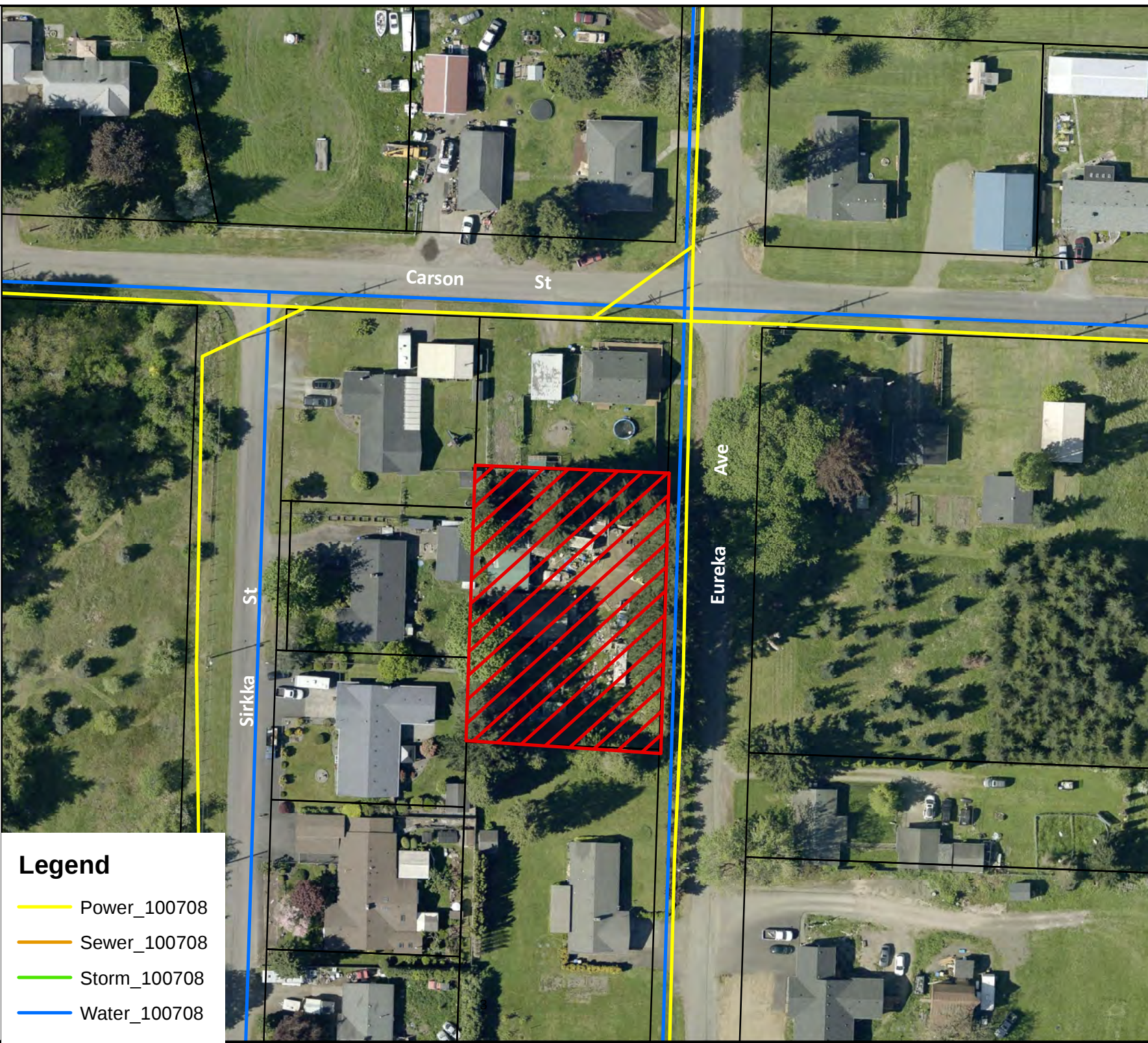
SHEET:
C-1

2319 Eureka Avenue - Vicinity Map

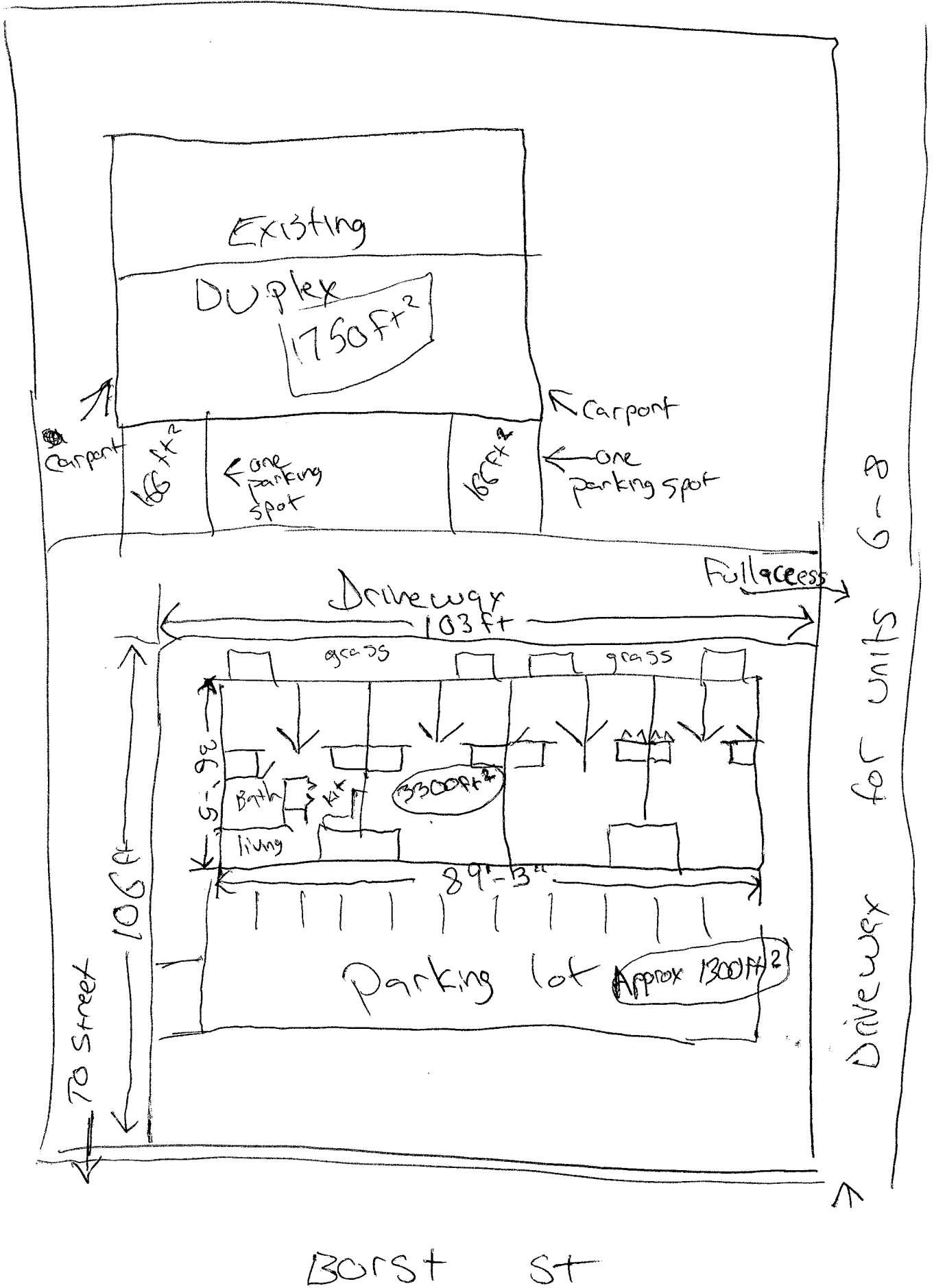


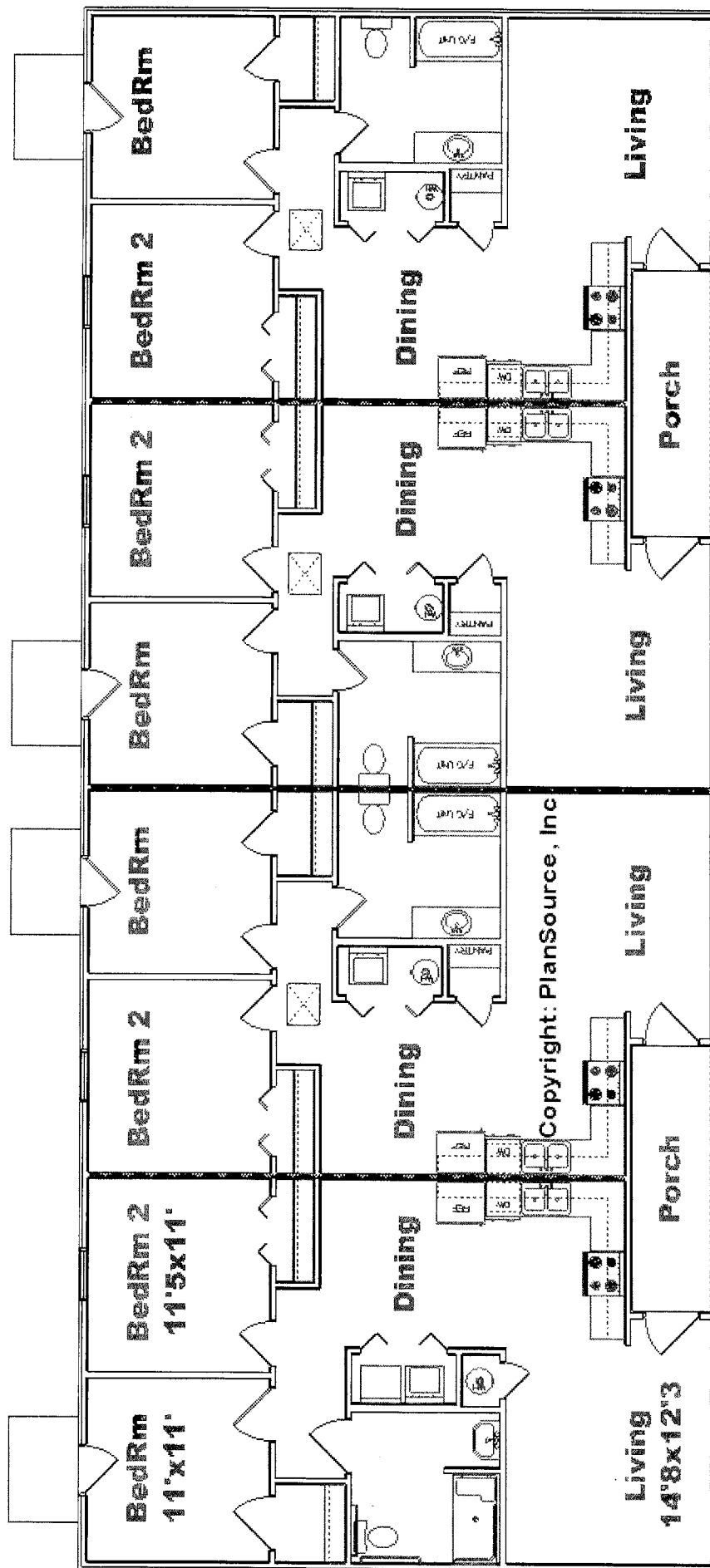
Legend

- Power_100708
- Sewer_100708
- Storm_100708
- Water_100708

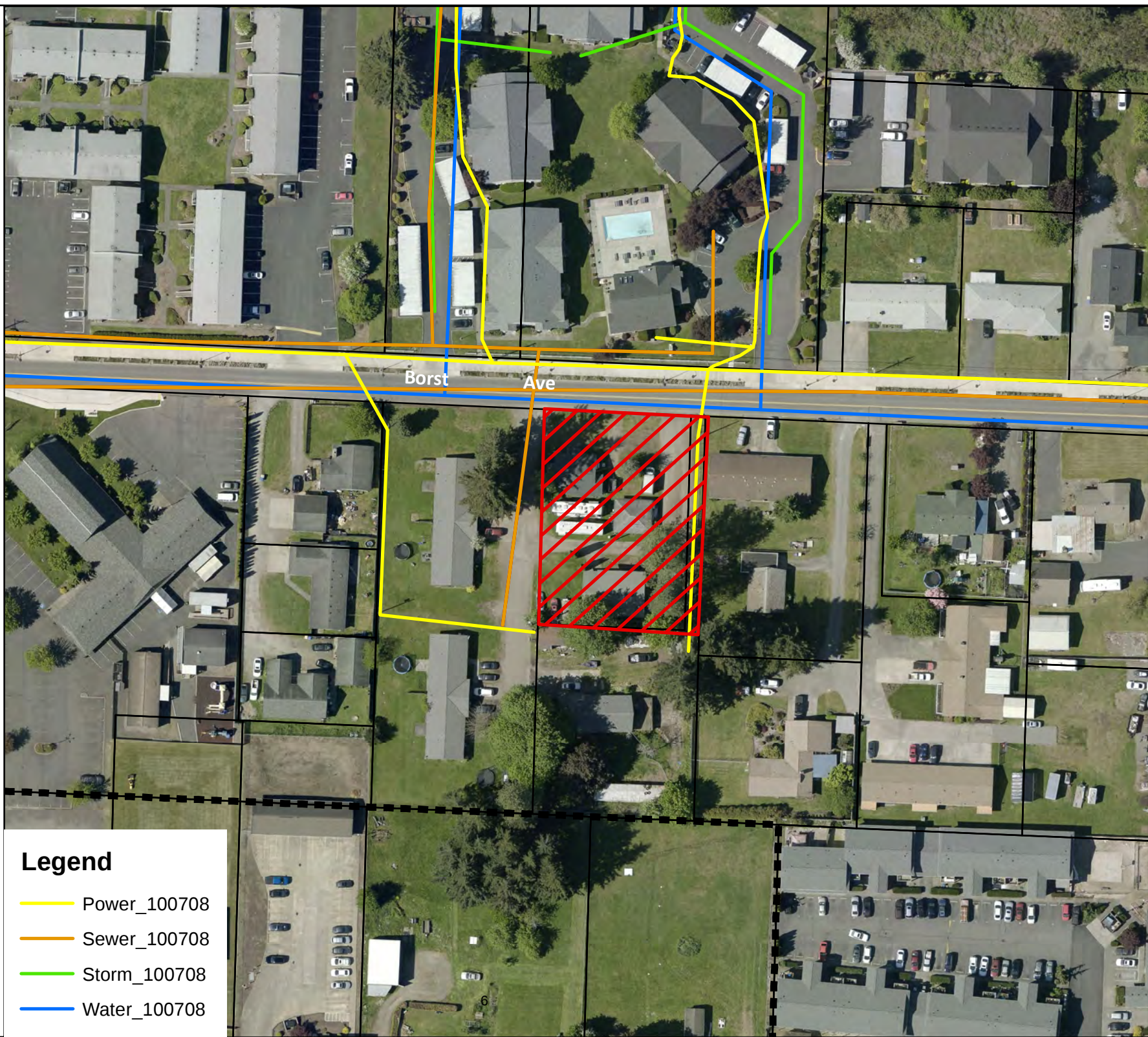


3000 Borst Ave





3000 Borst Avenue - Vicinity Map



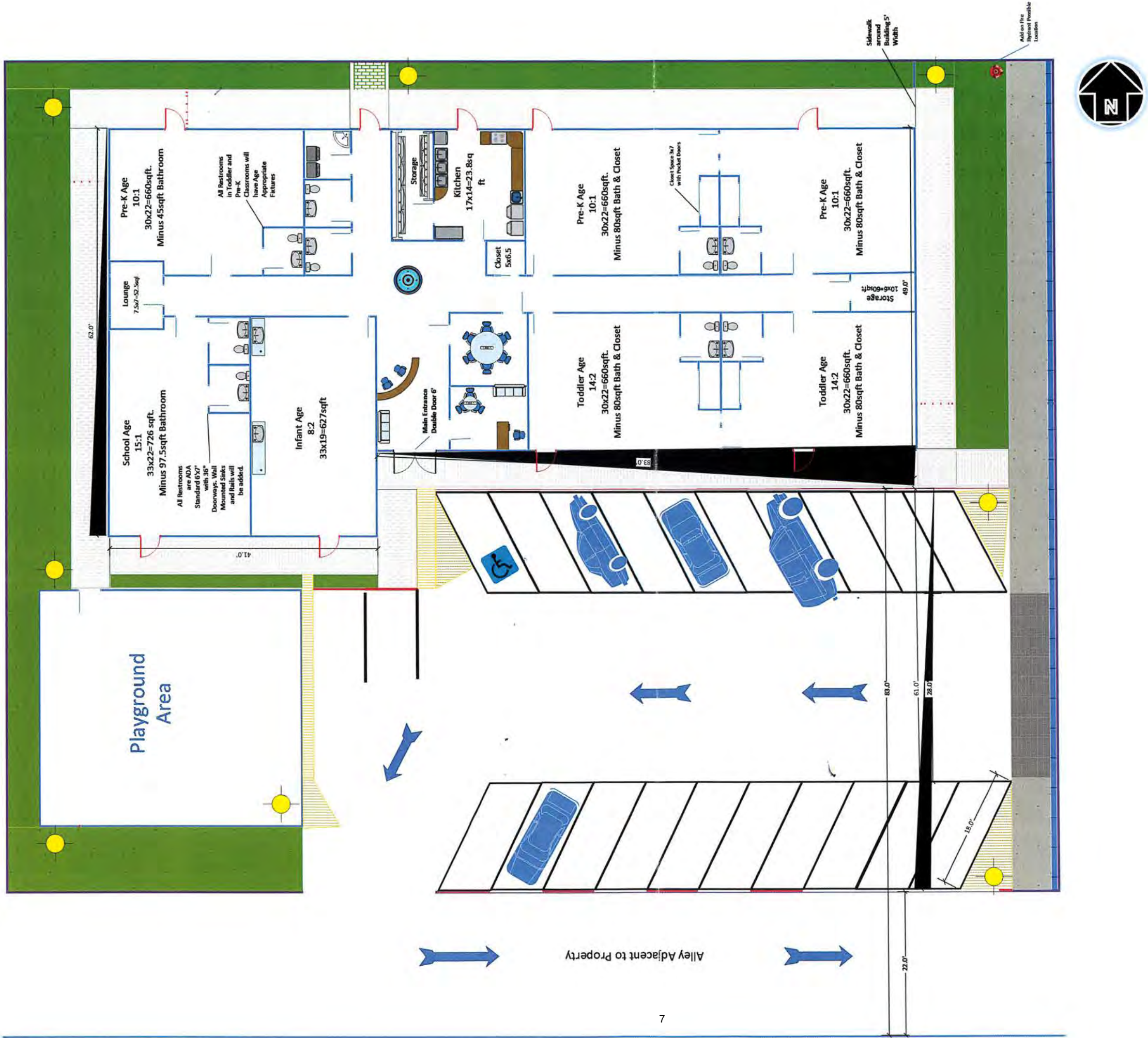
Legend

- Power_100708
- Sewer_100708
- Storm_100708
- Water_100708

Child's Time XIII Expansion
1011 Marsh Ave.
Centralia, WA

Total Lot Size: 161x126 = 20,286 sqft
Total Building Size: 49x83 + 41x62 = 6,609 sqft
Building Occ: 81 Children + 14 Teachers

Conceptual Drawing
Scale of Drawing 1/2 to 100'
January 6, 2025

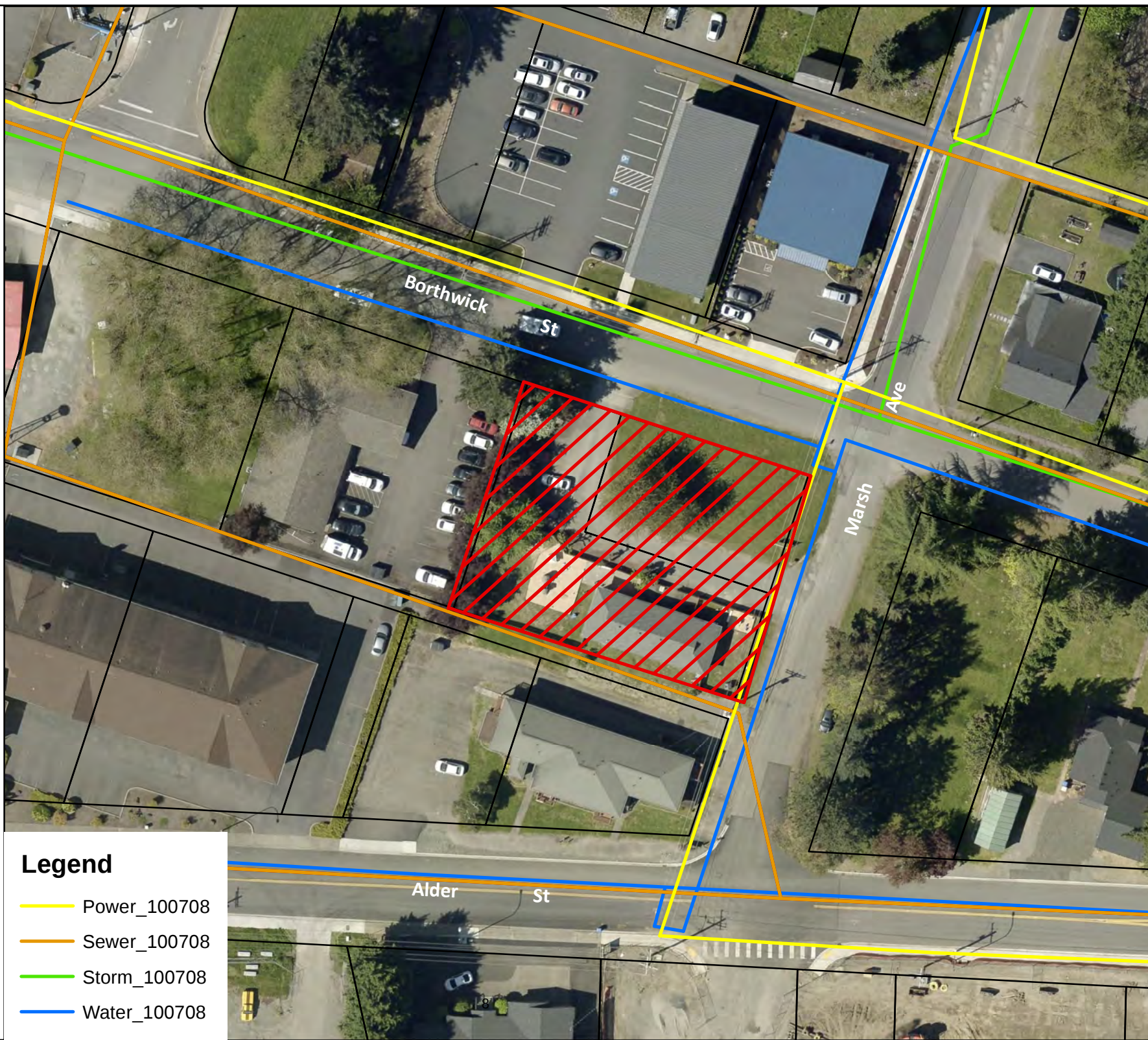


1011 Marsht Avenue - Vicinity Map

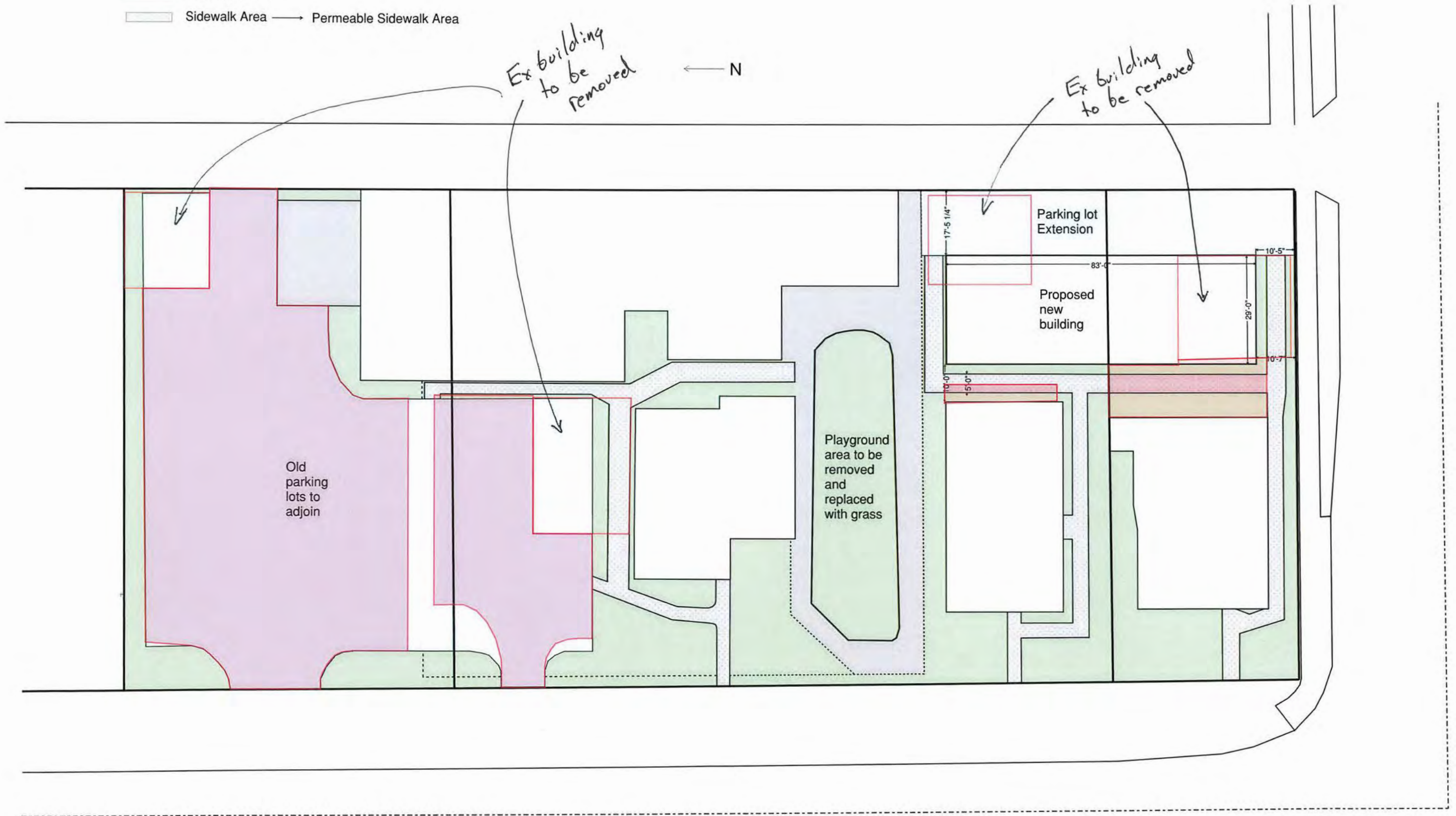


Legend

- Power_100708
- Sewer_100708
- Storm_100708
- Water_100708

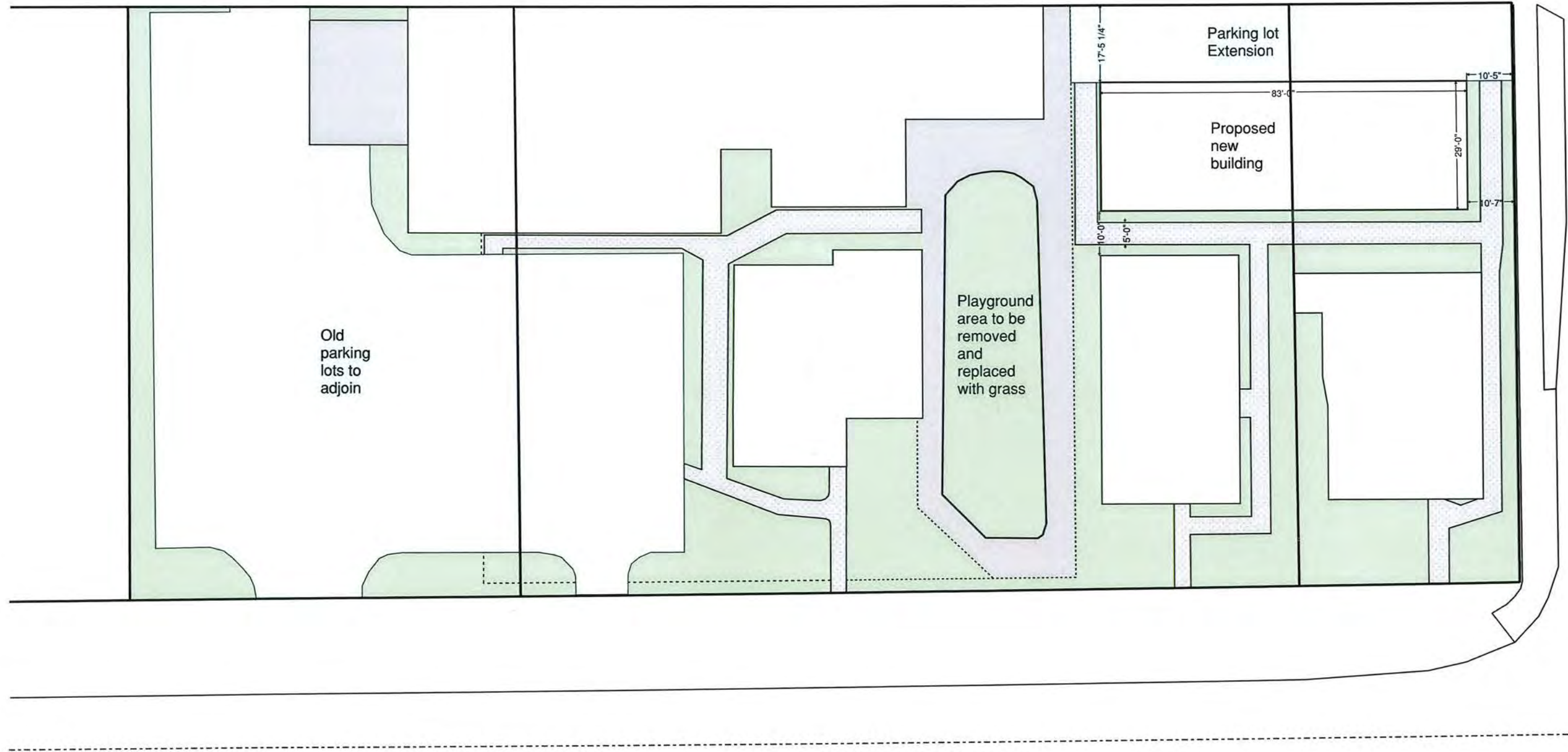


- Grass Area
- Pavement Area
- Sidewalk Area → Permeable Sidewalk Area



- 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





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

Site Plan Review Application

Date: DECEMBER 18, 2024
Applicant Name: COOKS HILL COMMUNITY CHURCH
Parcel Number: 022142000000
Legal Description: SECTION 12 TOWNSHIP 14N RANGE 03W (SEE ATTACHED DESCRIPTION)

AREA AND DISTANCE

Total amount of land? 4.9 ACRES Total amount of existing street frontage? 985' ±
450' ± COOKS HILL ROAD 535' ± SCAMMEL CREEK ROAD

LAND USE

What is the current Comprehensive Land Use Designation? R:4 LOW DENSITY RESIDENTIAL

Indicate the current land use(s).

- ☒ Commercial USE CODE - SERVICE MISC
☐ Single Family Home
☐ Multi-Family
☐ Duplexes #units
☐ Multiple Family #units

Describe any proposed non-residential uses.

THIS PROPERTY IS CURRENTLY USED AS A CHURCH AND DAYCARE CENTER. THIS PROPOSAL WOULD INCLUDE THE ADDITION OF A 68' X 132' WOOD POLE STRUCTURE WITH A METAL ROOF TO COVER A FOUR COURT PICKLE BALL FACILITY.

Describe any proposed residential uses. NONE

SETBACK FROM PROPERTY LINES

160' ± FROM EAST PROPERTY LINE
35' ± FROM SOUTH PROPERTY LINE
115' ± FROM WEST PROPERTY LINE

For Official Use Only

SPR# _____

Page ____ of ____

Utilities

Indicate any utilities now existing on the property.

- | | |
|--|--|
| ☐ Streets – paved | ☐ Streets – unpaved |
| ☒ Sanitary Sewers | ☐ Septic |
| ☒ Storm Drains | ☒ Power |
| ☒ Irrigation Water | ☒ City water |
| ☐ Well | |

If using septic, has it been approved by Lewis County Environmental Health (LCEH)?

- ☐ Yes (Include documentation from LCEH.)
☐ No
☒ Not Applicable *ON CITY SEWER*

If using a well, has it been approved as a Public Well by Lewis County Environmental Health (LCEH)?

- ☐ Yes (Include documentation from LCEH.)
☐ No
☒ Not Applicable

Indicate the method of extending the service of lots (structures). *N/A*

- ☐ Underground Utility Easement
☐ Overhead Utility Easement
☐ Utilities in the Streets

IMPROVEMENTS

Do you plan to develop the proposed project as proposed or in a multi-phase development?

- ☒ As proposed ☐ Multi-phased development

If multi-phased, please describe.

Are there any deed restrictions on the lot?

- ☐ Yes ☒ No

If yes, please describe.

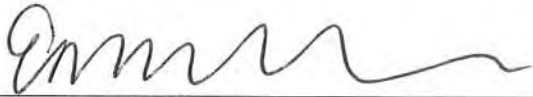
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SPR# _____

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What is the arterial designation of the street presently serving the property?

- ☐ Secondary
☒ Collector COOKS HILL ROAD AND SCAMMON CREEK ROAD ARE BOTH MAJOR COLLECTORS
☐ Access
☐ Other (please specify):



12/23/24

Applicant's Signature

Date

Applicant's Signature

Date

COOKS HILL COMMUNITY CHURCH
2400 COOKS HILL ROAD
CENTRALIA, WA 98531

PASTOR EMILY FALEY
EMAIL: emily@cookshillcc.org
PHONE: (360) 736-6133

PERMIT SUBMITTAL CONTACT:
JAN STEMKOSKI
EMAIL: jan@stemkoski.com
PHONE: (360) 523-4497

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SPR#

Page ____ of ____

Lewis County GIS Web Map



SITE PLAN

COOKS HILL COMMUNITY CHURCH

PROPOSED 68' X 132' COVER

PARCEL# 022142000000

1:1,128

0 50 100 200 ft

NAD 1983 StatePlane Washington South FIPS 4602 Feet

2400 Cooks Hill Road Vicinity Map

Legend

- City_Limits_2019
- UGA_Boundary_2020
- Interstatet_5_2017
- Road_CL
- Creeks2017
- Lakes and Rivers
- Parcels012722
- FEMA Floodplain**
- ZONE_**
- A
- X500

