



Site Plan Review Committee

Michael Thomas, City Manager

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

Emil Pierson, CD Director
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360-330-7512

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360-330-7512
ML Norton, CCL General Manager
mlnorton@cityofcentralia.com

POLICE DEPARTMENT
360-330-7680
Andy Caldwell, Interim Chief
acaldwell@cityofcentralia.com

RIVERSIDE FIRE AUTHORITY
360-736-3975

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 6, 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)

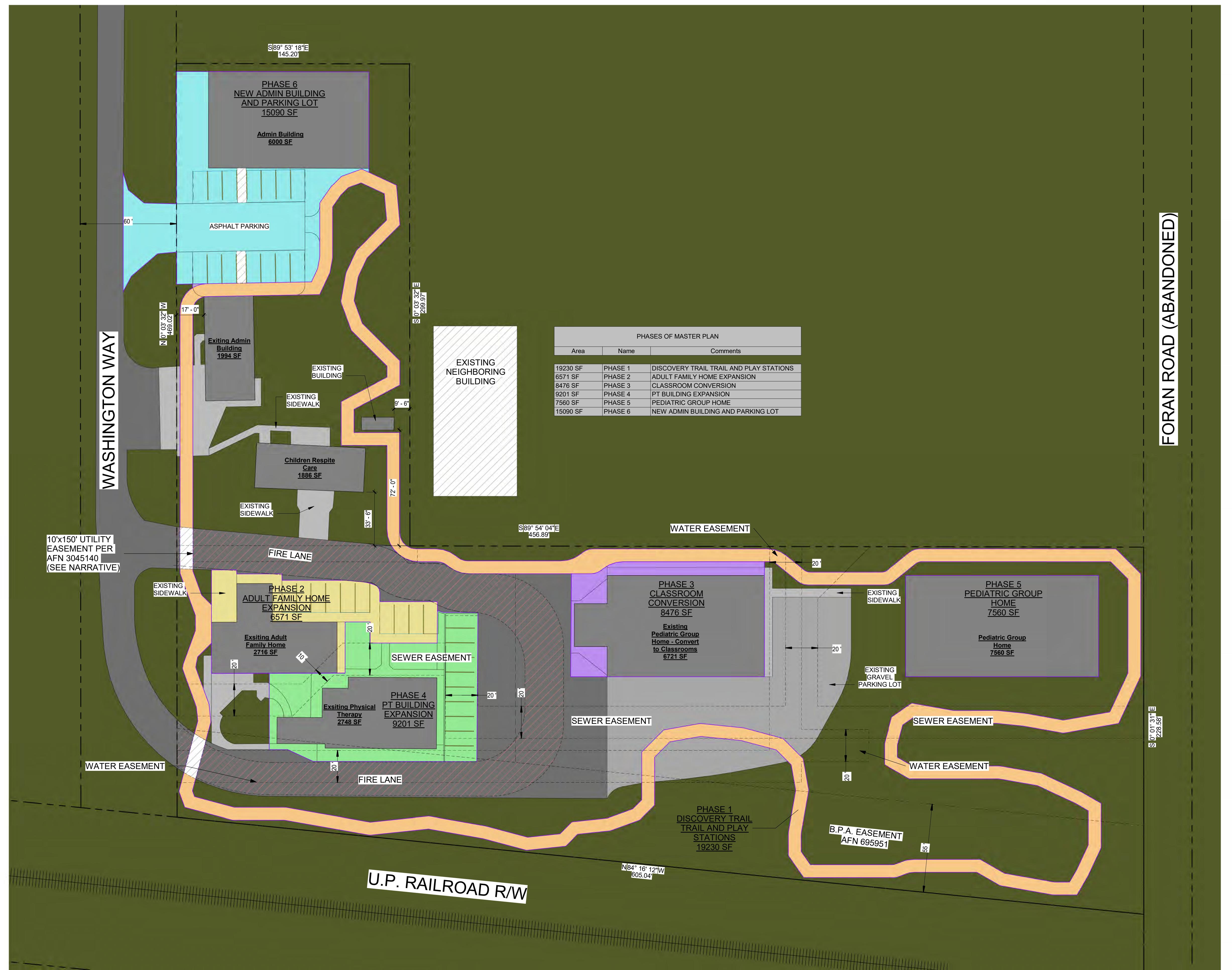
10:00 AM – Pre-Application Conference (pgs. 2-7)

Project Name: Pope's Kids Place
Applicant/Owner: Jacob Fabian, Revival Architects
Property Address: 230 Washington Way
Contact Phone: 360.338.6700
Email: jacob@revivalarchitects.com
Zone: H-1, Health Services District
Comp. Plan: MHC, Medical Health Care
Parcel Information: 023962-003-000, 3.75 acres
Request: Phased expansion of medical complex and trail system construction.

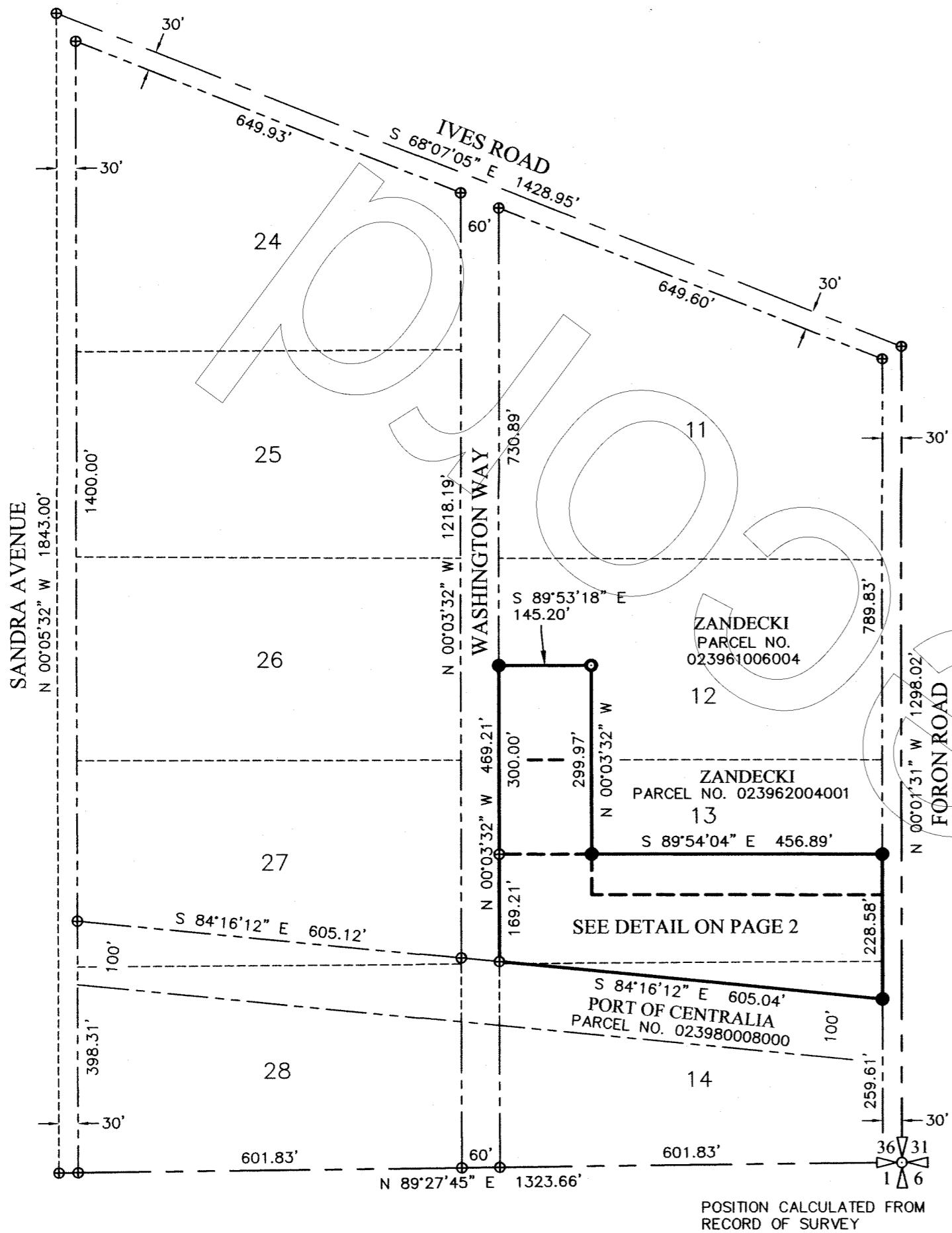
Permit Report

12/26/2024 - 01/02/2025

| Permit # | Permit Date | Building/ Land Use | Permit Type | CONSTRUCTION SITE ADDRESS | Description of work being done under this permit | Applicant Name |
|----------|-------------|-------------------------|-------------------------------------|-------------------------------|--|-------------------|
| 20240785 | 12/31/2024 | Building Permit | Mechanical | 514 Hemlock St | Replacing gas console heater | Elissa Carbajal |
| 20240784 | 12/31/2024 | Building Permit | Mechanical | 102 S Barner Dr | Replacing electric air handler | Elissa Carbajal |
| 20240782 | 12/31/2024 | Building Permit | Single Family Residence - New | 1114 Eckerson Rd | Rebuilding new residence on former home site | Victor Silva |
| 20240781 | 12/30/2024 | Building Permit | Mechanical | 404 S Washington Ave | Replacing gas furnace | Elissa Carbajal |
| 20240780 | 12/26/2024 | Land Use Application | Boundary Line Adjustment | 155 & 159 Northridge Drive | Boundary Line Adjustment | Gerald Allen |
| | | | | | | |



CITY OF CENTRALIA BLA NO. BL 2016 0433



THIS BOUNDARY LINE ADJUSTMENT IS REQUESTED AND APPROVED BY THE UNDERSIGNED WHO CERTIFY THAT THEY ARE THE RESPONSIBLE PARTY/AGENT FOR THE OWNERS OF THE RESPECTIVE PARCEL IDENTIFIED IN THIS BOUNDARY LINE ADJUSTMENT.

Kristie Worthey 12/1/16
GRANTOR: KRISTIE WORTHY, EXECUTIVE DIRECTOR DATE

Kristie Worthey 12/1/16
GRANTEE: KRISTIE WORTHY, EXECUTIVE DIRECTOR DATE



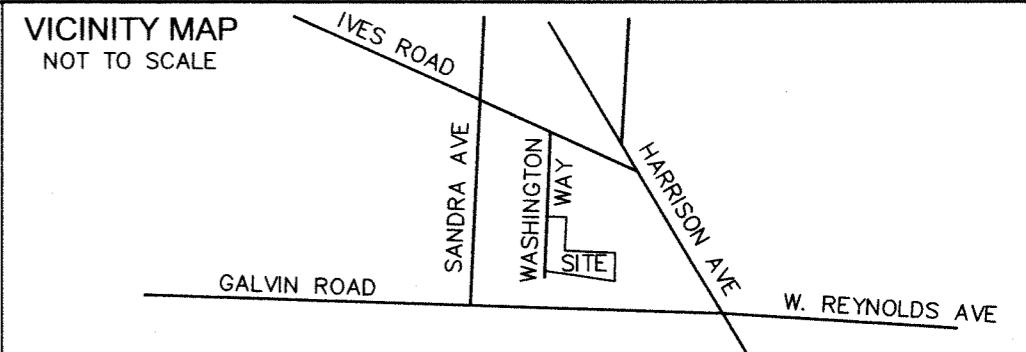
0' 200' 400'
BASIS OF BEARING IS RECORD OF SURVEY
BOOK 17, PAGE 158 AT AUDITOR'S FILE NO.
3043208, RECORDS OF LEWIS COUNTY,
WASHINGTON

LEGEND

- FOUND 1/2" REBAR AND CAP LS 18896
- FOUND 1/2" REBAR AND CAP LS 36792
- CALCULATED POINT, NOT SET
- - - PARCEL LINES TO BE REMOVED

NEW PARCEL DESCRIPTION

A PART OF LOTS 12, 13 AND 14, STATE SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, LEWIS COUNTY, WASHINGTON DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 13; THENCE NORTH A DISTANCE OF 150 FEET ALONG THE WEST LINE OF SAID LOT 13; THENCE EAST A DISTANCE OF 145.2 FEET; THENCE SOUTH A DISTANCE OF 150 FEET TO THE NORTH LINE OF SAID LOT 13; THENCE SOUTH A DISTANCE OF 150 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 13 A DISTANCE OF 456.89 FEET TO THE EAST LINE OF SAID LOT 13; THENCE SOUTH ALONG THE EAST LINE OF LOTS 13 AND 14 A DISTANCE OF 228.58 FEET TO THE NORTH LINE OF THE GRAYS HARBOR AND PUGET SOUND RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID RAILROAD RIGHT OF WAY A DISTANCE OF 605.04 FEET TO THE WEST LINE OF LOTS 13 AND 14; THENCE NORTH ALONG THE WEST LINE OF LOTS 13 AND 14 A DISTANCE OF 318.94 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO ANY EASEMENTS OF RECORD.



GENERAL NOTES

1. THIS BOUNDARY LINE ADJUSTMENT SHALL NOT CREATE ANY ADDITIONAL BUILDING LOT, TRACT, PARCEL, BUILDING SITE OR DIVISION, NOR CREATE ANY BUILDING LOT, TRACT, PARCEL, BUILDING SITE OR DIVISION WHICH CONTAINS INSUFFICIENT AREA AND DIMENSION TO MEET MINIMUM REQUIREMENTS FOR A BUILDING SITE. THE PORTION BEING TRANSFERRED SHALL BE COMBINED WITH THE GRANTEE'S PARCEL. ALL NEWLY CONFIGURED LOTS MUST COMPLY WITH APPLICABLE STANDARDS FOR SEWAGE DISPOSAL AND PROVISIONS OF WATER CONTAINED IN TITLE 8, LCC AND TITLE 70 RCW.
2. THIS BOUNDARY LINE ADJUSTMENT WAS REVIEWED FOR COMPLIANCE WITH THE LIGHT INDUSTRIAL DISTRICT (M1) ZONING.
3. IF SEASONAL DRAINAGE CROSSES THE SUBJECT PROPERTY; FILLING OR DISRUPTION OF THE NATURAL FLOW IS PROHIBITED.
4. ALL BUILDING PLANS AND SITE DESIGN MUST MEET THE FOLLOWING: INTERNATIONAL FIRE CODE, THE INTERNATIONAL BUILDING CODE, CITY OF CENTRALIA DESIGN AND DEVELOPMENT GUIDELINES AND THE CITY OF CENTRALIA MUNICIPAL CODE AS WELL AS ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

CITY OF CENTRALIA ENGINEER'S APPROVAL

Jan St
CITY OF CENTRALIA ENGINEER

12/15/16
DATE

LEWIS COUNTY TREASURER'S STATEMENT

ALL APPLICABLE TAXES HAVE EITHER BEEN PAID OR PAYMENT HAS NOT BEEN REQUIRED AS A CONDITION OF FINAL APPROVAL

CB
LEWIS COUNTY TREASURER

12-2-16
DATE

CITY OF CENTRALIA COMMUNITY DEVELOPMENT

Emil P.
PLANNING ADMINISTRATOR

12/19/2016
DATE

SCHINNELL SURVEYING & MAPPING, PLLC

P.O. Box 1614
918 Centralia College Blvd.
Centralia, WA 98531

Ph. (360) 736-0394
Fax (360) 736-3009

16-169 BLA.DWG (11/29/2016) S. OHNEMUS

SURVEYORS CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER
MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT
AT THE REQUEST OF: POPE'S KIDS PLACE



AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SCHINNELL SURVEYING &
MAPPING, PLLC, THIS 21st DAY OF December 2016 AND RECORDED
IN BOOK 3 OF BOUNDARY LINE ADJUSTMENTS AT PAGE 177

RECORDS OF LEWIS COUNTY, WASHINGTON.

Karen Grover
COUNTY AUDITOR

Deputy
Deputy

AUDITORS INDEXING INFORMATION

SE4 SE4, SEC 36, T 15 N, R 3 W, W.M.
LOTS 12, 13 AND 14 OF PLAT OF TRAVERA



12/20/2024

Sewer System Web Layer - Sewer Structure

Standard Manhole

Wet Well

Sewer System Web Layer - Sewer Pump Station

Sewer System Web Layer - Sewer Main

PVC

PVC

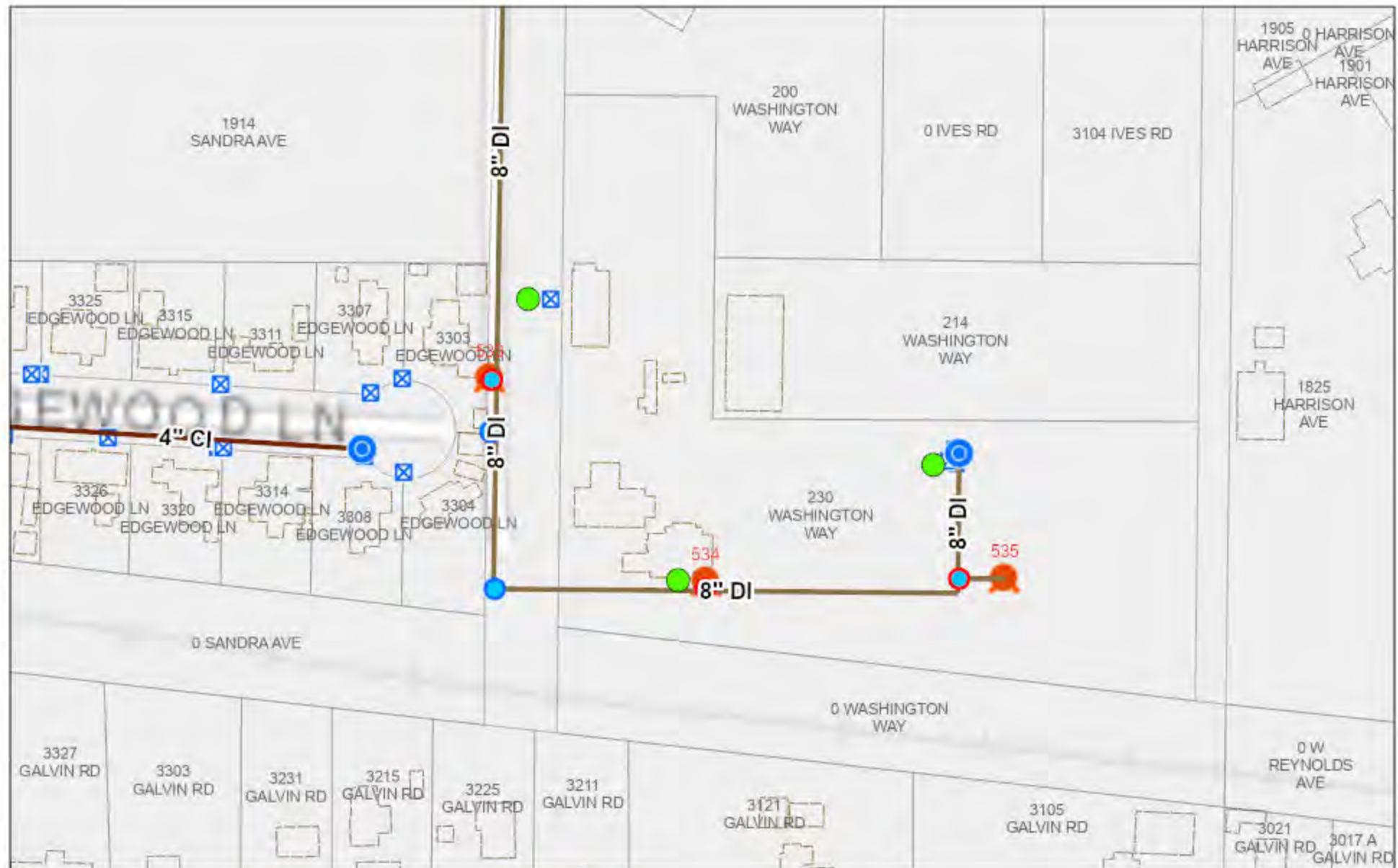
Parcels 092524

Building Outlines

1:2,257

0 0.01 0.03 0.05 mi
0 0.02 0.04 0.08 km

Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS



12/20/2024

Light Gray Canvas Reference

Water System - Water Service PNT

Lead

● Non-Lead

● Lead Status Unknown

Non-Lead, Specifically Galvanized

● Developed/Built After 1986

Water System - Water Valve

Hydrant Valve

Line Valve

Blow Off Valve

Slow On Valves

12,257

0.03

300

0.04

HERE. Game
(OpenStreet

8.00 111

0.08 km

technologies, Inc.

butors, and the

Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the