



Site Plan Review Committee

Michael Thomas, City Manager

COMMUNITY DEVELOPMENT DEPARTMENT

360-330-7662

Emil Pierson, CD Director

epierson@cityofcentralia.com

Mike Watilo, Building Official

mwatilo@cityofcentralia.com

PUBLIC WORKS DEPARTMENT

360-330-7512

Kim Ashmore, PW Director

kashmore@cityofcentralia.com

Patty Page, City Engineer

ppage@cityofcentralia.com

CENTRALIA CITY LIGHT

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

kanderson@riversidefire.net

LEGAL DEPARTMENT

360-330-7675

Kyle Manley, City Attorney

kmanley@cityofcentralia.com

SITE PLAN REVIEW COMMITTEE

Meeting Agenda

Monday, March 3, 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 (pgs. 1-2)
2. 1426 S Schueber Road
3. 1822 Taylor Road
4. Roanoke PUD Revision

10:00 AM – Pre-Application Conference (pgs. 3-8)

Project Name:	Sierra Pacific Expansion
Applicant/Owner:	Shawn Dotson, Sierra Pacific Industries
Property Address:	3115 Kuper Road
Contact Phone:	360.736.5417
Email:	SDotson@spi-ind.com
Zone:	PMP, Port Master Plan
Comp. Plan:	HI, Heavy Industrial
Parcel Information:	023736-019-000 & 0237136-018-000 14.43 acres
Request:	Reconfigure stormwater system and pave approximately 5.8 acres for material storage.

Permit Report

Permit #	Permit Date	Building/Land Use	Permit Type	Construction Site Address	Description of work being done under this permit	Applicant Name
20250101	2/20/2025	Building Permit	Single Family - Addition	1216 N Tower Ave	Adding a roof over existing backyard deck	Lyden Byron
20250102	2/20/2025	Building Permit	Mechanical	930 K St Cenralia	Replacement of heating system	Mills Northwest Heating and Cooling, Inc.
20250104	2/21/2025	Building Permit	Mechanical	3618-C Cooks Hill Rd	Install a gas insert with plumbing	Olympia Fireplace & Spa
20250105	2/24/2025	Building Permit	Mechanical	105 S Tower Ave	Installation of a walk-in cooler	Mohoric Refrigeration, Gavin Wright
20250106	2/24/2025	Building Permit	Commercial - Remodel	114 W Walnut Street	Replace decking on existing entryway.	Mercado's Construction, LLC
20250110	2/24/2025	Building Permit	Accessory Dwelling Unit	1212 W Chestnut St	Convert garage to ADU	Arnulfo Castro
20250118	2/24/2025	Land Use Application	Occupancy Inspection	203 E Chestnut St	Request to reoccupy vacant building for commercial purposes in a residential zone.	Joe and Gina Markley
20250112	2/25/2025	Building Permit	Commercial - Addition	1134 Kresky Ave	Addition to existing building	Sharla Allebaugh
20250113	2/25/2025	Building Permit	Single Family - Remodel	317 Wilding Street	Remodel entire house. No addition SF. Add bedroom, new electrical, plumbing, drywall, floors, trim, doors & 1.75 bath	Daniel Alvarez
20250114	2/25/2025	Building Permit	Single Family - Remodel	2325 Woodhaven Ln	Remodel existing deck	Ruth Johnson
20250115	2/25/2025	Building Permit	Sign	1039 S Gold St	Installation of (1) Wall mount cloud cabinet	Seth Taylor
20250116	2/26/2025	Building Permit	Single Family - Addition	2913 Sandra Ave.	Construct backyard awning over existing concrete	Eleazar Arreaga
20250117	2/26/2025	Building Permit	Sign	1212 Lum Road	Removal of existing signs and install 2 new channel letter sets	Seth Taylor

Permit #	Permit Date	Building/Land Use	Permit Type	Construction Site Address	Description of work being done under this permit	Applicant Name
20250119	2/26/2025	Building Permit	Commercial - Remodel	Carter's -1203 Lum Rd.	Remove Existing cashwrap and replace with 2-bay cashwrap w/ powerpole, Remove slatwall in sales area & replace w/ wall standards, Repair & repaint sales area, Provide new LVT flooring at removed fitting rooms & removed cashwrap, Install new baseboard in sales area, Remove 2x4 & accent lighting & replace w/ LED fixtures, Replace remaining lamps w/ LED, Replace all damaged or stained ceiling tiles & clean all HVAC diffusers	Bryant Daniel
20250121	2/26/2025	Building Permit	Single Family - Addition	809 N.Washington Ave.	12 x 30 addition	Brodie Heck Construction
20250123	2/26/2025	Plumbing	Plumbing	318 N Tower Ave	Tenant Improvement for new Hair salon. 2 hair wash sinks, 1 hand wash sink, and 1 washing machine	Tumya Plumbing
20250124	2/26/2025	Building Permit	Single Family Residence - New	3108 Fords Prairie Ave	New 1940 Sq. Ft. Single Family Residence w/ attached garage	Brady Helland



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): 023736019000, 023736018000, 023565004001, 023736017000, 023736016000, 023736015000, 023736020000, 023736021000, 023736022000, 023736023000, and 023563000000

Site Address: 3115 Kuper Rd, Centralia, WA 98531

Applicant/Agent: Shawn Dotson

Phone: 360-736-5417

Email: SDotson@spi-ind.com

EDixon@landauinc.com; JHiggins@spi-ind.com; DMoorcroft@spi-ind.com; WMcHugh@landauinc.com; JKalmar@landauinc.com

Name/Type of Business (if applicable): Sierra Pacific Industries

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

See attached description and SEPA determination

- ☐ 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.

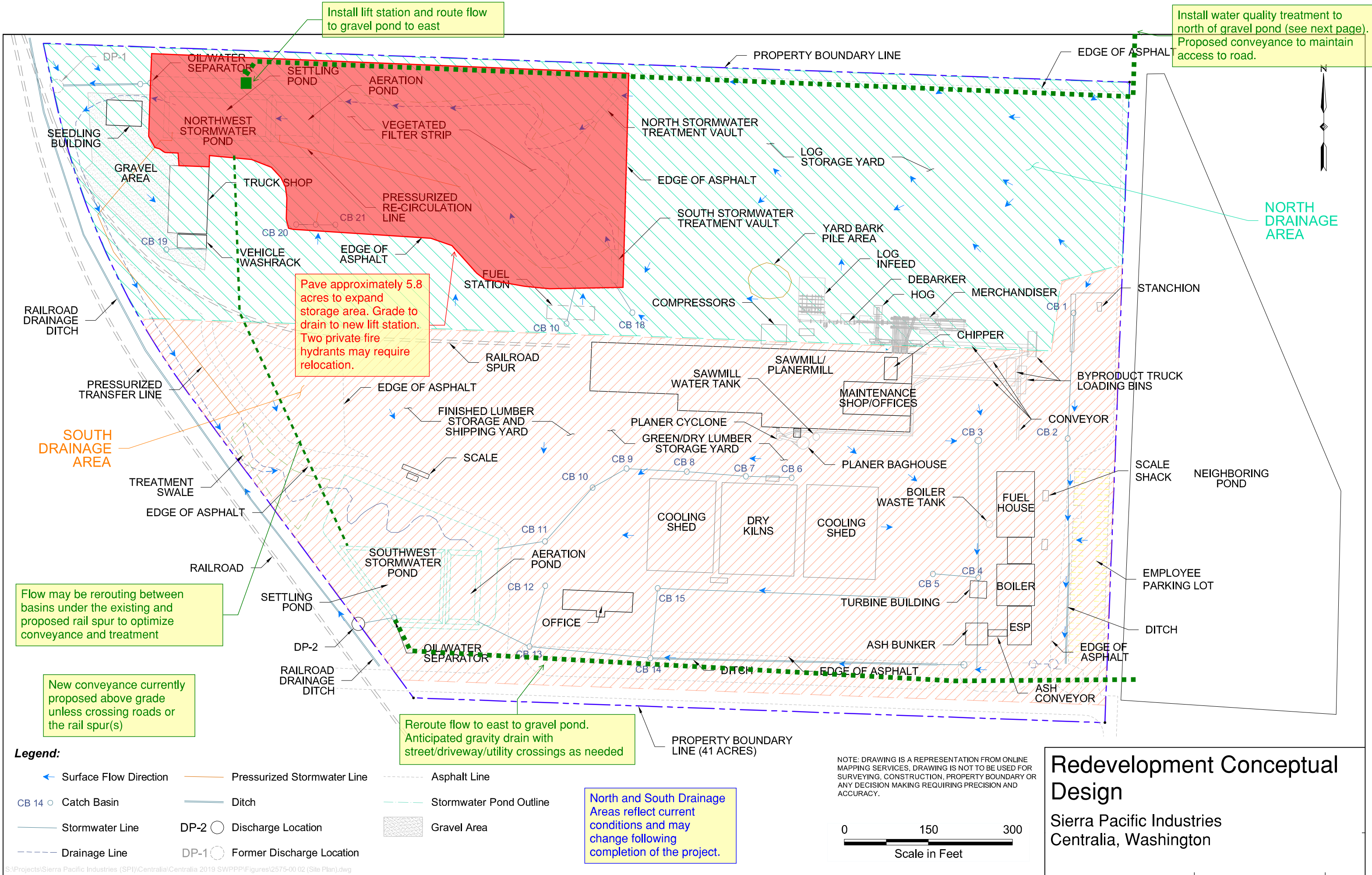
The SPRC Pre-Application Conference is available to applicants for projects requiring a land use review or if you have utility or other questions about a specific property. The meeting will include representatives from engineering, public works, water, waste-water, electric, stormwater, planning, and building.

Site Plan Review Committee Pre-Application Conference Request

Sierra Pacific Industries, Centralia

Description of Proposal

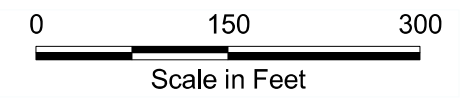
The project will construct additional material storage area in the northwest portion of the property by paving approximately 5.8 acres currently used for stormwater conveyance and detention. A lift station will be installed to route stormwater from the northern portion of the SPI facility (including this area to be newly paved) in a new force main pipe to be routed along the north property boundary and the roadway at the eastern side of the facility. The stormwater will be discharged to the north side of the pond on property adjacent to the east side of the SPI facility. This pond was a former gravel mining pit, and is now property owned by SPI. New water quality treatment (e.g., stormwater detention/sedimentation cells) will be installed north of the gravel mining pit. The project plans also include rerouting flow from the southwest stormwater pond (which collects stormwater runoff from the southern portion of the SPI facility) to the east to the former gravel mining pit pond. SPI may also optimize facility stormwater conveyance and treatment by pumping stormwater between the current north and south drainage areas.



Legend:

- | | | |
|--------------------------|----------------------------------|-------------------------------|
| ← Surface Flow Direction | — Pressurized Stormwater Line | - - - Asphalt Line |
| CB 14 ○ Catch Basin | — Ditch | - - - Stormwater Pond Outline |
| — Stormwater Line | DP-2 ○ Discharge Location | ▒ Gravel Area |
| - - - Drainage Line | DP-1 ○ Former Discharge Location | |

NOTE: DRAWING IS A REPRESENTATION FROM ONLINE MAPPING SERVICES. DRAWING IS NOT TO BE USED FOR SURVEYING, CONSTRUCTION, PROPERTY BOUNDARY OR ANY DECISION MAKING REQUIRING PRECISION AND ACCURACY.






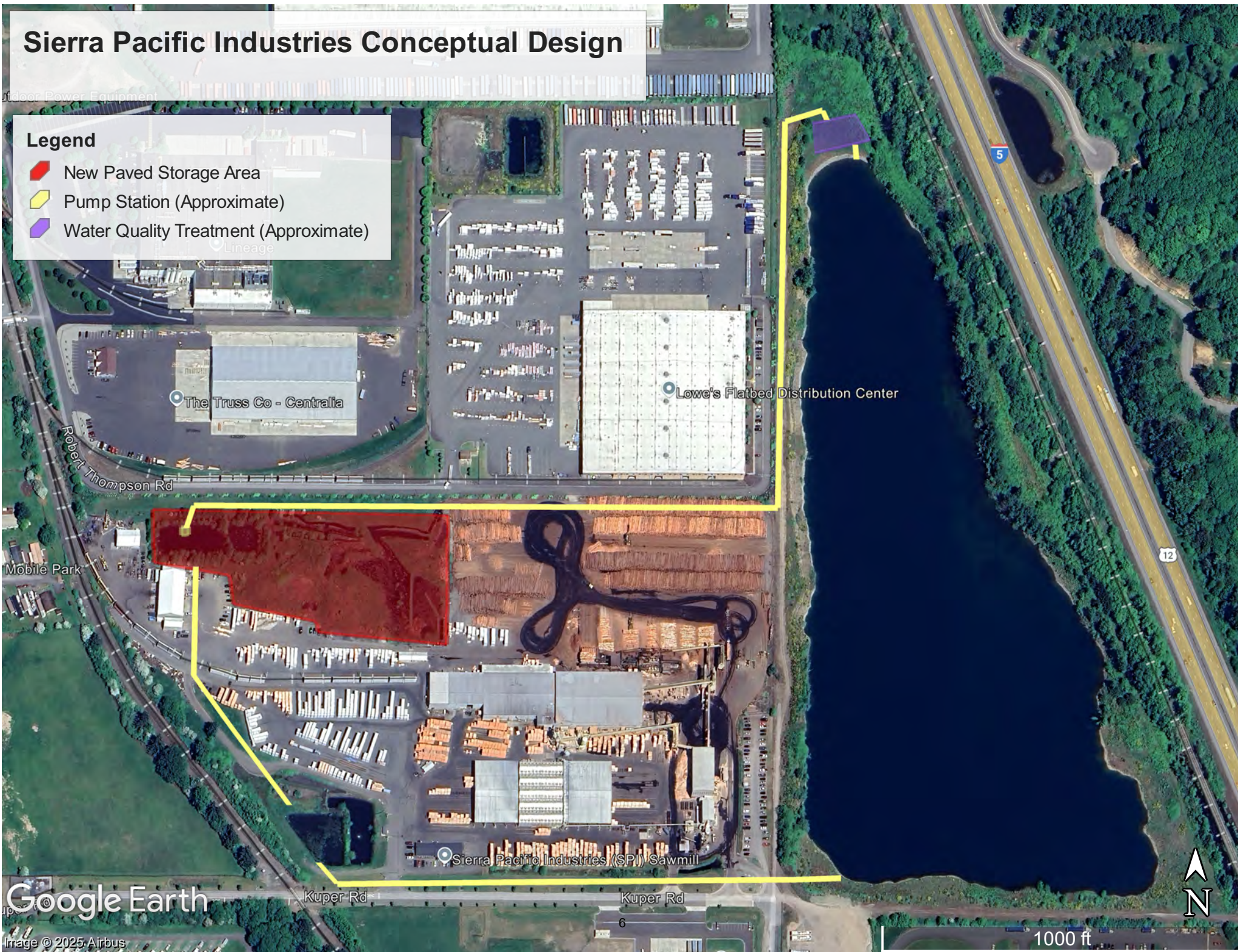
Redevelopment Conceptual Design

Sierra Pacific Industries
Centralia, Washington

Sierra Pacific Industries Conceptual Design

Legend

-  New Paved Storage Area
-  Pump Station (Approximate)
-  Water Quality Treatment (Approximate)



Google Earth

Image © 2025 Airbus

PORT OF CENTRALIA
NOTICE OF SEPA THRESHOLD DETERMINATION

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Date of Issuance: 8/22/2024

Description of proposal: The location of the proposal ("Subject Site") is currently operated as an industrial sawmill and lumbermill. In order to increase the overall capacity of the facility, Sierra Pacific proposes to redevelop a portion of the Subject Site to install and connect a rail spur from the developed portion of the site through the northwest corner to the existing railway located west of the property. Development will require the complete fill of the artificially created stormwater pond located in the northwestern corner to support the path of the rail spur. To compensate for the loss of water filtration and storage onsite, the project will install a stormwater pipe to redirect runoff to a dispersion trench located north of the gravel pit to the east. Upland runoff generated from the lumber/sawmill will be rerouted from the existing northwestern stormwater management complex to the land north of the existing gravel mining pit onsite. The runoff will be piped through the site and outlet into a dispersion trench that will filter the runoff through the ground before entering the gravel mining pit. The existing southwest stormwater detention pond will be retained to capture remaining upland runoff from the site.

Applicant: Shawn Dotson, Sierra Pacific Industries; 3115 Kuper Road, Centralia, WA 98531

Location of proposal, including street address, if any: 3115 Kuper Road and 3210 Foron Road, Centralia, WA 98531.

Lead agency: Port of Centralia

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c) and WAC 197-11.

This determination was made after review of a SEPA environmental checklist and other information on file with the lead agency, and after considering mitigation measures required by existing laws and regulations that will be implemented as part of consistency with the Port of Centralia Port Master Plan and the City of Centralia review process and other agency approvals. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request to the Port of Centralia at 3808 Galvin Road, Centralia, Washington 98531.

The lead agency for this proposal has also determined that the following mitigation measures are necessary to issue a Determination of Non-Significance for the proposal.

MITIGATION MEASURES

1. All other required government permits and approvals shall be obtained.
2. All development shall conform to the applicable requirements of the Port of Centralia Industrial and Commercial Parks Master Plan, and of the zoning standards, engineering standards, and adopted building and energy codes of the Centralia Municipal Code.

3. An inadvertent discovery plan shall be created and submitted to the City of Centralia as part of future City permit applications that involve clearing or grading on the Subject Site. If any archaeological artifacts are found during construction and excavation activities, the developer shall immediately halt work in the area per the requirements of the inadvertent discovery plan and contact the Washington State Department of Archaeology and Historic Preservation, the Chehalis Tribe, and the Cowlitz Tribe.

Notes:

- A. This finding is based on review the following documents submitted by the Applicant:
 - a. SEPA Checklist revised July 10, 2024
 - b. Soundview Consultants Technical Memorandum, "Wetland, Fish and Wildlife Habitat Assessment 3115 Kuper Road and 3210 Foron Road, Centralia, WA 98531" dated April 1, 2024
- B. Issuance of this threshold determination does not constitute approval of the proposal for construction. This proposal will require review and approval by the Port of Centralia and the City of Centralia and will be reviewed for compliance with all applicable plans and codes which regulate development activities. This proposal will also require approvals by other agencies as listed in the SEPA environmental checklist. These approvals and requirements are not inclusive, as some approvals and code requirements can only be confirmed and/or reviewed upon submittal of construction permits.

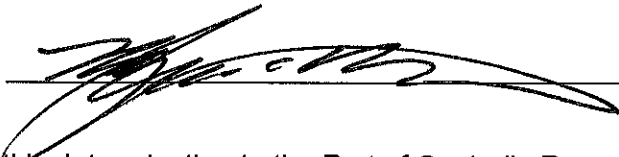
☒ There is a 14 day comment period for this MDNS

☐ There is no comment period for this MDNS.

Responsible official: Kyle W. Heaton
Position/title: Executive Director of Port of Centralia
Phone: (360) 736-3527
Fax: (360) 330-5666
Address: 3508 Galvin Road, Centralia, WA 98531

Date:

Signature



You may appeal this determination to the Port of Centralia Responsible Official at 3808 Galvin Road, Centralia, Washington 98531 no later than August 30, 2024 by mail received by that date or by personal delivery. You should be prepared to make specific factual objections. Contact Amy Graber at the Port of Centralia at agraber@portofcentralia.com for a copy of Resolution 06-05 addressing the procedures for SEPA appeals.