



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, 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 24, 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. 407 W Reynolds Avenue (pg. 2)
3. Borst Park Discussion

10:00 AM – Site Plan Review (pgs. 3-7)

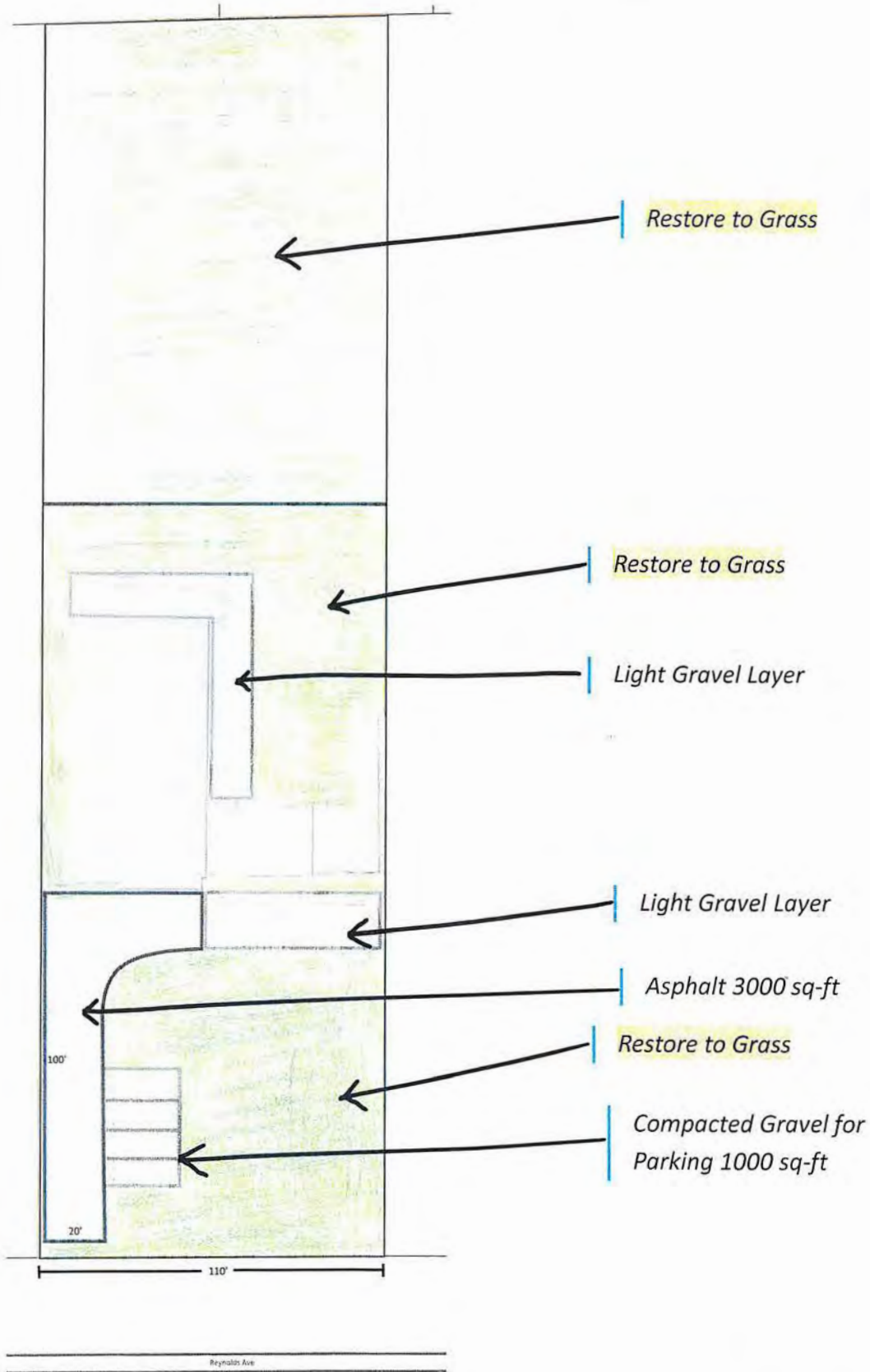
Project Name: Wilson Short Plat – Road Deviation Request

Applicant/Owner: Nick Taylor, Iris Group
Property Address: 2999 Harrison Avenue
Contact Phone: 360.890.8955
Email: ntaylor@irisgroupconsulting.com
Zone: R:4, Low Density Residential
Comp. Plan: LDR, Low Density Residential
Parcel Information: Four parcels, 2.14 Acres
Request: Deviation request from private road pavement section requirements of standard detail drawing 4-12.

Permit Report

Permit #	Permit Date	Building/ Land Use	Permit Type	Construction Site Address	Description of work being done under this permit	Applicant Name
20250165	3/13/2025	Building Permit	Accesory Building	617 State Street	Enclose porch, add carport	Adriana Tanedo White
20250166	3/13/2025	Building Permit	Single Family - Addition	2214 Eureka Avenue	24'x48' lean too attached to existing shop	Todd McCann
20250167	3/13/2025	Building Permit	Temporary Use Permit	1049 Eckerson Road	Installation of temporary office trailer to support phased construction	Jeff Farrell
20250169	3/13/2025	Building Permit	Single Family - Remodel	1405 Central Blvd	Rebuild 6'x20'6" covered porch w/ timber beams	Michael Brown
20250170	3/14/2025	Building Permit	Single Family - Remodel	529 W 1st Street	Remodel	Logan Burgess
20250172	3/17/2025	Building Permit	Plumbing	318 N Tower Avenue	Replace two existing fittings with proper fittings per code	Josh Yurkas
20250173	3/17/2025	Building Permit	Plumbing	701 W 6th Street	Replacing a 37 year old water heater with new 50 gallon rheem electric	Garrett
20250176	3/18/2025	Building Permit	Mechanical	408 South Street	Install 2-zone ductless heat pump	Elissa Carbajal
20250177	3/18/2025	Building Permit	Demolition	3108 Fords Prairie Ave	Full structure residential demo	Brady Helland
20250179	3/18/2025	Building Permit	Single Family - Addition	502 S Cedar Street	Build Covered screen walls on existing deck, w/ a screen door	Mike Demeo/ Affordable Building & Maintenance
20250180	3/19/2025	Building Permit	Single Family - Remodel	705 Scott Drive	Partition lounge to create bedroom and storage room, remodel bedroom C to create two bedrooms, convert family room to a bedroom, construct ramp, convert residence to an adult family home.	George Nganga
20250182	3/19/2025	Building Permit	Demolition	2717 Harrison Avenue	Full Structure Demo	Joe Sandhu

407 W. Reynolds Ave.



Roger McIntosh

510-299-3453

roger@mcintosh.com

IRISGROUP

civil engineers

299 N Market Blvd
Chehalis, WA 98532

3/13/2025

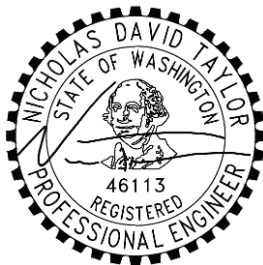
Re: **Pavement Section Deviation Request**
Civil Plans for UGA-SP-24-0559

CMC 14.24.010(B) states "The city engineer may revise or replace a standard specification or approve deviations from the standard specifications based upon the specific circumstances of a particular project. Any revisions, replacements, or deviations shall be based upon the sound engineering judgment of the city engineer and shall be incorporated into the construction contract for the project or otherwise approved in writing by the city engineer." City of Centralia Detail 4-12 provides a standard pavement section of 3" HMA, 2" CSTC, and 8" CSBC, without any assumption of the Soil Resilient Modulus used in design of the pavement section, which appears to indicate that the standard pavement section is meant as a "one-size fits all" section, and that it could likely be more than necessary for certain in-situ soil conditions.

The project geotechnical report, prepared by Pacific Testing and Inspection, Inc, dated 9/30/2024, indicates that a pavement section of 2.5" HMA, 2" CSTC, and 4" CSBC will provide a pavement life of 20 years with 2% trucks, a truck factor of 1.7, a Soil Resilient Modulus of 20,580 psf, and 800 ADT.

Based on the findings of the subject geotechnical report, which is included as an attachment to this request, it is my opinion that substituting the proposed pavement section for the standard pavement section represents "sound engineering judgement". It is also my opinion that approval of this request would be based on "specific circumstances of a particular project".

As I believe that approval of this request would be in conformance with CMC 14.24.010(B), I respectfully request approval of this deviation request to use pavement section of 2.5" HMA, 2" CSTC, and 4" CSBC as the private road pavement section for the above-referenced project.



3/13/2025

Nick Taylor PE
Iris Group Civil Engineers
(360) 890-8955

Geotechnical Report

Multi-Unit Short Plat

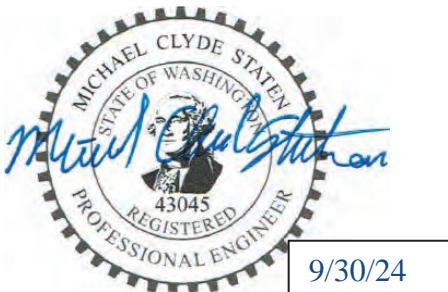
2999 Harrison Avenue
Parcel 023747012000
Centralia, Washington 98531

Prepared For:

Russell Road Developers, LLC
PO Box 281
Galvin, Washington 98544

Prepared By:

Pacific Testing & Inspection Inc.
3215 Harrison Avenue, Centralia, WA 98531
Phone (360) 736-3922 Fax (360) 807-6002
www.ptiinc.net



September 30, 2024

PTI Project # 240054

TABLE OF CONTENTS

1.0 INTRODUCTION	1
1.1 PROJECT INFORMATION	1
1.2 PURPOSE OF INVESTIGATION AND SCOPE OF WORK	1
2.0 SURFACE CONDITIONS.....	3
2.1 GENERAL OBSERVATIONS.....	3
2.2 TOPOGRAPHY	3
2.3 SURFACE DRAINAGE	3
2.4 SLOPE AND EROSION OBSERVATIONS	3
3.0 SUBSURFACE INVESTIGATION	5
3.1 FIELD METHODS, SAMPLING AND FIELD TESTING	5
3.2 GENERAL GEOLOGIC CONDITIONS	5
3.3 SOIL PROFILE	6
3.3.1 Groundwater.....	7
3.3.2 Infiltration Rates	7
4.0 ENGINEERING CONCLUSIONS & RECOMMENDATIONS	8
4.1 SLOPE STABILITY	8
4.2 SEISMIC CONSIDERATIONS AND LIQUEFACTION.....	8
4.3 EROSION	9
4.4 BUILDING FOUNDATION RECOMMENDATIONS.....	9
4.4.1 Settlement.....	10
4.4.2 Concrete Slabs-on-Grade.....	10
4.5 EARTHWORK CONSTRUCTION RECOMMENDATIONS.....	10
4.5.1 Excavation.....	11
4.5.2 Placement and Compaction of Native Soils and Engineered Fill	11
4.6 SURFACE AND SUBSURFACE DRAINAGE	12
4.7 PARKING AND PAVEMENT ANALYSIS	12
5.0 LIMITATIONS.....	15

Appendix A – Test Pit Location Plan

Appendix B – Test Pit Logs

Appendix C – Laboratory Testing Results

Appendix D - Nomograph

1.0 INTRODUCTION

Pacific Testing & Inspection, Inc. (PTI) has completed a geotechnical investigation for a short plat that will include the development of multiple single family dwelling units. The project is to be located at 2999 Harrison Avenue in Centralia, Washington. See the vicinity map on the following page for a general depiction of the site location.

An initial geotechnical evaluation of the project was conducted by PTI on September 3, 2024. During this site visit, surface and subsurface conditions were assessed. After completion of the field work, laboratory work, and applicable project research, PTI prepared this geotechnical report. At a minimum, this report conforms to the requirements outlined in the International Building Code (IBC) Sections 1603.1.6 and 1803.6.

As presented herein, this report includes information pertaining to the project in this Introduction Section; observations of the property and surrounding terrain in the Surface Conditions Section; field methods and soil descriptions in the Subsurface Investigation Section; and, supporting documentation with relation to the aforesaid IBC sections and project requirements in the Engineering Conclusions and Recommendations Section.

1.1 Project Information

Information pertaining to the planned development of the project was provided by the proponent of the property. The property is currently developed with a single-family residence and multiple detached out buildings. The planned development consists of multiple new buildings, each serving multiple residences, paved ingress/ egress/ parking, drainage facilities, and other ancillary features.

Approximate existing site conditions and test pit locations are illustrated on the Test Pit Location Plan provided in Appendix A of this report.

1.2 Purpose of Investigation and Scope of Work

The purpose of this geotechnical investigation is to minimally address the reporting requirements outlined in the IBC, and further evaluate the project as necessary with respect to geotechnical constraints in order to provide recommendations that should be implemented during development.

In order to fulfill the purpose of investigation, the geotechnical program completed for the proposed improvements of the project include:

- Review project information provided by the proponent of the project;
- Conduct a site visit to document the site conditions that may influence the construction and performance of the proposed improvements of the project;
- Define general subsurface conditions of the site by observing subsoils within test pits, review geological and other soil mapping for the general area, research published references concerning earthquake/ slope/ erosion hazards, and review any other pertinent documents near the project;
- Collect bulk samples as necessary, at various depths and locations;
- Perform laboratory testing to determine selected index and/or engineering properties of

Russell Road Developers, LLC
2999 Harrison Avenue
Centralia, Washington
September 30, 2024

- the site soils;
- Complete an engineering analysis supported by the planned site alterations, and the surface and subsurface conditions that were identified by the field investigation, soil testing, and applicable project research; and,
 - Establish conclusions based on findings, and make recommendations for foundations, drainage, pavements, earthwork construction requirements, and other considerations as outlined in this report.