



Site Plan Review Committee

Michael Thomas, City Manager

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360-330-7662

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LEGAL DEPARTMENT
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SITE PLAN REVIEW COMMITTEE

Meeting Agenda

Monday, April 14, 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 (pgs. 1-2)

10:00 AM – Pre-Application Conference (pgs. 3-6)

Project Name: NorPlex Rail

Applicant/Owner: Kathy Hargrave, Sitts & Hill Engineers
Property Address: 1703 Industrial Drive
Contact Phone: 253.474.9449
Email: KathyH@sittshill.com
Zone: M-2, Heavy Industrial
Comp. Plan: HI, Heavy Industrial
Parcel Information: 003682-056-041 & 003682-056-301
6.57 acres
Request: Construct a 113,000 sq. ft. addition to an existing industrial plant for the manufacturing of plastic bags.

Permit Report

Permit #	Permit Date	Building/Land Use	Permit Type	CONSTRUCTION SITE ADDRESS	Description of work being done under this permit	Applicant Name
20250172	3/17/2025	Building Permit	Plumbing	318 N Tower Avenue	Replace two existing fittings with proper fittings per code	Josh Yurkas
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 St	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	Convert residence to an Adult Family Home	George Nganga
20250182	3/19/2025	Building Permit	Demolition	2717 Harrison Ave	Full Structure Demo	Joe Sandhu
20250184	3/20/2025	Building Permit	Single Family - Remodel	323 S Buckner Street	Remove old siding, add sheathing & insulation and resile	Builders Service Company
20250185	3/20/2025	Building Permit	Single Family - Addition	919 W Reynolds Ave	2 shipping storage containers w/ agricultural sunshade between them	Alan Woods
20250186	3/20/2025	Building Permit	Mechanical	1000 McKinley Ln N	Replacing gas furnace and AC unit for newer like and kind	elissa@americoolusa.com
20250188	3/24/2025	Building Permit	Sign	1930 S Gold St	(2) appox. 45 ft Banners	The Sign Post
20250190	3/25/2025	Building Permit	Single Family Residence - New	1410 Salzer Creek Dr/Lot 74	New Construction SFR - 2 story, 3 bed 2.5 bath 2015 sq. ft., 458 sq. ft., 127 sq. ft., covered entry porch, 100 sq. ft., rear covered patio. Stock Plan 1959-B-Right Lot 74	Briana Gorman
20250191	3/25/2025	Building Permit	Single Family Residence - New	1396 Salzer Creek Drive/Lot 73	New Construction SFR 2 story 3 bed, 2.5 bath 1797 sq. ft. heated, 436 sq. ft. garage, 124 sq. ft. porch, 100 sq. ft. rear covered patio. Centralia Woods FKA Kresky Landing Lot 73 Garage Left Elev C	Briana Gorman
20250192	3/25/2025	Building Permit	Single Family - Remodel	3297 Prill Road	Construct a ramp and convert to an Adult Family Home.	William Araka
20250194	3/26/2025	Building Permit	Single Family Residence - New	1382 Salzer Creek Drive	New Construction	Briana Gorman
20250195	3/26/2025	Building Permit	Commercial - New Build	2717 Harrison Ave	Construction of a new tilt-up concrete, semi-conditioned 604,854 SF shell building and associated site work. Work includes: foundation and slab, shell, tenant improvement, mechanical, plumbing and fencing. Exterior guard shack will be provided in a separate future permit submittal.	Jose Cortez Garcia
20250196	3/27/2025	Building Permit	Mechanical	1330 Johnson Road	Install Ductless Heat Pump	Mills Northwest heating and cooling inc.
20250197	3/27/2025	Building Permit	Single Family - Addition	926 N Washington Ave	Accessory building	Kelley Christensen
20250198	3/27/2025	Building Permit	Single Family Residence - New	1372 Salzer Creek Drive, Lot 71	New Construction	Briana Gorman
20250199	3/28/2025	Building Permit	Plumbing	1017 B St	Replacement of all Water lines from point of entry in crawl space to connection point at each fixture. Replace all shut off valves in cabinets and at toilet, replace supply lines to sinks and toilet. Move water heater location to Laundry room near bathroom/kitchen. Install new washing machine box in wall in laundry. Install new RH Tub/Shower combo with new valve/trim. Install 2 new hose bibs (front and back)	Catherine Cleveland
20250200	3/28/2025	Building Permit	Mechanical	1908 Trillium LN	replacing gas furnace only new like and kind	Elissa Carbajal

20250203	3/31/2025	Building Permit	Single Family Residence - New	1356 Salzer Creek Drive	New Construction SFR 2 story, 3 bed, 2.5 bath, 1586 sq. ft. heated 391 sq. ft. garage, 82 sq. ft. covered entry porch, 100 sq. ft. rear covered patio. Lot 70 Stock Plan 1535 Elev B	Briana Gorman
20250204	3/31/2025	Building Permit	Single Family Residence - New	1379 Salzer Creek Drive	New Construction SFR 2 story 3 bed 2.5 bath 2015 sq. ft. heated, 458 sq. ft. garage, 127 sq. ft. covered entry porch, 100 sq. ft. rear covered patio. Plan 1959 C Lot 59	Briana Gorman
20250207	4/2/2025	Building Permit	Mechanical	120-8 Northridge Dr, Centralia, Wa	replace heat pump	Sunset Air
20250209	4/2/2025	Building Permit	Single Family - Remodel	327 Latona St	Convert garage into an ADU	William Lundeen
20250210	4/2/2025	Building Permit	Demolition	202 E Van Buren St	Remove interior surfaces, insulation, wiring, etc on all levels. No structural demo	Isidro Dominguez
20250213	4/3/2025	Building Permit	Single Family Residence - New	811 Centralia College Blvd	New SFR with 2 attached ADUs	Acorn Investment Properties LLC
20250214	4/3/2025	Building Permit	Commercial - Addition	400 Centralia College Blvd. Centralia	Install Softball Press box at Bob Peters Field	Rick Perkins Centralia College
20250215	4/4/2025	Building Permit	Single Family - Remodel	401 W Carson Street	Add man cave w/ bathroom inside pole barn. Revision to #20240429	Robbie Pitts
20250216	4/4/2025	Building Permit	Single Family - Addition	1335 Crescent Ave	Extend front porch	Martin Martinez
20250218	4/7/2025	Building Permit	Commercial - New Build	1005 S Yew Street	New 3,452 sf single story wood framed shell structure	DDG Architects, LLC
20250219	4/7/2025	Building Permit	Single Family - Remodel	405 S Iron Street	Finish attic with new framing, insulation, sheetrock. Add half bathroom.	Ray Chapman-Wilson
20250220	4/7/2025	Building Permit	Demolition	919 S Pearl St	Demolition of existing residence, will be replaced by manufactured home	Brooklyn Taylor-Sparks
20250221	4/7/2025	Building Permit	Manufactured Home (double wide) Placement	919 S Pearl Street	Manufactured home placement	Brooklyn Taylor-Sparks
20250217	4/7/2025		Plumbing	517 Richmond St	Remove/Replace electric water heater	Ryan Ridley
20250222	4/9/2025	Building Permit	Commercial - Remodel	309 N Tower Ave	Replace walk-in cooler. Like for Like	Daniel Coleman
20250226	4/9/2025	Building Permit	Single Family - Remodel	414 N Iron St	Replace tub, sink w/ like, & replace sheetrock & insulation & repaint	Teresa Mena
20250227	4/9/2025	Building Permit	Mechanical	907 N Pearl	Install new AC unit onto existing system	Elissa Carbajal
20250229	4/9/2025	Building Permit	Commercial - Remodel	309 N tower	Replace doors with Like sized	Daniel Coleman
20250231	4/10/2025	Building Permit	Deck	405 S Iron St	install 11 foot by 12 foot by 2 foot high deck	ray chapman-wilson



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): 003682056041 & 003682056301

Site Address: 1703 & 0 Industrial Drive (PO Box 814 Auburn, WA 98071)

Applicant/Agent: Kathy A. Hargrave, PE - Sitts & Hill Engineers, Inc.

Phone: (253) 474-9449 **Email:** KathyH@sittshill.com

Name/Type of Business (if applicable): NorPlex - Manufactures Plastic Bags.

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

Construct a 113,000 SF building addition at the existing NorPlex facility in Centralia, Washington.

- 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.



4815 Center Street
Tacoma, WA 98409-2319
(253) 474-9449 / sittshill.com

Kathy A. Hargrave, PE
Larry G. Lindell, PE, SE
Michael A. McEvilly, PLS
Andrew J. Boileau, PE, SE
David C. Boileau, AIA
Donald C. Davis, PE

March 26th, 2025

THE CITY OF CENTRALIA
P.O. Box 609
Centralia, Washington 98531

TO: Mr. Emil Pierson, Community Development Director

SUBJECT: **PRE-APPLICATION MEETING FOR NORPLEX – PROJECT NARRATIVE**

Dear Mr. Pierson:

We are providing the requested project narrative for the proposed NorPlex 110,000 SF building addition located at 1703 Industrial Drive (Lewis County Tax parcel Numbers 003682056041 and 003682056301) in Centralia, Washington in advance of the April 7th, 2025 scheduled Pre-Application Meeting.

General Information:

Site Zoning is Light Industrial (M1)

The site is not located in the 100-year floodplain

Landscape Requirement:

A minimum of 5% of the site is required to be landscaped.

Proposed Development:

- Construction of a 110,000 SF dock-high building addition with four loading docks. The Occupancy Classification for the proposed building is F1/S1, with sprinkled Type II B construction.
- 20 new parking spaces with two spaces for disabled persons in conformance with the Americans with Disabilities Act (ADA) for the largest proposed shift will be provided. All employee and visitor parking will be on the site.
- Construction and placement of six (6) 15-foot diameter tanks for plastic nurdle (bead/pellet) storage. The plastic beads are used in the manufacturing process to make plastic bags. Manufacturing is conducted within the proposed building.

From Wikipedia: **Pre-production plastic pellets**, commonly known as **nurdles**, are tiny plastic pellets (smaller than 5 mm or 0.20 in) that are universally used in the [plastics industry](#) for the manufacture of plastic products.^{[1][2]} These [microplastics](#) are made primarily from [polyethylene](#), [polypropylene](#), [polystyrene](#), [polyvinyl chloride](#), and other plastics or [synthetic resins](#).^[3] Nurdles are the building block, via [plastic extrusion](#) or [injection molding](#), for items for everyday life including plastic water bottles, containers, and bags.^[4]

There are no special requirements for nurdle storage with respect to fire loads.

- Construction of an Emergency Vehicle Access (EVA) route and turn-around north, south and west of the proposed building addition.

- Construction of a rail spur to transport the nurdles to the site. Nurdles will be conveyed to the 15-foot diameter tanks via a pump. From the tanks the nurdles will be transported inside the building for the manufacturing process of plastic bags via pump.

Please feel free to contact our office with any additional questions or comments you may have regarding this project.

Sincerely,

SITTS & HILL



Katy A. Hargrave, PE, Principal

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15' WIDE LANDSCAPE BUFFER AT
STREET FRONTAGE AND 5% MINIMUM
LANDSCAPING SITE COVERAGE.

INDUSTRIAL DR

PARCEL NUMBER: 003682056301
SITUS ADDRESS: 0 INDUSTRIAL DR
OWNER: 3 SANFORDS LLC
ZONING: M1 (LIGHT INDUSTRIAL)
LAND VALUE: \$99,300
IMPROVEMENT VALUE: \$0
TOTAL VALUE: \$99,300
TOTAL AREA: 0.57 ACRES

PARCEL NUMBER: 003682056303
SITUS ADDRESS: 1650 JOHNSON RD
OWNER: BONNEVILLE POWER ADMINISTRATION

PARCEL NUMBER: 003682056041
SITUS ADDRESS: 1703 INDUSTRIAL DR
OWNER: 3 SANFORDS LLC
ZONING: M1 (LIGHT INDUSTRIAL)
LAND VALUE: \$1,306,800
IMPROVEMENT VALUE: \$1,300,300
TOTAL VALUE: \$2,607,100
TOTAL AREA: 6.00 ACRES

BUILDING
 $\pm 110,000$ SF
F1/S1 USE

BUILDING INCLUDES:
BREAKROOM
LOCKER ROOM
RESTROOMS
OFFICES
(4) TRUCK BAYS

(6) 15'Ø TANKS

EVA CUL-DE-SAC
R=45'

NO. 9 LH TURNOUT

R=459.28'
68' TANGENT

R=459.28'

20'

20'

NEW PARKING STALLS AT 9'x18'
20 TOTAL (2 ADA)

EXISTING BUILDING
 $\pm 50,000$ SF

EXISTING GATED
DRIVEWAY FOR
LIMITED USE ONLY

8.5' RAIL CLEARANCE ENVELOPE
(EACH SIDE OF TRACK CENTERLINE)

MIN. TRACK CURVATURE
BNSF MAX Dc=9° 30' (R=603.80')
UPRR STD Dc=10° 00' (R=573.69')
UPRR UP TO Dc=12° 30' (R=459.28') with approval



sitts & hill

CIVIL | STRUCTURAL | ARCHITECTURAL | SURVEY
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HORIZONTAL SCALE: 1"=60'

60 0 60 120
6

W REYNOLDS AVE

PUGET SOUND & PACIFIC (PSAP)
CROSSING NO. 808544J