



**Site Plan Review Committee**

Michael Thomas, City Manager

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

Emil Pierson, CD Director  
[epierson@cityofcentralia.com](mailto:epierson@cityofcentralia.com)

Mike Watilo, Building Official  
[mwatalo@cityofcentralia.com](mailto:mwatalo@cityofcentralia.com)

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**360-330-7512**

Andy Oien, PW Director  
[aoien@cityofcentralia.com](mailto:aoien@cityofcentralia.com)

Patty Page, City Engineer  
[ppage@cityofcentralia.com](mailto:ppage@cityofcentralia.com)

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ML Norton, CCL General Manager  
[mnorton@cityofcentralia.com](mailto:mnorton@cityofcentralia.com)

**POLICE DEPARTMENT**  
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Andy Caldwell, Chief  
[acaldwell@cityofcentralia.com](mailto:acaldwell@cityofcentralia.com)

**RIVERSIDE FIRE AUTHORITY**  
**360-736-3975**  
Terry Ternan, Fire Marshal  
[tternan@riversidefire.net](mailto:tternan@riversidefire.net)

**LEGAL DEPARTMENT**  
**360-330-7675**  
Kyle Manley, City Attorney  
[kmanley@cityofcentralia.com](mailto:kmanley@cityofcentralia.com)

**SITE PLAN REVIEW COMMITTEE  
Meeting Agenda**

*Monday, September 15, 2025*

*Join Zoom meeting: [Public Meeting Link](#)*

*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 are invited to participate.**

**9:00 AM STAFF REVIEW TIME**

**10:00 AM – Pre-Application Conference (pgs. 1-2)**

**Project Name:** Centralia Station  
**Applicant/Owner:** Zac Crum, PE, Ethos Civil  
**Property Address:** 0 S Yew Street  
**Contact Phone:** 509.863.8654  
**Email:** [zac@ethoscivil.com](mailto:zac@ethoscivil.com)  
**Zone:** PMP, Port Master Plan  
**Comp. Plan:** HI, Heavy Industrial  
LI, Light Industrial  
GC, Commercial General District  
**Parcel Information:** 003487-007-007, 3.22 acres  
**Request:** Future construction of a quick serve restaurant, quick serve oil change building and EV charging facility.

**10:30 AM – Site Plan Review (pgs. 3-4)**

**Project Name:** Gallagher Road Extension  
**Applicant/Owner:** Josh Towne, PE, Barghausen  
**Property Address:** N/A – Right of Way  
**Contact Phone:** 425.291.3756  
**Email:** [jtowne@barghausen.co](mailto:jtowne@barghausen.co),  
**Zone:** Right of Way  
**Comp. Plan:** Right of Way  
**Parcel Information:** Right of Way  
**Request:** Final civil plan approval for the Gallagher Road extension off of Harrison Avenue.



## SITE PLAN REVIEW COMMITTEE

Meeting Agenda – Page 2

*Monday, September 15, 2025*

### **11:00 AM – Pre-Application Conference** (pgs. 5-10)

**Project Name:** Alexander on the River  
**Applicant/Owner:** Stephen Bridgeford, Contour Engineering LLC  
**Property Address:** 1414 and 1419 Alexander Street  
**Contact Phone:** 253.857.5454  
**Email:** [Stephen.B@contourengineeringllc.com](mailto:Stephen.B@contourengineeringllc.com)  
**Zone:** R:8, Medium Density Residential  
**Comp. Plan:** MDR, Medium Density Residential  
**Parcel Information:** 003004-011-002 and 003004-011-003, 3.48 acres  
**Request:** Three conceptual options for a multi-family development.



## SITE PLAN REVIEW COMMITTEE

### Pre-Application Conference Request

**MEETING DATE:** Every Monday; excluding holidays and subject to number of submittals

**TIME:** 10:00 AM, each submittal will be given approximately 30 minutes.

**LOCATION:** Online via Zoom

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Parcel Number(s): 003487-007-007

Site Address: S Yew Street – south of Art Lehmann Drive

Applicant/Agent: Zac Crum, PE, Ethos Civil

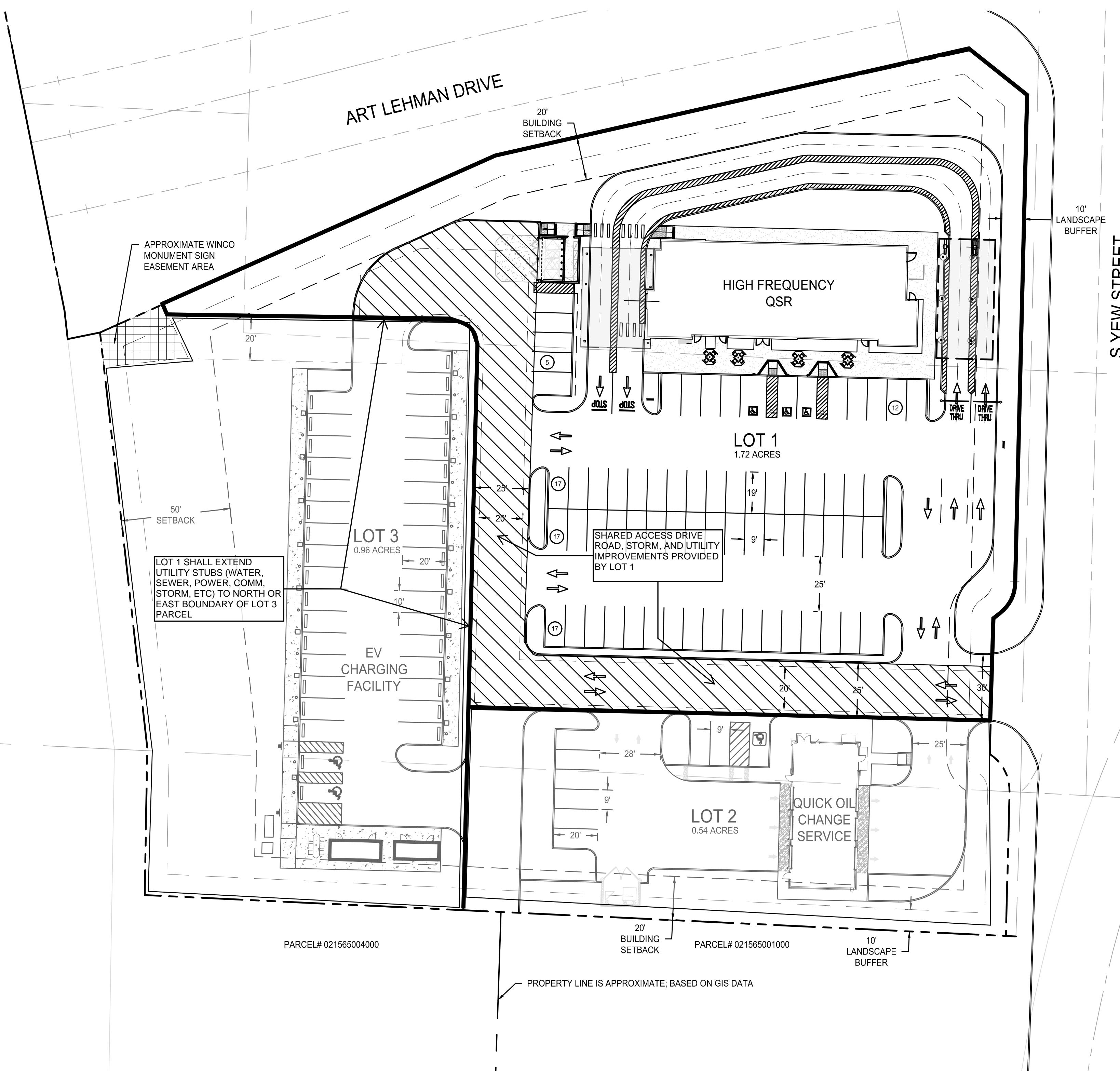
Phone and Email: 509.863.8654, [zac@ethoscivil.com](mailto:zac@ethoscivil.com)

Brief Narrative: BLA to facilitate future construction of a quick serve restaurant, quick oil change facility and EV charging facility.

#### Submittal Requirements:

- Conceptual site plan showing existing and proposed uses and structures. See attached checklist for guidance.
- Details on anticipated utility needs (water meter size, sewer capacity, power loads, etc.)
- Details on anticipated traffic impacts, vehicle trips per day and anticipated peak trip hours.

The purpose of the pre-application conference is to acquaint the applicant with the review procedures and applicable Centralia Municipal code provisions. It is not a full technical review. There is no fee required. Comments from staff are not binding and are not to be construed as approvals, waivers, variances, etc. The more information you provide, the more detailed information you will receive. Attach a separate sheet to provide information, if necessary. Submittals may be made via digital or paper copies; however, digital submittals are preferred. Upon receipt, staff will contact you for scheduling. It takes approximately two weeks to schedule a conference. If you have studies and/or additional information that may aid in our review of the project, please include those with your submittal. Incomplete applications will not be accepted.



PARCEL NUMBER  
003487007007

CENTRALIA  
STATION  
COMM

S YEW STREET  
CENTRALIA, WA 98531

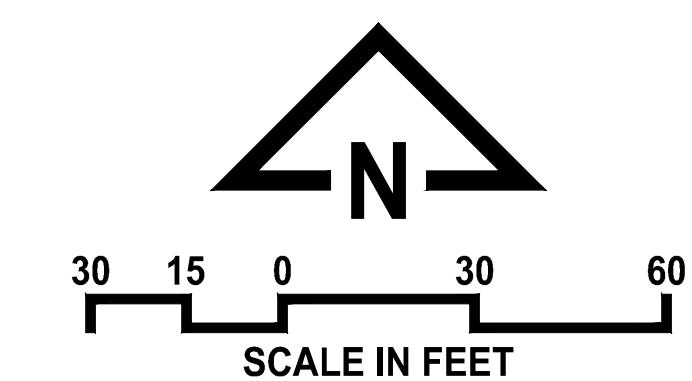
**ETHOS**  
CIVIL  
Engineering Entitlement Project Management  
ethoscivil.com info@ethoscivil.com 253.414.1989



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DESIGNED: MLC  
CHECKED: ZMC  
DRAWN: MLC  
CHECKED: ZMC

#	DATE	DESCRIPTION



24134  
07/24/2025

OVERALL SITE PLAN

C1.0

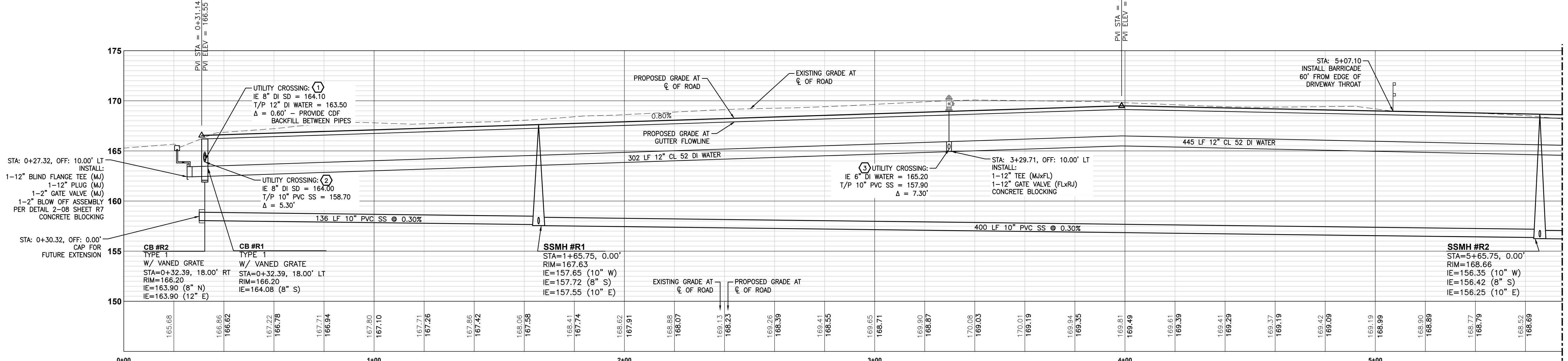
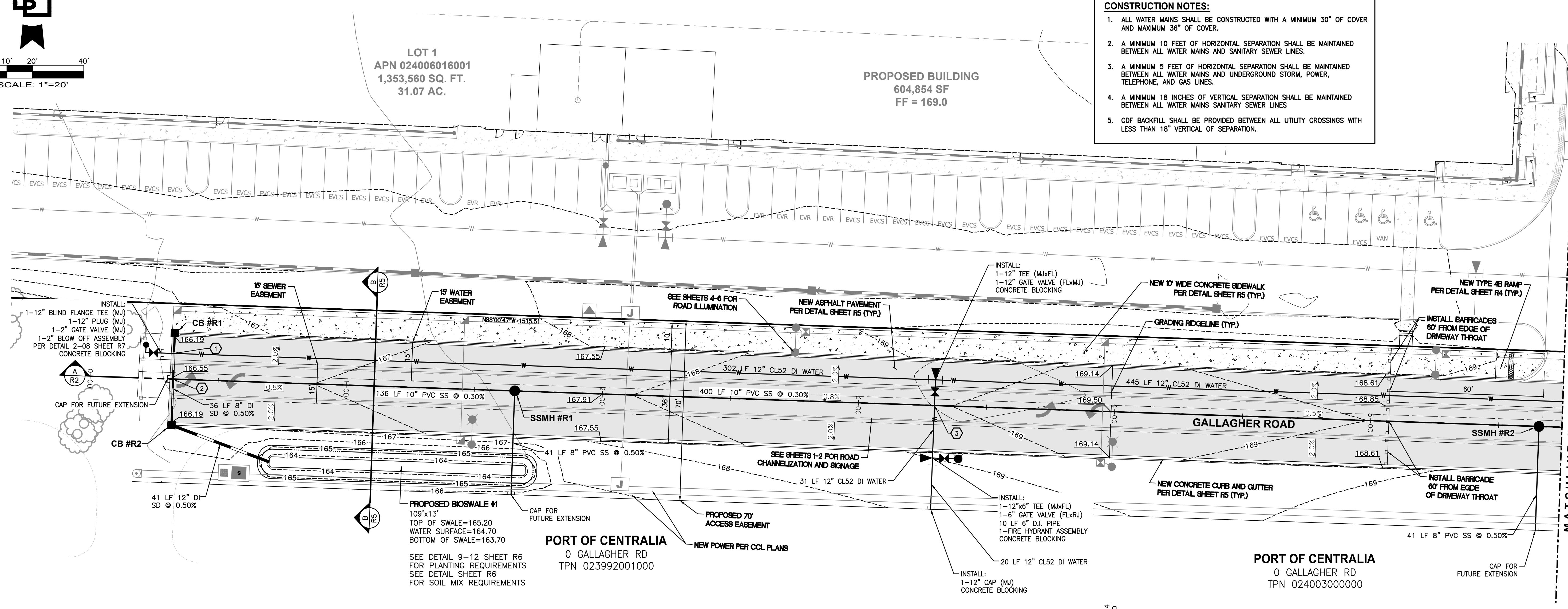
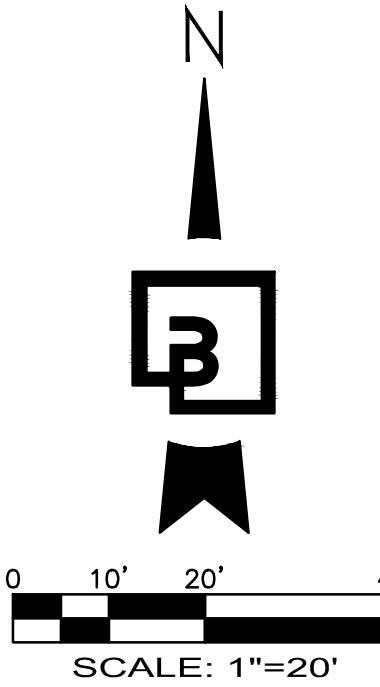
# GALLAGHER ROAD EXTENSION PLAN - WEST

## FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.  
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE  
"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"



**GALLAGHER ROAD PROFILE - WEST**

SCALE: 1"=20' HORIZONTAL 1"=5' VERTICAL

Job Number	Barghausen Consulting Engineers, LLC.	Designed		Scale:	Horizontal 1" = 20' Vertical 1" = 5'	For:	LOGISTICS PROPERTY CO.	Title: GALLAGHER ROAD EXTENSION PLAN - WEST FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1
		ft	in					
23090		1021572nd Avenue South	Kent, WA 98032	Approved DKB	09/02/25	Date	09/02/25	REvised per City Comments
R2 9								Revision





**CIVIL ENGINEERING ◊ SURVEYING ◊ LAND PLANNING**

P.O. Box 949, Gig Harbor, WA 98335  
945 Fawcett Ave, Suite A  
Tacoma, WA 98402

Phone: 253-857-5454  
Email: info@contourengineeringllc.com

## **Memorandum**

September 3, 2025

To: City of Centralia, Community Development  
From: Stephen Bridgeford, Senior Planner

SUBJECT/RE: Alexander St- Multi-family PUD Pre-application narrative  
Contour Project #25-065

### **Site data:**

Tax parcels - 003004011002 and 003004011003  
Address - 1414 and 1419 Alexander St  
Site Area - 151,320 sq. ft. or 3.474 acres  
Zoning - R-8

### **Zoning Review:**

Lot Coverage – 65%  
Setbacks – Front = 20, Rear = 25, side = 5  
Building Separation – 10-ft  
Building Height – 40-ft  
Common open space – 30% of site area

Private open space – 300 sq ft per ground floor unit with 15-ft min dimension  
Parking - 2 per unit with 1 per 3 units for visitor parking

### **Known site encumbrances:**

- Flood Hazard the FEMA June 1, 1982, maps indicate a flood hazard with a base elevation of 176.42 (with NAVD 88 conversion).
- Previous approved studies delineated an offsite category III wetland to the southwest with a 150-ft buffer. This buffer projects onto a portion of the site in the southeastern corner.
- The Skookumchuck River is offsite to the north and projects a portion of the 175-ft buffer along the length of the north property line

### **Narrative:**

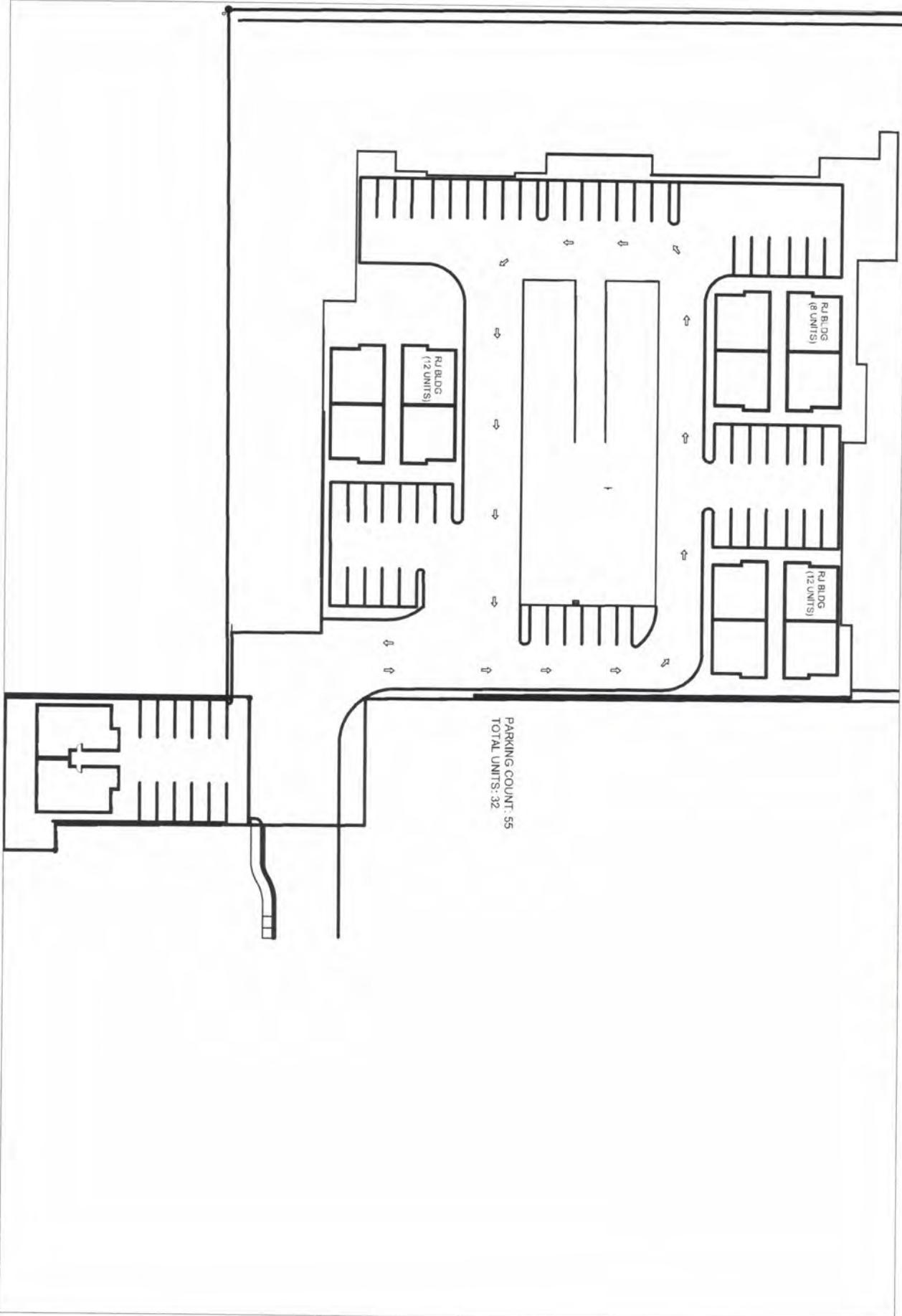
Through the PUD process we are proposing a multi-family development of the subject property. The multi-family use is not permitted in the underlying zone R-8, but a PUD is a permitted use. Per CMC 20.60.040.2 appears to allow the use of apartments with five or more units per building. The underlying R-8 zone allows densities up to 8 dwelling units per acre. It appears in this case density is calculated from the gross site area. Through the PUD process we will pursue density bonuses to achieve the up to 20 percent increase on density to 9.6 dwelling units per acre.

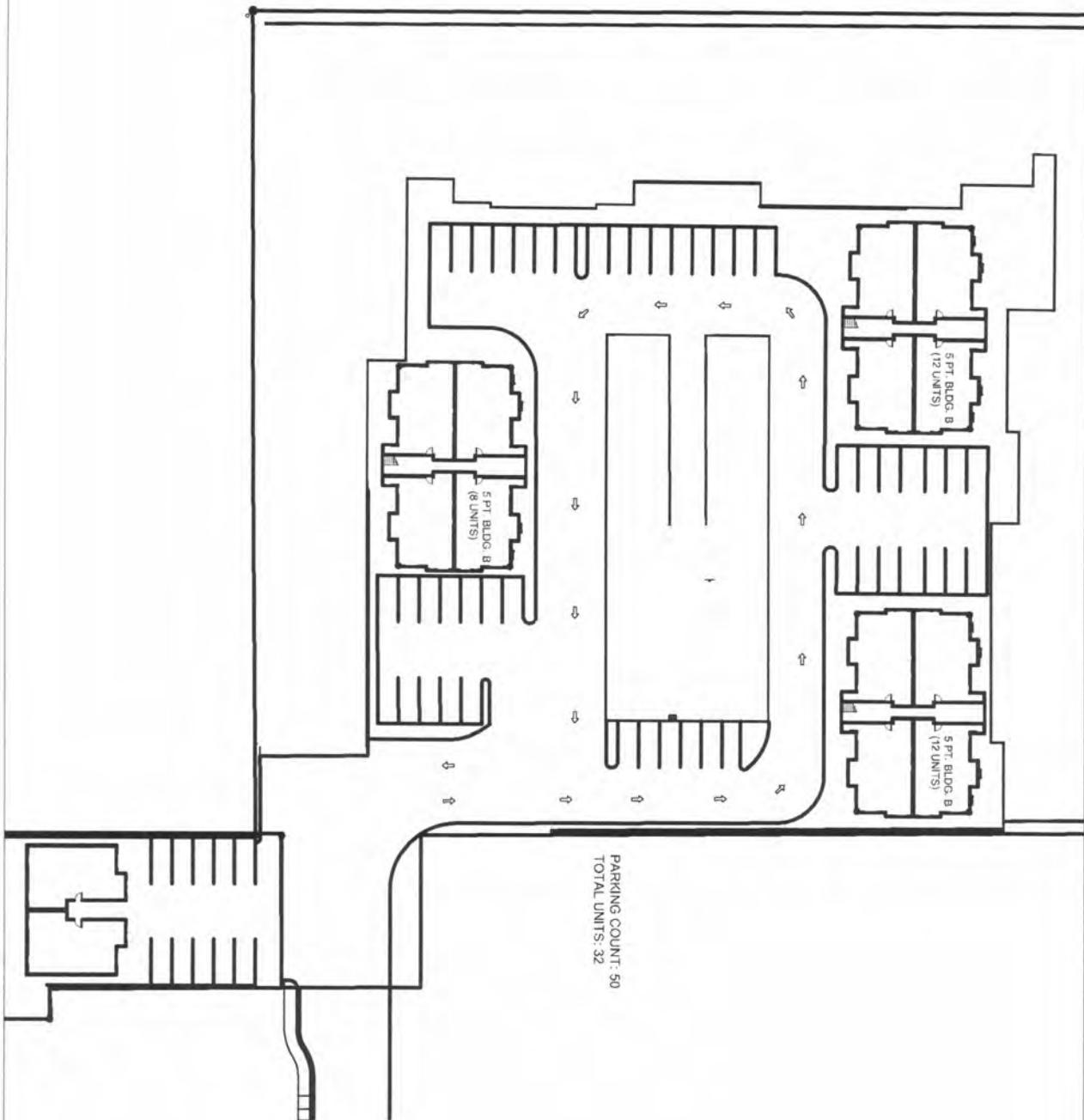
At the preapplication we would like to discuss the permit processing on this property. There was a townhouse style development previously approved through a PUD onsite it is our understanding these approvals were back in 2020. Construction started onsite but was not completed and it is our understanding the permits have since expired. As such we would like to discuss which studies are going to be needed for the new proposed development. Will new studies be required for critical area delineation, cultural resources, traffic impacts (if less peak hour trips) or geotechnical evaluations. As the project proposal has changed, we anticipate new critical area mitigations plans will be required for any impacts to critical areas or buffer. While not typical for the use will noise studies or air quality studies be required.

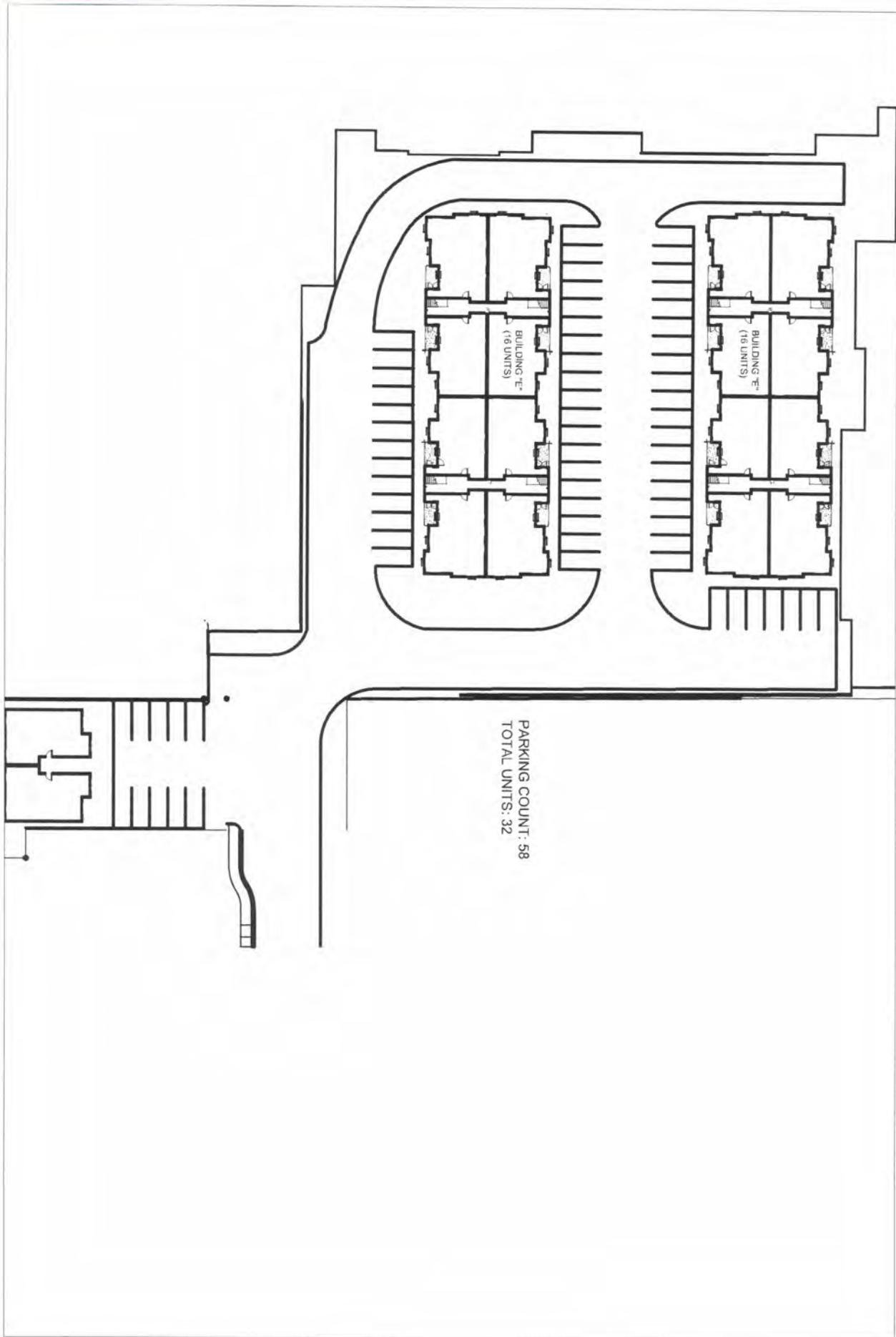
In discussing site designs are their specific design parameter like setbacks or pervious areas that are unique to a PUD or the proposed multi-family use? Please discuss the zoning density factors. We will be reviewing the design parameters with our design team to find the best ways to maximize density on this site. Are there any housing goals the city has that we might consider when evaluating the design?

We have included three site plans showing general site concepts. Please note the partially complete structures onsite have will be removed.

# Centro City

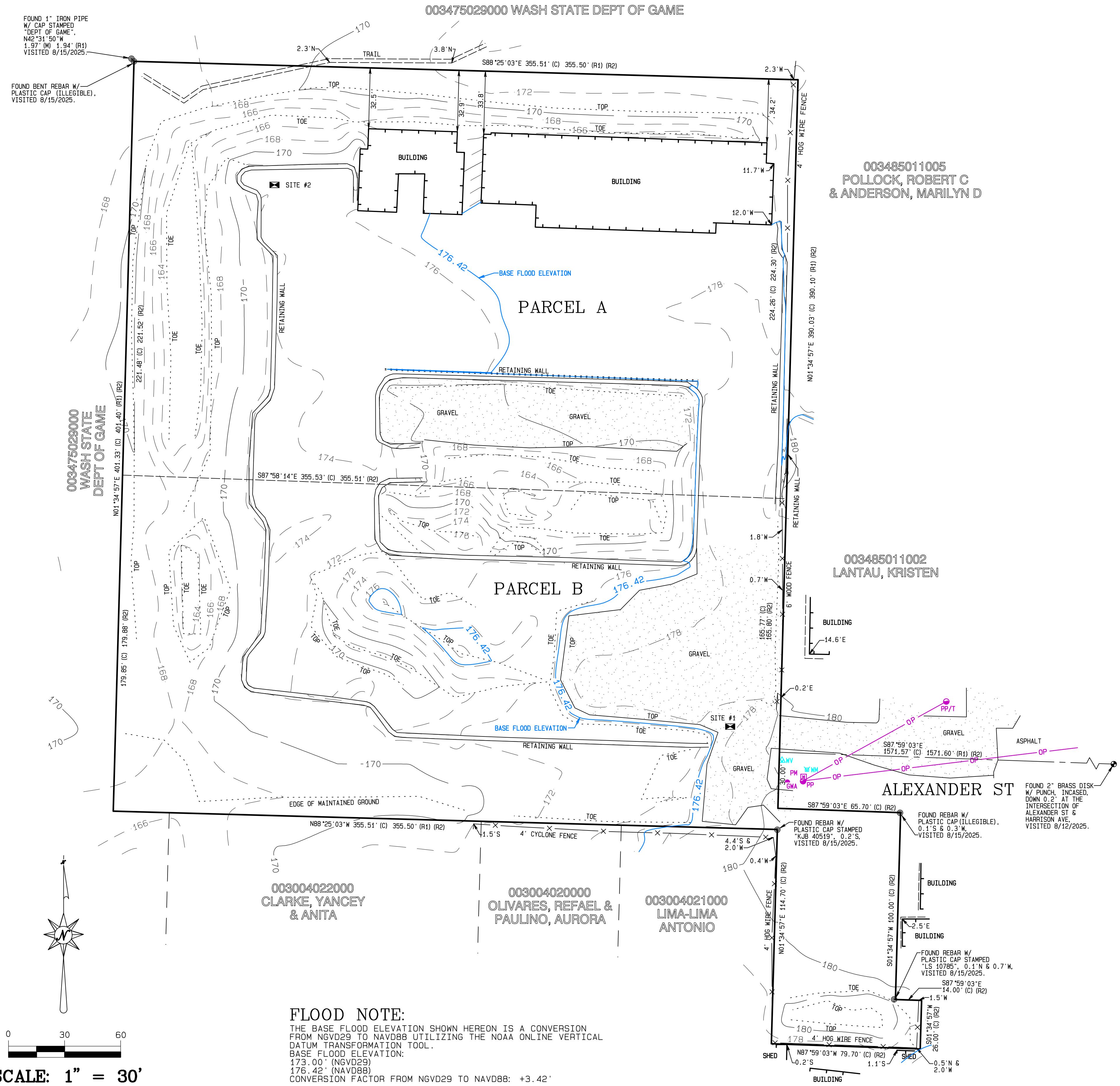






# BOUNDARY & TOPOGRAPHIC SURVEY

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 14 N., RANGE 2 W., W.M.  
LEWIS COUNTY, WASHINGTON



## DESCRIPTION:

PARCEL A:

LOTS 8 AND 9, MAIN STREET GARDEN TRACTS, AS RECORDED IN VOLUME OF PLATS, PAGE 63, AND THAT PORTION OF THE EAST HALF OF THURSTON STREET WHICH ATTACHES BY OPERATION OF LAW, LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8; THENCE S00°26'00"E ALONG THE EAST LINE OF SAID LOTS 8 AND 9, A DISTANCE OF 224.30 FEET; THENCE N89°59'11"W, A DISTANCE OF 355.51 FEET TO THE CENTERLINE OF SAID THURSTON STREET; THENCE N00°26'00"W ALONG SAID CENTERLINE, A DISTANCE OF 221.52 FEET TO THE NORTH LINE OF SAID LOT 8 EXTENDED WESTERLY TO SAID CENTERLINE; THENCE S89°34'00"W ALONG THE NORTH LINE THEREOF A DISTANCE OF 355.50 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS PARCEL A OF CITY OF CENTRALIA BOUNDARY LINE ADJUSTMENT SURVEY PL 2020-0151, RECORDED UNDER AFN 3547370, RECORDS OF LEWIS COUNTY, WASHINGTON.)

PARCEL B:

LOTS 8, 9, AND 12, MAIN STREET GARDEN TRACTS, AS RECORDED IN VOLUME OF PLATS, PAGE 63, AND THAT PORTION OF THE EAST HALF OF THURSTON STREET WHICH ATTACHES BY OPERATION OF LAW.

EXCEPTING THEREFROM BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8; THENCE S00°26'00"E ALONG THE EAST LINE OF SAID LOTS 8 AND 9, A DISTANCE OF 224.30 FEET; THENCE N89°59'11"W, A DISTANCE OF 355.51 FEET TO THE CENTERLINE OF SAID THURSTON STREET; THENCE N00°26'00"W ALONG SAID CENTERLINE A DISTANCE OF 221.52 FEET TO THE NORTH LINE OF SAID LOT 8 EXTENDED WESTERLY TO SAID CENTERLINE; THENCE S89°34'00"W ALONG THE NORTH LINE THEREOF A DISTANCE OF 355.50 FEET TO THE POINT OF BEGINNING.

ALSO LOT 1 OF SHORT PLAT NO. 9404, RECORDED MAY 12, 1994 UNDER AUDITOR'S FILE NO. 9407751, IN VOLUME 12 OF SURVEYS, PAGE 98, RECORDS OF LEWIS COUNTY, WASHINGTON.

(ALSO KNOWN AS PARCEL B OF CITY OF CENTRALIA BOUNDARY LINE ADJUSTMENT SURVEY PL 2020-0151, RECORDED UNDER AFN 3547370, RECORDS OF LEWIS COUNTY, WASHINGTON.)

## BASIS OF BEARING:

GRID NORTH, BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID, WASHINGTON STATE SURVEYONE COORDINATES THE NORTH AMERICAN DATUM 1983/2011 (NAD83/2011) EPOCH 2010.00. GRID COORDINATES WERE FOUND TO BE 5181.33' N / 141519.32' E AT A PUNCH IN A 2" BRASS DISK INCASED AT THE INTERSECTION OF ALEXANDER ST AND HARRISON ST. THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.9999947200 AND THE GRID SCALE FACTOR OF 0.99999173470 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

## VERTICAL DATUM:

BASE:  
HELD STATION GRMD AS PUBLISHED ON THE WASHINGTON STATE REFERENCE NETWORK WEBSITE: (<http://www.wsrn.org>)

SITE #1: CE 602, A SET REBAR W/ AN ORANGE PLASTIC CAP STAMPED "CONTOUR CONTROL" AT THE SOUTHEAST SIDE OF THE SITE AS SHOWN HEREON.

ELEVATION: 178.26' (NAVD88)

SITE #2: CE 605, A SET HUB AND MAG NAIL AT THE NORTHWEST SIDE OF THE SITE AS SHOWN HEREON.

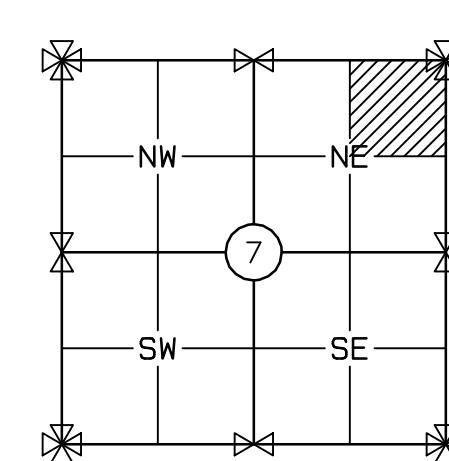
ELEVATION: 174.79' (NAVD88)

## SURVEYOR'S NOTES:

- THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A TWO (2) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (TRIMBLE S6) AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) (TRIMBLE R12). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF WAC 332-130-090.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE WHICH ARE VISIBLE OR HAVING VISIBLE EVIDENCE OF THEIR INSTALLATION ARE SHOWN HEREON.
- THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED AUGUST 15, 2025. THE DATE OF THIS FIELD SURVEY.
- THE LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- OFFSET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PROPERTY LINES.
- IT IS NOT THE INTENT OF THIS SURVEY TO SHOW EASEMENTS OR RESERVATIONS WHICH MAY EFFECT THIS SITE.
- THE PURPOSE OF THIS SURVEY IS TO SUPPORT FUTURE POTENTIAL DEVELOPMENT.
- ELEVATION CONTOURS SHOWN HEREON ARE DERIVED FROM FIELD MEASUREMENTS AND MEET OR EXCEED THE MINIMUM ACCURACY CRITERIA OF THE NATIONAL MAPPING STANDARD, BEING ONE-HALF THE CONTOUR INTERVAL.

## LEGEND:

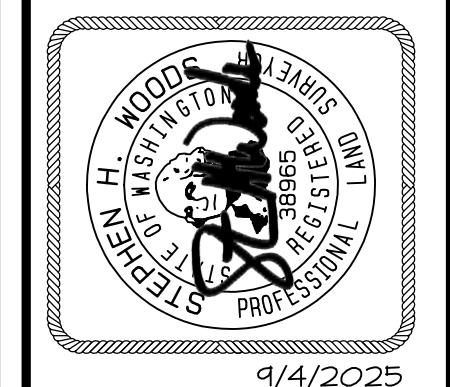
- = FOUND MONUMENT, AS NOTED.
- = CALCULATED MONUMENT
- ◎ = FOUND CORNER, AS NOTED.
- = SITE BENCHMARK
- (C) = CALCULATED.
- (M) = MEASURED.
- (R1) = ROS NO. 3235550
- (R2) = ROS NO. 3547370
- X- = FENCE LINE
- = POWER POLE (PP)
- ▲ = GUY WIRE ANCHOR (GWA)
- = POWER METER (PM)
- PP/T = POWER POLE WITH TRANSFORMER
- OP- = OVERHEAD POWER
- △ = WATER VALVE (WV)
- ☒ = WATER METER (WM)



**BOUNDARY & TOPOGRAPHIC SURVEY**

CLIENT: SOUND CAPITAL  
929 108TH AVE NE #1030  
BELLLEVUE, WA 98004

CONTACT: PAUL KRAKOW



SHEET TITLE: **BOUNDARY & TOPOGRAPHIC SURVEY**

DRAWN BY: JF SURVEYOR: S. WOODS, PLS

CHECKED: SW

SEC 7 T 14N R 2W WM

DATE: SEP 4, 2025

REVISED:

PROJECT: 25-065

DWG NAME: 25-065B

SHEET: SHT-NO

REV.:

1 OF 1

**CONTOUR**  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
Phone: 253-857-5454 Fax: 253-857-5454 Email: [info@contourllc.com](mailto:info@contourllc.com)