

CITY OF CENTRALIA

CITY COUNCIL AGENDA REPORT

To: City Council	City Council Meeting Date: April 13, 2021
From: Emil Pierson, Community Development Director	Department: Community Development
Subject: Approval of the Merry Glee 15-lot Preliminary Plat Subdivision.	

BACKGROUND

- Application #2020-0064
- Property Location: 1509 N. Pearl Street
- Property Size: 5.78 Acres, 4 lots
- Parcel #s: 021009-001-000, 021028-000-000, 003449-120-003, 003449-120-002
- Property is located in the Urban Growth Area (not in City limits)
- Comprehensive Plan Land Use Designation: Low-Density Residential (0-4 u/a)
- Zoning: – R:4 Low-Density Residential; Lots need to be 10,890 square feet in size or larger
- Planning Commission meeting on March 11, 2021

Scott Horner is the applicant for this 15-lot subdivision on 5.78 acres. The property is vacant except for a single-family home on the southeast corner of the project that will be integrated into the project (Lot 15) and an outbuilding. The properties to the north are zoned M-1 (light industrial) and R:4, to the south, west, and east the properties are zoned R:4 which means that the zoning is residential and lots need to be 10,890 square feet in size. The area is dominated by long deep lots that are or were agricultural.

Project Description:

The applicant is proposing a subdivision with 15 single-family lots. The lots range in size from 10,915 to 14,158 square feet. Lot 15 where the existing home is located will be 25,717 square feet.

The developer is proposing a Home Owners Association with CCRs to maintain the quality of the subdivision, private roads, and the stormwater basin. All homes are required to have at least a double car garage.



Access

Access into the subdivision will come from N. Pearl Street and will have a hammerhead at the end of it to allow vehicles to the turnaround (dead-end). The street in the subdivision is proposed to be private and will be required to meet the City Design and Development Guidelines for private roads.

Environmental

A small portion of lots 1-8 are located in the floodplain and when the homes are constructed they will need to consider the requirements in CMC 16 Floodplain Management.

SITE PLAN REVIEW COMMITTEE (SPRC) RECOMMENDATION

On February 19, 2019, the Site Plan Review Committee met to review this development. The Committee recommended approval subject to the conditions listed in the Planning Commission Recommendation. SPRC discussed road access from N. Pearl Street, emergency vehicle access, road access from River Road, the R:4 zoning requirements, environmental issues including the floodplain, and the location of city utilities, and how best to serve the property.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission discussed this subdivision at their March 11, 2021 meeting and recommend approval of the Merry Glee Subdivision subject to the following Findings of Fact and Conditions:

FINDINGS OF FACT

1. The Planning Commission (PC) finds that through the findings of fact the proposed development meets the Goals and Policies of the Comprehensive Plan; all City of Centralia Zoning Codes and ordinances pertaining to this project.
 - Pursuant to the Centralia Comprehensive plan Chapter 4 Housing Goals and Policies, *Goal H.2, Policy H 2.6: Encourage a diversity of housing opportunities to meet the housing needs of all economic segments of the community and its special needs population.*
2. PC finds that the subdivision is consistent with residential development in the Centralia Comprehensive Plan.
 - Pursuant to the Centralia Comprehensive plan Chapter 4 Housing Goals and Policies, *Goal H.2, Policy H 2.7: Provide opportunities and incentives through the Planned Residential Development (PRD) and Planned Unit Development (PUD) processes for a variety of housing types and site planning techniques that can achieve the maximum housing potential of the site.*
3. PC finds that the subdivision is consistent with residential development in the Centralia Comprehensive Plan.
 - Pursuant to the Centralia Zoning Code Section Title 19 Subdivisions and Title 20.21 Residential Zoning Districts.
4. PC finds that all vested zoning requirements for the proposed Subdivision have been met.
 - Pursuant to the Centralia Zoning Code Section Chapter 20.11 Land Uses in Zoning Districts and CMC 20.21 Residential Zoning Districts R:4 Low Density.

5. PC finds that all underlying zoning requirements for the proposed Subdivision have been met or will be met as part of the Site Plan Review Committee's recommendations.

CONDITIONS

1. Submit a service application to Centralia City Light for the design and layout of a service plan.
2. Submit a full civil plan, including a geotechnical report.
3. River Road cannot be used for ingress/egress unless it is improved to current private road standards.
4. The sanitary sewer main extension is required.
5. Installation of 2 fire hydrants
6. Full frontage improvements are required along N Pearl Street; including, but not limited to, curb, gutter, sidewalk, and street lights.
7. Geotech explorations are required before finalizing the storm pond sizing.
8. Basin size in the calculations does not match the site.
9. Detailed reviews will not be completed until a full civil plan, including Geotech report, is submitted.
10. The construction schedule indicated in the SWPPP is not realistic for installing utilities in the wintertime.
11. A survey/site plan is required that meets the requirements of CMC Table 19.55 for preliminary subdivision approval.
12. That 1509 and 1521 N Pearl Street properties be annexed into the City of Centralia.
13. That the Merry Glee subdivision proceeds through the approval process as per the Interlocal Agreement with Lewis County and the City on projects that are located within the City's Urban Growth Area (UGA).
14. In the event any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing for a 100' buffer; this number may vary by circumstance) must stop and the following actions taken:
 - a. Implement reasonable measures to protect the discovery site, including any appropriate stabilization and/or covering.
 - b. Take reasonable steps to ensure the confidentiality of the discovery site.
 - c. Take reasonable steps to restrict access to the site of discovery.
 - d. The project proponent will notify the concerned Tribe(s) and all appropriate county, state, and federal agencies, including the Department of Archaeology and Historic Preservation. The agencies and Tribe(s) will discuss possible protection measures and will reach an agreement with the project proponent regarding actions to be taken and disposition of material.
 - e. If human remains are uncovered, appropriate law enforcement agencies shall be notified first, and the above steps followed. If the remains are determined to be Native, consultation with the affected Tribe(s) will take place to mitigate the final disposition of said remains.

SEPA Recommended Conditions

15. **SOLID WASTE MANAGEMENT:** Derek Rockett (360) 407-6287 All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from the local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials.
16. **WATER QUALITY/WATERSHED RESOURCES UNIT:** Sheila Marcoe (360) 407-6329 Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay

particles, and soil will damage aquatic habitat and are considered to be pollutants. Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

17. Construction Stormwater General Permit: The following construction activities require coverage under the Construction Stormwater General Permit:
 - a. Clearing, grading and/or excavation that results in the disturbance of one or more acres and discharges stormwater to surface waters of the State; and
 - b. Clearing, grading, and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more and discharge stormwater to surface waters of the State.
 - 1) This includes forest practices (including, but not limited to, class IV conversions) that is part of a construction activity that will result in the disturbance of one or more acres, and discharge to surface waters of the State; and
 - c. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - 1) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - 2) Reasonably expects to cause a violation of any water quality standard.
16. WATER RESOURCES: Opal Smitherman (360) 407-6859 The decommissioning of the well located on this property must be decommissioned by a well driller licensed in the State of Washington per RCW 18.104.43. The well must also be decommissioned in accordance with the decommissioning standards set forth in WAC 173-160-381. Decommissioning reports must be submitted to the Department of Ecology 30 days after completion of the decommissioning.

City Staff Recommendations

17. Final submittal for the Merry Glee Subdivision must meet all applicable federal, state, and local laws, policies, plans, and design guidelines.
18. The final plat map must comply with CMC Title 19 for Subdivisions.
19. The project is approved for a 15 lot subdivision.
20. Setbacks to be the following: Front 20', Rear 25', and a 5' side setback for single-family homes and 10' for other residential uses.

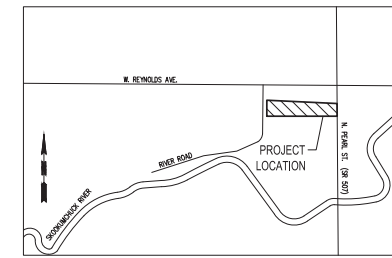
RECOMMENDATION

Approval of Merry Glee 15-lot subdivision subject to the four Findings of Fact and the 20 conditions listed in the staff report.

Proposed site: 1509 N Pearl Street



SEC. 05, T14N., R02W., W.M.



1. STORMWATER TRACT #/ STORMWATER BIO-INfiltrATION FACILITY
2. 5' WIDE SIDEWALK
3. 4' WIDE PLANTER STRIP
4. 100-YEAR FEMA FLOOD LIMITS PER LEWIS COUNTY GIS
5. PROPOSED PROJECT LIMITS
6. PROPOSED 20' WIDE DRIVEWAY (FOR PLANNING PURPOSES ONLY), TYP.
7. 26' WIDE PRIVATE ROAD PER CENTRALIA STD. PLAN 4-12
8. 26' WIDE PRIVATE ROAD HAMMERHEAD PER CENTRALIA STD. PLAN 4-13
9. EXISTING STRUCTURE TO REMAIN
10. PROPOSED WATER MAIN
11. PROPOSED HYDRANT
12. PROPOSED GRAVITY SEWER MAIN
13. PROPOSED SANITARY SEWER MANHOLE (TYP)
14. PROPOSED SANITARY WATER/SEWER EASEMENT

PROJECT INFORMATION:

LEGEND

- [illegible]

PRELIMINARY SITE PLAN

MERRY GLEE PLAT

CENTRALIA, WA

SHEET TITLE: _____
PROJECT NAME: _____

SEAL: 

DESIGNER:
-
DRAWN BY:
Z. SEVERS
APPROVED BY:
-
DATE:
DECEMBER 2020
JOB NO:
3281.02
DRAWING FILE NO:
3281.02 SP-01
DRAWING NO:
SP-01
SHEET NO:
1 OF 2