

CITY OF CENTRALIA
RECORD OF COUNCIL PROCEEDINGS
Tuesday – May 9, 2023 - 7:00 pm

Mayor Smith Johnston called the meeting to order at 7:00 pm.

Pledge of Allegiance

Councilor Westley led the flag salute.

Attendance

Present: Mayor Smith Johnston, Councilor Vogt, Councilor Westley, Councilor Cameron, and Councilor Althausen.

Absent: Mayor Pro-Tem McGee

1. Approval of Agenda

COUNCILOR CAMERON. SECONDED BY COUNCILOR WESTLEY. TO APPROVE THE AGENDA...motion PASSED...5-0.

2. Comments by the Public on Non Agenda Items

No public comment.

3. City Manager Reports

- a. Officer Recognition Awards – Chief Stacy Denham

Chief Stacy Denham swore in Officer August Shulda.

Chief Stacy Dehnam presented the following 2022 Awards & Commendations

- Citizen Commendations to Cody Revay, Ethan Mark, and Logan Magill
- Years of Service awards to: Detective O'Dell and Officer Miller for 5 years of service
- Letter of Recognition: Officer Hitchcock
- Certificate of Commendations: Sergeant Clary, Detective Phipps, Detective Haggerty, Detective O'Dell, Detective Barela, and Officer Voetberg
- Life-Saving Awards: Sergeant Buster, Detective Barela, Officer Huerta, Officer Voetberg and Officer Stockdale
- 2022 Non-Commissioned Employee of the Year: Staci Nunez
- 2022 Officer of the Year – Detective Haggerty

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b. National Public Works Week May 21st – 27th and Touch-a-Truck Event –Kim Ashmore

Public Works Director, Kim Ashmore, spoke about Public Works week and the shared work that goes on and the statistics from last year. He talked about the Touch a Truck event that they have planned with the local schools. The Police Department and Riverside Fire Authority and Twin Transit have been invited to these events as well.

Kim Ashmore, and Chief Denham, spoke about the Law Enforcement Torch Run in support of the Special Olympics happening on June 2nd.

Rob Hill, City Manager gave an update on the field turfing. They have had some meetings with stakeholders and they are working on finding the best possible project.

4. Consent Agenda

- a. Voucher Approval- May 9, 2023 #239580, 239587-239769 \$808,338.41
- b. Payroll Approval- May 5, 2023 #138708-138752 and direct deposits #50366-50533 \$1,581,022.06
- c. Consideration of meeting minutes for April 25, 2023
- d. Consideration on Consultant Services Agreement with Hatton Godat Pantier for the Alder Street Improvement Project \$90,000 (plus tax)

COUNCILOR CAMERON MOVED, SECONDED BY COUNCILOR WESTLEY, TO APPROVE THE CONSENT AGENDA....motion PASSED...5-0.

5. Consideration on approval of the Rich Masters 22-lot Residential Subdivision

Emil Pierson, Community Development Director, presented the information to Council. An application was received last November to subdivide approximately 15.8 acres on the top of Cooks Hill into 22 different lots. The lots will range from a half acre in size up to around a little over a half. It will be connected to City power and water. They will not be connecting to our sewer. Had they connected to the sewer they could have gotten 63 lots but instead they choose to do the septic system which gave them 22 lots. Each septic system will almost be designed per the lot so they will need to go through Lewis County to get approved and once they have the approval for the design they will submit to the Community Development department to make sure it meets all the other requirements. The Site Plan Review Committee reviewed and recommended approval. The Planning Commission reviewed it and they didn't have any issues with it.

Councilor Vogt, asked if these are the types of septic like in development in Chehalis that will pump out regularly?

Emil Pierson, wasn't sure but the applicant is here if we want to ask him.

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Mayor Smith Johnston asked if this was considered a planned unit development.

Emil Pierson, stated it is not. It is considered a subdivision. They just have to meet the zoning requirements.

Councilor Vogt asked what the lot sizes are.

Emil Pierson, they range from approximately 20,000 square feet up to around 34,000.

Councilor Westley, asked Andy Oien if he has any concerns on this system causing any threat with the aquaphor.

Andy Oien, this development is a long way from Centralia's critical aquaphor and Centralia's drinking water. It is a different geology. I don't have any concerns.

Councilor Cameron, can you confirm if these are single family homes?

Emil Pierson, they can do single family homes or duplexes. It really depends how the septic system is designed from the get go.

Dan Rich, the applicant, spoke about the septic designs. Most likely these will be multi-million dollar homes.

COUNCILOR CAMERON MOVED. SECONDED BY COUNCILOR WESTLEY. TO APPROVE THE RICH MASTERS 22-LOT RESIDENTIAL SUBDIVISION....motion PASSED...5-0.

6. Consideration of amending the Shoreline Master Program policies and regulations to increase the dollar limits for permit exemptions

Emil Pierson, Community Development Director, presented the information to Council.

COUNCILOR CAMERON MOVED. SECONDED BY COUNCILOR WESTLEY. TO APPROVE AMENDING SECTION 2.5.E. OF THE SHORELINE MASTER PROGRAM POLICIES AND REGULATIONS TO INCREASE THE DOLLAR THRESHOLD FOR PERMIT EXEMPTIONS...motion PASSED...5-0.

7. Consideration of Purchase and Sales Agreement on the 3.66 acres at 2353 Seminary Hill Road for the construction of the new upper Seminary Hill Reservoir \$390,000

Kim Ashmore and Andy Oien presented the information to Council.

Councilor Westley, asked if there is a possibility before the structure on the property is demolished to contact the fire department to use it for a training exercise.

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Kim Ashmore said he can contact the fire department to see if that is a possibility.

Councilor Cameron asked if this would benefit a potential development on the golf course.

Andy Oien, it is actually different pressure zones so no it won't.

Mayor Smith Johnston said she would like to see the City retain the other property as a buffer when that time does come.

Councilor Cameron asked for clarification on the price?

Kim Ashmore, the property is \$390,000 and the appraisal was \$393,000.

COUNCILOR CAMERON MOVED. SECONDED BY COUNCILOR WESTLEY. TO APPROVE AUTHORIZING THE CITY MANAGER TO PURCHASE 2353 SEMINARY HILL ROAD FOR \$390,000 motion PASSED....5-0.

8. Consideration on Special Mark Conditions Resolution 2776 to waive bidding requirements to purchase two (2) new 5-yard dump trucks from Lewis County Department of Public Works

Kim Ashmore and Andy Oien presented the information to Council.

Councilor Vogt, asked why the County had these great new trucks that they don't need. You have checked them out and they are good.

Kim Ashmore, someone ordered them and they ended up not being needed. They have checked out the trucks and they are great.

Councilor Westley asked if we will still have trucks outfitted for chipping and plows.

Kim Ashmore, stated we do have trucks still outfitted for this.

Councilor Cameron asked if there is any transferable warranty.

Kim Ashmore said he can ask the County about that.

COUNCILOR CAMERON MOVED. SECONDED BY COUNCILOR WESTLEY. TO APPROVE THE SPECIAL MARKET CONDITIONS RESOLUTION 2776 motion PASSED....5-0.

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9. Consideration on first reading of Ordinance 2532 relating to land use development and permitting

Emil Pierson, Community Development Director, presented the information to Council.

Councilor Cameron asked if this requires them to have insurance or build a certain way to accommodate the flood.

Emil Pierson, not the insurance but it would require if they build a new structure or make significant changes they would have to meet that flood code.

COUNCILOR CAMERON MOVED. SECONDED BY COUNCILOR WESTLEY. TO APPROVE ON FIRST READING OF ORDINANCE 2532 INCLUSIVE OF AMENDMENT ONE, TWO, THREE, FOUR...motion PASSED...5-0.

10. Consideration on second reading of Ordinance 2531 amending CMC Title 20 to create a new Chapter for Supportive Housing Facility Standards

Emil Pierson, Community Development Director, stated there have been no changes.

MAYOR PRO-TEM MCGEE MOVED. SECONDED BY COUNCILOR CAMERON. TO APPROVE ON SECOND READING OF ORDINANCE 2531 ...motion PASSED...5-0.

11. City Council Reports

Councilor Althausen – attended the United Way Resource Connect Group along with Councilor Cameron. It was filled and she left feeling very inspired. So many great things happening in our community. She also attended the Centralia College Resource Connect meeting and same feeling at that one.

Councilor Cameron – she acknowledged the United Way Non-Profit meeting and it left her in awe. There was over 70 people there. She is continuing to work with Gather Church, Salvation Army and the County. The next meeting is on May 9th. Talked about how exciting it is for Ms. Garibay and how important it is for immigrants like herself to have these types of opportunities.

Councilor Westley – last weekend was downtown cleanup with the Centralia Downtown Association sponsoring that. He wasn't able to attend, but thanked all of the volunteers. The Mellen St. restroom is completed and it does have a time lock on it and it is very safe and secure. TO all the Centralia School District students, we will survive and we will get through this.

Councilor Vogt – attended the SW Clean Air Agency. Nothing to report. The flower baskets downtown were hung today. Showed gratitude to the volunteers.

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Mayor Smith Johnston – she attended the opening of the Salvation Army food bank yesterday. They have done an excellent job there. She attended the Mayor’s meeting. First they talked about the Blake decision. If there is no action in this special session, but essentially drug use will be legalized and will resort to local authority. So we talked about what would happen at the state level and locally. There was a presentation and our Chief Stacy Denham was the lead spokesperson looking into funding options for the call center. They are exploring a levy to fund that center. The Board of County Commissioners would be the ones to consider that. Tonight was a wonderful evening getting ready for Law Enforcement and Public Works Appreciation week. It is also Public Employee’s Appreciation week and I have a deep appreciation for all of the public employees we have here serving the City.

Adjournment

COUNCILOR CAMERON MOVED, SECONDED BY COUNCILOR WESTLEY, TO ADJOURN THE MEETING TO EXECUTIVE SESSION AT 8:47 PM...motion PASSED...5-0.

Submitted by:

Kristan McConnell, City Clerk

Approved by:

Kelly Smith Johnston, Mayor

CITY OF CENTRALIA

CITY COUNCIL AGENDA REPORT

To: City Council	Meeting Date: May 9, 2023
From: Emil Pierson, Director Hillary Hoke, Asst. Director	Department: Community Development
Subject: Consideration of Approval on the Rich Masters Preliminary Plat, a 22-lot Residential Subdivision	

Background:

In November 2022, an application was submitted to subdivide 15.8 acres into 22 residential lots, see attached Exhibit A. The lots are proposed to be serviced by city power and water, with installation of individual septic systems. The road servicing the subdivision is proposed to be privately owned and maintained. A Home Owner's Association bylaws/CCRs document must be recorded prior to final plat approval.

A narrative of the project by the Engineer of Record can be found in attached Exhibit B.

Zoning and Density:

The site is zoned R:4, Low Density Residential, and allows up to four units per acre with a minimum lot size of 10,890 sq. ft. The site is 15.8 acres. At

a minimum lot size of 10,890 sq. ft., a total of 63 units/lots would be allowed by zone. The proposed lot sizes range from 20,038- 34,848 sq. ft.

Minimum lot width required is 50'. The smallest proposed lot width is 100' except two flag lots #21-22, at 20' each. Flag lots are allowed per CMC 19.32.020 and minimum flag width is 20' per CMC 19.32.030.B. The project is proposed at a density of 1.4 units per acre.



Environmental Review: Preliminary environmental review indicated hydric soils exist in the NE corner and a DNR mapped type N stream in the SE corner of the subdivision in the vicinity of proposed tracts B & C. Tract B is a stormwater pond and tract C is a future ROW dedication to connect this subdivision to future development to the east. This subdivision is not dependent on that future ROW installation. If future development of the ROW is needed, further studies and consultation with WDFW will be required.

A Critical Area Report (Report) was required to evaluate the potential presence of wetlands and the stream. The Report indicates no wetlands in the NE corner due to the lack hydrophytic vegetation and hydrology. To address the stream issue, the Report indicates soils were evaluated, vegetation studied, and historical data reviewed with no indication of hydrology present on the entire site, including the SE corner. Stormwater systems are an allowed use in stream buffers per CMC 16.20.080.D.

A SEPA Mitigated Determination of Nonsignificance (MDNS) was issued on February 7, 2023. Comments were received from Lewis County, Department of Ecology, Centralia School District, City of Centralia Staff and Mr. Vermillion. No SEPA appeals were filed and the MDNS is final.

A Cultural Resources Study was not required; however, the SEPA determination contains a condition to comply with inadvertent discovery protocol should artifacts be found during construction.

Transportation and Access:

The subdivision is to be accessed by a 30' private road easement with 26' of pavement from Cooks Hill Road. A traffic scoping memo was developed by RB Engineering that analyzed the anticipated vehicles trips per day for the subdivision, existing traffic flows and impact to affected intersections in the area. The scooping memo indicates level of services standards will not be impacted and Cooks Hill Road does not need upgrades as a result of the subdivision. Lewis County Engineering and City of Centralia Engineering reviewed the proposal and determined the engineering report is accurate.

Parking:

The applicant has indicated the proposed project will contain high-end homes. Current regulations require a minimum 2-car garage. No parking will be allowed along the private road.

Utilities:

City water and power are currently located on Cooks Hill Road. Services will be extended onsite. Fire hydrants will be installed along the private road. Individual septic systems must be permitted and approved by Lewis County Environmental Health prior to installation. Final plat approval will be dependent upon Lewis County soil evaluation reports and approvals for each proposed lot. An engineered stormwater system, including two ponds, is proposed by RB Engineering.

Centralia School District:

Through the SEPA process the Centralia School District has submitted a letter requesting school mitigation fees due to the impact the subdivision will have on the number of students anticipated to attend Centralia schools. The mitigation fee requested is \$4,700 per dwelling unit. The developer will be required to pay the mitigation fee prior to the issuance of a building permit.

Building Design:

The developer has indicated Codes, Covenants and Restrictions will be developed to ensure future home construction consists of high-end structures. Those CC & Rs must be submitted and approved prior to final plat approval.

General Notes:

This approval is for preliminary plat only. Approval at this point will permit the developer to move forward with engineered septic system studies, obtain final civil plan approval and begin construction on the infrastructure. Building permits may not be issued until such time as all infrastructure is complete and approved, all mitigation fees for traffic and school are paid, and final plat approval have been obtained. Final plat approval is a separate application with additional fees.

SITE PLAN REVIEW COMMITTEE (SPRC):

The SPRC initially reviewed a 63-lot Rich Masters Preliminary Plat proposal on June 13, 2022, and recommended approval with conditions to obtain civil plan approval for all city utility main extensions and road systems. The proposal to reduce the number of lots and install septic systems adds a condition to that recommendation to obtain Lewis County Environmental Health approval on each lot for the proposed septic system installations.

PLANNING COMMISSION:

The Planning Commission conducted a public hearing on April 13, 2023. Two comment letters were read into the record and eight people testified. Eight parties were opposed to the project due to traffic, neighbors trespassing and septic concerns. Two parties spoke in favor of the project. Following consideration and discussion, the Planning Commission recommended preliminary approval by a 6-1 vote with the following Findings of Fact, Conclusion of Law and Recommendation Conditions.

FINDINGS OF FACT:

1. The property is zoned R:4, Low Density Residential.
2. The preliminary plat/subdivision is allowed by CMC 20.21 Residential Zoning District, and CMC 19.12 Subdivisions.
3. Public participation is required through the SEPA and subdivision public hearing processes.
4. The property contains 15.8 acres and could accommodate 63 units as allowed by zone.

CONCLUSIONS OF LAW:

1. Per CMC 20.09 Zoning Districts and Boundaries, the property is zoned R:4, Low Density Residential.
2. The preliminary plat meets the dimensional and density requirements of CMC 20.21 Residential Zoning District.
3. Public notice and participation requirements of WAC 197-11 SEPA and CMC 20.02 Project Permitting, have been met.
4. The project is in compliance with CMC 19.12.020 Preliminary plat procedures – Application requirements.
5. Final plat approval is a separate process and application with additional criteria and fees. An application for final plat approval must be submitted within 5 years of granting preliminary approval.

PLANNING COMMISSION RECOMMENDATION:

The Centralia Planning Commission recommends approval of the Rich Masters Preliminary Plat subject to the following conditions:

1. Infrastructure installation work may not commence until all required local, state and federal approvals and permits have been obtained. Including, but not limited to, full civil plan approval and soil evaluation approval.
2. Draft Conditions, Covenants and Restrictions must be submitted.

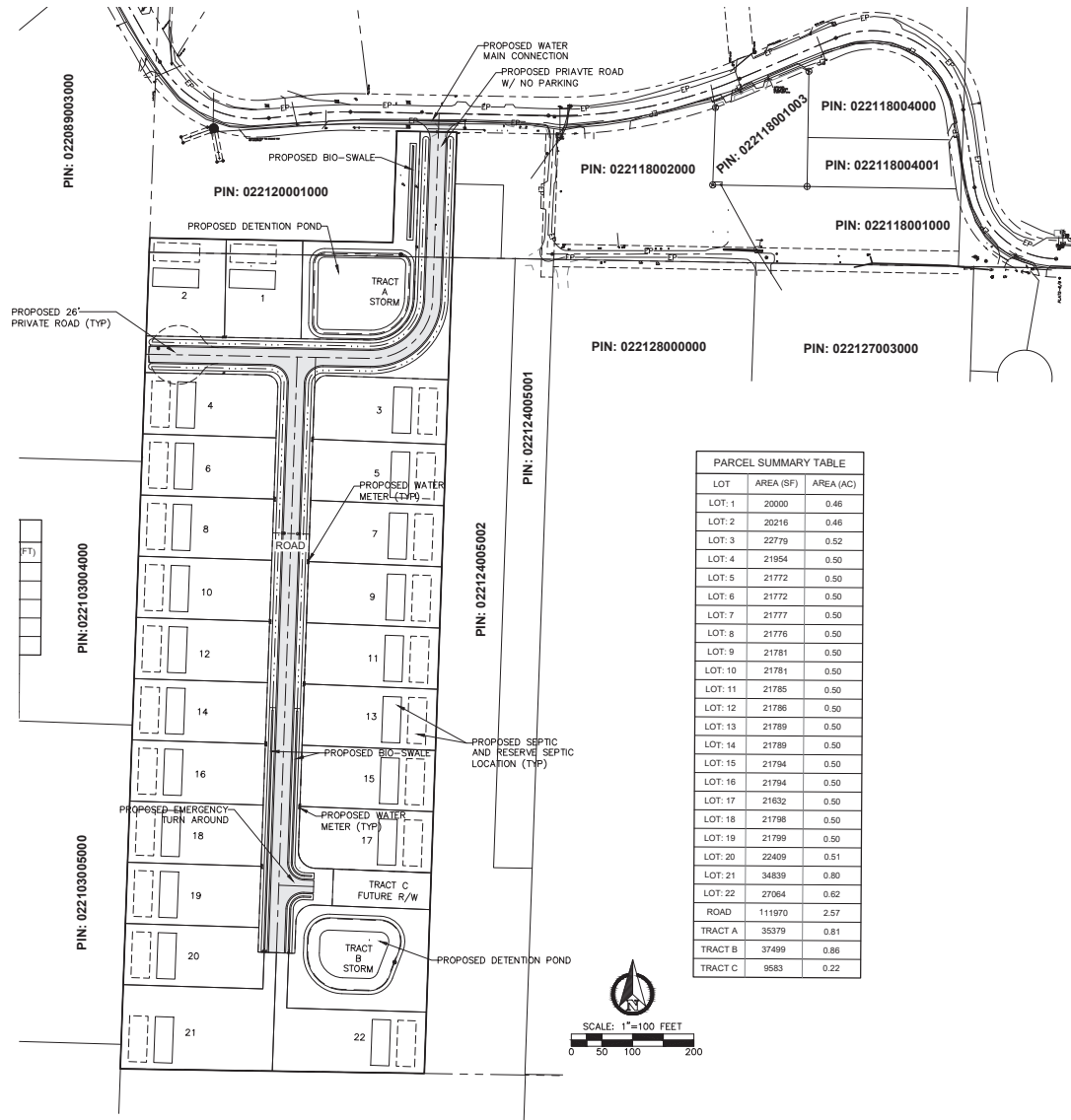
3. Per CMC 19.12.080, preliminary plat approval will be effective for five years from the date of approval. A final plat approval application must be submitted within the five year time frame or all previous approvals become void. Knowledge of the expiration date is the responsibility of the applicant. The city is not responsible for providing notification prior to expiration. An extension may be granted if the applicant can demonstrate cause and compliance with subdivision requirements in effect on the date that such extension is granted.
4. Project must comply with CMC 19.12.120, Final plat survey and improvement plan standards.

Exhibits:

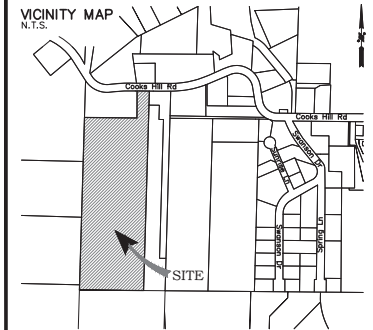
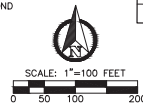
- A: Preliminary Plat Map
- B: Project Narrative

RICH MASTERS SUBDIVISION

SECTION 12, TOWNSHIP 14 NORTH, RANGE 03 WEST, W.M.
CENTRALIA, WASHINGTON



PARCEL SUMMARY TABLE		
LOT	AREA (SF)	AREA (AC)
LOT: 1	20000	0.46
LOT: 2	20216	0.46
LOT: 3	22779	0.52
LOT: 4	21954	0.50
LOT: 5	21772	0.50
LOT: 6	21772	0.50
LOT: 7	21777	0.50
LOT: 8	21776	0.50
LOT: 9	21781	0.50
LOT: 10	21781	0.50
LOT: 11	21785	0.50
LOT: 12	21786	0.50
LOT: 13	21789	0.50
LOT: 14	21789	0.50
LOT: 15	21794	0.50
LOT: 16	21794	0.50
LOT: 17	21632	0.50
LOT: 18	21798	0.50
LOT: 19	21799	0.50
LOT: 20	22409	0.51
LOT: 21	34839	0.80
LOT: 22	27064	0.62
ROAD	11970	2.57
TRACT A	35379	0.81
TRACT B	37499	0.86
TRACT C	9583	0.22



PROJECT INFORMATION

APPLICANT: DAN RICH & JIM MASTERS
RICH MASTERS, LLC
MASTERS@RICHMASTERS.NET
(360)269-3750

PARCEL NOS: 022120002000
(PROJECT SITE)

SITE ADDRESS: 0 COOKS HILL RD
CENTRALIA, WA 98531

ZONING: UGA-R4 (LOW DENSITY)

SITE AREA: 15.8 ACRES

SANITARY SEWER: PUBLIC

WATER: PUBLIC

FIRE DISTRICT: CITY OF CENTRALIA

R4 SETBACKS: FRONT: 20'
SIDES: 5'
REAR: 25'
CORNER: 15' TO LIVING AREA
20' TO GARAGE

DENSITY: 15.8 AC ~ (2.56+0.81+0.96+0.22AC)
= 15.8-4.45 = 11.35 AC
22DU / 11.35AC = 1.94 DU/AC

SITE SUMMARY

SOILS: 118 LACAMAS SILT LOAM (0-3% SLOPES)
167 PRATHER SILTY CLAY LOAM (0-5% SLOPES)
188 SALKUM SILTY CLAY LOAM S-15% SLOPES)
132 MELBOURNE LOAM (15-30% SLOPES)

WATERSHED: WR1A 23 - UPPER CHEHALIS

SHEET INDEX

P0.1 PRELIMINARY SITE PLAN
P1.1 PRELIMINARY GRADING & DRAINAGE PLAN
P2.1 PRELIMINARY UTILITY PLAN

DESIGNED BY: JRP	DATE: 11/17/22	SCALE: 1" = 100'
DRAWN BY: JRP		
CHECKED BY: JRP		
RICH MASTERS SUBDIVISION RICH MASTERS, LLC CITY OF CENTRALIA, WA		
PRELIMINARY SITE PLAN		
RB Engineering DESIGN - PERMIT - MANAGE 1701 1st Ave S Centralia, WA 98531 OFF: (360) 742-8899 E-MAIL: info@rbeng.com		
811 Know what's below. Call 811 before you dig. JOB NUMBER: 21133 DRAWING NAME: 21133_P0.1_PSP P0.1 1 OF 3		



February 13, 2023

City of Centralia
118 W Maple Street
Centralia, WA 98531

Re: Rich Masters Subdivision
RBE NO. 21133

Rich Masters Subdivision – Revised Project Narrative

Project Description:

The project is a Preliminary Plat consisting of 22 residential single-family home lot parcels, along with 3 Tracts for open space, utilities/access, and stormwater. The proposed site is parcel 022120002000, with a total site area of 15.8 acres.

Zoning & Density:

The parcel is zoned R-4 within the UGA; the proposal is for a Preliminary Plat (no PUD). With 15.8 total acres the proposed density is 1.4 du/ac.

Public Utilities:

This project will require the extension of City of Centralia water from Cooks Hill Road. Water system will include new fire hydrants on the proposed streets. Centralia City Light electrical services will be extended to all lots. Applicant is requesting lots will be sized and designed for individual on-site septic systems; no sewer extension is proposed.

Traffic and Access:

The site will be accessed off Cooks Hill Road, connecting to new ~~dedicated city~~ ^{private} street through the plat. A stub will be provided for future extension to the west and east. New private streets will meet current City of Centralia road design standards. Trip generation will not exceed 50 pm peak hour trips; a TIA is not required. Trip generation estimate will be provided.

Stormwater:

The project will require stormwater detention and treatment per the City of Centralia Stormwater program. Stormwater plan will capture, treat, and detain runoff from roofs, private roadways, parking areas, and other pervious surfaces through dedicated drain lines. Post-developed non-pervious areas such as landscaped portions of the lots will also be factored into the stormwater detention. Portions of the runoff will be detained, treated, and released to the existing drainage patterns exiting the site.

Landscaping and Open Space:

All disturbed portions of the site will be landscaped and/or seeded for permanent erosion control. Street trees will be provided in accordance with city standards. All open space Tracts will be owned and maintained by a Homeowner's Association (including stormwater Tracts).

Critical Areas:

The site contains hydric soils in the northern portion of the site, and steep slopes and a 75-foot non-fish stream buffer in the southern portion of the site. A geotechnical report has been prepared identifying soils and drainage requirements. A Critical Area Report has been prepared to address wetland concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'A.R.P.', with a stylized flourish at the end.

Amanda R. Palmore
Project Manager

Cc: Project file