

CITY OF CENTRALIA

CITY COUNCIL AGENDA REPORT

To: City Council	Meeting Date: April 8, 2025
From: Emil Pierson, Director	Department: Community Development
Subject: Consideration of approval of the Sasishan Subdivision an -unit Planned Unit Development.	

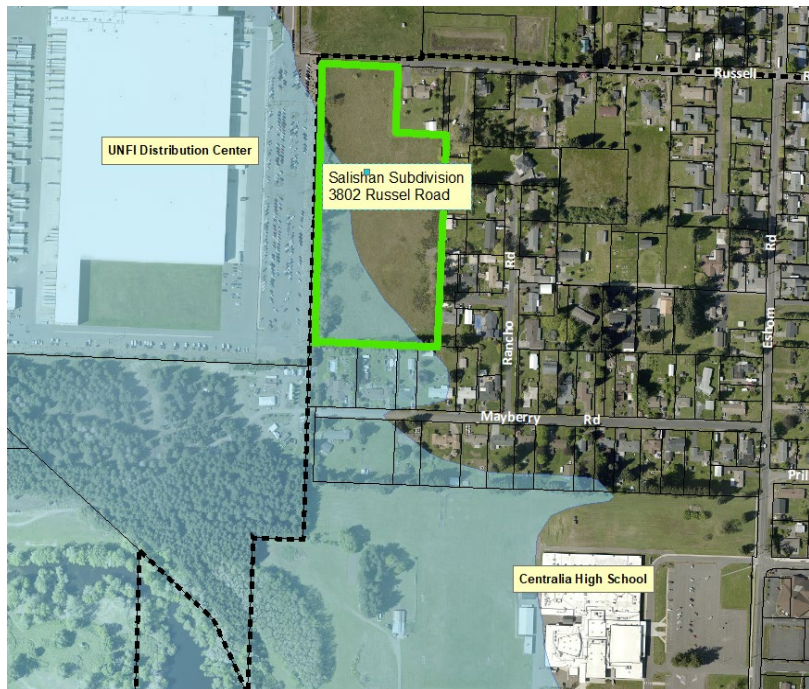
ATTACHED EXHIBITS

- Exhibit A – Subdivision Layout
- Exhibit B – Project narrative

BACKGROUND

On September 28, 2023, an application was received to subdivide 9.81 acres at the end of Russell Road, located in the Centralia Urban Growth Area. Over the next several months, various renditions were developed to achieve maximum density in compliance with the R:4, Low Density Residential, zoning requirements.

Because the property is located in the Centralia Urban Growth Area, the subdivision review is coordinated between both the City of Centralia and Lewis County.



On December 11, 2024, the application was deemed acceptable and met city requirements and the application was deemed complete on December 12, 2024.

PROPERTY INFORMATION:

- Property Owners: COLUMBIA VIEW GROUP LLC
- Property Location: 3802 Russell Road
- Parcel # 021910002000
- Property Size: 9.81 acres

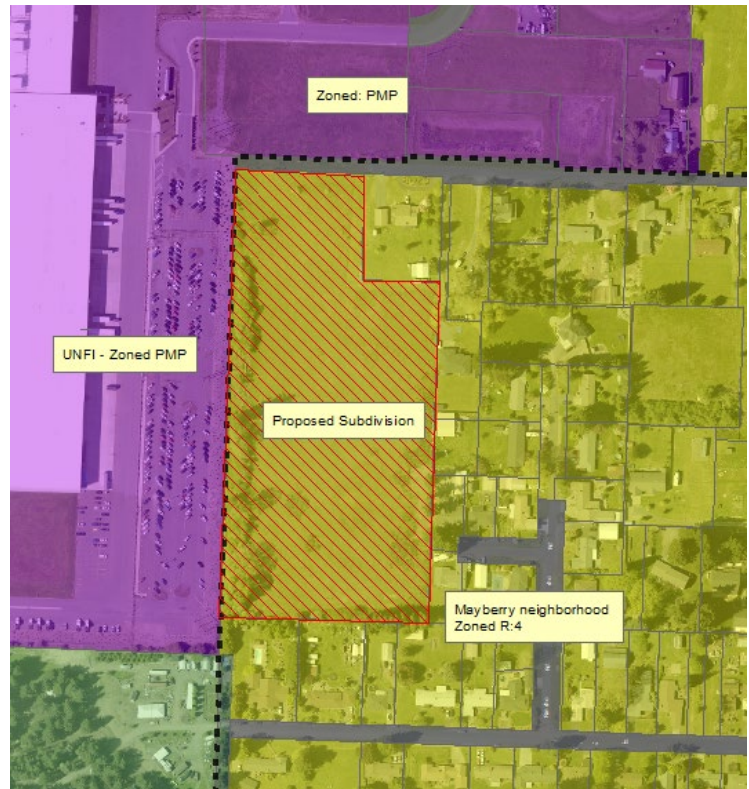
Adjacent Properties:

- **North:** Russell Road and industrial zoned properties **West:** UNFI
- **South:** Mayberry neighborhood zoned R:4
- **East:** residential homes zoned R:4 with lots that range from .26 acre to an acre in size.

COMPREHENSIVE PLAN: According to the Land Use Map this property is designated at Low Density Residential which allows 0 to 4 units per acre.

ZONING: CMC 20.09 identifies the parcels as R:4, Low-Density Residential zoning district. Permitted uses in the R:4 zoning district (CMC 20.11.010 B.) include the following:

- Single-family homes,
- Duplex, twin-homes,
- Triplex,
- Fourplex,
- Planned Unit Development (PUD) - CMC 20.60,
- Townhouse Development CMC 20.61,
- Accessory Dwelling Unit (ADU) – CMC 20.21.040,
- Adult family home,
- Emergency housing for homeless housing with 6 or fewer residents - CMC 20.62,
- Emergency shelter for domestic violence for less than 10 occupants,
- Permanent supportive housing – CMC 20.62, and
- Transitional housing – CMC 20.62.



Lot Size: The minimum lot size according to CMC 20.21.050 is 10,890 square feet lot for a single-family dwelling, duplex, or triplex; 13,000 square feet for a fourplex or multiple-family dwelling.

Maximum lot coverage CMC 20.21.050 for the R:4 zoning district is 50%.

ADUs: must meet the requirements in CMC 20.21.040 and up to two accessory dwelling units may be created on a single lot in permitted zoning districts.

Lot Width: The minimum lot width is 40-feet according to CMC 20.21.050. within the 50% lot coverage restriction.

Flag Lots: lots 6, 7, 13, 20 and 21 must meet the flag lot requirements of CMC 19.32.020. The narrow (access) portion of the flag lot shall not be used to grant access to other property. The area contained within the narrow portion of the flag lot shall not be included in the lot area calculations for minimum lot size. The maximum number of contiguous flag lots is two. The maximum number of dwelling units per flag lot is two. Those lots must also meet the requirements of CMC 19.32.030.B which is the lot frontage of a flag lot shall be at least twenty feet in width.

Density: according to CMC 20.21 the total project acreage is 9.81 acres which allows for a total of 39.24 units. The applicant didn't submit the project as a planned unit development therefore, all lots must meet the lot size requirements and can not be smaller than 10,890 square feet in size.

The proposed project is providing the following: an open space tract that includes a stormwater system, open space, a looped pedestrian trail, picnic benches, a soccer field, and a dog park.

UTILITIES

The project will extend city water, sewer and power to service the entire subdivision and will be dedicated to the City upon completion. The new public road will require installation of three new fire hydrants. The stormwater system may be public or privately owned; however, financial commitments from the proponent are required to dedicate the system to the public.

The anticipated dedications may be impacted by the City of Centralia future plans to annex. If annexation occurs prior to final plat approval, dedications to the appropriate agency will take place.

Future maintenance of the utility services will be completed by the appropriate public agency for systems dedicated, or by the lot owners via a Home Owners Association.

TRAFFIC – vehicles and pedestrians

The proposed subdivision has one access point off of Russell Road. A Traffic Information and Trip Generation Report was submitted and approved by the City of Centralia and Lewis County. The project anticipates generating 246 daily trips. Daily trips are described as one way vehicle trips. The anticipated number of peak PM trips is anticipated to be 26. All streets in the subdivision and on their frontage on Russell Road are proposed to be public and full frontage improvements are required including curb, gutter, sidewalk and street lights. The road system will be constructed to public standards and dedicated to the County upon completion.

ENVIRONMENTAL - SEPA

Environmental review of the application resulted in a Mitigated Determination of Nonsignificance decision (MDNS) being issued on December 12, 2024, with the following Notes and Conditions as follows:

1. Work may not commence until all required permits and approvals are obtained.
2. Pursuant to CMC 16.04.100.F and CMC 16.04.160.B, mitigation fees will be required for adverse impacts related to traffic, schools, floodplain, etc. that cannot be mitigated by development plan alteration(s). The exact amount of the fee(s) will be determined at the time of civil and construction plan review and must be satisfied prior to the issuance of any permits.
3. A full cultural resource study may be required. If not, in the event any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing a 100' buffer depending on circumstances) must stop and the following actions taken:
 - a. Implement reasonable measures to protect the discovery site; including but not limited to, covering, stabilization, etc.
 - b. Take reasonable steps to ensure the confidentiality of the discovery site.
 - c. Take reasonable steps to restrict access to the discovery site.
 - d. The proponent shall notify the concerned Tribes and all appropriate local, state and federal agencies including the Dept. of Archaeology and Historic Preservation and the City of Centralia Community Development. The agencies and Tribe(s) will discuss possible measures to remove or avoid cultural material, and will reach an agreement with the project proponent regarding actions to be taken.

The SEPA comment period ended on December 30, 2024. Comments were received as follows:

1. Centralia School District is requesting a mitigation fee of \$4,700 per residence. The School District will administer, accept and finalize these payments. Building permits will not be issued until confirmation from the School District is received.
2. Lewis County is requesting the final survey meet Lewis County Code standards, building permits for locations located in the Special Flood Hazard Area require elevation certificates, floodplain development, permits, etc., from the Lewis County Building Department. Prior to the issuance of City permits, all required County permits must be obtained. Only one access will be granted to Russell Road and requires a Road Approach Permit.
3. City of Centralia Public Works is requesting a full civil plan be approved prior to commencing work and prior to plat approval.

All comments were addressed through the plat and permitting processes. The SEPA appeal period ended on January 6, 2025, and no appeals were filed.

PLANNING COMMISSION:

The Planning Commission reviewed the Salishan Preliminary Subdivision Plat on February 13, 2025, in a workshop. Comments during the subdivision process included questions about the lot sizes, issues surrounding the sewer line being installed on Russell Road and how it will affect the adjacent properties (property owner being required to connect), and the proposed annexation in the area.

On March 13th the Planning Commission in a 4-1 vote recommending preliminary approval of the Salishan Preliminary Subdivision Plat subject to the following Conditions of Approval, Findings of Fact, and Conclusions of Law:

CONDITIONS OF APPROVAL

1. Future development must meet the conditions of SEPA MDNS No. 2023 0640, issued on December 12, 2024.
 - a. Centralia School District is requesting a mitigation fee of \$4,700 per residence. The School District will administer, accept and finalize these payments. Building permits will not be issued until confirmation from the School District is received.
 - b. Lewis County is requesting the final survey meet Lewis County Code standards, building permits for locations located in the Special Flood Hazard Area require elevation certificates, floodplain development, permits, etc., from the Lewis County Building Department. Prior to the issuance of City permits, all required County permits must be obtained. Only one access will be granted to Russell Road and requires a Road Approach Permit.
 - c. City of Centralia Public Works is requesting a full civil plan be approved prior to commencing work and prior to plat approval.
2. Future development must be permitted and approved by the Lewis County Building Department for floodplain development.
3. Prior to commencing work a full civil plan must be submitted and approved by all appropriate agencies.
4. Prior to final plat approval, Conditions, Covenants & Restrictions and Home Owner's Association bylaws must be approved and recorded at the Lewis County Auditor's Office, detailing maintenance provisions for all utility systems remaining under private ownership. Or, an alternative as approved by the City and/or County Engineers may be accepted.
5. Prior to final plat approval the applicant must pursue and obtain annexation into the Centralia city limits.

FINDINGS OF FACT

1. The property is zoned R:4, Low Density Residential, and located in the Centralia Urban Growth Area.
2. The property is partially located within the 100-year floodplain.
3. Approvals are required by City of Centralia and Lewis County.
4. The project must comply with Centralia Municipal Code (CMC), Titles 18, 19 and 20.
5. Centralia Municipal Code (CMC), section 2.16.040.E provides recommending authority to the Planning Commission.

CONCLUSION OF LAW

1. Per CMC 20.09 Zoning District and Boundaries, the property is zoned R;4, Low Density Residential, and the Centralia Urban Growth Area.
2. The project is in compliance with the dimensional requirements of CMC 20.21 Residential Zoning Districts.
3. Per FIRM Panel 530102 0043 C, revised July 17, 2006, the property is partially located within the 100-year floodplain, with an estimated base flood elevation of 165.0' NGVD.
4. Per the interlocal agreement adopted by Lewis County Resolution No. 06-134, on April 10, 2006, and effective on the date of application submittal, Section 4(b), preliminary and final plats will be approved and signed by the Board of County Commissioners only after certification by the City that all elements for recording have been met.
5. Prior to issuance of civil plan approval, compliance with CMC 18.10 Design and Development Guidelines must be demonstrated.
6. The project is in compliance with CMC 19.55 Table of Required Items for Preliminary Plat approval.

RECOMMENDATION

Approve the Salishan Preliminary Subdivision Plat subject to the following five (5) Conditions of Approval, five (5) Findings of Fact, and six (6) Conclusions of Law.

2-Dec-24 Civilsheets.dwg



01.1 PLAT

PLANNING CONSULTING
CIVIL ENGINEERING PROJECT MANAGEMENT
16400 NE HWY 99 #G-169 VANCOUVER, WA 98665
360/991-9300 Email: info@kessicconsulting.com
www.kessicconsulting.com

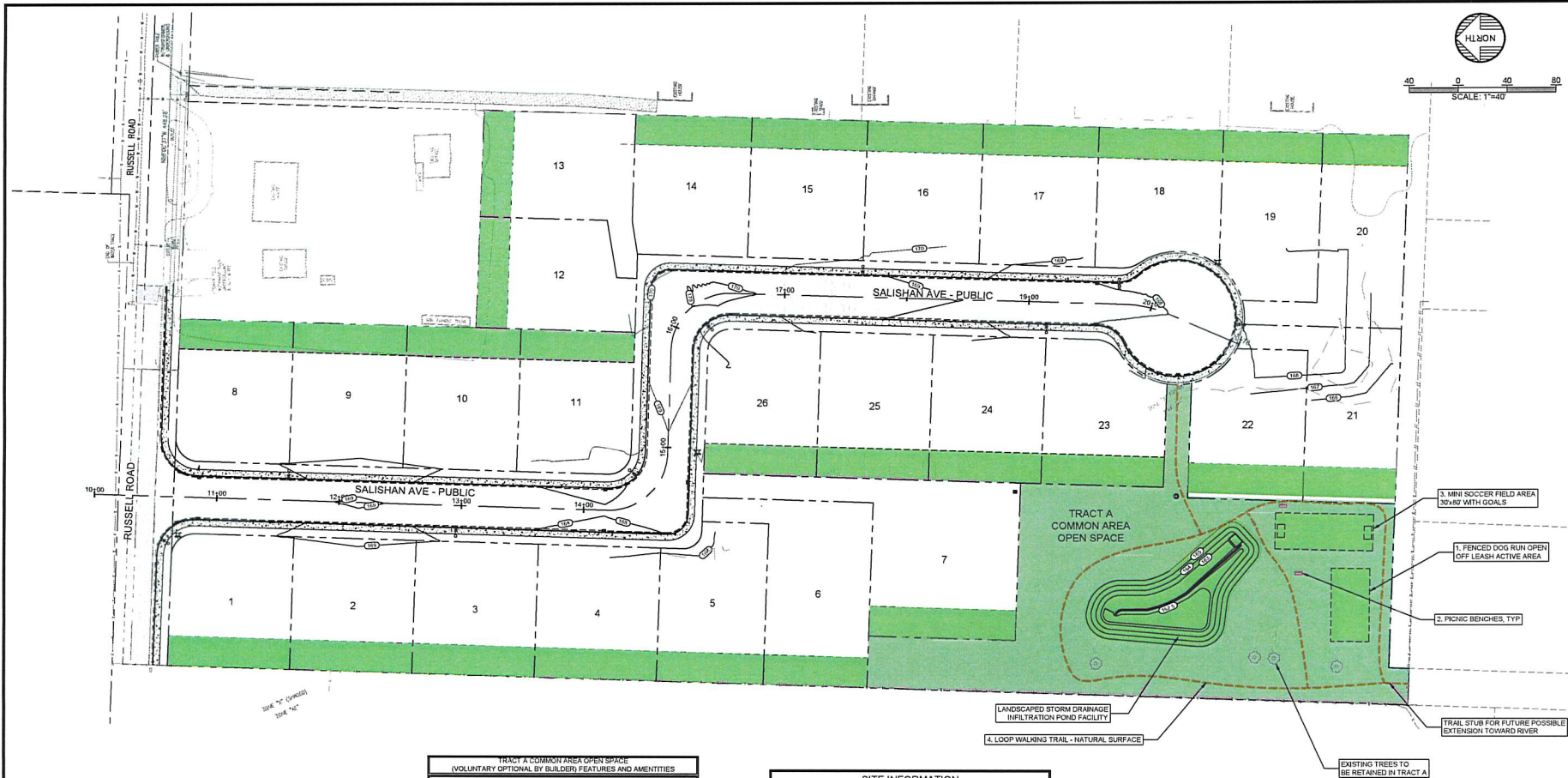


PFH
SIGNED BY: J.K.
CHECKED BY: J.K.

#0156
DATE:
12/17/2024

PRELIMINARY PLAT

01.1 PLAT



TRACT A COMMON AREA OPEN SPACE (VOLUNTARY OPTIONAL BY BUILDER FEATURES AND AMENITIES)	
1.	(OPTIONAL) PUBLIC FAMILY FRIENDLY AMENITY - DEDICATED FENCED DOG RUN OPEN OFF LEASH ACTIVE AREA ENCLOSED WITH FENCE, FENCED DIMENSIONS (30x60), PROVIDE DOGGY PLAY OBSTACLES, DOGGY WASTE DISPOSAL STATION WITH BAGS.
2.	(OPTIONAL) FAMILY FRIENDLY AMENITY - ALL WEATHER SEATING PICNIC TABLES.
3.	(OPTIONAL) FAMILY FRIENDLY AMENITY - MINI SOCCER FIELD WITH TWO GOALS.
4.	(OPTIONAL) PUBLIC FAMILY FRIENDLY AMENITY - INSTALL 4' WIDE WALKING TRAIL PATH TO SW TRACT EDGE AVAILABLE FOR FUTURE PATH EXTENSION TOWARD RIVER.
5.	LANDSCAPING OF ON-SITE STORM DRAINAGE INFILTRATION POND FACILITY TO BE LANDSCAPED EITHER GRASS OR DRY ORNAMENTAL ROCKERY STREAM BED FEATURE GROUND COVER WITH NATIVE DROUGHT RESISTANT TREES.
6.	TRACT A TO BE MAINTAINED BY HOA OR CITY IF DEDICATED TO CITY.

STREET TREES NOTES PRIOR TO HOUSE OCCUPANCY BY BUILDER

- PLANT STREET TREES WITH THE HOUSE AT THE TIME OF HOUSE BUILDING PERMIT PER CITY STANDARDS IN PLANTER STRIP PLANT AT AVERAGE 30 FOOT ON CENTER SPACING. USE CLEODENDRUM TRICHOTOM, RUBUS CALYCHOIDES, OR ACER BURGERSANUM (TRIDENT MAPLE) OR EQUIVALENT.
- DROUGHT RESISTANT TREE IN PLANTER STRIP AND PROVIDE POLY PROPYLENE WEED BARRIER UNDER ALL DECORATIVE ROCK AND TREE ROOT BARRIER, AT 0.08" OR 2MM THICK, ABUTTING SIDEWALK EDGES AND CURB NEAR TREE.
- BEDDING CURB OR IN PLANTER STRIP BETWEEN CURB AND SIDEWALK, INSTALL DECORATIVE ROUND ROCK WITH WEED MATTING, OR PLANT NATIVE A DROUGHT RESISTANT 1 TO 5 GAL. SHRUBS, GROUND COVER, TURF, AND/OR LAWN AT THE DISCRETION OF THE DEVELOPER, IN PLANTER STRIP.
- STREET TREES - NEW STREET TREES WILL BE PLANTED ALONG STREET FRONTAGE. ALL TREES WILL BE DROUGHT RESISTANT AND PLANTED AFTER THE CONSTRUCTION IS COMPLETED AT THE TIME OF HOME OCCUPANCY BY THE HOME BUILDER.

SITE INFORMATION

SITE ADDRESS	2620 RUSSELL ROAD
PARCEL I.D.	CENTRALIA, VA 98531
PARCEL I.D.	021910003500
ZONING	R4 44 UNITS/ACRE BASE ZONING, 40 TOTAL
LOT SIZE	10,890 SF MIN
LOT FRONTAGE	40' MIN OR 20' FLAGSTEM
RUSSELL RD DEDICATED ROW	4,320 SF 0.099 AC
PUBLIC ROW	66,038 SF 1.330 AC
TRACT A - COMMON AREA	58,851 SF 1.351 AC
TOTAL LOT AREA	302,179 SF 6.937 AC
TOTAL NUMBER OF SFR LOTS	26
AVERAGE LOT AREA	11,622 SF 0.267 AC
TOTAL SITE AREA	427,568 SF 9.816 AC

SETBACKS FOR 20,81,040.B	
FRONT	20' MIN TO GARAGE, 15' MIN TO FRONT DOOR
REAR	25' MIN
SIDE	5' MIN TYP
ROW SETBACK	20' MIN
HEIGHT	35' MAX

- LOT COVERAGE - THE TYPICAL BUILDING ENVELOPE LIMIT IS SHOWN MAX EXTENT. FINAL HOME PERMIT LOT BUILDING COVERAGE TO BE UP TO 50%. THE MAX BUILDING ENVELOPE AREA EXTENTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
- PUBLIC LOCAL ACCESS STREET - FOR RUSSELL ROAD AND SALISHAN AVE. 40' ROW, 36' STREET PER STANDARD PLAN 4-40. AT END OF PUBLIC STREET IS A PUBLIC TURNAROUND. NO PARKING ON TURNAROUND.
- FOR FIRE ACCESS, LOTS WILL ACCESS FROM THE PUBLIC ROW.
- "NO PARKING ANYTIME" SIGNS ON ON PUBLIC TURNAROUND.
- THE PROJECT MAY BE CONSTRUCTED IN ONE CONCURRENT SINGLE PROJECT WITH ALL LOTS OR IN 2 PHASES. PHASE 1 FIRST AND INCLUDES LOTS 1-11 AND PUBLIC ROW. PHASE 2 (AFTER PHASE 1) INCLUDES LOTS 12-26.
- TRACT A TO BE MAINTAINED BY HOA OR CITY IF DEDICATED TO THE CITY.

STREET LIGHT PLAN LEGEND

SYMBOL	NAME
	STREET LIGHT PER CPU STANDARDS WITH TYP. PHOTOMETRIC ILLUMINATION

ONSITE SHRUB & GROUND COVER LEGEND

SYMBOL	BOTANICAL/COMMON NAME
	*TURF/LAWN OR LANDSCAPING GROUND COVER - PERENNIAL RYEGRASS BLEND TO BE INSTALLED AS GROUND COVER, HAND SEED OR HYDROSEED
	LANDSCAPING - FRONT, REAR & SIDE YARD - WITH HOUSE CONSTRUCTION

* LAWN/GRASS/TURF/ARTIFICIAL TURF OR DECORATIVE LANDSCAPE RIVER GRAVEL MAY BE PLANTED INSTEAD OF GROUND COVER

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE
APPROVAL EXPIRES 1 YEAR FROM ABOVE DATE

KESSI ENGINEERING



REVISIONS

DRAWN BY	1
DESIGNED BY	2
CHECKED BY	3
	4
	5



PROJECT #0156

DATE: 12/17/2024

SALISHAN SUBDIVISION

LIGHTING AND TREE PLAN

04 LIGHT

PLANNING
CIVIL ENGINEERING PROJECT MANAGEMENT
6400 NE HWY 99 RG-169 VANDUVER, VA 98665
(360)951-9300 Email: kessi@kessiconsulting.com
www.kessiconsulting.com

EXHIBIT B

Salishan Subdivision Narrative – 2024

Project Description

Proposed residential subdivision project named Salishan Subdivision is located at 3802 Russell Rd Centralia, WA 98531, parcel #021910002000 of about approximately 9.81 acres. Project will extend public utilities and roads as needed to serve the site from existing utilities.

Existing Conditions

Project site is generally flat with a gradual sloping towards the SW corner. Existing vegetation consists primarily of field grasses and a few trees grouped along borders. No existing residences exist on the property. No wetlands exist on-site.

The project is proposing up to a 26 lot subdivision located on a site.
Based on R4 zoning and a 9.81 acre site area, density allowed on-site is up 40 lots.

Subdivision. The proposed standards can be seen listed in the table below:

Standard	Typical Standards for R4 Subdivision per 20.21.050	Standards for R4 Subdivision per 20.21.040 ADU
Minimum Lot Area	10,890/13,000 sf*	10,890 sf
Lot Width min	40'	40'
Front Garage Setback	20'	20'
Rear Setback	25'	5' ADU
Side Setback	5'	5'
ROW Setback	20'	20'
Height	35'	30' ADU
Max # of Lots Density Allowed	Standard R4 is 40 (per City's PreApp Report)	
	* 10,890 square feet for a single-family dwelling, duplex, or triplex; 13,000 square feet for a fourplex or multiple-family dwelling	

DENSITY & SETBACKS

R4 ZONING ALLOWS 4 LOTS PER ACRE

STANDARD R4 DENSITY = $10 \times 4 = 40$ LOTS ALLOWED

TOTAL PROPERTY AREA 427,668 SF 9.818 AC

TOTAL PUBLIC ROW 71,025 SF 1.63 AC

TRACT A - COMMON AREA 4,545 SF 2.06 AC

TRACT B – n/a

TOTAL LOT AREA 427,668 SF 9.81 AC

SETBACKS FOR ADUs in R4

FRONT GARAGE 20'

ROW 20'

REAR 5' MINIMUM

SIDE 5'

HEIGHT 30'

PUBLIC LOCAL ACCESS STREET - FOR RUSSELL ROAD AND SALISHAN AVE,

60' ROW, 36' AC PER STANDARD PLAN

IF ANY PRIVATE STREETS, 30' WIDE EASEMENT WITH 26' WIDE AC

*** NO PARKING WILL BE SIGNED ON PUBLIC TURNAROUND AND ANY PRIVATE STREETS*

TRACT A OPEN SPACE WITH DOG RUN & PICNIC BENCH AREA AND LANDSCAPED RETENTION POND AREAS - TO BE MAINTAINED BY THE HOA OR THE CITY AS DESIGNATED.

The lots will also be subject to 20.21.040 Accessory dwelling units (ADUs)

- A. Up to two accessory dwelling units may be created on a single lot in permitted zoning districts. The accessory dwelling unit may be detached or attached and may be created by conversion of or addition to either the primary dwelling on the lot or a legal accessory building.
- B. Accessory dwelling units are not permitted in locations where development is restricted under any other federal, state, or local laws, rules, or regulations as a result of physical proximity to on-site sewage system infrastructure, critical areas, or other unsuitable physical characteristics of a property. Critical areas include those specified in CMC Title [16](#) and any associated buffer areas.
- C. Mobile homes, recreational vehicles, travel trailers, park models, and any other wheeled vehicles or transportable structures shall not be used as an accessory dwelling unit unless the vehicle or structure can meet all requirements of the city's building and zoning codes.
- D. The conversion or addition of accessory dwelling units shall comply with the following requirements:
 - 1. Such conversion or addition shall not increase the maximum allowable building or development coverage of the lot.
 - 2. The conversion or addition shall comply with all rules and regulations of the building, plumbing, fire, and other applicable codes.
 - 3. A building permit and other applicable permits shall be obtained prior to construction of such conversion or addition.
 - 4. In the R:4, R:8, R:15, and R:20 zoning districts, accessory dwelling units shall connect to all city utilities. In the R5:A and R:2 zoning districts, accessory dwelling units shall connect to

city water and electric. Accessory dwelling units that are not required to connect to city sewer shall meet all of the requirements established by Lewis County that pertain to septic systems.

5. Except as provided herein, the minimum setbacks shall be: front setback of twenty feet if located adjacent to the primary dwelling; rear setback of five feet; and side setbacks of five feet. If located on a corner lot, the accessory dwelling unit must meet the same setbacks as the primary dwelling, except for the rear setback which can be five feet.

a. Accessory dwelling units may be located at a lot line if the lot line abuts a public alley unless the city routinely plows snow on the alley.

b. Accessory dwelling units may be converted from an existing structure even if the structure does not meet current setback requirements.

6. All accessory dwelling units shall comply with Chapter [20.72](#) CMC unless the units are within one-half mile walking distance of a major transit stop.

E. Accessory dwelling units are not required to be owner-occupied.

F. Home occupations are permitted in accessory dwelling units if the activity meets all of the requirements of Chapter [20.69](#) CMC.

G. Accessory dwelling units shall not be considered a unit of density and, therefore, are not included in the density calculation for a residential property. (Ord. 2539 § 12, 2023; Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

Floodplain – A portion of the site is subject to Lewis County code (Chapter 15.35) floodplain regulations. See the separate Exhibit -Responses for Flood Damage Prevention CH 15.35 for more detailed information.

The property is located in the UGA and Lewis County has retained permitting authority over floodplain areas per the interlocal agreement.

The Lewis County regulations require the first finished floor (FF) to be elevated 1' above BFE. The project can or will meet this standard.

A flood plain exists on the SW corner of the site. The project proposes to construct the houses in this area so that the habitable final finish floor (FF) is 1' above the required FEMA BFE (base flood elevation).

A portion of this property in the SW corner lies within the 1% annual chance flood (aka 100-year floodplain).

The subdivision application shall apply for any needed flood development permits for no net change compensatory cut and filling in the flood plain.

1% annual chance flood (BFE 168.22' NAV88) from survey & FEMA maps is shown on the plans

No additional new net fill is proposed in the 1% annual chance flood floodplain (BFE), instead, in the future, each future lot house foundation in the BFE will be required to meet flood protection requirements:

1. The first finished floor (FF) of future houses to be elevated to 1' above BFE and confirmed with both a #1- pre-elevation certificate and #2- post-elevation certificate (per Lewis County code 15.35) for each house is constructed in the floodplain.
2. Flood vents installed at a ratio of 1 sq. In. Per 1 sq. Ft. of crawlspace area and all attendant utilities elevated 1' above BFE.

If fill within the floodplain is proposed, certification from a licensed engineer will be required prior to plat approval, showing no adverse impact to the adjacent properties or the environment, showing compensatory excavation and/or a hydrology & hydraulic analysis. Any needed compensatory excavation is calculated at a 1:1 ratio. (Alternatively, but not currently planned, another future option is to apply for a LOMR-F to raise the site out of the flood plain while meeting all FEMA and Lewis County standards.)

FOR FLOOD INFORMATION

<https://flood.lewiscountywa.gov/before/floodplain-construction-rules/>

OR Contact Lewis County Community Development Department

Doyle Sanford - 360.740.2696

Fire Standards

Salishan Avenue (public) features a 60-foot Right-of-Way (ROW) with a 36-foot pathway paved with AC asphaltic cement, following Standard Plan 4-08, ensures accessibility for residents and adequate Emergency access. Alternately a 26' or 32' wide street within the Private Street Tracts provides access for emergency vehicles for up to 30 lots. To prevent obstructions and enhance visibility, a strict no-parking policy will be enforced on both sides of any private streets, aligning with Standard Plans. This creates a clear zone and full access for emergency responders.

*PUBLIC LOCAL ACCESS STREET - FOR RUSSELL ROAD AND SALISHAN AVE,
60' ROW, 36' AC PER STANDARD PLAN*

OR A PRIVATE STREET TRACT WITH 30' WIDE EASEMENT WITH 26' OR 32' WIDE AC

NO PARKING ON BOTH SIDES OF ENTIRE PRIVATE STREET

UP TO 30 LOTS WILL ACCESS FROM THE PRIVATE LOOP STREET TO THE PUBLIC STREET

*** NO PARKING WILL BE SIGNED ON BOTH SIDES OF PRIVATE STREET AND ON PUBLIC ROW AROUND THE TURNAROUND.*

Sewage and Well Site Permit Documentation – (N/A)

The site will be served with public City of Centralia water and sewer.

The site meets all requirements for sewage and well site documentation, as there are no sewage or well systems present on-site, negating the need for any such documentation. If any are discovered, they will be abandoned per applicable regulations at the time of project construction.

Project Phasing

This development is proposed to be in up to three phases and is expected to begin the Phase 1 of construction as early as 2025. Phase 2 and 3 may be developed concurrently with Phase 1 or later.

REQUIRED FEES

All fees will be paid at the required time.

SEPA

A SEPA environmental checklist has been submitted in accordance with the project plan.

Significant Historic, Cultural or Archaeological Resources

Based on current investigations and review of available records, this site does not appear to contain any significant historic, cultural, or archaeological resources. After available information assessment and due diligence, the findings seem appropriate.