



**Site Plan Review Committee**  
Michael Thomas, City Manager

**COMMUNITY DEVELOPMENT  
DEPARTMENT**  
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Patty Page, City Engineer  
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**LEGAL DEPARTMENT**  
**360-330-7675**  
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## **SITE PLAN REVIEW COMMITTEE Meeting Agenda**

*Monday, August 18, 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 – Site Plan Review**

<b>Project Name:</b>	<b>Russell Road Triplex</b>
<b>Applicant/Owner:</b>	Brandon Johnson
<b>Property Address:</b>	3219 Russell Road
<b>Contact Phone:</b>	360.515.9600
<b>Email:</b>	<a href="mailto:Brandon.Johnson@jsa-civil.com">Brandon.Johnson@jsa-civil.com</a>
<b>Zone:</b>	R:4, Low Density Residential
<b>Comp. Plan:</b>	LDR, Low Density Residential
<b>Parcel Information:</b>	009715-001-003, 0.33 AC
<b>Request:</b>	Deviation request from frontage improvements and shared driveway requirements.

**Brandon Johnson, PE**

Principal

JSA Civil, LLC

111 Tumwater Blvd SE, B203

Tumwater, WA 98501

Brandon.Johnson@jsa-civil.com

**Date:** August 4, 2025

**City of Centralia**

Community Development Department

118 W Maple Street

Centralia, WA 98531

**RE: Deviation Request – Frontage Improvements and Driveway Connection**

**Project Address: 3219 Russell Road**

To Centralia Site Plan Review Committee,

I am writing to formally request a deviation from the requirement to construct full frontage improvements and connect to the neighboring driveway for the proposed development located at 3219 Russell Road.

The request is based on the following site-specific constraints:

1. **Limited Frontage Width:** The subject property has a total street frontage width of only 30 feet, which is insufficient to feasibly construct standard frontage improvements (curb, gutter, sidewalk, and residential driveway approach) within the available right of way. Additionally, the driveway to the west (3303 Russell Road) has a grade break at the existing flow line, which creates a very steep transition to match existing grades. See Exhibit A – Residential Driveway Infeasibility Exhibit.
2. **Lack of Legal Access to Adjacent Property:** At this time, there is no legal access or agreement in place that would allow us to construct or connect a driveway to the neighboring parcel. As such, any improvements extending onto adjacent property would be outside our rights and infeasible without cooperation from that property owner. Therefore, a minimum of 20' driveway width will be required on 3219 Russell Road to serve the proposed Triplex. The result would be a nearly 50' wide combined driveway. It is our opinion that two separate driveways create a safer access for both the subject properties, as well as the public in general.

**Proposed Driveway:** Due to the limited available right-of-way and the absence of necessary easements to legally combine the driveways at 3219 and 3303 Russell Road, we propose to construct a separate asphalt driveway serving 3219 Russell Road, as depicted on Exhibit B – SP-01. The driveway will match existing grades and reflect the typical residential driveway design found in the surrounding area.

Although full frontage improvements and a direct driveway connection to the neighboring parcel are not feasible at this time, we are proposing to provide an ingress and egress easement across the southern

90 feet of the 3219 Russell Road property. This easement will allow the owner of 3303 Russell Road to remove their existing driveway and utilize the proposed driveway in the future, should they choose to redevelop.

Additionally, the necessary right-of-way along the 3219 frontage has already been dedicated, ensuring that full frontage improvements can be constructed in the future when feasible. We believe this approach supports long-term connectivity, preserves flexibility for future development, and minimizes redundant curb cuts and potential driveway conflicts.

We respectfully request the City's consideration of this deviation based on the physical constraints and long-term access benefits of our proposed solution. Please let us know if any additional documentation is required to process this request or if a formal meeting would be helpful.  
Thank you for your time and consideration.

Sincerely,  
**Brandon Johnson**  
Principal  
JSA Civil



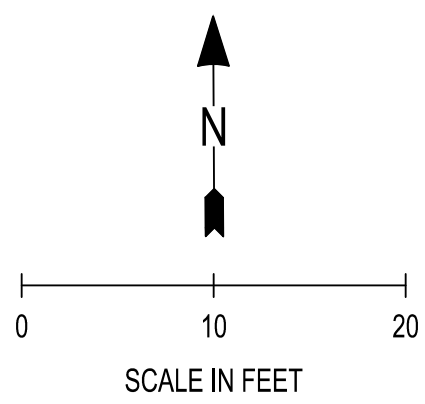
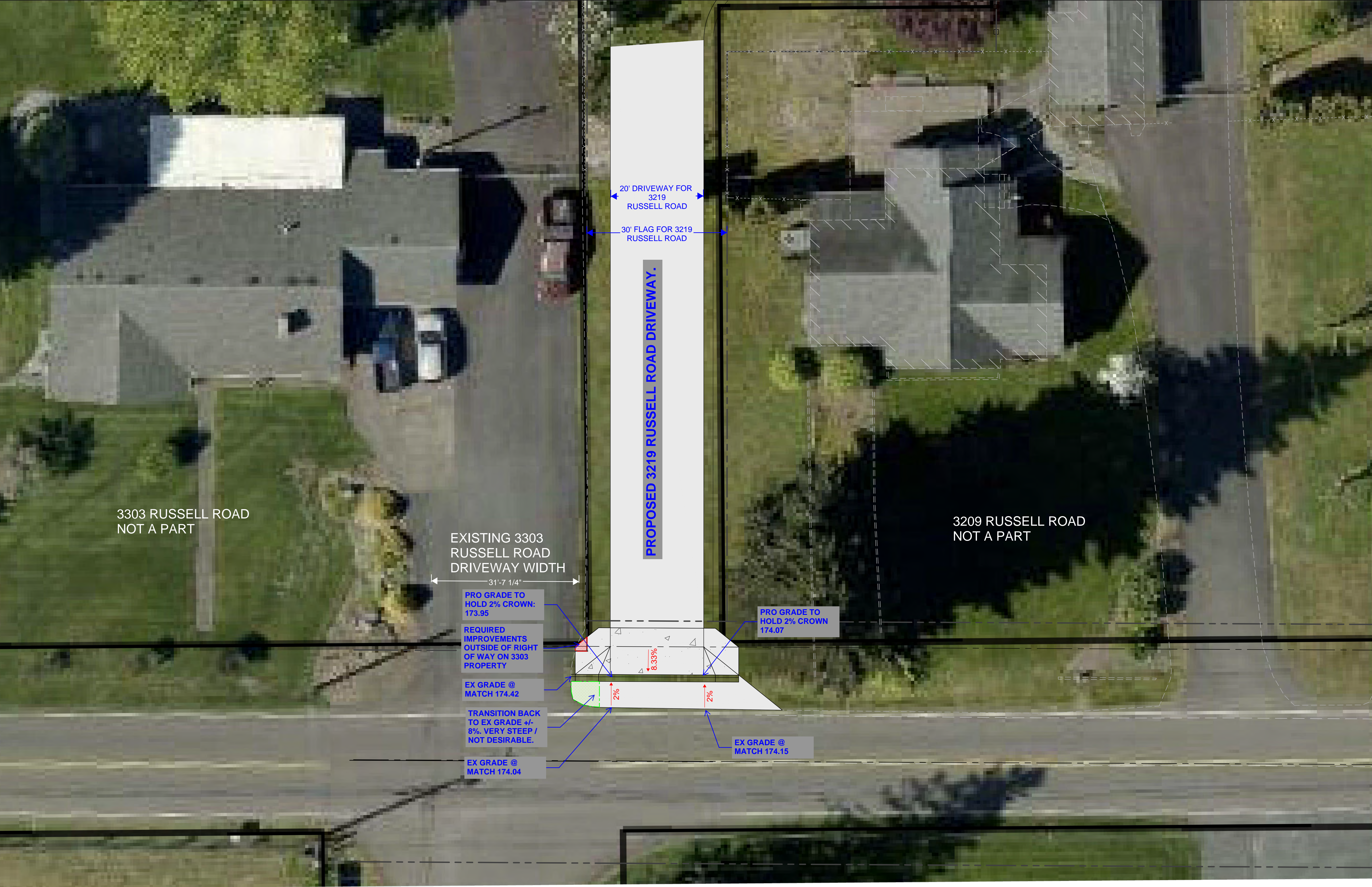
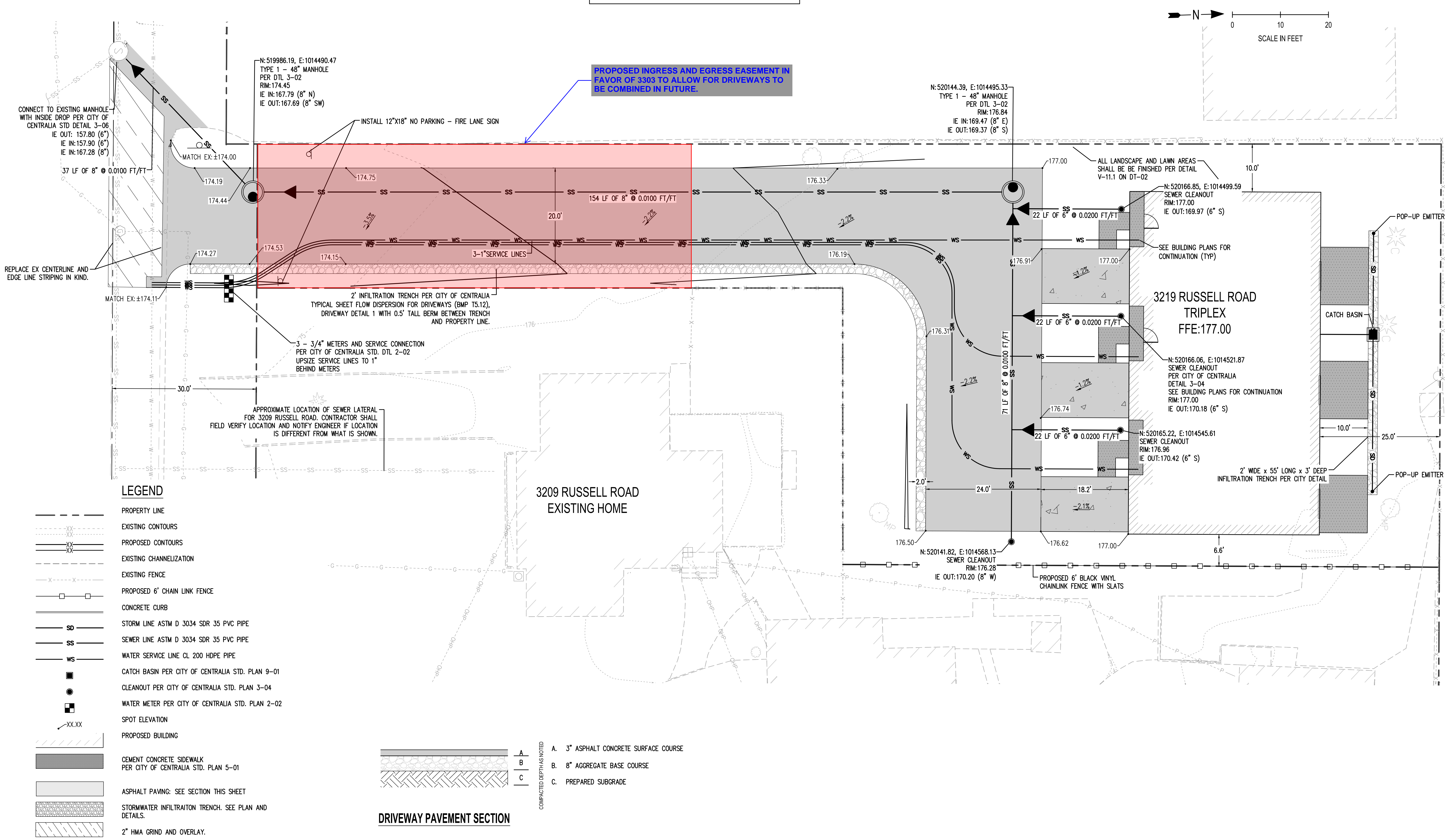


EXHIBIT A - RESIDENTIAL DRIVEWAY INFEASIBILITY EXHIBIT



EXHIBIT B - SP-01



**CALL BEFORE YOU DIG**  
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

VERTICAL DATUM  
NAVD 88

APPROVED FOR CONSTRUCTION

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL EXPIRES ONE YEAR FROM ABOVE DATE

REVISIONS	
PROJECT NO. 3209R	
DRAWN B. JOHNSON	
CHECKED C. SEVERS	
SUBMITTAL DATES	
OTB DATE	
JSA CIVIL Engineering   Planning   Management 111 Tumwater Blvd SE, Suite C210 Tumwater, WA 98501	
STAMP 	
TRIPLEX 3219 RUSSELL ROAD CENTRALIA, WA 98501	
RUSEEL ROAD PROPERTIES, LLC	
SHEET TITLE SITE PLAN	
SHEET SP-01	