



Site Plan Review Committee

Michael Thomas, City Manager

COMMUNITY DEVELOPMENT DEPARTMENT

360-330-7662

Emil Pierson, CD Director

epierson@cityofcentralia.com

Mike Watilo, Building Official

mwatilo@cityofcentralia.com

PUBLIC WORKS DEPARTMENT

360-330-7512

Andy Oien, PW Director

aoien@cityofcentralia.com

Patty Page, City Engineer

ppage@cityofcentralia.com

CENTRALIA CITY LIGHT

360-330-7512

Willie Wright, Eng. & Ops. Manager

wwright@cityofcentralia.com

POLICE DEPARTMENT

360-330-7680

Andy Caldwell, Chief

acaldwell@cityofcentralia.com

RIVERSIDE FIRE AUTHORITY

360-736-3975

Terry Ternan, Fire Marshal

tternan@riversidefire.net

LEGAL DEPARTMENT

360-330-7675

Kyle Manley, City Attorney

kmanley@cityofcentralia.com

SITE PLAN REVIEW COMMITTEE

Meeting Agenda

Monday, November 10, 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: 2-Lot Short Plat
Applicant/Owner: Brandon Johnson, JSA Civil
Property Address: 3003 Mt. Vista Road
Contact Phone: 360.269.6346
Email: brandon.johnson@jsa-civil.com
Zone: R:4, Low Density Residential
Parcel Information: 009671-000-000, 1.37 AC
Request: Subdivide into 2 lots, one with the existing residence and one new lot. Extension of all utility services.

10:30 AM – Pre-Application Conference (pgs. 3-12)

Project Name: Avenue Espresso and Retail
Applicant/Owner: Bob Thompson, Thompson Properties
Property Address: 1405 Harrison Avenue
Contact Phone: 360.269.6857
Email: Bob@lincolncreeklumber.com
Zone: C-1, General Commercial District
Parcel Information: 021115-001-001, 0.65 AC
Request: Construct an Avenue Espresso stand and a 5,076 sq. ft. retail structure with all associated infrastructure.



SITE PLAN REVIEW COMMITTEE (SPRC) Pre-Application Conference Request

MEETING DATE: Every Monday (except holidays and subject to submittals)

TIME: Meetings begin at 10:00 am and are approximately 30 minutes long. All meetings are scheduled on a first-come basis.

MEETING LOCATION: Centralia Public Works Office (City Light), 1100 N. Tower, Centralia

Parcel Number(s): 009671000000

Site Address: 3003 MT VISTA

Applicant/Agent: BRANDON JOHNSON - JSA CIVIL

Phone: 360.269.6346

Email: BRANDON.JOHNSON@JSA-CIVIL.COM

Name/Type of Business (if applicable):

Brief Description of Proposal (attach separate sheet if needed):

SUBDIVIDE 3003 MT VISTA INTO TWO LOTS. ONE LOT CONTAINING THE EXISTING HOME. THE REMAINDER PARCEL WILL INCLUDE THE EXISTING SHOP. THE EXISTING HOME WILL BE CONNECTED TO CITY WATER/SEWER, AND THE EXISTING WELL / SEPTIC WILL BE ABANDONED.

- ☒ Description of Proposal (1 – digital or paper copy)
- ☒ Conceptual Site Plan showing existing and proposed uses/structures (1 – digital or paper copy)
- ☐ Supporting documents including studies (1 – digital or paper copy)

SUBMITTAL REQUIREMENTS:

Submittal items must be received no later than 3 PM on the Wednesday preceding the next meeting date, in order to be added on the following weeks' agenda.

The purpose of the pre-application conference is to acquaint the applicant with the review procedures and applicable Centralia Municipal Code provisions to the proposal. A minimum of one meeting is required for all project permit applications related to the same project action.

The SPRC Pre-Application Conference is available to applicants for projects requiring a land use review or if you have utility or other questions about a specific property. The meeting will include representatives from engineering, public works, water, waste-water, electric, stormwater, planning, and building.



VICINITY MAP (NTS)

SITE DATA	
ADDRESS	3003 MT VISTA
TPN	009671000000
PARCEL SIZE	1.37 ACRES
JURISDICTION	CENTRALIA UGA
ZONING	R4

REV.	DATE	COMMENT	BY

DRAWN BY:

CHECKED BY:

SEAL:

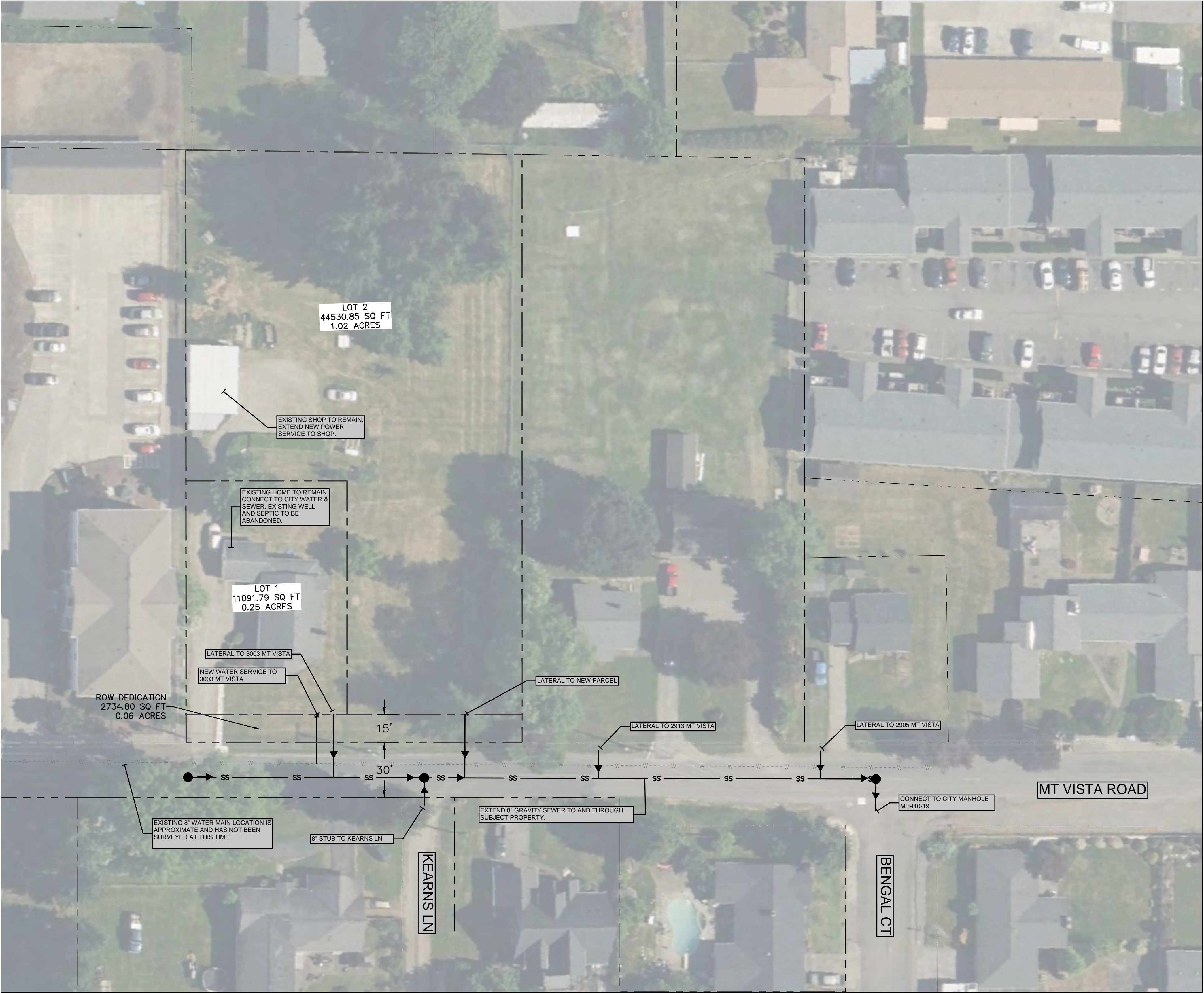
PRELIMINARY



3003 MT VISTA
SHORT PLAT

SHEET TITLE:

SHEET NO.



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.

Oct 16, 2025 1:05:14PM - User: Sheri Stark
P:\2024\24520 1405 Harrison Ave - Centralia\Drawing\Working\24520_C1.0 COVER SHEET.dwg

1405 HARRISON AVE

SEC 06, T 14 N, R 02 W, W. M.

PROJECT INFORMATION:

DEVELOPER/OWNER:
THOMPSON PROPERTIES LLC
PO BOX 569
CHEHALIS, WA 98532

SITE ADDRESS:
1405 HARRISON AVE
CENTRALIA, WA 98531

DEVELOPMENT DATA:
PROPERTY AREA: 28,136 SF (0.65 ACRES)
ADDRESS: 1405 HARRISON AVE
CENTRALIA, WA 98531
PARCEL NUMBER: 02115001001
ZONING: COM

ASSESSOR'S LEGAL DESCRIPTION:
Section 06 Township 14N Range 02W S1W NE4 NW4
LY N RUSSELL RD & W HARRISON AV

CIVIL ENGINEER/PRIMARY CONTACT:
PATRICK HARRON & ASSOCIATES, LLC
CONTACT: CHRIS CRAMER P.E.
8270 28TH COURT NE
LACY, WA 98516
PH: 360.426.1102
EMAIL: chris@patrickharron.com

SURVEYOR
BUTLER SURVEYING INC
CONTACT: CHRISTOPHER M. BUTLER
475 NE CHEHALIS AVENUE
PO BOX 149
CHEHALIS WA 98532
PH: 360.748.8803



VICINITY MAP
NTS



BASIS OF BEARINGS:
WASHINGTON STATE PLANE SOUTH ZONE (NAD 83/2011) DERIVED FROM TIES TO WASHINGTON DEPARTMENT OF TRANSPORTATION MONUMENTS "ONE-11" AND "COM-C", HELD THE PUBLISHED COORDINATE AT "ONE-11" AND APPLIED THE CORRECTION SCALE FACTOR OF 0.9999555 TO DEPICT THE DISTANCES SEEN HEREON.

BASIS OF ELEVATIONS:
NATIONAL AMERICAN VERTICAL DATUM OF 1988
RELATIVE TO WSDOT MONUMENT "ONE-11",
HAVING AN ELEVATION OF 172.85' (NAVD 88).

APPROXIMATE EARTHWORK QUANTITIES

(PERMIT PURPOSES ONLY)

CUT 150 CY
FILL 335 CY
TOTAL 485 CY
NET 185 CY (FILL)

THESE QUANTITIES ARE FOR THE ESTABLISHMENT OF CLEARING AND GRADING PERMIT ONLY AND SHALL NOT BE CONSIDERED TO INDICATE A BALANCED SITE.

GRADING VOLUMES ARE FROM EXISTING GRADE TO FINISHED GRADE AND MAKE NO ALLOWANCES FOR STRIPPING, GRAVEL, OR ROAD SECTION MATERIALS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THEIR OWN QUANTITIES FOR BIDDING PURPOSES AND SHALL NOT HOLD THE ENGINEER OR OWNER/DEVELOPER RESPONSIBLE FOR ANY ERRORS IN THEIR BID QUANTITIES FOR EXCAVATION.

SHEET LIST TABLE

SHEET #	NAME	DESCRIPTION
1	C1.0	COVER SHEET
2	C2.0	TESS PLAN AND DETAILS
3	C3.0	HORIZONTAL CONTROL PLAN
4	C4.0	GRADING PLAN
5	C4.1	DETAILS
6	C4.2	DETAILS
7	C5.0	STORM PLAN
8	C5.1	STORM DETAILS
9	C6.0	UTILITY PLAN AND DETAILS
10	C6.1	UTILITY DETAILS

LEGEND - EXISTING CONDITIONS:

- SANITARY SEWER MANHOLE
- WATER FIRE HYDRANT
- WATER VALVE
- WATER METER
- LIGHT POLE
- POWER POLE
- OVERHEAD POWER
- WATER LINE
- SANITARY SEWER LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- X- FENCE
- PROPERTY LINE
- LOT LINE
- ROAD CENTERLINE

LEGEND - PROPOSED:

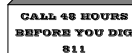
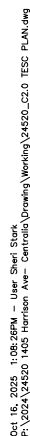
- W WATER SERVICE LINE
- SS SANITARY SIDE SEWER LINE
- SANITARY SEWER CLEANOUT
- SD STORM PIPE
- RD ROOF DRAIN
- STORM CLEANOUT
- STORM CATCH BASIN
- STORM INFILTRATION TRENCH TRENCH
- STORM PERFORATED PIPE
- STORMWATER
- ASPHALT PAVEMENT
- CONCRETE

**CALL 48 HOURS
BEFORE YOU DIG
811**

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 1-800-424-5555 OR 811 (CALL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

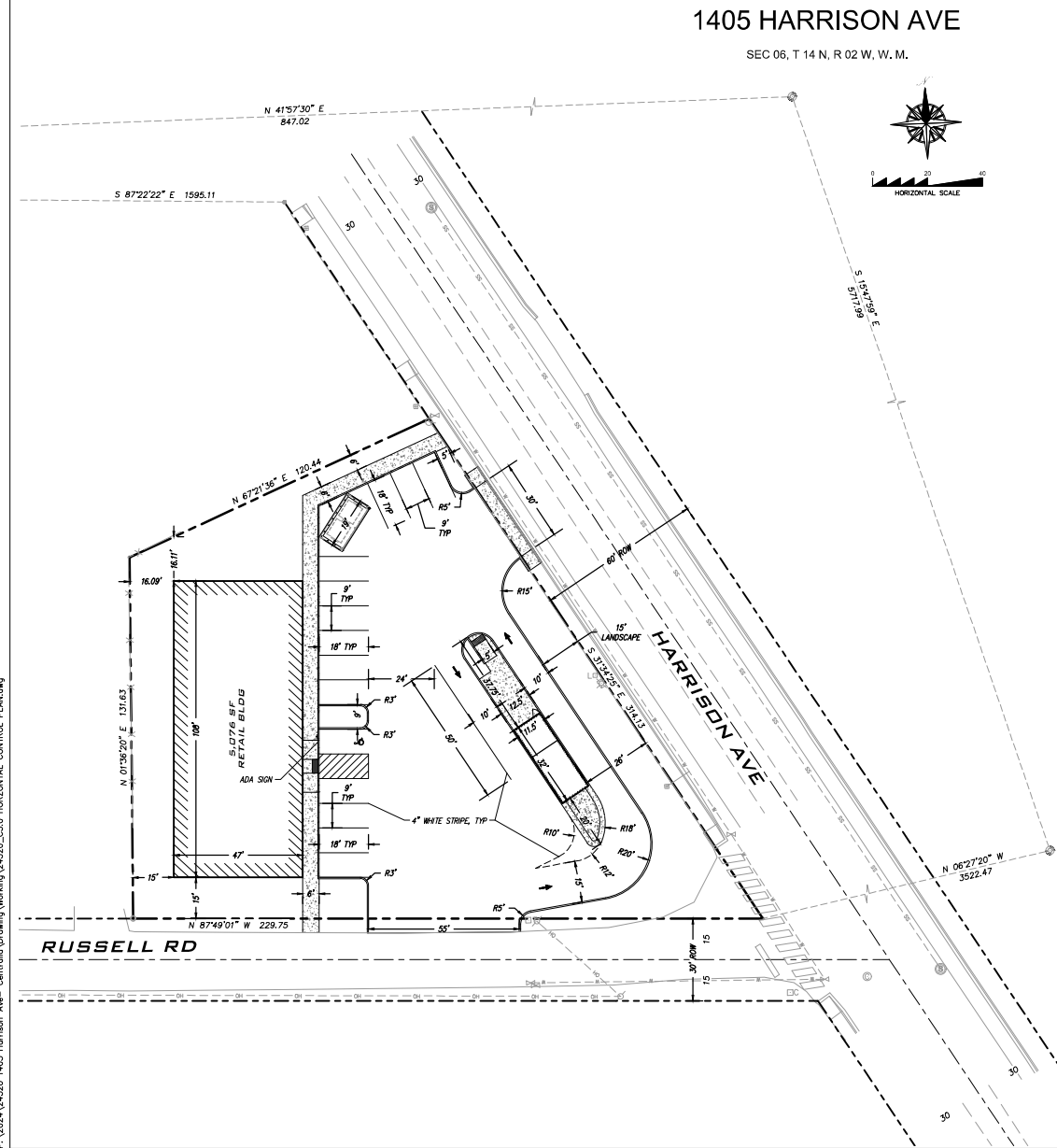
BY		DESCRIPTION	
DATE			
RA			
CITY OF CENTRALIA - PERMIT PLANS			
COVER SHEET			
PROJECT NO.	24520	CMC	
DESIGNER	SDS	CMC	
1405 HARRISON AVE			
THOMPSON PROPERTIES LLC PO BOX 569 CHEHALIS, WA 98532			
DATE	10/16/25	AS SHOWN	
DESIGNED BY	C1.0	1 ~ 10	

SEC 06, T 14 N, R 02 W, W. M.



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 1-800-424-5555 OR 811 (CELL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

04-16-2025 1:05:38PM - User: Sheri Stark
 P:\2024\24520 1405 Harrison Ave- Centraia Drawing Working\24520_C3.0 HORIZONTAL CONTROL PLAN.dwg

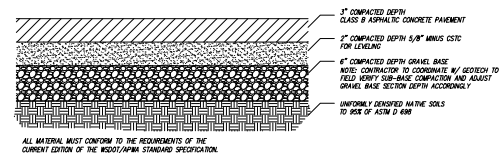


**CALL 48 HOURS
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811

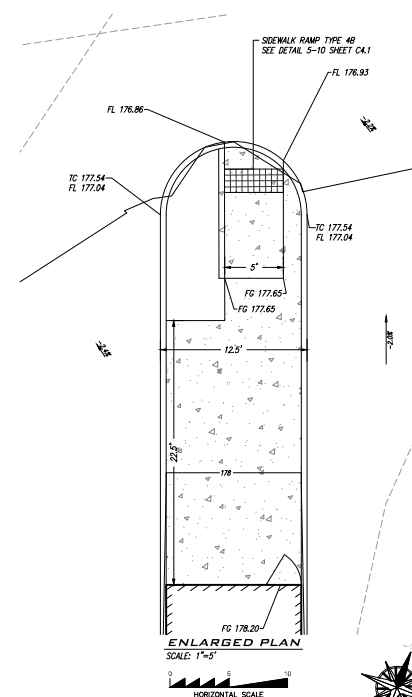
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1405 HARRISON AVE	DATE:	10/16/25
	SCALE:	AS SHOWN
	GRAPHIC SCALE:	C3.0
	3" = 10'	
1405 HARRISON AVE THOMPSON PROPERTY LLC PO BOX 999 CHINAUX, VA 23032	PROJECT NO:	24520
	DESIGNER:	CMC
	DATE:	SDS
	CHECKED:	CMC
PATRICK HARRON Civil Engineering & Planning 2011 Liberty Ave., Suite 201 Prince Georges, MD 20646 Phone: 301-408-1102 Web: patrickharron.com	CITY OF CENTRALIA - PERMIT PLANS HORIZONTAL CONTROL PLAN	
	BY:	
	DESCRIPTION:	

SEC 06, T 14 N, R 02 W, W. M.



PAVEMENT SECTION

[illegible]

CITY OF CENTRALIA - PERMIT PLANS

GRADING PLAN



PROD. NO. 24520	DESK. BY CMC
DESK. BY SDS	CHK. BY CMC

1405 HARRISON AVE

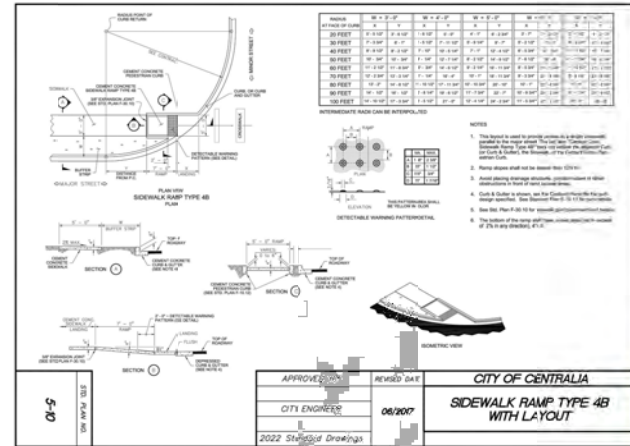
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ORIGIN: P&ID NO.	C4.0
	4 of 10

Oct 16, 2025 1:08:52PM - User Sheri Stark
P:\2024\24520 1405 Harrison Ave- Centralia\Drawing\Working\24520_C4.0 GRADING PLAN.dwg

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SEC 06, T 14 N, R 02 W, W. M.

[illegible]

CITY OF CENTRALIA - PERMIT PLANS

DETAILS



Civil Engineering & Planning
2270 28th Court NE, Suite 201, Lacey, WA 98516
phone : 360.459.1102
fax : 360.459.1102
web : patrickharron.com

PROD. NO. 24520	DISP. BY: CMC
CHRG. BY: SDS	CHRG. BY: CMC

1405 HARRISON AVE

THOMPSON PROPERTY LLC
PO BOX 569
CHEHALIS, WA 98532

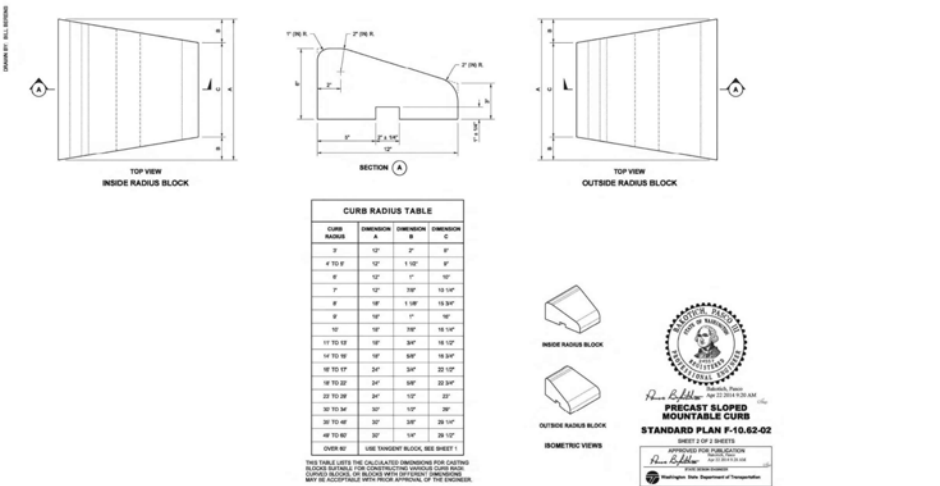
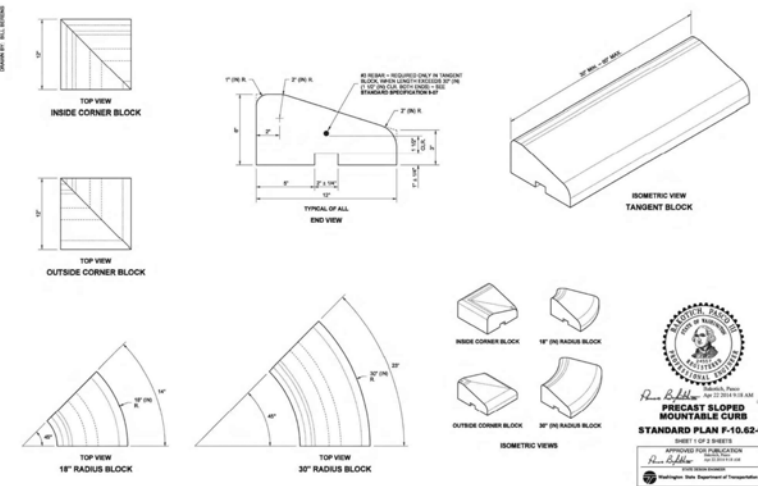
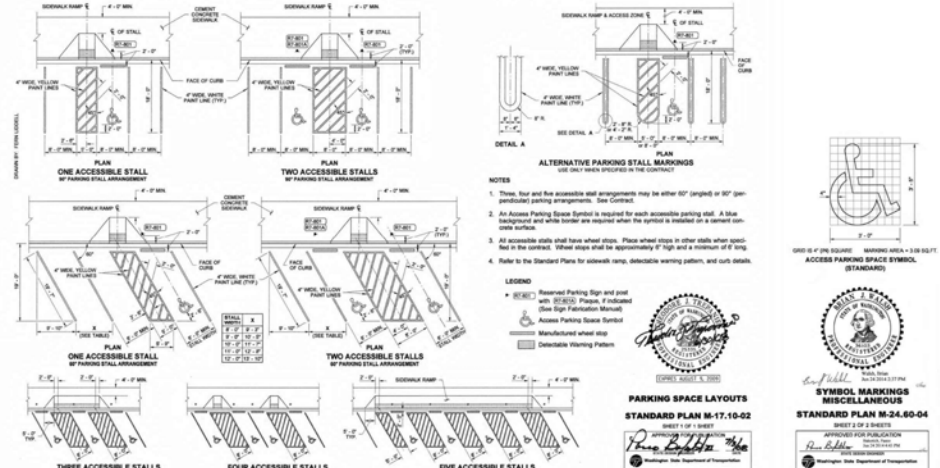
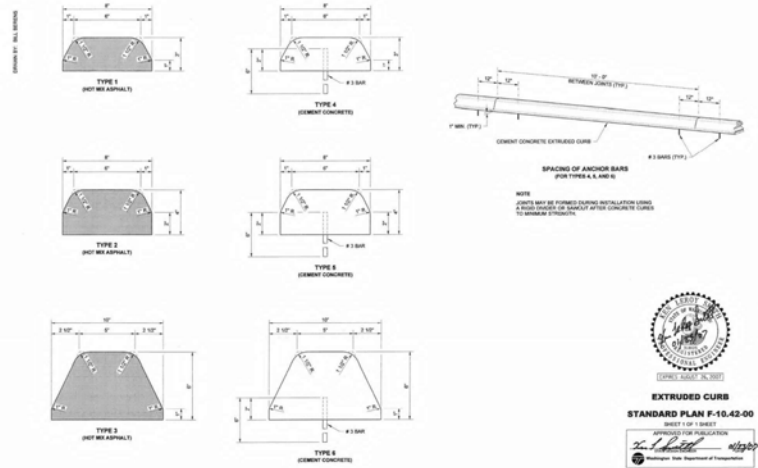
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	5 - 10

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1405 HARRISON AVE

SEC 06, T 14 N, R 02 W, W. M.



CALL 48 HOURS BEFORE YOU DIG
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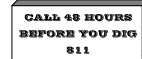
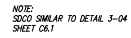
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BY	
DATE	
DESCRIPTION	
CITY OF CENTRIA - PERMIT PLANS	
DETAILS	
PROJECT: 1405 HARRISON AVE	
DATE: 10/16/25	
AS SHOWN	
C4.2	
6 ~ 10	



1405 HARRISON AVE
 THOMPSON PROPERTY LLC
 PO BOX 999
 CHEHALIS, WA 98532

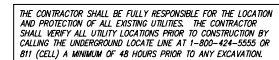
SEC 06, T 14 N, R 02 W, W. M.



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Oct 16, 2025 1:09:19PM -- User Sheri Stark
P:\2024\24520 1405 Harrison Ave- Centralia\Drawing\Working\24520_C5.0 STORM PLAN.dwg

SEC 06, T 14 N, R 02 W, W. M.



10/16/25

STORM DETAILS

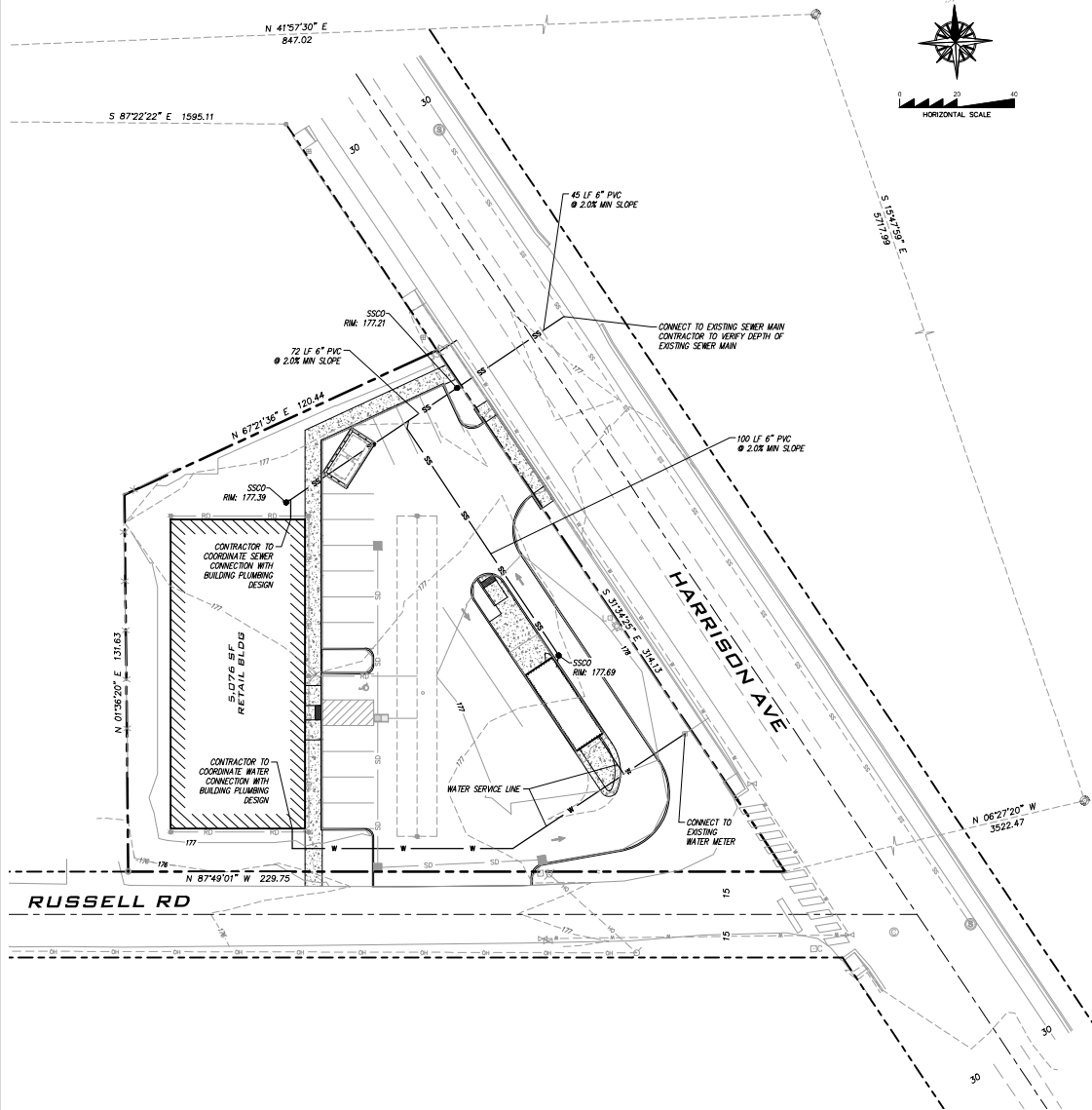


PROD. NO: 24520	DESIGN BY: CMC
QAPP. BY: SDS	CHK. BY: CMC

THOMPSON PROPERTY LLC

DATE:	10/16/25
SCALE:	AS SHOWN
CRACKS FILLING:	C5.1 8 - 10

SEC 06, T 14 N, R 02 W, W. M.



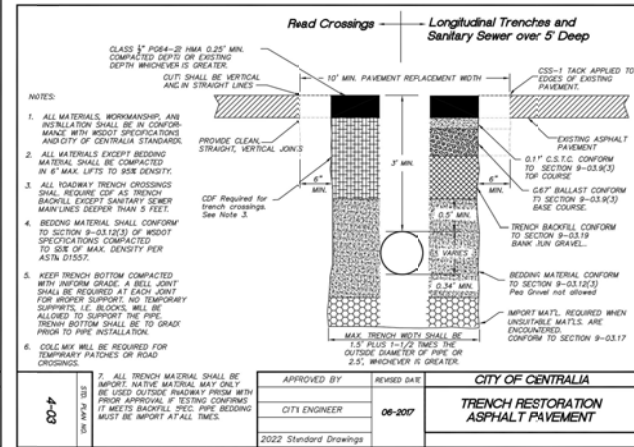
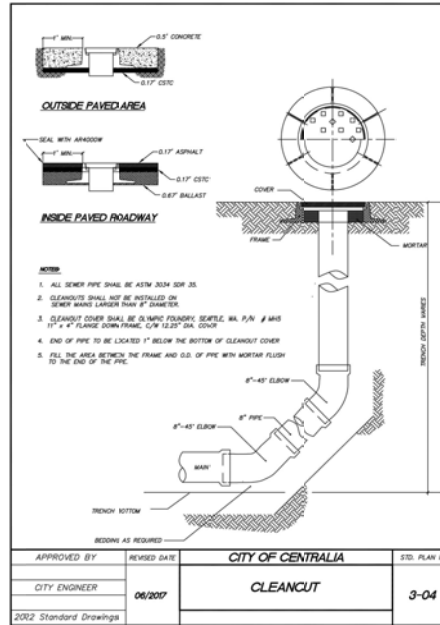
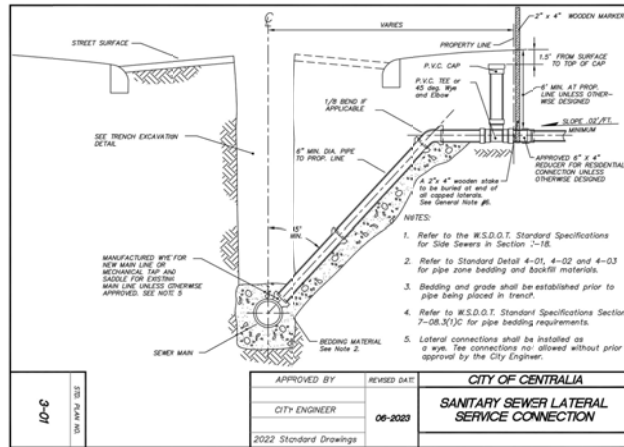
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	ISS	DATE	DESCRIPTION
<p>CITY OF CENTRALIA - PERMIT PLANS</p> <p>UTILITY PLAN AND DETAILS</p>			
			
<p>Project: 2011 Lacey, WA 98516 Civil Engineering & Planning Phone: 360.458.1102 Web: patrickharron.com</p>			
<p>PROJ. NO. 24520</p> <p>DATE: SDS</p>	<p>ISSUED BY: CMC</p> <p>CHK. BY: CMC</p>	<p>1405 HARRISON AVE</p> <p>THOMPSON PROPERTY, LLC</p> <p>PO BOX 949 CHEHALA WA 98502</p>	
DATE: 10/16/25	SCALE: AS SHOWN	<p>PROJECT NO. 9</p> <p>C6.0</p> <p>8 x 10</p>	

1405 HARRISON AVE

SEC 06, T 14 N, R 02 W, W. M.



CALL 48 HOURS BEFORE YOU DIG 811

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1405 HARRISON AVE		CITY OF CENTRALIA - PERMIT PLANS	
THOMPSON PROPERTY LLC		UTILITY DETAILS	
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CHINAUX, VA 23032		10/16/25	
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