



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
mwatalo@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):

Site Address:

Applicant/Agent:

Phone:

Email:

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)
- N/A 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: _____

SCALE: _____

3003 MT VISTA
SHORT PLAT

SHEET TITLE: _____

SHEET NO.: _____

1405 HARRISON AVE

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

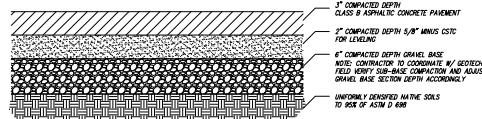
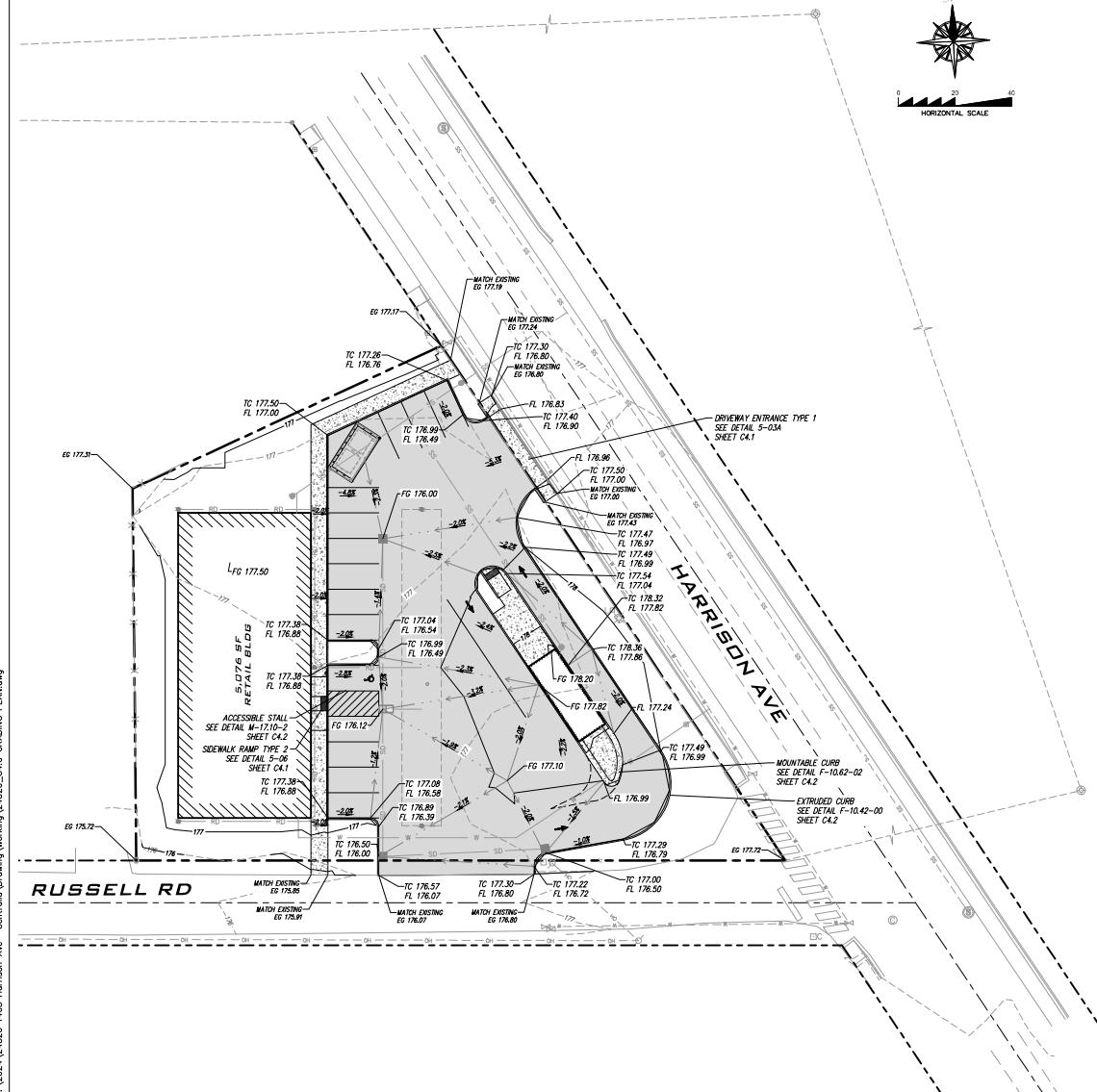
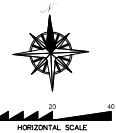
A rectangular logo with a double-line border. The text "CALL 811 HOURS" is on the top line, "BEFORE YOU DIG" is on the bottom line, and "811" is centered below the bottom line.

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.

1405 HARRISON AVE		CITY OF CENTRALIA-PERMIT PLANS	
 PATRICK HARRON LLC		HORIZONTAL CONTROL PLAN	
		 CITY OF CENTRALIA 10/07/23	
		Ref	DATE
			DESCRIPTION
PERM-1A	24520	CMC	
SDS		CMC	
		Civil Engineering & Planning 1405 Harrison Ave, Suite 201, Lacey, WA 98516 Phone: 360.460.1100 Web: patrickharron.com	
		THOMPSON PROPERTY LLC PO BOX 689 CHEHALIS, WA 98522	

1405 HARRISON AVE

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

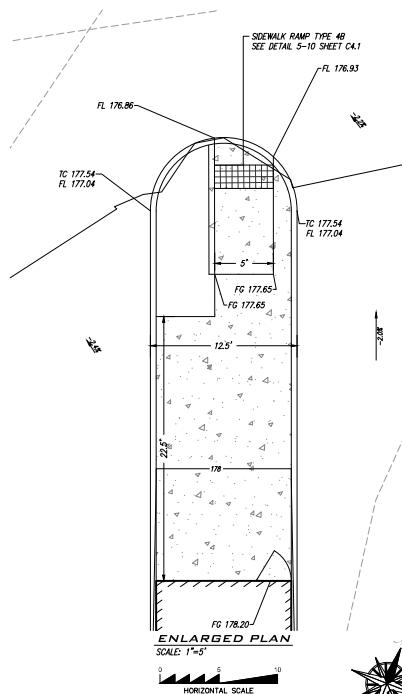


ALL MATERIAL MUST CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE WSDOT/APWA STANDARD SPECIFICATION

PAVEMENT SECTION



GRADING PLAN



10/16/
AS SHO
C4
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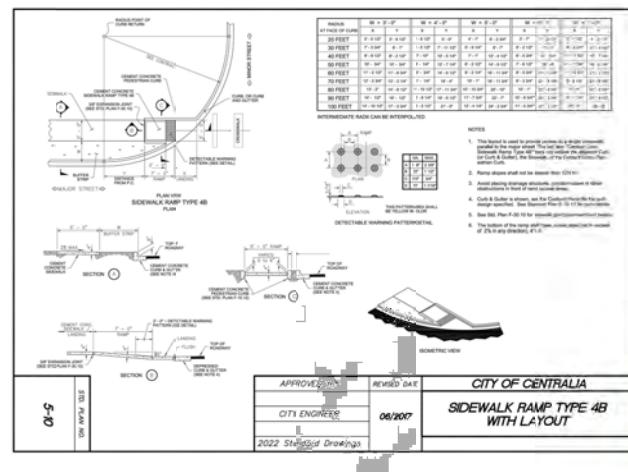
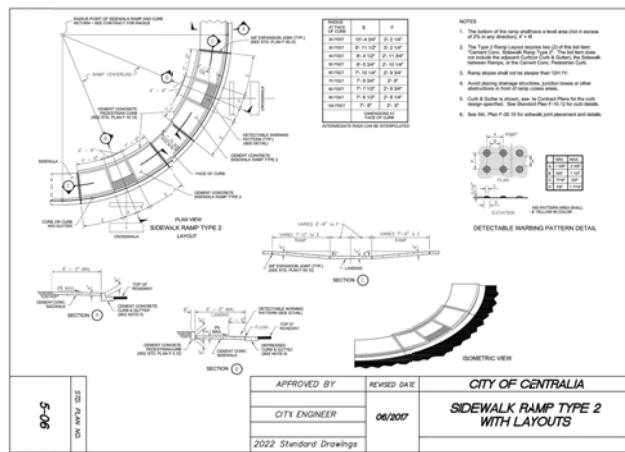
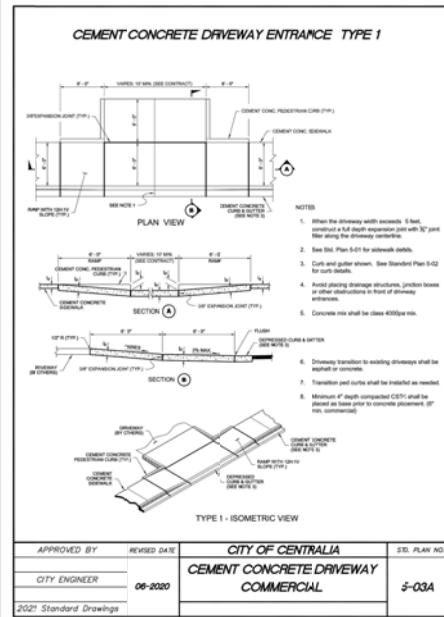


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1405 HARRISON AVE

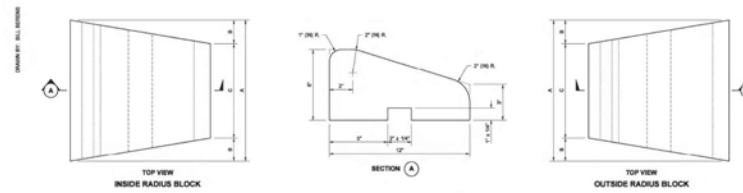
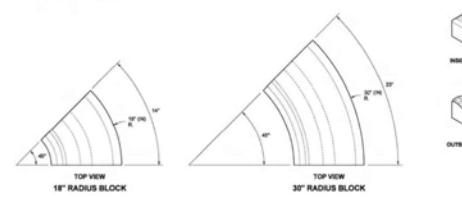
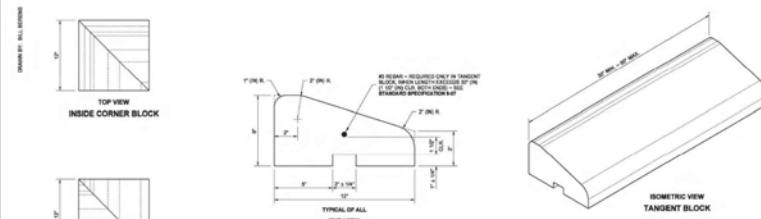
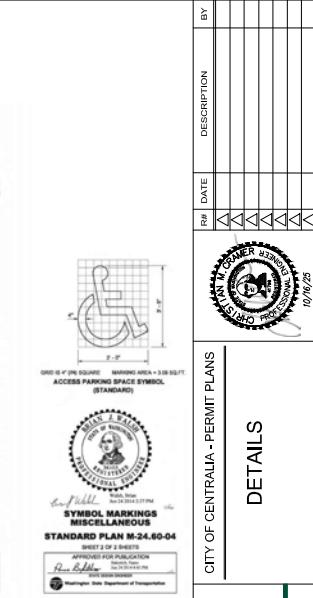
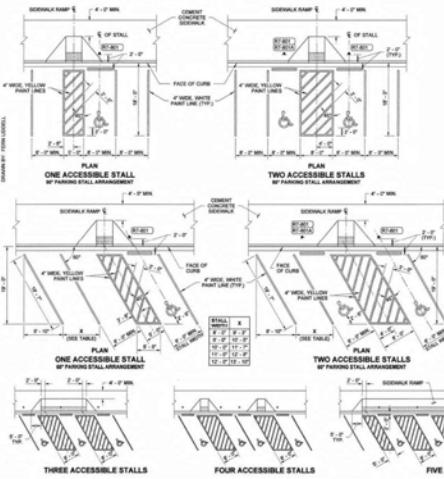
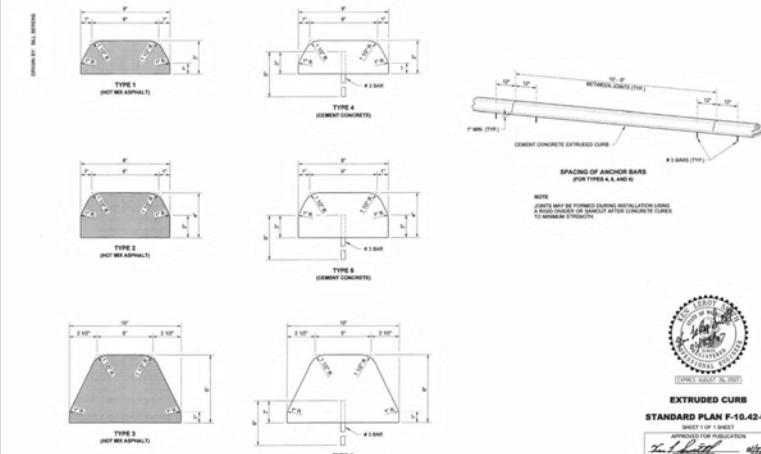
SEC 06, T 14 N, R 02 W, W. M.



Oct 16, 2025 1:09:03PM - User Sheri Stark

1405 HARRISON AVE

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



CURB RADIUS TABLE		
CURB RADIUS	DIMENSION A	DIMENSION B
2"	12"	2"
4" TO 10"	12"	11 1/2"
12"	12"	10"
18"	12"	8 1/2"
24"	12"	7 1/2"
30"	12"	6 1/2"
36"	12"	5 1/2"
42"	12"	4 1/2"
48"	12"	3 1/2"
54"	12"	2 1/2"
60"	12"	1 1/2"
66"	12"	1"
72"	12"	1/2"
78"	12"	1/4"
84"	12"	1/8"
90"	12"	1/16"
108"	24"	22 1/2"
120"	24"	22 1/2"
132"	24"	22 1/2"
144"	24"	22 1/2"
156"	24"	22 1/2"
168"	24"	22 1/2"
180"	24"	22 1/2"
192"	24"	22 1/2"
204"	24"	22 1/2"
216"	24"	22 1/2"
228"	24"	22 1/2"
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252"	24"	22 1/2"
264"	24"	22 1/2"
276"	24"	22 1/2"
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312"	24"	22 1/2"
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1405 HARRISON AVE

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

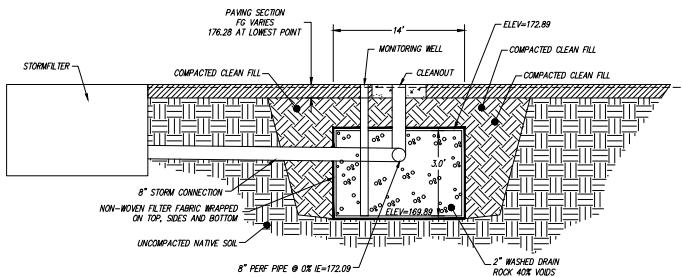
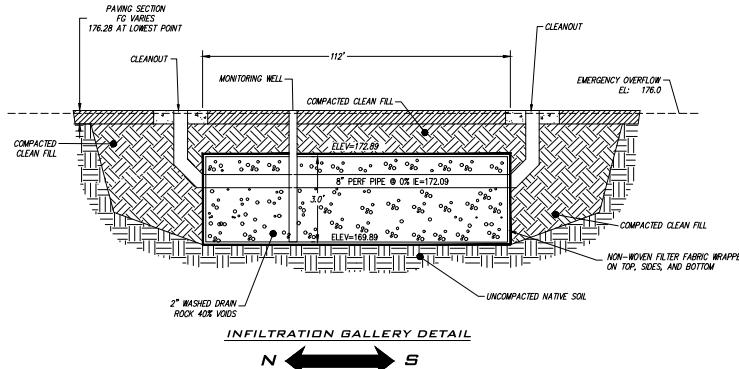
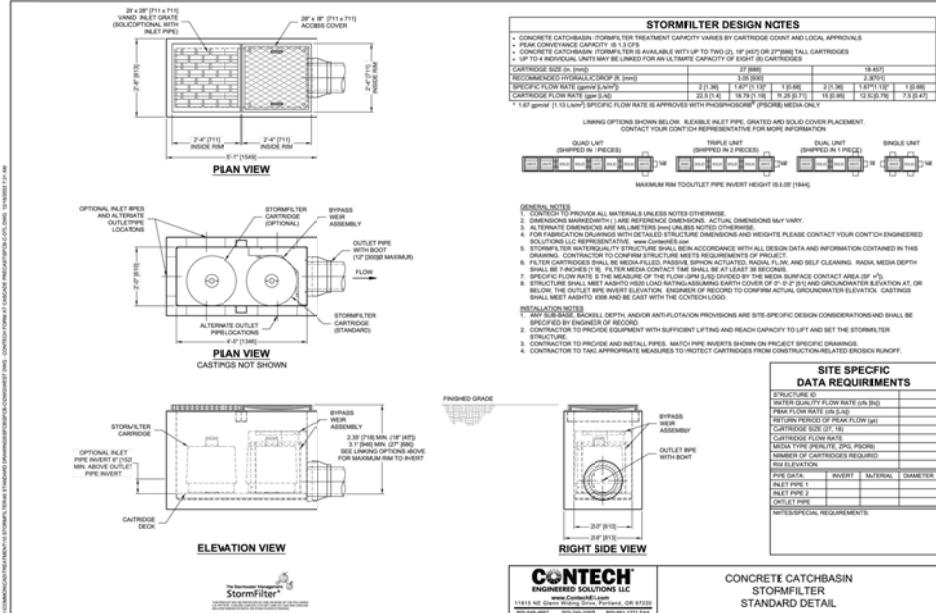
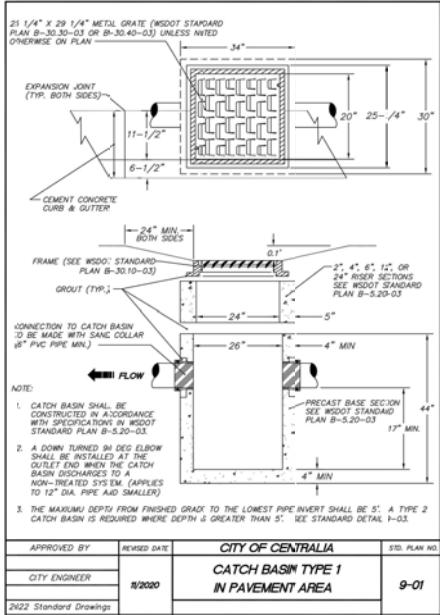
**CALL 48 HOURS
BEFORE YOU DIG**
811

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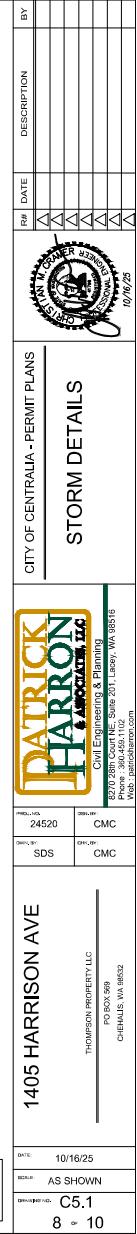
1405 HARRISON AVE		THOMPSON PROPERTY LLC PO Box 569 CHENAIL, WA 98652	
DATE	10/16/25		
SCALE	AS SHOWN		
DRAWING NO.	C5.0 7 - 10		
PROD. NO.	24520	DRAWN BY	CMC
SDS		CMC	
DANTRICK HARRON ARCHITECTURE, LLC		Civil Engineering & Planning 1405 Harrison Ave, Suite 201 - 3rd Fl, WA 98652 Phone: 360-461-1102 Web: dantrickharrison.com	
CITY OF CENTRALIA - PERMIT PLANS		STORM PLAN	
		DATE BY 10/16/25	

1405 HARRISON AVE

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

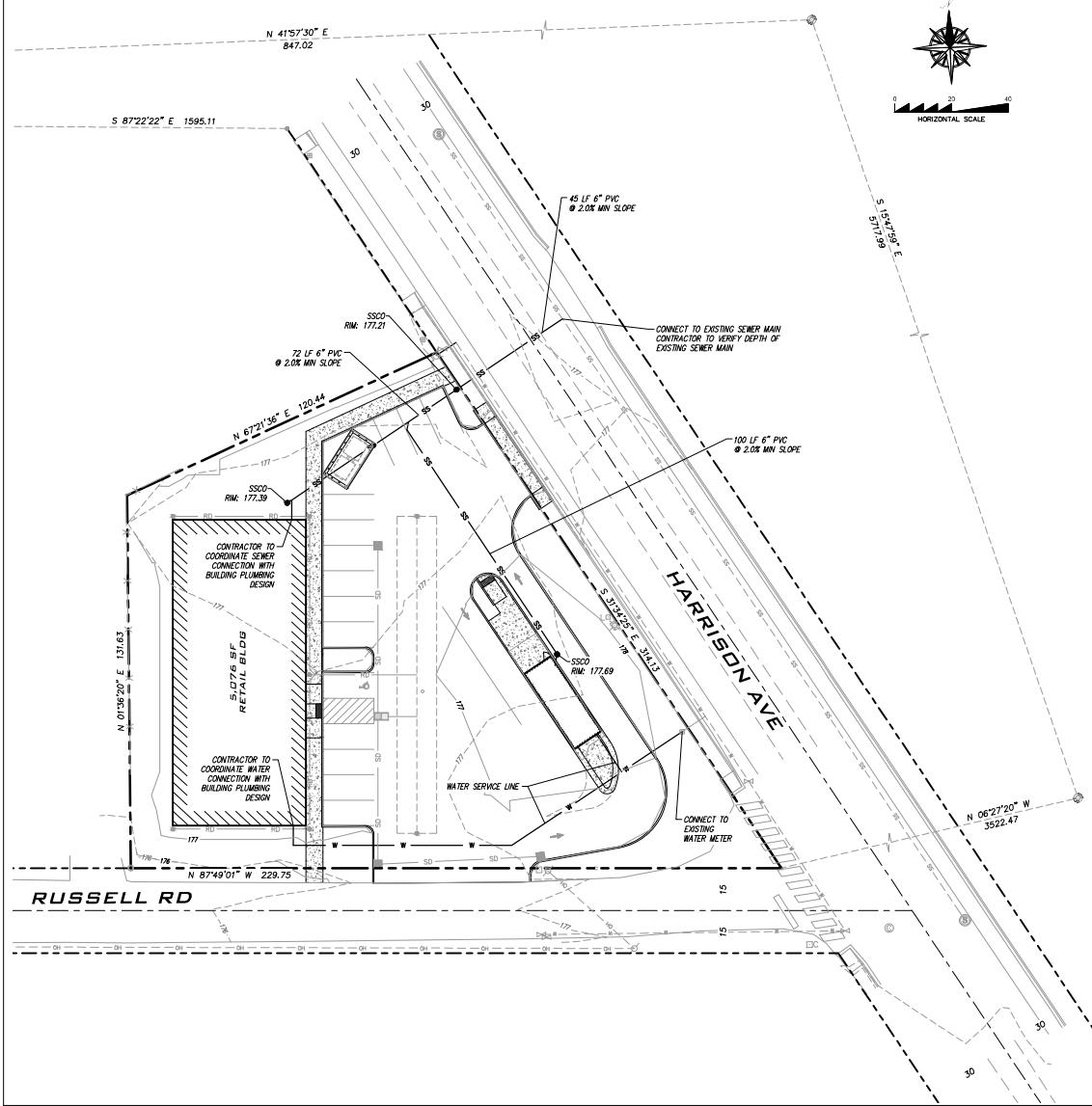


THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 OR 811 (CELL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



1405 HARRISON AVE

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



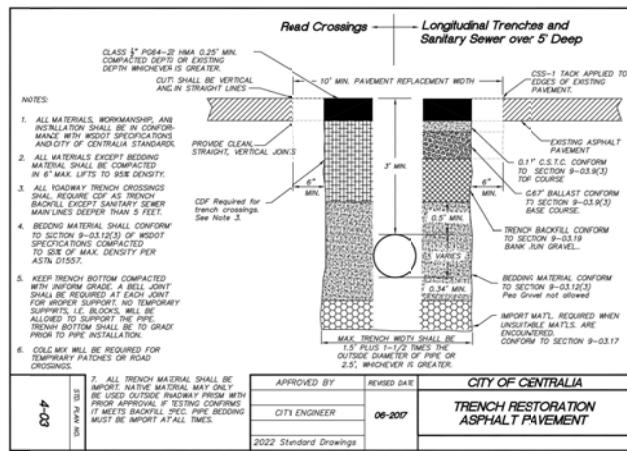
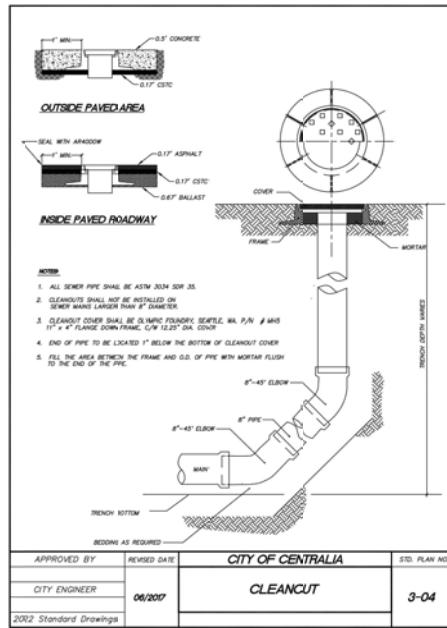
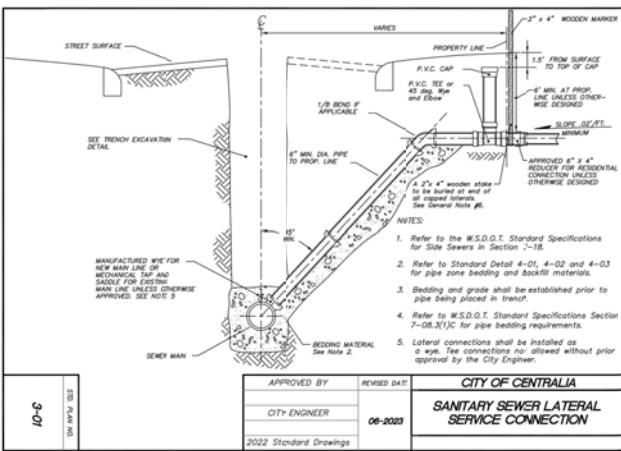
**CALL 48 HOURS
BEFORE YOU DIG
811**

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 (CELL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

ITEM	DATE	DESCRIPTION
1405 HARRISON AVE	10/16/25	THOMPSON PROPERTY LLC PO BOX 569 OHENNA, WA 98502
SDS	24520	CMC CMC
1405 HARRISON AVE	10/16/25	DATRICK HARRISON, INC. Civil Engineering, Planning P.O. Box 569 Ohehna, Washington 98502 Web: DatrickHarrison.com
AS SHOWN		
6.0		
9		
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1405 HARRISON AVE

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

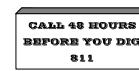


APPROVED BY	REVISED DATE	CITY OF CENTRALIA	APPROVED BY	REVISED DATE	CITY OF CENTRALIA	APPROVED BY	REVISED DATE	CITY OF CENTRALIA
CITY ENGINEER	06-2023	SANITARY SEWER LATERAL SERVICE CONNECTION	CITY ENGINEER	06/2017	CLEANCUT	CITY ENGINEER	06-2017	TRENCH RESTORATION ASPHALT PAVEMENT
		2022 Standard Drawings			3-04			2022 Standard Drawings
10-6	06-2023		10-6	06-2017		10-6	06-2017	



DATE:	10/16/25
DETAIL:	AS SHOWN
SECTION:	C6.1

APPROVED BY	REVISED DATE	DESCRIPTION
10-6	06-2023	Longitudinal Trenches and Sanitary Sewer over 5' Deep



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