

**Site Plan Review Committee****COMMUNITY DEVELOPMENT DEPT.****360-330-7662**Emil Pierson, CD Director  
[epierson@cityofcentralia.com](mailto:epierson@cityofcentralia.com)Hillary Hoke, Asst. Director  
[hroke@cityofcentralia.com](mailto:hroke@cityofcentralia.com)Mike Watilo, Building Official  
[mwatiло@cityofcentralia.com](mailto:mwatiло@cityofcentralia.com)**PUBLIC WORKS DEPARTMENT****360-330-7512**Kim Ashmore, PW Director  
[kashmore@cityofcentralia.com](mailto:kashmore@cityofcentralia.com)Andy Oien, Asst. Director  
[aoien@cityofcentralia.com](mailto:aoien@cityofcentralia.com)**City Engineering**  
Patty Page, City Engineer  
[ppage@cityofcentralia.com](mailto:ppage@cityofcentralia.com)**Waste Water Department**  
Holly Fuller, Wastewater Operations Mgr.  
[hfuller@cityofcentralia.com](mailto:hfuller@cityofcentralia.com)Dee Russell, Pretreatment  
[drussell@cityofcentralia.com](mailto:drussell@cityofcentralia.com)**Water Department**  
Chris Stone, Water Operations Manager  
[cstone@cityofcentralia.com](mailto:cstone@cityofcentralia.com)**City Light**  
ML Norton, CCL General Manager  
[mlnorton@cityofcentralia.com](mailto:mlnorton@cityofcentralia.com)Dave Hayes, Electrical Engineering  
[dhayes@cityofcentralia.com](mailto:dhayes@cityofcentralia.com)**Administration**  
Kerissa Sauceda, Office Coordinator  
[ksauceda@cityofcentralia.com](mailto:ksauceda@cityofcentralia.com)**RIVERSIDE FIRE AUTHORITY****360-330-9854**Kevin Anderson, Asst. Chief/Fire Marshal  
[kanderson@riversidefire.net](mailto:kanderson@riversidefire.net)**LEGAL DEPARTMENT****360-330-7675****City Attorney**  
Kyle Manley  
[kmanley@cityofcentralia.com](mailto:kmanley@cityofcentralia.com)**SITE PLAN REVIEW COMMITTEE****Meeting Agenda***Monday, April 15, 2024**Join Zoom meeting:*<https://us02web.zoom.us/j/85356833930?pwd=aFJUanFIRXFwWWM1d0xCQnBqQmxodz09>*Meeting ID: 853 5683 3930**Passcode: 770823**Join by mobile: #1-253-215-8782***Applicants should be at the meeting and prepared to discuss their development.****The public is invited to participate in all Site Plan Review meetings.****9:00 AM STAFF REVIEW TIME**

1. Weekly Permit List

**10:00 AM – Pre-Application Conference****Project Name:** **WinCo Outparcels**

Applicant/Owner: JSA Civil / WinCo Foods LLC

Property Address: 1208 Alder Street

Contact Phone: Brandon Johnson, JSA, 360.515.9600

Email: [brandon.johnson@jsa-civil.com](mailto:brandon.johnson@jsa-civil.com)

Zone: GCZ, Gateway Commercial Zoning

Comp. Plan: GCD, Gateway commercial District

Parcel Information: 3487-4-1 &amp; 3581-5-1, 4.11 AC

Request: Redevelop site with two quick serve restaurants and three retail buildings with all associated infrastructure.

**10:30 AM – Pre-Application Conference****Project Name:** **Rose Street Setback Variance**

Applicant/Owner: Jose Jaimes

Property Address: 1321 Rose Street

Contact Phone: 360.388.8374

Email: [daydreegomez055@gmail.com](mailto:daydreegomez055@gmail.com)

Zone: R:8, Medium Density Residential

Comp. Plan: MDR, Medium Density Residential

Parcel Information: 002993-001-000; 0.09 AC

Request: Reduce rear yard setback to ten feet.



04/04/2024 - 04/11/2024

Permit #	Permit Date	Building/Land Use	Permit Type	CONSTRUCTION SITE ADDRESS	Description of work being done under this permit	Applicant Name
20240227	4/10/2024	Building Permit	Demolition	410 E Main Street	Bathroom pipe burst, tear out sheetrock, replace broken plumbing, new subfloor	Stephen Dorey
20240226	4/10/2024	Building Permit	Single Family Residence -	1220 St Helens Street	New 1500 sq ft house w/garage	Carlos Reyes Hernandez
20240225	4/9/2024	Building Permit	Deck	416 S Washington Ave	Front porch	Adan Rosales-Ortiz
20240224	4/9/2024	Building Permit	Mechanical	215 North Rock Street	Replace all gas piping to each apartment	C.D.W. Construction LLC
20240223	4/9/2024	Building Permit	Accessory Building	212 S Silver St	Repair damage from vehicle impact	Ken Schaffer
20240222	4/8/2024	Building Permit	Reroof	1224 W Walnut Street	Tearing off existing layer of asphalt shingles, replacing plywood as needed for dry rot, installing new asphalt shingles.	Avery Engstrom
20240221	4/8/2024	Building Permit	Mechanical	328 Latona St	trane heat pump & ac	Chehalis Sheet Metal
20240220	4/8/2024	Building Permit	Accessory Building	405 W Carson Street	30'x60' agricultural barn	Bob Prost
20240219	4/8/2024	Building Permit	Single Family - Remodel	1310 Windsor Avenue	Drag dirt from crawl space- insulate at least the back half, install overlayment, install beam and post	Leroy Fadness
20240218	4/8/2024	Building Permit	Accessory Building Remodel	313 S Berry Street	Permit to changes made to interior addition to existing garage	Joshua & Jennifer Kent
20240216	4/5/2024	Building Permit	Solar Panels	1103 Cobra Ln	Install Solar	Stephanie Hawkins
20240215	4/4/2024	Building Permit	Accessory Building	1422 Windsor Avenue	Carport	Carlos Elrich

Total Records: 14

4/11/2024



## 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):** [003487004001, 003581005001](#)

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**Site Address:** [1208 Alder Street](#)

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**Applicant/Agent:** [WinCo Foods, LLC / Brandon Johnson, PE | JSA Civil, LLC](#)

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**Phone:** [360.515.9600](#)      **Email:** [brandon.johnson@jsa-civil.com](mailto:brandon.johnson@jsa-civil.com)

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**Name/Type of Business (if applicable):** [WinCo Outparcels / Multi-tenant shopping center development](#)

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**Brief Description of Proposal (attach separate sheet if needed):** [Please see the enclosed project narrative.](#)

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- 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.

April 9, 2024

City of Centralia  
Community Development Department  
118 W Maple Street  
Centralia, WA 98531

Transmitted via email to: [hroke@cityofcentralia.com](mailto:hroke@cityofcentralia.com)

Re: WinCo Outparcels  
Project Narrative

City of Centralia Staff,

Please accept this project narrative for the proposed WinCo Outparcels site redevelopment project located at 1208 Alder Street on Lewis County TPNs 003487004001 and 003581005001. The following memorandum has been prepared in support of the project and is intended to provide an overall summary of the existing site conditions and improvements that are proposed.

### ***Existing Conditions***

The project site is approximately 4.11 acres and currently operates as the Peppertree RV Park. The Peppertree Motel, which previously occupied the north end of the subject site, has been demolished and removed in preparation for this project. The RV Park facility will also be vacated and removed prior to the redevelopment of the site. The existing facilities are currently served by City of Centralia (City) water, sewer, and power. The site is currently accessed from an existing driveway off Alder Street, shared with the Hash Restaurant, which will remain in place to serve the restaurant building.

### ***Proposed Development and Zoning***

This project proposes to construct five (5) new commercial retail facilities. The proposed buildings include two (2) quick-service restaurants with drive-thru lanes and three (3) retail buildings. Final tenants have not been selected at this time. The project will include new on-site parking and drive aisles, stormwater infiltration facilities, perimeter landscaping, and underground utilities to serve the development. Access will be provided from Alder Street and an interior drive aisle connection from the WinCo Foods facility located to the east. The subject parcels are currently zoned GCD – Gateway Commercial District. The uses proposed are permitted within the site's GCD zoning designation.

### ***Critical Areas***

Based on a desktop review of Lewis County's GIS map, the site is within the FEMA 100-year flood zone and a Category II Critical Aquifer Recharge Area.

### ***Stormwater and Utilities***

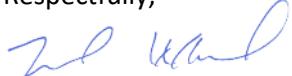
Stormwater collection and infiltration facilities will be provided in accordance with City requirements. The project proposes to connect to City of Centralia water, sanitary sewer, and power services. Communication services may include Comcast and/or CenturyLink/Lumen.

**Traffic Access**

Access to the site is proposed by a new driveway cut from Alder Street and an interior drive aisle connected to the WinCo Foods facility to the east. The existing driveway from Alder Street will remain open to serve the neighboring Hash Restaurant and will not be connected to serve the proposed site improvements. Please refer to the enclosed preliminary civil engineering plans for additional details. Thank you for accepting this project narrative for the proposed WinCo Outparcels redevelopment project.

Please contact me with any questions or comments at [nick.wheeler@jsa-civil.com](mailto:nick.wheeler@jsa-civil.com).

Respectfully,



Nick Wheeler  
JSA Civil, LLC

PROJECT NO.	116.009
DRAWN	-
CHECKED	-
SUBMITTAL DATES	
OTB DATE	-

**JSA CIVIL**  
Engineering | Planning | Management  
111 TUMWATER BLVD SE, SUITE C210  
TUMWATER, WA 98512

PRELIMINARY

WINCO FOODS OUTPARCELS  
XXX ALDER STREET  
CENTRALIA, WA  
SEC 7 TOWN 14N R02W

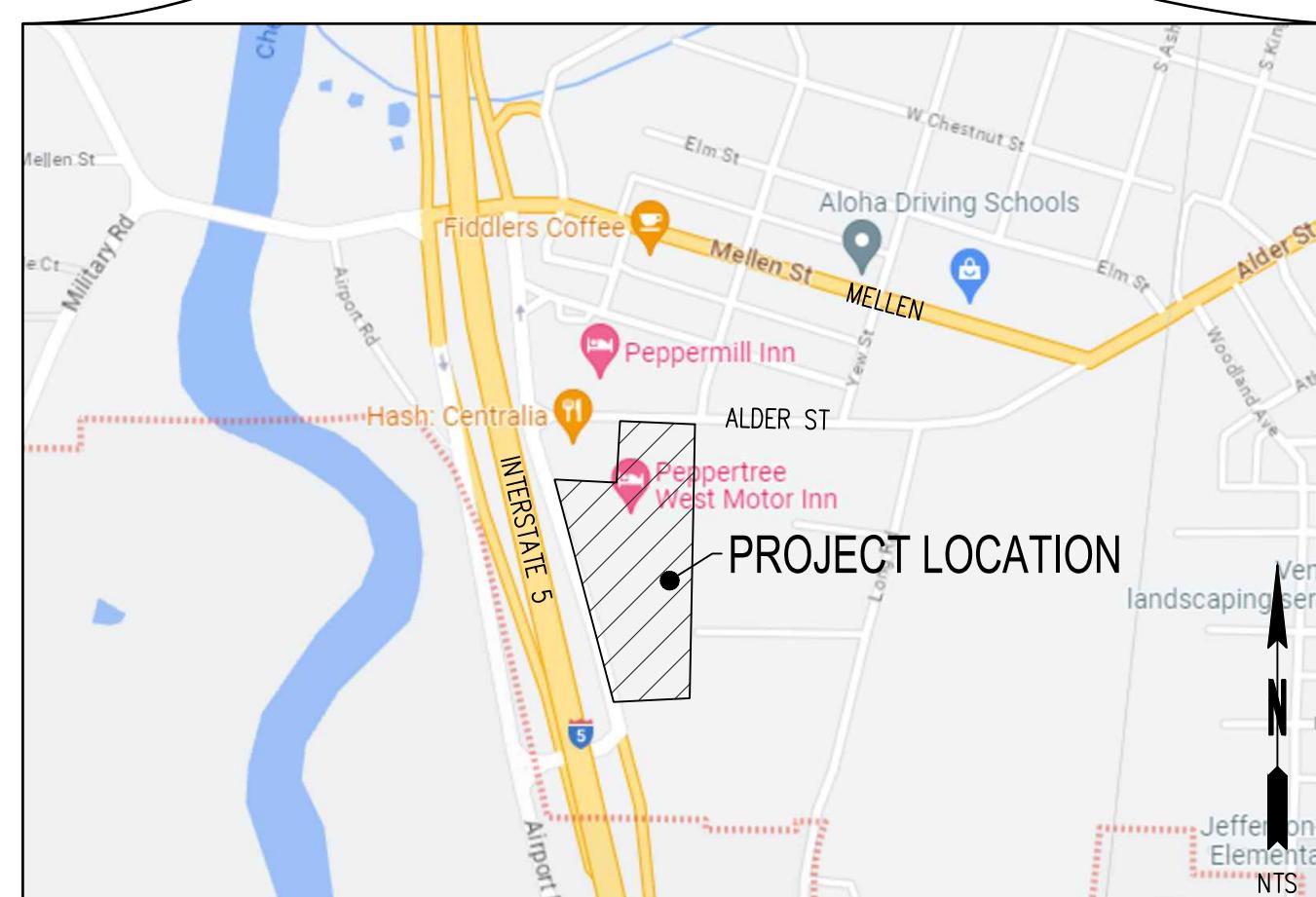
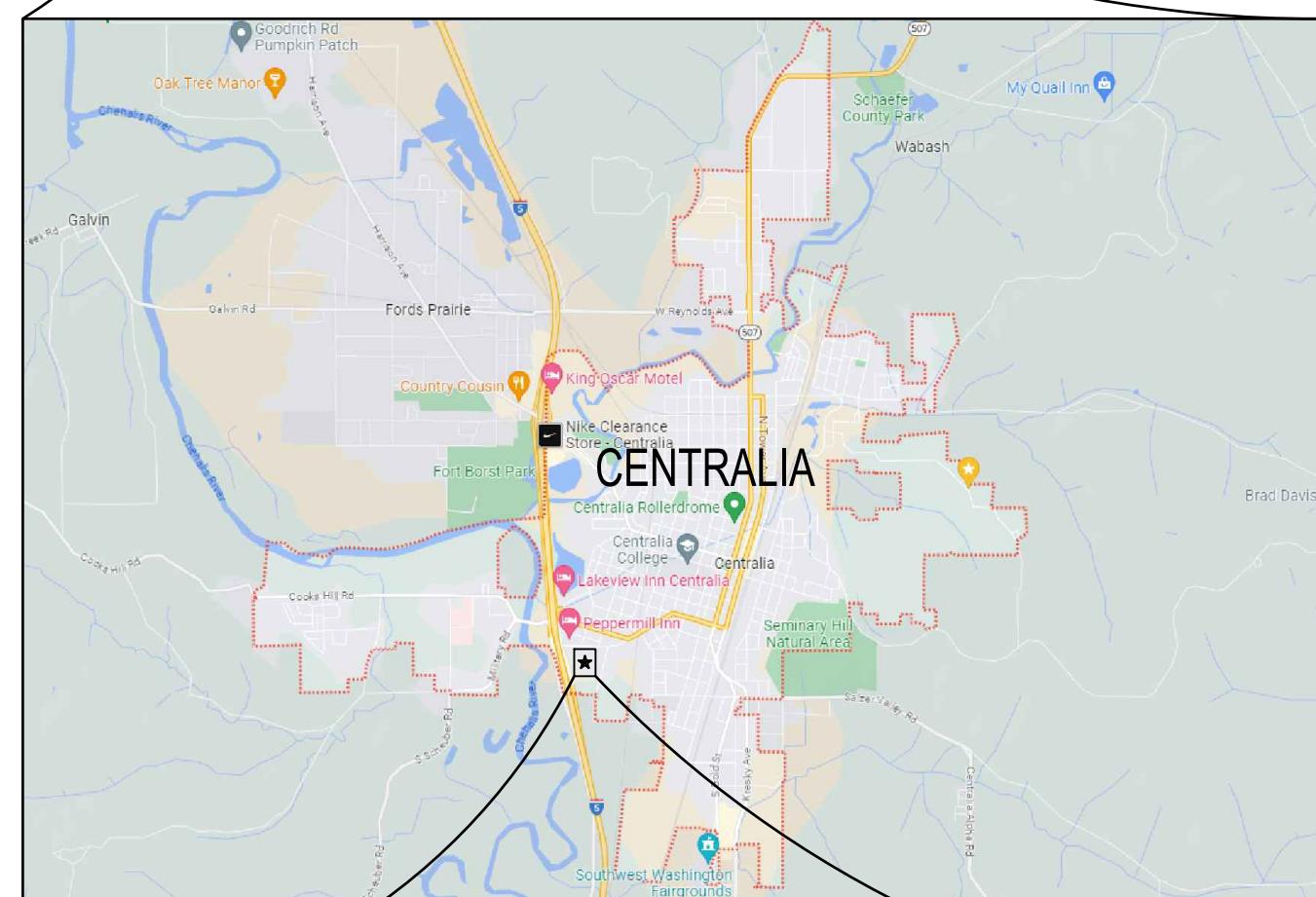
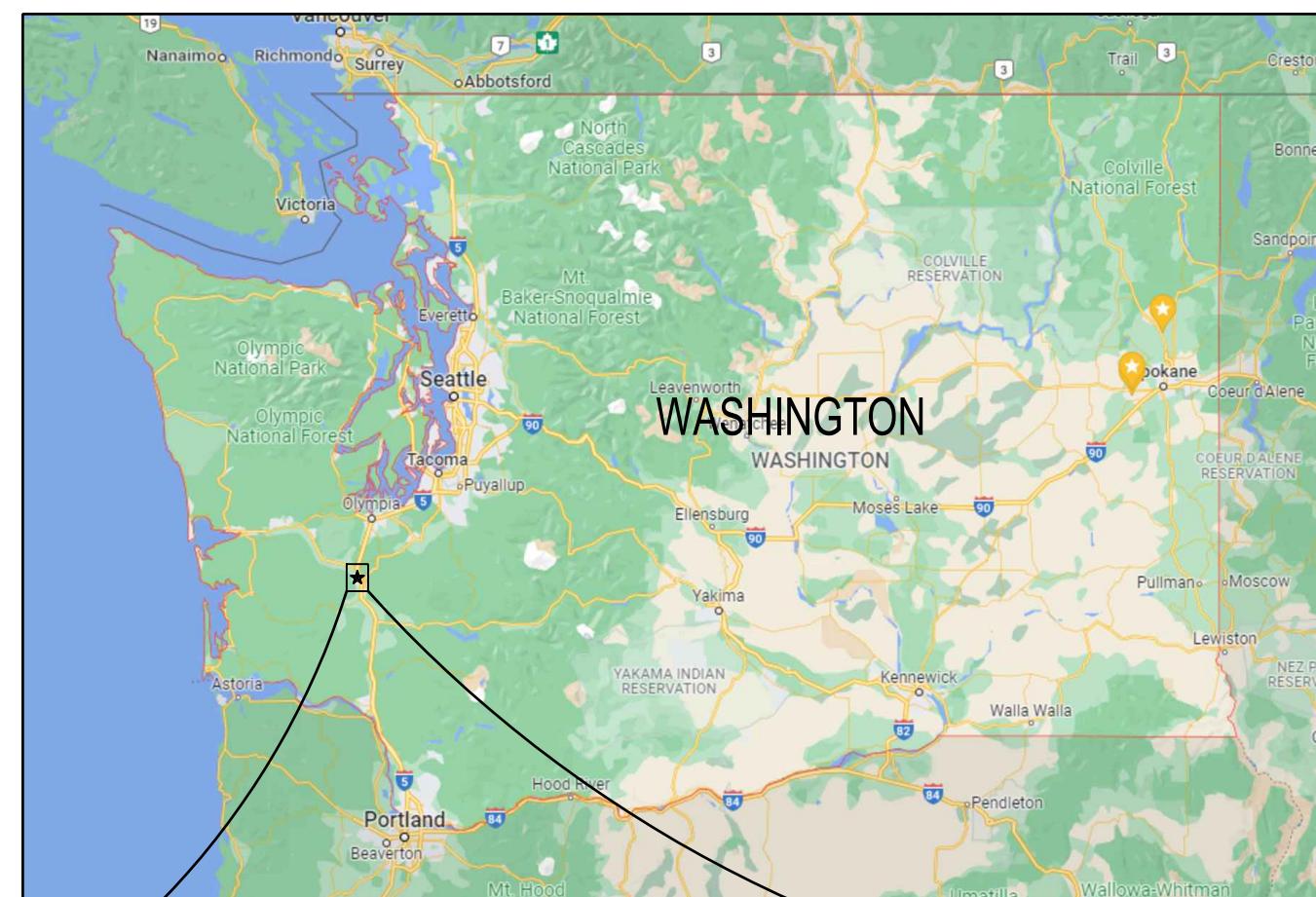
**WinCo**  
**Foods**

SHEET TITLE	COVER SHEET
SHEET	CV-01

# WINCO OUTPARCELS

## PRELIMINARY CIVIL DOCUMENTS

### CENTRALIA, WASHINGTON



#### CALL BEFORE YOU DIG

Sep 25, 2023 11:32:26am - User: whitney  
PROJECTS\16\_WINCO FOODS\116.009\CENTRALIA, WA - WINCO OUTPARCEL\ACAD\116.009 CV-01.DWG

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.

#### APPLICANT

WINCO FOODS, LLC  
650 NORTH ARMSTRONG PLACE  
BOISE, IDAHO 83704  
PHONE: 208.672.2066

#### ENGINEER

JSA CIVIL, LLC  
111 TUMWATER BLVD SE, SUITE C210  
TUMWATER, WA 98512  
PHONE: 360.269.6346  
CONTACT: BRANDON JOHNSON, PE

#### ARCHITECT

TAIT & ASSOCIATES, INC  
707 N. 27TH STREET  
BOISE, ID 83702  
PHONE: 208.345.2428  
CONTACT: SUSAN DILLINGHAM

#### LANDSCAPE ARCHITECT

SCJ ALLIANCE  
8730 TALLON LN NE, SUITE 200  
LACEY, WA 98516  
PHONE: 360.352.1465  
CONTACT: TRENT GRANTHAM, PLA

#### GEOTECHNICAL

TERRACON CONSULTANTS, INC.  
21905 64TH AVE, SUITE 100  
MOUNTLAKE TERRACE, WA 98043  
PHONE: 425.771.3304  
CONTACT: DAVID BASKA, PE

#### SURVEYOR

MNT2COAST, LLC  
2320 MOTTMAN RD SW, SUITE 106  
TUMWATER, WA 98512  
PHONE: 360.688.1949  
CONTACT: SETH PRIGGE, PLS

#### GOVERNING AGENCY

CITY OF CENTRALIA  
PHONE: 360.330.7662

#### UTILITIES

SEWER  
CITY OF CENTRALIA PUBLIC WORKS  
PHONE: 360.330.7512

WATER  
CITY OF CENTRALIA PUBLIC WORKS  
PHONE: 360.330.7512

POWER  
CENTRALIA CITY LIGHT  
PHONE: 360.330.7512

NATURAL GAS  
PUGET SOUND ENERGY  
PHONE: 800.321.4123

#### SITE INFORMATION

ADDRESS: -----  
PARCEL: -----  
ACRES: ±-----  
ZONING: -----

#### LEGAL DESCRIPTION

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#### HORIZONTAL DATUM

#### VERTICAL DATUM

#### SHEET INDEX

SHEET	TITLE
CV-01	COVER SHEET
SP-01	PRELIMINARY SITE PLAN
CG-01	PRELIMINARY GRADING PLAN
SD-01	PRELIMINARY STORMWATER PLAN
WT-01	PRELIMINARY WATER PLAN
SS-01	PRELIMINARY SEWER PLAN

#### DEWATERING NOTE

THE CONTRACTOR SHALL UTILIZE APPROPRIATE DEWATERING SYSTEMS AND TECHNIQUES TO MAINTAIN THE EXCAVATED AREA SUFFICIENTLY DRY FROM GROUNDWATER AND/OR SURFACE RUNOFF SO AS NOT TO ADVERSELY AFFECT CONSTRUCTION PROCEDURES OR CAUSE EXCESSIVE DISTURBANCE OF UNDERLYING NATURAL GROUND. THE CONTRACTOR SHALL REPAIR ANY DAMAGE RESULTING FROM THE FAILURE OF THE DEWATERING OPERATIONS OR FROM A FAILURE TO MAINTAIN ALL THE AREAS OF WORK IN A SUITABLE DRY CONDITION. UNLESS OTHERWISE SPECIFIED, CONTINUE DEWATERING UNINTERRUPTED UNTIL THE STRUCTURES, PIPES, AND APPURTENANCES TO BE BUILT HAVE BEEN PROPERLY INSTALLED, BACKFILLED, AND COMPAKTED. WHERE SUBGRADE MATERIALS ARE UNABLE TO MEET THE SUBGRADE DENSITY REQUIREMENTS DUE TO IMPROPER DEWATERING TECHNIQUES, REMOVE AND REPLACE THE MATERIALS AS DIRECTED BY THE ENGINEER.

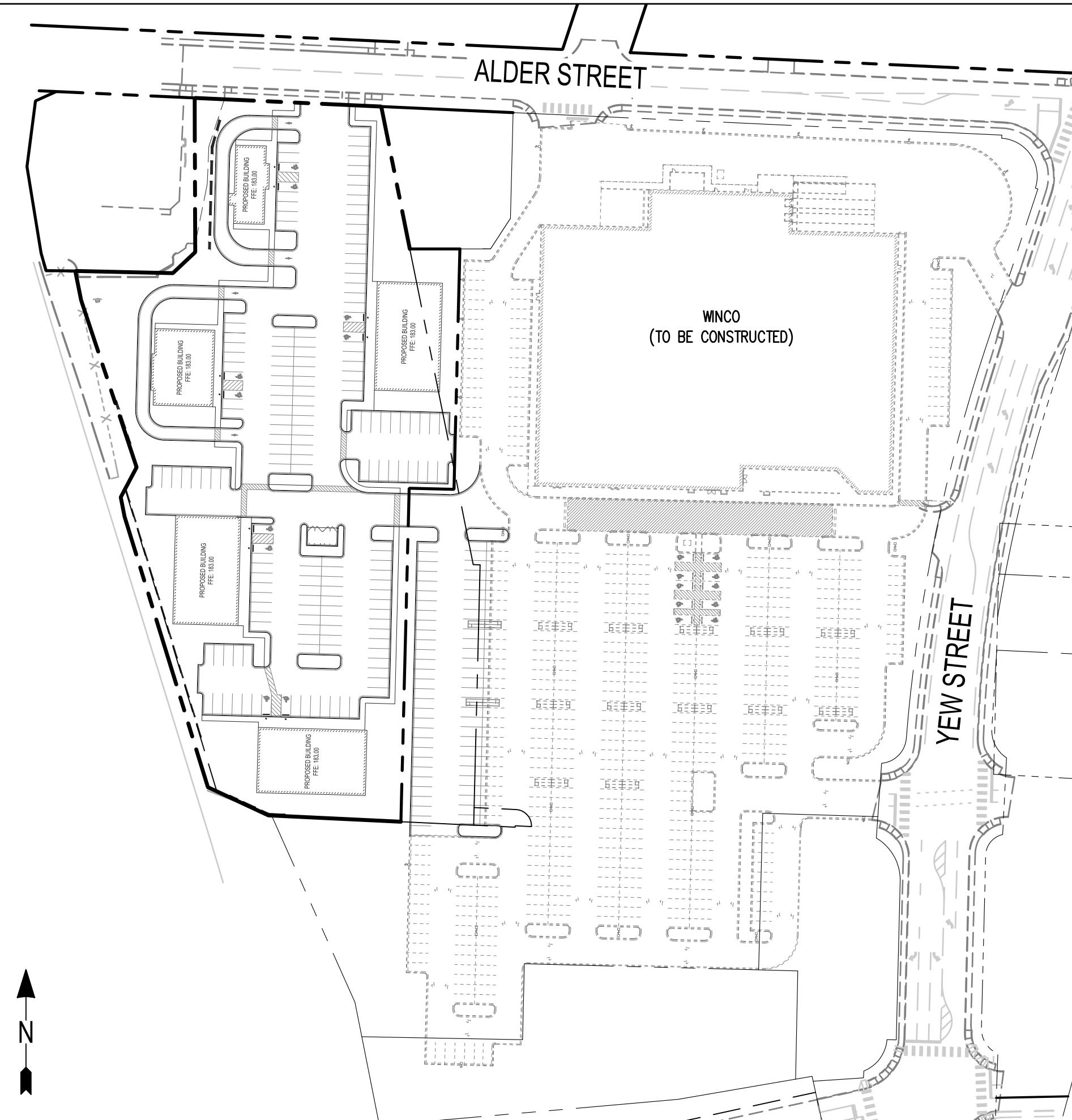
#### TRAFFIC CONTROL NOTE

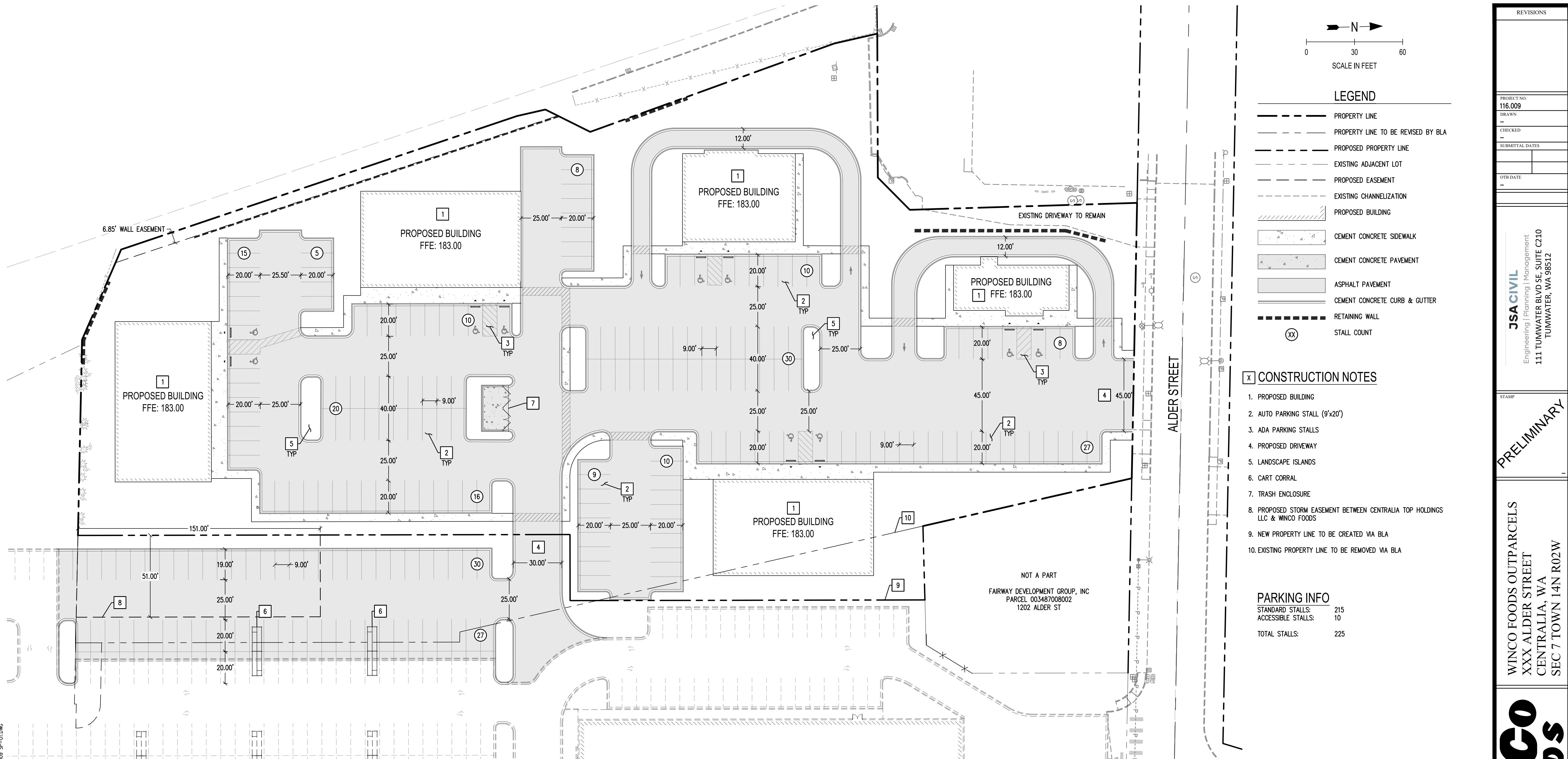
THE CONTRACTOR SHALL PROVIDE ALL FLAGGERS, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES AS NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR SHALL ERECT AND MAINTAIN ALL CONSTRUCTION SIGNS, WARNING SIGNS, DETOUR SIGNS, AND OTHER TRAFFIC CONTROL DEVICES NECESSARY TO WARN AND PROTECT THE PUBLIC AT ALL TIMES FROM INJURY OR DAMAGE AS A RESULT OF THE CONTRACTOR'S OPERATIONS THAT MAY OCCUR IN HIGHWAYS, ROADS, OR STREETS. NO WORK SHALL BE DONE ON OR ADJACENT TO THE ROADWAY UNTIL ALL NECESSARY SIGNS AND TRAFFIC CONTROL DEVICES ARE IN-PLACE. THE CONTRACTOR SHALL NOT CLOSE DOWN THROUGH TRAFFIC ON CITY/COUNTY/STATE ROADS. ACCESS FOR BOTH VEHICULAR AND PEDESTRIAN TRAFFIC SHALL BE MAINTAINED AT ALL TIMES, EXCEPT WHERE THE CONTRACTOR OBTAINS PERMISSION TO TEMPORARILY CLOSE A SIDEWALK. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY OF CENTRALIA FOR REVIEW AND APPROVAL PRIOR TO STARTING ANY WORK IN THE RIGHT-OF-WAY.

#### NPDES PERMIT NOTE

A NATIONAL POLLUTION ELIMINATION SYSTEM (NPDES) STORMWATER DISCHARGE PERMIT HAS BEEN APPLIED FOR FROM THE DEPARTMENT OF ECOLOGY FOR THIS PROJECT. THIS PERMIT SHALL BE TRANSFERRED TO THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. PLEASE NOTE THAT APPROVAL OF TRANSFER MAY TAKE UP TO 30 DAYS TO PROCESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE TRANSFER OF THE NPDES PERMIT AND PREPARE A SITE SPECIFIC CONSTRUCTION

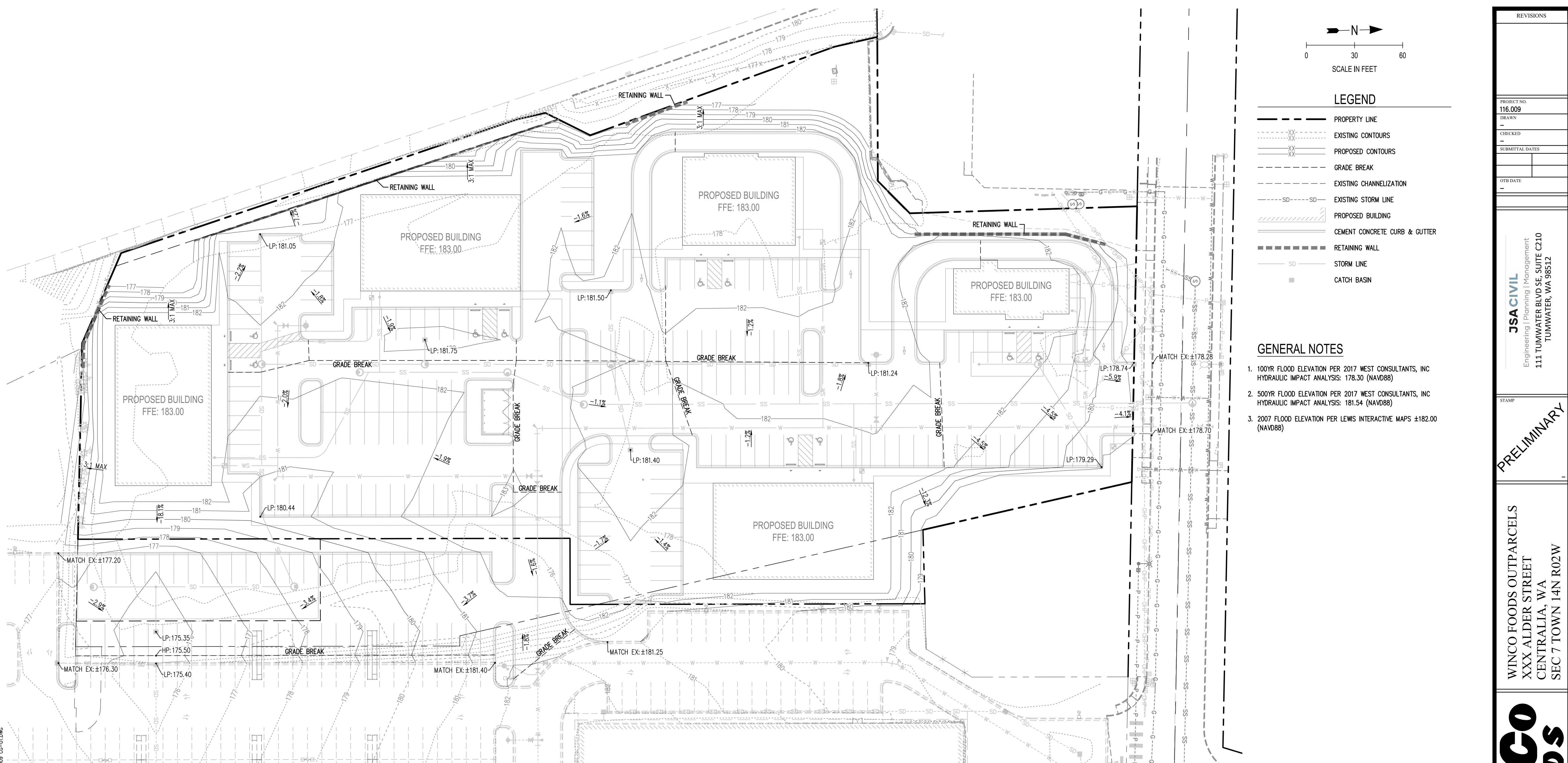
STORMWATER POLLUTION PREVENTION PLAN (SWPPP). CONTACT FOR COORDINATION OF THE TRANSFER OF THE PERMIT. CONTRACTOR SHALL INCLUDE IN THEIR BIDS THE EFFORT TO COMPLY WITH ALL PERMIT CONDITIONS AND REQUIREMENTS WHICH INCLUDES, BUT IS NOT LIMITED TO: WEEKLY INSPECTIONS BY A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL). COMPLETING AND SUBMITTING DISCHARGE MONITORING REPORTS (DMRS) TO THE DEPARTMENT OF ECOLOGY, UPDATING THE SWPPP AS NECESSARY THROUGHOUT THE LIFE OF THE PROJECT, ETC/ THE CONTRACTOR SHALL SUBMIT THE NOTICE OF TERMINATION (NOT) PAPERWORK TO THE DEPARTMENT OF ECOLOGY ONCE THE SITE IS FULLY STABILIZED.





### 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.



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N  
0 30 60  
SCALE IN FEET

#### LEGEND

PROPERTY LINE
EXISTING CONTOURS
PROPOSED CONTOURS
GRADE BREAK
EXISTING CHANNELIZATION
EXISTING STORM LINE
PROPOSED BUILDING
CEMENT CONCRETE CURB & GUTTER
RETAINING WALL
STORM LINE
CATCH BASIN

**JSACIVIL**  
Engineering Planning Management  
111 TUMWATER BLVD SE, SUITE C210  
TUMWATER, WA 98512

WINCO FOODS OUTPARCELS  
XXX ALDER STREET  
CENTRALIA, WA  
SEC 7 TOWN 14N R02W

**WinCo**  
**Foods**

SHEET TITLE  
PRELIMINARY  
GRADING PLAN

SHEET

CG-01

REVISIONS

PROJECT NO.  
116.009  
DRAWN  
CHECKED  
SUBMITTAL DATE  
OTB DATE

#### GENERAL NOTES

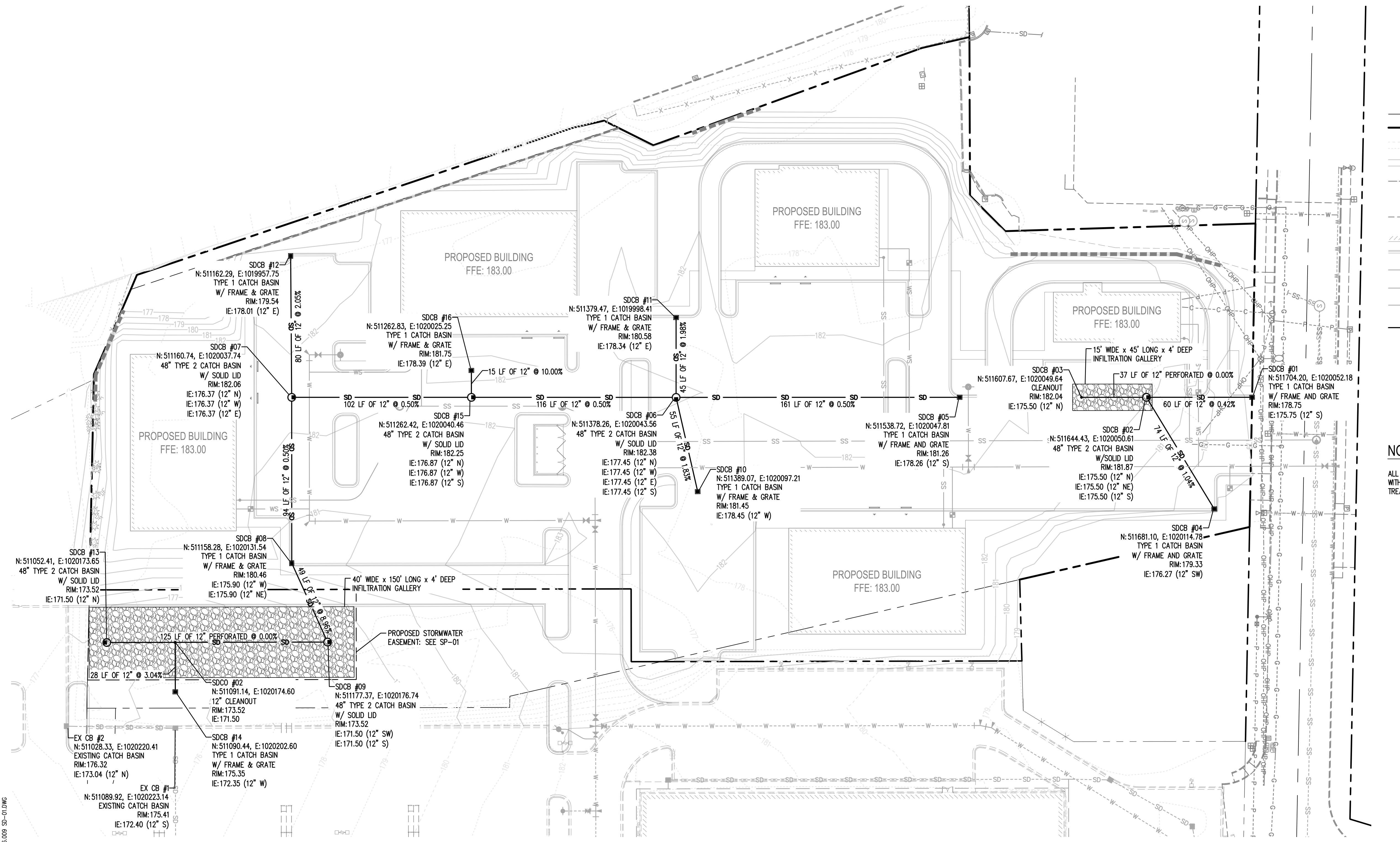
- 100YR FLOOD ELEVATION PER 2017 WEST CONSULTANTS, INC HYDRAULIC IMPACT ANALYSIS: 178.30 (NAVD88)
- 500YR FLOOD ELEVATION PER 2017 WEST CONSULTANTS, INC HYDRAULIC IMPACT ANALYSIS: 181.54 (NAVD88)
- 2007 FLOOD ELEVATION PER LEWIS INTERACTIVE MAPS ±182.00 (NAVD88)

STAMP

PRELIMINARY

### CALL BEFORE YOU DIG

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N  
0 30 60  
SCALE IN FEET

### LEGEND

PROPERTY LINE
EXISTING CONTOURS
PROPOSED CONTOURS
EXISTING STORM LINE
EXISTING STORM STRUCTURES
EXISTING CHANNELIZATION
PROPOSED BUILDING
CEMENT CONCRETE CURB & GUTTER
WATER LINE
WATER SERVICE LINE
SEWER LINE
STORM LINE UNLESS OTHERWISE NOTED
STORM CATCH BASIN

**JSACIVIL**  
Engineering Planning Management  
111 TUMWATER BLVD SE SUITE 2210  
TUMWATER, WA 98512

WINCO FOODS OUTPARCELS  
XXX ALDER STREET  
CENTRALIA, WA  
SEC 7 TOWN 14N R02W

**WinCo Foods**

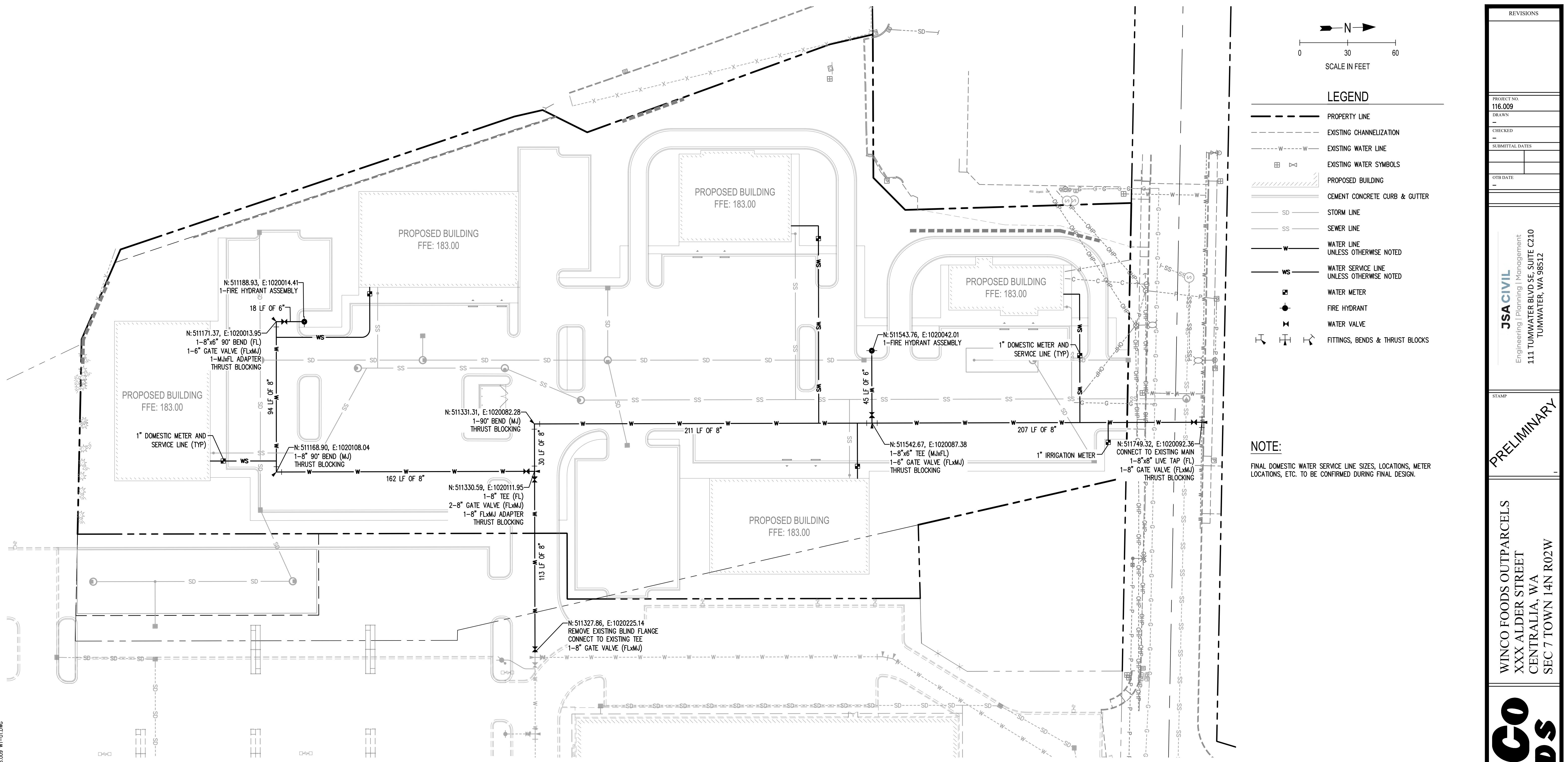
SHEET TITLE  
PRELIMINARY  
STORMWATER PLAN  
SHEET  
SD-01

REVISIONS

PROJECT NO.  
116.009  
DRAWN  
CHECKED  
SUBMITTAL DATE  
OTB DATE

### NOTE

ALL CATCH BASINS COLLECTING WATER TO BE STORMFILTER CB'S WITH TREATMENT CARTRIDGES PROVIDING BASIC WATER QUALITY TREATMENT PRIOR TO INFILTRATION.



## CALL BEFORE YOU DIG

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Sep 25, 2023 11:33:48am - User whitney  
N:\2 - PROJECTS\116 WINCO FOODS\116.009 CENTRALIA, WA - WNC OUTPARCEL\ACAD\116.009 WT-01.DWG

Sep 2.  
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SHEET TITLE  
**PRELIMINARY  
WATER PLAN**

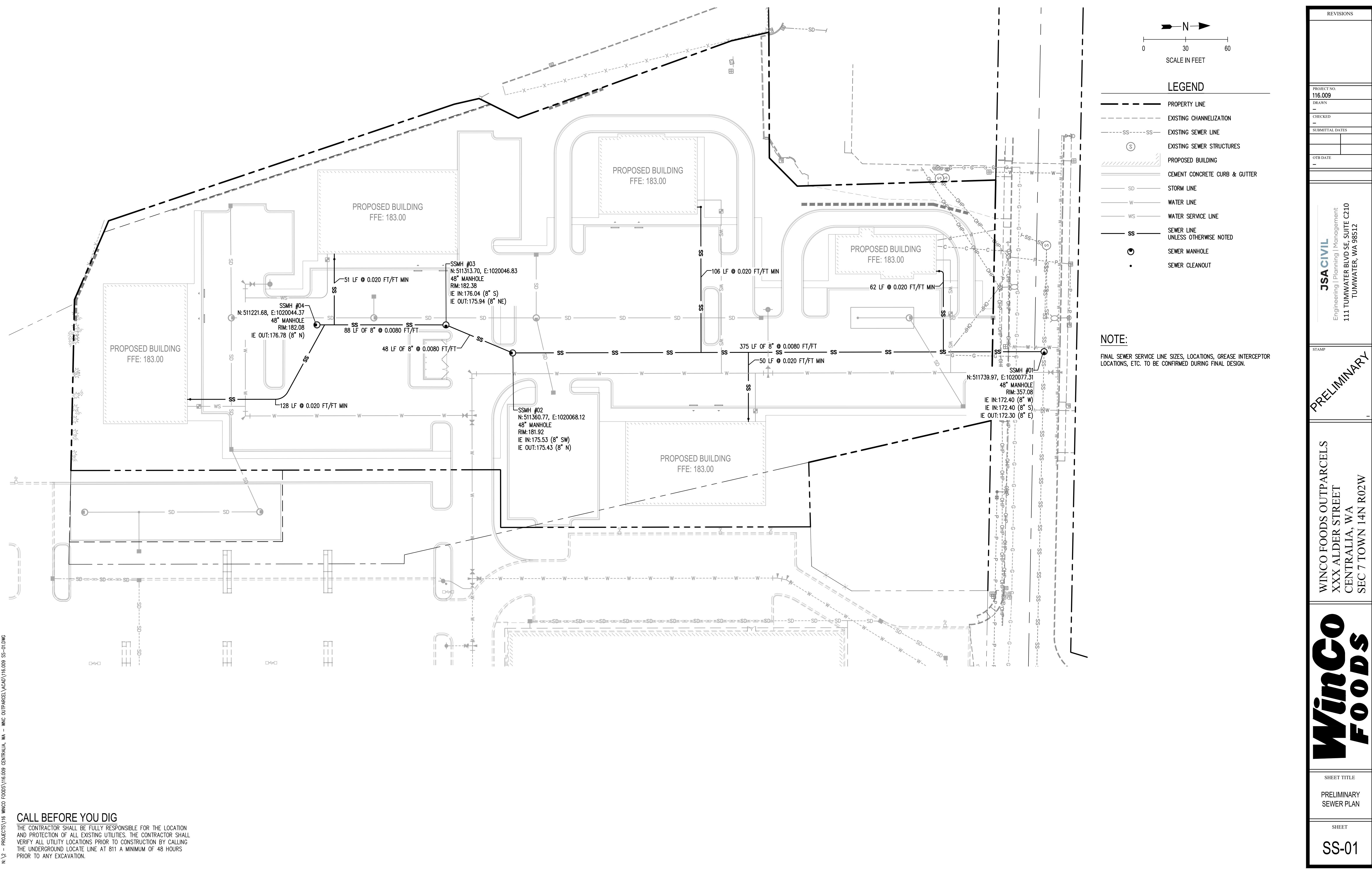
**SHEET TITLE**

**PRELIMINARY  
WATER PLAN**

## SHEET

WT 01

WT-01



# 1208 Alder Street Vicinity Map





## PLANNING DEPARTMENT

Centralia City Hall, 2<sup>nd</sup> Floor  
118 W. Maple Street  
PO Box 609  
Centralia, WA 98531

Phone: 360.330.7662  
Fax: 360.330.7673  
Website: cityofcentralia.com

### General Application

Date: 04/09/2024			FOR OFFICIAL USE ONLY
Address (Location): 1321 Rose St Centralia, WA, 98531.			PERMIT NUMBER(S):
Applicant's Name: Jose James			
Applicant's Address: 512 E maple st			PROJECT: Approved      Denied
City: Centralia	State: WA	Zip: 98531	DATE ISSUED:
Phone: 360-388-8374	Cell:	Email: claytree.gomez.055@gmail.com	ATTACHED: Plat maps Supporting applications # # Completed checklist(s) # # Legal Description (in Word) Receipt #
Property Owner(s): Jose R. James Moctezuma.			
Property Owner's Address: 512 E Maple St.			
City: Centralia	State: WA	Zip: 98531	
Phone: 360-388-8374	Cell:	Email: claytree.gomez.055@gmail.com	
Engineer or Surveyor:			Parcel Number: 002993-001-000
Engineer or Surveyor's Address:			Total Acreage: .09
City:	State:	Zip:	Present Use of Property: Vacant
Phone:	Cell:	Email:	Proposed Use of Property: residential
Nearest intersection to the property: South of Rose St & Vienna St.			Present Zoning: R:8
<b>Please provide the following:</b> <input type="checkbox"/> Application and checklist for specific work requested <input type="checkbox"/> Filing Fees _____ <input type="checkbox"/> Any additional information that you feel is relevant to the review of this application. Please provide narratives.			
The undersigned hereby acknowledges familiarity with the rules and regulations of the City of Centralia and Centralia Municipal Code as it pertains to this application and will comply. He/she also gives consent to City staff and representatives to access the site as needed during review of this project and all associated permits.			
Applicant's Signature Jose Rodrigo James	Date 04/09/2024		



## PLANNING DEPARTMENT

Centralia City Hall, 2<sup>nd</sup> Floor  
118 W. Maple Street  
PO Box 609  
Centralia, WA 98531

Phone: 360.330.7662  
Fax: 360.330.7673  
Website: cityofcentralia.com

### Variance Application

Date: 4-10-24

Applicant Name:

Parcel Number: 1321 Rose St Centralia WA, 98531

Legal Description:

Cite the exact code you are seeking a variance from:

*Setbacks required for CMC 20.21.060*

Description of Proposed Variance:

*reduced set back in back to 10-feet*

#### Legal Standards for a Variance

Washington State Code RCW 35A.63.110(2) and Centralia Municipal Code 20.90 outline the standards, or conditions for approving a variance. Under State Statute and Centralia Municipal Code, the Hearing Examiner may grant a variance only if **all conditions are met**. If all conditions are not met, the Hearing Examiner is compelled **BY LAW** to **DENY** the request for a variance.

The Washington State Superior Court decision of *St. Clair v. Skagit County* (1986) contains the standards of case law for granting variances. Superior Court found that variances can only be granted based on the condition and nature of the property itself rather than the personal circumstances of the property owner. **This means that if the variance request is for a self-created hardship, the Hearing Examiner needs to deny the request.**

Variances shall not be granted unless **all four (4)** of the conditions listed in Chapter 20.90 of the Centralia Municipal Code are met. The applicant bears the burden of proving all the conditions are justified. Applicants shall provide a written response for all of the conditions listed below in support of their request. If there is insufficient space for your answer, please use a continuation sheet(s).

For Official Use Only

ZV# \_\_\_\_\_

1. That there are exceptional or extraordinary circumstances or conditions applying to the subject property that do not apply generally to other properties in the same vicinity or zoning district, and that the plight of the applicant is unique and not the result of his own action.

*Narrow lot only 42 by 100*

2. That the land or structure in question cannot be reasonably used and cannot yield a reasonable return if used only in accordance with the density requirements of this title for the district in which it is located, and that such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other property in the same vicinity or district.

*Smallest home is 27 by 44*

3. That the authorization of such variance will not be materially detrimental to the public welfare, not injurious to nearby property, nor essentially different from the provisions of the district in which it is located.

4. That the granting of such variance will not adversely affect the comprehensive plan or studies thereof.

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I (We) hereby certify that I (We) have provided all of the plans and written data required by the Centralia Community Development Department and, to the best of my (our) knowledge, such information is an accurate representation of this proposal.

*Douglas Gove*  
Signature of Applicant

*04/09/2014*  
Date

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Signature of Applicant

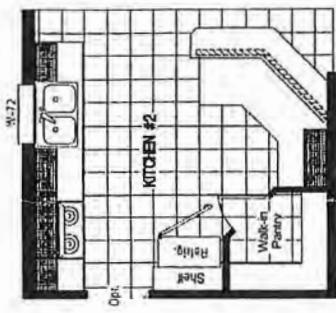
Date

For Official Use Only

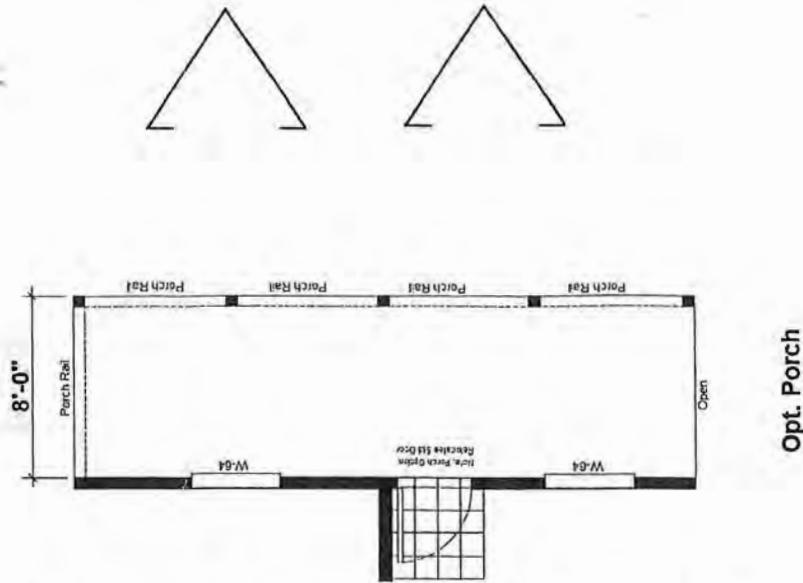
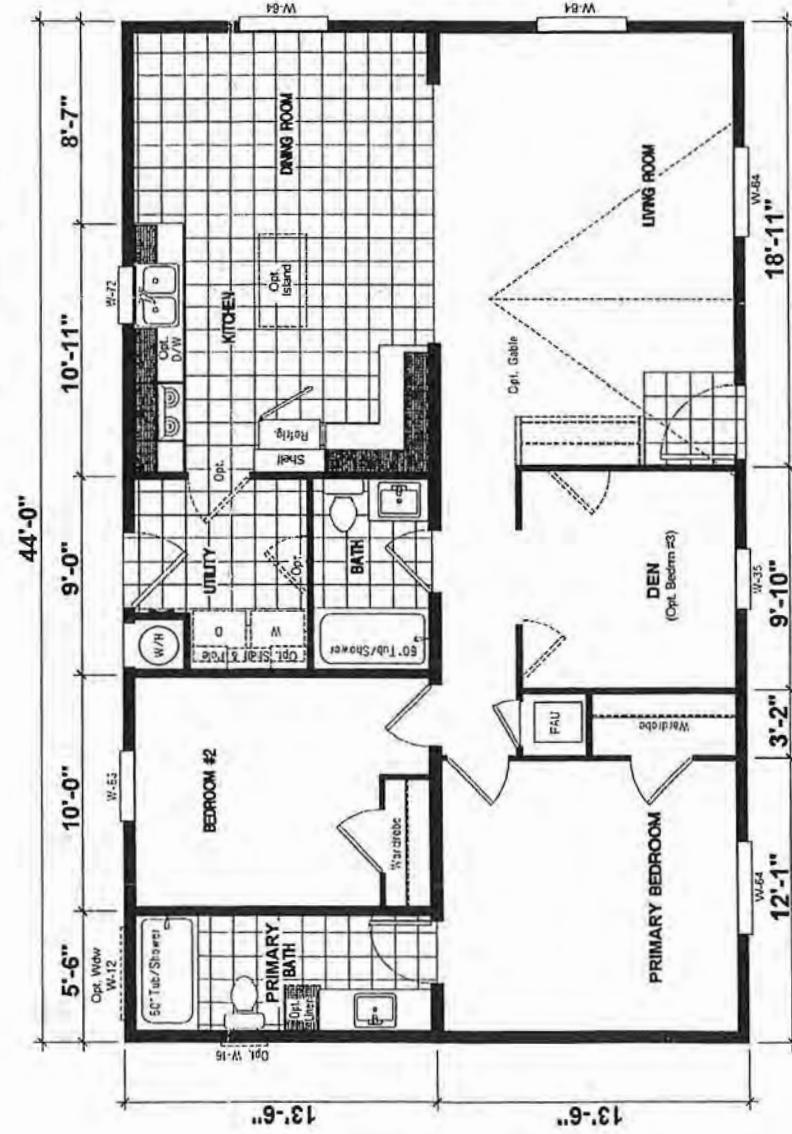
ZV# \_\_\_\_\_

# 2, WIDE

TEAM SERIES 27x44 DRM 444F  
2 BEDROOM, 2 BATH, DEN - 1,188 SQ. FT.



Alt. Kitchen #2



Opt. Porch

# 1321 Rose Street Vicinity Map

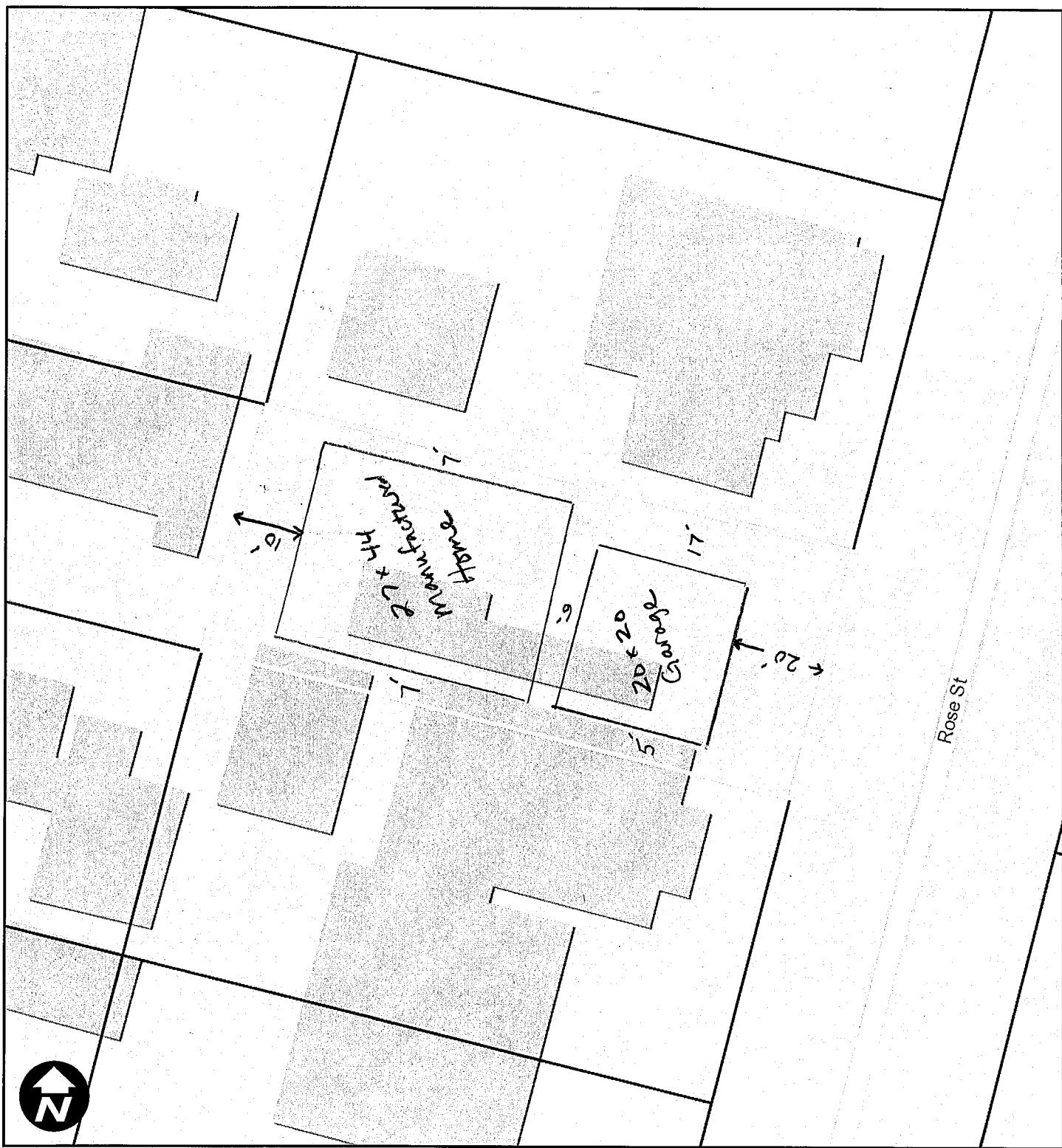


## Legend



- Power\_100708
- Sewer\_100708
- Storm\_100708
- Water\_100708

# Lewis County GIS Web Map



4/11/2024, 8:13:08 AM

1:282

Parcels

Parcels

0 12.5 25 50 ft

NAD 1983 StatePlane Washington South FIPS 4602 Feet



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