



Site Plan Review Committee

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Kyle Manley, City Attorney
kmanley@cityofcentralia.com

**SITE PLAN REVIEW COMMITTEE
Meeting Agenda**

Monday, February 24, 2025

Join Zoom meeting:

<https://us02web.zoom.us/j/89118869218?pwd=11a9b4quXhUyVEqEEoUwe9dV7gehqr.1>

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 is invited to participate.

9:00 AM STAFF REVIEW TIME
1. Weekly Permit List (pgs. 1-3)

10:00 AM – Site Plan Review (pgs. 4-7)

Project Name: **Centralia College Setback Variance**
Applicant/Owner: Tariq Qureshi, Centralia College
Property Address: 400 Centralia College Blvd. – sports fields
Contact Phone: 360.736.9391
Email: tariq.qureshi@centralia.edu
Zone: OSPF, Open Space/Public Facility
Comp. Plan: PF, Public Facility
Parcel Information: ptn of 000400-001-001, 4 AC of 27 AC
Request: Setback variance for press box construction.

Permit Report

02/05/2025 - 02/20/2025

Permit #	Permit Date	Building /Land Use	Permit Type	CONSTRUCTION SITE ADDRESS	Description of work being done under this permit	Applicant Name
20250100	2/19/2025	Building Permit	Single Family - Remodel	1326 Windsor Avenue	Replace shower and reframe shower wall.	Nathan Waldren
20250099	2/19/2025	Building Permit	Single Family - Addition	1830 Taylor St	Build a 44'x37' addition to home	Michael McCabe
20250098	2/19/2025	Building Permit	Mechanical	617 Oakland Ave	Remove wood fireplace and replace with wood insert	Steven Seals
20250097	2/19/2025	Building Permit	Single Family Residence - New	1472 Salzer Creek Dr.	NEW SFR LOT 81 CENTRALIA WOODS FKA KRESKY STOCK PLAN #1535 ELEV C GRG LEFT	Amber Cronister
20250096	2/19/2025	Building Permit	Single Family Residence - New	1456 Salzer Creek Drive	NEW SFR LOT 80 CENTRALIA WOODS FKA KRESKY STOCK PLAN # 1959 ELEV. A GRG RIGHT	Amber Cronister
20250095	2/19/2025	Building Permit	Single Family Residence - New	1492 SALZER CREEK DR	NEW SFR LOT 85 CENTRALIA WOODS FKA KRESKY; STOCK PLAN 1797 ELEV. C GRG LEFT	Amber Cronister
20250094	2/18/2025	Building Permit	Single Family - Addition	201 W Oakview #38	ADA ramp w/ cover	Rod Buffington for Mervin Buffington
20250093	2/18/2025	Building Permit	Single Family - Remodel	1223 Ham Hill Rd	Replace sliding door w/ main door, replace single window with 3 windows	Steven Percy
20250091	2/14/2025	Building Permit	Plumbing	219 S Tower Ave	Extend plumbing from kitchen to add a coffee bar. Change of use from event venue to indoor playground with coffee shop	Lisa Sills
20250090	2/14/2025	Building Permit	Mechanical	2410 Eureka Ave	install new single head ductless HP	Elissa Carbajal
20250089	2/14/2025	Building Permit	Single Family Residence - New	000 Cooks Hill Rd./ Lot 19/ 900 Barbara Ln. 1	Build new single family residence	DRP Holdings DBA Hansen Construction

Permit #	Permit Date	Building /Land Use	Permit Type	CONSTRUCTION SITE ADDRESS	Description of work being done under this permit	Applicant Name
20250088	2/14/2025	Building Permit	Single Family - Addition	2120 N Pearl	REPLACE UTILITY ROOM	TEMPLE L ALLEN
20250086	2/13/2025	Building Permit	Mechanical	317 Noel Ave	Retro AH, HP & T- stat	Mike Eaton/ CSM
20250085	2/13/2025	Building Permit	Commercial - Remodel	300 S Tower Ave	Fill in existing interior south wall doorway w/ cinder block & brick	Jeff Ashe
20250084	2/12/2025	Building Permit	Commercial - Remodel	404 Pioneer Way	Replace existing bleachers on west side of the field.	Kyle Markstrom, Parks Manager
20250083	2/12/2025	Building Permit	Plumbing	1049 eckerson Rd	Add 6 kitchenettes building E	Cameron Durbin
20250082	2/12/2025	Building Permit	Plumbing	1049 Eckerson Rd	Add 12 kitchenettes building A	Cameron Durbin
20250080	2/7/2025	Building Permit	Single Family Residence - New	2999 Harrison/ Lot 2 ADU Unit B	Build a 1 bed/1 bath ADU	David Wilson
20250079	2/7/2025	Building Permit	Mechanical	1006 Alder Street	Install Trane heat pump system	Chehalis Sheet Metal
20250077	2/7/2025	Building Permit	Mechanical	411 S. Diamond St.	Installation of Ductless Heat Pump	Mike Borovec
20250076	2/6/2025	Building Permit	Single Family Residence - New	2999 Harrison/ Lot 4 ADU	Build a 1 bed/ 1 bath ADU	David Wilson
20250075	2/6/2025	Building Permit	Multi-family- New Build	2999 Harrison / Lot 4 4Plex	Yaro Rd 4Plex - 4: 3bdr/2.5 bath townhomes	David Wilson
20250074	2/6/2025	Building Permit	Single Family Residence - New	2999 Harrison/ Lot 3 ADU	Build a 1 bed/ 1 bath ADU	David Wilson
20250073	2/6/2025	Building Permit	Multi-family- New Build	2999 Harrison / Lot 3 4Plex	Yaro Rd 4Plex - 4: 3bdr/2.5 bath townhomes	David Wilson
20250072	2/6/2025	Building Permit	Single Family Residence - New	2999 Harrison/ Lot 2 ADU North A	Build a 1 bed/1 bath ADU	David Wilson
20250071	2/6/2025	Building Permit	Multi-family- New Build	2999 Harrison/ Lot 2 4Plex	Yaro Rd 4Plex - 4: 3bdr/2.5 bath townhomes	David Wilson
20250070	2/6/2025	Building Permit	Single Family Residence - New	2999 Harrison/ Lot 1 ADU	Build a 1 bed/1 bath ADU	David Wilson

Permit #	Permit Date	Building /Land Use	Permit Type	CONSTRUCTION SITE ADDRESS	Description of work being done under this permit	Applicant Name
20250069	2/6/2025	Building Permit	Multi-family-New Build	2999 Harrison/Lot 1 4Plex	Yaro Rd 4Plex - 4: 3bdr/2.5 bath townhomes	David Wilson
20250068	2/6/2025	Building Permit	Mechanical	720 W 3rd St	Replace 50 gallon electric water heater	Lindsay Windon
20250066	2/6/2025	Building Permit	Mechanical	718 Centralia College Blvd	Remove gas logs & replace with a gas insert	Olympia Fireplace & Spa



PLANNING DEPARTMENT

Centralia City Hall, 2nd 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: 1/30/2025

Applicant Name: Centralia College

Parcel Number: 000400001001

Legal Description:

Section 08 Township 14N Range 02W Pt JC Cochran DLC Being
consolidated Parcel BLA 2022-0376 3582671

Cite the exact code you are seeking a variance from:

Code section 20.46.080.C(1) - Setback Requirements/Setbacks from Right of Way

Description of Proposed Variance:

The proposed variance request is a reduction in the 25 foot setback requirement from the Right of Way. The College plans to add a press box within the proposed bleachers that will encroach into the required 25 foot setback by approximately 21.2 feet. The request is to reduce the setback down to 3.80 feet. See attached Overall Site Plan and Variance Request Exhibit for details.

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# _____

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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.

This property lies within the Open Space/Public Facility (OSPF) zoning district and is the only use of its kind within the surrounding region. The Bob Peters Field is part of the approved college master plan and the bleachers have been permitted. The addition of the press box is necessary to facilitate the use of the facility per Centralia College sports program requirements. These requirements are unique to this facility/the college and would not apply to other properties in the same vicinity or zoning districts.

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.

The current Bob Peters Field and Bleachers are constructed and permitted to completely encompass the limits of the property on the eastern and southern lot lines in order to achieve regulation field size. Given this, the only viable location for the press box is directly behind home plate. As shown in the attached proposed variance exhibit, the required 25 foot setback extends to home plate. The placement of the press has to be within the setback in order for the structure to be utilized per the facility and College requirements.

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.

Approval of this variance will not be detrimental or injurious to public welfare or nearby properties. The addition of the press box is located within the permitted sports facility and bleachers and will not be a change to the current use of the property.

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

Approval of this variance is in keeping with the current approved College Master Plan that has been included within the current city of Centralia comprehensive plan.

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.

Tariq Qureshi

Signature of Applicant

2/1/2025

Date

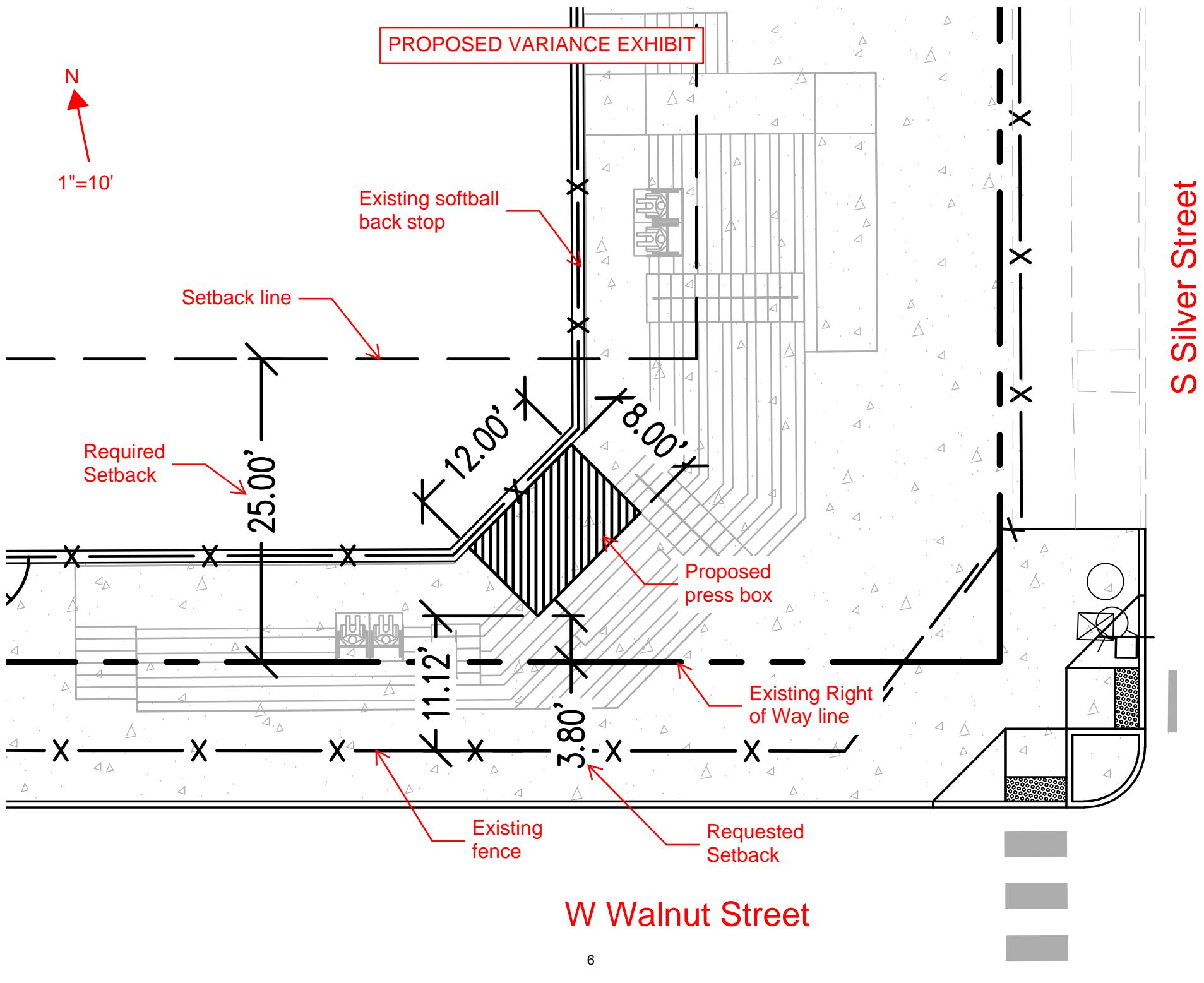
Signature of Applicant

Date

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ZV# _____

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Lewis County GIS Web Map

OVERALL SITE PLAN



1/30/2025, 9:54:27 AM

1:2,257

 Parcels  USFS

Roads — Out of County

— State — Other

County

≡ City

— Private

Lewis County does not guarantee the accuracy of the information shown on this map and is not responsible for any use or misuse by others regarding this material. It is provided for general informational purposes only. This map does not meet legal, engineering, or survey standards. Please practice due diligence and consult with licensed experts before making decisions.

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