

Development Review Committee is represented by the City of Chehalis:
Building and Planning | Engineering | Public Works | Fire Department | Police Department | Airport

Development Review Committee Agenda

Chehalis Building and Planning Department

November 15, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

9:00 AM UGA-SP-23-001 116 Hosanna Lane Short Plat

Applicant proposes a 2-lot short plat. The property is zoned R4 – Multi-Family, High Density in the Urban Growth Area. Lewis County parcel ID # 017466001002 total acres 0.50.

11:00 Interdepartmental staff meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/83910241095?pwd=dUI1Ym0rTkt6SHZCZjkxUTRlVDBUUT09>



Vicinity Map for UGA-SP-23-001

116 Hosanna Lane

2 lot short plat



Return your permit application to Community Development Department
 1321 S Market Blvd. Chehalis, WA 98532
 (360) 345-2229
www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

Job address: 116 Hosanna Lane Parcel #: 017466001002

Applicant/Contact person

Name: Frank & Danielle Pfannes
 Mailing address: 116 Hosanna Lane
 City, State, and Zip: Chehalis, WA 98532
 Phone #: 360-827-1498 Email: (required) frankpfannes72379@yahoo.com

Contractor/Engineer/Surveyor

Contact Name: Cassie Wingfield
 Company/Firm Name: Bluhm & Associates Land Surveyors, Inc.
 Mailing address: 1068 S. Market Blvd.
 City, State, and Zip: Chehalis, WA 98532
 Phone #: 360-748-1551 Email: (required) cassie@survey-services.com
 Contractor's L&I #:

Project Description: (Create a project narrative on a separate page if there is not enough room to completely describe your project below.)

2 lot short Plat

Current market value of proposed work:
 (Fair market labor and materials)

Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, you grant permission for any City of Chehalis employee the right to access and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

Signature: [Handwritten Signature] Date: 7/5/23

Print Name: FRANK PFANNOS

Office use only

Received by: LF	Date Received: 7/11/2023
Parcel #: 017466001002	
Permit #: UGA-SP-23-001	
Zoning: R4-UGA	
Flood Zone: yes <input type="radio"/> no <input checked="" type="radio"/>	Zone Classification:

**Short Plat/Boundary Line Adjustment
Permit Attachment**

City of Chehalis
Community Development Department
1321 S MARKET BLVD
CHEHALIS, WA 98532
(360) 345-2229

Site Address: 116 Hosanna Lane

Permit Type: <input checked="" type="checkbox"/> Short Plat <input type="checkbox"/> Boundary Line Adjustment	Date: _____ Lewis County Parcel # <u>017466001002</u>
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Owner Name: Frank + Danielle Pfannes Phone: 360-827-1498
Email: frankpfannes72379@yahoo.com Mailing Address: 116 Hosanna Lane, Chehalis
Owner Name (If Applicable): _____ Phone: _____
Email: _____ Mailing Address: _____
Surveyor Name: Bluhm & Associates Phone: 360-748-1551
Email: Cassie@survey-services.com Mailing Address: 1068 S. Market Blvd. Chehalis

Current Legal Description (abbreviated form-lot, block, plat or section-township-range): Lot 2 of
SP-03-0029, AFN 3297012. Section 3-T13N-R2W

Proposed Legal Description: _____

For short plats and boundary line adjustments, these must be addressed on the application plat;

- ✓ Must be drawn to scale, dated, and with a north arrow.
- ✓ Lot/block numbers and dimensions in square feet.
- ✓ Clearly shown distinction between existing and proposed features.
- ✓ All permanent topographic and utility features- e.g., streets, utility lines and connections, slopes greater than or equal to 15%, wetlands, etc.
- ✓ Existing zoning designation.
- ✓ Existing structures.
- ✓ Clearly defined existing and proposed easements.
- ✓ Existing covenants and deed restrictions.
- ✓ Proposed access and roads.
- ✓ Include current and proposed legal descriptions.
- ✓ Names and addresses of owners and surveyor.
- ✓ Locations, widths, lengths, and names of streets and alleys within or adjacent to the parcels.
- ✓ Full address of each lot.
- ✓ Vicinity map showing project location in relation to the rest of the city.
- ✓ Approximate curve radii of any existing or proposed street or road within the parcel(s).
- ✓ Designation of existing buildings to remain or be removed after project completion.
- ✓ Locations of existing water-impacted areas such as FEMA 100-year floodplains, wetlands, and shorelines.
- ✓ Preliminary public facilities plan for any proposed water or sewer service, or storm drainage, flood control, and erosion control.
- ✓ Designation of development phases, if any.

Additional information may be requested by Community Development Staff after submittal

I, (Print) FRANK PFANNES, do hereby state that the information contained in this application, map and supporting documents is true and correct to the best of my knowledge. Signature grants city staff authority to enter my property for the purposes of reviewing this application.

Signature:

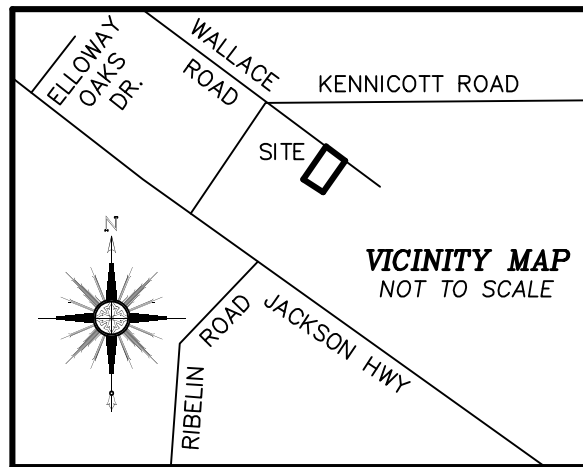
X  _____

Boundary Line Adjustment ONLY

I certify that this Boundary Line Adjustment does not create a new parcel as per RCW 58.17.040(6).

Signature:

X _____



WILL THIS SHORT SUBDIVISION CREATE A PRIVATE ROAD?
 (X) NO, ALL LOTS WILL FRONT ON AN EXISTING PUBLIC RIGHT OF WAY (ORD. 138-B)
 () YES, LOT ID# ON WHICH PRIVATE ROAD IS LOCATED _____

PART OF THE RICHARDT'S REPLAT OF PARCUVIA, THE ELKANA MILLS DONATION LAND CLAIM AND THE SW 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 2 WEST, W.M. IN LEWIS COUNTY, WASHINGTON

CITY OF CHEHALIS SHORT PLAT NUMBER UGA-SP-23-001

SECTION 3, TOWNSHIP 13 NORTH, RANGE 2 WEST, W.M.

TPN 017466001002: LOT 2 OF LEWIS COUNTY SHORT PLAT NUMBER SP-03-0029 AS RECORDED IN BOOK 2 OF SHORT PLAT MAPS AT PAGE 273 UNDER AUDITOR'S FILE NUMBER 3297012, RECORDS OF LEWIS COUNTY, WASHINGTON.

(PER STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 3514549).

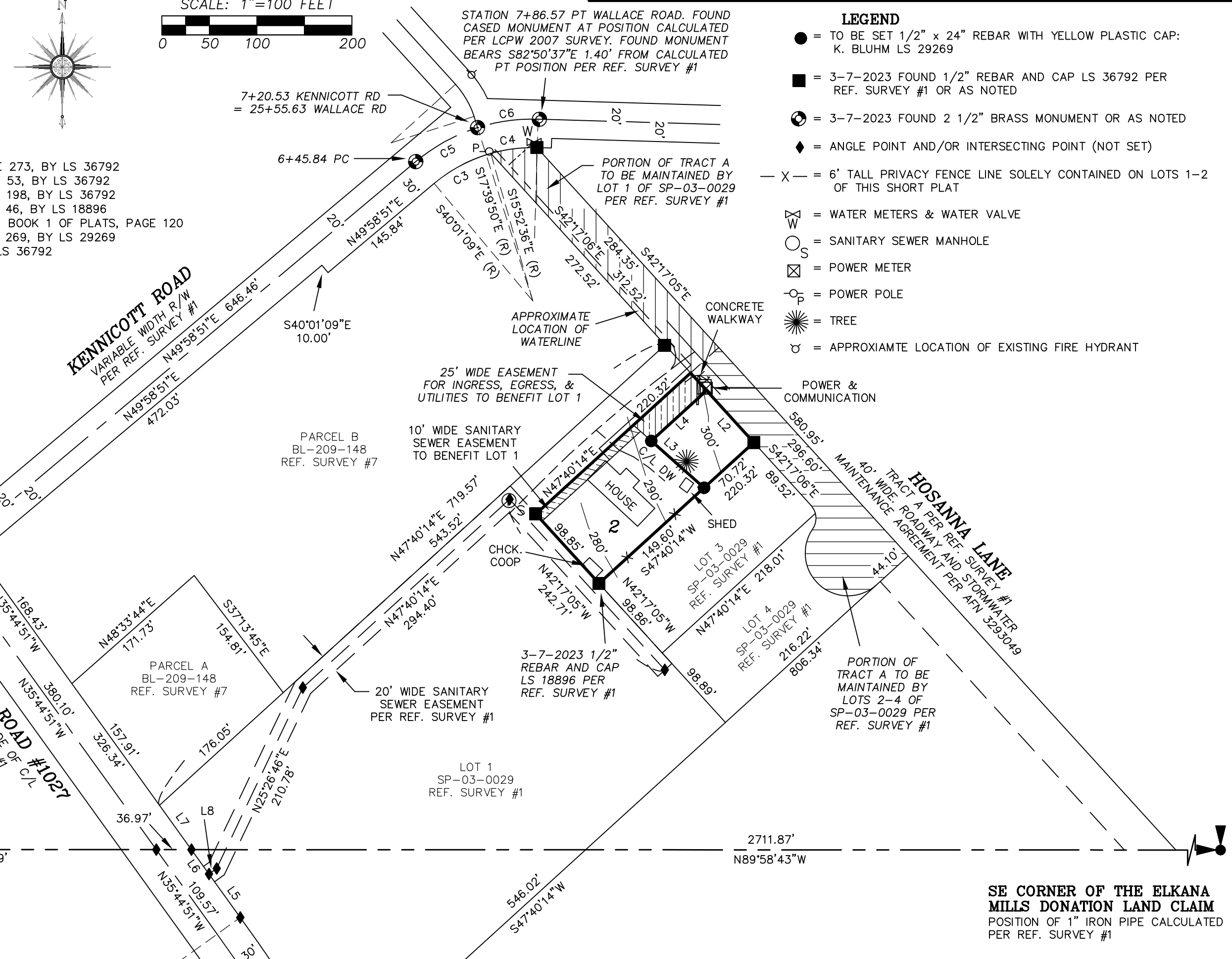
NOTICE: UTILITY SERVICE IS AVAILABLE AT THE TIME OF THIS APPROVAL BUT IS NOT GUARANTEED UNTIL ALL APPLICABLE FEES ARE PAID IN FULL.

OWNER CERTIFICATION:
 WE, THE UNDERSIGNED FRANK PFANNES AND DANIELLE PFANNES, AS THE SUBDIVIDERS HEREBY CERTIFY THAT THIS MAP SHOWS THE ENTIRE CONTIGUOUS LAND IN WHICH THERE IS AN INTEREST BY REASON OF OWNERSHIP, CONTRACT FOR PURCHASE, EARNEST MONEY AGREEMENT OR OPTION BY IN PERSON, FIRM OR CORPORATION IN ANY MANNER CONNECTED WITH THIS SUBDIVISION AND THAT THE FOLLOWING ARE THE SIGNATURES OF ALL THE PERSONS WITH AN INTEREST OF RECORD THEREIN. ALSO, WE DO HEREBY STATE THAT THE INFORMATION CONTAINED WITHIN THIS SHORT SUBDIVISION AND SUPPORTING DOCUMENTS IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE.

FRANK PFANNES _____
 DANIELLE PFANNES _____

METHOD OF SURVEY: FIELD TRAVERSE USING A TOPCON GTS-225 (00'00'10") TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS SET FORTH IN WAC 332-130-090.

- REFERENCE SURVEYS**
- 1) SP-03-0029 FILED IN BOOK 2 OF SPM, PAGE 273, BY LS 36792
 - 2) RECORD OF SURVEY FILED IN BOOK 27, PAGE 53, BY LS 36792
 - 3) RECORD OF SURVEY FILED IN BOOK 26, PAGE 198, BY LS 36792
 - 4) RECORD OF SURVEY FILED IN BOOK 12, PAGE 46, BY LS 18896
 - 5) RICHARDT'S REPLAT OF BLOCKS 4-6 FILED IN BOOK 1 OF PLATS, PAGE 120
 - 6) RECORD OF SURVEY FILED IN BOOK 17, PAGE 269, BY LS 29269
 - 7) BL-09-148 FILED UNDER AFN 3325384, BY LS 36792



- LEGEND**
- = TO BE SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP: K. BLUHM LS 29269
 - = 3-7-2023 FOUND 1/2" REBAR AND CAP LS 36792 PER REF. SURVEY #1 OR AS NOTED
 - ⊙ = 3-7-2023 FOUND 2 1/2" BRASS MONUMENT OR AS NOTED
 - ◆ = ANGLE POINT AND/OR INTERSECTING POINT (NOT SET)
 - X - = 6' TALL PRIVACY FENCE LINE SOLELY CONTAINED ON LOTS 1-2 OF THIS SHORT PLAT
 - ⊗ = WATER METERS & WATER VALVE
 - S = SANITARY SEWER MANHOLE
 - ⊠ = POWER METER
 - ⊕ = POWER POLE
 - ☼ = TREE
 - ⊕ = APPROXIMATE LOCATION OF EXISTING FIRE HYDRANT

STATE OF WASHINGTON
 COUNTY OF LEWIS

ON THIS DAY PERSONALLY APPEARED BEFORE ME FRANK PFANNES AND DANIELLE PFANNES, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 MY COMMISSION EXPIRES _____

PLAT NOTES:

- NO BUILDING PERMIT SHALL BE ISSUED UNTIL APPROVAL OF WATER AND SEWER CONNECTION/SEPTIC APPROVAL IS RECEIVED BY CHEHALIS COMMUNITY DEVELOPMENT.
- PER LLC 8.40.310 LOT 1 SHALL PROVIDED WATER FROM APPROVED PUBLIC WATER SUPPLY.
- THIS SHORT PLAT WAS REVIEWED WITH COMPLIANCE WITH R-UGA, URBAN GROWTH AREA RESIDENTIAL ZONING CLASSIFICATION.
- IF SEASONAL DRAINAGE CROSSES THE SUBJECT PROPERTY; FILLING OR DISRUPTION OF THE NATURAL FLOW IS PROHIBITED.
- ALL FURTHER SITE DEVELOPMENT MUST MEET THE FOLLOWING: INTERNATIONAL FIRE CODE, THE INTERNATIONAL BUILDING CODE, THE CITY OF CHEHALIS MUNICIPAL CODE AS WELL AS ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL LAWS.

NOTE:

-10' CONTOUR LINES WERE OBTAINED FROM THE LEWIS COUNTY GIS MAPPING WEBSITE.

ADDRESSES:	LOT SIZE INFORMATION	
LOT 1 - 114 HOSANNA LANE	LOT 1	LOT 2
LOT 2 - 116 HOSANNA LANE	5,517 S.F.	16,261 S.F.
ALL IN CHEHALIS, WA 98532	0.13 AC.	0.37 AC.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____, 20____ AT _____ M. IN BOOK _____ OF SHORT PLATS AT PAGE _____ AT THE REQUEST OF THE CITY OF CHEHALIS.

LEWIS COUNTY DEPUTY AUDITOR _____

SURVEYOR'S CERTIFICATE

THIS SHORT SUBDIVISION MAP CORRECTLY REPRESENTS AN ACTUAL SURVEY MADE BY ME, OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT. AT THE REQUEST OF FRANK & DANIELLE PFANNES IN FEBRUARY OF 2023.

KEVIN D. BLUHM
 STATE OF WASHINGTON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 29269

KEVIN BLUHM, PLS 29269 _____ DATE _____

Bluhm & Associates
 Land Surveyors, Inc.
 1068 S. MARKET BLVD.
 CHEHALIS, WA 98532
 PHONE (360) 748-1551
 FAX (360) 748-6282
 E-MAIL: KBLUHM@SURVEYSERVICES.COM

DRAWN BY: CW DATE: 10-30-2023 JOB# 23-154
 CHECKED BY: SCALE: 1" = 100' SHEET 1 OF 1

LINE CALL TABLE

COURSE	BEARING	DISTANCE
L1	S42°17'06"E	25.00'
L2	S42°17'06"E	73.85'
L3	N48°27'20"W	74.27'
L4	N47°40'14"E	78.70'
L5	N35°44'26"W	56.35'
L6	N35°45'35"W	31.61'
L7	N35°44'51"W	57.56'
L8	N54°14'49"E	10.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	2292.00'	228.02'	5°42'00"
C2	2322.00'	194.49'	4°47'56"
C3	161.44'	68.03'	24°08'33"
C4	161.44'	49.09'	17°25'25"
C5	191.44'	74.69'	22°21'19"
C6	191.44'	64.62'	19°20'29"

NEW DESCRIPTIONS

LOT 1 - LOT 1 OF CITY OF CHEHALIS SHORT PLAT NUMBER UGA-SP-23-001, RECORDS OF LEWIS COUNTY, WASHINGTON. TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

LOT 2 - LOT 2 OF CITY OF CHEHALIS SHORT PLAT NUMBER UGA-SP-23-001, RECORDS OF LEWIS COUNTY, WASHINGTON. TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

CITY APPROVAL
 REVIEWED AND APPROVED FOR RECORDING BY THE CITY OF CHEHALIS.

CITY PLANNER _____ DATE _____
 CITY ENGINEER _____ DATE _____

TREASURER'S CERTIFICATE
 ALL TAXES LEVIED AGAINST THE PROPERTIES INCLUDED IN THIS SHORT PLAT HAVE BEEN PAID TO AND INCLUDING THE YEAR 20____.

LEWIS COUNTY TREASURER _____ DATE _____