

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

October 18, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

9:00 AM UGA-SP-23-001; 116 HOSANNA LANE 2 LOT 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.

9:30 AM AC-23-034; 1355 LOUISIANA AVE

Applicant conference for new 36-foot by 389-foot hanger located within the Chehalis-Centralia Airport. The new hangar will be constructed next to an identical existing hangar to include new pavement areas for access and 9 new parking stalls. Project creates more than 5,000 sf of new impervious surface, therefore triggering stormwater control. Lewis County parcel ID # 005605080001

Join Zoom Meeting

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



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: 	Date: <u>7/5/23</u>
Print Name: <u>FRANK PFANNES</u>	

Office use only

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



Vicinity Map for UGA-SP-23-001

116 Hosanna Lane

2 lot short plat

**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:

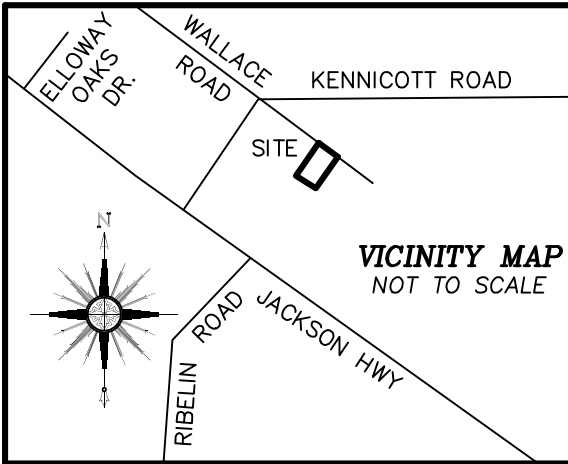
X  _____

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 _____

CITY OF CHEHALIS SHORT PLAT NUMBER UGA-SP-23-_____
SECTION 3, TOWNSHIP 13 NORTH, RANGE 2 WEST, W.M.

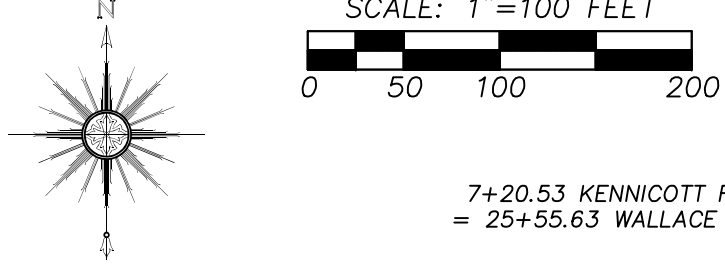
OWNER CERTIFICATION:
 WE, THE UNDERSIGNED JOSH KOHLER AND AMBER KOHLER, AS THE SUBDIVIDERS HEREBY CERTIFY THAT THIS MAP SHOWS THE ENTIRE CONTIGUOUS LAND IN WHICH THERE IS AN INTEREST BY REASON OF OWNERSHIP, CONTRACT FOR PURCHASE, EARNEST MONEY AGREEMENT OR OPTION BY IN PERSON, FIRM OR CORPORATION IN 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.

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

TPN 017466001002: LOT 3 OF CITY OF CHEHALIS 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.

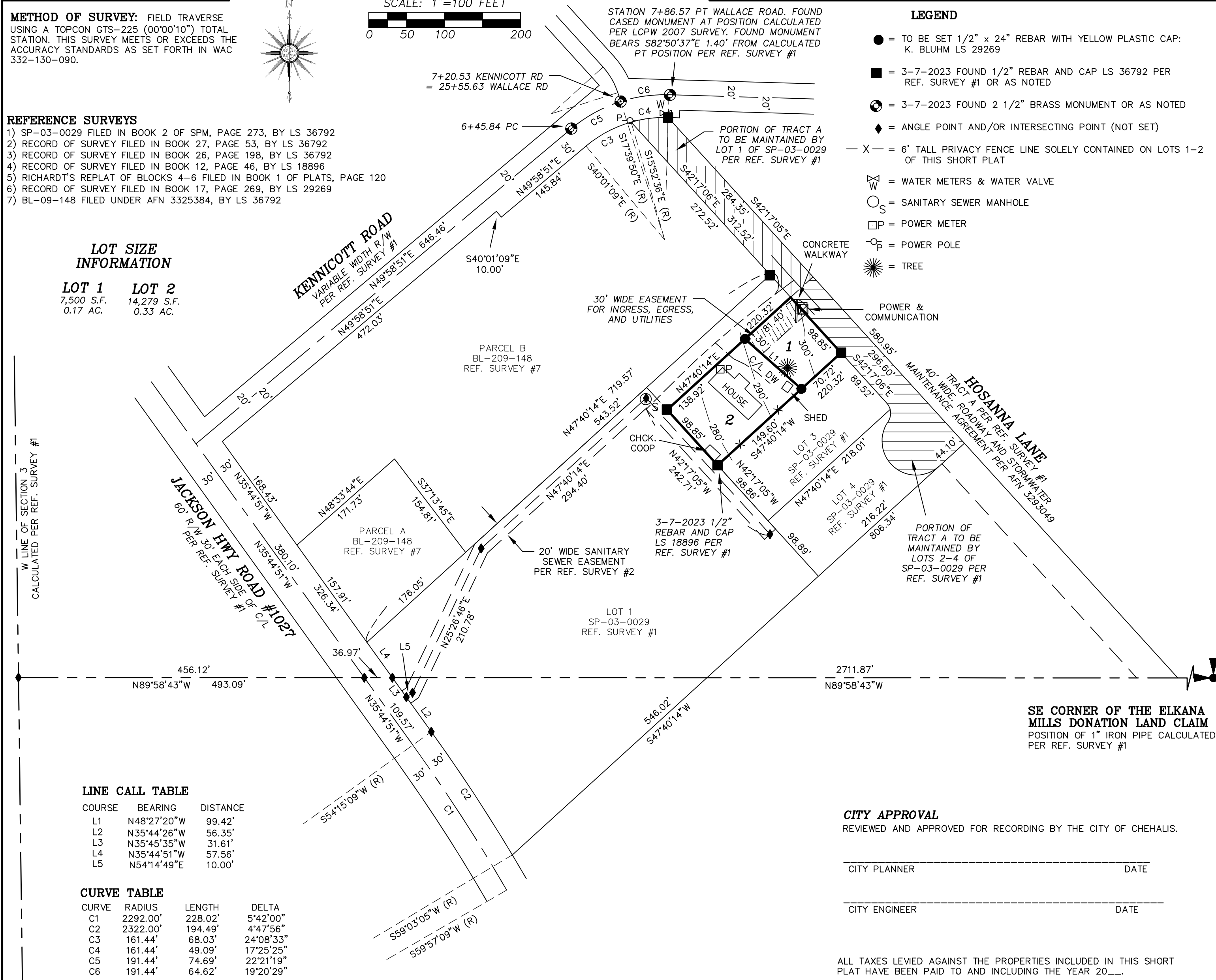
METHOD OF SURVEY: FIELD TRAVERSE USING A TOPCON GTS-225 (00'00"10") TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS SET FORTH IN WAC 332-130-090.



- 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

LOT SIZE INFORMATION

LOT	S.F.	AC.
LOT 1	7,500	0.17
LOT 2	14,279	0.33



- 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
 - = SANITARY SEWER MANHOLE
 - = POWER METER
 - ⊕ = POWER POLE
 - ☼ = TREE

LINE CALL TABLE

COURSE	BEARING	DISTANCE
L1	N48°27'20"W	99.42'
L2	N35°44'26"W	56.35'
L3	N35°45'35"W	31.61'
L4	N35°44'51"W	57.56'
L5	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"

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

CITY PLANNER _____ DATE _____

CITY ENGINEER _____ DATE _____

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

LEWIS COUNTY TREASURER _____ DATE _____

FRANK PFANNES _____
 DANIELLE PFANNES _____
 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____.

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 1 - ____ HOSANNA LANE
LOT 2 - 116 HOSANNA LANE
 ALL IN CHEHALIS, WA 98532

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 BLUHM, PLS 29269 _____ DATE _____



Bluhm & Associates 1088 S. MARKET BLVD.
 CHEHALIS, WA 98532
 PHONE (360) 748-1551
 FAX (360) 748-6282
 E-MAIL: KBLUHM@SURVEYSERVICES.COM

DRAWN BY: CW DATE: 7-11-2023 JOB# 23-154
 CHECKED BY: _____ SCALE: 1" = 100' SHEET 1 OF 1



Return your conference 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 SITE ADDRESS: 1565 NW Louisiana Ave **PARCEL #:** 005605080001

APPLICANT / CONTACT PERSON:

NAME: Tony Hann / Infinite Air Center
ADDRESS: 525 Aviation Way
CITY/ST/ZIP: Albany, OR 97322
PHONE#: 541.730.3345
EMAIL: thann@infiniteaircenter.com

CONTRACTOR / ENGINEER / SURVEYOR:

COMPANY NAME: RB Engineering
CONTACT NAME: Zachary Wirkkala, EIT
ADDRESS: PO Box 923, Chehalis WA 98532
PHONE #: 360.740.8919
EMAIL: zachw@rbengineers.com
CONTRACTORS L&I #: _____

Is the property owner the same as the contact person? Yes No

DETAILED PROJECT DESCRIPTION:

Please see attached project narrative.

Verbal comments made during discovery are not binding. Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, I grant permission for City of Chehalis employees to enter and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

<u>Signature:</u> 	<u>Date:</u> 10.3.23
<u>Name (print):</u> Zachary Wirkkala, EIT	<u>Telephone #:</u> 360.740.8919

<u>Office use only</u>	
Received by:	Date Received:
Parcel #:	
Permit #:	
Zoning:	
Flood Zone: Yes No	
Zone Classification:	



Vicinity Map for AC-23-034
1355 Louisiana Ave NW
New Airport Hanger



DESIGN → PERMIT → MANAGE

October 3, 2023

Ron Buckholt
City of Chehalis Community Development
1321 S Market Blvd
Chehalis, WA 98532

Re: LH Aviation – Applicant Conference Request and Narrative
RBE NO. 23088

Dear Ron:

Attached is an application for DRC Meeting request. The project is proposing a new 36-foot by 389-foot hangar located within the Chehalis-Centralia Airport. The new hangar will be constructed next to an identical existing hangar as shown on the attached site plan. The new hangar will include new pavement areas for access and is proposing 9 new parking stalls.

Parking:

The current attached plan shows 9 new parking spaces. However, per Chehalis Municipal code, the required parking for the new hangar is 14 spaces (1/ 1,000 sf). Are these additional spaces needed? If so, where would be the preferable location?

Stormwater:

The project creates more than 5,000 sf of new impervious surface, therefore triggering stormwater control. Is there an idea of how you would like the project site to handle the new stormwater runoff?

Sincerely,

A handwritten signature in black ink, appearing to read 'Zachary Wirkkala', written in a cursive style.

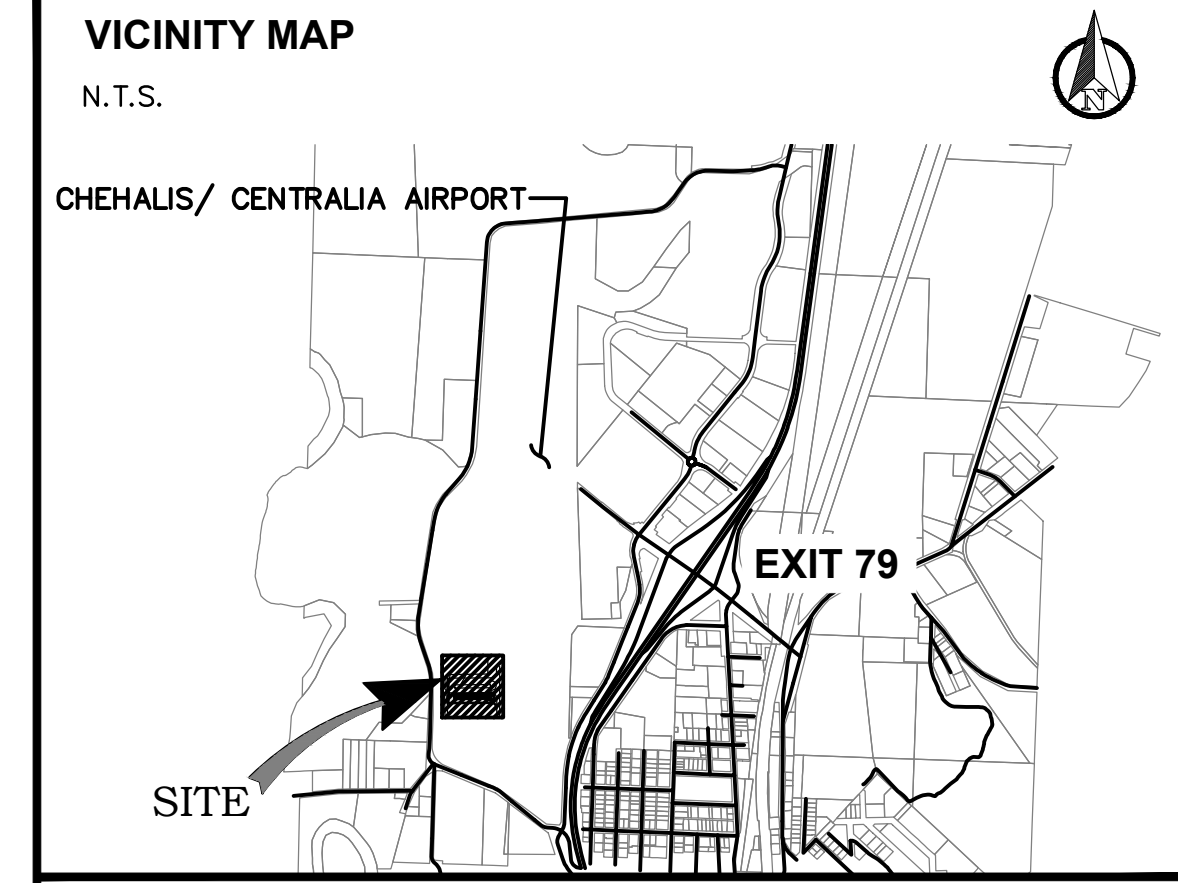
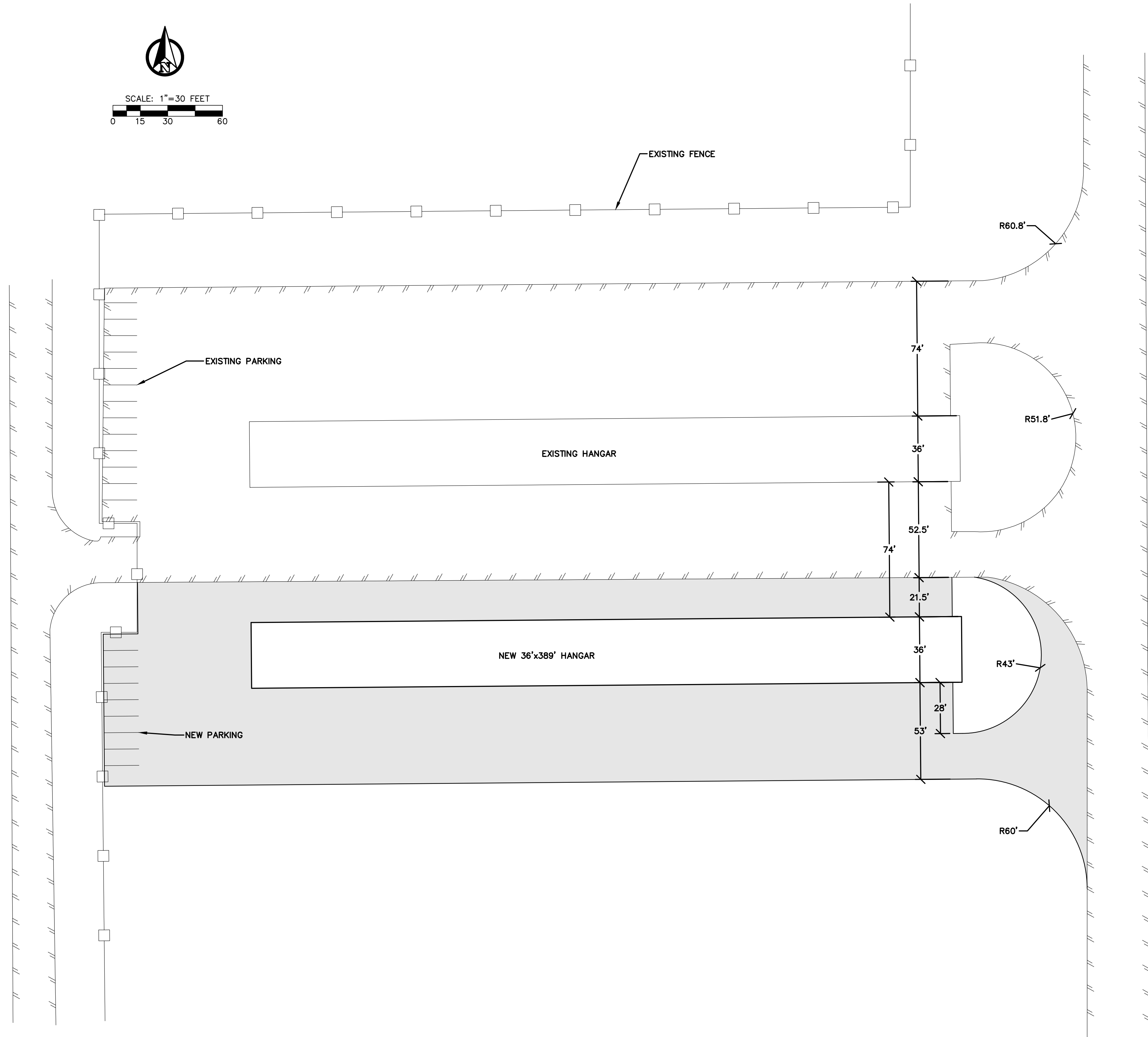
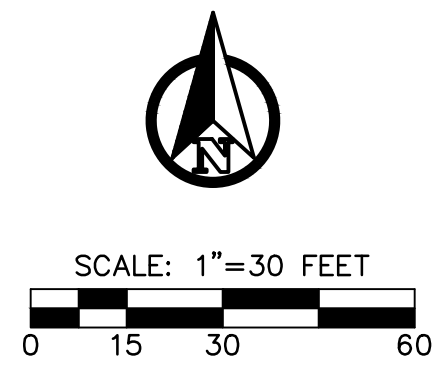
Zachary Wirkkala, EIT
Engineer in Training

cc: Project file

Enclosure: Preliminary Site Plan
City Applicant Conference Form

LH AVIATION - KCLS

SECTION 30, TOWNSHIP 14 NORTH, RANGE 02 WEST, W.M.
LEWIS COUNTY, WASHINGTON



PROJECT INFORMATION	
APPLICANT:	TONY HANN INFINITE AIR CENTER (541) 730-3345 (503) 857-3530 THANN@INFINITEAIRCENTER.COM
PARCEL NOS:	005605080001
SITE ADDRESS:	1565 NEW LOUISIANA AVE CHEHALIS, WA 98532
ZONING:	EPF - AIRPORT
SITE AREA:	220.3
GRADING:	XX± CY FILL
SOILS:	ALVOR SILTY CLAY LOAM CHEHALIS SILTY CLAY REED SILTY CLAY LOAM
SANITARY SEWER:	CITY OF CHEHALIS
WATER:	CITY OF CHEHALIS
FIRE DISTRICT:	CITY OF CHEHALIS

NO.	DATE	REVISION

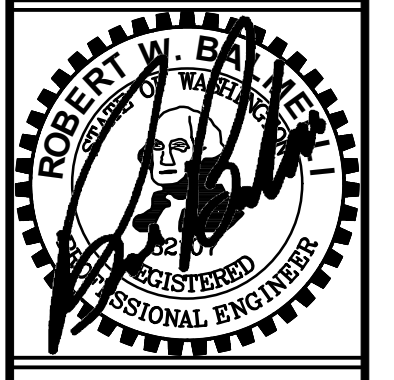
DESIGNED BY: ZRW	DRAWN BY: ZRW	CHECKED BY: RWB	DATE: X/XX/XX	SCALE:
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LH AVIATION - KCLS

WA.

CHEHALIS

PRELIMINARY SITE PLAN



RB Engineering
DESIGN → PERMIT → MANAGE

P.O. Box 923
CHEHALIS, WA 98532

OFF: (360) 740-8919
EMAIL: CarlProse@RBEngineers.com

811 Know what's below. Call 811 before you dig.

JOB NUMBER
23088

DRAWING NAME
23088_PSP

P0.1

1 OF 1