



City of Longview

1525 Broadway
Longview, WA 98632
www.ci.longview.wa.us

Agenda

Appeal Board of Adjustment

Tuesday, October 14,
2025

4:30 PM

Longview Council Chambers

1. **HYBRID MEETING DETAILS**

25-00941 Please click the link to join the webinar: <https://us02web.zoom.us/j/81922908550>
Webinar ID: 819 2290 8550
Or Telephone: (253) 205 0468; or (253) 215 8782; or (346) 248 7799

2. **CALL TO ORDER**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES**

25-00942 MINUTES FROM SEPTEMBER 9, 2025.

5. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**

6. **DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARANCE OF FAIRNESS**

7. **PUBLIC HEARINGS**

25-00943 ABA 2025-10 VARIANCE REQUEST IN ACCORDANCE WITH LMC 19.12.140 & LMC 19.58.030 FOR INDUSTRIAL ZONING DISTRICT DEVELOPMENT STANDARDS AT 1055 TENNANT WAY

RECOMMENDED ACTION:

MOTION TO GRANT APPROVAL FOR VARIANCE REQUEST APPLICATION ABA 2025-10 BY STEVEN LEMMONS BASED ON THE FINDINGS AND CONCLUSIONS AND SUBJECT TO THE CONDITIONS IN THE STAFF REPORT DATED OCTOBER 6TH, 2025

8. **OTHER BUSINESS**

25-00944 NOVEMBER MEETING - CURRENTLY THERE IS NO BUSINESS TO BRING FORWARD, BUT ALTERNATIVE DATE OPTIONS:

- WEDNESDAY, NOVEMBER 12TH AT 4:30 PM
- TUESDAY, NOVEMBER 18TH AT 4:30 PM

RECOMMENDED ACTION:

SELECT AN ALTERNATIVE DATE

9. **ADJOURNMENT**



Minutes

Agenda

Appeal Board of Adjustment

Tuesday, September 9,
2025

4:30 PM

Longview Council Chambers

1. **HYBRID MEETING DETAILS**

25-00784 Please click the link to join the webinar: <https://us02web.zoom.us/j/81922908550>
Webinar ID: 819 2290 8550
Or Telephone: (253) 205 0468; or (253) 215 8782; or (346) 248 7799

2. **CALL TO ORDER**

The meeting was called to order at 4:32 pm.

3. **ROLL CALL**

*In attendance: Mark Backstrom, Chair; Roger Peters, Vice Chair; Dan Petersen; Steven Dahl; Christopher Ortiz
Staff: Nick Little, Community Development Director; Irene Rutikanga, Planner; James Goodman, Sr. Asst. City
Attorney; Sam Barham, City Engineer; Nancy Vandehey, Admin Assistant*

4. **APPROVAL OF MINUTES**

25-00785 **MINUTES FROM AUGUST 12, 2025.**
The minutes were approved as presented. This passed unanimously.

5. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

6. **DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARANCE OF FAIRNESS**

Irene Rutikanga read the declaration and there were no objections.

7. **UNFINISHED BUSINESS**

*Nick Little provided a brief presentation of ADU standards, findings, and timing for the board.
There was a discussion about on and off street parking requirement discrepancies in the LMCs for Special Use and
ADU standards.
Nick Little anticipates more robust findings in future staff reports.*

25-00788 **ABA 2025-8 SPECIAL PROPERTY USE PERMIT (SPU) IN ACCORDANCE WITH LMC
19.12.050 & LMC 19.22.025 FOR DETACHED ACCESSORY DWELLING UNIT (ADU) AT
3296 NEBRASKA ST**

RECOMMENDED ACTION:
MOTION TO GRANT APPROVAL FOR SPECIAL PROPERTY USE APPLICATION ABA

2025-8 BY JOSHUA WENZEK BASED ON THE FINDINGS AND CONCLUSIONS AND SUBJECT TO THE CONDITIONS IN THE STAFF REPORT DATED AUGUST 4TH, 2025.

Roger Peters made a motion to pull the denial motion (from the August 12th meeting) back onto the table and Steve Dahl seconded. This passed unanimously.

There was a discussion about a fencing requirement and on street parking. Nick Little confirmed that a fence requirement is at the board's discretion and would be on a case by case scenario.

There was a call for question on the motion to deny the application. This failed unanimously.

Steve Dahl made a motion to grant approval of SPU application ABA 2025-8 by Joshua Wenzek based on the findings and conclusion and subject to the conditions in the staff report dated August 4, 2025, and adding a 6' site obscuring fence from the front of the house to the existing fence on the east side proper line of the property. Christopher Ortiz seconded. This passed unanimously.

A recess was called to address technology issues at 5:13 pm. Mr Olden asked to provide comments. The board discussed this with James Goodman before asking Mr Olden to wait until the recess ended.

Recess ended at 5:24 pm and Chairman Backstrom addressed the issue of the no comment period on the above motion and the board agreed to hear comments.

Mr Wenzek stated that he and Mr Olden had come to an agreement to share the cost of an 8' fence where the existing fence is established but not adding one between the houses.

Mr Olden agreed with Mr Wenzek that they would prefer an 8' fence where the existing fence is but without a fence between the houses.

Mr Wenzek also stated that the unit would not be a rental unit. Nick Little advised the applicant to come and speak with Community Development on a plan to move forward.

8. PUBLIC HEARINGS

25-00787 ABA 2025-9 SPECIAL PROPERTY USE PERMIT (SPU) IN ACCORDANCE WITH LMC 19.12.050 & LMC 19.22.025 FOR DETACHED ACCESSORY DWELLING UNIT (ADU) AT 237 CURTIS DR

RECOMMENDED ACTION:

MOTION TO GRANT APPROVAL FOR SPECIAL PROPERTY USE APPLICATION ABA 2025-9 BY JOSHUA WRIGHT BASED ON THE FINDINGS AND CONCLUSIONS AND SUBJECT TO THE CONDITIONS IN THE STAFF REPORT DATED SEPTEMBER 1ST, 2025.

Irene Rutikanga shared a presentation sharing a brief project overview. There was a question on Curtis Drive addressing.

The public hearing was opened. Josh Wright spoke in favor of the application. The public hearing was closed.

Steve Dahl made a motion to grant approval for the Special Property Use application ABA 2025-9 by Joshua Wright based on the findings and conclusions and subject to the conditions in the staff report dated September 1, 2025. Dan Petersen seconded. This passed unanimously.

9. OTHER BUSINESS

10. ADJOURNMENT

The meeting was adjourned at 5:41 pm.



STAFF REPORT
to the
LONGVIEW APPEAL BOARD OF ADJUSTMENT

PRESENTED BY: Irene Rutikanga

HEARING DATE: October 14th, 2025

APPLICATION NO.: ABA 2025-10

APPLICANT: Steve Lemmons

PROPERTY OWNER: Steve Lemmons

REQUEST: Request for a variance in accordance with LMC 19.12.140 & LMC 19.58.030. Applicant is requesting a variance from the required side and rear setbacks.

LOCATION: 1055 Tennant Way, City of Longview, WA 98632

ASSOCIATED CASES: None.

ZONING DISTRICT: Mixed Use Commercial Industrial (C/I)

BACKGROUND AND PROPOSAL

The applicant proposed a short subdivision application to subdivide an existing developed lot on 1055 Tennant Way into two separate lots. The lot is developed with two different buildings utilized for two different uses. One of the buildings is operated as a car wash and gas station and the other building is used as an office and storage building. The applicant proposed to subdivide the property and place the buildings on separate lots. As part of the subdivision process, each newly created lot is required to meet the site zoning district development standards. The subject site is zoned as Mixed Use Commercial Industrial (C/I) and requires a 10-foot rear and side setback. The applicant proposes to subdivide the property with a three-foot side setback for Lot 1(car wash & gas station) and three-foot for Lot 2 (office/storage building).

Neighboring land uses include:

North – Commercial.

South – Industrial.

East – Commercial.

West – Residential.

The Comprehensive Plan classification for the property is Industrial

In accordance with LMC §19.12.090(1), written notice of the public hearing for the Variance request was mailed to the applicant and to the owners of all properties adjacent to or abutting this proposal on Wednesday September 30th, 2025 [Exhibit B].

Postings and legal notices are not required for Variance requests.

SEPA DETERMINATION

A State Environmental Policy Act checklist was not required.

CRITICAL AREA ORDINANCE REQUIREMENTS

There are no mapped critical areas on the property.

APPLICABLE CODE SECTIONS

LMC 19.58.030 Dimensional Standards

(1) No building, structure or use shall hereafter be erected, constructed or established on a lot that does not meet the requirements for lots as contained in this chapter and for the district in which said lot is located, except for nonconforming lots of record as defined in Chapter 19.09 LMC.

LMC 19.12.140 Variance permits – Authority to issue.

The board may authorize the granting of variances from the zoning ordinance of the city, by the building official, where compliance therewith is impractical or impossible. No application for a variance shall be granted unless the board finds:

- (1) The variance will not constitute a grant of special privileges inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property on behalf of which the application was filed is located; and
- (2) That such variance is necessary, because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located; and

(3) That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated; and

(4) The need for the variance is not the result of any action taken by the applicant. (Ord. 3122 § 10, 2010; Ord. 1620 § 1, 1973).

STAFF ANALYSIS

In reviewing LMC §19.12.140, which contains the criteria that shall guide the Board during their review of this petition, staff finds the following:

(1) The variance will not constitute a grant of special privileges inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property on behalf of which the application was filed is located; and

The proposed variance does not a grant special privileges inconsistent with the limitation upon uses of other properties in the vicinity and zone. The existing buildings were legally constructed in 1994 under the development standards in effect at that time. No new construction or change of use is proposed. The variance request is only limited to allowing the property to be subdivided so that each existing building can be placed on its own lot. This is consistent with the rights and privileges that are available to other properties in the Mixed Use Commercial Industrial (C/I) district and does not grant a special privilege.

Additionally, based on the site location in the mixed commercial industrial (C/I) zoning district, there are other developments that were developed in accordance with previous adopted code. Some of those developments are currently operating under previous standards and the proposed variance would extend the same privileges to the applicant properties as those other development.

(2) That such variance is necessary because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located; and

The variance is necessary due to special circumstance as the site is already developed with buildings developed to previous zoning code standards. The two buildings were constructed in 1994 under the development standards in place at that time, which required only a 3-foot setback for side and rear setbacks. The property was developed with the intent that it could eventually be subdivided, and the buildings were placed with that in mind. Since that time, the zoning code has been amended to require 10-foot side and rear setbacks. This change creates a special circumstance where buildings that were legally built and have existed in their current condition for more than 30 years no longer meet current standards.

As noted above, the buildings were constructed in accordance with previous zoning code standards with the intention to be further subdivided. Without the variance, the applicant would not be able to subdivide the property so that each building is on its own lot, and therefore denying the applicant rights and privileges permitted to other properties in the vicinity.

(3) That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated; and

Granting the requested variance will not be materially detrimental to the public welfare nor injurious to surrounding properties or improvements within the vicinity or the Mixed Use Commercial Industrial (C/I) zoning district. The buildings have been in place for more than 31 years under the same conditions with no known adverse impacts.

Additionally, the subdivision associated with the variance request does not involve new construction or addition to the existing buildings but simply allows the property to be subdivided so that each existing building is on its own lot. Since the buildings were originally built to meet the code standards in effect at the time, and because they have operated without issue since then, allowing the reduced setbacks will not be materially detrimental to the public welfare

Moreover, any potential impacts associated with the reduced setbacks can be appropriately addressed through the attached condition of approval requiring fire resistive construction for exterior walls not meeting current setbacks requirements. This condition ensures that fire safety and public welfare concerns are mitigated in a manner that does not currently exist and maintains consistency with building code.

(4) The need for the variance is not the result of any action taken by the applicant.

The existing buildings on the site were originally reviewed and approved in 1994, with the clear intent that the property could eventually be subdivided. At the time of approval, the zoning code required only a 3-foot setback for both side and rear setbacks, and the buildings were constructed in full compliance with those standards.

The current standards now require a 10-foot side and rear setback, which creates a conflict for the applicant as the existing structures cannot reasonably be modified to meet a standard that did not exist when they were built. Therefore, the need for the variance is only due because the zoning code standards have changed since the time of original development not because of any actions taken by the applicant.

STAFF FINDINGS

1. Approval of the variance does not grant a special privilege. The request does not propose a new use or expanded development but simply allows subdivision, so each existing building is on its own lot, a right consistent with other developed properties in the vicinity.
2. The variance is necessary due to a special circumstance created by an existing site legally developed to previous zoning standards. The two buildings were legally constructed in

1994 under the 3-foot setback standards then in effect, but current code requires 10-foot setbacks. Without the variance, the property could not be subdivided so that each building is on its own lot.

3. Granting the variance will not be detrimental to the public welfare or surrounding properties as the existing buildings have been in place for over 30 years without known adverse impacts. The request involves no new construction, only a subdivision so each building may be placed on its own lot.
4. The attached condition of approval for additional fire wall construction ensures mitigation for potential impacts for the proximity of the structures, increasing the level of fire safety for the area.
5. The need for the variance is not due to any action taken by the applicant.

CONDITON OF APPROVAL

1. The applicant shall ensure that the placement of the new property line between the two existing buildings complies with International Building Code (IBC) Section 705 and Table 705.5. Exterior walls shall meet all fire-resistive construction requirements applicable to buildings adjacent to a property line. At least 1-hour fire resistance rating of the car wash building's east wall (on proposed Lot 1) is required, and at least 1-hour fire resistance rating of the existing building's west wall (on proposed Lot 2) is required. Up to a 2-hour rating may be required depending on the occupancy classification in this existing building.

RECOMMENDATION

Motion to grant approval for Variance request ABA2025-10 by Steve Lemmons based on the findings and conclusions and subject to the conditions in the staff report dated October 6th , 2025

EXHIBITS

- A. Variance application.
- B. Notice to Neighbors.
- C. Site Plan
- D. Aerial Image

Staff Report Date: October 6, 2025.



Variance Application

Community Development Department ♦ 1525 Broadway, P.O. Box 128 ♦ Longview, WA 98632 ♦ 360.442.5086/Fax 360.442.5953

Application for a Variance to the Longview Zoning Ordinance (Title 19)

THIS SECTION FOR OFFICE USE ONLY:

LMC 19.12

Application Number: _____

Related Case Number(s): _____

I hereby apply for a **Variance** to the following section of the Longview Municipal Code (LMC):

MU-C/1 The reason I am requesting a variance is because: OWNERS DESIRE TO SUB-DIVIDE LOT FOR FUTURE SALE OF A PORTION OF THE PROPERTY

at Street: 1005 TENNANT WAY, City of Longview, Washington.

Lot No. _____ Block No. _____ Subdivision/Addition: _____

Zoning District: _____

Applicant: STEVEN W + CHRISTY A LEMMONS Phone: 360-430-3285
(Print All Information)

Contact Name: STEVE LEMMONS Fax: _____

Mailing Address: P.O. Box 1074
(Street or PO Box)

City: LONGVIEW State: WA Zip: 98632

Is the applicant the property owner? YES NO If not, complete the following section.

Relationship to Owner: _____

Property Owner: _____ Phone: _____
(Print All Information)

Mailing Address: _____
(Street or PO Box)

City: _____ State: _____ Zip: _____

Justification attach additional sheets as necessary:

a. Describe the physical conditions and circumstances of the property (lot shape, slope, building location, easements, etc.) and how they affect the project for which the variance is being requested: PROPERTY CONSISTS OF 3 BUILDINGS; STORE, CAR WASH

AND SHOP/OFFICE BUILDING. ALL WERE BUILT IN 1994, PLANS APPROVED AND PERMITS ISSUED BY CITY OF LONGVIEW.

b. Describe how the conditions and circumstances are peculiar to the property, do not apply to other properties in the zoning district, and how a special privilege will not be conferred by granting of the variance: PROPERTY WAS DEVELOPED WITH INTENT OF DIVIDING

IN THE FUTURE. ALL SETBACK REQUIREMENTS WERE MET. WE ARE NOT REQUESTING TO MODIFY OR ADD ON TO ANY BUILDING.

c. Describe how literal interpretation of the zoning ordinance affects your rights (ability to use the property):

CURRENT ORDINANCE PREVENTS DIVISION OF THE PROPERTY

d. Did any of the conditions and circumstances of the property described above result from your actions?

Yes

No

Explain: CONDITIONS AND CIRCUMSTANCES ARE

RESULT OF CHANGES TO SETBACK REQUIREMENTS OF THE LMC.

e. Explain how the requested variance is the minimum necessary to make reasonable use of the property:

VARIANCE WOULD ALLOW SUB-DIVISION OF PROPERTY WITHOUT MODIFICATION OF EXISTING BUILDINGS AT GREAT EXPENSE

f. Explain how the requested variance will be in harmony with the purpose and intent of the zoning ordinance, will not be injurious to the neighborhood, or detrimental to the public welfare: _____

IF ALLOWED, VARIANCE WILL NOT RESULT IN ANY CHANGES TO BUILDINGS, PUBLIC'S VIEW OF BUILDINGS, OR PUBLIC WELFARE.

NOTICE TO APPLICANT:

According to the Longview Municipal Code, the Appeal Board of Adjustment may authorize the granting of a variance to the zoning ordinance where compliance with the requirements of the zoning ordinance are impractical or impossible. No application for a variance shall be granted unless the Board finds:

1. The variance will not constitute a grant of special privileges inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the subject property is located; and
2. That such variance is necessary, because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located; and
3. That the granting of the variance(s) requested will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated.

FILING FEES:

Public Hearing Fee:	\$1,087.00
SEPA Review Fee, if applicable: (DNS \$543.00/MDNS \$815.00).....	\$
Total Fees:	\$
Comments: _____	

LONGVIEW APPEAL BOARD OF ADJUSTMENT:

Public Hearing Scheduled: Date: _____ 4:30 PM

Comments: _____

FOR STAFF USE:

- _____ Legal Description of Property.
- _____ Site Plan and/or building elevations, floor plans.
- _____ Copy of Deed Restrictions and Restrictive Covenants (CCR's).
- _____ Responses to the justification section addressing the nature of and reason for the variance, and information demonstrating that the requested variance conforms to the requirements contained in LMC 19.12.140.
- _____ Certificate of Appropriateness issued by the Historic Preservation Commission, if applicable.

Comments: _____

NOTES TO APPLICANT/OWNER:

1. If the Appeal Board of Adjustment or City Staff determine that additional and/or revised information is needed, and/or if other unforeseen circumstances arise, any dates outlined for processing the application may be rescheduled by the City.
2. All items shall be completed as determined by the Community Development Department prior to the application being deemed complete for processing.
3. All costs incurred by the City in reviewing this application shall be paid prior to any public hearings.
4. The applicant or authorized representative must attend the Appeal Board of Adjustment public hearing.

Comments: _____

SIGNATURES:

I/we understand that if it is determined the application is not complete, the City shall immediately reject the application and identify in writing what is needed to make the application complete for a public hearing. No public hearings will be scheduled on this application until all outstanding issues have been resolved and the application is considered complete.

I/we agree that the City of Longview staff may enter upon the subject property at any reasonable time to consider the merits of the application, to make assessments, take photographs and to post public hearing notices.

The information provided is "said to be true under penalty of perjury by the Laws of the State of Washington."

Signature of Applicant: Steu W Lemmon Date: 8-28-25

Signature of Property Owner: Steu W Lemmon Date: 8-28-25

Signature of Property Owner: Christy A. Lemmons Date: 8-28-25
(if different from property owner)



September 30, 2025

NOTICE OF PUBLIC HEARING

Longview Appeal Board of Adjustment

4:30 P.M. Tuesday, October 14th, 2025, for a ‘hybrid’ in-person or virtual meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/81922908550>

Or phone in for audio only: (253) 215 8782 or (408) 638 0968

Webinar ID: 819 2290 8550

Case No: ABA 2025-10

Applicant: Steve Lemmons

Location: 1055 Tennant, Longview, WA 98632

Request: **Request for a variance in accordance with LMC 19.12.140 & LMC 19.58.030. Applicant is requesting a variance from the minimum required 10 feet side setback and 10 feet rear setback in the Mixed Use Commercial industrial (MU C/I) zoning district and proposing 3 feet for both side and rear setback.**

Why You Are Receiving This Notice: You own real property located adjacent to or abutting the property affected by the Special Property Use request. The Longview Municipal Code requires all property owners owning real property located adjacent to or abutting a land use proposal subject to a public hearing to be notified of the proposal and of the hearing date, place, and time. Contact: Irene Rutikanga, Planner 360-442-5083

Copies of the associated documents are available for review online at mylongview.com under ‘Agendas & Minutes’ one week in advance of the Public Hearing.

Comments: If you would like to provide comments in writing on this proposal, please submit them **no later than 4:00 p.m. Tuesday, October 14th, 2025**, to the City of Longview Community Development Department, PO Box 128, Longview, WA 98632, **ATTN: Irene Rutikanga, Planner.** For electronic comments, provide your comments along with full name, address, and contact information to irener@ci.longview.wa.us **RE: ABA 2025-10**

Public Hearing: You are invited to attend the Appeal Board of Adjustment public hearing scheduled for 4:30 P.M. Tuesday, October 14th, 2025, either in-person at Longview City Hall Council Chambers, 1525 Broadway Street, OR on the virtual meeting platform Zoom (online or phone-in).

Please contact the City Clerk's Office at 360-442-5041 with any accessibility requests.

Location: 1055 Tennant Way



Notice filed by:
Irene Rutikanga, Planner
Community Development Department, City of Longview

PARCEL NUMBER(S): 08426

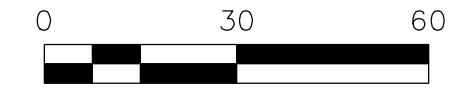
REFERENCE SURVEYS

- 1) REASSESSORS PLAT NO. 4, FILED IN VOL. 8 OF PLATS, PG. 28
- 2) RECORD OF SURVEY FILED IN VOL. 6, PG. 235, BY LS 10997
- 3) RECORD OF SURVEY FILED IN VOL. 8, PG. 87, BY LS 21711
- 4) RECORD OF SURVEY FILED IN VOL. 7, PG. 209, BY LS 10997

LEGEND

- = SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP: K, BLUHM LS 29269
- = FOUND AS NOTED
- ◆ = ANGLE POINT AND/OR INTERSECTING POINT (NOT SET)
- X — = FENCE LINE AS LOCATED
- G = GAS METER
- ☒ = POWER TRANSFORMER
- W = WATER METER
- ☐ = CATCH BASIN
- S = SANITARY SEWER MANHOLE
- ⊕ = FIRE HYDRANT
- ⊕W = WATER VALVE
- P = POWER VAULT
- T = TELEPHONE PEDESTAL
- ⊕P = POWER POLE
- P — = POWER POLE ANCHOR
- ⊕L = LIGHT POLE
- ▨ = CONCRETE SURFACE
- ▩ = BUILDING

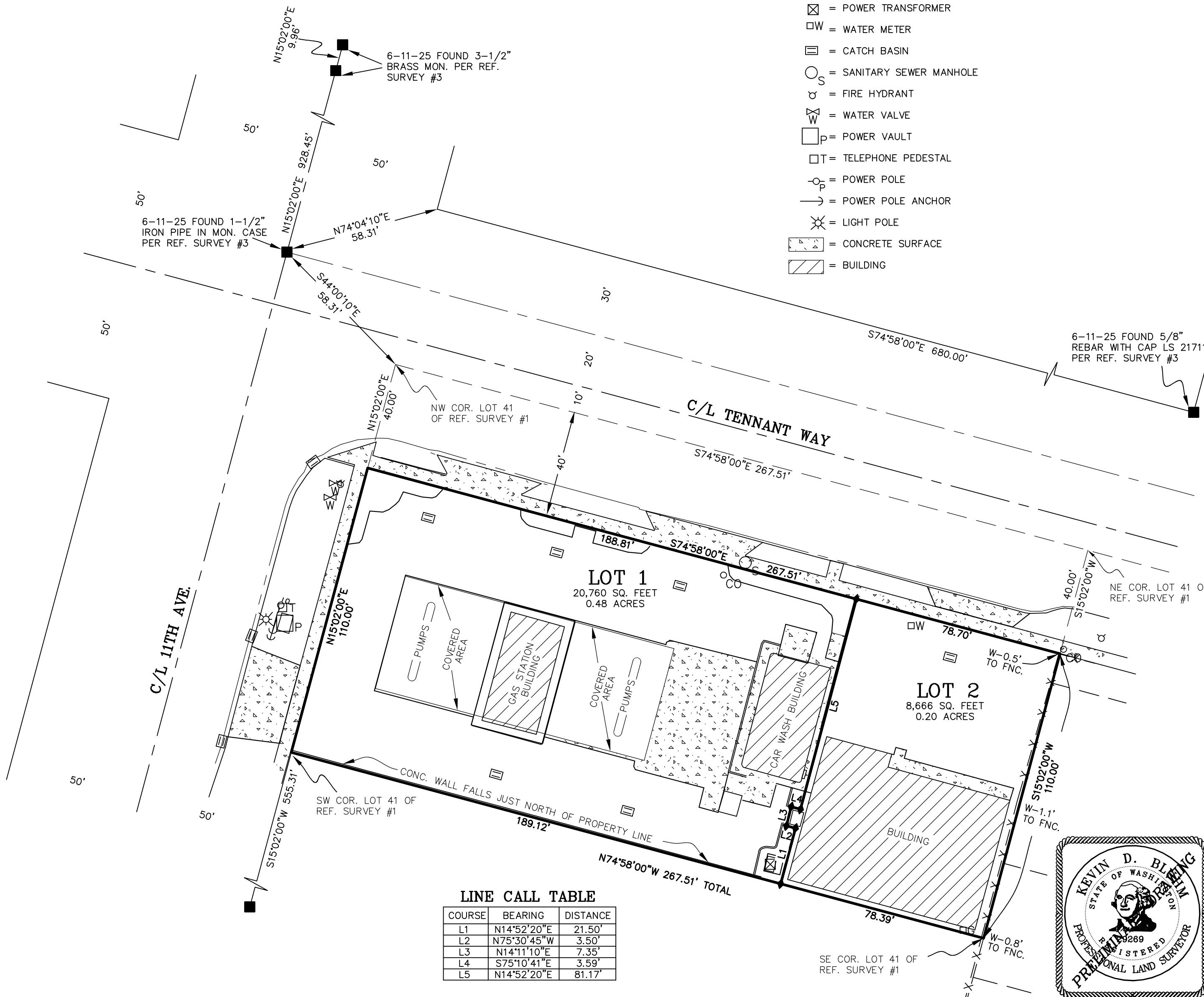
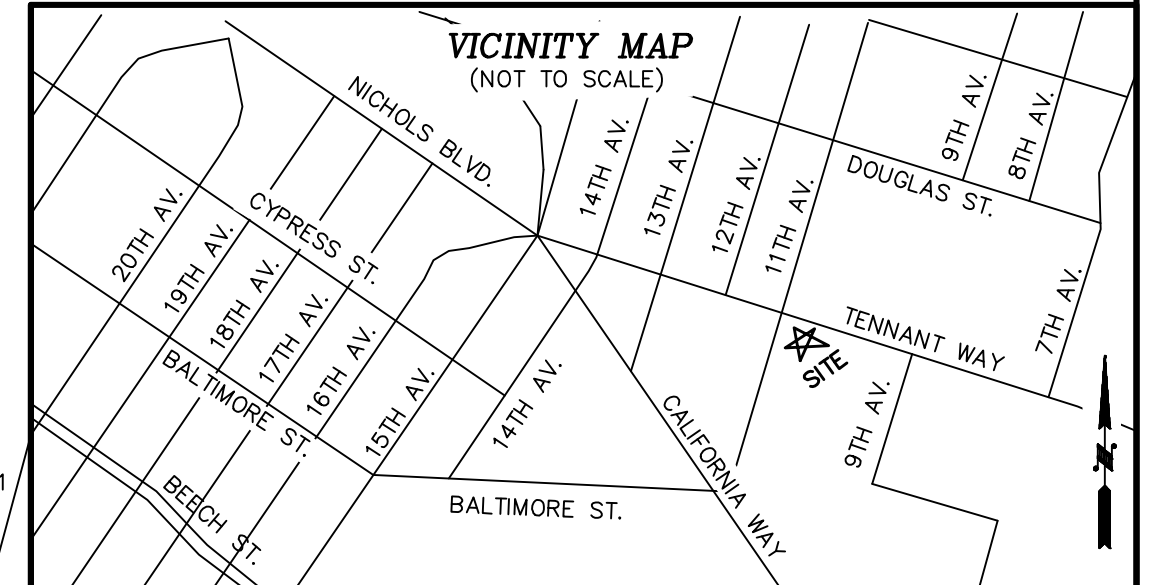
**CITY OF LONGVIEW
SHORT PLAT NO.
PART OF THE NATHANIEL STONE D.L.C.
(NW1/4 NE1/4) OF SECTION 4,
TOWNSHIP 7 NORTH, RANGE 2 WEST, W.M.
COWLITZ COUNTY, WASHINGTON**



BASIS OF BEARING: RECORD OF SURVEY FILED IN VOLUME 6, PAGE 235, RECORDS OF COWLITZ COUNTY, WASHINGTON.

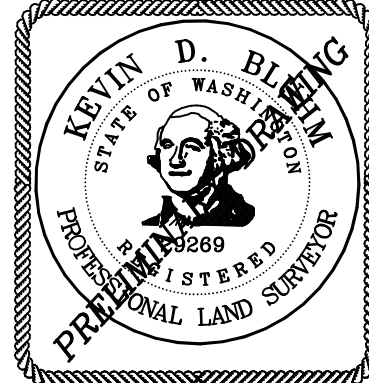
METHOD OF SURVEY

CONTROL USING TOPCON GPS RECEIVERS AND 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.



LINE CALL TABLE

COURSE	BEARING	DISTANCE
L1	N14°52'20"E	21.50'
L2	N75°30'45"W	3.50'
L3	N14°11'10"E	7.35'
L4	S75°10'41"E	3.59'
L5	N14°52'20"E	81.17'



COWLITZ COUNTY TREASURER
I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR OF ____.

CITY OF LONGVIEW PUBLIC WORKS
EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____.

CITY OF LONGVIEW COMMUNITY DEVELOPMENT
EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____.

OWNERS
THE OWNER(S) HEREBY DECLARES THAT THE DESCRIBED PARCEL HAS NOT BEEN SUBDIVIDED IN THE PREVIOUS 5 YEARS.

SIGNED: _____ DATE _____

SIGNED: _____ DATE _____

STATE OF WASHINGTON }
COUNTY OF _____ } SS

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE SIGNED THE SAME AS HIS/HER 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 _____.

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS ____ DAY OF _____, 20____ AT _____ M. IN BOOK _____ OF SP., _____ AT PAGE _____ AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.

DEPUTY COUNTY AUDITOR _____

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF STEVE LEMMONS IN MAY _____, 2025.

KEVIN BLUHM - LICENSE NO. 29269

LOT ZONING = MU-C/I MIXED USE COMM/IND DIST.

ORIGINAL DESCRIPTION
STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FILE NUMBER 931216088, RECORDS OF COWLITZ COUNTY, WASHINGTON.

ADDRESSES
LOT 1 1055 TENNANT WAY
LOT 2 1005 TENNANT WAY

Bluhm & Associates
1068 S. MARKET BLVD.
CHEHALIS, WA 98532
PHONE (360) 748-1551
FAX (360) 748-6282
E-MAIL: kbluhm@surveyservices.com

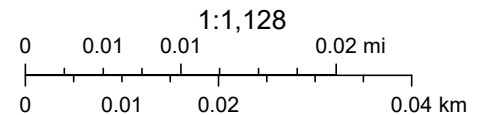
Land Surveyors, Inc.

DRAWN BY: JOHN FOSS DATE: 7-8-25 JOB# 25-250
CHECKED BY: KEVIN BLUHM SCALE: 1" = 30' FB# 2367
SHEET 1 OF 1

City of Longview



10/7/2025, 10:47:41 AM



- World_Transportation
- Override 1
- Override 1
- Parcels
- Longview City Boundary
- Unit Addresses
- Site Addresses

Esri, HERE, Garmin, (c) OpenStreetMap contributors, Cowitz County GIS Department, Cowitz County Assessor, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c)