

April 10, 2017

The Chehalis city council met in regular session on Monday, April 10, in the Chehalis city hall. Mayor Dennis Dawes called the meeting to order at 5:00 p.m. with the following council members present: Terry Harris, Tony Ketchum, Dr. Isaac Pope, Bob Spahr, and Chad Taylor. Councilor Daryl Lund was absent (excused). Staff present included: Jill Anderson, City Manager; David Fleckenstein, Airport Manager; Caryn Foley, City Clerk; Bill Hillier, City Attorney; Trent Loughheed, Community Development Director; Rick Sahlin, Public Works Director; Glenn Schaffer, Police Chief; Judy Schave, Human Resources/Risk Manager; and Dave Vasilauskas, Water Superintendent.

**1. Public Hearing – Application to Rezone Property at 1856 SW Hubbard Lane.** Mayor Dawes recessed the regular meeting and opened the public hearing. Community Development Director Trent Loughheed stated all of the parcels fronting Market Boulevard are zoned Commercial General, but the subject parcel is zoned residential. If the parcel was developed to be a residential lot you would want access off of Hubbard Lane and not between businesses in a commercially-zoned area. He stated the lot is more at level with Market Boulevard than it is with Hubbard Lane. He believed that when the area was originally zoned for the subject lot, they looked at what was adjacent to the lot instead of where the lot would be accessed from, and it makes sense that the lot would be accessed from the commercial side. The request was originally reviewed by the city's Development Review Committee (DRC) and they recommended approval of the rezone with conditions:

- 1. The rezone is feasible, however, the storm water system shall be corrected to meet the minimum requirements of the Chehalis Municipal Code; specifically Chapter 15. This will require a storm water master plan to be submitted and approved incorporating storm water management of all land within this parcel. The storm water master plan shall address the existing non-conforming and/or failing storm water facilities at the site. This shall be fully implemented prior to any other permits being issued for this parcel.*
- 2. Access for ingress/egress shall be allowed only from Market Boulevard and not through the residential neighborhood on SW Hubbard Lane. Easements shall be recorded by the owner of record.*
- 3. Due to the proximity of the parcel to residential lots, it is recommended that a fence be constructed to separate the parcel from residential uses to the south. This fence should be a minimum of five (5) feet in height. It is also recommended that landscaping be required to be installed to visually separate the two land uses and create a buffer between them.*
- 4. It is not clearly demonstrated that this rezone meets the intent of the code. Therefore it shall be up to the reviewing bodies (Planning Commission and City Council) to decide if this rezone should be granted.*

Mayor Dawes asked if access to Market Boulevard would have to be through an agreement with an adjoining property owner. Mr. Loughheed stated the applicant owns the property adjacent to Market. He stated it was likely that a boundary line adjustment or lot consolidation would be requested if the rezone is approved. He stated the property is landlocked and the owner would probably have to seek a legal determination to access the property if the rezone was denied.

Councilor Spahr stated the agenda item included letters from area property owners who don't object to the rezone, but do object to what has been done to the property in the past, which has created problems for them. The rezone wouldn't fix their problem today, but when a project is proposed, it will be addressed.

Councilor Harris asked why the storm water issue can't be addressed until a development application is submitted. He also wondered what type of business might end up being there that could potentially create noise near a residential area. Mr. Loughheed believed the property owner plans to use the property in a similar fashion as it is being used now, and any use would have to comply with the zoning designation.

Mayor Dawes asked if anyone wished to speak on the proposed rezone. There being no public comment, Mayor Dawes closed the public hearing and reopened the regular meeting at 5:13 p.m.

**2. Ordinance No. 967-B, First Reading – Rezoning Property at 1856 SW Hubbard Lane from R-2 Medium Density Residential to CG Commercial General.** Councilor Ketchum moved to accept the recommendation of the Chehalis Planning Commission, including the conditions recommended by the City Development Review Committee, and pass Ordinance

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No. 967-B on first reading to approve the rezone of 1856 SW Hubbard Lane from R-2 Medium Density Residential to CG Commercial General. The motion was seconded by Councilor Taylor and carried unanimously.

3. **Consent Calendar.** Councilor Ketchum moved to approve the consent calendar comprised of the following:

a. Minutes of the regular meeting of March 27, 2017;

b. March 31, 2017 Claim Vouchers No. 118676-118804 in the amount of \$303,766.69; and March 31, 2017, Payroll Vouchers No. 39444-39491, Direct Deposit Payroll Vouchers No. 8095-8192, and Electronic Federal Tax Payment No. 170 in the amount of \$811,073.90.

c. Change and Field Orders in the amount of \$51,252 to Prospect Construction, Inc., for the Redundant Flocculation Basin Project;

d. Contribute \$15,000 to the Lewis Economic Development Council for continued flood mitigation work; and

e. Resolution No. 3-2017, first and final reading – declaring property to be surplus.

The motion was seconded by Councilor Taylor and carried unanimously.

4. **Agreement with Lewis Economic Development Council (EDC) to Provide Economic Development Services.**

City Manager Anderson stated this was a review of the agreement the city has with the EDC and is essentially a continuation with minor changes of the work already being done by the EDC. The city has enjoyed a good partnership with the EDC.

Councilor Taylor moved that the council authorize the City Manager to execute the agreement between the city and the EDC to provide economic development and recruitment services to the city of Chehalis. The motion was seconded by Councilor Harris and carried unanimously.

Matt Matayoshi, Executive Director of the EDC, thanked the council for its continued support and he sees the relationship between the city and the EDC as a good one to move forward job creation and retention. The EDC is appreciative of Councilor Spahr's participation on its board of directors. The EDC is currently working with a number of companies that add up to about 1,000 potential jobs to be created in the city's urban growth area, and they are working closely with the Port of Chehalis to move those projects forward, as well as some smaller projects.

5. **Councilor Reports/Committee Updates.**

a. **Mayor Dawes.** A meeting is tentatively scheduled for Wednesday with Fire District No. 6. City Manager Anderson will confirm the meeting with the district and inform the council subcommittee. Mayor Dawes stated one of the next steps is to have a facilitator determine the facts and figures needed to go to the next step. The council subcommittee asked for the council's consensus on splitting the cost of a facilitator with the District. The council concurred. Any agreement with a facilitator would require council approval.

6. **Executive Session.** At 5:22 p.m., Mayor Dawes announced the council would be in executive session pursuant to RCW 42.30.140(4)(a) – Collective Bargaining not to exceed 60 minutes and there would be no decisions following conclusion of the executive session. Mayor Dawes closed the regular and the council convened into executive session at 5:25 p.m. The regular meeting was reopened at 6:20 p.m., and there being no further business to come before the council, the meeting was immediately adjourned.

Dennis L. Dawes, Mayor

Attest:  
Caryn Foley, City Clerk

Approved:  
Initials: cf