

**Chehalis City Council**  
Regular Meeting Minutes  
October 24, 2022  
5:00 p.m.

**Council Present:** Mayor Ketchum, Councilmember McDougall, Councilmember Lord, Councilmember Spahr, Councilmember Carns, Councilmember Pope (virtual attendance), Councilmember Lund (virtual attendance)

**Council Absent:**

**Staff Present:** Jill Anderson, City Manager; Kassi Mackie, City Clerk; Erin Hillier, City Attorney; Chun Saul, Finance Director; Lance Bunker, Public Works Director; Josh Drummond, Building Inspector/Code Compliance; Tammy Baraconi, Building and Planning Manager; Adam Miller, Firefighter; Pat Glover, Firefighter; Cassie Frazier, Administrative Assistant

**Public Present:**

1. **Call to Order:**  
Mayor Ketchum called the meeting to order at 5:00 p.m.
2. **Pledge of Allegiance**  
Councilmember McDougall led the flag salute.
3. **Approval of Agenda**  
Mayor Ketchum noted two changes to the agenda, the removal of item #10. This will allow for second reading of Ordinances 1035-1057 to be scheduled for the November 14<sup>th</sup> meeting.

*A motion was made by Councilmember Spahr, seconded by Councilmember Lord, to approve the agenda as amended. Motion carried unanimously.*

**PROCLAMATIONS/PRESENTATIONS**

4. Mayor Ketchum presented the proclamation honoring first responders to Lance Bunker, Public Works Director, Matt McKnight, Deputy Police Chief, and Firefighters Glover and Miller.

**CONSENT CALENDAR**

5. **Minutes of the Regular City Council Meeting of October 10, 2022**
6. **Vouchers and Transfers- Accounts Payable in the Amount of \$461,059.56 dated October 15, 2022**
7. **Resolution 15-2022, Surplus Property**
8. **Appointment of Kathy Smith to Historic Preservation Commission**

*A motion was duly made and passed approving the items on the Consent Calendar as though acted on individually.*

CITIZENS BUSINESSNEW BUSINESS

9. **Consider Amendment to LeMay Franchise Agreement**  
Councilmember Lord and Mayor Ketchum expressed concerns about the increases proposed. Council was in favor of finding a local CPI to use to calculate the costs. LeMay will return at the November 14<sup>th</sup> meeting.
10. **Ordinance No. 1035-B, Comprehensive Plan Chapter Updates (Building and Planning Manager)**  
*A motion was made by Councilmember Spahr, seconded by Councilmember Lord, to approve Ordinance No. 1035-B on first reading. Motion carried unanimously.*
11. **Ordinance No. 1036-B, General Update to Land Use Map-Land Use (Building and Planning Manager)**  
Building and Planning Manager Tammy Baraconi provided a brief overview of the proposed ordinances.  
*A motion was made by Councilmember Spahr, seconded by Councilmember Lord, to approve Ordinance No. 1036-B on first reading. Motion carried unanimously.*
12. **Ordinance No. 1047-B, General Update to Land Use Map-Zoning (Building and Planning Manager)**  
*A motion was made by Councilmember Spahr, seconded by Councilmember Lord, to approve Ordinance No. 1047-B on first reading. Motion carried unanimously.*
13. **Ordinance No. 1037-B, RZ-21-001 Hosanna Lane Parcel No. 017875055031 (Building and Planning Manager)**  
Tammy Baraconi corrected the name from Hosanna Lane to Hannah Lane.  
*A motion was made by Councilmember Spahr, seconded by Councilmember Lord, to deny Ordinance No. 1037-B on first reading. Motion carried unanimously.*
14. **Ordinance No. 1048-B, RZ-21-001 Hosanna Lane Parcel No. 017875055031 Rezone (Building and Planning Manager)**  
Tammy Baraconi corrected the name from Hosanna Lane to Hannah Lane.  
*A motion was made by Councilmember Spahr, seconded by Councilmember Lord, to deny Ordinance No. 1048-B on first reading. Motion carried unanimously.*
15. **Ordinance No. 1038-B, RZ-22-003 233 S. Market Blvd Parcel Nos. 004236001000 and 004236002000 Rezone (Building and Planning Manager)**

Building and Planning Manager Tammy Baraconi noted that the updated map has not been received from Lewis County yet, but that it would be updated as soon as it is received.

*A motion was made by Councilmember Spahr, seconded by Councilmember Lord, to approve Ordinance No. 1038-B along with any additional parcel(s) as reflected by the current County assessment on first reading. Motion carried unanimously.*

16. Ordinance No. 1049-B, RZ-22-003 233 S. Market Blvd Parcel Nos. 004236001000 and 004236002000 Rezone (Building and Planning Manager)

Building and Planning Manager Tammy Baraconi noted that the updated map has not been received from Lewis County yet, but that it would be updated as soon as it is received.

*A motion was made by Councilmember Spahr, seconded by Councilmember Lord, to approve Ordinance No. 1049-B along with any additional parcel(s) as reflected by the current County assessment on first reading. Motion carried unanimously.*

17. Ordinance No. 1039-B, RZ-22-004 0 SE Washington and 0 SE 12<sup>th</sup> St Parcel Nos. 005490001000, 005490000000, 005492002000, and 005604192001 Rezone (Building and Planning Manager)

*A motion was made by Councilmember Spahr, seconded by Councilmember Lord, to approve Ordinance No. 1039-B on first reading with an amendment to Section 1 in the changing "Single Family" to "Mixed Residential" and adding the 005604192001 to the Ordinance. Motion carried unanimously.*

18. Ordinance No. 1050-B, RZ-22-004 0 SE Washington and 0 SE 12<sup>th</sup> St Parcel Nos. 005490001000, 005490000000, 005492002000, and 005604192001 Rezone (Building and Planning Manager)

*A motion was made by Councilmember Spahr, seconded by Councilmember Lord, to approve Ordinance No. 1050-B on first reading with an amendment to Section 1 in the ordinance changing "Single Family" changed to "Mixed Residential" and adding the 005604192001 to the Ordinance. Motion carried unanimously.*

19. Ordinance No. 1040-B, RZ-22-010 2118 Jackson Hwy Parcel No's. 005605069022 and 005605069024 Requesting CG to MRC (Building and Planning Manager)

Chris Aldrich with RB Engineering requested that Parcel 005605069024 be included in this rezone request as well.

*A motion was made by Councilmember Spahr, seconded by Councilmember Lord, to approve Ordinance No. 1040-B on first reading with the following amendment to Section 1. "Single Family Low Density" to "Mixed Residential/Commercial". Motion carried unanimously.*

*The motion was amended to include Parcel No. 005605069024. The amendment carried unanimously.*

20. Ordinance No. 1051-B, RZ-22-010 2118 Jackson Hwy Parcel No's. 005605069022 and 005605069024 requesting from CG to MRC (Building and Planning Manager)

Chris Aldrich with RB Engineering requested that Parcel 005605069024 be included in this rezone request as well.

*A motion was made by Councilmember Spahr, seconded by Councilmember Lord, to approve Ordinance No. 1051-B on first reading with the following amendment to Section 1. "Single Family Low Density" to "Mixed Residential/Commercial. Motion carried unanimously.*

*The motion was amended to include Parcel No. 005605069024. The amendment carried unanimously.*

21. Ordinance No. 1041-B, RZ-22-005 0 SW 21<sup>st</sup> St Parcel No. 005604183244 Rezone (Building and Planning Manager)

*A motion was made by Councilmember Spahr, seconded by Councilmember Lord, to approve Ordinance No. 1041-B on first reading.*

22. Ordinance No. 1052-B, RZ-22-005 0 SW 21<sup>st</sup> St Parcel No. 005604183244 Requesting R-1 to R-4 (Building and Planning Manager)

*A motion was made by Councilmember Spahr, seconded by Councilmember Lord, to approve Ordinance No. 1052-B on first reading.*

23. Ordinance No. 1042-B, RZ-22-008 2215 Jackson Hwy Parcel No. 010785001000 Requesting CG to R-1 Single Family Low Density. (Building and Planning Manager)

*A motion was made by Councilmember Spahr, seconded by Councilmember Lord, to approve Ordinance No. 1042-B on first reading with amendments to Section 1 for accuracy and for staff to reach out to the homeowner to discuss a change to Mixed Commercial Residential. Motion carried unanimously.*

24. Ordinance No. 1053-B, RZ-22-008 2215 Jackson Hwy Parcel No. 010785001000 Requesting CG to R-1 Single Family Low Density. (Building and Planning Manager)

*A motion was made by Councilmember Spahr, seconded by Councilmember Lord, to approve Ordinance No. 1053-B on first reading with amendments to Section 1 for accuracy and for staff to reach out to the homeowner to discuss a change to Mixed Commercial Residential. Motion carried unanimously.*

25. Ordinance No. 1043-B, RZ-22-002 2643 Jackson Hwy Parcel Nos. 017737001000 and 017736001000 Rezone (Building and Planning Manager)

City Attorney Erin Hillier mentioned the need to double-check the ordinances for CG instead of GC. The City's Zoning Map refers to General Commercial as CG, not GC, so CG and GC are used interchangeably in discussions.

*A motion was made by Councilmember Spahr, seconded by Councilmember Lord, to approve Ordinance No. 1043-B on first reading. Motion carried unanimously.*

26. Ordinance No. 1054-B, RZ-22-002 2643 Jackson Hwy Parcel Nos. 017737001000 and 017736001000 Requesting CG to R-1 (Building and Planning Manager)

*A motion was made by Councilmember Spahr, seconded by Councilmember Lord, to approve Ordinance No. 1054-B on first reading. Motion carried unanimously.*

27. Ordinance No. 1044-B, RZ-22-007 2951 Jackson Hwy Parcel Nos. 017808001006, 017808001044, 017855001001, and 017855001002 requesting RUGA to R-4 (Building and Planning Manager)

*A motion was made by Councilmember Spahr, seconded by Councilmember Lord, to approve Ordinance No. 1044-B on first reading with the amendment from "Single Family Low Residential (R1) TO Mixed Residential" to "RUGA to R4 High Density Residential" and Section 1 should be amended to include the parcel numbers and the Title should be updated to reflect the correct information. Motion carried unanimously.*

28. Ordinance No. 1055-B, RZ-22-007 2951 Jackson Hwy Parcel Nos. 017808001006, 017808001044, 017855001001, and 017855001002 Requesting RUGA to R-4 (Building and Planning Manager)

*A motion was made by Councilmember Spahr, seconded by Councilmember Lord, to approve Ordinance No. 1055-B on first reading. Motion carried unanimously.*

29. Ordinance No. 1045-B, RZ-22-009 2988 Jackson Hwy Parcel No. 017856001000 requesting R-1 to MRC (Mixed Residential Commercial) (Building and Planning Manager)

*A motion was made by Councilmember Spahr, seconded by Councilmember Lord, to approve Ordinance No. 1045-B on first reading. Motion carried unanimously.*

30. Ordinance No. 1056-B, RZ-22-009 2988 Jackson Hwy Parcel No. 017856001000 Requesting R-1 to MRC (Mixed Residential Commercial) (Building and Planning Manager)

*A motion was made by Councilmember Spahr, seconded by Councilmember Lord, to approve Ordinance No. 1056-B on first reading. Motion carried unanimously.*

31. Ordinance No. 1046-B, RZ-22-006 0 Bishop Rd Parcel No. 017857003006 requesting CG to R-1 (Building and Planning Manager)

*A motion was made by Councilmember Spahr, seconded by Councilmember Lord, to approve Ordinance No. 1046-B on first reading. Motion carried unanimously.*

32. Ordinance No. 1057-B, RZ-22-006 0 Bishop Rd Parcel No. 017857003006 Requesting CG to R-1 Single Family Residential (Building and Planning Manager)

*A motion was made by Councilmember Spahr, seconded by Councilmember Lord, to approve Ordinance No. 1057-B on first reading. Motion carried unanimously.*

**ADMINISTRATION AND CITY COUNCIL REPORTS**33. **City Manager Update**

City Manager Jill Anderson reminded the public of the numbers to call to report streetlight outages.

City Finance Director Chun Saul presented on the 3<sup>rd</sup> Quarter Financials for 2022.

34. **Councilor Reports/Committee Updates**

Councilmember Spahr provided a verbal report.

Councilmember McDougall provided a verbal report.

Mayor Ketchum provided a verbal report.

**ADMINISTRATION AND CITY COUNCIL REPORTS**35. **Pursuant to RCW:**

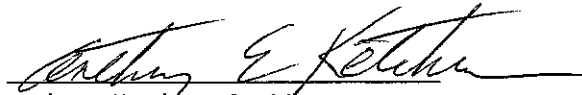
- a) 42.30.110(1)(i) -Litigation/Potential Litigation
- b) 42.30.110(1)(c) – Sale/Lease of Real Estate

***Mayor Ketchum adjourned the regular session at 6:55 p.m. and convened the executive session for 40 minutes or 7:40 p.m.***

***Mayor Ketchum adjourned the executive session at 7:40 p.m.***

**ADJOURNMENT**

***Mayor Ketchum adjourned the meeting 7:41 p.m.***

  
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Anthony Ketchum, Sr., Mayor  
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Attest: Kassi Mackie, City Clerk