

**CHEHALIS CITY COUNCIL AGENDA**  
 CITY HALL  
 350 N MARKET BLVD | CHEHALIS, WA 98532

Anthony E. Ketchum, Sr., District 3 Mayor		
Jerry Lord, District 1 Daryl J. Lund, District 2 Dr. Isaac S. Pope, District 4		Kate McDougall, Position at Large No. 1 Kevin Carns, Position at Large No. 2 Robert J. Spahr, Mayor Pro Tem, Position at Large No. 3

**Regular Meeting of Monday, October 24, 2022**

**5:00 pm**

***To access this meeting via Zoom:***

Meeting ID: 834 4212 6653

Pass Code: 674890

- |   |
|---|
| 1. <u>Call to Order</u> (Mayor Ketchum)<br>2. <u>Pledge of Allegiance</u> (Mayor Ketchum)<br>3. <u>Approval of Agenda</u> (Mayor Ketchum) |
|---|

<b>PROCLAMATIONS/PRESENTATIONS</b>
4. <u>Proclamation: First Responders Day</u>

<b>CONSENT CALENDAR</b>	<b>ADMINISTRATION RECOMMENDATION</b>	<b>PAGE</b>
5. <u>Minutes of the Regular Meeting October 10, 2022</u> (City Clerk)	APPROVE	1
6. <u>Vouchers and Transfers-Accounts Payable in the Amount of \$461,059.56</u> (Finance Director)	APPROVE	5
7. <u>Resolution No. 15-2022, Surplus Property</u> (City Clerk)	APPROVE	47
8. <u>Appointment of Kathy Smith to Historic Preservation Commission</u> (Building and Planning Manager)	APPROVE	53

<b>CITIZENS BUSINESS (PUBLIC COMMENT)</b>
Individuals wishing to provide public comments in general and on agenda items should submit comments by 4:00 pm on the day of the meeting. All comments received will be acknowledged by the Mayor under Citizens Business of this meeting agenda. Please use the following form to submit comments – <a href="https://www.ci.chehalis.wa.us/contact">https://www.ci.chehalis.wa.us/contact</a> . If you do not have computer access or would prefer to submit a comment verbally, please contact City Clerk Kassi Mackie at 360-345-1042 or at <a href="mailto:kmackie@ci.chehalis.wa.us">kmackie@ci.chehalis.wa.us</a> . Public comments will be limited to five (5) minutes.

NEW BUSINESS	ADMINISTRATION RECOMMENDATION	PAGE
9. <u>Consider Amendment to LeMay Franchise Agreement</u> (Public Works Director)	CONSIDER APPROVAL	55
10. <u>Consider Waiver of Second Reading for Ordinances 1035-B through 1057-B</u> (City Manager)	APPROVE	67
11. <u>Ordinance No. 1035-B, Comprehensive Plan Chapter Updates</u> (Building and Planning Manager)	APPROVE	69
12. <u>Ordinance No. 1036-B, General Update to Land Use Map-Land Use</u> (Building and Planning Manager)	APPROVE	145
13. <u>Ordinance No. 1047-B, General Update to Land Use Map-Zoning</u> (Building and Planning Manager)	APPROVE	145
14. <u>Ordinance No. 1037-B, RZ-21-001 Hosanna Lane Parcel No. 017875055031</u> (Building and Planning Manager)	DENY	155
15. <u>Ordinance No. 1048-B, RZ-21-001 Hosanna Lane Parcel No. 017875055031 Rezone</u> (Building and Planning Manager)	DENY	155
16. <u>Ordinance No. 1038-B, RZ-22-003 233 S. Market Blvd Parcel Nos. 004236001000 and 004236002000 Rezone</u> (Building and Planning Manager)	APPROVE	161
17. <u>Ordinance No. 1049-B, RZ-22-003 233 S. Market Blvd Parcel Nos. 004236001000 and 004236002000 Rezone</u> (Building and Planning Manager)	APPROVE	161
18. <u>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</u> (Building and Planning Manager)	APPROVE	169
19. <u>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</u> (Building and Planning Manager)	APPROVE	169
20. <u>Ordinance No. 1040-B, RZ-22-010 2118 Jackson Hwy Parcel No. 005605069022 Requesting CG</u> (Building and Planning Manager)	APPROVE	177
21. <u>Ordinance No. 1051-B, RZ-22-010 2118 Jackson Hwy Parcel No. 005605069022 requesting from CG</u> (Building and Planning Manager)	APPROVE	177
22. <u>Ordinance No. 1041-B, RZ-22-005 0 SW 21<sup>st</sup> St Parcel No. 005604183244 Rezone</u> (Building and Planning Manager)	APPROVE	185
23. <u>Ordinance No. 1052-B, RZ-22-005 0 SW 21<sup>st</sup> St Parcel No. 005604183244 Requesting R-1</u> (Building and Planning Manager)	APPROVE	185
24. <u>Ordinance No. 1042-B, RZ-22-008 2215 Jackson Hwy Parcel No. 010785001000 Requesting CG</u> (Building and Planning Manager)	APPROVE	193

25. <u>Ordinance No. 1053-B, RZ-22-008 2215 Jackson Hwy Parcel No. 010785001000 Requesting CG (Building and Planning Manager)</u>	APPROVE	193
26. <u>Ordinance No. 1043-B, RZ-22-002 2643 Jackson Hwy Parcel Nos. 017737001000 and 017736001000 Rezone (Building and Planning Manager)</u>	APPROVE	201
27. <u>Ordinance No. 1054-B, RZ-22-002 2643 Jackson Hwy Parcel Nos. 017737001000 and 017736001000 Requesting CG (Building and Planning Manager)</u>	APPROVE	201
28. <u>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)</u>	APPROVE	209
29. <u>Ordinance No. 1055-B, RZ-22-007 2951 Jackson Hwy Parcel Nos. 017808001006, 017808001044, 017855001001, and 017855001002 Requesting RUGA (Building and Planning Manager)</u>	APPROVE	209
30. <u>Ordinance No. 1045-B, RZ-22-009 2988 Jackson Hwy Parcel No. 017856001000 requesting R-1 (Building and Planning Manager)</u>	APPROVE	217
31. <u>Ordinance No. 1056-B, RZ-22-009 2988 Jackson Hwy Parcel No. 017856001000 Requesting R-1 (Building and Planning Manager)</u>	APPROVE	217
32. <u>Ordinance No. 1046-B, RZ-22-006 0 Bishop Rd Parcel No. 017857003006 requesting CG (Building and Planning Manager)</u>	APPROVE	225
33. <u>Ordinance No. 1057-B, RZ-22-006 0 Bishop Rd Parcel No. 017857003006 Requesting CG (Building and Planning Manager)</u>	APPROVE	225

<b>ADMINISTRATION AND CITY COUNCIL REPORTS</b>	<b>ADMINISTRATION RECOMMENDATION</b>	<b>PAGE</b>
34. <u>Administration Reports</u>		
a. City Manager Update (City Manager)	INFORMATION ONLY	233
b. Street Light Information		
c. 2022 3 <sup>rd</sup> Quarter Financial Report (Finance Director)		
35. <u>Councilor Reports/Committee Updates (City Council)</u>	INFORMATION ONLY	---

<b>EXECUTIVE SESSION</b>
36. Pursuant to RCW:
a) 42.30.110(1)(i) -Litigation/Potential Litigation
b) 42.30.110(1)(c) – Sale/Lease of Real Estate

**THE CITY COUNCIL MAY ADD AND TAKE ACTION ON OTHER ITEMS NOT LISTED ON THIS AGENDA.**

**NEXT REGULAR CITY COUNCIL MEETINGS**  
MONDAY, NOVEMBER 14, 2022- 5:00 P.M.  
MONDAY, NOVEMBER 28, 2022- 5:00 P.M.



**Chehalis City Council**  
Regular Meeting Minutes  
October 10, 2022  
5:00 p.m.

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

**Council Absent:**

**Staff Present:** Jill Anderson, City Manager; Kassi Mackie, City Clerk; Erin Hillier, City Attorney; Glenn Schaffer, Human Resources Manager; Lance Bunker, Public Works Director; Tammy Baraconi, Building and Planning Manager; Brandon Rakes, Airport Operations Coordinator; Tedd Hendershot, Interim Fire Chief.

**Public Present:**

1. **Call to Order:**  
Mayor Ketchum called the meeting to order at 5:00 p.m.

2. **Pledge of Allegiance**  
Councilmember Spahr led the flag salute.

3. **Approval of Agenda**

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

**PROCLAMATIONS/PRESENTATIONS**

4. Mayor Ketchum presented the proclamation to Fire Chief Tedd Hendershot.

**CONSENT CALENDAR**

5. **Minutes of the Regular City Council Meeting of September 26, 2022**

6. **Vouchers and Transfers- Accounts Payable in the Amount of \$1,331,097.53 dated September 30, 2022**

7. **Vouchers and Transfers- Payable in the Amount of \$931,048.18 dated September 31, 2022**

8. **Debt Management and Post-Issuance Compliance Update FY2021**

9. **Consider Award: Prindle Pumpstation-Purchase of a Spare Pump**

10. **Consider Award: Riverside Pumpstation-Purchase of a Spare Pump**

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

#### **CITIZENS BUSINESS**

Bob Heymann was present to follow up on the meeting held September 21<sup>st</sup>, and Mayor Ketchum noted that staff would contact Mr. Heymann with more information.

#### **NEW BUSINESS**

11. **Consider Approval of Latecomer's Agreement Extension for Arnold Haberstroh**

City Attorney Erin Hillier provided information to Council on this agenda item. Councilor Lord would like to hear from the public on this item. Building and Planning Manager Tammy Baraconi proposed tabling the item until November to give staff time to reach out to the property owners. Ultimately it was decided by a majority of the Council to proceed with approval of extension of the agreement.

*A motion was made by Councilmember Lund, seconded by Councilmember Pope to extend the agreement to 20 years. The motion carried with Councilmembers McDougall, Carns, Lund, Pope, Spahr and Mayor Ketchum in favor and Councilmember Lord against.*

12. **Short Plat Approval for Airport Property SP-22-004**

*A motion was made by Councilmember Spahr, seconded by Councilmember Lord to authorize the City Manager to approve the short plat SP-22-004. The motion carried with Councilmembers McDougall, Carns, Lord, Pope, Spahr and Mayor Ketchum in favor and Councilmember Lund against.*

#### **ADMINISTRATION AND CITY COUNCIL REPORTS**

13. **City Manager Update**  
City Manager Jill Anderson

14. **Councilor Reports/Committee Updates**  
Councilmember McDougall provided a verbal report.

Mayor Ketchum provided a verbal report.

#### **ADMINISTRATION AND CITY COUNCIL REPORTS**

15. **Pursuant to RCW:**
- a) 42.30.140(4)(a) - Collective Bargaining
  - b) 42.30.110(1)(i) -Litigation/Potential Litigation
  - c) 42.30.110(1)(c) – Sale/Lease of Real Estate

*Mayor Ketchum adjourned the regular session at 5:30 p.m. and convened the executive session for 95 minutes or 7:05 p.m.*

*Mayor Ketchum adjourned the executive session at 7:05 p.m. and convened the regular session to announce that the Council would adjourn back into executive session for 20 minutes or 7:25 p.m.*

*Mayor Ketchum adjourned the executive session at 7:25 p.m.*

**ADJOURNMENT**

*Mayor Ketchum adjourned the meeting 7:25 p.m.*

\_\_\_\_\_  
Anthony Ketchum, Sr., Mayor

\_\_\_\_\_  
Attest: Kassi Mackie, City Clerk





**CHEHALIS CITY COUNCIL MEETING  
AGENDA REPORT**

**TO:** The Honorable Mayor and City Council

**FROM:** Jill Anderson, City Manager

**BY:** Chun Saul, Finance Director *CS*  
Clare Roberts, Accounting Tech II

**MEETING OF:** October 24, 2022

**SUBJECT:** 2022 Vouchers and Transfers – Accounts Payable in the Amount of \$461,059.56

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**ISSUE**

City Council approval is requested for 2022 Vouchers and Transfers dated October 14, 2022.

**DISCUSSION**

The October 14, 2022, Claim Vouchers have been reviewed by a committee of two councilors prior to the release of payments. The administration is requesting City Council approval for Claim Vouchers including Electronic Funds Transfer Checks No. 2369 – 2393, 73 - 78 and Voucher Checks No. 135272 - 135358 in the amount of \$462,579.72 dated October 14, 2022, and Voided Checks No. 134576 and 134969 for the net total of \$461,059.56 as follows:

- \$ 94,890.64 from the General Fund
- \$ 3,613.56 from the Street Fund
- \$ 260.00 from the Transportation Benefit District Fund
- \$ 7,465.00 from the Tourism Fund
- \$ 2,465.75 from the LEOFF 1 OPEB Reserve Fund
- \$ 65,031.00 from the G.O. Bond Fund
- \$ 1,508.00 from the Public Facilities Reserve Fund
- \$ 157,710.44 from the Wastewater Fund
- \$ 34,626.29 from the Water Fund
- \$ 3,399.76 from the Storm & Surface Water Utility Fund
- \$ 40,933.19 from the Airport fund
- \$ 5,416.23 from the Water Capital Fund

- \$ 3,214.00 from the Custodial Court Fund
  - \$ 42,045.86 from the Custodial Other Agency fund
- \$ 462,579.72 Total for Vouchers for October 14, 2022  
\$ < 1,520.16 > Voided checks for October 12, 2022  
\$ 461,059.56 Net Total Transfers

**RECOMMENDATION**

It is recommended that the City Council approve the Claim Vouchers including Electronic Funds Transfer Checks No. 2369 – 2393, 73 - 78 and Voucher Checks No. 135272 - 135358 in the amount of \$462,579.72 dated October 14, 2022, and Voided Checks No. 134576 and 134969 for the net total of \$461,059.56.

**SUGGESTED MOTION**

I move that the City Council approve the Claim Vouchers including Electronic Funds Transfer Checks No. 2369 – 2393, 73 - 78 and Voucher Checks No. 135272 - 135358 in the amount of \$462,579.72 dated October 14, 2022, and Voided Checks No. 134576 and 134969 for the net total of \$461,059.56.

Voucher	Date	Vendor	Invoice	Description/Account	Amount
2369	10/14/2022	bucha j BUCHANAN, JR, JAMES L	SEP'22 SRVCS	SEPTEMBER SRVCS LINTOTT/ALEXANDER PARK 001.F2.518.030.41.00	400.00 400.00
				Total :	
2370	10/14/2022	cobbalb COBB, ALBERTA L	SEP'22 SRVCS	SEPTEMBER SRVCS DUMP/HEDWALL RV & PARK 001.F2.518.030.41.00	750.00 750.00
				Total :	
2371	10/14/2022	cobbra COBB, RANDELL W	SEP'22 SRVCS	SEPTEMBER SRVCS DUMP/HEDWALL RV & PARK 001.F2.518.030.41.00	750.00 750.00
				Total :	
2372	10/14/2022	consot CONSOLIDATED TECHNOLOGY SERVIC	90112022090040	PHONES - SEPTEMBER 405.14.534.080.42.00	91.14 91.14
				Total :	
2373	10/14/2022	dawesd DAWES, DENNIS L	REIMB/MEDICAL	LEOFF REIMB. OUT OF POCKET MEDICAL 115.60.517.021.29.00	169.00 169.00
				Total :	
2374	10/14/2022	epicav EPIC AVIATION LLC	7613007	FUEL FOR RESALE 407.09.546.010.31.00	28,176.31 28,176.31
				Total :	
2375	10/14/2022	karvij KARVIA, JOHN	RX REIMB 9/30	RX REIMBURSEMENT - LEOFF 115.60.517.021.29.00	22.55 22.55
				Total :	
2376	10/14/2022	lawlym LAW, LYMAN; DANIEL, KAMERRER	SEPT'22 STATEMENT	REVIEW WEST PRA REQUEST 001.E4.514.020.41.00	306.00 306.00
				Total :	
2377	10/14/2022	lctrea LEWIS COUNTY TREASURER	SEP'22 CRIME VICT.	SEPTEMBER CRIME VICTIMS 633.00.586.000.00.12	77.20
			SEP'22 LIQUOR PROFIT	SEPTEMBER 2% LIQUOR PROFIT 001.G1.566.000.41.00	285.02

Bank code : apeft							
Voucher	Date	Vendor	Invoice	Description/Account	Amount	Total :	Amount
2377	10/14/2022	lctrea LEWIS COUNTY TREASURER	(Continued)				362.22
2378	10/14/2022	localp LOCAL PLANNING SOLUTIONS	1183	ON-CALL PLANNING SRVCS SEP22 001.P2.558.060.41.00	2,080.00	Total :	2,080.00
2379	10/14/2022	mrskle MRS KLEAN JANITORIAL	1000	JANITORIAL - SEPTEMBER 404.11.535.010.41.00	123.73		123.73
				405.10.534.010.41.00	123.74		123.74
				001.F2.572.050.41.00	570.18		570.18
				001.F2.518.030.41.00	2,272.85		2,272.85
			INV-1927	VR LEE/HESS WINDOW CLEANING			
			INV-1928	001.F2.518.030.41.00	275.00		275.00
				JANITORIAL - MOBILE HOME CLEAN-UP			
				301.44.594.022.62.00	728.00	Total :	4,093.50
2380	10/14/2022	north s NORTHSTAR CHEMICAL INC	233730	SODIUM HYDROXIDE/HYPOCHLORITE 404.16.535.080.31.00	2,616.85	Total :	2,616.85
2381	10/14/2022	pacifo PACIFIC OFFICE AUTOMATION	600576	COPIER USAGE 6/6 - 9/13/22 406.06.531.031.48.01	93.01		93.01
				405.10.534.010.48.01	93.02		93.02
				404.11.535.010.48.01	93.02		93.02
				003.01.543.010.48.01	93.01	Total :	372.06
2382	10/14/2022	paciw PACIFIC WELDING SUPPLIES LLC	0001864751	CO2 CYLINDER RENTAL 001.F2.576.020.45.00	78.81	Total :	78.81
2383	10/14/2022	pugete PUGET SOUND ENERGY INC	200002652523	2007 NE KRESKY AVE (PW COMPLEX) THRU 405.10.534.010.47.00	9.02		9.02
				404.11.535.010.47.00	9.03		9.03
				003.01.543.010.47.00	9.02		9.02
				406.06.531.031.47.00	9.03		9.03

Bank code : apeft		Invoice		Description/Account	Amount
Voucher	Date	Vendor	Invoice		
2383	10/14/2022	pugete	pugete PUGET SOUND ENERGY INC (Continued)		
2384	10/14/2022	locala	RAINIER CONNECT 13529		
				CITY-WIDE INTERNET OCTOBER	
				001.C1.512.050.42.00	166.67
				001.D1.513.010.42.00	125.00
				001.E4.514.020.42.00	83.33
				001.H1.521.010.42.00	875.00
				001.I1.522.010.42.00	291.67
				001.E1.514.023.42.00	166.67
				001.G2.518.010.42.00	41.67
				001.F2.518.031.42.00	125.00
				001.R1.571.011.42.00	125.00
				001.P2.524.011.42.00	250.00
				405.10.534.010.42.00	250.00
				406.06.531.031.42.00	208.33
				003.01.543.010.42.00	125.00
				405.10.534.070.42.00	83.33
				405.10.534.021.42.00	20.83
				404.11.535.020.42.00	20.83
				003.02.544.020.42.00	20.83
				406.06.531.020.42.00	20.84
			14213	PHONES/INTERNET OCTOBER	
				003.01.543.010.42.00	9.76
				406.06.531.031.42.00	9.76
				405.10.534.010.42.00	9.76
				404.11.535.010.42.00	9.77
			14241	FAX LINE OCTOBER	
				001.F2.518.030.42.00	13.40
				001.P2.524.011.42.00	38.19
				001.E1.514.023.42.00	13.39
				001.R1.571.020.42.00	13.40
			14242	FAX OCTOBER	
				001.H1.521.010.42.00	97.06
			14494	PHONE/INTERNET OCTOBER	
				001.F2.576.020.42.00	89.22
				001.R1.571.022.42.00	89.22

Total :

36.10

Voucher List  
City of Chehalis

Voucher	Date	Vendor	Invoice	Description/Account	Amount
Bank code : apeft					
2384	10/14/2022	locala RAINIER CONNECT	(Continued) 9023899	FAX LINE OCTOBER 001.C1.512.050.42.00	41.26 <b>3,434.19</b>
2385	10/14/2022	rbengi RB ENGINEERING INC	9219	LEVEE SWPP PROJECT - AIRPORT 407.09.546.010.41.00	5,022.00 <b>5,022.00</b>
2386	10/14/2022	ringce RINGCENTRAL INC	CD_000472930	PHONE SERVICE - 001.C1.512.050.42.00 001.D1.513.010.42.00 001.E4.514.020.42.00 001.H1.521.010.42.00 001.I1.522.010.42.00 001.E1.514.023.42.00 001.G2.518.010.42.00 001.F2.518.031.42.00 001.P2.524.011.42.00 405.10.534.010.42.00 405.14.534.080.42.00 406.06.531.031.42.00 003.01.543.010.42.00 001.R1.571.011.42.00 001.G1.518.090.42.00 001.B1.511.060.42.00 407.09.546.010.42.00	214.84 128.90 42.97 1,074.20 214.84 171.87 42.97 472.65 171.87 429.68 171.87 128.90 257.81 42.97 171.87 42.97 85.94 <b>3,867.12</b>
2387	10/14/2022	seawes SEA-WESTERN, INC	INV16645 INV18794	TURN OUT GLOVES 001.I1.522.020.24.00 TURN OUT GLOVES 001.I1.522.020.24.00	140.82 266.28 <b>407.10</b>
2388	10/14/2022	servis SERVICE SAW	301617	CHAIN GRIND 404.18.535.050.48.01	19.37



10/13/2022 8:24:14AM

Bank code : apeft

Voucher	Date	Vendor	Invoice	Description/Account	Amount
25 Vouchers for bank code : apeft					
				Bank total :	56,073.45



Voucher List  
City of Chehalis

Voucher	Date	Vendor	Invoice	Description/Account	Amount
Bank code : ssb					
73	10/3/2022	jp morg JP MORGAN CHASE BANK	407	2020 LTGO FIRE-BOND/452409126001	52,000.00
				200.OC.591.022.71.02	13,031.00
				200.OC.592.022.83.02	65,031.00
				<b>Total :</b>	
74	10/4/2022	irspay* IRS - PAYROLL TAXES	NOTICE CP220	2021 LATE PYMNT FOR MARISA PETERSON SS	16.39
				001.I1.522.050.40.03	16.39
				<b>Total :</b>	
75	10/6/2022	deprev WA STATE DEPT OF REVENUE	Q3 2022 LEASEHOLD TX	LEASEHOLD EXCISE TAX 3RD QTR 2022	31,403.68
				634.01.589.030.00.06	0.12
				407.09.546.010.40.03	744.72
				001.H1.542.065.40.03	80.72
				003.01.543.010.40.03	32,229.24
				<b>Total :</b>	
76	10/14/2022	deprev WA STATE DEPT OF REVENUE	SEP'22 EXCISE TAX	SEPTEMBER COMBINED EXCISE/USE TAX	130.47
				001.F2.576.020.31.00	84.13
				001.H1.521.010.48.02	4.67
				001.H1.521.022.24.00	539.63
				001.I1.522.020.41.00	21.69
				001.R1.571.020.31.00	196.80
				003.04.542.030.45.00	5.68
				003.10.518.032.31.01	396.10
				404.16.535.080.31.00	18.36
				404.17.535.050.31.00	90.55
				405.14.534.050.31.00	89.71
				407.09.546.010.35.00	121.31
				001.F2.518.030.40.03	12.64
				001.G1.518.090.40.03	174.83
				001.R1.571.022.40.03	9,843.07
				404.11.535.010.40.03	14,362.61
				405.10.534.010.40.03	982.87
				406.06.531.031.40.03	531.04
				407.09.546.010.40.03	10,304.35
				634.01.589.030.00.04	30.83
				634.01.589.030.00.14	

Voucher List  
City of Chehalis

vchlist  
10/13/2022 8:24:14AM

Voucher	Date	Vendor	Invoice	Description/Account	Amount
76	10/14/2022	deprev WA STATE DEPT OF REVENUE	(Continued)		
77	10/3/2022	bluefi BLUEFIN PAYMENT SYSTEMS	SEP'22 PAY PADS	PAY PADS FEES SEPTEMBER 405.10.534.070.49.03	37,941.34 260.74 260.74
78	10/3/2022	bluefi BLUEFIN PAYMENT SYSTEMS	SEP'22 CIVIC PAY	CIVIC PAY FEES SEPTEMBER 405.10.534.070.49.03	3,391.48 3,391.48
135272	10/14/2022	alderq ALDERBROOK QUARRY INC	31082	ROCK FOR BBQ AREA 407.9A.546.010.31.00	69.22 69.22
135273	10/14/2022	allwea ALL WEATHER INC	6542489	AWOS AIR TEMP & RH SENSOR 407.09.546.010.35.00	1,767.75 1,767.75
135274	10/14/2022	alsgro ALS GROUP USA, CORP	36-51-592889-0 36-51-593581-0	TESTING NITRATE ANION 404.16.535.080.41.00 TESTING - NITRATE ANION 404.16.535.080.41.00	100.00 100.00 200.00
135275	10/14/2022	andris ANDRITZ SEPARATION INC	8480115133	SEAL KIT, GASKET, VALVE, PIPE 404.16.535.050.31.00	391.81 391.81
135276	10/14/2022	aramar ARAMARK	5291088258 5291088415 5291093066 5291093218	CLEANING SERVICES MAT/MOP 001.F2.518.030.41.00 CLEANING SERVICES 003.10.518.032.41.02 CLEANING SERVICES - MAT 001.F2.518.030.41.00 CLEANING SERVICES 003.10.518.032.41.02	26.87 24.07 19.32 24.07 94.33

Bank code : ssb							
Voucher	Date	Vendor	Invoice	Description/Account	Amount		
135277	10/14/2022	aspecc ASPECT CONSULTING LLC	47749	WATER RIGHTS SUPPORT - PERMITTING 415.10.594.034.66.00	604.00	<b>Total :</b>	<b>604.00</b>
135278	10/14/2022	awards AWARDS WEST-PRINTWARES INC	2243	SPILL RESPONSE/LOGOS 001.11.522.020.31.00	270.34	<b>Total :</b>	<b>270.34</b>
135279	10/14/2022	baile I BAILEY, LINDA	REIMB/ARMS ROOM	REIMB. FOR MATERIALS FOR ARMS ROOM 001.H1.521.010.31.02	53.57	<b>Total :</b>	<b>53.57</b>
135280	10/14/2022	baldea BALD EAGLE CLEANING LLC	INV-5873	MONTHLY CLEANING SERVICES SEPT. 407.09.546.010.41.00	502.59	<b>Total :</b>	<b>502.59</b>
135281	10/14/2022	baldwz BALDWIN, ZACHARY	PROP MAINT AIDE 10/8	CHEHALIS SPRT COMPL. MAINT. AIDE 10/8 001.F2.576.080.41.00	149.69	<b>Total :</b>	<b>149.69</b>
135282	10/14/2022	baxtea BAXTER AUTO PARTS, INC	5094-4585	48-1 LIGHT REP./OIL ABSORB 001.11.522.020.48.01	21.40		
			5094-4932	001.11.522.020.31.00 DEF/FUEL	68.34		
				001.11.522.020.32.00	45.42	<b>Total :</b>	<b>135.16</b>
135283	10/14/2022	hubcit BETHEL CHURCH OF THE	REFUND RENTAL	REFUND VR LEE BLDG RENTAL 001.362.040.00	845.00	<b>Total :</b>	<b>845.00</b>
135284	10/14/2022	birlej BIRLEY, JAY	TRVEL/PER DIEM REIMB	IAAF TRAINING 9/22 REGISTR./HOTEL/PER 001.11.522.045.43.01	588.17		
				001.11.522.045.49.01	470.00	<b>Total :</b>	<b>1,058.17</b>
135285	10/14/2022	carrol CARROLL'S PRINTING INC	16206	#100 GREY LINEN/2 SIDED FOR 001.H1.521.010.31.01	100.46		

Voucher List  
City of Chehalis

Voucher	Date	Vendor	Invoice	Description/Account	Amount
Bank code : ssb					
135285	10/14/2022	carrol CARROLL'S PRINTING INC	(Continued) 16210	OFFICE SUPPLIES/FORMS 001.C1.512.050.31.00	978.67 <b>Total : 1,079.13</b>
135286	10/14/2022	cascal CASCADIA LAW GROUP PLLC	45144	WATER RIGHTS LGL - 60973 SRVCS THU 8/31 415.10.594.034.66.00	4,812.23 <b>Total : 4,812.23</b>
135287	10/14/2022	cb pacif CB PACIFIC, INC	IP722130201	EQUIP. REPAIR - YOKE NUT ASSY M3 404.16.535.050.48.01	121.92 <b>Total : 121.92</b>
135288	10/14/2022	chambe CENTRALIA-CHEHALIS CHAMBER OF	Q3 2022 LODGING TAX	3RD QUARTER LODGING TAX/REIMBURSEMENT 107.05.557.030.41.18	7,465.00 <b>Total : 7,465.00</b>
135289	10/14/2022	centuc CENTURY CAPITAL HOLDINGS LLC	REFUND/CT. CAP HLDGS	FINAL BILL REFUND/025781-000 404.122.011	124.56 <b>Total : 124.56</b>
135290	10/14/2022	qwests CENTURYLINK	206-T21-7479 450B 206-T22-2125 630B 206-T31-2540 332B	TELEMETRY PS 9/20 - 10/20 404.17.535.080.42.00 TELEMETRY 9/20 - 10/20 404.16.535.080.42.00 RADIO LINE 9/23 - 10/23 003.01.543.010.42.00 406.06.531.031.42.00 405.10.534.010.42.00 404.11.535.010.42.00 VALLEY VIEW RES PS TELEMETRY 9/23 - 405.15.534.080.42.00 SUMMIT RADIOS 9/23 - 10/23 001.11.522.010.42.00 TELEMETRY 9/16 - 10/16 404.16.535.080.42.00	652.25 334.32 14.18 14.18 14.19 14.19 39.78 56.74 242.82 <b>Total : 1,382.65</b>

Voucher	Date	Vendor	Invoice	Description/Account	Amount
135291	10/14/2022	cheha o CHEHALIS OUTFITTERS	037069	6", 4" MUM 405.10.534.070.31.00	30.21 <b>Total : 30.21</b>
135292	10/14/2022	chmels CHMELIK SITKIN & DAVIS P.S.	112328	TESLA/CHIPOTLE CONFERENCE 407.09.546.010.41.00	180.00 <b>Total : 180.00</b>
135293	10/14/2022	cenexf CENEX FLEETCARD	248567CL	FUEL 003.03.542.030.32.00 405.15.534.080.32.00 404.17.535.080.32.00 406.06.531.035.32.00 404.18.535.080.32.00 405.14.534.080.32.00 405.10.534.070.32.00 404.11.535.010.32.00 405.10.534.010.32.00 404.16.535.080.32.00 003.02.544.020.32.00 406.06.531.020.32.00 405.10.534.021.32.00 404.11.535.020.32.00 405.19.534.080.32.00	888.93 958.80 1,278.18 1,127.18 529.95 831.78 589.11 197.45 144.68 119.37 20.57 20.57 150.83 150.84 122.09 <b>Total : 7,130.33</b>
135294	10/14/2022	cenexf CENEX FLEETCARD	248632CL	FUEL 001.F2.518.031.32.00 001.F2.518.030.32.00 001.P2.524.011.32.00	128.03 1,098.99 58.77 <b>Total : 1,285.79</b>
135295	10/14/2022	cenexf CENEX FLEET FUELING	248558CL	FUEL 407.9A.546.010.32.00	481.83 <b>Total : 481.83</b>
135296	10/14/2022	cenexh CHS, INC	YE4 - Q49050	BLUE GARD 500+	

Voucher	Date	Vendor	Invoice	Description/Account	Amount
135296	10/14/2022	cenexh CHS, INC	(Continued)	404.16.535.050.31.00	41.77
				<b>Total :</b>	<b>41.77</b>
135297	10/14/2022	codepub CODE PUBLISHING, LLC	GC0008693	MUN. CODE - CUM. SUPPLEMENT 001.E4.514.020.41.00	290.90
				<b>Total :</b>	<b>290.90</b>
135298	10/14/2022	consoe COLUMBIA ELECTRIC SUPPLY - CED	0994-1016375	HANDYBOX GF/OCCUPANCY SENSOR 405.14.534.050.31.00	50.68
			0994-1016581	HEATER - BABE RUTH RR 001.F2.518.030.31.00	483.23
				<b>Total :</b>	<b>533.91</b>
135299	10/14/2022	comp-p COMP-PRIME	124293	PRR 2022-14	81.15
			125675	001.E4.514.020.41.00 UPDATE EDEN TEST/PCI COMPLIANCE	121.73
			125677	001.E1.514.023.48.02 BI-WEEKLY SERVER MAINT/KNOWBE4 SEPTEMB	318.36
				001.H1.521.010.48.02	159.18
				001.I1.522.010.48.02	318.36
				001.E1.514.023.48.02	39.79
				001.R1.571.011.48.02	39.79
				001.F2.518.031.48.02	39.79
				001.P2.524.011.48.02	39.79
				001.P2.558.060.48.02	211.71
				405.10.534.010.48.02	52.53
				406.06.531.031.48.02	54.12
				003.01.543.010.48.02	636.72
				001.G1.518.080.48.02	159.19
			125678	407.09.546.010.48.02 VERIFY SEC. CAMERA CONNECTIVITY	10.14
				001.F2.576.020.48.02	10.14
				001.F2.576.080.48.02	20.29
				405.10.534.070.48.02	20.29
				405.14.534.080.48.02	20.29
				407.09.546.010.48.02	20.29

Voucher	Date	Vendor	Invoice	Description/Account	Amount
Bank code : ssb					
135299	10/14/2022	comp-p COMP-PRIME	(Continued) 125679	IT SUPPORT TAMMY'S LAPTOP, KELLY'S 001.P2.558.060.48.02	142.01
			125851	WIRELESS INTERNET SRVCS OCTOBER 001.I1.522.010.42.00	79.99
			125895	AVAST ANTIVIRUS - 24 MONTHS 001.G1.518.080.48.02	3,090.19
				<b>Total :</b>	<b>5,665.55</b>
135300	10/14/2022	delage DE LAGE LANDEN FINANCIAL	77615488	KIP PLOTTER LEASE 003.02.591.048.71.03	33.69
				406.06.591.048.71.03	33.69
				405.10.591.048.71.03	247.09
				404.11.591.048.71.03	247.10
				<b>Total :</b>	<b>561.57</b>
135301	10/14/2022	deptli STATE OF WASHINGTON	CPL FEES/SEPTEMBER	CPL FEES (7) SEPTEMBER 634.01.589.030.00.01	108.00
				<b>Total :</b>	<b>108.00</b>
135302	10/14/2022	deptli STATE OF WASHINGTON	L0183891775	PARKING/PLATE SEARCH 001.C1.512.050.41.00	0.36
				<b>Total :</b>	<b>0.36</b>
135303	10/14/2022	deecol DEPARTMENT OF ECOLOGY	23-WAR010828-1	PRMIT RNWL 7/1/22 - 6/30/23 #WAR010828, 407.09.546.010.49.04	2,336.00
			23-WAR310215-1	PERMT RNWL 7/1/22 - 6/30/23 # WAR310215 406.06.594.031.65.00	260.00
				405.10.594.034.65.00	260.00
				103.03.595.030.65.30	260.00
			23-WAR310414-1	PRMIT RNWL 7/1/22 - 6/30/23 #WAR310414, 301.44.594.022.62.00	780.00
			LN-000002822	LO400015/#36 PTP SITE ACQUISITION/CONS 404.11.591.035.72.00	80,810.78
				404.11.592.035.83.10	2,459.49
				<b>Total :</b>	<b>87,166.27</b>

Voucher List  
City of Chehalis

Voucher	Date	Vendor	Invoice	Description/Account	Amount
135304	10/14/2022	depttr DEPT OF TRANSPORTATION	*FB91623503231	FUEL 001.H1.521.022.32.00	3,588.22 3,588.22
				<b>Total :</b>	
135305	10/14/2022	emscon EMSCONNECT LLC	7949	EMS ONLINE TRAINING 001.I1.522.045.49.02	84.00 84.00
				<b>Total :</b>	
135306	10/14/2022	enable ENABLING ELEMENTS, INC	D174063	INTERNET 404.17.535.080.42.00	60.00 60.00
				<b>Total :</b>	
135307	10/14/2022	enbody ENBODY, JOSEPH P	SEP'22 PUBL DFNSE	PUBLIC DEFENSE SRVCS SEPTEMBER 001.G1.515.091.41.05	2,070.00 2,070.00
				<b>Total :</b>	
135308	10/14/2022	fergue FERGUSON ENTERPRISES #3007	0861340	SUPPLIES - VARIOUS 404.16.535.050.31.00	97.39
			0894240	SUPPLIES - VARIOUS 404.16.535.050.31.00	33.48
				<b>Total :</b>	130.87
135309	10/14/2022	firemo FIRE MOUNTAIN FARMS INC	2204046	BIOSOLID MATERIAL HAULING 404.16.535.080.41.00	2,837.80
			2204047	BIOSOLID MATERIAL HAULING 404.16.535.080.41.00	4,227.42
				<b>Total :</b>	7,065.22
135310	10/14/2022	fulleab FULLER, ABIGAIL	PROP MAINT AIDE 10/9	CHEHALIS SPRT COMPL MAINT. AIDE 10/9 001.F2.576.080.41.00	52.83 52.83
				<b>Total :</b>	
135311	10/14/2022	gctrlr GCR TIRES AND SERVICE	815 - 31410	TIRE/MOUNT - P-8 001.H1.521.022.48.01	795.50
			815 - 31441	TIRES/MOUNT - P-3 001.H1.521.022.48.01	454.79
				<b>Total :</b>	1,250.29



Voucher	Date	Vendor	Invoice	Description/Account	Amount
Bank code : ssb					
135312	10/14/2022	graymo GRAYMONT WESTERN US INC	393575 RI	QUICKLIME 404.16.535.080.31.00	10,083.63
			394457 RI	QUICKLIME 404.16.535.080.31.00	10,067.32
			396570 RI	QUICKLIME 404.16.535.080.31.00	10,599.24
				<b>Total :</b>	<b>30,750.19</b>
135313	10/14/2022	fowleh H. D. FOWLER CO., INC.	16210873	SUPPLIES - VARIOUS 405.15.534.050.31.00	1,335.88
			16210874	INVTORY - QUICK JOINT COUPLING 405.15.534.050.34.00	965.54
			16210875	6" ALPHA WIDE RANGE REST. COUPLING 405.15.534.050.34.00	1,237.83
				<b>Total :</b>	<b>3,539.25</b>
135314	10/14/2022	lemayi LEMAY MOBILE SHREDDING	4763577S185	SHREDDING SRVCS 001.C1.512.050.47.00	1.00
				<b>Total :</b>	<b>1.00</b>
135315	10/14/2022	hendet HENDERSHOT, TEDD	REIM/LAUNDRY STK KIT	LAUNDRY STACKING KIT FOR WSHR/DRYR 001.I1.522.050.31.00	29.95
				<b>Total :</b>	<b>29.95</b>
135316	10/14/2022	ibsinc IBS INC	795053-2	PTFE PENT. GEL LUBE 003.10.518.032.31.02	99.25
				<b>Total :</b>	<b>99.25</b>
135317	10/14/2022	jonesja JONES, JAMES/RUTH	REFUND/JONES	CREDIT BALNCE REFUND/014651-000 405.122.010	322.51
				<b>Total :</b>	<b>322.51</b>
135318	10/14/2022	kaijaj KAIJA, JERRY	REFUND/KAIJA	FINAL BILL REFUND/014717-000 405.122.010	73.81
				<b>Total :</b>	<b>73.81</b>
135319	10/14/2022	kaut r KAUT, RANDY T.	REIMB. PETTY CASH	REPLENISH PETTY CASH FOR POSTAGE 001.H1.521.010.42.00	6.60

Bank code : ssb							
Voucher	Date	Vendor	Invoice	Description/Account	Amount	Total :	Amount
135319	10/14/2022	kaut r kAUT, RANDY T.	(Continued)				6.60
135320	10/14/2022	kellec KELLEY CONNECT	IN1147510	COPIER USAGE 9/7 - 10/6			
				001.R1.571.011.31.00	129.89		
				001.E1.514.023.31.00	186.26		
				001.F2.518.031.31.00	175.38		
				<b>Total :</b>	<b>491.53</b>		
135321	10/14/2022	kellec KELLEY IMAGING SYSTEMS	32542899	COPIER LEASE - TOSHIBA			
				001.D1.513.010.45.00	29.89		
				001.B1.511.060.45.00	89.65		
				001.E4.514.020.45.00	29.89		
				001.G2.518.010.45.00	29.88		
				<b>Total :</b>	<b>179.31</b>		
135322	10/14/2022	kelloc KELLOGG'S CLEANERS	35408	LAUNDRY			
				001.I1.522.020.41.00	37.87		
				<b>Total :</b>	<b>37.87</b>		
135323	10/14/2022	keltoj KELTON, JONATHAN	REIMB/BOOTS	REIMB. FOR DUTY BOOTS			
				001.H1.521.022.24.00	149.99		
				<b>Total :</b>	<b>149.99</b>		
135324	10/14/2022	kingel KING, ELIZABETH	REFUND/KING	REFUND RENTAL OVERPAYMENT			
				001.362.040.00	65.00		
				<b>Total :</b>	<b>65.00</b>		
135325	10/14/2022	kingtim KING, TIM	REFUND/KING	FINAL BILL REFUND/026351-000			
				404.122.011	71.46		
				<b>Total :</b>	<b>71.46</b>		
135326	10/14/2022	kiwila KIWI LAWNMOWER AND	18098	WIRELESS NOISE CANCLNG EAR PROT.			
				407.9A.546.010.31.00	81.15		
				<b>Total :</b>	<b>81.15</b>		
135327	10/14/2022	leoffh LAW ENFORCEMENT OFFICERS AND	NOV'22 PREMIUM	NOVEMBER PREMIUM			
				001.231.050	23,638.50		
				115.231.050	1,933.86		

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City of Chehalis

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Voucher	Date	Vendor	Invoice	Description/Account	Amount
135327	10/14/2022	leoffh LAW ENFORCEMENT OFFICERS AND	(Continued)		
135328	10/14/2022	lcgene LEWIS COUNTY INFORMATION TECHN	22-CHEPD-10	OCTOBER MONTHLY IT SUPPORT FEE	391.00
			22-CHEPD-10A	001.H1.521.010.41.01	
				OCTOBER MONTHLY IT SUPPRT	96.75
				001.C1.512.050.41.01	487.75
				<b>Total :</b>	<b>5,960.61</b>
135329	10/14/2022	lcsher LEWIS COUNTY SHERIFF'S OFFICE	SEP'22 PRIS. CARE	SEPTEMBER PRISONER CARE	5,960.61
				001.H1.523.060.40.13	5,960.61
135330	10/14/2022	lc chem LECO SUPPLY, INC	204199	TOILET PAPER DISPENSER	466.45
			204199 CR	001.F2.518.030.31.00	
			204244	CREDIT - TOILET TISSUE DISPENSER	-466.45
			204286	001.F2.518.030.31.00	
			204374	TOILET PAPER	113.25
			204464	407.09.546.010.31.00	
			204465	ALGAECIDE - LIBRARY FOUNTAIN	63.08
				001.F2.572.050.31.00	
				FLOOR CLEANER	19.40
				001.I1.522.050.31.00	
				MURIATIC ACID - POOL	73.12
				001.F2.576.020.31.00	
				BLACK CAN LINERS	550.20
				001.F2.518.030.31.00	819.05
				<b>Total :</b>	<b>183.00</b>
135331	10/14/2022	lceye& LEWIS COUNTY EYE & VISION INC	76330 BOES, G.	BOES, G. VIS/BEN	183.00
				115.60.517.021.29.01	183.00
135332	10/14/2022	lc mail LEWIS COUNTY MALL	REFUND/LC MALL	FINAL BILL REFUND/0056658-000	41.52
				405.122.010	41.52
135333	10/14/2022	lcpud# LEWIS COUNTY PUD #1	118594015 THRU 9/19	SE PROSPECT ST WTRTANK	38.35
				405.15.534.080.47.00	

Voucher	Date	Vendor	Invoice	Description/Account	Amount
135333	10/14/2022	lcpud# LEWIS COUNTY PUD #1	(Continued) 118594029 THRU 9/20	RICE RD PARK 001.F2.518.030.47.00	599.13
			118594034 THRU 9/19	SE PROSPECT ST VLY VW 405.15.534.080.47.00	905.18
			118594040 THRU 9/19	400 SE HILLTOP DR MCFAD PARK 405.14.534.080.47.00	51.08
			118594067 THRU 9/20	149 KENNICOTT RD 405.15.534.080.47.00	34.88
			118594080 THRU 9/20	116 YATES RD 405.15.534.080.47.00	39.08
			118594086 THRU 9/29	420 NW LOUISIANA AVE 404.16.535.080.47.00	14,996.55
				<b>Total :</b>	<b>16,664.25</b>
135334	10/14/2022	lincoc LINCOLN CREEK LUMBER CO.	124095	GRAFFITI REMOVAL 001.F2.518.030.31.00	28.11
			124247	NEW FAUCET - PRESCHOOL 001.F2.518.030.31.00	78.92
			124256	BASIN WRENCH & SPLYFCT RR-PRESCHOOL 001.F2.518.030.31.00	64.01
			124336	FASTENERS 003.07.542.064.31.00	16.10
			124401	BATTERIES - POOL 001.F2.576.020.31.00	10.38
			124408	LIGHT REPAIR FASTENERS 001.11.522.020.48.01	2.69
			124428	WIPES/15G TOTE 001.11.522.030.31.00	49.31
			124459	SCREWDRIVER, FASTENERS, BRACE 001.11.522.020.24.00	36.77
			124476	SCREW SET - POLISH METAL BABE RUTH 001.11.522.020.31.00	12.74
			124493	RESPIRATOR/LASER MEASURE 001.F2.518.030.31.00	13.80
				001.11.522.020.31.00	275.87

Voucher	Date	Vendor	Invoice	Description/Account	Amount
Bank code : ssb					
135334	10/14/2022	lincoln CREEK LUMBER CO.	(Continued) 136290	MAG NUT SUPPLIES 001.F2.518.030.31.00	27.04
			136468	GALV DRIP CAP, EDGE FLASH, ROOFING 405.14.534.050.31.00	49.40
			136544	6X8-12' 2&B .060 CCA RGH TREATED 003.03.542.030.31.00	215.89
			136546	6X8-16' 2&B .60 CCA RGH TREATED 003.03.542.030.31.00	47.81
			136691	CONCRETE PATCH/CAULK - POOL 001.F2.576.020.31.00	44.33
			136747	AUGER BIT 003.03.542.030.31.00	25.96
			136749	HOLE SW EXTENSN 003.03.542.030.31.00	21.63
			136870	FASTENERS - PP, MENS RR 001.F2.518.030.31.00	11.32
			136920	PICNIC AREA BEAUTIFICATION 407.9A.546.010.31.00	140.62
				<b>Total :</b>	<b>1,172.70</b>
135335	10/14/2022	mackik MACKIE, KASSI	MILEAGE/MACKIE	MILEAGE - WAPRO FALL CONFERENCE 001.E4.514.020.43.00	71.25
				<b>Total :</b>	<b>71.25</b>
135336	10/14/2022	macybe MACY, BEN/SUSAN	REFUND/MACY	FINAL BILL REFUND/021818-000 404.122.011	334.26
				<b>Total :</b>	<b>334.26</b>
135337	10/14/2022	mailpl MAIL PLUS	183134	POSTAGE - GALLS 001.H1.521.010.42.00	21.08
			183374	MAILING TO IRS 001.E1.514.023.42.00	13.20
				<b>Total :</b>	<b>34.28</b>
135338	10/14/2022	masonr MASON, FRANK	REFUND/MASON	FINAL BILL REFUND/005048-091 404.122.011	9.14

Voucher List  
City of Chehalis

vchlist  
10/13/2022 8:24:14AM

Voucher	Date	Vendor	Invoice	Description/Account	Amount
135338	10/14/2022	masonr MASON, FRANK	(Continued)		
135339	10/14/2022	mcmas- MCMMASTER-CARR SUPPLY CO.	84753169	ST. STEEL ROD/MACHINE KEY STOCK 404.16.535.050.31.00	95.24 95.24
135340	10/14/2022	olsonc OLSON, CARL R.	REIMB/RX OLSON	PRESCRIPTION REIMB 8/29 - 9/28 LEOFF 115.60.517.021.29.00	157.34 157.34
135341	10/14/2022	pierct PIERCE, TALIA	REFUND/PIERCE	FINAL BILL REFUND/025565-000 405.122.010	127.22 127.22
135342	10/14/2022	pitney PITNEY BOWES GLOBAL FINANCIAL	3316385446	MAIL MACHINE LEASE, 7/30 - 10/59 405.10.534.070.45.00	2,103.16 2,103.16
135343	10/14/2022	platte PLATT ELECTRIC SUPPLY	3F63246 3F78227 3F99439	SUPPLIES - 3M ITCNS-0800-48" BLACK 405.19.534.050.31.00 SUPPLIES - VARIOUS 404.16.535.080.31.00 SUPPLIES - ADV ICN2S110SC 405.15.534.050.31.00	42.45 38.06 160.91 241.42
135344	10/14/2022	quillc QUILL LLC	27646757	SOFTSOAP CRISP CLN 001.P2.558.060.31.00	29.73 29.73
135345	10/14/2022	rakesb RAKES, BRANDON	PER DIEM/RAKES	PER DIEM WSCAA CONFERENCE 407.09.546.010.49.01	118.00 118.00
135346	10/14/2022	rodde RODDA PAINT COMPANY INC	43100780	PAINT FOR WESTSIDE PARK/SHELTER 001.F2.518.030.31.00	338.61 338.61

Voucher	Date	Vendor	Invoice	Description/Account	Amount
Bank code : ssb					
135347	10/14/2022	rodgie RODRIGUEZ PAZ, ELSIE	1063	INTERPRETER SERVICES 10/5/22 001.C1.512.050.41.28	130.00 130.00 <b>Total :</b>
135348	10/14/2022	snyde c SNYDER, CLINT	OCT'22 LEASE	Lease- Property Housing Radio 001.H1.521.010.45.00	125.00 125.00 <b>Total :</b>
135349	10/14/2022	spokin SPOK INC	F0362208V	PAGERS 10/1 - 10/31 003.03.542.030.42.00 406.06.531.031.42.00 405.14.534.080.42.00 404.11.535.080.42.00	2.16 2.16 11.70 14.70 <b>Total :</b> 30.72
135350	10/14/2022	chroni THE CHRONICLE	45884 45885 45958	ORD.# 1034-B AD# 123882 001.E4.514.020.44.00 ORD NO. 1032-B AD# 123880 001.E4.514.020.44.00 RQST FOR PROPOSAL AD# 123900 001.E4.514.020.44.00	93.40 88.20 131.80 <b>Total :</b> 313.40
135351	10/14/2022	thefar THE FARM STORE, INC.	173376 173464 173558 173683 173685	SPLICING SLEEVES/GALV WIRE 404.18.535.050.31.00 TARP HVY DUTY 404.16.535.050.31.00 BOLTS FOR HANGAR DOOR 407.9A.546.010.31.00 FARM GATE 407.9A.546.010.31.00 EYEBOLT/HOOK CHAIN/3/8 ANCHR SHKL/BOLTS 405.15.534.050.31.00	49.75 15.68 1.62 445.76 36.95 <b>Total :</b> 549.76
135352	10/14/2022	uscell US CELLULAR	0529675329	TELEMETRY WATER 405.15.534.080.42.00	44.49

Voucher	Date	Vendor	Invoice	Description/Account	Amount
135352	10/14/2022	uscell US CELLULAR	(Continued) 0533469941	PHONES 9/20 - 10/19 001.H1.521.010.42.00 001.H1.521.022.42.01	1,146.47 444.81 1,635.77
<b>Total :</b>					<b>1,635.77</b>
135353	10/14/2022	vanask VANASSE, KELLY	SEP'22 PS 2-DAY SEP'22 PS 3-DAY	SEPTEMBER 2022 2-DAY PRESCHOOL 001.R1.571.020.41.00 SEPTEMBER 2022 3-DAY PRESCHOOL 001.R1.571.020.41.00	903.84 1,606.50 2,510.34
<b>Total :</b>					<b>2,510.34</b>
135354	10/14/2022	visaca VISA	AIRPORT 1149 CITY HALL 1 COM SRVCS 3 9589	OFFICE SUPPLIES/SAFETY VESTS/WALKIE 407.9A.546.010.31.00 407.9A.546.010.35.00 407.09.546.010.31.00 TRAINING/CHAIRS/OFF. 001.D1.513.010.31.00 001.B1.511.060.31.00 001.G2.518.010.41.00 001.E4.514.020.49.01 OFF. PAPER, POOL ICECREAM, SUPLS - REG. 001.R1.571.022.34.00 001.R1.571.022.31.00 001.R1.571.022.49.01 001.R1.571.011.31.00 001.F2.518.031.31.00 001.F2.518.030.49.00	274.68 151.47 94.88 233.86 2,304.87 11.00 35.00 227.06 33.38 574.00 130.35 130.35 -15.00
<b>Total :</b>					<b>3,343.87</b>
			COMM. DEV 4095	TRAVEL/REGISTRATIONS, TAMMI, LAURA 001.P2.558.060.31.00 001.P2.558.060.49.01 001.P2.558.060.49.02 001.P2.558.060.43.00 001.P2.524.011.49.01	201.88 200.00 162.19 783.56 -629.40
			COMM. SRVC 5 8383	SOCGER GOALS/PARTITIONS RR @ 001.F2.518.030.49.02 001.F2.518.030.31.00	16.22 3,343.87



Voucher List  
City of Chehalis

Voucher	Date	Vendor	Invoice	Description/Account	Amount
135354	10/14/2022	visaca VISA	(Continued) FIRE 1 7112	SUPPLIES, CNCRT SEALER, 001.H1.522.020.31.00	79.97
				001.H1.522.050.31.00	701.40
				001.H1.522.050.48.00	323.85
				001.H1.522.050.35.00	3,467.00
				001.H1.522.050.48.01	346.24
				001.H1.522.010.49.00	27.04
			FIRE 2 5876	TRAINING, SHANE SCHOW/CLEANING & MAINT. 001.H1.522.045.49.01	299.00
				001.H1.522.050.31.00	440.80
			MUN. COURT 7998	STAPLES - OFF. SUPPLIES	
				001.C1.512.050.31.00	514.67
			POLICE 1 5645	MMBRSHPS/AMAZON/DELL CMPTR/5.11 INC 001.H1.521.010.31.01	5.00
				001.H1.521.010.31.02	382.90
				001.H1.521.010.35.00	2,515.25
				001.H1.521.010.49.02	120.00
				001.H1.521.022.24.00	77.23
				001.H1.521.022.31.00	686.03
				001.H1.521.040.49.01	150.00
			POLICE 2 3673	ADOBE/ZOOM/POSTAGE/AMAZON/~ 001.H1.521.010.31.01	200.85
				001.H1.521.010.42.00	22.69
				001.H1.521.010.49.02	71.36
				001.H1.521.022.24.00	401.57
				001.H1.521.022.31.00	86.46
				001.H1.521.040.43.00	1,191.97

Voucher	Date	Vendor	Invoice	Description/Account	Amount
135354	10/14/2022	visaca VISA	(Continued) PW 1 4020	REG/HOTEL (LANCE) STAPLES, HRBR FRT	285.57
				405.10.534.070.31.00	135.96
				003.03.542.030.31.00	125.14
				406.06.531.031.31.00	125.15
				405.10.534.010.31.00	125.15
				404.11.535.010.31.00	143.75
				003.01.543.010.49.01	104.16
				003.01.543.010.43.00	143.75
				406.06.531.031.49.01	104.17
				406.06.531.031.43.00	143.75
				405.10.534.010.49.01	104.16
				405.10.534.010.43.00	143.75
				404.11.535.010.49.01	104.17
				404.11.535.010.43.00	
			PW 2 4038	EJ USA, STAPLES, TRAVEL (LANCE), ADOBE	341.26
				003.03.542.030.31.00	18.18
				405.19.534.050.31.00	589.34
				405.19.534.080.43.00	48.65
				003.02.544.020.49.02	48.66
				406.06.531.020.49.02	48.66
				405.10.534.021.49.02	48.66
				404.11.535.020.49.02	
			PW 3 4046	WTR WELL MOTOR, EBAY, TIRERACKING, HRBR	1,457.90
				405.14.534.050.31.00	130.97
				003.10.518.032.31.01	17.31
				003.03.542.030.31.00	389.45
				003.10.518.032.31.02	10.51
				003.02.544.020.31.00	77.08
				406.06.531.020.31.00	77.09
				405.10.534.021.31.00	
			WW 1 7096	404.11.535.020.31.00	
				UPS, HARBR FRT, WALKR DEV. LANDS, GRN	113.90
				404.16.535.080.42.00	33.80
				404.16.535.050.31.00	279.88
				404.16.535.080.31.00	400.00
				404.16.535.080.49.01	

Voucher	Date	Vendor	Invoice	Description/Account	Amount
Bank code : ssb					
135354	10/14/2022	visaca visaca VISA	(Continued)		
135355	10/14/2022	washsp WASHINGTON STATE PATROL	I23001615	BACKGROUND CHECKS SEPTEMBER	79.50
				634.01.589.030.00.02	79.50
135356	10/14/2022	offics WASHINGTON STATE TREASURER	SEP'22 STATE REVENUE	SEPTEMBER STATE REVENUE	
				633.00.586.000.00.91	1,621.87
				633.00.586.000.00.92	822.47
				633.00.586.000.00.95	7.16
				633.00.586.000.00.83	35.09
				633.00.586.000.00.90	12.79
				633.00.586.000.00.96	40.88
				634.01.589.030.00.24	119.50
				633.00.586.000.00.94	32.09
				633.00.586.000.00.10	69.68
				633.00.586.000.00.84	32.40
				633.00.586.000.00.98	16.00
				633.00.586.000.00.97	443.79
				633.00.586.000.00.99	2.58
				<b>Total :</b>	<b>3,256.30</b>
135357	10/14/2022	westit WESTLUND, TREVOR	REFUND/WESTLUND	FINAL BILL REFUND/026652-000	
				405.122.010	304.55
				<b>Total :</b>	<b>304.55</b>
135358	10/14/2022	zieski ZIESKE, JR., LEWIS H.	SEP'22 PUBLIC DFNSE	PUBLIC DEFENSE SERVICES SEP'22	
				001.G1.515.091.41.05	3,030.00
				<b>Total :</b>	<b>3,030.00</b>
93 Vouchers for bank code : ssb					406,506.27
118 Vouchers in this report					462,579.72

Bank code : ssb  
 Voucher \_\_\_\_\_ Date \_\_\_\_\_ Vendor \_\_\_\_\_ Invoice \_\_\_\_\_ Description/Account \_\_\_\_\_ Amount \_\_\_\_\_

A/P CHECK APPROVAL  
 "I", THE UNDERSIGNED, DO HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE CLAIMS ARE A JUST, DUE AND UNPAID OBLIGATION AGAINST THE CITY OF CHEHALIS, AND THAT I AM AUTHORIZED TO CERTIFY TO SAID CLAIMS.

Chen Saul Robert  
 FINANCE DIRECTOR A/P OFFICER

WE, THE UNDERSIGNED COUNCIL MEMBERS OF CHEHALIS WASHINGTON,

DO HEREBY CERTIFY THAT THE EFT/CHECK NOS 2349-2393, 73-78,

135272-135358 ARE APPROVED FOR PAYMENT IN THE AMOUNT OF \$462,579.72 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

MEMBER \_\_\_\_\_  
R. McD 10/12/22  
 MEMBER \_\_\_\_\_  
[Signature] 10/12/2022  
 MEMBER \_\_\_\_\_

SECRETARY OF THE FIREMEN'S PENSION BOARD

Bank code : ssb

Voucher	Date	Vendor	Invoice	Description/Account	Amount
---------	------	--------	---------	---------------------	--------

CHAIRMAN OF THE FIREMEN'S PENSION BOARD  
 Signatures by the Firemen's pension board are only approving  
 Fund 611 expenditures.



**Finance Department**  
**CITY OF CHEHALIS**  
 CHEHALIS, WASHINGTON

CLAIM VOUCHER NO. 134969

DATE	CHECK NUMBER	VENDOR NUMBER	VENDOR	CLAIM VOUCHER NO.
8/31/2022	134969	cenexh	CHS, INC	134969

PURCHASE ORDER NO.	P.O. DATE	INVOICE NUMBER	INVOICE DESCRIPTION	ACCOUNT DISTRIBUTION	AMOUNT DUE
1.		YE4 - Q35976	BLUE GARD 500+	404.16.535.050.31.00	41.77
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
				<b>GRAND TOTAL</b>	<b>41.77</b>

*Invoice was issued to wrong name --  
 Devlan confirmed this was our invoice --  
 CHS voided & re-issued in our name --  
 witness invoice #*

x Chun Saul



NORTHWEST

CHS Northwest - Chehalis Farm Store  
153 NW State Street  
Chehalis WA 98532  
360.748.4655

Invoice #: YE4 - Q35976

Invoice Date: 8/18/2022

Ship Date: 8/18/2022

Reference:

Bill To:

LEWIS CO SOLID WASTE  
PO BOX 180

CENTRALIA WA 98531-0180

Ship To:

LEWIS CO SOLID WASTE  
PO BOX 180

CENTRALIA WA 98531-0180

Account #: 133232

Quantity	Item #	Description	EPA#	Price	Prepaid	Total
10.0000	TU14 3000040547	BLUE GARD 500+	14OZ CHS INC	3.86000	\$0.00	\$38.60

NAME OF DEPARTMENT: PW  
 DIVISION: WH  
 USE: Supplies  
 VERIFIED: DSP  
 PHONE: 404.16.636.050-31

POSTED

RECEIPT/CHECK #:

Return Source Document #: -

Blend #:

Comments:

Invoice Amount: \$38.60  
 plus Taxes & Fees: \$3.17  
 less Prepayments: \$0.00  
 less Payments: \$0.00

Due By: 9/20/2022 \$41.77

A Finance Charge at the Periodic Rate of 0 %  
 (Annual Percentage Rate of 0 %) will be  
 charged on all past due accounts.  
 Minimum Finance Charge Per Month: .50

You acknowledge that you have read, understand and accept the terms and conditions on the front and back of this agreement.

Signature: \_\_\_\_\_

INVOICE COPY - Statement will follow.

We appreciate your business!



**CITY OF CHEHALIS**  
 1321 S Market Blvd  
 CHEHALIS, WASHINGTON 98532  
 (360) 748-0271

SECURITY STATE BANK  
 MAIN BRANCH  
 CHEHALIS, WASHINGTON

98.60  
 1251

VENDOR #	DATE	CHECK NUMBER	CHECK AMOUNT
cenexh	08/31/2022	134969	*****41.77

PAY Forty One Dollars and Seventy Seven Cents

PAY TO THE ORDER OF  
 CHS, INC  
 153 NW STATE AVE  
 CHEHALIS, WA 98532

*T. Gill Anderson*  
 City Manager  
  
*Anthony E. Ketchum*  
 Mayor

⑈0134969⑈ ⑆125100607⑆ 0104347175⑈

PLEASE DETACH BEFORE DEPOSITING

CITY OF CHEHALIS, WA 98532

ACCOUNTS PAYABLE CHECK

NO.134969

INVOICE NUMBER	DATE	DESCRIPTION	P.O. NUMBER	DISCOUNT	AMOUNT
YE4 - Q35976	08/18/2022	BLUE GARD 500+		0.00	41.77
					41.77





**NORTHWEST** CHS Northwest - Chehalis Farm Store  
 153 NW State Street  
 Chehalis WA 98532  
 360.748.4655

Invoice #: YE4 - Q49050  
 Invoice Date: 9/1/2022  
 Ship Date: 9/1/2022  
 Reference:

**Bill To:**  
 CITY OF CHEHALIS PUBLIC WORKS  
 2007 NE KRESKY AVE

**Ship To:**  
 CITY OF CHEHALIS PUBLIC WORKS  
 2007 NE KRESKY AVE

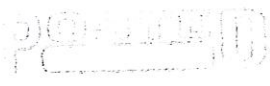
CHEHALIS WA 98532

CHEHALIS WA 98532

Account #: 127561

Quantity	Item #	Description	EPA#	Price	Prepaid	Total
10.0000	TU14 3000040547	BLUE GARD 500+	14OZ CHS INC	3.86000	\$0.00	\$38.60

NAME OF DEPARTMENT: PW  
 DIVISION: WW  
 USE: Supplies  
 VERIFIED: [Signature]  
 BARS #: 404.16.535.050.31



RECEIPT/CHECK #:	Invoice Amount:	\$38.60
Return Source Document #: -	plus Taxes & Fees:	\$3.17
	less Prepayments:	\$0.00
	less Payments:	\$0.00
Blend #:	<b>Due By:</b>	<b>10/20/2022</b>
		<b>\$41.77</b>

Comments: from 8/18/22 was on wrong account

A Finance Charge at the Periodic Rate of 0 %  
 (Annual Percentage Rate of 0 %) will be  
 charged on all past due accounts.  
 Minimum Finance Charge Per Month: .50

You acknowledge that you have read, understand and accept the terms  
 and conditions on the front and back of this agreement.

Signature: \_\_\_\_\_

INVOICE COPY - Statement will follow.

We appreciate your business!

## Clare Roberts

---

**From:** Devlan Pool  
**Sent:** Monday, September 19, 2022 2:51 PM  
**To:** Clare Roberts  
**Subject:** Re: CHS Invoice - Please verify

I had CHS make a new invoice. I will see if it's ready and then bring it over to you tonight or in the morning.

Get [Outlook for Android](#)

---

**From:** Devlan Pool  
**Sent:** Wednesday, September 14, 2022 1:25:49 PM  
**To:** Clare Roberts <croberts@ci.chehalis.wa.us>  
**Subject:** RE: CHS Invoice - Please verify

I am having them reworking the invoicing to read correctly. They soaid it should be done this afternoon. I did confirm it was lubrication that we purchased.

Devlan Pool  
Chehalis Regional Water Reclamation Facility  
Wastewater Superintendent  
Mailing/Invoicing: 2007 N.E. Kresky Ave.  
Shipping: 420 N.W. Louisiana Ave.  
Chehalis, WA 98532  
telephone: 360.740.7536 x-0  
Cell: 509.435.2222

-----Original Message-----

**From:** Clare Roberts <croberts@ci.chehalis.wa.us>  
**Sent:** Tuesday, September 13, 2022 2:25 PM  
**To:** Devlan Pool <dpool@ci.chehalis.wa.us>  
**Subject:** FW: CHS Invoice - Please verify

Here is the invoice.

Thanks,

Clare

-----Original Message-----

**From:** Clare Roberts  
**Sent:** Tuesday, August 30, 2022 4:10 PM  
**To:** Devlan Pool <dpool@ci.chehalis.wa.us>  
**Subject:** CHS Invoice - Please verify

Devlan -

I processed the check-run today and noticed when I was getting the check ready to go out that this invoice says bill to and ship to Lewis Co. Solid Waste.



**Finance Department**  
**CITY OF CHEHALIS**  
 CHEHALIS, WASHINGTON

CLAIM VOUCHER NO. 134576

DATE 6/30/2022	CHECK NUMBER 134576	VENDOR NUMBER Kubwar	VENDOR KUBWATER RESOURCES INC	CLAIM VOUCHER NO. 134576
-------------------	------------------------	-------------------------	----------------------------------	-----------------------------

PURCHASE ORDER NO.	P.O. DATE	INVOICE NUMBER	INVOICE DESCRIPTION	ACCOUNT DISTRIBUTION	AMOUNT DUE
1.		109857	ZETAG 8160	404.16.535.080.31.00	1,478.39
2.					
3.					
4.					
5.				void -	
6.				Noticed this was duplicate payment.	
7.				Contacted vendor & requested check to be returned.	
8.					
9.					
10.					
11.					
12.					
13.					
				<b>GRAND TOTAL</b>	1,478.39

x Chun Saul

Void Check Postina List  
City of Chehalis

Document #: 678454 Void Date: 10/12/2022 Posting #: 11051 Group: croberths  
 Check #: 134576 Bank code: ssb Check Date: 06/30/22  
 Vendor: kubwar KUBWATER RESOURCES INC  
 Post into: 10/2022 Check amount: 1,478.39

Doc Source	Account Number	Description	Amount
disb	B 404.213.040	VOUCHERS PAYABLE	1,478.39 CR
disb	S* B 404.111.010	CASH	1,478.39 DB
disb	S* B 990.111.010	CASH	1,478.39 DB
disb	S* B 990.288.000	Treasurer's Equity	1,478.39 CR
<b>Balance Sheet Totals:</b>			<b>Difference: 0.00</b>

Document #: 678457 Void Date: 10/12/2022 Posting #: 11051 Group: croberths  
 Check #: 134969 Bank code: ssb Check Date: 08/31/22  
 Vendor: cenexh CHS NORTHWEST  
 Post into: 10/2022 Check amount: 41.77

Doc Source	Account Number	Description	Amount
disb	B 404.213.040	VOUCHERS PAYABLE	41.77 CR
disb	S* B 404.111.010	CASH	41.77 DB
disb	S* B 990.111.010	CASH	41.77 DB
disb	S* B 990.288.000	Treasurer's Equity	41.77 CR
<b>Balance Sheet Totals:</b>			<b>Difference: 0.00</b>

0.00 0 \* 0.00 \*  
 41 \* 770 +  
 1,478 \* 390 +  
 1,520 \* 160 \*

Void Check Posting List  
City of Chehalis

VoidCkEP  
10/12/22 3:33PM

Summary Documents

Document #: 678455      Posting #: 11051      Date: 10/12/22  
 Reference: 404  
 Description: disb - FUND 404 SUMMARY  
 Post into: 10/2022

Account Number	Description	Amount
B 404.111.010	Automatic Summary	1,520.16 DB

Balance Sheet Totals:      1,520.16 DB      CR      Difference:

Document #: 678456      Posting #: 11051      Date: 10/12/22  
 Reference: 990  
 Description: disb - FUND 990 SUMMARY  
 Post into: 10/2022

Account Number	Description	Amount
B 990.111.010	Automatic Summary	1,520.16 DB
B 990.288.000	Automatic Summary	1,520.16 CR

Balance Sheet Totals:      1,520.16 DB      1,520.16 CR      Difference: 0.00

Void Check Postina List  
City of Chehalis

**Balance Sheet Fund Totals**

Fund	Debits	Credits	Difference
404 WASTEWATER FUND	1,520.16	1,520.16	0.00
990 Treasurer's Equity	1,520.16	1,520.16	0.00

Void Check Postina List  
City of Chehalis

VoidCKEP  
10/12/22 3:33PM

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*Errors / Warnings*

---

Documents with errors : 0  
Documents with warnings : 0



# KUBWATER RESOURCES

NAME OF DEPARTMENT: PW  
 DIVISION: WW  
 USE: Supplier  
 VERIFIED: DBP  
 404.16.535.080.31

Invoice 10987

**INVOICE TO**

City of Chehalis \_ WWTP  
 Devlan Pool  
 2007 NE Kresky Avenue  
 Chehalis WA 98532  
 USA

**SHIP TO**

City of Chehalis \_ WWTP  
 420 Louisiana Road  
 Chehalis WA 98532  
 USA

<b>Order Number</b> Verbal - Devlan	<b>Bill of Lading</b> W60-6793	<b>Invoice Date</b> March 30, 2022
--	-----------------------------------	---------------------------------------

Qty	Code	Description	Price/lb	Extension
440.92	IZ8160_25KG	(8) Zetag 8160 25 KG or 55 lb Bag	2.78	1,225.76

POSTED

✓ Received DBP

Freight: 140.59  
 Subtotal: 1,366.35  
 Tax Due: 112.04

Total Owed: \$1,478.39

Please post to:

Kubwater Resources, Inc.  
 PO Box 23334 Tigard  
 Tigard OR 97281  
 503 866 6560

Client Code: CHEHALIS\_WW  
 Invoice No: 10987  
 Due Date: 4/29/22  
 Order No: Verbal - Devlan

Invoice Amount: \$1,478.39





**CITY OF CHEHALIS**  
 1321 S Market Blvd  
 CHEHALIS, WASHINGTON 98532  
 (360) 748-0271

SECURITY STATE BANK  
 MAIN BRANCH  
 CHEHALIS, WASHINGTON

98-60  
 1251

VENDOR #	DATE	CHECK NUMBER	CHECK AMOUNT
kubwar	06/30/2022	134576	*****1,478.39

*Void check - duplicate payment issued by mistake. Cash returned. Check here voided*

PAY One Thousand Four Hundred Seventy Eight Dollars and Thirty Nine Cents

PAY TO THE ORDER OF  
 KUBWATER RESOURCES INC  
 PO BOX 23334  
 TIGARD, OR 97281-3334

*T. Gill Anderson*  
 City Manager  
  
*Christy E. Ketchum*  
 Mayor

⑈0134576⑈ ⑆125100607⑆ 0104347175⑈

PLEASE DETACH BEFORE DEPOSITING

CITY OF CHEHALIS, WA 98532

ACCOUNTS PAYABLE CHECK

NO. 134576

INVOICE NUMBER	DATE	DESCRIPTION	P.O. NUMBER	DISCOUNT	AMOUNT
109857	06/30/2022	ZETAG 8160		0.00	1,478.39
					1,478.39





**CHEHALIS CITY COUNCIL MEETING  
AGENDA REPORT**

**TO:** The Honorable Mayor and City Council

**FROM:** Jill Anderson, City Manager

**BY:** Kassi Mackie, City Clerk

**MEETING OF:** October 24, 2022

**SUBJECT:** Resolution No. 15-2022, First and Final Reading – Declaring Surplus Property

---

**ISSUE**

State law requires that municipal property must first be declared surplus by the City Council before being sold, transferred, or disposed of.

**DISCUSSION**

The Information Technology Department has provided a list of obsolete computers and servers that are deemed surplus and ready for disposal. This list is attached. These items will be recycled, and hard drives destroyed by the IT Department staff.

City Hall has stored outdated council chairs that are still in good condition, and other furniture that is in poor condition. These items are of no further use to the City and staff is requesting to dispose of these items by donation and disposal based on the condition of each individual piece.

**FISCAL IMPACT**

There is no fiscal impact.

**RECOMMENDATION**

It is recommended that the City Council adopt Resolution No. 15-2022.

**SUGGESTED MOTION**

I move that the City Council adopt Resolution No. 15-2022 on the first and final reading.



**RESOLUTION NO. 15-2022**

**A RESOLUTION OF THE CITY OF CHEHALIS, WASHINGTON, DECLARING PERSONAL PROPERTY OF THE CITY OF CHEHALIS TO BE SURPLUS AND OF NO FURTHER USE TO THE CITY, AND DIRECTING THE DISPOSITION THEREOF.**

**THE CITY COUNCIL OF THE CITY OF CHEHALIS, WASHINGTON, DO RESOLVE AS FOLLOWS:**

**Section 1.** The following described personal property of the city of Chehalis, Washington, a municipal corporation, shall be, and the same hereby is, declared to be surplus and no longer of necessary use.

<b>Chehalis Administrative Department</b>	<b>Identifying Information</b>
Misc. damaged or obsolete chairs at City Hall	<b>City Tag Number:</b> 00224, 00231, 00234, 00228, 00230, 00227, 40053, 04056, 00621, 00552, 40050, 00432
<b>Chehalis IT Department</b>	<b>Identifying Information</b>
Computers and Servers	<b>City Tag Number:</b> 10071, 00061, 01069, 60251, 00091, 00074, 00073, 60198, 00095, 50062, 60443, 20092, 20105, 60187, 60188, 60202, 60360, 60203, 60207, 00109, 00106, 00062, 60235, 00048, 00123, 60216, 00093, 00041, 00046  <b>Serial Number:</b> 106114004, 106385877, 106559109, JT3ND21, 43JNXY1, Z8062951H

**Section 2.** The personal property described herein shall be disposed of by the City Manager.

**ADOPTED** by the City Council of the city of Chehalis, Washington, and **APPROVED** by its Mayor, at a regularly scheduled open public meeting thereof this 24<sup>th</sup> day of October 2022.

\_\_\_\_\_  
Mayor

Attest:

---

City Clerk

Approved as to form and content:

---

City Attorney

## Surplus Property Form

*Please complete this form and submit to the City Clerk. Property will be surplussed on a quarterly basis during the second City Council meetings of March, June, and September, and the first meeting of December.*

**Item:**

- Old wooden council chairs
- Cloth council chairs
- Torn chair in break room
- IT Equipment- Computers and Servers

**Identifying Information:**

City Tag #	00224, 00231, 00234, 00228, 00230, 00227, 40053, 04056, 00621, 00552, 40050, 00432, 10071, 00061, 01069, 60251, 00091, 00074, 00073, 60198, 00095, 50062, 60443, 20092, 20105, 60187, 60188, 60202, 60360, 60203, 60207, 00109, 00106, 00062, 60235, 00048, 00123, 60216, 00093, 00041, 00046
Serial #	106114004, 106385877, 106559109, JT3ND21, 43JNX1, Z8062951H
Model #	
VIN #	
Other	

**Date Purchased (if known)**

**Purchase Price (if known)**

	\$
--	----

**Current Fair Market Value (if item is to be sold)**

**\$ \_\_\_\_\_**

**What was the property used for and why is it being disposed of? (Stress condition of property)**

- Old wooden council chairs
- Cloth council chairs
- Torn chair in break room
- Obsolete IT Equipment-Servers and Computers (see attached)

**How will the property be disposed of?**

Sell

Dispose of

Trade-in

Other (please explain)

Auction

Donate

Location	Device Name	Type	Brand	Serial #	Tag	CPU	GB	GB	Replace Cost	Purchase Date	Expectancy	Replacement Date
City Hall	EXSRV	SERVER		106114044								
Finance	SOLSRV	SERVER		106385877								
Police Department	POLICESRV	SERVER		106559109								
City Hall	CITYCLERK1	Desktop		107004423	10071	2.6 Dual Core	250		\$ 799.99	November 17, 2009	5	January 6, 2018
General Services	CS1	Desktop		BTO1404946222003	00061	Core i3-3220	500		\$ 1,000.00	April 22, 2014	4	February 18, 2019
Public Works	PUBLICWORKS8	Laptop		JT3NDZ1								
City Hall	CITYHALL1	Desktop	Acer	DTSJYAA0032190E6E59200	01069	3.1 i5-3450	1000		\$ 1,499.00	January 7, 2013	5	January 6, 2018
Public Works	METER READ-PC	Laptop	Toshiba	7E329856P	60251	Core i3-3217 1.8	500		\$ 600.00	January 19, 2013	4	February 18, 2019
Public Works	PUBLICWORKSSRV	Server	Howard	154079-1113	00091	Core i3-3217 1.8	500		\$ 3,500.00	September 10, 2013	6	September 9, 2019
Finance	FINANCE3	Desktop	Howard	203838-1214	00074	3.0 i5-3300	500		\$ 900.00	March 29, 2013	5	March 28, 2018
Finance	FINANCE4	Desktop	Howard	203838-1214	00073	3.0 i5-3300	500		\$ 1,000.00	April 3, 2014	5	April 2, 2019
RWRF	BIO SOLIDS	Desktop	Dell	6R91XB1	60187	Core i3-3217 1.8	500	1000	\$ 1,000.00	10/4/2009	5	January 6, 2017
Public Works	PUBLICWORKS23	Desktop	Acer	DTSJYAA0032190E6E59200	00095	3.1 i5-3450	2000		\$ 1,499.00	January 7, 2013	4	January 6, 2017
Public Works	PWSHOPLT	Laptop	Acer	LXEEA030079520A39D2504	50062	2.1 Core 2 Duo	120		\$ 1,000.00	May 17, 2010	4	May 16, 2014
WFP	WFP1	Desktop	Acer	107579368	60443	3.4 i3-2130	500		\$ 800.00	December 20, 2012	5	December 19, 2017
General Services	CS11	Desktop	Ultra	4JD5CG1	20092	2.2 Core Duo	80		\$ 1,200.00	May 26, 2008	5	May 25, 2013
Police	POOFFICER7	Desktop	Dell	8V1LRW1	20105	Core i3 3.3	450		\$ 1,000.00	February 14, 2013	5	February 13, 2018
RWRF	SCADA-SVR2	Server	Dell	GZ6WP91	60187	3.2 Zeon	160		\$ 3,000.00	March 23, 2006	5	March 22, 2011
RWRF	SCADA-Server1	Server	Ultra	107478911	60188	3.3 Core i3	1000		\$ 1,000.00	February 23, 2012	5	February 21, 2017
City Hall	CITYHALL7	Laptop	Toshiba	2A056761R	60202	2.1 Core 2 Duo	250		\$ 500.00	September 2, 2010	4	September 1, 2014
RWRF	RWRF-L05	Laptop	Acer	NXML8AA00442307973400	60360	i5 4210U	500		\$ 700.00	January 7, 2016	4	January 6, 2020
City Hall	CITYHALL3	Desktop	Lenovo	MJ02QTFD	60203	Core i5-4590 3.3	500		\$ 1,000.00	October 6, 2016	5	October 5, 2021
City Hall	CITYHALL5	Desktop	Dell	G1WDMF2	60207	Core i5-6500 3.2	500		\$ 500.00	January 24, 2017	5	January 23, 2022
Police	POCHIEF2	Desktop	Asus	DBPDCG025LC	00109	3.4 i3 3240	500		\$ 1,000.00	April 4, 2014	5	April 3, 2019
Police	POOFFICER10 SW	Desktop	Dell	4YMP782	00106	Core i5-4590 3.3	1000		\$ 500.00	March 6, 2016	5	March 5, 2021
Police	CHPD4	Laptop	Dell	43JNXY1	00062	Core i3-3110 2.4	320		\$ 700.00	December 10, 2013	4	December 9, 2017
General Services	CS10	Desktop	Ultra	107318218	00062	3.2 Dual Core	500		\$ 1,000.00	April 29, 2011	5	April 27, 2016
General Services	CS14	Desktop	Dell	8V7X8M2	60235	Core i7-7700 3.6	500		\$ 1,000.00	February 15, 2018	5	February 14, 2023
Airport	AIRPORT-SRV	Server	Dell	9T2DHS1	00048	2.4 Celeron	1000		\$ 2,500.00	January 27, 2013	6	January 26, 2019
Police	CHPD8	Laptop	Dell	JJKXNY1	00123	Core i3-3110 2.4	320		\$ 700.00	December 12, 2013	4	December 11, 2017
RWRF	RWRF-W12	Desktop	Dell	3CKH832	60216	Core i5-4590 3.3	500		\$ 1,000.00	March 25, 2015	5	March 23, 2020
Public Works	PUBLICWORKS21	Desktop	Lenova	1S10AU00ESUSPC05FJHG	00093	3.5 i3-4150	500		\$ 500.00	March 8, 2016	5	March 7, 2021
RWRF	RWRF-RDP-LAPTOP	Laptop	Toshiba	Z8062951H	00041	1.7 Core i3	500		\$ 800.00	October 1, 2015	4	September 30, 2019
Airport	Donna-PC (Gas Pump)	Desktop	Dell	8S48ML1	00046	Athlon II X2 240 2.8	600		\$ 500.00	January 10, 2010	5	January 9, 2015
Airport	Pilot-PC	Desktop	Dell	553FBF1	00046	Core 2 Duo	250		\$ 100.00	December 29, 1904	5	December 29, 1904



**CHEHALIS CITY COUNCIL MEETING  
AGENDA REPORT**

**TO:** The Honorable Mayor and City Council

**FROM:** Jill Anderson, City Manager

**BY:** Nicholas Swanson, City Planner

**MEETING OF:** October 24, 2022

**SUBJECT:** Appointment of Kathy Smith to the Historic Preservation Commission

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**ISSUE**

The Historic Preservation Commission presently has one (1) vacancy, and Kathy Smith has applied to fill the vacancy.

**DISCUSSION**

The Historic Preservation Commission is currently operating without a full board, making it more difficult to meet quorum and reducing the variety of perspectives working with staff on historic preservation projects.

Kathy Smith has applied to fill the vacancy. Kathy was born and raised in Chehalis and has been an active Chehalis community member. She is a past business owner and Chamber member. Kathy has explained that she has ample experience with historic districts and town character from her time as a road representative traveling between towns in the PNW. As a long-time resident, she has knowledge of Chehalis' history and experience with its historic buildings.

The City Council is responsible for appointing members to the Historic Preservation Commission. The Mayor and staff have met with Ms. Smith and have clarified the needs of the position with her. Mayor Ketchum is recommending that the City Council affirm the appointment.

Applications are kept with the City Clerk and may be reviewed upon request.

**FISCAL IMPACT**

No fiscal impact.

**RECOMMENDATION**

Mayor Ketchum has met with Kathy Smith and recommends approval of her appointment to the Historic Preservation Commission.

**SUGGESTED MOTION**

Move to appoint Kathy Smith to the Historic Preservation Commission.



**CHEHALIS CITY COUNCIL MEETING  
AGENDA REPORT**

**TO:** The Honorable Mayor and City Council

**FROM:** Jill Anderson, City Manager

**BY:** Celest Wilder, Engineer Technician II

**MEETING OF:** October 24, 2022

**SUBJECT:** Amendment and Extension of Agreement with LeMay Enterprises, Inc. for Collection and Disposal of Solid Waste

---

**ISSUE**

The current agreement for collection and disposal of solid waste between the City of Chehalis and LeMay Enterprises, Inc., entered into on September 11, 2017, expired on August 1, 2022. Over the course of the last 6 months, staff has been working with LeMay to bring an amendment to the City Council for consideration. During the discussions, services have continued to be provided based on the terms of the 2017 contract. An amendment to the existing agreement has been prepared for City Council consideration, which includes a new rate structure proposed by LeMay. Representatives from LeMay will be at the meeting to present their proposal.

**DISCUSSION**

LeMay has proposed an amendment to the current agreement which would affect the rate schedule and extend the contract for an additional 5-year term. The key component of the proposed amendment is an initial rate increase of 25% or \$4.30 a month for those with weekly residential collection of a regular can. It also includes annual CPI adjustments starting in January 2025.

LeMay initially proposed a 30% adjustment based on the increasing costs of doing business, including volatile fuel costs, rising labor costs, and rapid inflation. While all of the issues impacting rates are understandable, a 30% increase at one time seemed overly burdensome on customers. When staff discussed the concerns with LeMay, the proposal was revised to 25%, which is the proposal before you at this time. While still higher than normal, it is less than \$5.00 a month for the average residential customer with weekly collection of one regular can with recycling. It is also important to note that the City receives almost no complaints about the service provided by LeMay, which has served the community for many years.

Historically, rates for Chehalis customers have only been increased at the time of agreement renewal. The rates agreed to in 2017 carried a fixed fee over the course of the 5-year term. In other words, the rate for waste collection service has not been increased since 2017. LeMay has proposed an amendment that would adjust collection and disposal rates to reflect additional costs incurred for providing services due to Consumer Price Index (CPI) increases. LeMay would also like to phase in an annual adjustment starting in 2025. Rates for all jurisdictions in Lewis County served by LeMay, except for the City of Chehalis, increase at the beginning of each calendar year based on the annual Consumer Price Index (CPI) increases.

The initial proposed increase to solid waste collection and disposal rates is derived from CPI rate increases over the last 5 years. There is an attachment to this report that provides additional rates with the CPI applied from 2018 to 2025.

<b>Annual CPI Rates</b>					
<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023 Projected</b>
3.30%	2.30%	.90%	5.50%	10.0%	2.50%
17.80	18.21	18.37	19.38	21.34	21.87

If the amendment is approved, there would be an initial price increase of 25%, which is \$4.30 a month for those with pick-up of a regular can once a week. The chart below provides the new proposed rate structure for the most common accounts.

<b>Key Rate Increases Residential Services – Monthly Rate Includes Bi-Weekly Recycling</b>				
<b>Type of Service</b>	<b>Frequency</b>	<b>Current Rate</b>	<b>Proposed Increase</b>	<b>Proposed Rate</b>
1 mini-can at curb	Weekly	\$ 12.23	\$ 3.06	\$ 15.29
1 mini-can at curb	Every 2 Weeks	\$ 7.71	\$ 1.93	\$ 9.64
1 regular can at curb	Weekly	\$ 17.23	\$ 4.30	\$ 21.53
1 regular can at curb	Every 2 Weeks	\$ 13.64	\$ 3.41	\$ 17.05
<b>Commercial Services</b>				
1 regular can	1 time per week	\$ 14.08	\$ 3.51	\$ 17.59
2 regular cans	1 time per week	\$ 21.81	\$ 5.46	\$ 27.27
1 yard dumpster	1 time per week	\$ 92.26	\$ 23.07	\$ 115.33
1 yard dumpster	3 times per week	\$ 230.79	\$ 57.69	\$ 288.48

*Please note that there are occasional .01 cent differences in the calculations in the numbers presented by LeMay, likely due to rounding.*

The proposed contract amendment sets forth that there would be a fixed rate through the December 31, 2024. The amendment also seeks to adjust rates annually according to CPI increases as they are published. Effective dates for annual rate increases would be January 1 of each calendar year with the first annual increase occurring January 1, 2025. In order to establish rate adjustments for 2025, the CPI from Jan-June 2024 would be used. Notification of the increase would be sent to customers in October of 2024. Every year moving forward, the CPI from Jan-Jun would be used to calculate rate adjustments to go into effect January 1 of the following year.

#### **FISCAL IMPACT**

If approved by the City Council, the initial rate adjustment of 25% for residential and commercial customers in the City of Chehalis would take place January 1, 2023. This would allow LeMay to provide proper notification to all account holders prior to the adjustment being implemented. This rate would continue through December 31, 2024. Starting on January 1, 2025 rates would increase annually to align with annual CPI increases.

#### **RECOMMENDATION**

It is recommended that City Council consider the First Amendment to Agreement for Collection and Disposal of Solid Waste with LeMay Enterprises, Inc.

**SUGGESTED MOTION**

The City Council can consider a move to approve the First Amendment to Agreement for Collection and Disposal of Solid Waste with LeMay Enterprises, Inc. and authorize the City Manager to execute the amendment.



Rate Schedule

<u>Type of Service</u>	<u>Pickup Frequency</u>	<u>Current Rate</u>									
		2018 CPI	2019 CPI	2020 CPI	2021 CPI	2022 CPI	2023	2024	2025		
		<u>(Excludes Tax)</u>									
		3.30%	2.30%	0.90%	5.50%	10.10%	2.50%	2.50%	2.50%		
<b>Residential:</b>											
1 mini-can at curb	1 time per week	\$ 12.23	\$ 12.93	\$ 13.04	\$ 13.76	\$ 15.15	\$ 15.53	\$ 15.92	\$ 16.32		
1 mini-can at curb	1 time every 2 weeks	\$ 7.71	\$ 8.15	\$ 8.22	\$ 8.67	\$ 9.55	\$ 9.79	\$ 10.03	\$ 10.28		
1 regular can at curb	1 time per week	\$ 17.23	\$ 18.21	\$ 18.37	\$ 19.38	\$ 21.34	\$ 21.87	\$ 22.42	\$ 22.98		
1 regular can at curb	1 time every 2 weeks	\$ 13.64	\$ 14.41	\$ 14.54	\$ 15.34	\$ 16.89	\$ 17.31	\$ 17.75	\$ 18.19		
2 regular cans at curb	1 time per week	\$ 24.78	\$ 26.19	\$ 26.42	\$ 27.88	\$ 30.69	\$ 31.46	\$ 32.24	\$ 33.05		
3 regular cans at curb	1 time per week	\$ 32.29	\$ 34.12	\$ 34.43	\$ 36.32	\$ 39.99	\$ 40.99	\$ 42.01	\$ 43.06		

Occasional excess can/bag tag  
(Container/Cart lid open in excess of 45 degrees will be considered excess can)

**Commercial:**

1 regular can	1 time per week	\$ 14.08	\$ 14.87	\$ 15.01	\$ 15.83	\$ 17.43	\$ 17.87	\$ 18.32	\$ 18.77		
1 regular can	2 times per week	\$ 25.55	\$ 27.00	\$ 27.24	\$ 28.74	\$ 31.65	\$ 32.44	\$ 33.25	\$ 34.08		
1 regular can	3 times per week	\$ 36.83	\$ 38.93	\$ 39.28	\$ 41.44	\$ 45.62	\$ 46.76	\$ 47.93	\$ 49.13		
1 regular can	4 times per week	\$ 48.12	\$ 50.85	\$ 51.31	\$ 54.13	\$ 59.60	\$ 61.09	\$ 62.61	\$ 64.18		
1 regular can	5 times per week	\$ 59.47	\$ 62.84	\$ 63.41	\$ 66.90	\$ 73.65	\$ 75.49	\$ 77.38	\$ 79.31		
2 regular cans	1 time per week	\$ 21.81	\$ 23.05	\$ 23.26	\$ 24.54	\$ 27.02	\$ 27.69	\$ 28.38	\$ 29.09		
2 regular cans	2 times per week	\$ 40.62	\$ 42.93	\$ 43.32	\$ 45.70	\$ 50.31	\$ 51.57	\$ 52.86	\$ 54.18		
2 regular cans	3 times per week	\$ 59.50	\$ 62.87	\$ 63.44	\$ 66.93	\$ 73.69	\$ 75.53	\$ 77.42	\$ 79.35		
2 regular cans	4 times per week	\$ 78.37	\$ 82.82	\$ 83.56	\$ 88.16	\$ 97.06	\$ 99.49	\$ 101.98	\$ 104.53		
2 regular cans	5 times per week	\$ 97.18	\$ 102.70	\$ 103.62	\$ 109.32	\$ 120.36	\$ 123.37	\$ 126.46	\$ 129.62		

**FIRST AMENDMENT TO  
AGREEMENT FOR COLLECTION AND DISPOSAL OF SOLID WASTE**

THIS FIRST AMENDMENT TO AGREEMENT FOR COLLECTION AND DISPOSAL OF SOLID WASTE (this “First Amendment”) is dated effective September 13, 2022 (the “First Amendment Effective Date”), between **CITY OF CHEHALIS, WASHINGTON**, a municipal corporation, herein called “City”, and **HAROLD LEMAY ENTERPRISES, INC.**, herein called “Contractor”. All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Agreement (as hereinafter defined), as amended.

**RECITALS**

**WHEREAS**, City and Contractor entered into that particular Agreement for Collection and Disposal of Solid Waste dated September 11, 2017 (the “Agreement”);

**WHEREAS**, City and Contractor desire to extend the Agreement for an additional five-year period and to otherwise modify the Agreement as set forth below; and

**NOW, THEREFORE**, in consideration of the premises, the covenants and agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Contractor hereby agree as follows:

**AGREEMENT**

1. Term of Agreement. As of the First Amendment Effective Date, Section 1 of the Agreement shall be amended to reflect the new termination date of December 31, 2027.
2. Rates. As of the First Amendment Effective Date, the rates found in Attachment “B” of the Agreement shall be replaced with the Attachment “B” attached hereto. These rates shall remain in effect for the first two years of this agreement. Starting with year three of this agreement, the first day of January, 2025, annual rate increases will take place January 1 of each calendar year. The rates set forth in Attachment “B” shall automatically increase by an amount equal to the published increase of the percent change in the preceding year’s first half consumer price index. For the purposes of this agreement, the “preceding year first half consumer price index” shall be for the period of time from January 1 through June 30 of the preceding year and the term “Consumer Price Index” shall mean the Consumer Price Index published by the U.S. Department of Labor, Bureau of Labor Statistics, for All-Urban Consumers: Seattle-Tacoma-Bellevue Area, All Items (1982-84 = 100).
3. Counterparts. This First Amendment may be executed in one or more facsimile or original counterparts, each of which shall be deemed an original and both of which together shall constitute one and the same instrument.
4. Entire Agreement/Ratification. The Agreement and this First Amendment represents the entire agreement among the parties with respect to the matters that are subject hereof. All terms and provisions of the Agreement not amended hereby, either expressly or by necessary implication, shall remain in full force and effect. From and after the date of this First Amendment, all references to the term “Agreement” in this First Amendment shall include the terms contained in this First Amendment.
5. Conflicting Provisions. In the event of any conflict between the terms of the Agreement and this First Amendment the terms of this First Amendment shall prevail.



**IN WITNESS WHEREOF**, the parties hereto have duly executed this First Amendment as of the day and year first above written.

**CITY OF CHEHALIS, WASHINGTON,  
a municipal corporation**

By \_\_\_\_\_  
Its City Manager

Attest \_\_\_\_\_  
Its City Clerk

Approved as to form:

\_\_\_\_\_  
City Attorney

**CITY**

**HAROLD LEMAY ENTERPRISES,  
INCORPORATED**

By \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

**CONTRACTOR**

**ATTACHMENT 'B' - Rate Schedule - Includes Recycle Service per Agreement -18-A.**

<u>Type of Service</u>	<u>Pickup Frequency</u>	<u>Current Rate</u> (Excludes Tax)	25.00%	% Change
<b>Residential:</b>				
1 mini-can at curb	1 time per week	\$ 12.23	\$15.29	25.00%
1 mini-can at curb	1 time every 2 weeks	\$ 7.71	\$9.64	25.00%
1 regular can at curb	1 time per week	\$ 17.23	\$21.53	25.00%
1 regular can at curb	1 time every 2 weeks	\$ 13.64	\$17.05	25.00%
2 regular cans at curb	1 time per week	\$ 24.78	\$30.98	25.00%
3 regular cans at curb	1 time per week	\$ 32.29	\$40.36	25.00%
Occasional excess can/bag tag (Container/Cart lid open in excess of 45 degrees will be considered excess can)		\$ 5.07	\$6.33	25.00%

**ATTACHMENT 'B' - Rate Schedule - Includes Recycle Service per Agreement -18-A.**

<u>Type of Service</u>	<u>Pickup Frequency</u>	<u>Current Rate</u>			
		<u>(Excludes Tax)</u>		25.00%	% Change
<b>Commercial:</b>					
1 regular can	1 time per week	\$	14.08	\$17.59	25.00%
1 regular can	2 times per week	\$	25.55	\$31.94	25.00%
1 regular can	3 times per week	\$	36.83	\$46.04	25.00%
1 regular can	4 times per week	\$	48.12	\$60.15	25.00%
1 regular can	5 times per week	\$	59.47	\$74.33	25.00%
2 regular cans	1 time per week	\$	21.81	\$27.27	25.00%
2 regular cans	2 times per week	\$	40.62	\$50.78	25.00%
2 regular cans	3 times per week	\$	59.50	\$74.37	25.00%
2 regular cans	4 times per week	\$	78.37	\$97.96	25.00%
2 regular cans	5 times per week	\$	97.18	\$121.48	25.00%
3 regular cans	1 time per week	\$	29.03	\$36.29	25.00%
3 regular cans	2 times per week	\$	55.79	\$69.74	25.00%
3 regular cans	3 times per week	\$	86.22	\$107.78	25.00%
3 regular cans	4 times per week	\$	114.38	\$142.97	25.00%
3 regular cans	5 times per week	\$	142.33	\$177.91	25.00%
4 regular cans	1 time per week	\$	42.16	\$52.70	25.00%
4 regular cans	2 times per week	\$	83.16	\$103.95	25.00%
4 regular cans	3 times per week	\$	126.13	\$157.67	25.00%
4 regular cans	4 times per week	\$	167.89	\$209.86	25.00%
4 regular cans	5 times per week	\$	211.49	\$264.36	25.00%
1 yard dumpster	1 time per week	\$	92.26	\$115.33	25.00%
1 yard dumpster	2 times per week	\$	166.12	\$207.66	25.00%
1 yard dumpster	3 times per week	\$	230.79	\$288.48	25.00%
1 yard dumpster	4 times per week	\$	282.80	\$353.50	25.00%
1 yard dumpster	5 times per week	\$	346.31	\$432.89	25.00%
1 1/2 yard dumpster	1 time per week	\$	135.52	\$169.40	25.00%
1 1/2 yard dumpster	2 times per week	\$	230.79	\$288.48	25.00%
1 1/2 yard dumpster	3 times per week	\$	326.06	\$407.57	25.00%
1 1/2 yard dumpster	4 times per week	\$	415.57	\$519.47	25.00%

**ATTACHMENT 'B' - Rate Schedule - Includes Recycle Service per Agreement -18-A.**

<b><u>Type of Service</u></b>	<b><u>Pickup Frequency</u></b>	<b><u>Current Rate</u></b>			
		<b>(Excludes Tax)</b>	<b>25.00%</b>	<b>% Change</b>	
1 1/2 yard dumpster	5 times per week	\$ 516.59	\$645.74	25.00%	
2 yard dumpster	1 time per week	\$ 170.72	\$213.41	25.00%	
2 yard dumpster	2 times per week	\$ 294.30	\$367.87	25.00%	
2 yard dumpster	3 times per week	\$ 431.67	\$539.59	25.00%	
2 yard dumpster	4 times per week	\$ 559.85	\$699.81	25.00%	
2 yard dumpster	5 times per week	\$ 689.17	\$861.47	25.00%	
3 yard dumpster	1 time per week	\$ 224.40	\$280.51	25.00%	
3 yard dumpster	2 times per week	\$ 404.19	\$505.24	25.00%	
3 yard dumpster	3 times per week	\$ 583.97	\$729.97	25.00%	
3 yard dumpster	4 times per week	\$ 763.76	\$954.70	25.00%	
3 yard dumpster	5 times per week	\$ 943.54	\$1,179.43	25.00%	
4 yard dumpster	1 time per week	\$ 286.19	\$357.74	25.00%	
4 yard dumpster	2 times per week	\$ 544.50	\$680.62	25.00%	
4 yard dumpster	3 times per week	\$ 802.80	\$1,003.50	25.00%	
4 yard dumpster	4 times per week	\$ 1,061.10	\$1,326.38	25.00%	
4 yard dumpster	5 times per week	\$ 1,319.41	\$1,649.26	25.00%	
6 yard dumpster	1 time per week	\$ 393.15	\$491.44	25.00%	
6 yard dumpster	2 times per week	\$ 743.01	\$928.76	25.00%	
6 yard dumpster	3 times per week	\$ 1,092.87	\$1,366.09	25.00%	
6 yard dumpster	4 times per week	\$ 1,442.74	\$1,803.42	25.00%	
6 yard dumpster	5 times per week	\$ 1,792.60	\$2,240.75	25.00%	

**ATTACHMENT 'B' - Rate Schedule - Includes Recycle Service per Agreement -18-A.**

<u>Type of Service</u>	<u>Pickup Frequency</u>	<u>Current Rate</u> (Excludes Tax)	25.00%	% Change
<b>Additional charge per pickup:</b>				
1 yard dumpster		\$ 37.90	\$47.38	25.00%
1 1/2 yard dumpster		\$ 52.68	\$65.85	25.00%
2 yard dumpster		\$ 63.73	\$79.66	25.00%
<b>Commercial: (per pickup):</b>				
		<b>Hauling Charge:</b> (Excludes Tax)		
20 yard drop box		\$ 115.00	\$143.75	25.00%
30 yard drop box		\$ 126.50	\$158.13	25.00%
40 yard drop box		\$ 138.00	\$172.50	25.00%
10 yard compactor		\$ 155.25	\$194.06	25.00%
20 yard compactor		\$ 177.10	\$221.38	25.00%
25 yard compactor		\$ 189.75	\$237.19	25.00%
30 yard compactor		\$ 224.25	\$280.31	25.00%
40 yard compactor		\$ 270.25	\$337.81	25.00%

\* plus tipping fees based on actual weight of each pickup

Any contractor-owned drop box or compactor picked up less than once a week is also charged a \$ 75.00 per-month rental fee.



**CHEHALIS CITY COUNCIL MEETING  
AGENDA REPORT**

**TO:** The Honorable Mayor and City Council

**FROM:** Jill Anderson, City Manager

**BY:** Kassi Mackie, City Clerk

**MEETING OF:** October 24, 2022

**SUBJECT:** Consider Waiver of Second Reading for Ordinances 1035-B through 1057-B

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**ISSUE**

In 1995 the City Council adopted Resolution 1-95, Establishing the Order and Procedure for Council Meetings. Section 12 of the resolution requires two readings of ordinances unless the City Council wishes to alter, amend, or temporarily suspend the rules by a vote of two-thirds of the members present (Section 17).

**DISCUSSION**

Twenty-three ordinances, numbers 1035-B through 1057-B, are included in the agenda packet for consideration this evening. These ordinances have been reviewed by the Planning Commission in multiple public planning workshops and during a required public hearing. The City Council also held a workshop on August 15<sup>th</sup> of this year to discuss the proposed changes and provide feedback to staff. These changes have been incorporated into the proposed ordinances. In addition, the information has been available on the City's website since the middle of August.

While there is a Chehalis Resolution requiring two readings of an Ordinance, there are no requirements in State Statute to read ordinances for consideration twice. Therefore, the City Council has the authority to waive or suspend its own requirement for two readings on the proposed ordinances as authorized by Section 17 of Resolution 1-95.

If the City Council waives the second reading, the 23 ordinances presented this evening will be read by title only at the meeting tonight. If the City Council determines that the preference is to have them read at two meetings, the ordinances will be introduced this evening, and placed on the subsequent agenda set for November 14<sup>th</sup>.

**FISCAL IMPACT**

There is no fiscal impact associated with the proposed action.

**RECOMMENDATION**

It is recommended that the City Council consider suspending its rule to allow for passage of Ordinances 1035-B through 1057-B on first and final reading.

**SUGGESTED MOTION**

Move to suspend the requirement of two readings for Ordinances 1035-B through 1057-B.





**CHEHALIS CITY COUNCIL MEETING  
AGENDA REPORT**

**TO:** The Honorable Mayor and City Council

**FROM:** Jill Anderson, City Manager

**BY:** Tammy Baraconi, Planning and Building Manager

**MEETING OF:** October 24, 2022

**SUBJECT:** **First reading of Ordinance #1035-B, Updating Comprehensive Plan Land Use and Housing Elements and creating an Historic Preservation Element**

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**ISSUE**

RCW 36.70A, the Growth Management Act, allows for periodic updates to the Comprehensive Plan. Due to recent housing trends, a review of population projections and housing needs was needed. This also provided an opportunity to create an Historic Preservation Element.

**DISCUSSION**

***For the Land Use Element:*** Buildable land within the corporate City limits is very scarce. For the City to grow it needs to annex additional land. The first step for annexation is to evaluate, using population and housing projections, the need for additional land. To place the City in the strongest position possible for success, staff has updated the population projections in the Land Use Element and housing projections in the Housing Element, including an analysis of the Urban Growth Area.

Current population trends within the City limits have historically been around 1.25% increase. This is due in part to the lack of buildable land within City limits. This number is calculated for us by the Washington State Office of Financial Management (OFM) and is based upon historic data that goes back to our first population counts. Population projections for the Urban Growth Area proved to be more difficult to create.

Because OFM does not calculate these numbers for us, staff had to go back and do an approximate head count within homes located in the Urban Growth Area. We began by using population numbers for census blocks to help calculate populations for most of the area. Then we looked at the portions of other census blocks, counted homes and multiplied that number by 2.25, the average household size for Lewis County. This gives us a current population in the UGA of 2,044.

City and UGA Population Projections – 2040

	Current Population	Rate of Growth	2040 Population
City of Chehalis	7,350	1.25%	9,307
Chehalis UGA	2044	6.57%	7,298

This information then allowed us to review densities and determine the land needed to meet population projections. We did not create new categories for review just updated numbers to better analyze need. These calculations are derived from both within City limits and within the UGA.

The average development density of all residential lots within the city is 3.7 du/ac. This combined density considers all existing single family and multi-family development. In order to conform to the mandates of GMA, planned densities for single family homes will range from 4-10 du/ac, and from 11-24 du/ac for multifamily development. While higher densities may result, a conservative planning estimate of 4 du/ac for single family and 12 du/ac for multi-family will be used to calculate the need for additional land. The methodology for calculating the need for land for new single family development is as follows:

1. Average density = 4 du/ac
  2. Additional lots for dwelling units needed by 2040 = 1,088
  3. Gross amount of land needed  $(10884/4) = 272$  acres
  4. Add market factor  $(283.5 \times 1.25) = 340$  gross acres of residential land needed
  6. Land available (69% of 179 acres) = 124 acres
- Residential land deficit  $(124 - 340) = -216$  net acres**

The same methodology, when applied to the need for land for multi-family development, yields this result:

1. Average density = 12 du/ac
2. Additional dwelling units needed by 2040 = 489
3. Gross amount of land needed  $(489/12) = 41$  acres
4. Add market factor  $(42.5 \times 1.25) = 51$  gross acres needed
5. Land available (31% of 179 acres) = 56 acres
6. Multi-family residential land surplus  $(56 - 51) = +5$  net acres of land

Changes were also made to the Zoning Designations. We have eliminated the Essential Public Facilities and added Mixed Residential Commercial and Open Space/Public Facility. Essential public facilities are defined at the State level as a use that is difficult to site within a community. As per the RCW 36.70A.200, essential public facilities such as parks, prisons, schools, solid waste handling facilities, and such receive special consideration for placement within the community. The RCW does not address how they must fit in, only that we must accommodate them. By using them as a zoning classification we are unable to determine things such as setbacks that are appropriate for the individual use.

The creation of a Open Space/Public Facility would allow for more flexibility and identify essential public facilities that are currently in use.

The Mixed Residential Commercial is also a new zoning classification. This would allow for areas such as the south end of Market Blvd and into Jackson Hwy, where there is a blend of local businesses and residential uses to become conforming. By using just one zoning classification of either residential or commercial, it creates many nonconforming structures and uses that present development and sales challenges to the property owners. By creating MRC, an area where both uses can occur at the same time would be established and the nonconformity issues would be removed.

**For the Housing Element:** The Housing Element began by identifying recent changes in housing prices, both for purchase and rental as well as the median income in Chehalis.

Category	2011	2019
Median Value of Owner-Occupied Homes	\$165,800	\$182,000
Median Rent	\$758.00	\$867
Median Household Income	\$34,379	\$42,209

Based on the analysis contained in the Land Use Element, average household size, the rate at which housing is developed as either single- or multi-family, and an assumed development density of 4 units per acre, by 2040 the City will need to develop 1,577 single-family and 489 multi-family dwelling units by 2040 to meet the current population allocation established by the Lewis County Planned Growth Committee. Based on the 4 units per acre assumption, the City will have a single-family residential land deficit of 216 acres, and a multi-family surplus of 5 acres.

As noted in the Land Use Element, land within the City limits is quite limited. Of the 3,695 acres that comprise the City, it is estimated that critical areas encumber approximately 2,884 acres, which leaves only 881 acres with no critical area to impede development.

***For the Historic Preservation Element:*** The information pertaining to historic preservation within the City has traditionally fallen in the Land Use Element of the Comprehensive Plan. With this update it would be removed from the Land Use Element and become a separate new element strictly for Historic Preservation from a mechanical perspective.

Most annual Comprehensive Plan updates typically only change small sections of the language, such as we have done this year. The more text is moved around and altered, the higher the chance of mistakes. By removing Historic Preservation from the Land Use Element, it slims down the Land Use Element making it easier to work with and allows for consistency within the Historic Preservation Element.

After multiple public workshops, the Planning Commission held a public hearing on May 10, 2022, to take public testimony in advance of taking formal action on the proposed changes. The Planning Commission voted unanimously to recommend approval to the City Council the updates to the Land Use Element, Housing Element, and Historic Preservation Element.

The City Council held a workshop regarding the proposed changes on August 15, 2022, to review the proposed changes. In addition, the information has been on the City's website since August to provide an opportunity for those interested to read the material.

#### **FISCAL IMPACT**

There is no fiscal impact to this proposal.

#### **RECOMMENDATION**

It is recommended that the City Council adopt on first reading Ordinance #1035-B, updating the Comprehensive Plan Land Use and Housing Elements and creating an Historic Preservation Element.

#### **SUGGESTED MOTION**

Move to adopt on first reading Ordinance #1035-B, updating the Comprehensive Plan Land Use and Housing Elements and creating an Historic Preservation Element.



**ORDINANCE NO. 1035-B**

**AN ORDINANCE OF THE CITY OF CHEHALIS, WASHINGTON, AMENDING THE LAND USE AND HOUSING ELEMENTS, AND ADDING A NEW HISTORIC PRESERVATION ELEMENT TO THE CITY OF CHEHALIS COMPREHENSIVE PLAN.**

WHEREAS the City of Chehalis is required to plan under Chapter 36.70A RCW, the Growth Management Act (GMA), which contains fourteen goals that are intended to guide development and adoption of the Comprehensive Plan, and which relate to urban growth, rural development, reduced sprawl, transportation, housing, economic development, property rights, permits, natural resource industries, open space and recreation, environment, public participation and coordination, public facilities and services, historic preservation, and shoreline management; and

WHEREAS the GMA, Chapter 37.70 RCW, requires the City to periodically review and update its Comprehensive Plan in accordance with RCW 36.70A.130(1); and

WHEREAS the City of Chehalis Comprehensive Plan Housing and Land Use elements were outdated with respect to the most recent population counts, growth projections, housing costs, and a variety of other demographic indicators; and

WHEREAS the City of Chehalis Comprehensive Plan did not have a stand alone Historic Preservation element; and

WHEREAS the City utilized a variety of approaches to ensure public involvement, including open meetings of the Planning Committee, Public Workshop held on September 15, 2022, and a Public Hearing held on March 12, 2020; and

WHEREAS the Planning Commission has incorporated the input of Chehalis's residents to produce a Comprehensive Plan that will address the City's priorities and needs in order to plan for future growth while meeting the mandates of GMA; and

WHEREAS the City developed the Housing, Land Use, and Historic Preservation Elements through a detailed review of current demographic and socioeconomic information, analysis of land use, housing, growth projections, and an inventory of historic properties; and

WHEREAS the amended Comprehensive Plan elements were reviewed under the State Environmental Policy Act (SEPA) and was issued a Determination of Nonsignificance (DNS) on May 17, 2022; and

WHEREAS the amended Comprehensive Plan elements were sent to the Washington State Department of Commerce for review for consistency with the Washington State Growth Management Act on May 17, 2022; and

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CHEHALIS, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1. Plan Adoption.** The referenced elements of the Comprehensive Plan are hereby adopted as the and shall remain in full force and effect until amended or superseded by subsequent action of the Chehalis City Council.

**Section 2. Prior Plan Elements Superseded.** The City of Chehalis Comprehensive Plan Housing, Land Use and Historic Preservation elements shall supersede and replace any previously adopted Housing, Land Use and Historic Preservation elements.

**PASSED** by the City Council of the City of Chehalis, Washington, at a regular City Council meeting on this \_\_\_\_\_, 2022.

**Section 3.** The effective date of this Ordinance shall be the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**PASSED** by the City Council of the City of Chehalis, Washington, and **APPROVED** by its Mayor at a regularly scheduled open public meeting thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approve as to form:

\_\_\_\_\_  
City Attorney

# Chapter 3

## LAND USE



The land use element of the comprehensive plan will guide decision-makers in defining how the land in Chehalis and its urban growth area (UGA) will be used to accommodate the projected population and employment growth over the next twenty years. This element presents a broad vision of the future allocation and distribution of land uses. The policies in this element define the density, intensity and character of these proposed land uses, and will provide guidance in the drafting of development regulations to implement this plan.

Historic land use patterns have determined the character of the city --the development of the downtown area; the location of homes and industries; the patterns of transportation corridors. All of these elements have helped to shape Chehalis's urban fabric. Land use decisions have determined where people reside, shop and work. They have also shaped the traffic patterns that determine the mobility of citizens, and the size, amount and type of parks and recreation areas that impact residents' quality of life. Land use decisions are also subject to the natural environment and physical constraints within the community, and they must also reflect the visions and values of the citizens of the community. Land use decisions will continue to play a significant role in determining the quality of life in the city of Chehalis.

### RELATIONSHIP TO OTHER ELEMENTS

The land use element is the central component of the entire comprehensive plan. In conjunction with the Natural Environment element, it is the element upon which all other elements of the plan are based. Coordination between the land use element and the other plan elements is not only required by GMA, but it is essential in ensuring that the city can meet its land use, housing and economic development goals. The goals and policies expressed in this element are important in planning for the allocation, distribution and intensity of land uses. This information is also important in planning for the extension of streets and utilities, and for the siting of facilities such as schools, police or fire facilities. Thus, this element will be the cornerstone of the Capital Facilities, Utilities, Housing and Transportation elements of this plan. In addition, possible future plan elements such as Economic Development or Parks and Recreation would rely on this element.

LU-1

### **DISTRIBUTION, LOCATION AND EXTENT OF LAND USES**

The city's existing land use pattern reflects the opportunities and constraints presented by natural features of the land, and also the economic opportunities presented by rail and highway transportation corridors. Access to rail has attracted companies involved in manufacturing and distribution, while highway access and visibility has also promoted these activities, as well as commercial uses. Rail and highway access are described more fully in the Transportation element. As in most communities, housing development has followed economic opportunity.

### **EXISTING DEVELOPMENT PATTERNS**

Chehalis developed in a north-south pattern along what is now the Burlington Northern-Santa Fe (BNSF) Railroad. The later construction of I-5 along this same general corridor reinforced this alignment. Commercial and industrial development is concentrated along this highway/rail corridor, with much of the new industrial growth occurring immediately to the south of the city in the UGA. The high visibility from the highway attracts the commercial growth along this corridor. The economic energy of the city's traditional downtown has eroded over time as a result of competition from the commercial development along the highway. However, most city and county government offices and facilities have remained close to the city's central core.

Residential uses vary within the city, with the highest densities located close to the downtown. In outlying areas, lower densities predominate. A lack of available land within the City for residential development has pushed development into the City's UGAs. As a result, population growth is occurring primarily in the UGAs. Data published by the State Office of Financial Management show that between 2010-2021, the City's population increased by only 3.8%, whereas the UGA increased by 6.57%. This growth trend indicates a likelihood that the City will ultimately need to extend services and expand its boundaries through annexing the UGAs to absorb this urban level of growth. As UGAs are annexed, the City will also need to evaluate whether new UGAs should be established to accommodate future growth.

The flood plains of Coal Creek, Salzer Creek, and the Chehalis River present significant constraints to development in the northern and western portions of the city as well as portions of the UGA to the south. Frequent flooding in these areas has resulted in limited development opportunities.

### **LAND USE TRENDS**

Through many millennia, humans have settled in compact areas near the natural resources they needed. Early villages were small in size and population. Gradually, cities developed and grew, with people living, working, and socializing close together. Outside the cities, lands were either left in their natural state or used to supply food and other resources.

This pattern of compact development was predominant in North America during the 17<sup>th</sup>, 18<sup>th</sup>, 19<sup>th</sup>, and early 20<sup>th</sup> centuries. Cities and towns had a mix of land uses and buildings, connected by a grid or semi-grid of streets. Every city had a "downtown" or central area where businesses and civic buildings were concentrated. The countryside was rural with large areas of open space.

By the 1950s, the combination of inexpensive automobiles and abundant new roads in the United States helped create a new pattern of development, sometimes called sprawl. In this pattern, people did not need to walk from place to place. In fact, walking to get somewhere would be difficult, since greater distances began to separate each type of land use, and automobiles were given space and priority over pedestrians. The size of residential lots became bigger too. For example, where typical residential lots in the 1940s were 3000-5000

LU-2



square feet, lots in later subdivisions would be 7500-10,000 square feet. Sprawl development had certain benefits, but it created new problems too. Farmlands and forests were rapidly eliminated in favor of subdivisions and strip malls. Flooding and drainage problems multiplied, exacerbated by increasing amounts of pavement and other surfaces that blocked natural stormwater absorption. Traffic congestion increased too, as more automobiles filled the roads. Their emissions led to greater air pollution. According to the Washington State Department of Ecology, transportation contributes to 22% of total air pollution and 45% of greenhouse gas.

“Every place looks the same” and “there is no there there” are common refrains about the worst of sprawl development. The complaints echo the sense that wherever you go, you see the same layout of parking lots, fast-food chains, and traffic lights. In many suburbs, houses are hidden by their garages and separated from each other on dead-end lanes. Public spaces have become more rare. It is difficult for people to feel part of a community in these circumstances.

### SMART GROWTH AND GROWTH MANAGEMENT

Different areas of the U.S. began looking for relief from sprawl. In the 1970s, Oregon adopted a sweeping new growth management law that directed urban growth into designated urban areas and prevented it on farm and forestlands. In 1990, Washington adopted a growth management law – the Growth Management Act - with some similarities to Oregon’s. The main thrust in both cases was not to stop growth, but to direct it toward compact development patterns in urban areas and to preserve natural resource lands, open space, and environmentally sensitive areas.

Under Washington’s Growth Management Act, every city is automatically an “urban growth area.” Certain other areas also can be designated as urban growth areas. Because of the broad definition for such areas, they vary a lot in character and scale. However, each must provide urban services, like sewer, and each must allow urban-type development in appropriate places. In Lewis County, the Chehalis Urban Growth Area encompasses unincorporated land, adjacent to the city of Chehalis. In 2016 Chehalis annexed 41 individual parcels totaling 173.5 acres. This was accomplished in two separate annexations. The first annexation was 116.5 acres zoned Industrial-Light. The second annexation was 57 acres. This included two parcels that are zoned residential (4.32 acres) and the remainder is zoned Essential Public Facilities, which will soon have two new elementary schools built upon it. The Chehalis Urban Growth Area total acreage has thus been reduced from previous totals.

### URBAN DESIGN

~~No matter the size of a city, how it is designed makes a big difference in livability. “Urban design” means the concept of planning streets, sidewalks, parks, open space, landscaping, buildings, and neighborhoods so they work together to make the community attractive, pleasant, safe, and convenient.~~

~~Quality design does not have to be extravagant or expensive. Rather, it can be a more thoughtful approach to many aspects of creating a development. Design describes more than appearance; design includes the way a development functions and how it relates to its surroundings.~~

~~The City of Chehalis has a set of design guidelines for certain commercial areas. The design guidelines should encourage development to be “pedestrian friendly” and to include landscaping, art, and spaces for people to socialize.~~

Commented [GC1]: This section seems to need to go somewhere else

LU-3

## **WALKABILITY**

“Walkable” and “pedestrian-friendly” are two design terms, often used interchangeably. They describe the qualities of a built environment that make walking and, to some extent, other human-powered transportation, a safe, enjoyable way to get from place to place.

In many ways, The City of Chehalis is a walkable city. It has a network of sidewalks, as well as several trails. People can walk to many destinations, within their own neighborhood and also to other neighborhoods.

The “Downtown Historic District” is a good example to consider. In 2009 the Lewis County Historical Museum, the Chehalis Renaissance Team with special help from the City of Chehalis and KELA-KMNT produced a historic Downtown Chehalis Walking Tour guidebook. From the “main core” of the Downtown Historic District of Market Boulevard and Boistfort Street, the tour includes forty-one historic buildings that house present-day eateries, retail shops and museums. Also included on the tour are the Lewis County Courthouse and the Northern Pacific Railroad Depot; which, now houses the Lewis County Historical Museum. The walking tour is shown in *Figure-2* below.

A five-minute walk translates to about one-quarter mile and a ten-minute walk to about one-half mile. These figures are often used to describe convenient walking distances for Americans.

**NEXT PAGE**

**Walking Tour**

LU-4



As previously referenced, current growth trends show that the City’s UGA is growing at over 5 times the rate of the City itself. The City’s population in 2010 was 7,259. As of 2021, OFM estimates the City’s population to be 7,350. This represents a growth rate of 1.25%. Also Also, according to OFM, the City’s UGA population in 2010 was 1,918. As of 2020 it was estimated to be 2,044, which represents a growth rate of 6.57%.

**Population Trends**

City Population 2010	City Population 2021	UGA Population 2010	UGA Population 2021
7,259	7,350	1,928	2,044

Based on population estimates provided by OFM, the Lewis County Planned Growth Committee has projected growth for each city and the County out to the year 2040. In making these projections, the Committee had the option of considering either a low, medium, or high rate of growth based on the following projections provided by OFM:

**OFM Population Projections**

	Census	Projections					
	2010	2015	2020	2025	2030	2035	2040
Low	75,455	72,964	72,964	72,964	72,964	72,964	72,964
Medium	75,455	77,621	80,385	82,924	85,165	87,092	88,967
High	75,455	86,431	92,016	97,358	102,378	107,059	111,684

After receiving the OFM projections, the Planned Growth Committee, which consists of representatives from all the jurisdictions in the County, developed “growth allocations.” Essentially, this consists of using the OFM projections to establish population projections for each of the jurisdictions in Lewis County.

Based on the highest growth rate, Lewis County’s population should be slightly over 92,000. With a 2021 population of 82,983, the County is actually growing at a rate that is much closer to OFM’s medium growth estimate, which projected 80,385 for 2020. The same holds true for the City of Chehalis and its UGA. Based on the City’s current population and the growth rates discussed above, the City and UGA projected populations in 2040 will be 9,307 and 7,298, respectively:

**City and UGA Population Projections – 2040**

	Current Population	Rate of Growth	2040 Population
City of Chehalis	7,350	1.25%	9,307
Chehalis UGA	2044	6.57%	7,298

The projected populations for both the City and its UGA fall short of the 2040 projections developed by the Planned Growth Committee using OFM’s highest growth rate projections. The 2040 projection for the City of Chehalis of 9,307 is closer to the high projection than the medium, however, based on the Planned Growth Committee’s 2016 projection of 10,630 by 2040. A population of 9,307 would represent 87% of the projected 10,630.

## WHAT DO THE POPULATION TRENDS MEAN?

Documented growth within the City limits and the UGAs helps establish a direction for future actions the City might take to meet the planning objectives of the Growth Management Act:

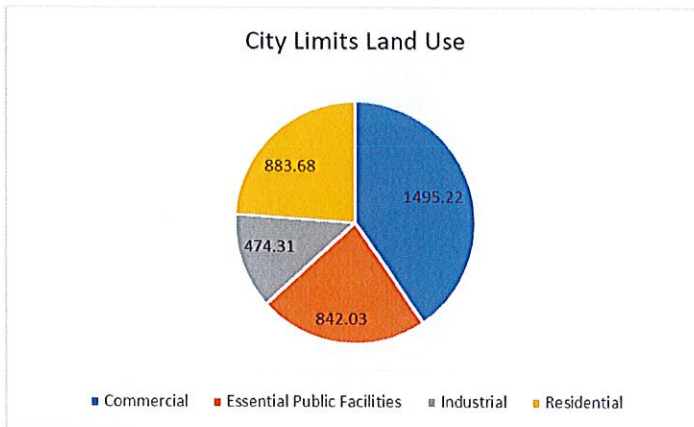
- Infrastructure planning - having information about where growth is occurring – and at what rate – will help the City determine where urban services are most needed to accommodate that growth. This could be anything from sewer and water, to roadway improvements, to parks and trails.
- Annexation - having up-to-date population numbers, and data on the recent rate of population growth, will help the City determine whether annexation of parts of the UGA is appropriate.
- UGA expansion - as the population grows and annexations occur, it may be desirable to create new UGAs to account for the UGAs lost through annexation.
- Rezoning – accurate population and growth data also provide guidance on whether the City’s current mix of zoning districts are sufficient to accommodate growth, not, only with respect the growth itself, but also to ensure it is occurring in the correct location.
- New zoning densities and uses – data show that residential development within the City limits is occurring at a very modest rate. This is due to the lack of available undeveloped land. It may be necessary to review the allowed densities within the City limits to determine whether it is appropriate to allow greater density. Also, looking for opportunities for “in fill” on existing development, such as standards for Accessory Dwelling Units on existing residential lots, may be appropriate.

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City of Chehalis Land Allocation by Zoning

City Limits	
Zone	Acres
CBD	54.0
CF	141.4
CG	1296.9
CO	10.6
EPF (A)	200.7
EPF (C)	0.0
EPF (F)	33.0
EPF (G)	53.3
EPF (I)	99.9
EPF (P)	271.7
EPF (S)	98.1
EPF (U)	67.3
EPF (W)	66.1
IH / CG	120.5
IL	111.0
IL / CG	242.7
R1	479.6
R2	333.3
R3	11.6
R4	59.2
RUGA	0.0
Total	3751.0



- CBD Commercial Business District
- CF Commercial Freeway
- CG Commercial General
- CO Commercial Office
- EPF Essential Public Facilities
- IH/CG Heavy Industrial/Commercial General
- IL Light Industrial
- IL/CG Light Industrial/Commercial General
- R1,2,3,4 Residential

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**NEXT PAGE**

**TRANSPORTATION CORRIDORS**

While not designated as such on the Future Land Use Map, important transportation corridors such as I-5, rail lines, and arterial streets are essential to the continued economic health of the community. Additional transportation corridors may be designated in the future, as the need arises.

The following is a list of Chehalis' major land use designations with general land use descriptions in *Figure -9*. A complete list of permitted uses, bulk and dimensional requirements, general conditional uses and unclassified uses may be found in the city's current development regulations:

**Zoning Designations**

Corresponding Comprehensive Plan Designation	Corresponding Zoning Designation
Residential, Low Density	1. R-1: single-family residential – low density; 4-6 du/ac 2. R-2: single-family residential – medium density; 4-10 du/ac
Residential, High Density	3. R-3: multifamily residential – medium density; 6-18 du/ac 4. R-4: multifamily residential – high density; 10-24 du/ac
Residential Commercial	<b>MRC: Mixed Residential Commercial; density 6 – 18 units/ac</b>
R-UGA: urban growth area residential;	5. R-UGA: urban growth area residential; provided, the R-UGA zone shall be further subdivided into the following categories: a. R-1: single-family residential – low density; 4-6 du/ac b. R-2: single-family residential – medium density; 4-10 du/ac c. R-3: multifamily residential – medium density; 6-18 du/ac d. R-4: multifamily residential – high density; 10-24 du/ac

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EPF: essential public facilities MCR: mixed commercial residential	6. EPF: essential public facilities; provided, the EPF zone shall be further subdivided into the following categories: MCR: mixed neighborhood commercial and medium density residential a. EPF(A): airport; b. EPF(C): cemetery; c. EPF(F): fairgrounds; d. EPF(G): government; e. EPF(H): hospital; f. EPF(I): institution; g. EPF(P): park/playground; h. EPF(S): school; i. EPF(U): utility; j. EPF(W): wetland;
Commercial	7. C-O: commercial office/mixed use; 9. C-G: general commercial; 10. C-F: freeway-oriented commercial; 11. CBD: central business district;
Open Space/Public Facility	OSPF: Open Space Public Facility
Industrial	132. I-L: light industrial; 143. I-H: heavy industrial.

**Figure-9**  
*SOURCE: Chehalis Public Works*

The land use pattern described above is also reflected in the city's zoning map. This pattern reflects a balance of uses and densities that helps to define the community's character.

Land uses within the city are allocated between residential, commercial, industrial and essential public facility uses.

The city's zoning ordinance regulates land use densities. Because of the high value placed on open space, proposals for residential development that save open space by clustering development will be encouraged.

**SINGLE FAMILY RESIDENTIAL**

The single family home is seen as the cornerstone of a community. It is the basic form of housing that often determines the character of the community. Single family residential R-1 and R-2 zoning constitutes 22% of the total land area. The amount of land zoned for single family development in R-1 and R-2 zones according to current city zoning regulations is approximately 813 acres. According to records of the Lewis County Assessor's office, the total number of single family housing units located in the city in 2016 was 1,913. However, not all single family housing is located in the R-1 and R-2 zones, as this housing type is also a permitted use in R-3 and R-4 zones, if the lot size in these zones allows only one unit under the density calculation; otherwise it may be conditionally permitted. All four residential zones combined amount to 884 acres, or 24% of the total land area within the City limits.

The vision of Chehalis' future residential development includes both single family and multi-family development, subdivided further by development densities. Because of the high value placed on open space, proposals for residential development that save open space by clustering development will be encouraged. New development in this density range may occur in appropriate areas of limited size, with close proximity to shopping, public transit, and other necessary services. Manufactured housing will be permitted in these areas, as well.



- The intent of the R-1 low-density zone is to provide an area for development of low-density single-family residences with relatively larger lot sizes and adequate public facilities, and with zoning controls designed to protect the residential living environment. Conditional uses are limited and must protect the residential character of the zone. [Ord. 720B § 1, 2002.]  
The minimum lot size in the single family (R-1) residential zone is 7,500 square feet. This lot size will generally result in a density of approximately 4 to 6 dwelling units per acre (du/ac).
- The intent of the R-2 medium-density zone is to provide an area for development of a higher density of single-family residences than the R-1 zone, including relatively smaller lot sizes with adequate public facilities. Zoning controls are designed to protect the residential living environment and provide for a variety of conditional uses under special or unique circumstances. [Ord. 720B § 1, 2002.]  
The minimum lot size in the single family (R-2) residential zone is 5,000 square feet. This lot size will generally result in a density of approximately 4 to 10 dwelling units per acre (du/ac).

#### **MULTI-FAMILY RESIDENTIAL**

The higher residential densities permitted for multi-family housing are typically the most common method of promoting more affordable housing. The city may provide an affordable housing incentive program; which may include, but is not limited to, one or more of the following:

- Density bonuses within the urban growth areas;
- Height and bulk bonuses;
- Fee waivers or exceptions;
- Parking reductions; or
- Expedited permitting.

The amount of area zoned to permit multi-family development, which includes land in the R-3 and R-4 zones, is approximately 71 acres. This amount represents approximately 2% of the total land area in the city. The small percentage of land currently available for multi-family housing indicates a need to identify more areas to zone as multi-family. This is not just to accommodate growth, but also to achieve affordable housing goals. Given the existing constraints on residential growth within the City limits, this may require allowing for denser (multi-family) growth in the UGA, with the intent to annex these areas at a future date.

- The intent of the R-3 zone is to provide an area for a variety of housing types at a limited density, including institutional, with adequate public facilities and zoning controls designed to protect the residential living environment. Conditional uses must protect any adjacent residential development. [Ord. 720B § 1, 2002.]  
The minimum lot size in the multi-family (R-3) residential zone is 5,000 square feet. This lot size will generally result in a density of approximately 6 to 18 dwelling units per acre (du/ac).
- The intent of the R-4 zone is to provide an area for development of high density housing types, including institutions, with adequate public facilities and zoning controls designed to protect the residential living environment. Conditional uses must protect any adjacent residential development. [Ord. 720B § 1, 2002.]

The minimum lot size in the multi-family (R-4) residential zone is 5,000 square feet. This lot size will generally result in a density of approximately 10 to 24 dwelling units per acre (du/ac).

### **MIXED COMMERCIAL RESIDENTIAL**

**Communities ebb and flow, creating pockets of neighborhood commercial surrounded by residential. These small commercial areas provide an essential service to their neighbors by allowing residents access to commercial services without having to drive. But zoning these areas either residential or commercial creates nonconforming uses that prove problematic for financing and redevelopment. It is the intent of the mixed commercial residential zone (MCR) to allow for compatible uses to co-exist without diminishing property values.**

### **INDUSTRIAL**

The economy of an area generally relies on industry to provide its greatest employment opportunities. In 2016 the city annexed additional properties in the Industrial zones. The city now contains approximately 474 acres of land representing 12.71% of the city's total land area zoned for industrial use. In general, this land is located in areas that can take advantage of proximity to the airport, I-5 or access to rail lines. It is classified as being either light industrial (I-L) or heavy industrial (I-H).

- The intent of the (I-L) zone is to provide an area for development of limited industrial uses, typically contained within a building, limited commercial retail activity, typically large, bulky products, and employee-related accessory uses. Zoning controls will be designed to require mitigation of impacts that may occur with such development. [Ord. 720B § 1, 2002.] The minimum lot size in the I-L industrial zone is 5,000 square feet.
- The intent of the I-H zone is to provide an area for development of general industrial uses and employee-related accessory uses. Zoning controls will limit such uses to those that would not create a significant adverse impact on the community. [Ord. 720B § 1, 2002.] The minimum lot size in the I-L industrial zone is 5,000 square feet.

### **COMMERCIAL**

Another important factor in the local economy is the availability of land for commercial purposes. Whether for offices, retail establishments, or similar uses, commercial property provides jobs and tax revenues that are essential to the community's economic health. In Chehalis, commercial land includes the Central Business District (CBD) and other commercially zoned areas located along Market Boulevard, along Pacific Avenue, in the vicinity of the airport, in the Kresky Avenue area and Highway Interstate 5. Approximately 1495 acres are zoned commercial which is approximately 40% of the city's land area.

### **GENERAL COMMERCIAL**

The General Commercial zone (C-G) is the largest commercial zone in the city with approximately 1289 acres and encompasses 34.5% of the total land area of the City of Chehalis. The majority of the C-G land use surrounds the Chehalis airport. The C-G that is located directly east of the Chehalis airport is bounded to the east by Interstate 5 and the C-G that lies west of the airport is bounded by the western Chehalis city limits. The second largest concentration of C-G land use is in the N National Avenue and NE Kresky area and extends eastward to the Chehalis City Limits. The bulk of the remainder of the commercial zone is along Market Boulevard.

- The intent of the C-G zone is to provide an area for development of general commercial businesses, offices, retail stores, institutions, and similar commercial uses, with zoning controls designed to require mitigation of significant impacts which may occur with such development. [Ord. 720B § 1, 2002.]  
The minimum lot size in the C-G commercial zone is 5,000 square feet.

#### **CENTRAL BUSINESS DISTRICT**

The Central Business District is located in a rough triangle of land defined by Main and State Streets and Market Boulevard. This area includes several banks, savings and loans, government offices, retail specialty shops, restaurants, insurance firms, and other services. The CBD is approximately 54 acres encompassing approximately 1.45% percent of the city's total land base.

- The intent of the CBD zone is to provide an area for development of high-density commercial activity, typically pedestrian-oriented, with zoning controls designed to accommodate the unique characteristics of such an urban or core-area development. [Ord. 720B § 1, 2002.]  
The minimum lot size in the CBD commercial zone is 1,000 square feet.

#### **FREEWAY COMMERCIAL**

The Freeway Commercial Land use area is adjacent to Highway Interstate 5. It encompasses 141 acres with nearly 3.79% of the city's total land use.

- The intent of the C-F zone is to provide an area for development of freeway-oriented businesses, primarily tourist facilities such as gas, food and lodging, and retail trade/shopping centers. Zoning controls will provide for such development and minimize the intrusion of non-freeway-oriented development in such an area. [Ord. 720B § 1, 2002.]  
The minimum lot size in the C-F commercial zone is 5,000 square feet.

#### **COMMERCIAL OFFICE/MIXED USE**

Certain areas of the city are experiencing a transition from residential to non-residential uses. This is especially true for the CO zone. This transition is considered appropriate and has generally been encouraged. The predominantly single family dwellings are gradually being replaced by multi-family dwellings, professional offices, and small-scale mixed uses. Since many of the older single family structures in this area are becoming both structurally and functionally obsolete, the transition is generally regarded as positive for the future of the area. This zone will continue to transition in the next 20 years.

- The intent of the C-O zone is to provide an area for development of limited commercial activity, generally along arterial streets, where existing residential usage is expected to remain for a longer period of time. Zoning controls will provide protection for existing adjacent residential uses but will also provide for the conversion of the area to commercial uses. [Ord. 720B § 1, 2002.]  
The minimum lot size in the C-O commercial zone is 5,000 square feet.

#### **AIRPORT SERVICE DISTRICT**

Airports are a special form of land use. They can provide unique economic and recreational opportunities to a community, but they can also be seen as a nuisance by abutting property owners if land development surrounding the airport cannot tolerate the noise generated by airport operations. The ASD is a special 'overlay' district that provides for the appropriate development of the airport

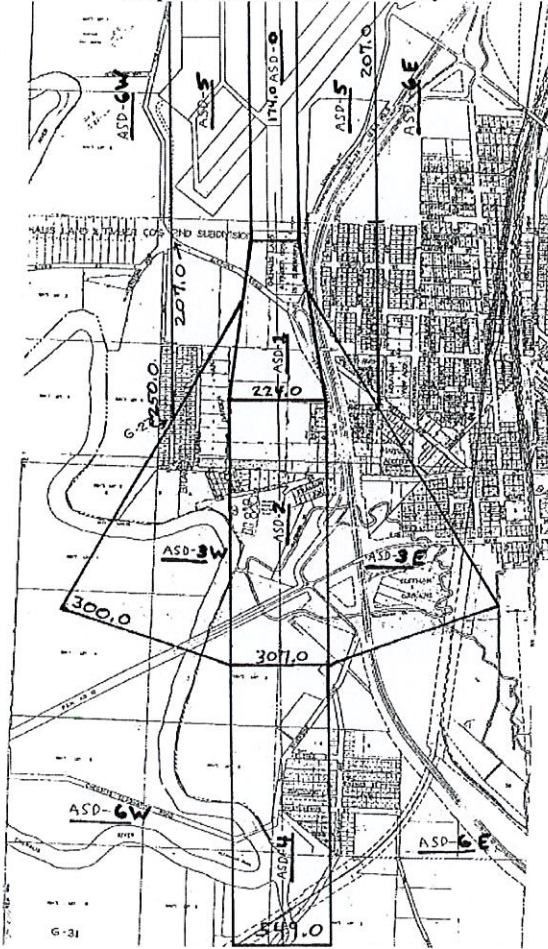
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and surrounding properties. The clear intent of this designation is to ensure that development at and around the airport occurs in a manner that is compatible with the continued and expanding operation of the airport facility. The ASD contains approximately 295 acres, and encompasses the entire general area of the airport as illustrated in *Figure-10*. A majority of the ASD is also within the 100-year flood plain.

- There shall be, and hereby is, created a special district to be known as the airport service district. This district shall be subdivided into the following eight subcategories consistent with the Aircraft Accident Safety Zone:
  1. ASD-0 – Identified as the “primary surface” in said Aircraft Accident Safety Zone Diagram;
  2. ASD-1 – Identified as the “runway protection zone” in said diagram;
  3. ASD-2 – Identified as the “inner safety zone” in said diagram;
  4. ASD-3 – Identified as the “inner turning zone” in said diagram; provided, this zone shall be further subdivided into west and east categories;
  5. ASD-4 – Identified as the “outer safety zone” in said diagram;
  6. ASD-5 – Identified as the “sideline safety zone” in said diagram;
  7. ASD-6 – Identified as the “traffic pattern zone” in said diagram; provided, this zone shall be further subdivided into west and east categories; and
  8. ASD-7 – Identified as the “65 ldn noise contour” in the adopted airport master plan.

Operations and future development options for the airport are guided by the Chehalis-Centralia Airport Master Plan, which was completed in 2001. In some respects, the Master Plan functions much like this Comprehensive Plan, with zoning and land use characterizations, populating forecasts, etc. However, the Master Plan is obviously directed toward aviation, including the physical characteristics of the Airport, projections of aviation trends, and future growth and development alternatives for the airport. There are plans to update the Master Plan in the near future.

**Airport Service District Overlay**



**HISTORIC DISTRICT**

The Historic Districts define the early architectural heart of the City of Chehalis. Currently, the city has three Historical Districts: the Westside Historical District (approximately 80 acres); the Downtown Historical District (approximately 38 acres) and the Hillside Historical District (approximately 78 acres). The total approximate acreage for the combined Historic Districts is 196 acres. Chapter 17.33 of the Chehalis Municipal Code establishes the allowed uses and

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development standards within the Historic Districts, based on the following Legislative Findings contained in 17.33.001 CMC:

- A. There exist districts within the city, containing business uses, but also containing residential and other uses, which were platted and built upon before the advent of current zoning and building codes.
- B. Buildings and uses within such historic districts, due to the age and condition of the buildings and structures, small lot size and high degree of lot coverage, suffer from unique problems when required to adhere strictly to current zoning and building regulations.
- C. It is unduly difficult to repair, remodel or improve existing buildings in the historic districts for existing uses or to establish new uses therein, whenever such actions cause the building or use to be required to meet current zoning and building regulations.
- D. Variances from the requirements of current zoning and building codes are an inappropriate means of dealing with the problems of the historic districts; as such problems that arise from characteristics applicable to a large number of buildings within such districts rather than from the unique characteristics of each individual property.
- E. This state of affairs contributes to the continued physical deterioration of buildings, and to the loss of the ability to sustain viable business and other uses, in the historic districts.
- F. Preservation and enhancement of the historic districts are deemed essential to preserve community identity and sociological integration as new development occurs in other parts of the city.
- G. It is in the public interest to provide appropriate relief from the requirements of the strict application of current zoning and building codes when so doing will serve to preserve and enhance buildings and uses in the historic districts and the public health and safety are not thereby endangered. [Ord. 720B § 1, 2002.]

#### FOREIGN TRADE ZONE

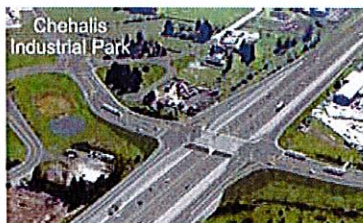
The Department of Commerce created an FTZ covering approximately 90 acres along the southern portion of the airport and crossing Highway Interstate 5 to the northern most Light Industrial zoned area.

- From time to time the U.S. Department of Commerce may create additional FTZ zones within the city or its UGA. Creation of such zones is subject to the procedures and requirements specified in 15 CFR 400, et seq. [Ord. 720B § 1, 2002.]

#### INDUSTRIAL DEVELOPMENT DISTRICT

The City of Chehalis' Industrial Development district is under the auspices of the Port of Chehalis. Chapter 17.40 of the Chehalis Municipal Code establishes special development standards for the Industrial Development District and also adopts the Port of Chehalis Comprehensive Plan by reference. The Port has two industrial Parks as shown in *Figure-11*.

The Chehalis Industrial Park is located next to Interstate 5. It has over 700 acres with more than 200 acres available for new development. It is also in close proximity to US 12, this provides year-round

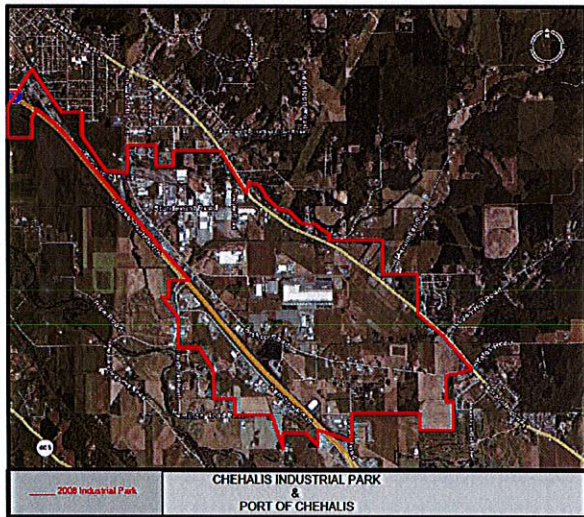


access East over the Cascades. The Park is served by both the UPRR and BNSF railroads.



The Curtis Industrial Park is located 10 miles west of Interstate 5 and Chehalis via State Route 5. The park has 357 acres and available shortline railroad service to BNSF and UPRR railroads.

**IDD Overlay**



**Figure-11**

Source: Lewis County GIS

### **ESSENTIAL PUBLIC FACILITIES**

Essential Public Facilities (EPFs) are defined under the Washington State Growth Management Act as those facilities that are “typically difficult to site,” and list facilities such as prisons, airports, mental health facilities, etc.. Such facilities generally require strategic locations which may necessitate unique zoning controls. [Ord. 720B § 1, 2002.]

The City of Chehalis currently provides for the location of EPFs through zoning districts specifically designated for the following facilities:

- EPF(A): airport;

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- ~~EPF(C): cemetery;~~
- ~~EPF(F): fairgrounds;~~
- ~~EPF(G): government~~
- ~~EPF(H): hospital~~
- ~~EPF(I): institution~~
- ~~EPF(P): park/playground;~~
- ~~EPF(S): school~~
- ~~EPF(U): utility~~
- ~~EPF(W): wetland~~

~~The City is in the process of evaluating significant changes to the way in which it authorizes EPFs for several reasons:~~

~~First, providing for EPFs through specific zoning districts is not the conventional approach. Rather, EPFs are typically evaluated through detailed siting criteria for the proposed facility and its compatibility with surrounding land uses, etc. For this reason, the City is evaluating whether to eliminate EPF districts through a rezoning process, while also developing EPF siting criteria for other zoning districts in the City.~~

~~Second, Some of the City's existing EPF zoning districts don't clearly fall within the definition of an EPF. For example, the City has an EPF-Wetland zoning district. Wetlands are not facilities.~~

~~Finally, EPF zoning districts represent 842 acres—or 23%—of the City. Rezoning the EPFs may provide an opportunity to meet other City objectives, such as increased commercial, mixed use, or affordable housing.~~

#### **OPEN SPACES AND NATURAL LANDS**

This category generally includes private outdoor recreation areas, wooded areas, pastures and fields, and land upon which development cannot occur due to physical constraints such as steep slopes, wetlands, and floodways. Open spaces with an accompanying Open Space Map are discussed in the Natural Environment Element of this plan.

#### **CONSTRAINTS TO DEVELOPMENT**

Future opportunities to develop land within the city are constrained by certain elements or conditions, both natural and man-made. Natural constraints include floodways, shoreline areas, steep slopes, critical aquifer recharge areas (CARAS) and wetlands. Man-made constraints are more difficult to quantify. They include elements such as a rail line running through a residential area, non-conforming uses that reduce the value of neighboring properties, or soils contaminated by prior uses. For the purposes of this plan, it is assumed that man-made constraints may be remedied by utilizing appropriate design, buffering, or other techniques. Thus, only natural constraints are considered here.

Natural constraints to development are 'critical areas'. Of the city's 3,695 acres of land, fully 2,884 acres, 78% of the city's total land area, is encumbered by some form of natural constraint. The largest constraint is the floodplain that overlaps the floodway and most of the NWI wetlands. Steep slopes constitute only 24 acres (excluding roads) in the Critical area calculation of 2,884 acres. After subtracting the undevelopable critical areas, there are 811 developable acres, most of which have already been developed.



## **EXISTING DEVELOPMENT PATTERNS AND OPPORTUNITIES**

Chehalis developed in response to natural and man-made development opportunities. The river, the railroad and, later, the highway, all served as means of promoting growth and development. At the same time, the constraints noted in the preceding section discouraged development in specific areas.

As is typical of most communities, the highest density of development occurred first in or near the city's central core. Later, industrial development followed rail lines and commercial development spread in a pattern of strip development along I-5 and several arterial streets. The lowest density of development is single family homes on larger lots on the outskirts of the community.

Today the city is largely built out, with relatively few large parcels of vacant land left for development. Remaining development opportunities consist mainly of infill development on smaller parcels, development of larger parcels with significant natural or man-made constraints, conversion of existing residential lots into commercial uses or re-development of vacant or underused buildings.

## **URBAN GROWTH AREAS**

Urban Growth Areas (UGAs) are generally defined by the GMA as "areas within which urban growth shall be encouraged . . ." Cities, by definition, are included in UGAs. In addition to lands located within cities, counties are mandated to determine sufficient additional land to include within UGAs "to permit the urban growth that is projected to occur within the county during the succeeding twenty-year period." According to GMA, "urban growth should be located first in areas already characterized by urban growth that have existing public facility and service capacities to serve such development." In addition, "urban growth should be located second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources."

On May 4, 1998, the Lewis County Board of County Commissioners adopted Ordinance 11-59, approving the Interim Urban Growth Area (IUGA) for the city of Chehalis. Minor modifications have since been made to the approved IUGA, following negotiations with the city of Napavine. Resolutions approving the modifications have been enacted by both cities. In addition, subsequent minor modifications have been made at the request of Lewis County, pursuant to negotiations with property owners involved in an appeal of the IUGA. The IUGA, as modified by agreement, is shown in Figure LU-6. In determining the size and composition of the IUGA, the city and the county reviewed the following:

- The twenty-year population projections provided by the state's Office of Financial Management
- The limited amount of vacant land that exists within the city;
- The amount of land within the city that includes critical areas and other significant constraints to development;
- The amount of land immediately outside the city that is already characterized by urban growth;
- existing development patterns within the IUGA;
- The extent to which the Port of Chehalis Industrial Development Districts (IDDs) are needed to accommodate regional employment goals;
- The extent to which urban services such as public water and sanitary sewer lines are already provided in areas outside the city; and
- The constraints to urban expansion that exist to the north, east and west of the city.

In 2007 the city formally adopted the UGA.

There are five separate areas that make up the UGA. The largest area, located to the south of the city, includes all of the land designated for industrial use, a significant amount of land for commercial use, and a small amount of residential land. The remaining areas include residential land to the east of the city, and two nodes of commercial land located north of the airport, and south of the I-5 interchange at Parkland Drive and a park off Riverside Road that is zoned as an essential public facility EPF.

## **EXISTING LAND USES**

### **AGRICULTURAL**

It is estimated that agricultural land uses in the area to the south of the city include nearly 700 acres of land. It is important to note, however, that none of the land in this area is designated by Lewis County as having long-term commercial significance for agricultural use. Furthermore, none of this land is zoned by the city of Chehalis or by Lewis County as agricultural land. The existing agricultural uses are regarded as preexisting, non-conforming uses. These properties have a right to remain and continue to be used for agricultural purposes, but any future re-development of these properties will be required to conform to the higher intensities of land uses that will be determined by Lewis County to be permissible within the UGA.

### **INDUSTRIAL**

The Port of Chehalis has designated two Industrial Development Districts (IDDs), collectively containing 1113.76 acres of land, within the UGA to the south of the city. The districts are bounded generally by Berwick Creek to the south, Jackson Highway to the east, and Bishop Road to the south and west.

### **COMMERCIAL**

Approximately 666 acres located near Bishop Road or along Jackson Highway are currently zoned for commercial uses in the UGA.

### **RESIDENTIAL**

Currently, there are 1193 acres of residential zoned land in the UGA.

### **INSTITUTIONAL**

Greenwood Cemetery is located within the UGA, in an Essential Public Facility Zone EPF(C); Fern Hill Cemetery, also in the UGA, is in a commercial area. It should be noted for many planning purposes that cemeteries may also be considered as open space.

### **CRITICAL AREAS**

The UGA includes some areas of wetlands, flood ways, and steep slopes. The existence of these areas will present constraints to future development. These critical areas also have significance with regard to the size of the UGA. Because these areas present limitations to development, the analysis of land available within the UGA must consider developable land, rather than all land.

### **FUTURE LAND USE NEEDS ANALYSIS**

The two primary elements that will determine the amount of additional land needed to accommodate the city's growth during the next twenty years are population and employment. Population growth will directly impact the amount of land needed for housing, and will have a less direct impact on land needed for non-residential uses such as commercial and industrial. This less direct impact upon non-residential uses reflects the regional economy of Lewis County and the State of Washington, where employers and commercial establishments attract workers and buyers from a wider area, and

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where local residents often travel outside the area for work or commerce. The calculations for land needed for future employment growth needs will thus require an analysis of local population growth that also takes into account these regional travel patterns.

### **POPULATION TARGET**

As of 2021, the City of Chehalis' population was 7,350 according to the Office of Financial Management. This represents a 1.25% growth rate since 2010. To meet the Planned Growth Committee's adopted target of 11,230 by 2040, 3880 more people will need to live here. At 2.46 persons per household, that means about 1577 more residential units will be needed during between 2021-2040. As previously discussed, growth within the City limits is restricted due to the presence of critical areas and a low inventory of undeveloped land. So, in order to meet this objective, the City of Chehalis will need to take an aggressive approach that will likely require rezoning in the UGAs to provide for greater densities, followed by annexation.

### **EMPLOYMENT GROWTH**

A countywide forecast of employment growth through 2025 was completed in 2005 by E.D. Hovee and Company, at the request of the Lewis County Economic Development Council (EDC). That study, the Lewis County Industrial Needs Analysis, indicates that the total number of (non-agricultural) wage and salary jobs in the county will increase to 32,900 by 2025, and that 10,005 of those jobs, or 30% of the total, will be in the industrial sector. That forecast makes the following assumptions:

- Total 2040 Lewis County population will reach anywhere between 72,965 and 111, 684
- The county will achieve a labor force participation rate of 44.3%;
- The county's unemployment rate will drop to 7.9%
- The county's employment base will continue to shift to a more diverse, urbanized economy.

Based upon the economic development policies adopted by the EDC and the county itself, these assumptions, while aggressive, appear to be within reason. Together, Centralia and Chehalis constitute the bulk of Lewis County's employment base. Thus, it is expected that the two cities will accept the majority of the county's employment growth during that period.

### **FUTURE LAND USE NEEDS**

The city of Chehalis is virtually built out. Most of the undeveloped land within the city contains significant constraints to development due to the presence of wetlands, steep slopes, or floodways. Lesser constraints, such as location within a flood plain, require more costly design than properties without such constraints. In addition, properties located in proximity to the airport may face additional restrictions to ensure that future development does not conflict with current airport uses or activities. Simply put, almost all of the most easily developable land has already been developed. While the higher densities and intensities of land uses promoted by GMA will result in more compact development patterns, the need to expand beyond the existing corporate boundaries of the city, especially to accommodate needed economic expansion, will become clear. In other words, Chehalis will need to continue to annex additional areas in order to meet projected growth.

### **RESIDENTIAL**

Currently, there is a trend of single-family dwelling units supporting 69% of the housing in the City of Chehalis and 31% of housing is comprised of multi-family dwelling units. Based on a 2.46 average household size, 1,577 new dwelling units will be needed by 2040 to meet the Planned Growth Committee's population allocation of 11,230. Assuming the current trends hold, the City

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will need 1,088 new single family dwellings and 489 multi-family dwellings to meet its housing needs in 2040. ~~The City estimates that approximately 179 net acres of undeveloped land are available and zoned for residential development.~~

Commented [GC2]: I don't really understand this.

The average development density of all residential lots within the city is 3.7 du/ac. This combined density considers all existing single family and multi-family development. In order to conform to the mandates of GMA, planned densities for single family homes will range from 4-10 du/ac, and from 11-24 du/ac for multifamily development. While higher densities may result, a conservative planning estimate of 4 du/ac for single family and 12 du/ac for multi-family will be used to calculate the need for additional land. The methodology for calculating the need for land for new single family development is as follows:

1. Average density = 4 du/ac
  2. Additional lots for dwelling units needed by 2040 = 1,088
  3. Gross amount of land needed  $(1088/4) = 272$  acres
  4. Add market factor  $(283.5 \times 1.25) = 340$  gross acres of residential land needed
  6. Land available (69% of 179 acres) = 124 acres
- Residential land deficit  $(124 - 340) = -216$  net acres

The same methodology, when applied to the need for land for multi-family development, yields this result:

1. Average density = 12 du/ac
2. Additional dwelling units needed by 2040 = 489
3. Gross amount of land needed  $(489/12) = 41$  acres
4. Add market factor  $(42.5 \times 1.25) = 51$  gross acres needed
5. Land available (31% of 179 acres) = 56 acres
6. Multi-family residential land surplus  $(56 - 51) = +5$  net acres of land

Based upon the analysis shown above, the city can accommodate the need for multi-family development during the planning period within the existing city limits, provided that multi-family development occurs at a density only slightly higher than 12 du/ac. However there does not appear to be adequate land within the city available to accommodate the projected need for single family housing, a small portion of the UGA has been designated for residential development in recognition of existing land use patterns and the need to maintain compatibility with those existing uses. The residential land within the UGA is located immediately adjacent to the city, and thus will not conflict with the goal of promoting a compact pattern of development. The city has estimated that there are 497 vacant /undeveloped gross acres of land available for residential development within the UGA established by the county. Of that land, only the land needed or used in rights-of-way, and land unavailable due to critical area considerations cannot be developed. Over the 20 year planning period special attention should be awarded this residential land in the UGA as it is critical to overcoming the residential single family dwelling unit deficit within existing city limits.

#### **INDUSTRIAL AND COMMERCIAL**

As noted earlier, Centralia and Chehalis form the hub of Lewis County's economic activity. According to the Hovee Final Report of the Lewis County Industrial Lands Analysis Update, seventy-seven percent of Lewis County's private sector job growth between 1995 and 2004 occurred in Centralia (+1,316 jobs) and Chehalis (+2,352 jobs).

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The Hovee study suggests that an average of 4.5 jobs per acre will be created by industrial growth. Existing businesses surveyed indicate that approximately 20 jobs per acre are created by commercial business growth. Using these averages with the job distribution projections, the following methodologies emerge for the city.

**For Industrial Land**

1. Average jobs created per acre = 4.5
2. New jobs projected = 4,002
3. Land needed  $(4,002/4.5) = 889.3$  acres
4. Add market factor  $(889.3 \times 1.25) = 1111.7$  gross acres of industrial land needed
5. Vacant city zoned industrial/commercial land (excluding critical areas) = 270.211 acres
6. Subtract available land from land needed  $(270.11 - 1111.7) = -841.59$  net acres of industrial land needed

**For Commercial Land**

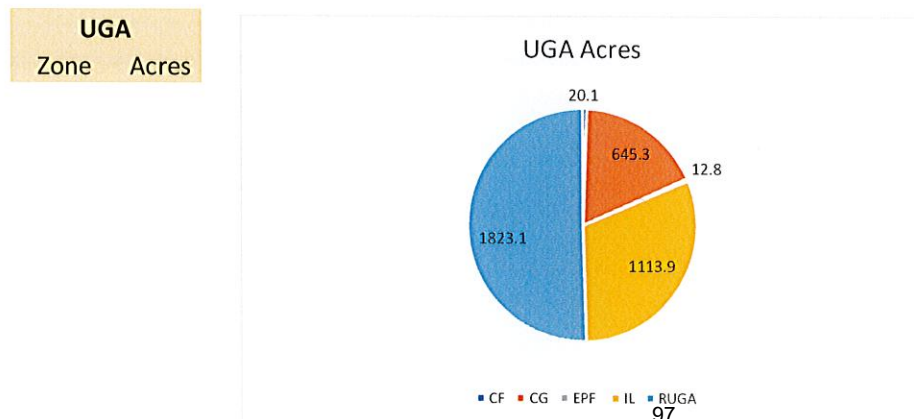
1. Jobs created per acre = 20
2. New jobs projected = 4,870.5
3. Land needed  $(4,870.5/20) = 243.52$  acres
4. Add market factor  $(243.52 \times 1.25) = 304.41$  gross acres of commercial land needed
5. Vacant city zoned commercial land/industrial (excluding critical areas) = -841.59 acres
6. Subtract available land from land needed  $(-841.59 - 304.41) = -1146$  net acres of commercial land needed

**UGA FUTURE LAND USE**

The gross amount of land available in the UGA must be modified by considering the amount of land already developed as well as the need for compatibility with existing development and also the constraints to development presented by critical areas. The amount of land needed in the UGA to accommodate the projected growth will possibly need to be increased from the current UGA boundaries. This will conform to GMA requirements. Because more land is needed than is provided in the aggregate, the city and the county will be able to promote compact patterns of development within the UGA. While the amount of the deficit for industrial and commercial land is significant, the availability of additional land will require further analysis before any consideration of expansion of the UGA occurs. Because industrial and commercial properties tend to develop more slowly than residential properties, the city and the county should have sufficient time to examine this issue during future updates to this plan.

Of the total amount of land included in the UGA, more than half is designated for industrial development. Another third of the total is set aside for commercial use. A smaller amount is intended for residential use. While the volume of land contained in the UGA may be justified by the calculations described above, other factors are also important.

**City of Chehalis UGA Land Allocation by Zoning**



CF	20.1
CG	645.3
EPF	12.8
IL	1113.9
RUGA	1823.1
Total UGA	3615.3

In determining the sufficiency of land available for industrial use, the amount of land available is but one of many elements to be considered. Other elements include easy access to highways, access to rail, access to utilities such as water, sewer and electricity, and the availability of large, undeveloped parcels of relatively level land. Access to rail is of particular interest, because some industries can only locate on sites served by rail, and because such land is relatively scarce. The identification of industrial land within the UGA confirms the analysis performed by the Port of Chehalis in designating the two IIDs.

The analysis of commercial land needs also requires an examination of issues beyond the amount of land. Viable commercial land requires a high degree of visibility and a population base of sufficient size and appropriate demographic makeup to constitute a sustainable market. The designation of commercial land that is accessible to and visible from I-5 will serve to maximize the potential for success of new or expanding commercial businesses.

While the analysis of land needed for residential use may seem more straightforward, such analysis must include site-specific reviews that look at natural and man-made buffers between residential and non-residential uses, and also the availability and proximity to schools, police, fire, and recreational facilities.

Finally, it must be recognized that differing land uses are inter-dependent. New homes need easy access to employment and shopping areas; commercial areas need to be near consumers; and industrial areas need ready access to a labor force.

The City of Chehalis has entered into interlocal agreements and plans that have encouraged positive working relationships with neighboring jurisdictions in regards to land use. The City is committed to working consistently with Lewis County with county-wide planning policies. These agreements, plans and regulations act as tools for growth management. Some of these plans include:

- **The Lewis County Comprehensive Plan.** The Lewis County Comprehensive Plan was adopted in April, 2002. Amended in 2007, 2009
- **The Chehalis Basin Watershed Plan.** The Plan was adopted in May 2004
- **Lewis County and City of Chehalis UGA Interlocal Agreement.** The agreement expired in 2016 and a new agreement is currently being negotiated with a planned adoption date in 2017.
- **The Lewis County Shoreline Management Plan.** This plan has been updated and is

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- currently under review by Washington State Department of Ecology
- **Airport Master Plan/Chehalis-Centralia.** The Airport Master Plan was approved in 2001 by the FAA and is effect until 2027.
- **Parks, Recreation and Open Space Plan.** The Parks, Recreation and Open Space Plan was adopted by resolution in 2012

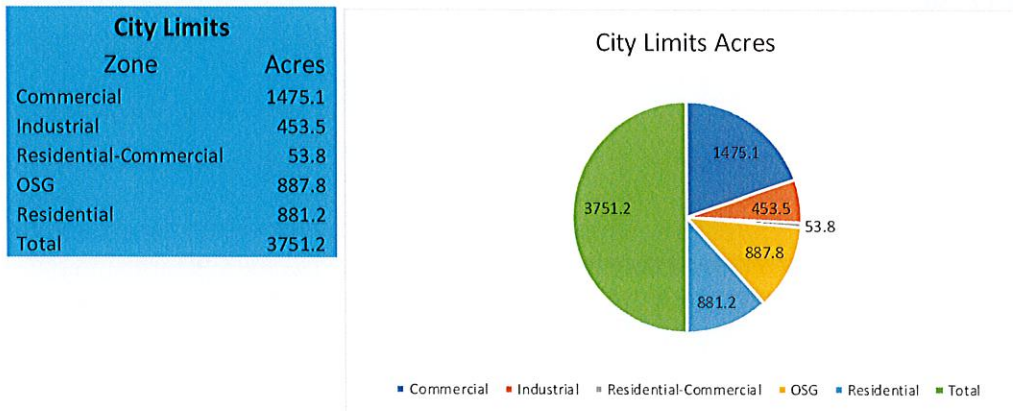
**OBJECTIVES TO MEET LAND USE NEEDS FOR THE CITY AND UGA**

Based on the population and employment projections and housing needs analyzed above, the City is engaged in several efforts to meet its future needs.

**CURRENT REZONE EFFORTS**

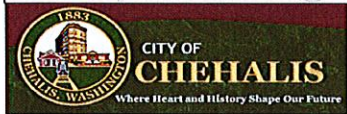
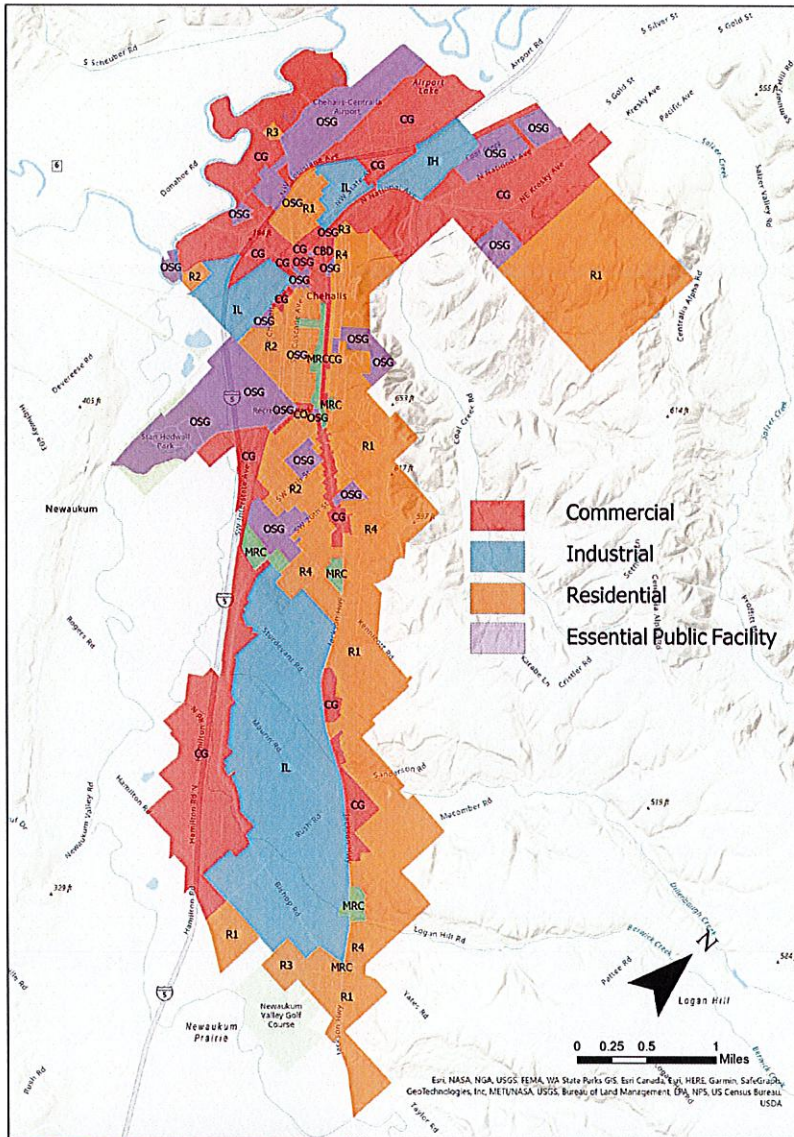
City staff have been evaluating the current zoning districts within the City and UGA, the range of uses they allow, and whether certain zones need to be expanded or reduced. As a result of this evaluation, an extensive re-zoning effort is in the proposal stages. The City’s Essential Public Facilities zones will be replaced with more traditional zoning districts that will still allow Essential Public Facilities, but will also allow for other uses. In addition to this, a completely new Mixed Use Residential – Commercial (MRC) zone is being proposed. These proposed zoning changes are depicted in the Future Land Use Map, below.

**Proposed Future Zoning Changes**



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## CITY OF CHEHALIS PROPOSED LAND USE CATEGORIES

DATE: 3/28/2022

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use/affordable housing. One area is being referred to as the Newaukum expansion, and the other is referred to as the Hamilton Road expansion. Given the rate of growth within the UGA between 2010 and 2020, providing more growth and development opportunities in the near future – particularly for affordable housing – will be important. Those areas outside the Port of Chehalis properties may represent the best options for meeting growth objectives. The areas that the City is currently evaluating total approximately 350 acres. Assuming the proposed annexation discussed above is completed, this potential UGA expansion would replace less than half of the UGA acres that would be incorporated into the City through annexation.

#### Newaukum UGA Expansion

#### Hamilton Road UGA Expansion



### GOALS AND POLICIES

#### GROWTH MANAGEMENT ACT GOALS

The GMA requires that every Comprehensive Plan must include a Land Use Element. The importance of the Land Use Element is emphasized, and is addressed by eight of the thirteen major goals of the Act. The pertinent GMA goals related to land use, not listed in any order of priority, are:

- (1) *Urban growth.* Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- (2) *Reduce sprawl.* Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- (3) *Transportation.* Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans
- (4) *Housing.* Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- (5) *Economic development.* Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for the unemployed and for disadvantaged persons, promote the extension and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

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(6) *Property rights.* Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

(7) *Permits.* Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

(8) *Natural resource industries.* Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

(9) *Open space and recreation.* Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

(10) *Environment.* Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

(11) *Citizen participation and coordination.* Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

(12) *Public facilities and services.* Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

(13) *Historic Preservation.* Identify and encourage the preservation of lands, sites, and structures that have historical or archeological significance. [2002 c 154 § 1; 1990 1<sup>st</sup> ex.s. c 17 § 2.]

## **COUNTYWIDE PLANNING POLICIES**

Lewis County has adopted policies to guide local communities through the planning process, pursuant to their mandate under GMA. These policies are statements establishing a regional framework from which comprehensive plan elements for the county and its cities are developed. In general, these policies flow from the goals set forth in the preceding section. This plan is consistent with these policies. Policies that relate to this Land Use element are as follows:

## **COUNTYWIDE PLANNING POLICIES FOR LEWIS COUNTY**

1. **Urban Growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

1.0 Urban growth shall be encouraged within cities and their designated urban growth boundaries or other areas in the County characterized by urban growth and areas approved as new fully contained communities pursuant to RCW 36.70A.350.

1.1 Cities and towns and all urban growth areas shall include areas and residential densities sufficient to accommodate the majority of the County's adopted 20-year population projection. A portion of the county's 20-year population projection shall be allocated to new

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fully contained communities pursuant to RCW 36.70A.350(2). Annual adjustments may be made when supported by appropriate data.

1.2 Land use planning for the urban growth areas should provide for urban densities of mixed uses where logical and existing and/or planned urban services are available. Affordable housing policies and urban density policies should have equal value in evaluating and/or planning new or expanded housing areas.

1.3 Prior to annexation of an urban growth area or a portion thereof to the respective City, development within adopted urban growth boundaries shall conform to the respective city's urban development standards as established through inter-local agreements.

1.4 All jurisdictions whose UGA boundaries adjoin Interstate 5 or other U.S. Highways shall work towards establishing consistent development standards to protect and enhance a locally significant desired community image along the Interstate 5 or U.S. Highway corridors.

1.5 The County and those cities whose UGA boundaries adjoin the Interstate 5 and U.S. Highway corridors shall work with the Washington State Department of Transportation (WSDOT) to develop minimum landscape standards for interchanges along the Interstate 5 and U.S. Highways.

1.6 Rural areas should have low-density development, which can be sustained by minimal infrastructure improvements. Exceptions may be made for rural areas appropriate for more intense development, including small towns, crossroad commercial areas, resort and tourist facilities, existing development areas, and rural industrial centers consistent with state law. In addition, as further outlined in the Economic Development policies, exceptions may be made for major industrial developments, and master planned locations for major industrial activity outside urban growth areas consistent with state law.

1.7 The County and cities shall inform the appropriate jurisdictions concerning proposed development or activities that would impact urban resources and/or urban growth areas.

1.8 The County and Cities shall collaborate to provide a mechanism for siting and maintaining both existing and new essential public facilities using a 50-year planning horizon for essential public facilities, including

- (a) Sewage treatment and municipal water facilities
- (b) Solid Waste Facilities
- (c) Port District/PDA industrial facilities
- (d) Airport locations
- (e) Other essential public facilities as identified under GMA

1.9 The County, in collaboration with the cities, shall establish a level of service inside unincorporated UGAs.

1.10.0 The process and factors to amend the UGAs and other comprehensive plan sections is adopted as Appendix A and B and are made part of these policies.

1.10.1 Based on growth management population projections made for the county by the Office of Financial Management, the county and each city within the county shall include areas and densities sufficient to permit the urban growth that is projected to occur in the

county or city for the succeeding twenty-year period. Each urban area shall permit urban densities and shall include greenbelt and open space areas. An urban growth area determination may include reasonable land market supply factor and shall permit a range of urban densities and uses. In determining this market factor, cities and counties may consider local circumstances. Cities and counties have discretion in their comprehensive planning process to make many choices about accommodating growth.

1.10.2 The provision of an adequate supply of land available for urban intensities of development shall be available to accommodate the population and economic growth of Lewis County.

1.10.3 The expansion of urban growth areas shall be given priority when need is demonstrated by the local jurisdictions and the lands that are to be incorporated into a UGA exhibit conditions consistent with WAC 365-190-050, 365-190-060, 365-190-070, and 365-195-335. De-designation of resource lands should be limited to where there is no practical alternative.

1.10.4 Amendments to the Comprehensive Plan may be initiated by:

- A. Motion of the Board or Planning Commission.
- B. Property owner or county resident filing an application with the Planning Commission.

1.10.5 Amendments to the Comprehensive Plan will be:

- A. Submitted from September to December for review the following year. The Planning Commission will review applications beginning the February following the submittal period, with Board of County Commissioners target adoption date of July of the same year.
- B. Processed once a year and coordinated with all proposed amendments concurrently to insure individual and cumulative impacts are weighed.

1.10.6 Requests for Amendments to Urban Growth Areas in the Comprehensive Plan will be reviewed according to the following criteria, as set forth in RCW36.70A.130(3):

A. DETERMINATION OF NEEDED LAND

- I. Is the UGA large enough e.g. is the land existing in inventory of lands within the existing UGA adequate in quantity to accommodate the County's population allocation at urban densities?
- II. Is the inventory available for development including vacant land, underdeveloped lands and land where development is likely?
- III. Is there land within the UGA that can accommodate the urban services needed for urban densities?
- IV. Are there lands outside the City that currently exhibit an urban density and urban character?

B. CONSISTENCY WITH GMA OBJECTIVES

- I. Is the amendment made necessary by an emergency that can be eliminated by the extension of urban level of service?
- II. What impact would the amendment have on the existing level of services within the UGA?
- III. What is the ability to provide services within the UGA?
- IV. Will the contemplated amendment result in any environmental degradation?

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- V. Does the amendment being considered comply with the objectives of the GMA; does it promote sprawl or does it hinder development within the UGA at an urban density?
- VI. Is the amendment consistent with the County Comprehensive Plan and other plans of affected jurisdictions?

1.10.7 The review, evaluation and adoption of amendments will follow the general flow of events as outlined in Appendix A & B of this document and may be further defined by Lewis County Code.

**2. Reduce Sprawl.** Reduce the inappropriate conversion of undeveloped or rural land into sprawling, low-density development.

2.0 Provisions for urban levels of services to development within urban growth boundaries and within fully contained communities shall be required.

2.1 Development within adopted urban growth areas shall be coordinated and reviewed within the context of the development standards of the respective city, as established through inter-local agreements between the County and cities.

2.2 Large-scale commercial and industrial development shall be located in designated UGAs, or areas authorized by state law, where adequate utility services and transportation networks are available or planned.

2.3 Water and sewer infrastructure expansion should not occur in areas outside the UGAs and adopted water and sewer district boundaries at urban levels except to address specific health and safety problems.

2.4 Lewis County recognizes that sewer is an urban service. Public sewer extension outside Urban Growth Areas shall be provided at a Level of Service (LOS) consistent with state law, and the County's development standards and comprehensive plan for densities and uses associated with size, scale, and intensity for growth in rural parts of the County. Public sewer connections may be permitted only if hookup sites comply with one of the following situations:

- A. The Lewis County Health Officer has determined that extension of sewer service is necessary to protect public health and safety.
- B. The public sewer provides service to existing local and major essential public facilities.
- C. The public sewer provides levels of sewage collection and treatment necessary to facilitate and support infill development or redevelopment of limited areas of more intensive rural development (LAMIRDS).

2.5 Lewis County recognizes that water is an urban and rural service. Extension of water service beyond UGAs may be permitted within state adopted Water Service Areas and where required, by the Lewis County Board of Commissioners as described by the following conditions:

- A. The Lewis County Health Officer has determined that extension of domestic water is necessary to protect public health and safety, or



B. Extension of water service outside of UGAs may be allowed provided any connections in the rural lands are consistent with County rural development regulations and do not support urban levels of water service; or where there is a determined need for fire flow and protection.

C. State approved Water Service Areas may be expanded inside limited areas of more intensive rural development (LAMIRDs) if they are consistent with the County Comprehensive Plan and development regulations.

2.6 Developments authorized under RCW 36.70A.350, .360, .362, .365, and .367 may be served by urban sewer and water systems consistent with state law. However, no additional connections may be allowed at urban levels of service in the land between adopted UGAs.

**4. Housing.** Encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

4.0 Public/private partnerships should be encouraged to build affordable housing to meet the housing needs of people with low and moderate incomes and special needs populations.

4.1 The Comprehensive Plan and development regulations should include innovative land use management and construction techniques to promote affordable housing.

4.2 The existing affordable housing stock should be maintained where economically viable and efforts to rehabilitate older and substandard housing, which are otherwise consistent with Comprehensive Plan policies, should be encouraged.

**5. Economic Development.** Encourage economic development throughout Lewis County that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the Lewis County's natural resources, public services and public facilities.

5.0 The development of industries should be encouraged within the cities, urban growth areas, designated Limited Areas of More Intense Rural Development (LAMIRDs), and within those unincorporated areas of Lewis County that satisfy the requirements set forth in RCW 36.70A.365 and .367.

5.1 Agriculture, forestry and mineral extraction shall be encouraged in rural areas. The development of resource related commercial and industrial activities shall be encouraged in appropriate areas such as designated commercial resource lands, LAMIRDs, UGAs, or next to resource related uses.

5.2 A diversified economic base should be encouraged to minimize the vulnerability of the local economy to economic fluctuations.

5.3 The County and cities should designate adequate land within the UGAs to provide for future industrial and commercial needs.

.4 Tourism and recreation should be promoted as a strategy that protects the character of rural and urban areas, and supports economic development.

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5.5 Comprehensive plans and development regulations should designate adequate land within the UGAs to provide for future industrial and commercial needs.

5.6 Value added industries shall be encouraged.

5.7 Recreational or tourist activities directly related to or dependent upon water bodies should be encouraged. Tourism and recreation should be promoted as a strategy that protects the character of rural and urban areas.

5.8 Lewis County shall encourage the development of new fully contained communities and master-planned resorts to broaden the County's economic base, consistent with state law.

5.9 Lewis County should encourage commercial/industrial development along major transportation corridors and where the potential for expansion of water and sewer development exists consistent with the County Comprehensive Plan and state regulations.

**6. Property Rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

6.0 The rights of property owners shall be considered in the creation or revision of development regulations.

6.1 Non-regulatory incentives such as conservation easements, land exchanges, land banking, assessment relief and similar incentive programs shall be included, where appropriate, in development regulations.

**7. Permits.** Applications for local government permits should be processed in a timely and fair manner to ensure predictability.

7.0 To better serve the public, inter-agency agreements with other permitting agencies should be pursued to facilitate projects that require multi-agency permits.

7.1 The County and cities should work together to develop consistent permitting systems.

7.2 All jurisdictions shall formally document administrative interpretations of development regulations and make them available to the public.

7.3 Permitting for development within adopted urban growth areas shall be coordinated and reviewed within the context of the development standards of the respective city as established through inter-local agreements between the County and cities.

**9. Open Space and Recreation.** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

9.0 The use of Open Space and Forestry Taxation Laws shall be encouraged as a useful method of resource preservation.

9.1 Parks, recreation, scenic areas and scenic byways, and viewing points should be encouraged.

9.2 The Lewis County river systems and tributaries are a resource that should be protected, enhanced, and utilized for active and passive recreation.

9.3 Encourage cluster housing and innovative techniques for planned developments in the County to provide open space systems and recreational opportunities.

9.4 Land use planning for the adopted urban growth areas shall encourage greenbelt or open space uses and encourage the protection of wildlife habitat areas.

**10. Environment.** Protect the environment and enhance Lewis County's high quality of life including air and water quality, and the availability of water.

10.0 All jurisdictions should encourage the enhancement of the functions and values for critical areas when developing sub-area plans and development regulations.

10.1 Floodplains, wetlands, watersheds and aquifers are essential components of the hydrologic system and shall be managed through interagency agreements to protect surface and groundwater quality.

10.2 All jurisdictions shall recognize the river systems within the County as pivotal freshwater resources and public water supply and shall manage development within the greater watershed in a manner consistent with planning practices that do not seriously degrade the integrity of the resource.

10.3 Septic systems, disposal of dredge spoils, and land excavation, filling and clearing activities shall conform to critical area development regulations and not have a significant adverse effect on Lewis County water bodies with respect to public health, fisheries, aquifers, water quality, wetlands, and fish and wildlife habitat.

10.4 All jurisdictions shall consider threatened, endangered, or sensitive fish and wildlife species when evaluating and conditioning commercial, industrial or residential development.

10.5 Lewis County, in cooperation with appropriate local, state and federal agencies should continue to develop and update the comprehensive flood control management program.

10.6 Floodplains, lakes, rivers, streams, and other water resources should be managed for multiple beneficial uses including, but not limited to flood and erosion control, fish and wildlife habitat, agriculture, aquaculture, open space and water supply. Use of water resources should to the fullest extent possible preserve and promote opportunities for other uses.

10.7 All jurisdictions should work towards developing policies and regulations outlining best management practices (BMP) within aquifer recharge areas to protect the quality of groundwater.

10.8 Recycling programs should be encouraged.

**11. Citizen Participation and Coordination.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

11.0 All jurisdictions shall maintain procedures to provide for the broad dissemination of proposals and alternatives for public inspection; opportunities for written comments; public hearings after effective notice; open discussions; communication programs and information services; consideration of and response to public comments; and the notification of the public for the adoption, implementation, and evaluation of the Comprehensive Plan.

11.1 All jurisdictions shall continue to encourage public awareness of the Comprehensive Plan by providing for public participation opportunities and public education programs designed to promote a widespread understanding of the Plan's purpose and intent.

11.2 All jurisdictions shall provide regular and ongoing opportunities for public review and comment throughout the Comprehensive Plan development process.

11.3 All jurisdictions shall provide policies and processes to address public notification costs associated with land use applications.

11.4 All jurisdictions shall encourage citizen participation throughout the planning process as provided by state statute and codes for environmental, land use, and development permits.

11.5 All jurisdictions shall encourage broad based citizen involvement in the development of the Comprehensive Plan elements, sub-area plans, and functional plans, and development regulations.

11.6 Amendment to the county wide planning policies shall be consistent with an adopted approval process.

**12. Public Facilities and Services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

12.0 Public facilities and services shall be integrated and consistent with locally adopted comprehensive plans and implementing regulations.

12.1 If communities within a defined region are required to accept regional public facilities, then the federal, state and County and other regional public facilities located within the corporate boundaries of cities shall be required to provide fees related to the impacts of the public facilities. All jurisdictions shall provide a process for siting essential public facilities and a local comprehensive plan may not preclude the siting of essential public facilities.

12.2 Lands shall be identified for public purposes, such as: utility corridors, transportation corridors, landfills, sewage treatment facilities, recreation, schools and other public uses. All jurisdictions shall work together to identify areas of shared need for public facilities.

12.3 The financing for system improvements to public facilities to serve new development may provide for a balance between impacts fees and other sources of public funds.

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12.4 New development shall pay for or provide for its share of new infrastructure through fees or as mitigation measures.

12.5 Citizens shall have the opportunity to participate in and comment on proposed capital facilities financing.

12.6 Special district comprehensive plans shall be consistent with the comprehensive plans and development regulations of the general-purpose local governments.

**13. Historic Preservation.** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance to Lewis County.

13.0 All jurisdictions are encouraged to work cooperatively towards identifying, evaluating, and protecting historic resources and encouraging land use patterns that protect and enhance such historic resources.

13.1 All jurisdictions should cooperate with local historic preservation groups to ensure coordination of plans and policies by the Washington State Office of Archaeology and Historic Preservation.

13.2 All jurisdictions should cooperate with local historic preservation groups to acknowledge and recognize historic sites, structures, and areas in their comprehensive plans, which have local importance, but may not formally be listed in the state and federal registers.

### **City Goals and Policies**

#### **General**

LU.01 To minimize inter-jurisdictional conflict in the adoption of comprehensive plan goals and policies.

LU.01.01 Work in cooperation with the state of Washington, Lewis County and other jurisdictions by sharing information in the development of local comprehensive plans.

LU.01.02 Ensure that the goals and policies contained in this plan do not conflict with Lewis County's County-wide Planning Policies.

LU.02 To encourage the efficient use of land.

LU.02.01 Discourage low-density development within the city, and prohibit low-density development in high-density zones.

LU.02.02 Discourage urban sprawl within undeveloped areas in the HUGA.

LU.02.03 Encourage the development of smaller lot sizes in residential areas.

LU.02.04 Develop a neighborhood planning and design process to encourage compatible infill development and redevelopment in established areas.

LU.02.05 Designate sufficient land, in excess of projected needs, for each type of land use needed for the community to maximize the potential for the operation of a free-market real estate process in land development.

LU.03.01 Provide Lewis County with accurate, reliable information that documents the existence and location of urban infrastructure such as water and sewer lines outside the city limits.

LU.03.02 Document the constraints to development that exist within the city.

LU.03.04 Develop a policy for the phased annexation of land within the IUGA to ensure that needed services are available when annexation occurs.

LU.04 To accommodate the 20 year projection for household and employment growth.

LU.04.01 Encourage residential, commercial and industrial development at appropriate densities to meet population and employment demands.

LU.04.02 Encourage development in areas where adequate public facilities and services already exist, or can be provided in an efficient manner.

LU.04.03 Coordinate with Lewis County to promote within the IUGA an appropriate minimum intensity of development.

LU.04.04 Plan for service levels in transportation, schools, utilities, and police and fire protection that will keep pace with population and employment increases.

LU.05 To protect the property rights of land owners.

LU.05.01 Allow for variances from the city's zoning and land use regulations to mitigate undue hardship when the literal application of those regulations would prohibit all reasonable development on a parcel of land.

LU.05.02 Consider the use of reasonable use exemptions or transfers of development rights when a regulation would deprive an owner of all economically viable use of their property, or have a severe impact on the landowner's economic interest, or deny a fundamental attribute of ownership.

LU.05.03 Seek ways to increase efficiency and reduce process time for land use approvals and construction permits.

LU.05.04 Attempt to ensure that any proposed permit exemption does not adversely impact the health, safety or welfare of local residents.

#### Urban Environment

LU.06 To create and maintain a balanced community that mixes residential and non-residential uses in a way that promotes environmental quality and community aesthetics.

LU.06.01 Promote the use of landscaping and design standards in new development or re-development.

LU-40

LU.06.02 Require the use of buffers between incompatible land uses; require new development to bear the burden of transition when it is proposed adjacent to incompatible development.

LU.06.03 Encourage the retention of open space in new development, especially when such action will protect or enhance a wetland or wildlife habitat area.

property maintenance standards, especially within historic districts.

LU.08.03 Designate historic landmark sites and structures, and review any proposed changes, to maximize the potential that such sites and structures continue to remain a part of the community.

LU.09 To protect existing land uses as new development occurs.

LU.09.01 Encourage private and public preservation of undeveloped open space.

LU.09.02 Require adequate buffers between proposed new development and existing land uses.

LU.09.03 Permit existing agricultural practices to continue in designated open space areas. Support 'Right to Farm' legislation.

#### **Environmental Protection** (See Natural Environment Section)

##### Residential Land Uses

LU.12 To create livable residential areas.

LU.12.01 Reserve adequate residential areas for housing, and develop such areas at urban densities.

LU.12.02 Promote the development of a variety of housing types, at differing densities, in appropriate areas.

LU.12.03 Work to ensure that new residential development provides the public facilities (pedestrian paths, landscaped areas, and other neighborhood improvements) necessary to integrate them into the vision of the community.

LU.12.04 Encourage innovative housing assistance programs for low and moderate income families within the community.

LU.12.05 Encourage the development of higher-density housing in or near the downtown area, or near commercial or employment centers that have appropriate services and facilities such as public transit, schools, parks, and playgrounds.

LU.12.06 Maintain the community's predominant low-density residential character in appropriate areas.

LU.12.07 Permit home occupations in residential areas with appropriate restrictions on business activities, signs, parking, traffic and employees; provide flexibility in home occupation regulations to recognize and accommodate the impact of new technologies.

LU.12.08 Permit retirement homes as a conditional use in residential areas.

LU.13 To preserve and strengthen the vitality of existing neighborhoods.

LU.13.01 Create incentives that promote the construction of infill housing on existing scattered lots in residential areas.

LU.13.02 Protect residential neighborhoods from incompatible uses on adjoining lots through the use of screening and buffering requirements.

LU.13.03 Promote the maintenance of infrastructure and amenities within existing neighborhoods.

LU.13.04 Permit the location of neighborhood convenience businesses with limited hours of operation within walking distance of residential areas.

LU.13.05 Minimize the removal of existing vegetation when improving streets to preserve the natural character of neighborhoods.

#### **Economic Development**

LU.14 To promote the continued expansion of a healthy commercial sector.

LU.14.01 Discourage strip development in inappropriate areas, especially when such development would adversely impact residential areas.

LU.14.02 Encourage the transition of existing dwellings to low-intensity offices and businesses on Market Boulevard.

LU.14.03 Promote quality design of commercial development through the use of landscaping standards, especially in parking lots and along site perimeters.

LU.14.04 Minimize the traffic impacts of new commercial development by restricting site access from roadways.

LU.14.05 Restrict the location of drive-through and drive-in facilities to areas where traffic impacts will be minimal.

LU.14.06 Act as a pass-through agency or otherwise facilitate the use of federal or state financing and tax credits for business development, when appropriate.

LU.14.07 Recognize the positive economic impacts associated with visitors to the community by funding and participating in convention and tourism marketing efforts.

LU.15 To retain the Central Business District (CBD) as the historical center and county seat for financial, social and civic activities.

LU-42



LU.15.01 Encourage the maintenance and improvement of the downtown area. Provide public improvements to support private investment, including landscaping, signage, and infrastructure.

LU.15.02 Investigate opportunities to create visual and physical links between the downtown area and the Lewis County courthouse facilities.

LU.15.03 Encourage an update of the existing Central Business District General Development Plan.

LU.15.04 Encourage public and private investment in seasonal color planting and decoration in appropriate areas, including within rights-of-way.

LU.16 To promote industrial and economic development.

LU.16.15 Ensure that city government is accessible and responsive to the business community. Solicit the ideas and concerns of the business community before enacting new ordinances and regulations. Work collectively with community business representatives and individual businesses to solve mutual problems.

LU.16.16 Locate industrial areas in a manner which takes advantage of air, freeway and rail transportation systems.

LU.17 To ensure that the municipal airport can meet existing and projected recreational and business requirements for general aviation.

LU.17.01 Adopt land use regulations for lands within the Airport Service Overlay District that will discourage the siting of land uses incompatible with airport operations.

LU.17.02 Work with the Airport Board to determine the appropriate time to establish a 65 dln noise contour for future land use planning, particularly as the noise contour may impact residential areas.

LU.17.03 Work with the Airport Board in future updates to the Airport Master Plan, to ensure compatible development of surrounding land.

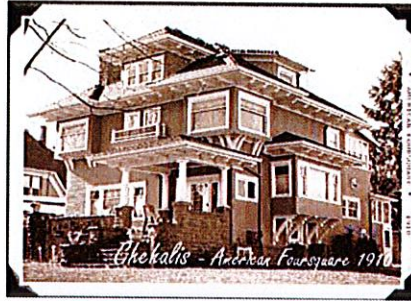
LU.17.04 Recognize that residential, commercial and industrial growth will likely increase the demand for recreational and business aviation services at the airport.

LU.17.05 Cooperate in the implementation of federal regulations relating to approach aviation safety zones and other features through appropriate land use regulations.

LU.17.06 Assist in promoting commercial and industrial uses on leased land under airport ownership.

# Chapter 4

## Housing



### INTRODUCTION

The Housing element provides a framework that the citizens of the city of Chehalis can use to provide adequate and appropriate housing for existing and future residents within the City and UGA. This element will also promote discussion and provide policy guidance as to the types and densities of housing that are most appropriate to accommodate the city's future needs.

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The Housing element is integrally related to other comprehensive plan elements. The Land-Use element, relying upon an analysis of the carrying capacity of the land to determine densities and compatibility, and also upon growth estimates, will indicate how much land should be made available within the city and its UGA to accommodate the identified housing needs. The capital facilities, transportation, and utilities elements will serve to guide where, and how, public services will be provided to support projected housing needs.

### GMA HOUSING PLANNING GOAL (RCW 36.70A.020)

The Washington State Growth Management Act (GMA) includes 14 goals, which were adopted to guide the development and adoption of comprehensive plans and development regulations. Housing is a required element under the GMA, which contains the following housing goal:

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*“Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.” [As amended in June 2021 by ES2HB 1220]*

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### GMA REQUIREMENT FOR HOUSING PLANNING (RCW 36.70A.070)

The GMA requires that each city prepare an inventory and analysis of existing and projected housing and that provisions are made for all economic segments of the community. The comprehensive plan must identify sufficient land for housing including, but not limited to, government assisted housing, housing for low-income families, manufactured housing, multi-family housing, group homes, and foster care facilities.

### ES2HB 1220

In June 2021 the Washington Legislature amended sections of the Growth Management Act, establishing several requirements for the Department of Commerce, cities, and counties to plan for several categories of housing. Among the new requirements of the legislation, cities and counties planning under the GMA are now required to amend the Housing Element of their comprehensive plans using information provided by the Department of Commerce. Beginning in early 2022 and extending to mid-2023, Commerce is on task to provide information and guidance in the following areas:

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1. Projected housing needs for all economic segments of the population (moderate, low, very low and extremely low income). Projections will be provided at the county level and must be incorporated into local planning efforts. This includes projected need for emergency housing, emergency shelters and permanent supportive housing.
2. Guidance on provisions for moderate density housing options within an Urban Growth Area (UGA), including but not limited to duplexes, triplexes and townhomes.
3. Guidance on reviewing for adequate housing for existing and projected needs for all economic segments of the community, including sufficient land capacity for all projected housing. This includes guidance on how to assess zoning and regulations to allow, encourage and incentivize housing to meet the projected housing needs in each income band.
4. Guidance on examining racially disparate impacts, displacement and exclusion in housing policies and regulations, and recommended policies to address them

In addition to specific information and objectives that will be required in the Housing Element of the Comprehensive Plan, ES 1220 also requires cities and counties to amend their zoning regulations to provide for transitional housing, permanent supportive housing, emergency housing, and emergency shelters in certain zoning districts. These housing and shelter alternatives are defined in the statute. The City of Chehalis is currently in the process of examining the allowed uses within the City's current zoning and will be bringing zoning amendments forward to address these new requirements in 2022.

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**COUNTYWIDE PLANNING POLICIES**

In 1991, the Growth Management Act was amended requiring each county to adopt countywide planning policies in cooperation with the cities in the county. This provided for consistency amongst the different comprehensive plans. These policies are required to address issues that affect the county as a whole including the siting of public facilities, transportation facilities, affordable housing, economic development and employment, and land use development. The City of Chehalis considered the countywide planning policies as well as other factors to determine the best future course for the City of Chehalis. The Countywide Planning Policies are reviewed by the Planned Growth Committee periodically and revised to account for changing local circumstances on changes in legislation.

The Lewis County Planned Growth Committee adopted the updated planning policies relating to land use in June 2017. The Countywide Planning Policies (CWPPs) include housing as one of the thirteen (13) policy topics which states:

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**Goal 4. HOUSING** Encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

- Policy 4.0 Public/private partnerships should be encouraged to build affordable housing to meet the housing needs of people with low and moderate incomes and special needs populations.
- Policy 4.1 The Comprehensive Plan and development regulations should include innovative land use management and construction techniques to promote affordable housing.
- Policy 4.2 The existing affordable housing stock should be maintained where economically viable and efforts to rehabilitate older and substandard housing, which are otherwise consistent with Comprehensive Plan policies, should be encouraged.

[HG-2](#)

Based upon the changes to the Housing Element mandated by ES 1220, it is likely that the City of Chehalis and other members of the Planned Growth Committee will amend and expand the Housing section of the Countywide Planning Policies in the near future.

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### **PUBLIC PARTICIPATION AND VISIONING PROCESS**

The Chehalis 2000 Strategic Planning Task Force, formed in the early 1990s, involved a visioning process that laid the groundwork for the GMA. The Chehalis 2000 document includes comments and input from members of the community regarding land use, and how citizens envision their city to look and function within the next twenty years (May 10, 1993 Issue Group Reports). The issue group's main concern was 'how to determine ways to increase availability and affordability of decent, safe, and sanitary housing for all segments of the community.' The citizens identified other critical issues including:

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- A critical shortage of multi-family housing for lower income households;
- A necessity to increase higher income housing in the community;
- The lack of available suitable land for new housing;
- The lack of suitable financing for low income families;
- The high cost of utility hook-up fees; and
- The lack of complete information, regarding development criteria, available in one location.

Lewis County Housing Task Force

The Lewis County Housing Task Force requested that a housing study be undertaken for the county. The resulting report, the Lewis County Housing Needs Assessment, completed December 13, 1994, was based primarily on 1980 and 1990 census information. Because the city has experienced substantial change since 1990, the information in the Task Force study has been supplemented wherever possible with verification from Chehalis city government offices, and also with information from OFM, including census and housing information as recent as 2020-2021.

### **DEMOGRAPHICS**

Historical data regarding population is included in the Introduction. More detailed information beginning with the 2020 census is included here.

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The demographics of the city's population will determine the need for types of households. The following information and table shows population trends in Chehalis since 1980. Since 1991 the proportion of the county's total population living in Chehalis has been declining:

As of 2016, the City of Chehalis' population was 7,460 according to the Office of Financial Management. To meet the City's adopted target of 11,230 by 2040, 3770 more people will need to live here. At 2.46 persons per household, that means about 1533 more residential units will be needed during the 2017-2037 period. In order to meet this objective, the City of Chehalis will need to take an aggressive approach that encourages compact development with a variety of land uses and annex more land.

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HG-3

## HOUSING CHARACTERISTICS

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### INVENTORY

According to OFM data, the total number of housing units in Chehalis increased from 2839 in 2000 to 3,181 as of 2020. This is an increase of 292 units. The age and overall condition of the city's housing stock presents a question as to the city's ability to adequately house its citizens. According to 2014 U.S. Census data, 30.7 percent of the city's existing housing units were built before 1960, 29.7 percent have been improved or built since 1970 and approx. 39.6 percent of the housing pre-dates 1940. In addition, it is estimated that nearly half of the existing housing stock is either marginal or sub-standard, according to the same data.

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### POPULATION PER HOUSEHOLD

According to the U.S. Census, the average household size between 2015-2019, was 2.31 persons across all household types within the city limits of Chehalis. This is a slight decrease from past years and reflects the overall national trend of smaller households.

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### MIX OF HOUSING TYPES

In 2020 there were 2,019 one unit detached houses, in Chehalis. There were 1,083 multi-family units (two or more unit structures including multi-unit apartment buildings) Thus, the trend has been toward a decreasing proportion of single-family dwelling units and an increase of multi-units. See Figure-1.

Mix of Housing Units

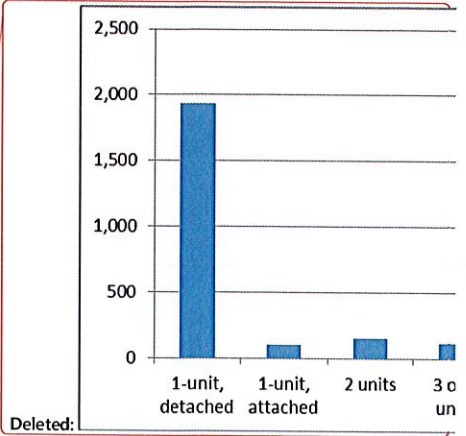
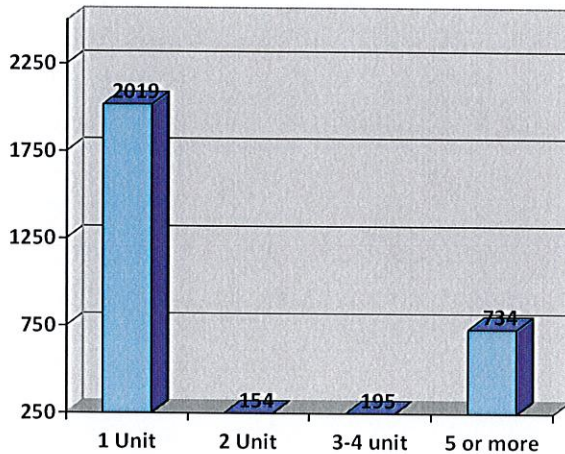


Figure-1

SOURCE: US Census Bureau updated February 2020

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**AFFORDABILITY AND AVAILABILITY OF HOUSING**

A key element of the housing issue for any community is whether there is an adequate stock of quality housing that is affordable to all segments of the population. Information regarding the numbers and types of housing units must be compared to data that includes the costs of various housing types.

**VALUES/RENTS**

The following data provides an indication of the costs of rental and for-sale housing. The U.S. Census Bureau provides [a comparison](#) for the years between 2011-2019:

Category	2011	2019
Median Value of Owner-Occupied Homes	\$165,800	\$182,000
Median Rent	\$758.00	\$867
Median Household Income	\$34,379	\$42,209

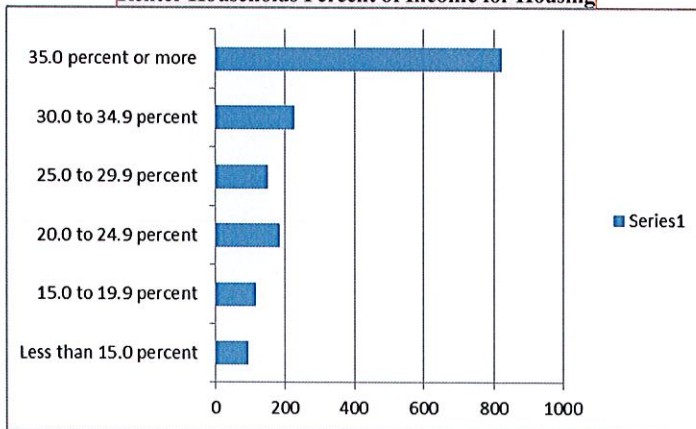
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**AFFORDABILITY**

Housing affordability is a function of household income as compared to housing cost. Not surprisingly, lower income families pay a significantly higher proportionate share of their household income for housing than middle and upper income households. Also, renters tend to pay a higher proportion of household income for housing than do owners. According to the U.S. Census, 52.6 percent of renters paid more than 30 percent of their income for housing. See *Figure-2*

Deleted: • Median value of owner-occupied homes in the City of Chehalis was \$165,800 ¶  
 • Nearly 80 percent of owner-occupied housing units were valued between \$50,000-299,000 ¶  
 • Of renter-occupied housing units, 58.3 percent had rents between \$500-999 per month ¶  
 • Renters were paying a median of \$758.00 per month for rent ¶  
 • The median household income for a resident of Chehalis was \$34,379 ¶

**Renter Households Percent of Income for Housing**



*Figure-2*

SOURCE: U.S. Census updated February 2017

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The affordability of rents is especially important in Chehalis, where a disproportionately high number of housing units are renter-occupied, as opposed to owner-occupied. According to the U.S. Census for the years between 2011-2015, 42.4 percent of housing units were owner occupied and 57.6 percent were renter occupied. [Data for the years 2015-2019 show a slight increase in home](#)

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HG-5

ownership rates, with the owner-occupied rate increasing to 47.2% and the renter-occupied rate decreasing to \$52.80.

**CONDITION OF HOUSING STOCK**

The physical condition of the housing stock affects the availability of housing. Units that are allowed to deteriorate can remain vacant for long periods of time before they may be condemned or demolished contributing to overall quality of housing stock. From 2003 to 2016 one hundred twenty four (124) demolition permits were issued. Not all of these were for housing units, some of these were for accessory structures such as garages, carports, etc. (per Community Development records)

Between 2003 and 2016 two hundred and twenty five permits were issued for remodeling. A fairly large portion of these were for the remodeling of commercial units for new incoming businesses. Although many permits were issued for remodeling, it is unclear whether these permits were for the units most in need of rehabilitation. The most deteriorated dwellings are usually occupied by lower income households who may lack the resources to rehabilitate their homes.

**POPULATION PROJECTIONS AND FUTURE HOUSING NEEDS**

Referring back to the Land Use Element, it is estimated that the City's population is projected to grow at a rate of 1.25% within the City limits and 6.57% in the UGA;

City and UGA Population Projections – 2040

	<u>Current Population</u>	<u>Rate of Growth</u>	<u>2040 Population</u>
<u>City of Chehalis</u>	<u>7,350</u>	<u>1.25%</u>	<u>9,307</u>
<u>Chehalis UGA</u>	<u>2044</u>	<u>6.57%</u>	<u>7,298</u>

Based on the analysis contained in the Land Use Element, based on average household size, the rate at which housing is developed as either single- or multi-family, and an assumed development density of 4 units per acre, by 2040 the City will need to develop 1,577 single-family and 489 multi-family dwelling units by 2040 to meet the current population allocation established by the Lewis County Planned Growth Committee. Based on the 4 units per acre assumption, the City will have a single-family residential land deficit of 216 acres, and a multi-family surplus of 5 acres.

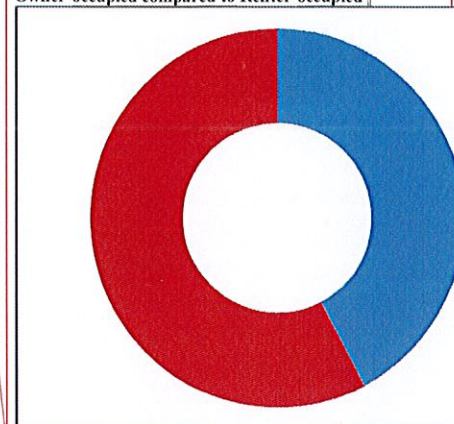
**CONSTRAINTS**

Within the City limits, the residential land deficit is attributable to that fact that there are few large parcels of developable vacant land available. In general, as available land becomes scarce, land that remains goes up in price. As was noted in the Land Use Chapter, available land within the City limits is quite limited. Of the 3,695 acres that comprise the City limits, it is estimated that critical areas encumber approximately 2,884 acres, which leaves only 811 acres of developable land. Of this 811 acres, the City estimates that only about 180 acres remain available for new development. The opportunity for new multi-family housing in Chehalis is more favorable primarily because there is more vacant land available which is zoned and conducive to multi-family development. However, although zoned for multi-family development, not all the available vacant land is buildable due to lack of adequate infrastructure, such as roads and utilities. Also, much of this land has development constraints such as being located in critical areas such as the flood plain, or on steep slopes.

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Owner-occupied compared to Renter-occupied¶



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SOURCE: U.S. Census Updated February 2017¶

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Future housing development opportunities in the city will need to overcome the limited availability of land, particularly in parcels of sufficient size to permit economies of scale in development. Housing strategies for the city will need to consider infill development on the scattered lots that are available, as well as appropriate mixes of housing types and densities. The greatest advantage to future housing development in the city is the availability of infrastructure, such as roads, water and sewer lines, and public facilities such as police, fire and schools.

### **OPPORTUNITIES IN THE URBAN GROWTH AREA**

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The greatest short-term opportunity to meet future housing needs will include a variety of actions, including annexation of portions of the City's UGA. Again, as noted in the Land Use Element, over the last 10 years population in the UGA has grown at over 5 times the rate as growth within the City limits. Obviously, this is due largely to land constraints within the City. For several years the City has been planning to annex a large portion of it UGA to the south. Completing this annexation would provide the City the necessary land base to accommodate growth and housing.

In addition, the City is seeking to expand its southern UGA border in two separate areas, which are depicted in the Land Use Element. Both of these proposed UGA expansions will not only increase buildable lands for the future, but are also intended to be zoned as a mixed use to provide commercial, single- and multi-family housing.

### **SPECIAL NEEDS POPULATIONS**

The special needs population includes people requiring some assistance in their day-to-day lives. This includes persons with mental illnesses, runaways, parenting youth, disabled veterans, victims of domestic violence, people with developmental and/or physical disabilities, alcohol and substance abusers, persons with AIDS, persons incarcerated in the county jail, and the frail elderly.

In the 2000 US Census, 407 institutionalized and 70 non-institutionalized persons were identified as living in group living quarters, as defined by the state. The persons identified in the census as being institutionalized are quartered in six separate facilities, including Green Hill School and the county jail facilities. Although the Green Hill School is expanding, only the existing capacity is included here. Future expansion capabilities at this facility will be accommodated under the provisions of 'Essential Public Facilities,' as provided in the Land Use element. The six facilities are located within the existing corporate city limits.

The total number of persons in group living quarters represents approximately 6.6 percent of the city's total 2009 population of 7,185 persons. The percentage figure above reflects only those persons that are living in group homes as defined by the state. It does not reflect other frail elderly populations which are cared for in private homes or other facilities included in the state's group quarters definition, nor other special needs populations in the community. Currently, three private, non-profit agencies track special needs populations: the Human Response Network (the homeless, victims of domestic violence and sexual assault, persons with AIDS); Providence Information Assistance Case Management and Respite Services (referrals for low-income seniors and disabled young); and Cascade Mental Health. There appear to be adequate facilities in the community to accommodate the special needs population.

[HG-7](#)



## PROJECTIONS

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### POPULATION GROWTH FORECASTS

A population projection for the city was formulated based on population rates of change from 2010 through 2016 made by Lewis County pursuant to OFM projections. These projections cover the county's desired planning period (2017-2040). These projections are shown on *Figure-4*.

Population projections were based on land-use and population figures and assumptions contained in the OFM projections for 2040. The Planned Growth Committee of elected officials in Lewis County has adopted population allocations that have a range between 72,965 and 111,684. The Lewis County adopted 2025 population for the City of Chehalis is 11,230.

Lewis County Population					
	1990	1995	2000	2007	2016
Lewis	59,358	65,500	68,600	74,100	76,890
Unincorporated	35,829	40,177	40,821	45,073	45,560
Incorporated	23,529	25,323	27,779	29,027	31,330
Centralia	12,101	12,730	14,742	15,520	16,820
Chehalis	6,527	6,910	7,057	7,045	7,460
Morton	1,130	1,258	1,045	1,140	1,120
Mossyrock	452	535	486	485	745
Napavine	745	960	1,383	1,492	1,870
Pe Ell	547	590	657	670	640
Toledo	586	690	653	685	720
Vader	414	488	590	620	615
Winlock	1,027	1,162	1,166	1,370	1,340

Figure-4

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## GOALS AND POLICIES

### BACKGROUND

Actual population and housing increases for Chehalis will be determined by a combination of market forces and local growth management policies. As such, they will be unlikely to occur in a linear pattern, but will more likely follow the phases of economic cycles. The demand for housing in the Chehalis area will be proportional to the supply of new jobs available, and the prevailing wage and salary rates. Affordability is a major factor in the market and an important determinant in the demand for specific types of housing. If household sizes become smaller, following the patterns established in other communities, then it is likely that the ratio of multifamily housing units may increase.

According to these goals, Chehalis is interested in preserving, protecting and strengthening the vitality of the existing residential neighborhoods. However, it also recognizes that neighborhoods are not static and over time they must evolve to meet changing needs and lifestyles. Options for mixed-use development in the zoning code can allow for these changes, while at the same time buffering neighborhoods from incompatible uses.

[HG-8](#)

No regional or local strategies have been developed at this point that would identify the responsibilities of individual jurisdictions, and how the issue of housing affordability will be managed. Many jurisdictions provide new affordable housing through inclusionary zoning requirements. Other techniques include modifications to existing zoning standards (i.e., allowing accessory units, reduction of parking requirements, allowing residential uses in commercial zones, etc.) that, when implemented, allow additional units or higher densities to be constructed on an individual building site. The recent trend towards “tiny houses” should also be considered and investigated to determine if this is a feasible option.

Special housing needs are for those community residents who cannot live on their own due to disability, health, age, or other circumstances. In unincorporated Lewis County there is a high proportion of senior citizens who need, or will soon need, supportive housing facilities. The cities within the county are most likely to experience the demand for senior housing. This is due to seniors need to be close to available human, medical and recreation services. No survey or other analysis has been accomplished that documents the demand for other special county housing needs. However, there are several local, private and non-profit agencies that monitor the housing needs of special populations and who would welcome closer coordination efforts on the part of the city.

**Growth Management Act Goals**  
**GMA includes four goals that relate to the issue of housing**

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**Urban Growth** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

**Reduce sprawl** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

**Housing** Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

**Permits** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

**County-wide Planning Policies**

In December 2006, Lewis County, in a cooperative effort with the cities, developed seven policies specifically dealing with housing, as well as policies related to the GMA goals identified above.

1. **Urban Growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

1.0 **Urban growth** shall be encouraged within cities and their designated urban growth boundaries or other areas in the County characterized by urban growth and areas approved as new fully contained communities pursuant to RCW 36.70A.350.

1.1 **Cities and towns** and all urban growth areas shall include areas and residential densities sufficient to accommodate the majority of the County's adopted 20-year population projection. A

[HG-9](#)

portion of the county's 20-year population projection shall be allocated to new fully contained communities pursuant to RCW 36.70A.350 (2). Annual adjustments may be made when supported by appropriate data.

1.2 **Land use planning** for the urban growth areas should provide for urban densities of mixed uses where logical and existing and/or planned urban services are available. Affordable housing policies and urban density policies should have equal value in evaluating and/or planning new or expanded housing areas.

1.3 Prior to annexation of an urban growth area or a portion thereof to the respective City, development within adopted urban growth boundaries shall conform to the respective city's urban development standards as established through inter-local agreements.

1.4 All jurisdictions whose UGA boundaries adjoin Interstate 5 or other U.S. Highways shall work towards establishing consistent development standards to protect and enhance a locally significant desired community image along the Interstate 5 or U.S. Highway corridors.

1.5 The County and those cities whose UGA boundaries adjoin the Interstate 5 and U.S. Highway corridors shall work with the Washington State Department of Transportation (WSDOT) to develop minimum landscape standards for interchanges along the Interstate 5 and U.S. Highways.

1.6 Rural areas should have low-density development, which can be sustained by minimal infrastructure improvements. Exceptions may be made for rural areas appropriate for more intense development, including small towns, crossroad commercial areas, resort and tourist facilities, existing development areas, and rural industrial centers consistent with state law. In addition, as further outlined in the Economic Development policies, exceptions may be made for major industrial developments, and master planned locations for major industrial activity outside urban growth areas consistent with state law.

1.7 The County and cities shall inform the appropriate jurisdictions concerning proposed development or activities that would impact urban resources and/or urban growth areas.

1.8 The County and Cities shall collaborate to provide a mechanism for siting and maintaining both existing and new essential public facilities using a 50-year planning horizon for essential public facilities, including:

- (a) Sewage treatment and municipal water facilities
- (b) Solid Waste Facilities
- (c) Port District/PDA industrial facilities
- (d) Airport locations
- (e) Other essential public facilities as identified under GMA

1.9 The County, in collaboration with the cities, shall establish a level of service inside unincorporated UGA(s).

1.10.0 The process and factors to amend the UGA(s) and other comprehensive plan sections is adopted as Appendix A and B and are made part of these policies.

1.10.1 Based on growth management population projections made for the county by the Office of Financial Management, the county and each city within the county shall include areas and densities sufficient to permit the urban growth that is projected to occur in the county or city for the succeeding twenty-year period. Each urban area shall permit urban densities and shall include greenbelt and open space areas. An urban growth area determination may include reasonable land market supply factor and shall permit a range of urban densities and uses. In determining this market factor, cities and counties may consider local circumstances. Cities and counties have discretion in their comprehensive planning process to make many choices about accommodating growth.

1.10.2 The provision of an adequate supply of land available for urban intensities of development shall be available to accommodate the population and economic growth of Lewis County.

1.10.3 The expansion of urban growth areas shall be given priority when need is demonstrated by the local jurisdictions and the lands that are to be incorporated into a UGA exhibit with conditions consistent with WAC 365-190-050, 365-190-060, 365-190-070, and 365195-335. De-designation of resource lands should be limited to where there is no practical alternative.

1.10.4 Amendments to the Comprehensive Plan may be initiated by:

- A. Motion of the Board or Planning Commission.
- B. Property owner or county resident filing an application with the Planning Commission.

1.10.5 Amendments to the Comprehensive Plan will be:

- A. Submitted from September to December for review the following year. The Planning Commission will review applications beginning the February following the submittal period, with Board of County Commissioners target adoption date of July of the same year.
- B. Processed once a year and coordinated with all proposed amendments concurrently to insure individual and cumulative impacts are weighed.

1.10.6 Requests for Amendments to Urban Growth Areas in the Comprehensive Plan will be reviewed according to the following criteria, as set forth in RCW36.70A.130(3):

A. DETERMINATION OF NEEDED LAND

- I. Is the UGA large enough e.g. is the land existing in inventory of lands within the existing UGA adequate in quantity to accommodate the County's population allocation at urban densities?
- II. Is the inventory available for development including vacant land, underdeveloped lands and land where development is likely?
- III. Is there land within the UGA that can accommodate the urban services needed for urban densities?
- IV. Are there lands outside the City that currently exhibit an urban density and urban character?

B. CONSISTENCY WITH GMA OBJECTIVES

- I. Is the amendment made necessary by an emergency that can be eliminated by the extension of urban level of service?
- II. What impact would the amendment have on the existing level of services within the UGA?

- III. What is the ability to provide services within the UGA?
- IV. Will the contemplated amendment result in any environmental degradation?
- V. Does the amendment being considered comply with the objectives of the GMA; does it promote sprawl or does it hinder development within the UGA at an urban density?
- VI. Is the amendment consistent with the County Comprehensive Plan and other plans of affected jurisdictions?

1.10.7 The review, evaluation and adoption of amendments will follow the general flow of events as outlined in Appendix A & B of this document and may be further defined by Lewis County Code.

2. Reduce Sprawl. Reduce the inappropriate conversion of undeveloped or rural land into sprawling, low-density development.

2.0 Provisions for urban levels of services to development within urban growth boundaries and within fully contained communities shall be required.

2.1 Development within adopted urban growth areas shall be coordinated and reviewed within the context of the development standards of the respective city, as established through inter-local agreements between the County and cities.

2.2 Large-scale commercial and industrial development shall be located in designated UGA(s), or areas authorized by state law, where adequate utility services and transportation networks are available or planned.

2.3 Water and sewer infrastructure expansion should not occur in areas outside the UGA(s) and adopted water and sewer district boundaries at urban levels except to address specific health and safety problems.

2.4 Lewis County recognizes that sewer is an urban service. Public sewer extension outside Urban Growth Areas shall be provided at a Level of Service (LOS) consistent with state law, and the County's development standards and comprehensive plan for densities and uses associated with size, scale, and intensity for growth in rural parts of the County. Public sewer connections may be permitted only if hookup sites comply with one of the following situations:

- A. The Lewis County Health Officer has determined that extension of sewer service is necessary to protect public health and safety.
- B. The public sewer provides service to existing local and major essential public facilities.
- C. The public sewer provides levels of sewage collection and treatment necessary to facilitate and support infill development or redevelopment of limited areas of more intensive rural development [LAMIRD(s)].

2.5 Lewis county recognizes that water is an urban and rural service. Extension of water service beyond UGA(s) may be permitted within state adopted Water Service Areas and where required, by the Lewis County Board of Commissioners as described by the following conditions:

4. Housing. Encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

4.0 Public/private partnerships should be encouraged to build affordable housing to meet the housing needs of people with low and moderate incomes and special needs populations.

4.1 The Comprehensive Plan and development regulations should include innovative land use management and construction techniques to promote affordable housing.

4.2 The existing affordable housing stock should be maintained where economically viable and efforts to rehabilitate older and substandard housing, which are otherwise consistent with Comprehensive Plan policies, should be encouraged.

7. Permits. Applications for local government permits should be processed in a timely and fair manner to ensure predictability.

7.0 To better serve the public, inter-agency agreements with other permitting agencies should be pursued to facilitate projects that require multi-agency permits.

7.1 The County and cities should work together to develop consistent permitting systems.

7.2 All jurisdictions shall formally document administrative interpretations of development regulations and make them available to the public.

7.3 Permitting for development within adopted urban growth areas shall be coordinated and reviewed within the context of the development standards of the respective city as established through inter-local agreements between the County and Cities.

### **City Goals and Policies**

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H.01 To encourage a diversity of housing types and opportunities to meet the needs of all economic segments and special needs of the community.

H.01.01 Support regulations that ensure equal access to housing for all people, without regard to special need, race, color, national origin, religion, sex, family status or disability.

H.01.02 Support private individuals or developers to develop suitable housing to meet the housing needs of low and moderate income persons.

H.01.03 Allow for a range of densities to ensure maximum choice in housing options.

H.01.04 Allow for the creation of new lots for single family development through minor reductions in lot sizes, where surplus land exists on underdeveloped parcels. Adopt standards to address compatibility issues such as building size, lot coverage and retention of existing vegetation.

H.01.05 Establish development regulations that provide for a range of housing types that include single family, duplex, multi-family, mobile homes, manufactured housing, and accessory dwellings.

H.01.06 Consider housing design standards that will permit the placement of manufactured housing in areas where it will be compatible with the existing housing stock.

H.01.07 Provide that zoning does not unduly restrict group homes or other housing options for persons with special needs.

H.01.08 Cooperate with and support efforts of private or non-profit organizations, housing authorities, other social, health and government agencies to address local housing needs.

H.01.09 Require that housing for special needs populations should be dispersed throughout the community and not concentrated, and that such housing be compatible with surrounding properties.

H.01.10 Consider incentives that would result in a percentage of affordable or low income housing units being built.

H.02 To assist in the maintenance of a housing supply that will continue to be adequate for the needs of all segments of the population.

H.02.01 Encourage residents and housing providers in their efforts to maintain and revitalize existing housing by seeking grants and loans from interested agencies, and by providing technical assistance when needed.

H.02.02 Promote self-help and volunteer programs that provide housing rehabilitation services and development assistance.

H.03 To provide for greater residential capacity and home ownership opportunities through creative land use strategies.

H.03.01 Encourage new housing development through the Planned Unit Development procedure, provided that proposed development includes amenities and otherwise assures a high quality of environment for potential residents and adjacent areas.

H.03.02 Allow for the conversion of older, larger homes to small-scale multi-family dwellings, provided that the requirements of utility ordinances are met.

H.03.03 Designate ample area through zoning to permit development of duplexes and other low density multifamily units.

H.03.04 Allow, within the central business district, residential development where combining such uses would promote the vitality and economic viability of the area.

H.03.05 Maintain the current mix of housing types.

H.04 To preserve, maintain and improve the city's existing housing stock.

H.04.01 Enforce existing housing codes and maintain code enforcement efforts through adequate funding of the Community Development Division of the Community Services Department.

H.05 To cooperate at a regional level to address local housing needs.

H.05.01 Produce an annual report on housing production and demolition for local and regional distribution.

H.05.02 Coordinate with other county and community agencies to address housing needs for special needs populations.

H.05.03 Work with Lewis County and other area jurisdictions to establish and accommodate regional fair share housing obligations.

H.05.04 Support the creation of a regional housing authority.

H.06 To maintain and enhance community character through quality housing development.

H.06.01 Ensure new housing is compatible in terms of quality, design and density with existing neighborhoods, surrounding land uses, traffic patterns and public facilities.

H.06.02 Discourage residential development in areas where health and safety concerns are present, such as in the area of the airport, floodways, and critical areas.

H.06.03 Encourage the retention of existing vegetation and open space in new housing development.



## Chapter 9

# HISTORIC PRESERVATION

### Introduction

Chehalis residents value the strong sense of community and history in the City of Chehalis. Visitors to the area can see the care that residents and local government put into the town, restoring historic buildings, supporting local businesses, and maintaining the charm of rural Western Washington. The locale of the city has historically been a center of commerce, from farms and fishing to railway stops. Thanks to its geographic features and cultural past, the city has long been a place of growth. This chapter of the City of Chehalis Comprehensive Plan will be used to guide city leaders and staff in the development of the city that honors the history and culture of the area. The goals and policies in this chapter define the expectations and vision for the future of Chehalis and offer guidance in decisions of regulations and their implementation. The goals and policies here are intended to maintain and encourage development of the charm and local character using methods of urban design and historic preservation.

The City of Chehalis as we know it today began in 1851 when the Saunders family settled in the region, with the eventual name of the city being inspired by the local Indigenous community's word for "shifting and shining sands." Initially, the waterways and abundant lands around them were what drew the settlers, and later, the introduction of the Northern Pacific Railroad encouraged more settlers and their institutions. Formed around the railroads, the Chehalis downtown began on Main Street, but was forced to shift and change as fires swept through the area, destroying much of the original buildings. When building the historic structures we see in the city today, a variety of architectural styles, such as Italianate and Queen Anne in the central business district, and neo-colonial, bungalow, and craftsman in the residential areas, the historic citizens of Chehalis were developing a rich and varied structural landscape, reflecting the equally diverse industry of the area. The city developed a robust economy, with agricultural and retail industries, as well as county government, using its central location between the growing communities of Portland and Seattle. Today the city continues to be a central hub, for railway, air travel, and roads, with the addition of the Chehalis-Centralia Airport and Interstate 5 continuing to encourage the flow of people and goods through the area. This prime location continues to attract businesses as unique and resilient as the city itself.

## Values

The values that commissioners identified include:

1. Maintain the quaint and quiet hometown feel of the city that makes the city distinct and feel safe.
2. Continue to assist in the preservation of historic buildings, encouraging building owners to maintain their distinct historic nature.
3. Ensure that landscaping and new buildings in historic areas are attractive and complement their surroundings, to show the care that the city and citizens put into development of Chehalis.
4. Continue to foster a strong sense of community and history through the character of neighborhoods and districts.

## Urban Design

No matter the size of a city, how it is designed makes a big difference in livability. “Urban design” means the concept of planning streets, sidewalks, parks, open space, landscaping, buildings, and neighborhoods so they work together to make the community attractive, pleasant, safe, and convenient. Quality design does not have to be extravagant or expensive. Rather, it can be a more thoughtful approach to many aspects of creating a development. Design describes more than appearance; design includes the way a development functions and how it relates to its surroundings.

The City of Chehalis has a set of design guidelines for certain commercial areas. The design guidelines should encourage development to be “pedestrian-friendly” and to include landscaping, art, and spaces for people to socialize. In many ways, The City of Chehalis is a walkable city. It has a network of sidewalks, as well as several trails. People can walk to many destinations, within their own neighborhood and also to other neighborhoods.

The “Downtown Historic District” is a good example to consider. In 2009 the Lewis County Historical Museum, the Chehalis Renaissance Team with special help from the City of Chehalis and KELA-KMNT produced a historic Downtown Chehalis Walking Tour guidebook. Starting from the “main core” of the Downtown Historic District of Market Boulevard and Boistfort Street, the tour includes forty-one historic buildings that house present-day eateries, retail shops and museums.

Also included on the tour are the Lewis County Courthouse and the Northern Pacific Railroad Depot, which now houses the Lewis County Historical Museum. The walking tour is shown in Figure 1.

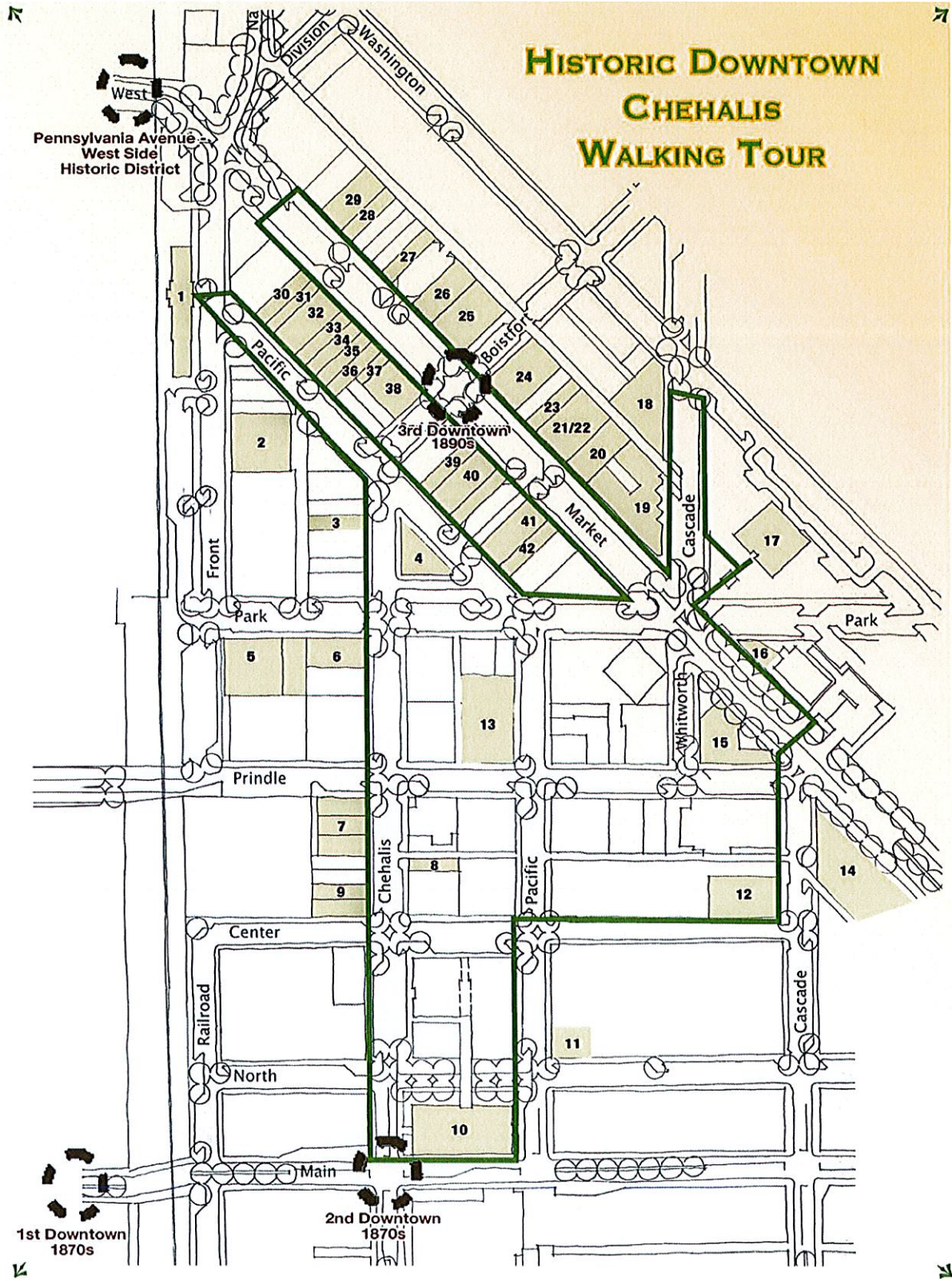


Figure 1: "Historic Downtown Chehalis Walking Tour" Map

## Historic Sites and Areas

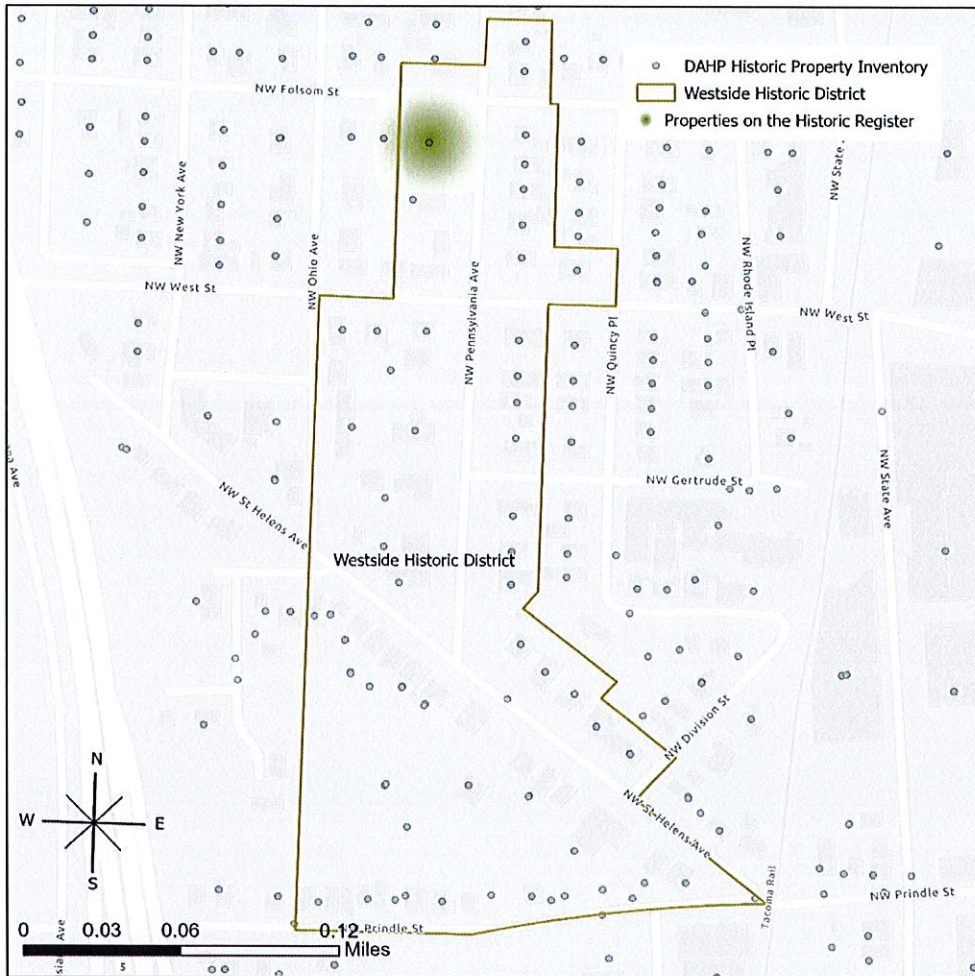
The city of Chehalis has a rich history that is reflected in much of its architecture and many of its neighborhoods. Future patterns of land use and development must consider the community identity that is created by maintaining and preserving those sites and structures that remind citizens of their heritage. The city contains 2,588 buildings and structures listed on the Washington State Historic Property Inventory list, three districts and seven buildings that are listed on the National Register of Historic Places and Washington Heritage Register. These listings are largely the result of efforts by the Chehalis Historic Preservation Commission. The three districts are shown on the following pages and maps.

Most of the seven buildings listed independently on the National Register are also located within one of the three historic districts. The buildings are described in detail below:

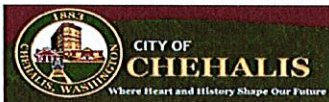
1. Burlington Northern Pacific Depot, 599 NW Front Street. This building is now the Lewis County Historical Museum. Built in 1912, this Mission Revival style building was once the area's center of transportation.
2. Obadiah B. McFadden House, 475 Southwest Chehalis Avenue. Built in 1859 of squared logs, this is the oldest residence in Chehalis. It is also believed to be the oldest continuously lived-in residence in Washington. This building is not within one of the three Historic Districts of Chehalis.
3. John R. Jackson House. It is located at Mary's Corner, 11 miles south of Chehalis on Jackson Highway. The house was built in 1845.
4. Osmer K. Palmer House, 673 Northwest Pennsylvania Avenue. This residence is one of the area's finest examples of the American Foursquare architectural style. It was built in 1910.
5. St. Helens Hotel, 440 North Market Boulevard. This downtown landmark was built between 1917 and 1920, to replace the original hotel built on this site in 1894.
6. United States Post Office, 225 Northwest Cascade Avenue. A Depression-era Works Progress Administration project dedicated in 1933, this building is a fine example of classical architecture and stone detailing.
7. Scout Lodge, 278 SE Adams Avenue. This meeting hall was completed in 1938 as part of the New Deal Works Progress Administration projects and was used as a meeting hall for a variety of organizations.

In addition to those buildings listed on the National Register, a number of additional buildings and sites have been identified locally as having historic significance and included in the maps of the districts are historic properties listed with the Washington State Department of Archaeology and Historic Preservation. Examples of these buildings include:

- Westminster Presbyterian Church, 349 North Market Boulevard. The oldest still existing non-federated Presbyterian Church in the Chehalis Valley, organized October 8, 1855.
- Royal Bakery, 242 Northwest Chehalis Avenue. The Royal Bakery, built in 1910, is representative of the commercial structures erected in the 'second' downtown along Chehalis Avenue and is one of the few existing buildings from that era that retains most of its integrity. Used primarily as a bakery, the structure has also been a barbershop, and an apartment building. In 1941, it became the area's first state liquor store.
- Advocate Printing, 429/431 North Market Boulevard. This commercial property was established in 1892.
- Talmadge Tufts House, 382 Southwest Cascade Street. This Cape Dutch style home, constructed in 1928, is noted for the 'door to nowhere.'
- Turner House, 120 Southeast Washington Street. This two-story brick colonial was designed by George Wellington Stoddard, a renowned Seattle architect, and constructed in 1939. It is believed that this home was Stoddard's last design outside the Seattle area.
- Fred Allen House, 670 Northwest Pennsylvania Avenue. This English Cottage home was built for Mr. Allen, superintendent of the Coal Creek Lumber Company, and his wife, between 1912 and 1915. The home is historically tied to the lumber industry as the residence of one of the more prosperous managers.
- Residence, 585 Southeast Washington Avenue. This is a well-maintained craftsman-styled bungalow.
- Daniel T. Coffman House, 647 Northwest St. Helens Avenue. One of the city's finest examples of the bungalow style, this house sits adjacent to a unique round barn with a domed roof. The barn and an accompanying carriage house were originally shared between this house and the one next door at the Noah B. Coffman House.
- Noah B. Coffman House, 675 Northwest St. Helens Avenue. The original owner was the founder of the bank and the land development company that helped to shape the development of the city.
- Mill Worker Cottages, Prindle Street. Several modest homes were constructed on the north side of Prindle Street between 1905 and 1912, to serve as employee housing for a nearby lumber mill. These homes take on an interesting social and cultural significance when compared to the homes on Pennsylvania and St. Helens Avenues, which were built during the same period for mill owners and other community leaders.



## CITY OF CHEHALIS WESTSIDE HISTORIC DISTRICT

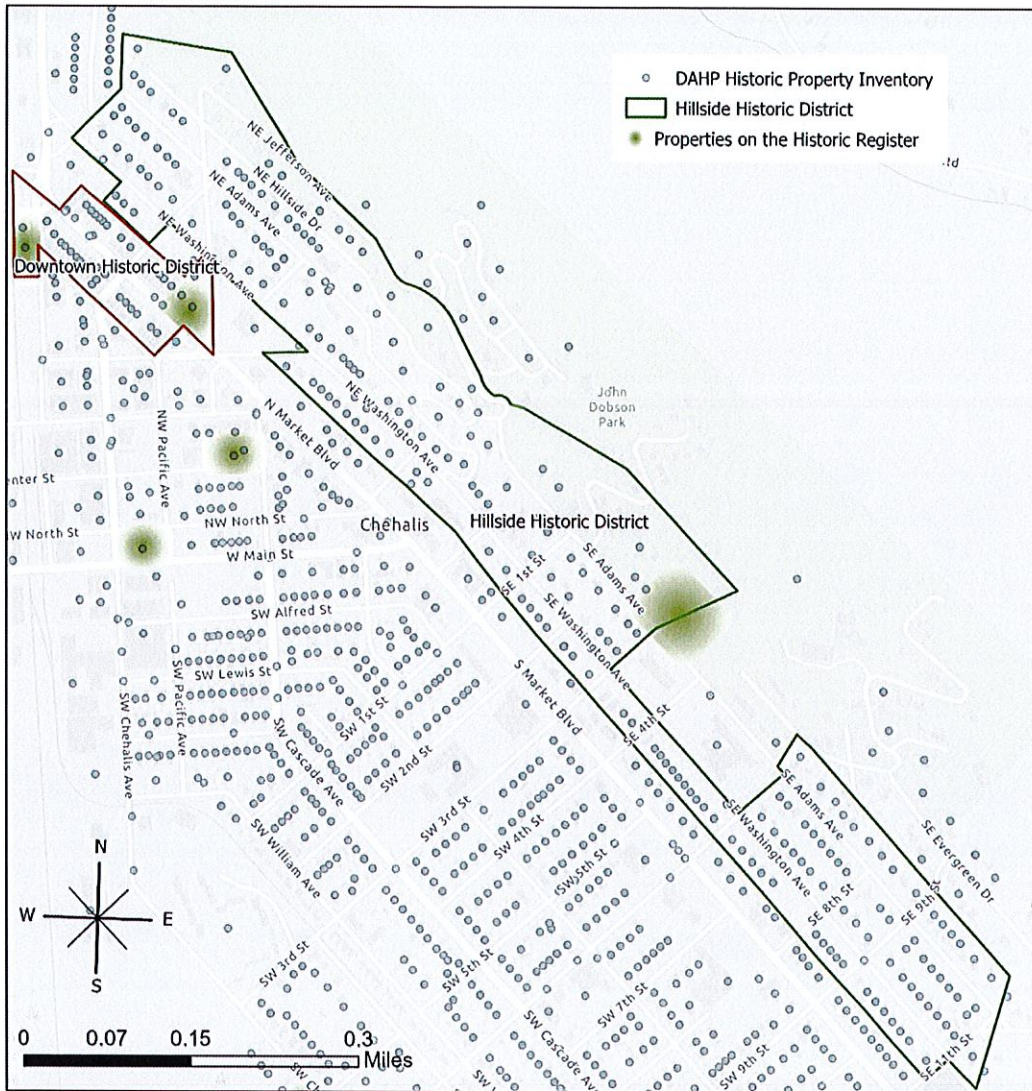


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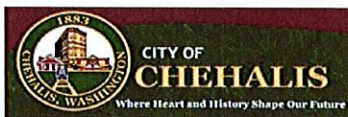
Figure 2: "City of Chehalis Westside Historic District" Map

### Westside Historic District

Westside National Historic District. This district was entered into the National Register of Historic Places in 1992. The area includes Pennsylvania and St. Helens Avenues and features several blocks of antique streetlamps and elaborate homes from the carriage era. A total of 35 buildings within the district are considered significant. These buildings include commercial and residential structures, anchored by the former Burlington Northern Railroad Depot. The depot is now the home of the Lewis County Historical Museum.



## CITY OF CHEHALIS HILLSIDE HISTORIC DISTRICT

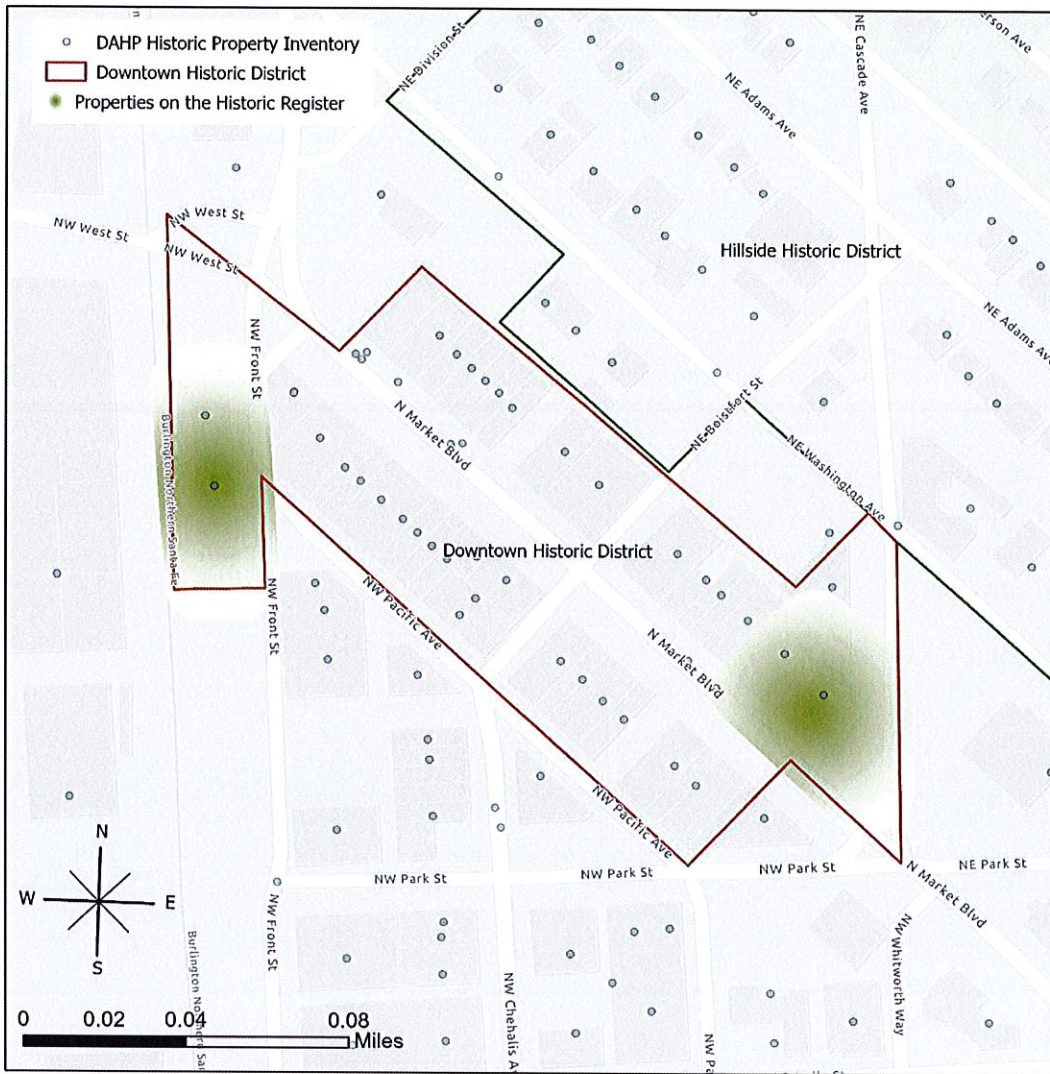


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USGS, Bureau of Land Management, EPA, NPS, US  
Census Bureau, USDA

Figure 3: "City of Chehalis Hillside Historic District" Map

### Hillside Historic District

The Hillside Historic District. This district was entered into the National Register of Historic Places in 1996, and contains many architecturally significant historical homes.



# CITY OF CHEHALIS DOWNTOWN HISTORIC DISTRICT



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Figure 4: "City of Chehalis Downtown Historic District" Map

## Downtown Historic District

The Downtown Historic District. This most recent addition to the National Register of Historic Places (added in 1997) runs generally between Main Street and Market Boulevard. The district includes 21 significant buildings and traces the development of the downtown through three city centers.



## Goals and Policies

### Growth Management Act Goals

The pertinent GMA goals related to historical preservation, not listed in any order of priority, are:

- 1) *Historic Preservation.* Identify and encourage the preservation of lands, sites, and structures that have historical or archeological significance. [2002 c 154 § 1; 1990 1st ex.s. c 17 § 2.]
- 2) *Economic development.* Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

### Countywide Planning Policies for Lewis County

Lewis County has adopted policies to guide local communities through the planning process, pursuant to their mandate under GMA. These policies are statements establishing a regional framework from which comprehensive plan elements for the county and its cities are developed. In general, these policies flow from the goals set forth in the preceding section. This plan is consistent with these policies. Policies that relate to this Historic Preservation element are as follows:

Historic Preservation. Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance to Lewis County.

13.0 All jurisdictions are encouraged to work cooperatively towards identifying, evaluating, and protecting historic resources and encouraging land use patterns that protect and enhance such historic resources.

13.1 All jurisdictions should cooperate with local historic preservation groups to ensure coordination of plans and policies by the Washington State Office of Archaeology and Historic Preservation.

13.2 All jurisdictions should cooperate with local historic preservation groups to acknowledge and recognize historic sites, structures, and areas in their comprehensive plans, which have local importance, but may not formally be listed in the state and federal registers.

## **City Goals and Policies**

### **Economic Development**

#### **Goal**

**HP.01** Encourage the return of businesses and former uses in historic areas.

#### **Policies**

**HP.01.01** Recognize the positive economic impacts associated with visitors to the community by funding and participating in tourism marketing efforts with local historic societies.

**HP.01.02** Provide financial incentives for the re-use and revitalization of dilapidated or vacant historic structures.

### **Natural Resource Industries**

#### **Goal**

**HP.02** Preserve and celebrate unique and culturally significant outdoor areas for recreation and tourism.

#### **Policies**

**HP.02.01** Minimize the removal of existing vegetation when improving streets to preserve the natural character of historic districts or neighborhoods.

### **Open Space and Recreation**

#### **Goal**

**HP.03** Establish flexible zoning types to allow for more integrated and recreational community areas.

#### **Policies**

**HP.03.01** Implement zoning and design standards to ensure appropriate and harmonious development around historic structures or areas.

**HP.03.02** Allow for outdoor-space use by businesses in certain zones to encourage “patios” and other community-friendly uses that allow for more connection to the local environment.

### **Citizen Participation and Coordination**

#### **Goal**

**HP.04** Maintain city areas to encourage city pride and get citizens involved with community development.

#### **Policies**

**HP.04.01** Increase community engagement with the historic districts and sites of Chehalis by developing stronger outreach through community events, public notices, and an online historic register that allows for community nominations.

**HP.04.02** Encourage “sidewalk” events and markets in historic neighborhoods and districts by providing a simplified special event permit process.

## **Historic Preservation**

### **Goal**

**HP.05** Recognize and maintain historic structures and sites and encourage new development to design in harmony with existing historic structures.

### **Policies**

**HP.05.01** Create and maintain a local register of historic places

**HP.05.02** Designate historic landmark sites and structures, and review any proposed changes, to maximize the potential that such sites and structures continue to remain a part of the community.

**HP.05.03** Work to ensure that new residential development provides the public facilities (pedestrian paths, landscaped areas, and other neighborhood improvements) necessary to integrate the new development in a way that maintains or improves the character, livability, and aesthetic quality of a historic district.

**HP.05.04** Promote the maintenance and improvement of infrastructure and amenities within existing historic districts or neighborhoods through permitting incentives.

**HP.05.05** Develop city procedures for identifying archaeological and historical sites of value.



**CHEHALIS CITY COUNCIL MEETING  
AGENDA REPORT**

**TO:** The Honorable Mayor and City Council

**FROM:** Jill Anderson, City Manager

**BY:** Tammy Baraconi, Planning and Building Manager

**MEETING OF:** October 24, 2022

**SUBJECT:** **First reading of Ordinance #1036-B Updating the Land Use Map and #1047-B, Updating the Zoning Map**

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**ISSUE**

RCW 36.70A, the Growth Management Act, allows for periodic updates to the Comprehensive Plan. Due to recent housing trends and to address many of the non-conforming zoning issues, staff is proposing changes to both the Land Use Map and the Zoning Map. While the ultimate goal is to rezone the various properties, the Land Use Map is the underlying document and as such must be updated along with the Zoning Map.

**DISCUSSION**

In recent years the City has experienced a great deal of growth. While overall the growth has been great for the community there have been some areas that have encountered non-conforming issues that have hindered property sales and development. These areas are limited to south Market Blvd and Jackson Hwy.

On south Market Blvd and Jackson Hwy there is a wonderful mix of residential and commercial uses. They are harmonious in use and present little if any issues during their use. However, when a owner of a residential home is in a General Commercial zoning classification, and they try to sell they run into issues. Lenders today seek confirmation from the City that if the structure were to be destroyed would they be able to rebuild. CMC 17.03.080 and .090 state that if destroyed by more than 50%, it must be rebuilt in conformance with the zoning. That means a residential structure in a General Commercial would not be able to be rebuilt. And the opposite is also true. If a commercial structure is in a Residential zone and it is destroyed by more than 50% it would not be able to be rebuilt either.

To address this issue over such vital areas within the community, staff is proposing that these areas be rezoned to a new zoning classification, Mixed Residential Commercial. While the actual code has not been written, the intent is to allow for medium density residential development and local commercial development, such as small convenience stores. It is not meant to create new areas with large commercial developments such as another Walmart or to exceed more than 18 units per acre in density.

This mixture of residential and commercial development will not only allow for more compatible uses close to each other, but it will help to create more neighborhoods and enhance quality of life.

The EPF; Essential Public Facilities zoning classification is also proposed to be replaced by OSG; Open Space Government zoning. Essential public facilities is defined within RCW 36.70A.200 as facilities that are difficult to site. The intent of the RCW is to allow these facilities to be placed where they need to be placed irrespective of the zoning classification. By having a essential public facilities zoning classification we add the step of needing to rezone the property prior to the siting which is an unnecessary step in the process.

The Planning Commission held a public hearing on May 10, 2022, to take public testimony on the proposed changes and after careful deliberation, make a recommendation to the City Council. The Planning Commission voted unanimously to recommend approval of the Land Use Map and the Zoning Map as presented.

**FISCAL IMPACT**

There is no fiscal impact to this proposal.

**RECOMMENDATION**

Staff recommends that the Council adopt on first reading Ordinance #1036-B updating the Land Use Map and #1047-B, updating the Zoning Map.

**SUGGESTED MOTION**

Move to adopt on first reading Ordinance #1036-B updating the Land Use Map and #1047-B, updating the Zoning Map.

**ORDINANCE NO. 1036-B**

**AN ORDINANCE OF THE CITY OF CHEHALIS, WASHINGTON, AMENDING THE CITY OF CHEHALIS FUTURE LAND USE MAP, AND REZONING 18 PARCELS AS IDENTIFIED ON EXHIBIT A.**

**WHEREAS**, development patterns over time in the City of Chehalis can result in the need to re-evaluate whether the zoning of particular property or an area allows for that property or area to be put to its highest and best use; and

**WHEREAS**, numerous rezone requests have been reviewed by City of Chehalis Building and Planning Department and determined to be consistent with the City's vision for future development; and

**WHEREAS**, the proposed rezones are consistent with all City of Chehalis and State of Washington zoning laws; and

**WHEREAS**, allowing for the requested rezones would be consistent with RCW 35A.70, the Growth Management Act; and

**WHEREAS**, all zoning changes need to be reflected in the City of Chehalis Future Land Use Map; and

**WHEREAS**, the proposed Zoning Map Amendments and rezone were heard at a duly noticed meeting of the Chehalis Planning Commission on May 17, 2022; and

**WHEREAS**, the required notice of the proposed changes were sent to the Washington State Department of Commerce on May 17, 2022 for a determination of consistency with the Washington Growth Management Act; and

**WHEREAS**, a Determination of Nonsignificance was issued pursuant to the Washington State Environmental Policy Act on May 16, 2022; and

**WHEREAS**, after full consideration, the Chehalis City Council has approved the proposed changes to Land Use Map amendment and rezone; now therefore,

**THE CITY COUNCIL OF THE CITY OF CHEHALIS, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** The City of Chehalis Future Land Use map **is amended** to reflect the zoning changes as enumerated on Exhibit A.

**Section 2.** Upon adoption, any section of previously adopted ordinances that may be in conflict with this ordinance are hereby repealed.

**Section 3.** If any section, sentence, clause or phrase of this Ordinance shall be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall

not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**Section 4.** The effective date of this Ordinance shall be the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**PASSED** by the City Council of the City of Chehalis, Washington, and **APPROVED** by its Mayor at a regularly scheduled open public meeting thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_

Mayor

Attest:

\_\_\_\_\_

City Clerk

Approve as to form:

\_\_\_\_\_

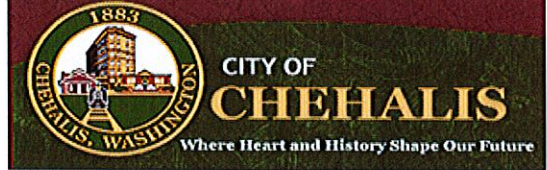
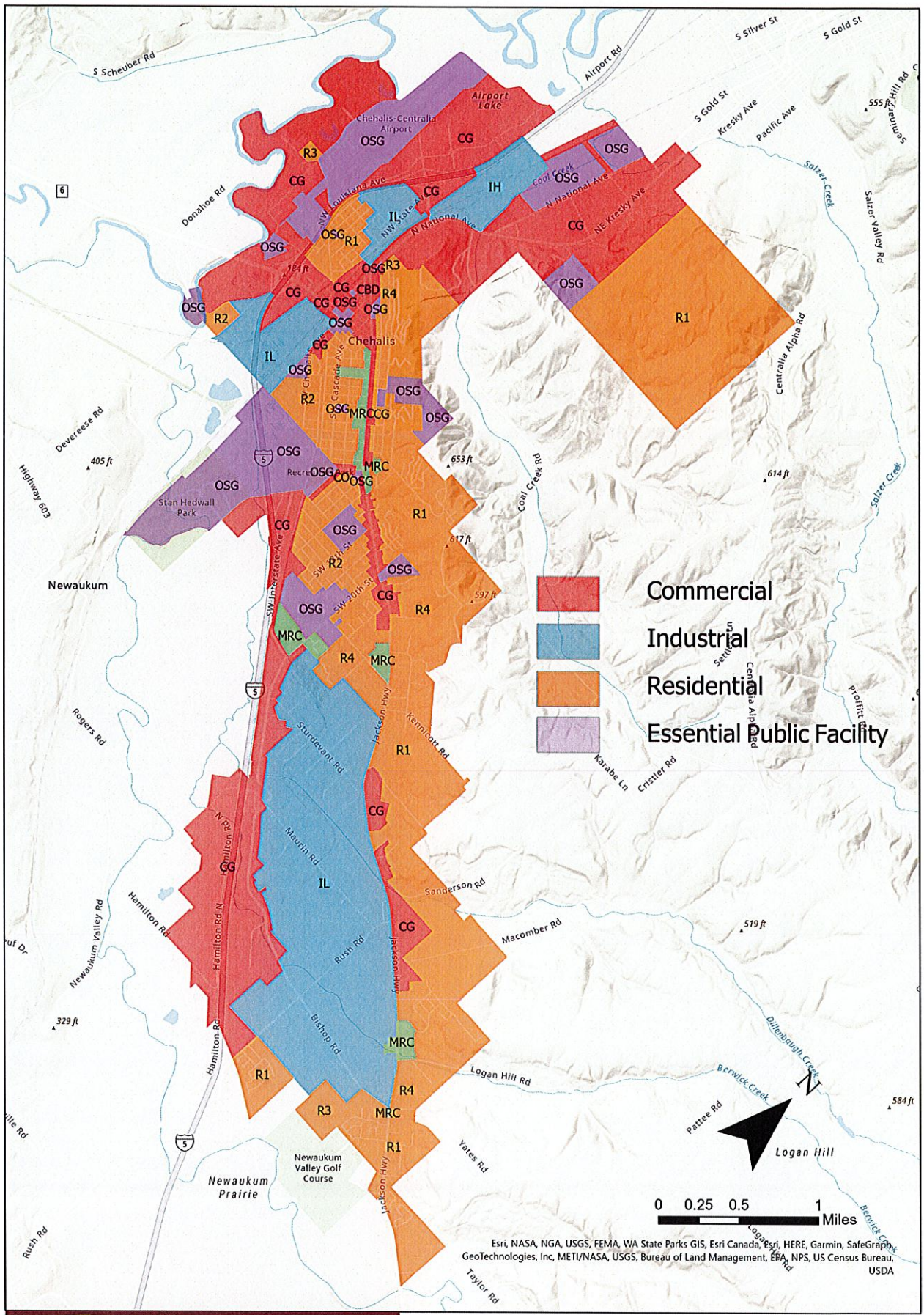
City Attorney



## EXHIBIT A

### Parcels, Addresses and Zoning Changes

1. RZ-21-001: Hosanna Lane parcel # 017875055031 from RUGA, residential urban growth area to CG, general commercial
2. RZ-22-003: 233 S. Market Blvd parcel #s004236001000 and 004236002000 from EPF(S) to MRC
3. RZ-22-004: 0 SE Washington and 0 SE 12<sup>th</sup> St parcel #s 005490001000, 005490000000, 005492002000, and 005604192001 from R-1 Single Family to MRC Mixed residential and commercial
4. RZ-22-010: 2118 Jackson Hwy parcel # 005605069022 from CG, General Commercial to R-1, Single Family
5. RZ-22-005: 0 SW 21<sup>st</sup> St parcel #005604183244 from R-1 single family to R-4 High Density residential
6. RZ-22-008: 2215 Jackson Hwy parcel # 010785001000 from CG, General Commercial to R-1, Single Family Residential
7. RZ-22-002: 2643 Jackson Hwy parcel #s 017737001000 and 017736001000 from CG, General Commercial to R-1, Single Family
8. RZ-22-007: 2951 Jackson Hwy Parcel #s 017808001006, 017808001044, 017855001001, and 017855001002 from RUGA to R-4
9. RZ-22-009: 2988 Jackson Hwy parcel # 017856001000 from R-1, Single Family Home to MRC, Mixed residential commercial
10. RZ-22-006: 0 Bishop Rd parcel # 017857003006 from CG, General Commercial to R-1, Single Family



# CITY OF CHEHALIS PROPOSED LAND USE CATEGORIES

**ORDINANCE NO. 1047-B**

**AN ORDINANCE OF THE CITY OF CHEHALIS, WASHINGTON, AMENDING THE CITY OF CHEHALIS ZONING MAP, AND REZONING 18 PARCELS AS IDENTIFIED ON EXHIBIT A.**

**WHEREAS**, development patterns over time in the City of Chehalis can result in the need to re-evaluate whether the zoning of particular property or an area allows for that property or area to be put to its highest and best use; and

**WHEREAS**, numerous rezone requests have been reviewed by City of Chehalis Building and Planning Department and determined to be consistent with the City's vision for future development; and

**WHEREAS**, the proposed rezones are consistent with all City of Chehalis and State of Washington zoning laws; and

**WHEREAS**, allowing for the requested rezones would be consistent with RCW 35A.70, the Growth Management Act; and

**WHEREAS**, all zoning changes need to be reflected in the City of Chehalis Zoning Map; and

**WHEREAS**, the proposed Zoning Map Amendments and rezone were heard at a duly noticed meeting of the Chehalis Planning Commission on May 17, 2022; and

**WHEREAS**, the required notice of the proposed changes were sent to the Washington State Department of Commerce on May 17, 2022 for a determination of consistency with the Washington Growth Management Act; and

**WHEREAS**, a Determination of Nonsignificance was issued pursuant to the Washington State Environmental Policy Act on May 16, 2022; and

**WHEREAS**, after full consideration, the Chehalis City Council has approved the proposed changes to Zoning Map amendment and rezone; now therefore,

**THE CITY COUNCIL OF THE CITY OF CHEHALIS, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** The City of Chehalis Zoning map **is amended** to reflect the zoning changes as enumerated on Exhibit A.

**Section 2.** Upon adoption, any section of previously adopted ordinances that may be in conflict with this ordinance are hereby repealed.

**Section 3.** If any section, sentence, clause or phrase of this Ordinance shall be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**Section 4.** The effective date of this Ordinance shall be the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**PASSED** by the City Council of the City of Chehalis, Washington, and **APPROVED** by its Mayor at a regularly scheduled open public meeting thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_

Mayor

Attest:

\_\_\_\_\_

City Clerk

Approve as to form:

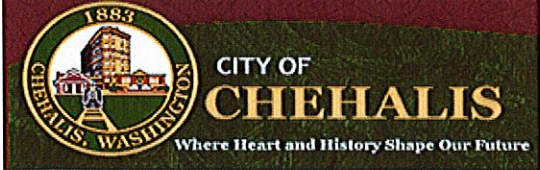
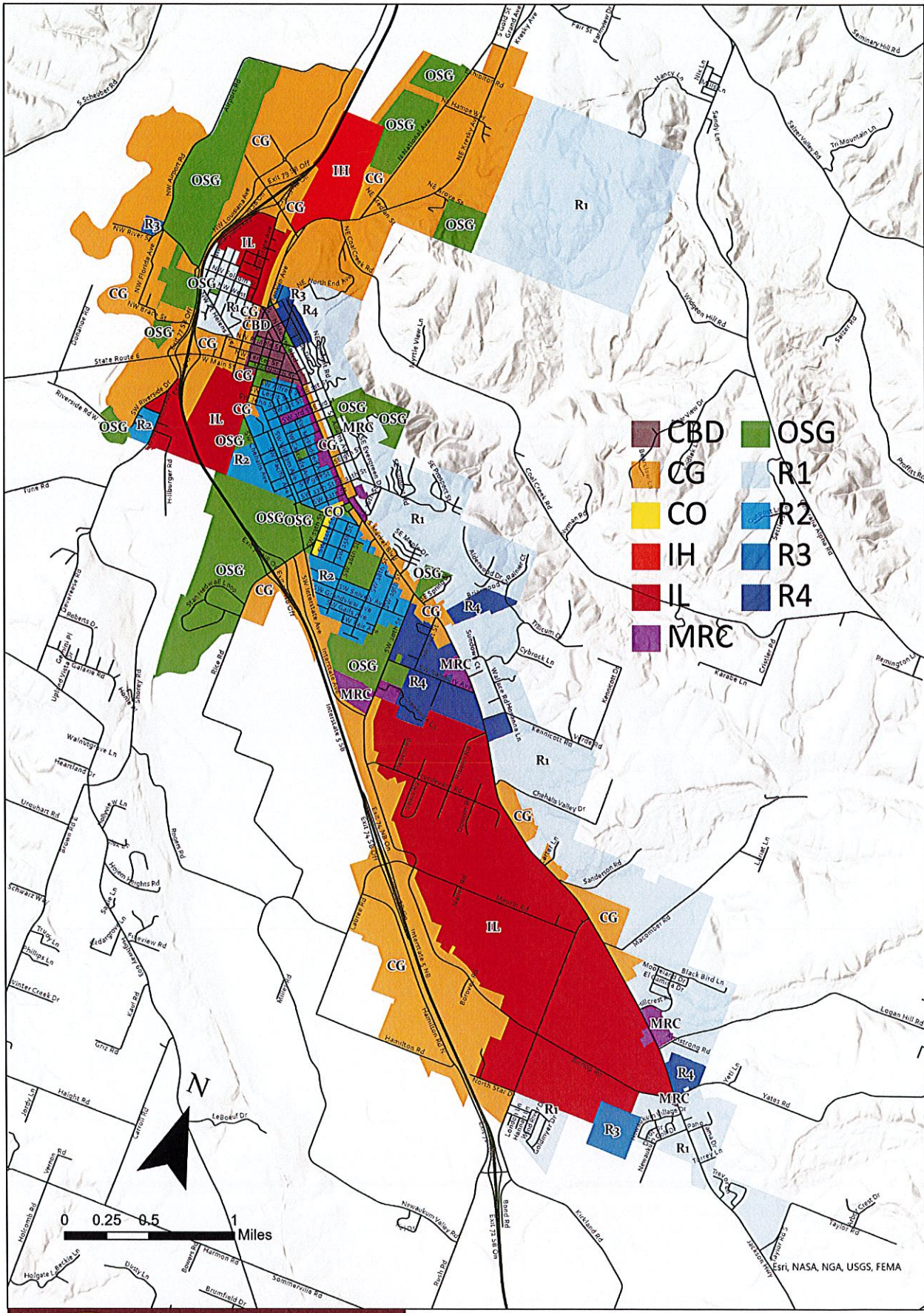
\_\_\_\_\_

City Attorney

## EXHIBIT A

### Parcels, Addresses and Zoning Changes

1. RZ-21-001: Hosanna Lane parcel # 017875055031 from RUGA, residential urban growth area to CG, general commercial
2. RZ-22-003: 233 S. Market Blvd parcel #s004236001000 and 004236002000 from EPF(S) to MRC
3. RZ-22-004: 0 SE Washington and 0 SE 12<sup>th</sup> St parcel #s 005490001000, 005490000000, 005492002000, and 005604192001 from R-1 Single Family to MRC Mixed residential and commercial
4. RZ-22-010: 2118 Jackson Hwy parcel # 005605069022 from CG, General Commercial to R-1, Single Family
5. RZ-22-005: 0 SW 21<sup>st</sup> St parcel #005604183244 from R-1 single family to R-4 High Density residential
6. RZ-22-008: 2215 Jackson Hwy parcel # 010785001000 from CG, General Commercial to R-1, Single Family Residential
7. RZ-22-002: 2643 Jackson Hwy parcel #s 017737001000 and 017736001000 from CG, General Commercial to R-1, Single Family
8. RZ-22-007: 2951 Jackson Hwy Parcel #s 017808001006, 017808001044, 017855001001, and 017855001002 from RUGA to R-4
9. RZ-22-009: 2988 Jackson Hwy parcel # 017856001000 from R-1, Single Family Home to MRC, Mixed residential commercial
10. RZ-22-006: 0 Bishop Rd parcel # 017857003006 from CG, General Commercial to R-1, Single Family



# CITY OF CHEHALIS PROPOSED ZONING CATEGORIES

**CHEHALIS CITY COUNCIL MEETING  
AGENDA REPORT**

**TO:** The Honorable Mayor and City Council

**FROM:** Jill Anderson, City Manager

**BY:** Tammy Baraconi, Planning and Building Manager

**MEETING OF:** October 24, 2022

**SUBJECT:** **First reading of Ordinance #1037-B Updating the Land Use Map and #1048-B, Updating the Zoning Map and Rezoning Parcel #017875055031 from RUGA to General Commercial**

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**ISSUE**

RCW 36.70A, the Growth Management Act, allows for periodic updates to the Comprehensive. Kyle Wheeler, the property owner for parcel #017875055031 has requested his property be rezoned from Residential Urban Growth Area to General Commercial.

**DISCUSSION**

In 2021 staff received a request from Kyle Wheeler to rezone his parcel from Residential Urban Growth to General Commercial. Because of COVID and staffing issues, staff was not able to process the request until this year.

Parcel number 017875055031 has a covenant placed upon it that it shall remain as open space and stormwater for the benefit of the residents in Glacier Ridge subdivision. This covenant has not been removed.

On May 10, 2022 the Planning Commission held a public hearing to take testimony on this proposed rezone and make a recommendation. After comments from the residents of the neighborhood and careful deliberation, the Planning Commission voted unanimously to recommend denial of this request as General Commercial is not consistent with the residential use.



**FISCAL IMPACT**

There is no fiscal impact to this proposal.

**RECOMMENDATION**

Staff recommends that the Council deny on first reading Ordinance #1037-B updating the Land Use Map and #1048-B, updating the Zoning Map rezoning parcel #007875055031 from Residential Urban Growth Area to General Commercial.

**SUGGESTED MOTION**

Move to deny on first reading Ordinance #1037-B updating the Land Use Map and #1048-B, updating the Zoning Map rezoning parcel #007875055031 from Residential Urban Growth Area to General Commercial.



**ORDINANCE NO. 1037-B**

**AN ORDINANCE OF THE CITY OF CHEHALIS, WASHINGTON, AMENDING THE CITY OF CHEHALIS ZONING MAP, AND REZONING PARCEL NUMBER 017875055031, LOCATED AT HOSANNA LANE, CHEHALIS, FROM URBAN GROWTH AREA RESIDENTIAL (RUGA) TO GENERAL COMMERCIAL (GC)**

**WHEREAS**, development patterns over time in the City of Chehalis can result in the need to re-evaluate whether the zoning of particular property or an area allows for that property or area to be put to its highest and best use; and

**WHEREAS**, a rezone request has been reviewed by City of Chehalis Building and Planning Department and determined to be consistent with the City's vision for future development; and

**WHEREAS**, the proposed rezone is consistent with all City of Chehalis and State of Washington zoning laws; and

**WHEREAS**, allowing for the requested rezone would be consistent with RCW 35A.70, the Growth Management Act; and

**WHEREAS**, all zoning changes need to be reflected in the City of Chehalis Zoning Map; and

**WHEREAS**, the proposed Zoning Map Amendment and rezone were heard at a duly noticed meeting of the Chehalis Planning Commission on May 17, 2022; and

**WHEREAS**, the required notice of the proposed changes were sent to the Washington State Department of Commerce on May 17, 2022 for a determination of consistency with the Washington Growth Management Act; and

**WHEREAS**, a Determination of Nonsignificance was issued pursuant to the Washington State Environmental Policy Act on May 16, 2022; and

**WHEREAS**, after full consideration, the Chehalis City Council has approved the proposed changes to Zoning Map amendment and rezone; now therefore,

**THE CITY COUNCIL OF THE CITY OF CHEHALIS, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** RZ-22-00.96, a requested zoning change from Urban Growth Area Residential (RUGA) to General Commercial (GC) **is approved** for parcel number 017875055031, located at Hannah Lane, Chehalis, Washington..

**Section 2.** The City of Chehalis Zoning map **is amended** to reflect the zoning change to parcel number 017875055031, located at Hosanna Lane.

**Section 3.** Upon adoption, any section of previously adopted ordinances that may be in conflict with this ordinance are hereby repealed.

**Section 4.** If any section, sentence, clause or phrase of this Ordinance shall be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**Section 5.** The effective date of this Ordinance shall be the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**PASSED** by the City Council of the City of Chehalis, Washington, and **APPROVED** by its Mayor at a regularly scheduled open public meeting thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_

Mayor

Attest:

\_\_\_\_\_

City Clerk

Approve as to form:

\_\_\_\_\_

City Attorney

**ORDINANCE NO. 1048-B**

**AN ORDINANCE OF THE CITY OF CHEHALIS, WASHINGTON, AMENDING THE CITY OF CHEHALIS FUTURE LAND USE MAP, AND REZONING PARCEL NUMBER 017875055031, LOCATED AT HOSANNA LANE, CHEHALIS, FROM URBAN GROWTH AREA RESIDENTIAL (RUGA) TO GENERAL COMMERCIAL (GC)**

**WHEREAS**, development patterns over time in the City of Chehalis can result in the need to re-evaluate whether the zoning of particular property or an area allows for that property or area to be put to its highest and best use; and

**WHEREAS**, a rezone request has been reviewed by City of Chehalis Building and Planning Department and determined to be consistent with the City's vision for future development; and

**WHEREAS**, the proposed rezone is consistent with all City of Chehalis and State of Washington zoning laws; and

**WHEREAS**, allowing for the requested rezone would be consistent with RCW 35A.70, the Growth Management Act; and

**WHEREAS**, all zoning changes need to be reflected in the City of Chehalis Comprehensive Plan Future Land Use Map; and

**WHEREAS**, the proposed Land Use Map Amendment and rezone were heard at a duly noticed meeting of the Chehalis Planning Commission on May 17, 2022; and

**WHEREAS**, the required notice of the proposed changes were sent to the Washington State Department of Commerce on May 17, 2022 for a determination of consistency with the Washington Growth Management Act; and

**WHEREAS**, a Determination of Nonsignificance was issued pursuant to the Washington State Environmental Policy Act on May 16, 2022; and

**WHEREAS**, after full consideration, the Chehalis City Council has approved the proposed changes to Land Use Map amendment and rezone; now therefore,

**THE CITY COUNCIL OF THE CITY OF CHEHALIS, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** RZ-22-00.96, a requested zoning change from Urban Growth Area Residential (RUGA) to General Commercial (GC) **is approved** for parcel number 017875055031, located at Hannah Lane, Chehalis, Washington..

**Section 2.** The City of Chehalis Future Land Use map **is amended** to reflect the zoning change to parcel number 017875055031, located at Hosanna Lane.

**Section 3.** Upon adoption, any section of previously adopted ordinances that may be in conflict with this ordinance are hereby repealed.

**Section 4.** If any section, sentence, clause or phrase of this Ordinance shall be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**Section 5.** The effective date of this Ordinance shall be the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**PASSED** by the City Council of the City of Chehalis, Washington, and **APPROVED** by its Mayor at a regularly scheduled open public meeting thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_

Mayor

Attest:

\_\_\_\_\_

City Clerk

Approve as to form:

\_\_\_\_\_

City Attorney

**CHEHALIS CITY COUNCIL MEETING  
AGENDA REPORT**

**TO:** The Honorable Mayor and City Council

**FROM:** Jill Anderson, City Manager

**BY:** Tammy Baraconi, Planning and Building Manager

**MEETING OF:** October 24, 2022

**SUBJECT:** **First reading of Ordinance #1038-B Updating the Land Use Map and #1049-B, Updating the Zoning Map and Rezoning Parcel #004236001000 and 004236002000 from General Commercial to Mixed Residential Commercial**

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**ISSUE**

RCW 36.70A, the Growth Management Act, allows for periodic updates to the Comprehensive Plan. Michael McGowan, the property owner for parcel #004236001000 and 004236002000 located at 233 S. Market Blvd has requested his property be rezoned from General Commercial to Mixed Residential Commercial.

**DISCUSSION**

In late 2021, during the open period for rezone requests, Michael McGowan submitted a letter requesting that the property commonly known as RE Bennett and Cascade Elementary School be rezoned from General Commercial to Mixed Residential Commercial.

On May 10, 2022, the Planning Commission held a public hearing to take testimony on this proposed rezone and make a recommendation. After several comments from the residents of the neighborhood, the Planning Commission voted unanimously to recommend approval of this request.

**FISCAL IMPACT**

There is no fiscal impact to this proposal.

**RECOMMENDATION**

Staff recommends that the Council approve on first reading Ordinance #1038-B updating the Land Use Map and #1049-B, updating the Zoning Map rezoning parcel #004236001000 and 004236002000 from General Commercial to Mixed Residential Commercial.

**SUGGESTED MOTION**

Move to approve on first reading Ordinance #1038-B updating the Land Use Map and #1049-B, updating the Zoning Map rezoning parcel #004236001000 and 004236002000 from General Commercial to Mixed Residential Commercial.



**ORDINANCE NO. 1038-B**

**AN ORDINANCE OF THE CITY OF CHEHALIS, WASHINGTON, AMENDING THE CITY OF CHEHALIS ZONING MAP, AND REZONING PARCEL NUMBERS 00423600100 and 004236002000, LOCATED AT 233 SOUTH MARKET BOULEVARD, CHEHALIS, FROM ESSENTIAL PUBLIC FACILITIES (EPF) TO MIXED RESIDENTIAL AND COMMERCIAL (MRC)**

**WHEREAS**, development patterns over time in the City of Chehalis can result in the need to re-evaluate whether the zoning of particular property or an area allows for that property or area to be put to its highest and best use; and

**WHEREAS**, a rezone request has been reviewed by City of Chehalis Building and Planning Department and determined to be consistent with the City's vision for future development; and

**WHEREAS**, the proposed rezone is consistent with all City of Chehalis and State of Washington zoning laws; and

**WHEREAS**, allowing for the requested rezone would be consistent with RCW 35A.70, the Growth Management Act; and

**WHEREAS**, all zoning changes need to be reflected in the City of Chehalis Zoning Map; and

**WHEREAS**, the proposed Zoning Map Amendment and rezone were heard at a duly noticed meeting of the Chehalis Planning Commission on May 17, 2022; and

**WHEREAS**, the required notice of the proposed changes were sent to the Washington State Department of Commerce on May 17, 2022 for a determination of consistency with the Washington Growth Management Act; and

**WHEREAS**, a Determination of Nonsignificance was issued pursuant to the Washington State Environmental Policy Act on May 16, 2022; and

**WHEREAS**, after full consideration, the Chehalis City Council has approved the proposed changes to Zoning Map amendment and rezone; now therefore,

**THE CITY COUNCIL OF THE CITY OF CHEHALIS, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** RZ-22-00.96, a requested zoning change from Essential Public Facilities (EPF) to Mixed Residential Commercial (MRC) **is approved** for parcel numbers 00423600100 and 004236002000, located at 233 South Market Boulevard, Chehalis, Washington.

**Section 2.** The City of Chehalis Zoning map **is amended** to reflect the zoning change to parcel numbers 00423600100 and 004236002000, located at 233 South Market Boulevard.

**Section 3.** Upon adoption, any section of previously adopted ordinances that may be in conflict with this ordinance are hereby repealed.

**Section 4.** If any section, sentence, clause or phrase of this Ordinance shall be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**Section 5.** The effective date of this Ordinance shall be the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**PASSED** by the City Council of the City of Chehalis, Washington, and **APPROVED** by its Mayor at a regularly scheduled open public meeting thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_

Mayor

Attest:

\_\_\_\_\_

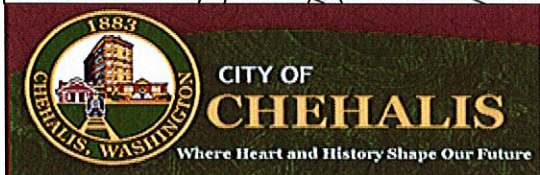
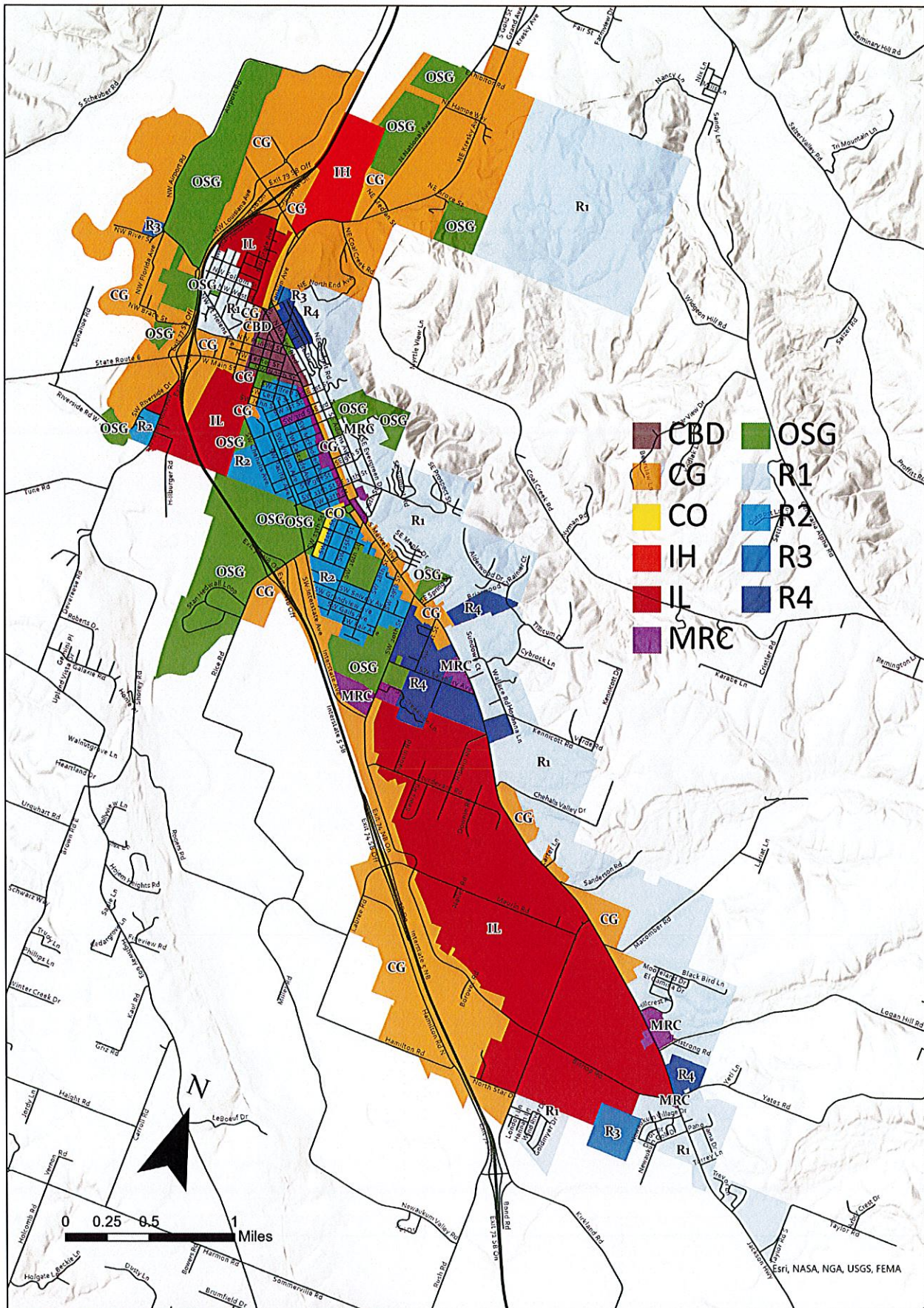
City Clerk

Approve as to form:

\_\_\_\_\_

City Attorney





## CITY OF CHEHALIS PROPOSED ZONING CATEGORIES

**ORDINANCE NO. 1049-B**

**AN ORDINANCE OF THE CITY OF CHEHALIS, WASHINGTON, AMENDING THE CITY OF CHEHALIS FUTURE LAND USE MAP, AND REZONING PARCEL NUMBERS 00423600100 and 004236002000, LOCATED AT 233 SOUTH MARKET BOULEVARD, CHEHALIS, FROM ESSENTIAL PUBLIC FACILITIES (EPF) TO MIXED RESIDENTIAL AND COMMERCIAL (MRC)**

**WHEREAS**, development patterns over time in the City of Chehalis can result in the need to re-evaluate whether the zoning of particular property or an area allows for that property or area to be put to its highest and best use; and

**WHEREAS**, a rezone request has been reviewed by City of Chehalis Building and Planning Department and determined to be consistent with the City's vision for future development; and

**WHEREAS**, the proposed rezone is consistent with all City of Chehalis and State of Washington zoning laws; and

**WHEREAS**, allowing for the requested rezone would be consistent with RCW 35A.70, the Growth Management Act; and

**WHEREAS**, all zoning changes need to be reflected in the City of Chehalis Future Land Use Map; and

**WHEREAS**, the proposed Land Use Map Amendment and rezone were heard at a duly noticed meeting of the Chehalis Planning Commission on May 17, 2022; and

**WHEREAS**, the required notice of the proposed changes were sent to the Washington State Department of Commerce on May 17, 2022 for a determination of consistency with the Washington Growth Management Act; and

**WHEREAS**, a Determination of Nonsignificance was issued pursuant to the Washington State Environmental Policy Act on May 16, 2022; and

**WHEREAS**, after full consideration, the Chehalis City Council has approved the proposed changes to Land Use Map amendment and rezone; now therefore,

**THE CITY COUNCIL OF THE CITY OF CHEHALIS, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** RZ-22-00.96, a requested zoning change from Essential Public Facilities (EPF) to Mixed Residential Commercial (MRC) **is approved** for parcel numbers 00423600100 and 004236002000, located at 233 South Market Boulevard, Chehalis, Washington.

**Section 2.** The City of Chehalis Future Land Use map **is amended** to reflect the zoning change to parcel numbers 00423600100 and 004236002000, located at 233 South Market Boulevard.

**Section 3.** Upon adoption, any section of previously adopted ordinances that may be in conflict with this ordinance are hereby repealed.

**Section 4.** If any section, sentence, clause or phrase of this Ordinance shall be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**Section 5.** The effective date of this Ordinance shall be the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**PASSED** by the City Council of the City of Chehalis, Washington, and **APPROVED** by its Mayor at a regularly scheduled open public meeting thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_

Mayor

Attest:

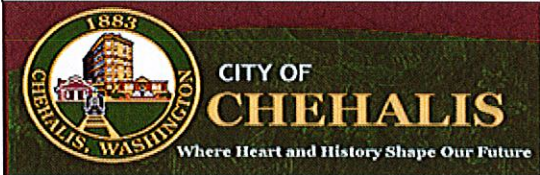
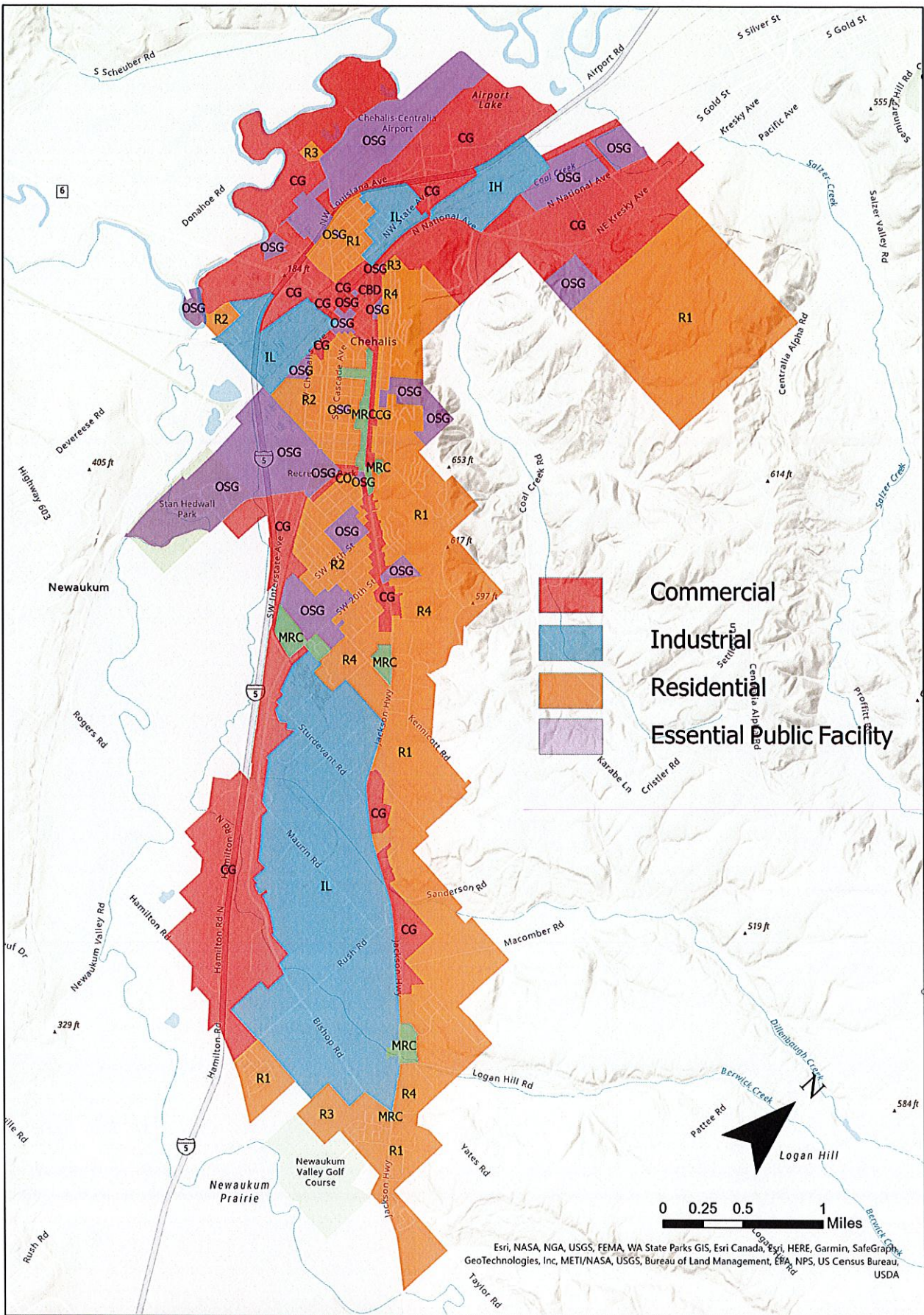
\_\_\_\_\_

City Clerk

Approve as to form:

\_\_\_\_\_

City Attorney



# CITY OF CHEHALIS PROPOSED LAND USE CATEGORIES

**CHEHALIS CITY COUNCIL MEETING  
AGENDA REPORT**

**TO:** The Honorable Mayor and City Council

**FROM:** Jill Anderson, City Manager

**BY:** Tammy Baraconi, Planning and Building Manager

**MEETING OF:** October 24, 2022

**SUBJECT:** First reading of Ordinance #1039-B Updating the Land Use Map and #1050-B, Updating the Zoning Map and Rezoning Parcel #005490001000, 005490000000, 005492002000, and 005604192001 from R-1, Single Family to Mixed Residential Commercial

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**ISSUE**

RCW 36.70A, the Growth Management Act, allows for periodic updates to the Comprehensive Plan. Cara Nichols, the property owner for parcels #005490001000, 005490000000, 005492002000, and 005604192001 located on SE Washington has requested their property be rezoned from R-1, Single Family Residential to Mixed Residential Commercial.

**DISCUSSION**

In late 2021, during the open period for rezone requests, Cara Nichols submitted a letter requesting that the property on SE Washington and 11<sup>th</sup> Street be rezoned from R-1, Single Family Residential to Mixed Residential Commercial.

On May 10, 2022, the Planning Commission held a public hearing to take testimony on this proposed rezone and make a recommendation. After several comments from the residents of the neighborhood, the Planning Commission voted unanimously to recommend approval of this request.

**FISCAL IMPACT**

There is no fiscal impact to this proposal.

**RECOMMENDATION**

Staff recommends that the Council approve on first reading Ordinance #1039-B updating the Land Use Map and #1050-B, updating the Zoning Map rezoning parcels 005490001000, 005490000000, 005492002000, and 005604192001 from R-1, Single Family to Mixed Residential Commercial.

**SUGGESTED MOTION**

Move to approve on first reading Ordinance #1039-B updating the Land Use Map and #1050-B, updating the Zoning Map rezoning parcel 005490001000, 005490000000, 005492002000, and 005604192001 from R-1, Single Family Residential to Mixed Residential Commercial.



**ORDINANCE NO. 1039-B**

**AN ORDINANCE OF THE CITY OF CHEHALIS, WASHINGTON, AMENDING THE CITY OF CHEHALIS ZONING MAP, AND REZONING PARCEL NUMBERS 005490001000, 005490000000, AND 005492002000, LOCATED AT 0 SOUTHEAST WASHINGTON STREET AND 0 SOUTHEAST 12<sup>TH</sup> STREET, CHEHALIS, FROM SINGLE FAMILY LOW DENSITY (R1) TO MIXED RESIDENTIAL AND COMMERCIAL (MRC)**

**WHEREAS**, development patterns over time in the City of Chehalis can result in the need to re-evaluate whether the zoning of particular property or an area allows for that property or area to be put to its highest and best use; and

**WHEREAS**, a rezone request has been reviewed by City of Chehalis Building and Planning Department and determined to be consistent with the City's vision for future development; and

**WHEREAS**, the proposed rezone is consistent with all City of Chehalis and State of Washington zoning laws; and

**WHEREAS**, allowing for the requested rezone would be consistent with RCW 35A.70, the Growth Management Act; and

**WHEREAS**, all zoning changes need to be reflected in the City of Chehalis Zoning Map; and

**WHEREAS**, the proposed Zoning Map Amendment and rezone were heard at a duly noticed meeting of the Chehalis Planning Commission on May 17, 2022; and

**WHEREAS**, the required notice of the proposed changes were sent to the Washington State Department of Commerce on May 17, 2022 for a determination of consistency with the Washington Growth Management Act; and

**WHEREAS**, a Determination of Nonsignificance was issued pursuant to the Washington State Environmental Policy Act on May 16, 2022; and

**WHEREAS**, after full consideration, the Chehalis City Council has approved the proposed changes to Zoning Map amendment and rezone; now therefore,

**THE CITY COUNCIL OF THE CITY OF CHEHALIS, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** RZ-22-00.96, a requested zoning change from General Commercial (GC) to Single Family Low Density (R1) **is approved** for parcel numbers 005490001000, 005490000000, and 005492002000, located at 0 Southeast Washington and 0 Southeast 12<sup>th</sup> Streets, Chehalis, Washington.

**Section 2.** The City of Chehalis Zoning map **is amended** to reflect the zoning change to parcel numbers 005490001000, 005490000000, and 005492002000, located at 0 Southeast Washington and 0 Southeast 12<sup>th</sup> Streets.

**Section 3.** Upon adoption, any section of previously adopted ordinances that may be in conflict with this ordinance are hereby repealed.

**Section 4.** If any section, sentence, clause or phrase of this Ordinance shall be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**Section 5.** The effective date of this Ordinance shall be the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**PASSED** by the City Council of the City of Chehalis, Washington, and **APPROVED** by its Mayor at a regularly scheduled open public meeting thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_

Mayor

Attest:

\_\_\_\_\_

City Clerk

Approve as to form:

\_\_\_\_\_

City Attorney



**ORDINANCE NO. 1050-B**

**AN ORDINANCE OF THE CITY OF CHEHALIS, WASHINGTON, AMENDING THE CITY OF CHEHALIS FUTURE LAND USE MAP, AND REZONING PARCEL NUMBERS 005490001000, 005490000000, AND 005492002000, LOCATED AT 0 SOUTHEAST WASHINGTON STREET AND 0 SOUTHEAST 12<sup>TH</sup> STREET, CHEHALIS, FROM SINGLE FAMILY LOW DENSITY (R1) TO MIXED RESIDENTIAL AND COMMERCIAL (MRC)**

**WHEREAS**, development patterns over time in the City of Chehalis can result in the need to re-evaluate whether the zoning of particular property or an area allows for that property or area to be put to its highest and best use; and

**WHEREAS**, a rezone request has been reviewed by City of Chehalis Building and Planning Department and determined to be consistent with the City's vision for future development; and

**WHEREAS**, the proposed rezone is consistent with all City of Chehalis and State of Washington zoning laws; and

**WHEREAS**, allowing for the requested rezone would be consistent with RCW 35A.70, the Growth Management Act; and

**WHEREAS**, all zoning changes need to be reflected in the City of Chehalis Comprehensive Plan Future Land Use Map; and

**WHEREAS**, the proposed Land Use Map Amendment and rezone were heard at a duly noticed meeting of the Chehalis Planning Commission on May 17, 2022; and

**WHEREAS**, the required notice of the proposed changes were sent to the Washington State Department of Commerce on May 17, 2022 for a determination of consistency with the Washington Growth Management Act; and

**WHEREAS**, a Determination of Nonsignificance was issued pursuant to the Washington State Environmental Policy Act on May 16, 2022; and

**WHEREAS**, after full consideration, the Chehalis City Council has approved the proposed changes to Land Use Map amendment and rezone; now therefore,

**THE CITY COUNCIL OF THE CITY OF CHEHALIS, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** RZ-22-00.96, a requested zoning change from General Commercial (GC) to Single Family Low Density (R1) **is approved** for parcel numbers 005490001000, 005490000000, and 005492002000, located at 0 Southeast Washington and 0 Southeast 12<sup>th</sup> Streets, Chehalis, Washington.

**Section 2.** The City of Chehalis Future Land Use map **is amended** to reflect the zoning change to parcel numbers 005490001000, 005490000000, and 005492002000, located at 0 Southeast Washington and 0 Southeast 12<sup>th</sup> Streets.

**Section 3.** Upon adoption, any section of previously adopted ordinances that may be in conflict with this ordinance are hereby repealed.

**Section 4.** If any section, sentence, clause or phrase of this Ordinance shall be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**Section 5.** The effective date of this Ordinance shall be the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**PASSED** by the City Council of the City of Chehalis, Washington, and **APPROVED** by its Mayor at a regularly scheduled open public meeting thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_

Mayor

Attest:

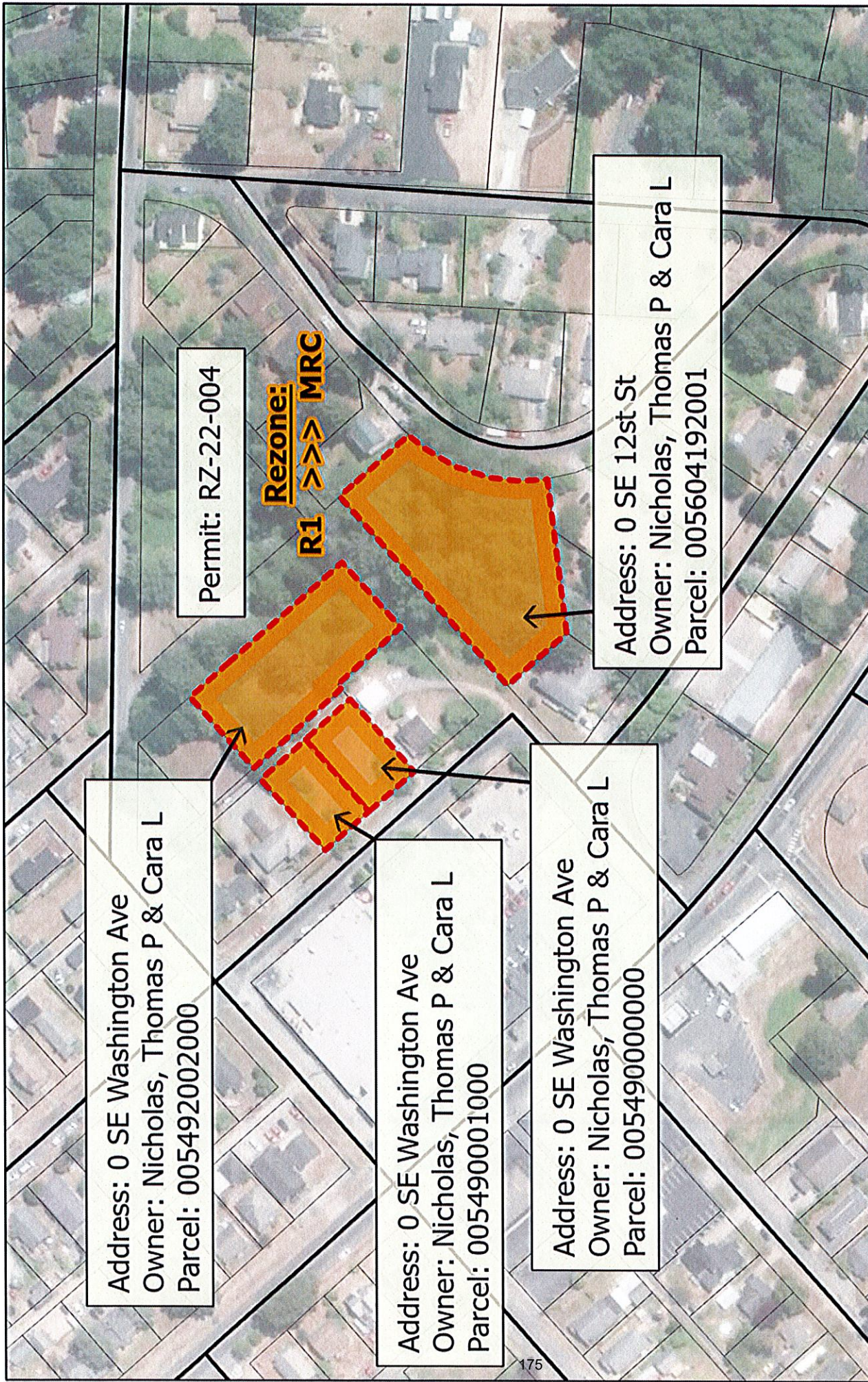
\_\_\_\_\_

City Clerk

Approve as to form:

\_\_\_\_\_

City Attorney



Permit: RZ-22-004

**Rezoning:**  
**R1 >>> MRC**

Address: 0 SE Washington Ave  
 Owner: Nicholas, Thomas P & Cara L  
 Parcel: 005492002000

Address: 0 SE Washington Ave  
 Owner: Nicholas, Thomas P & Cara L  
 Parcel: 005490001000

Address: 0 SE Washington Ave  
 Owner: Nicholas, Thomas P & Cara L  
 Parcel: 005490000000

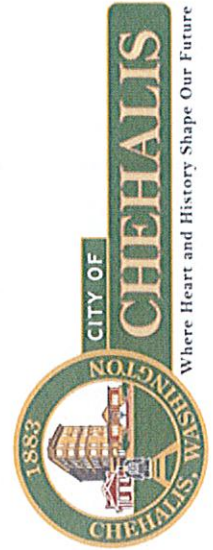
Address: 0 SE 12st St  
 Owner: Nicholas, Thomas P & Cara L  
 Parcel: 005604192001



 Zoning Requests

 Parcels

# 2021 Rezoning Requests





**CHEHALIS CITY COUNCIL MEETING  
AGENDA REPORT**

**TO:** The Honorable Mayor and City Council

**FROM:** Jill Anderson, City Manager

**BY:** Tammy Baraconi, Planning and Building Manager

**MEETING OF:** October 24, 2022

**SUBJECT:** **First reading of Ordinance #1040-B Updating the Land Use Map and #1051-B, Updating the Zoning Map and Rezoning a Portion of Parcel #005605069022 from General Commercial to R-4, Multi-family High Density**

---

**ISSUE**

RCW 36.70A, the Growth Management Act, allows for periodic updates to the Comprehensive Plan. Helene Pettibone, the property owner for parcels #005605069022 located on 2118 Jackson Hwy has requested their property be rezoned from General Commercial to R-4, Multi-family High Density.

**DISCUSSION**

In late 2021, during the open period for rezone requests, Helene Pettibone submitted a letter requesting that a portion of the property at 2118 Jackson Hwy be rezoned from General Commercial to R-4, Multi-family High Density Residential. The exact portion requested for rezone is represented in the proposed short plat as Lot 2 with a total acreage of nine (9) acres.

On May 10, 2022, the Planning Commission held a public hearing to take testimony on this proposed rezone and make a recommendation. No one from the public spoke in favor of or against this request. The Planning Commission voted unanimously to recommend the rezone to the City Council.

**FISCAL IMPACT**

There is no fiscal impact to this proposal.

**RECOMMENDATION**

Staff recommends that the Council approve on first reading Ordinance #1040-B updating the Land Use Map and #1051-B, updating the Zoning Map rezoning a portion of parcel #005605069022 from General Commercial to R-4, Multi-family High Density Residential.

**SUGGESTED MOTION**

Move to approve on first reading Ordinance #1040-B updating the Land Use Map and #1051-B, updating the Zoning Map rezoning a portion of parcel #005605069022 from General Commercial to R-4, Multi-family High Density Residential.



**ORDINANCE NO. 1040-B**

**AN ORDINANCE OF THE CITY OF CHEHALIS, WASHINGTON, AMENDING THE CITY OF CHEHALIS ZONING MAP, AND REZONING PARCEL NUMBER 005605069022 LOCATED AT 2118 JACKSON HIGHWAY, CHEHALIS, FROM GENERAL COMMERCIAL (GC) TO SINGLE FAMILY LOW DENSITY (R1)**

**WHEREAS**, development patterns over time in the City of Chehalis can result in the need to re-evaluate whether the zoning of particular property or an area allows for that property or area to be put to its highest and best use; and

**WHEREAS**, a rezone request has been reviewed by City of Chehalis Building and Planning Department and determined to be consistent with the City's vision for future development; and

**WHEREAS**, the proposed rezone is consistent with all City of Chehalis and State of Washington zoning laws; and

**WHEREAS**, allowing for the requested rezone would be consistent with RCW 35A.70, the Growth Management Act; and

**WHEREAS**, all zoning changes need to be reflected in the City of Chehalis Zoning Map; and

**WHEREAS**, the proposed Zoning Map Amendment and rezone were heard at a duly noticed meeting of the Chehalis Planning Commission on May 17, 2022; and

**WHEREAS**, the required notice of the proposed changes were sent to the Washington State Department of Commerce on May 17, 2022 for a determination of consistency with the Washington Growth Management Act; and

**WHEREAS**, a Determination of Nonsignificance was issued pursuant to the Washington State Environmental Policy Act on May 16, 2022; and

**WHEREAS**, after full consideration, the Chehalis City Council has approved the proposed changes to Zoning Map amendment and rezone; now therefore,

**THE CITY COUNCIL OF THE CITY OF CHEHALIS, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** RZ-22-00.96, a requested zoning change from General Commercial (GC) to Single Family Low Density (R1) **is approved** for parcel number 005605069022, located at 2118 Jackson Highway, Chehalis, Washington.

**Section 2.** The City of Chehalis Zoning map **is amended** to reflect the zoning change to parcel number 005605069022, located at 2118 Jackson Highway.

**Section 3.** Upon adoption, any section of previously adopted ordinances that may be in conflict with this ordinance are hereby repealed.

**Section 4.** If any section, sentence, clause or phrase of this Ordinance shall be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**Section 5.** The effective date of this Ordinance shall be the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**PASSED** by the City Council of the City of Chehalis, Washington, and **APPROVED** by its Mayor at a regularly scheduled open public meeting thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_

Mayor

Attest:

\_\_\_\_\_

City Clerk

Approve as to form:

\_\_\_\_\_

City Attorney



**ORDINANCE NO. 1051-B**

**AN ORDINANCE OF THE CITY OF CHEHALIS, WASHINGTON, AMENDING THE CITY OF CHEHALIS FUTURE LAND USE MAP, AND REZONING PARCEL NUMBER 005605069022 LOCATED AT 2118 JACKSON HIGHWAY, CHEHALIS, FROM GENERAL COMMERCIAL (GC) TO SINGLE FAMILY LOW DENSITY (R1)**

**WHEREAS**, development patterns over time in the City of Chehalis can result in the need to re-evaluate whether the zoning of particular property or an area allows for that property or area to be put to its highest and best use; and

**WHEREAS**, a rezone request has been reviewed by City of Chehalis Building and Planning Department and determined to be consistent with the City's vision for future development; and

**WHEREAS**, the proposed rezone is consistent with all City of Chehalis and State of Washington zoning laws; and

**WHEREAS**, allowing for the requested rezone would be consistent with RCW 35A.70, the Growth Management Act; and

**WHEREAS**, all zoning changes need to be reflected in the City of Chehalis Zoning Map; and

**WHEREAS**, the proposed Land Use Map Amendment and rezone were heard at a duly noticed meeting of the Chehalis Planning Commission on May 17, 2022; and

**WHEREAS**, the required notice of the proposed changes were sent to the Washington State Department of Commerce on May 17, 2022 for a determination of consistency with the Washington Growth Management Act; and

**WHEREAS**, a Determination of Nonsignificance was issued pursuant to the Washington State Environmental Policy Act on May 16, 2022; and

**WHEREAS**, after full consideration, the Chehalis City Council has approved the proposed changes to Land Use Map amendment and rezone; now therefore,

**THE CITY COUNCIL OF THE CITY OF CHEHALIS, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** RZ-22-00.96, a requested zoning change from General Commercial (GC) to Single Family Low Density (R1) **is approved** for parcel number 005605069022, located at 2118 Jackson Highway, Chehalis, Washington.

**Section 2.** The City of Chehalis Zoning map **is amended** to reflect the zoning change to parcel number 005605069022, located at 2118 Jackson Highway.

**Section 3.** Upon adoption, any section of previously adopted ordinances that may be in conflict with this ordinance are hereby repealed.

**Section 4.** If any section, sentence, clause or phrase of this Ordinance shall be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**Section 5.** The effective date of this Ordinance shall be the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**PASSED** by the City Council of the City of Chehalis, Washington, and **APPROVED** by its Mayor at a regularly scheduled open public meeting thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_

Mayor

Attest:

\_\_\_\_\_

City Clerk

Approve as to form:

\_\_\_\_\_

City Attorney

**Treasurer's Certification:**  
 All taxes levied against the properties included in this Short Plat have been paid to and including the year 2017.

Lewis County Treasurer \_\_\_\_\_ date \_\_\_\_\_  
 City Approver: \_\_\_\_\_ date \_\_\_\_\_  
 Reviewed and approved for recording by the City of Chehalis. \_\_\_\_\_  
 planner \_\_\_\_\_ date \_\_\_\_\_

Will this short subdivision create and 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: \_\_\_\_\_

Name of Private Road: \_\_\_\_\_  
 This lot/private road shall contain the following easement(s) thereon: A.  
 non-exclusive easement for ingress, egress and utilities lying over, under and across said lot.  
 The following restrictive covenants and/or agreements shall apply:  
 Lot # \_\_\_\_\_ Description \_\_\_\_\_  
 Describe the proposed/new easements on each new lot created:  
 Lot # \_\_\_\_\_ Description \_\_\_\_\_  
 This property ( ) is (X) is not located within the FEMA 100 year floodplain.

City of Chehalis Short Plat Number: SP-17-\_\_\_\_\_  
 Portion of the Elkana Mills DLC in Section 33-T14N-R2W and Section 4-T13N-R2W, W.M. in the City of Chehalis, Lewis County, Washington.

Original Parcel legal description & Tax Parcel No.  
 Tax Parcel No. 005650569022: That parcel as described in Statutory Warranty Deed recorded under Auditor's file Number 3224023, Records of Lewis County, Washington.

TOGETHER with and subject to easements, covenants, conditions, restrictions and reservations of record, if any, affecting title which may appear in the public record including those shown on the face of any recorded plat or survey.

NOTICE: Utility service is available at the time of this approval but is not guaranteed until all applicable utility fees are paid in full.

SCALE: 1" = 100' DATE: 12-9-17

**Owners Certification**  
 Veritas Company, as the subdivider hereby certifies 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, with the exception of that the following: \_\_\_\_\_  
 the signatures of all the persons with an interest of record therein. Also, I do hereby state that the information contained within this short subdivision and supporting documents is true and correct to the best of our knowledge.

Veritas Company  
 by: Chad O'Mealy

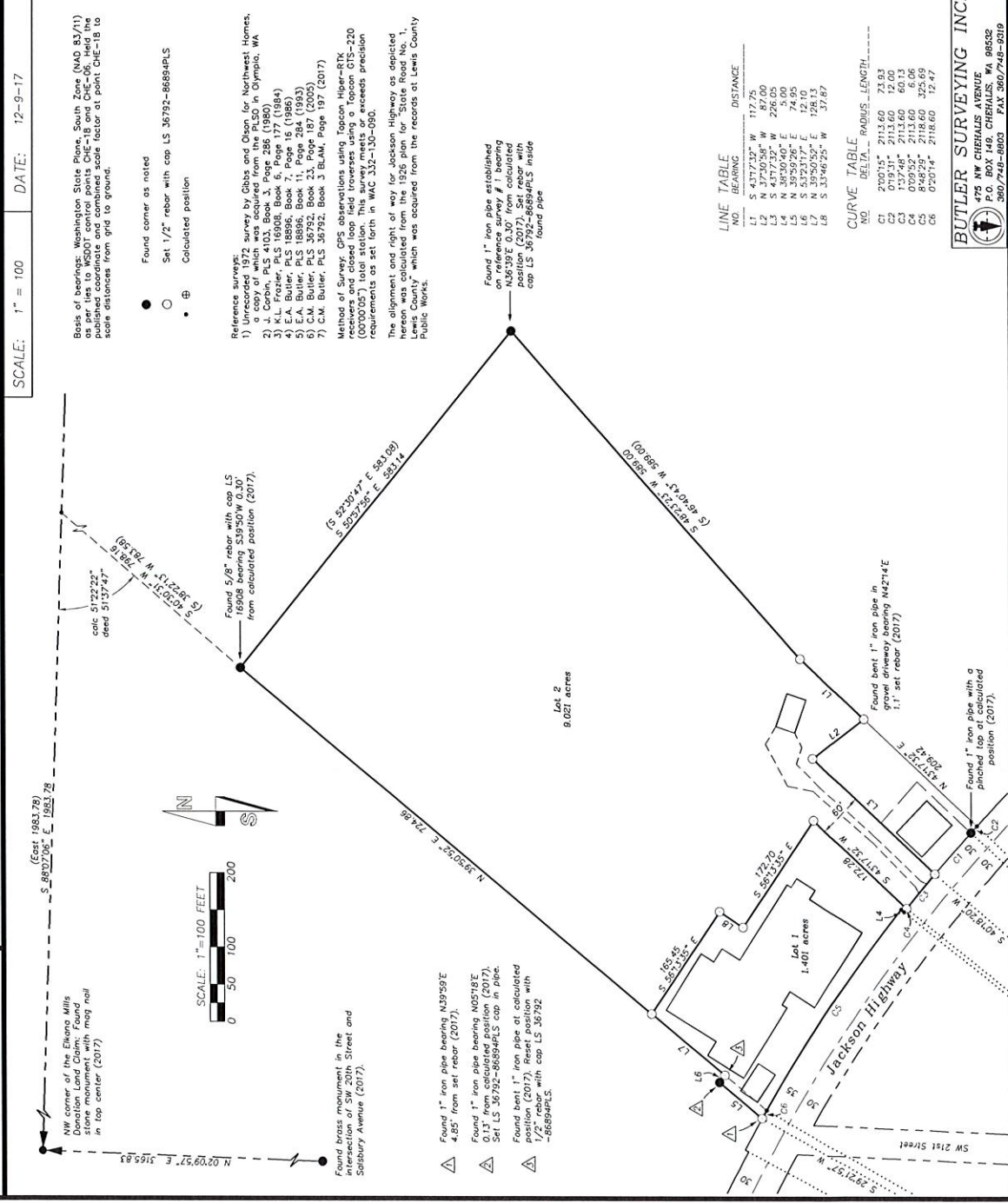
Its: \_\_\_\_\_

STATE OF WASHINGTON )  
 COUNTY OF LEWIS ) SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me, a Notary Public in and for the State of Washington, duly and commissioned and sworn, personally appeared before me Chad O'Mealy to be known to be the \_\_\_\_\_ of Veritas Company, the entity described in and which executed the within and foregoing instrument for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year above written.

Notary Public in and for the State of Washington  
 Name, Print: Christopher M. Butler  
 Residing at: Chehalis, WA  
 My Commission Expires: 9-10-18



**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 Auditor

**SURVEYOR'S CERTIFICATE**  
 This map correctly represents a survey made by me of under my direction on conformance with the survey recording act at the request of:  
 Veritas Company  
 Owner  
 2118 Jackson Highway, Chehalis, WA 98532  
 Address  
 12-9-17  
 Date

**BUTLER SURVEYING INC.**  
 475 NW CHEHALIS AVENUE, WA 98532  
 CHEHALIS, WA 98532  
 360-748-8803 FAX 360-748-9839

That portion of the Elkanah Mills Donation Land Claim in Section 33, Township 14 North, Range 2 West, W.M., in Lewis County, Washington described as follows:

COMMENCING at the northwest corner of said Donation Land Claim; thence S88°07'06"E along the north line of said Donation Land Claim a distance of 1983.78 feet; thence S40°30'31"W a distance of 798.16 feet to the Point of Beginning; thence S50°57'56"E a distance of 583.14 feet; thence S48°23'23"W a distance of 589.00 feet; thence S43°17'32"W a distance of 117.75 feet; thence N37°30'58"W a distance of 87.00 feet; thence S43°17'32"W a distance of 226.05 feet to the northerly margin of Jackson (Pacific) Highway and the intercept of a curve whose radius point bears S40°18'20"W a distance of 2113.60 feet; thence Northwesterly along said curve and margin through a central angle of 01°47'40" or an arc distance of 66.19 feet; thence N38°30'40"E along said margin a distance of 5.00 feet to the intercept of a curve whose radius point bears S38°30'40"W a distance of 2118.60 feet; thence Northwesterly along said curve and margin through a central angle of 09°08'43" for an arc distance of 338.16 feet; thence N39°59'26"E a distance of 74.95 feet; thence S53°23'17"E a distance of 12.10 feet; thence N39°50'52"E a distance of 852.99 feet to the Point of Beginning.

Containing 10.422 acres, more or less

TOGETHER with and subject to easements, covenants, conditions, restrictions and reservations of record, if any, affecting title which may appear in the public record including those shown on the face of any recorded plat or survey.

(The above described parcel also appears of record as Parcel A and Parcel B as described in Statutory Warranty Deed recorded under Auditor's File Number 3224023, Records of Lewis County, Washington)

**CHEHALIS CITY COUNCIL MEETING  
AGENDA REPORT**

**TO:** The Honorable Mayor and City Council

**FROM:** Jill Anderson, City Manager

**BY:** Tammy Baraconi, Planning and Building Manager

**MEETING OF:** October 24, 2022

**SUBJECT:** **First reading of Ordinance #1041-B Updating the Land Use Map and #1052-B, Updating the Zoning Map and Rezoning Parcel #005604183244 from R-1, Single Family Residential to R-4, Multi-family High Density Residential**

---

**ISSUE**

RCW 36.70A, the Growth Management Act, allows for periodic updates to the Comprehensive Plan. Stephanie Werner, the property owner for parcel #005605069022 located on 21<sup>st</sup> Street has requested the property be rezoned from R-1, Single Family Residential to R-4, Multi-family High Density.

**DISCUSSION**

In late 2021, during the open period for rezone requests, Stephanie Werner submitted a letter requesting that the property on 21<sup>st</sup> Street be rezoned from R-1, Single Family Residential to R-4, Multi-family High Density Residential.

On May 10, 2022, the Planning Commission held a public hearing to take testimony on this proposed rezone and make a recommendation. Several members of the public spoke to the traffic issues on 21<sup>st</sup> Street however no spoke against the rezone request specifically. After careful deliberation, the Planning Commission voted unanimously to recommend approval of the rezone request to the City Council.

**FISCAL IMPACT**

There is no fiscal impact to this proposal.

**RECOMMENDATION**

Staff recommends that the Council approve on first reading Ordinance #1041-B updating the Land Use Map and #1052-B, updating the Zoning Map rezoning parcel #005604183244 from R-1, Single Family Residential to R-4, Multi-family High Density Residential.

**SUGGESTED MOTION**

Move to approve on first reading Ordinance #1041-B updating the Land Use Map and #1052-B, updating the Zoning Map rezoning a portion of parcel #005604183244 from R-1, Single Family Residential to R-4, Multi-family High Density Residential.



**ORDINANCE NO. 1041-B**

**AN ORDINANCE OF THE CITY OF CHEHALIS, WASHINGTON, AMENDING THE CITY OF CHEHALIS ZONING MAP, AND REZONING PARCEL NUMBER 005604183244 LOCATED AT 0 21<sup>ST</sup> STREET, CHEHALIS, FROM SINGLE FAMILY LOW DENSITY (R1) TO MULTI FAMILY HIGH DENSITY (R4).**

**WHEREAS**, development patterns over time in the City of Chehalis can result in the need to re-evaluate whether the zoning of particular property or an area allows for that property or area to be put to its highest and best use; and

**WHEREAS**, a rezone request has been reviewed by City of Chehalis Building and Planning Department and determined to be consistent with the City's vision for future development; and

**WHEREAS**, the proposed rezone is consistent with all City of Chehalis and State of Washington zoning laws; and

**WHEREAS**, allowing for the requested rezone would be consistent with RCW 35A.70, the Growth Management Act; and

**WHEREAS**, all zoning changes need to be reflected in the City of Chehalis Zoning Map; and

**WHEREAS**, the proposed Zoning Map Amendment and rezone were heard at a duly noticed meeting of the Chehalis Planning Commission on May 17, 2022; and

**WHEREAS**, the required notice of the proposed changes were sent to the Washington State Department of Commerce on May 17, 2022 for a determination of consistency with the Washington Growth Management Act; and

**WHEREAS**, a Determination of Nonsignificance was issued pursuant to the Washington State Environmental Policy Act on May 16, 2022; and

**WHEREAS**, after full consideration, the Chehalis City Council has approved the proposed changes to Zoning Map amendment and rezone; now therefore,

**THE CITY COUNCIL OF THE CITY OF CHEHALIS, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** RZ-22-00.96, a requested zoning change from Single Family Low Density (R1) to Multi-family High density (R4) **is approved** for parcel number 005604183244, located at 0 21<sup>st</sup>. Street, Chehalis, Washington.

**Section 2.** The City of Chehalis Zoning map **is amended** to reflect the zoning change to parcel number 005604183244, located at 0 21<sup>st</sup> Street.

**Section 3.** Upon adoption, any section of previously adopted ordinances that may be in conflict with this ordinance are hereby repealed.

**Section 4.** If any section, sentence, clause or phrase of this Ordinance shall be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**Section 5.** The effective date of this Ordinance shall be the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**PASSED** by the City Council of the City of Chehalis, Washington, and **APPROVED** by its Mayor at a regularly scheduled open public meeting thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_

Mayor

Attest:

\_\_\_\_\_

City Clerk

Approve as to form:

\_\_\_\_\_

City Attorney



**ORDINANCE NO. 1052-B**

**AN ORDINANCE OF THE CITY OF CHEHALIS, WASHINGTON, AMENDING THE CITY OF CHEHALIS FUTURE LAND USE MAP, AND REZONING PARCEL NUMBER 005604183244 LOCATED AT 0 21<sup>ST</sup> STREET, CHEHALIS, FROM SINGLE FAMILY LOW DENSITY (R1) TO MULTI FAMILY HIGH DENSITY (R4).**

**WHEREAS**, development patterns over time in the City of Chehalis can result in the need to re-evaluate whether the zoning of particular property or an area allows for that property or area to be put to its highest and best use; and

**WHEREAS**, a rezone request has been reviewed by City of Chehalis Building and Planning Department and determined to be consistent with the City's vision for future development; and

**WHEREAS**, the proposed rezone is consistent with all City of Chehalis and State of Washington zoning laws; and

**WHEREAS**, allowing for the requested rezone would be consistent with RCW 35A.70, the Growth Management Act; and

**WHEREAS**, all zoning changes need to be reflected in the City of Chehalis Comprehensive Plan Future Land Use Map; and

**WHEREAS**, the proposed Land Use Map Amendment and rezone were heard at a duly noticed meeting of the Chehalis Planning Commission on May 17, 2022; and

**WHEREAS**, the required notice of the proposed changes were sent to the Washington State Department of Commerce on May 17, 2022 for a determination of consistency with the Washington Growth Management Act; and

**WHEREAS**, a Determination of Nonsignificance was issued pursuant to the Washington State Environmental Policy Act on May 16, 2022; and

**WHEREAS**, after full consideration, the Chehalis City Council has approved the proposed changes to Land Use Map amendment and rezone; now therefore,

**THE CITY COUNCIL OF THE CITY OF CHEHALIS, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** RZ-22-00.96, a requested zoning change from Single Family Low Density (R1) to Multi-family High density (R4) **is approved** for parcel number 005604183244, located at 0 21<sup>st</sup> Street, Chehalis, Washington.

**Section 2.** The City of Chehalis Future Land Use map **is amended** to reflect the zoning change to parcel number 005604183244, located at 0 21<sup>st</sup> Street.

**Section 3.** Upon adoption, any section of previously adopted ordinances that may be in conflict with this ordinance are hereby repealed.

**Section 4.** If any section, sentence, clause or phrase of this Ordinance shall be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**Section 5.** The effective date of this Ordinance shall be the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**PASSED** by the City Council of the City of Chehalis, Washington, and **APPROVED** by its Mayor at a regularly scheduled open public meeting thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_

Mayor

Attest:

\_\_\_\_\_

City Clerk

Approve as to form:

\_\_\_\_\_

City Attorney



Address: 0 SW 21st St  
 Owner: Karl & Stephanie Warner

Permit: RZ-22-005  
 Parcel: 005604183244

**Rezone:**  
**R1 >>> R4**

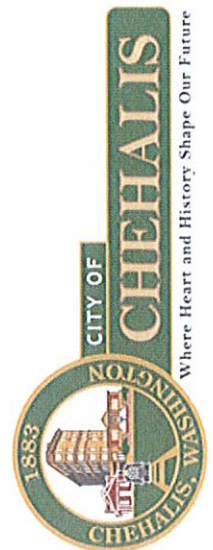


**Zoning Requests**

Zoning Requests

Parcels

# 2021 Rezoning Requests





**CHEHALIS CITY COUNCIL MEETING  
AGENDA REPORT**

**TO:** The Honorable Mayor and City Council

**FROM:** Jill Anderson, City Manager

**BY:** Tammy Baraconi, Planning and Building Manager

**MEETING OF:** October 24, 2022

**SUBJECT:** **First reading of Ordinance #1042-B Updating the Land Use Map and #1053-B, Updating the Zoning Map and Rezoning Parcel #010785001000 from CG, General Commercial to R-1, Single-family Residential**

---

**ISSUE**

RCW 36.70A, the Growth Management Act, allows for periodic updates to the Comprehensive Plan. Christopher and Brenda Ramez, the property owner for parcel #010785001000 located 2215 Jackson Hwy has requested the property be rezoned from CG, General Commercial to R-1, Single-family Residential.

**DISCUSSION**

In late 2021, during the open period for rezone requests, the Ramez submitted a letter requesting that the property 2215 Jackson Hwy be rezoned from CG, General Commercial to R-1, Single-family residential.

On May 10, 2022, the Planning Commission held a public hearing to take testimony on this proposed rezone and make a recommendation. No one from the public spoke for or against this rezone request. After careful deliberation, the Planning Commission voted unanimously to recommend approval of the rezone request to the City Council.

**FISCAL IMPACT**

There is no fiscal impact to this proposal.

**RECOMMENDATION**

Staff recommends that the Council approve on first reading Ordinance #1042-B updating the Land Use Map and #1053-B, updating the Zoning Map rezoning parcel #010785001000 from CG, General Commercial to R-1, Single-family Residential.

**SUGGESTED MOTION**

Move to approve on first reading Ordinance #1042-B updating the Land Use Map and #1053-B, updating the Zoning Map rezoning parcel #010785001000 from CG, General Commercial to R-1, Single-family Residential.



**ORDINANCE NO. 1042-B**

**AN ORDINANCE OF THE CITY OF CHEHALIS, WASHINGTON, AMENDING THE CITY OF CHEHALIS ZONING MAP, AND REZONING PARCEL NUMBER 010785001000, LOCATED AT 2215 JACKSON HIGHWAY, CHEHALIS, FROM GENERAL COMMERCIAL (GC) TO SINGLE FAMILY LOW DENSITY (R1)**

**WHEREAS**, development patterns over time in the City of Chehalis can result in the need to re-evaluate whether the zoning of particular property or an area allows for that property or area to be put to its highest and best use; and

**WHEREAS**, a rezone request has been reviewed by City of Chehalis Building and Planning Department and determined to be consistent with the City's vision for future development; and

**WHEREAS**, the proposed rezone is consistent with all City of Chehalis and State of Washington zoning laws; and

**WHEREAS**, allowing for the requested rezone would be consistent with RCW 35A.70, the Growth Management Act; and

**WHEREAS**, all zoning changes need to be reflected in the City of Chehalis Zoning Map; and

**WHEREAS**, the proposed Zoning Map Amendment and rezone were heard at a duly noticed meeting of the Chehalis Planning Commission on May 17, 2022; and

**WHEREAS**, the required notice of the proposed changes were sent to the Washington State Department of Commerce on May 17, 2022 for a determination of consistency with the Washington Growth Management Act; and

**WHEREAS**, a Determination of Nonsignificance was issued pursuant to the Washington State Environmental Policy Act on May 16, 2022; and

**WHEREAS**, after full consideration, the Chehalis City Council has approved the proposed changes to Zoning Map amendment and rezone; now therefore,

**THE CITY COUNCIL OF THE CITY OF CHEHALIS, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** RZ-22-00.96, a requested zoning change from Urban Growth Area Residential (RUGA) to Multi-family High density (R4) **is approved** for parcel number 010785001000, located at 2215 Jackson Highway, Chehalis, Washington.

**Section 2.** The City of Chehalis Zoning map **is amended** to reflect the zoning change to parcel number 010785001000, located at 2215 Jackson Highway.

**Section 3.** Upon adoption, any section of previously adopted ordinances that may be in conflict with this ordinance are hereby repealed.

**Section 4.** If any section, sentence, clause or phrase of this Ordinance shall be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**Section 5.** The effective date of this Ordinance shall be the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**PASSED** by the City Council of the City of Chehalis, Washington, and **APPROVED** by its Mayor at a regularly scheduled open public meeting thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_

Mayor

Attest:

\_\_\_\_\_

City Clerk

Approve as to form:

\_\_\_\_\_

City Attorney



**ORDINANCE NO. 1053-B**

**AN ORDINANCE OF THE CITY OF CHEHALIS, WASHINGTON, AMENDING THE CITY OF CHEHALIS FUTURE LAND USE MAP, AND REZONING PARCEL NUMBER 010785001000, LOCATED AT 2215 JACKSON HIGHWAY, CHEHALIS, FROM GENERAL COMMERCIAL (GC) TO SINGLE FAMILY LOW DENSITY (R1)**

**WHEREAS**, development patterns over time in the City of Chehalis can result in the need to re-evaluate whether the zoning of particular property or an area allows for that property or area to be put to its highest and best use; and

**WHEREAS**, a rezone request has been reviewed by City of Chehalis Building and Planning Department and determined to be consistent with the City's vision for future development; and

**WHEREAS**, the proposed rezone is consistent with all City of Chehalis and State of Washington zoning laws; and

**WHEREAS**, allowing for the requested rezone would be consistent with RCW 35A.70, the Growth Management Act; and

**WHEREAS**, all zoning changes need to be reflected in the City of Chehalis Comprehensive Plan Future Land Use Map; and

**WHEREAS**, the proposed Land Use Map Amendment and rezone were heard at a duly noticed meeting of the Chehalis Planning Commission on May 17, 2022; and

**WHEREAS**, the required notice of the proposed changes were sent to the Washington State Department of Commerce on May 17, 2022 for a determination of consistency with the Washington Growth Management Act; and

**WHEREAS**, a Determination of Nonsignificance was issued pursuant to the Washington State Environmental Policy Act on May 16, 2022; and

**WHEREAS**, after full consideration, the Chehalis City Council has approved the proposed changes to Land Use Map amendment and rezone; now therefore,

**THE CITY COUNCIL OF THE CITY OF CHEHALIS, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** RZ-22-00.96, a requested zoning change from Urban Growth Area Residential (RUGA) to Multi-family High density (R4) **is approved** for parcel number 010785001000, located at 2215 Jackson Highway, Chehalis, Washington.

**Section 2.** The City of Chehalis Future Land Use map **is amended** to reflect the zoning change to parcel number 010785001000, located at 2215 Jackson Highway.

**Section 3.** Upon adoption, any section of previously adopted ordinances that may be in conflict with this ordinance are hereby repealed.

**Section 4.** If any section, sentence, clause or phrase of this Ordinance shall be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**Section 5.** The effective date of this Ordinance shall be the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**PASSED** by the City Council of the City of Chehalis, Washington, and **APPROVED** by its Mayor at a regularly scheduled open public meeting thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_

Mayor

Attest:

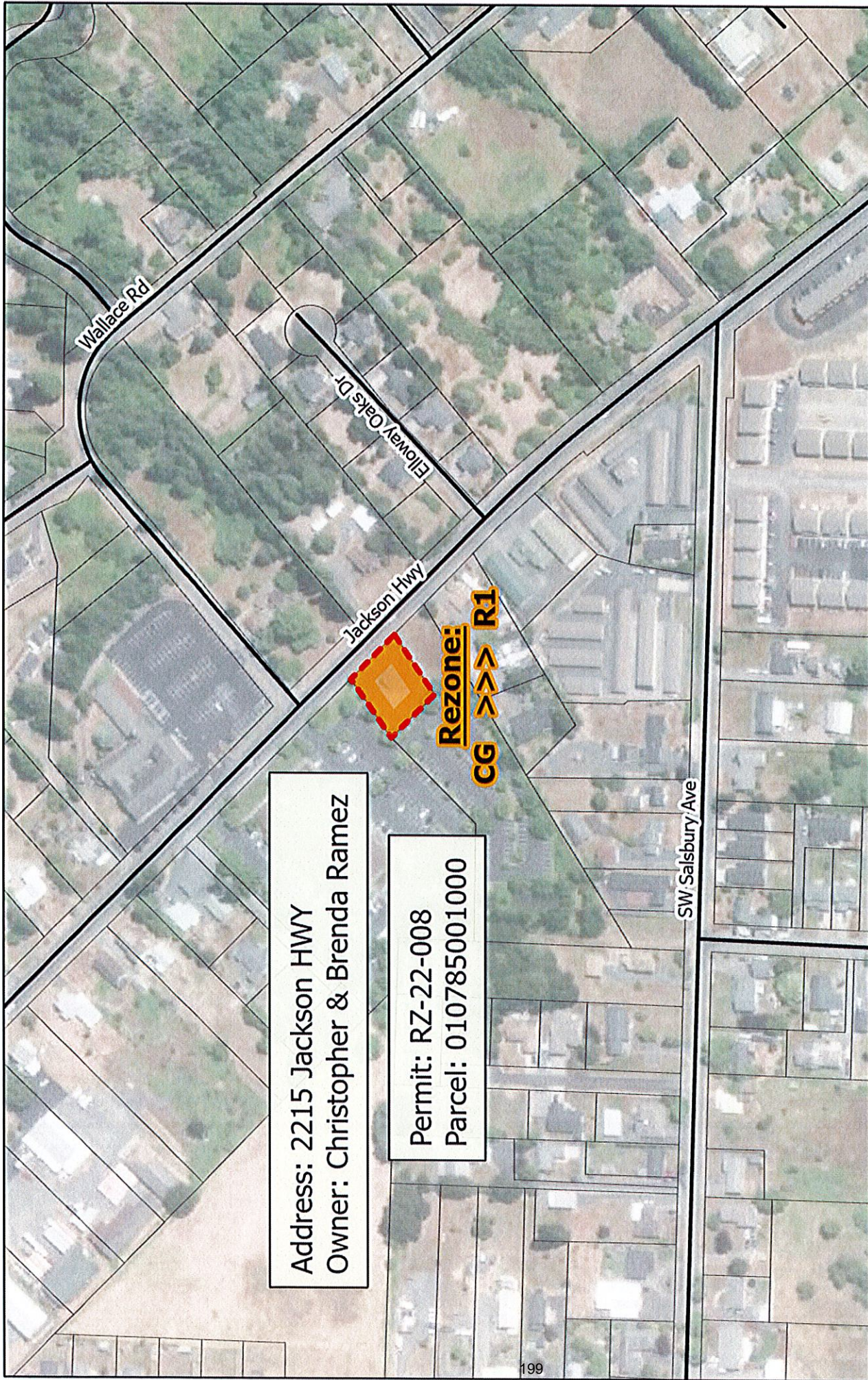
\_\_\_\_\_

City Clerk

Approve as to form:

\_\_\_\_\_

City Attorney



Address: 2215 Jackson HWY  
 Owner: Christopher & Brenda Ramez

Permit: RZ-22-008  
 Parcel: 010785001000

**Rezoning:**  
**CG >>> R1**

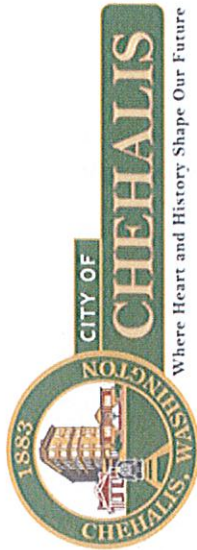


**Zoning Requests**

Zoning Requests

Parcels

# 2021 Rezoning Requests





**CHEHALIS CITY COUNCIL MEETING  
AGENDA REPORT**

**TO:** The Honorable Mayor and City Council

**FROM:** Jill Anderson, City Manager

**BY:** Tammy Baraconi, Planning and Building Manager

**MEETING OF:** October 24, 2022

**SUBJECT:** **First reading of Ordinance #1043-B Updating the Land Use Map and #1054-B, Updating the Zoning Map and Rezoning Parcels #017737001000 and 017736001000 from CG, General Commercial to R-1, Single-family Residential**

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**ISSUE**

RCW 36.70A, the Growth Management Act, allows for periodic updates to the Comprehensive Plan. Karla Delaney, the property owner for parcels #017737001000 and 017736001000 located 2643 Jackson Hwy has requested the property be rezoned from CG, General Commercial to R-1, Single-family Residential.

**DISCUSSION**

In late 2021, during the open period for rezone requests, Ms. Delaney submitted a letter requesting that the property 2643 Jackson Hwy be rezoned from CG, General Commercial to R-1, Single-family residential.

On May 10, 2022, the Planning Commission held a public hearing to take testimony on this proposed rezone and make a recommendation. No one from the public spoke for or against this rezone request. After careful deliberation, the Planning Commission voted unanimously to recommend approval of the rezone request to the City Council.

**FISCAL IMPACT**

There is no fiscal impact to this proposal.

**RECOMMENDATION**

Staff recommends that the Council approve on first reading Ordinance #1043-B updating the Land Use Map and #1054-B, updating the Zoning Map rezoning parcels #017737001000 and 017736001000 from CG, General Commercial to R-1, Single-family Residential.

**SUGGESTED MOTION**

Move to approve on first reading Ordinance #1043-B updating the Land Use Map and #1054-B, updating the Zoning Map rezoning parcels #017737001000 and 017736001000 from CG, General Commercial to R-1, Single-family Residential.



**ORDINANCE NO. 1043-B**

**AN ORDINANCE OF THE CITY OF CHEHALIS, WASHINGTON, AMENDING THE CITY OF CHEHALIS ZONING MAP, AND REZONING PARCEL NUMBERS 017737001000 AND 017736001000, LOCATED AT 2643 JACKSON HIGHWAY, CHEHALIS, FROM GENERAL COMMERCIAL (GC) TO SINGLE FAMILY LOW DENSITY (R1)**

**WHEREAS**, development patterns over time in the City of Chehalis can result in the need to re-evaluate whether the zoning of particular property or an area allows for that property or area to be put to its highest and best use; and

**WHEREAS**, a rezone request has been reviewed by City of Chehalis Building and Planning Department and determined to be consistent with the City's vision for future development; and

**WHEREAS**, the proposed rezone is consistent with all City of Chehalis and State of Washington zoning laws; and

**WHEREAS**, allowing for the requested rezone would be consistent with RCW 35A.70, the Growth Management Act; and

**WHEREAS**, all zoning changes need to be reflected in the City of Chehalis Zoning Map; and

**WHEREAS**, the proposed Zoning Map Amendment and rezone were heard at a duly noticed meeting of the Chehalis Planning Commission on May 17, 2022; and

**WHEREAS**, the required notice of the proposed changes were sent to the Washington State Department of Commerce on May 17, 2022 for a determination of consistency with the Washington Growth Management Act; and

**WHEREAS**, a Determination of Nonsignificance was issued pursuant to the Washington State Environmental Policy Act on May 16, 2022; and

**WHEREAS**, after full consideration, the Chehalis City Council has approved the proposed changes to Zoning Map amendment and rezone; now therefore,

**THE CITY COUNCIL OF THE CITY OF CHEHALIS, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** RZ-22-00.96, a requested zoning change from General Commercial (GC) to Single Family Low Density (R1)) **is approved** for parcel numbers 017737001000 AND 017736001000, located at 2643 Jackson Highway, Chehalis, Washington.

**Section 2.** The City of Chehalis Future Zoning map **is amended** to reflect the zoning change to parcel numbers 017737001000 AND 017736001000, located at 2643 Jackson Highway.

**Section 3.** Upon adoption, any section of previously adopted ordinances that may be in conflict with this ordinance are hereby repealed.

**Section 4.** If any section, sentence, clause or phrase of this Ordinance shall be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**Section 5.** The effective date of this Ordinance shall be the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**PASSED** by the City Council of the City of Chehalis, Washington, and **APPROVED** by its Mayor at a regularly scheduled open public meeting thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_

Mayor

Attest:

\_\_\_\_\_

City Clerk

Approve as to form:

\_\_\_\_\_

City Attorney



**ORDINANCE NO. 1054-B**

**AN ORDINANCE OF THE CITY OF CHEHALIS, WASHINGTON, AMENDING THE CITY OF CHEHALIS FUTURE LAND USE MAP, AND REZONING PARCEL NUMBERS 017737001000 AND 017736001000, LOCATED AT 2643 JACKSON HIGHWAY, CHEHALIS, FROM GENERAL COMMERCIAL (GC) TO SINGLE FAMILY LOW DENSITY (R1)**

**WHEREAS**, development patterns over time in the City of Chehalis can result in the need to re-evaluate whether the zoning of particular property or an area allows for that property or area to be put to its highest and best use; and

**WHEREAS**, a rezone request has been reviewed by City of Chehalis Building and Planning Department and determined to be consistent with the City's vision for future development; and

**WHEREAS**, the proposed rezone is consistent with all City of Chehalis and State of Washington zoning laws; and

**WHEREAS**, allowing for the requested rezone would be consistent with RCW 35A.70, the Growth Management Act; and

**WHEREAS**, all zoning changes need to be reflected in the City of Chehalis Comprehensive Plan Future Land Use Map; and

**WHEREAS**, the proposed Land Use Map Amendment and rezone were heard at a duly noticed meeting of the Chehalis Planning Commission on May 17, 2022; and

**WHEREAS**, the required notice of the proposed changes were sent to the Washington State Department of Commerce on May 17, 2022 for a determination of consistency with the Washington Growth Management Act; and

**WHEREAS**, a Determination of Nonsignificance was issued pursuant to the Washington State Environmental Policy Act on May 16, 2022; and

**WHEREAS**, after full consideration, the Chehalis City Council has approved the proposed changes to Land Use Map amendment and rezone; now therefore,

**THE CITY COUNCIL OF THE CITY OF CHEHALIS, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** RZ-22-00.96, a requested zoning change from General Commercial (GC) to Single Family Low Density (R1)) **is approved** for parcel numbers 017737001000 AND 017736001000, located at 2643 Jackson Highway, Chehalis, Washington.

**Section 2.** The City of Chehalis Future Land Use map **is amended** to reflect the zoning change to parcel numbers 017737001000 AND 017736001000, located at 2643 Jackson Highway.

**Section 3.** Upon adoption, any section of previously adopted ordinances that may be in conflict with this ordinance are hereby repealed.

**Section 4.** If any section, sentence, clause or phrase of this Ordinance shall be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**Section 5.** The effective date of this Ordinance shall be the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**PASSED** by the City Council of the City of Chehalis, Washington, and **APPROVED** by its Mayor at a regularly scheduled open public meeting thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_

Mayor

Attest:

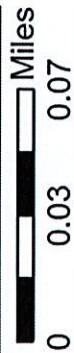
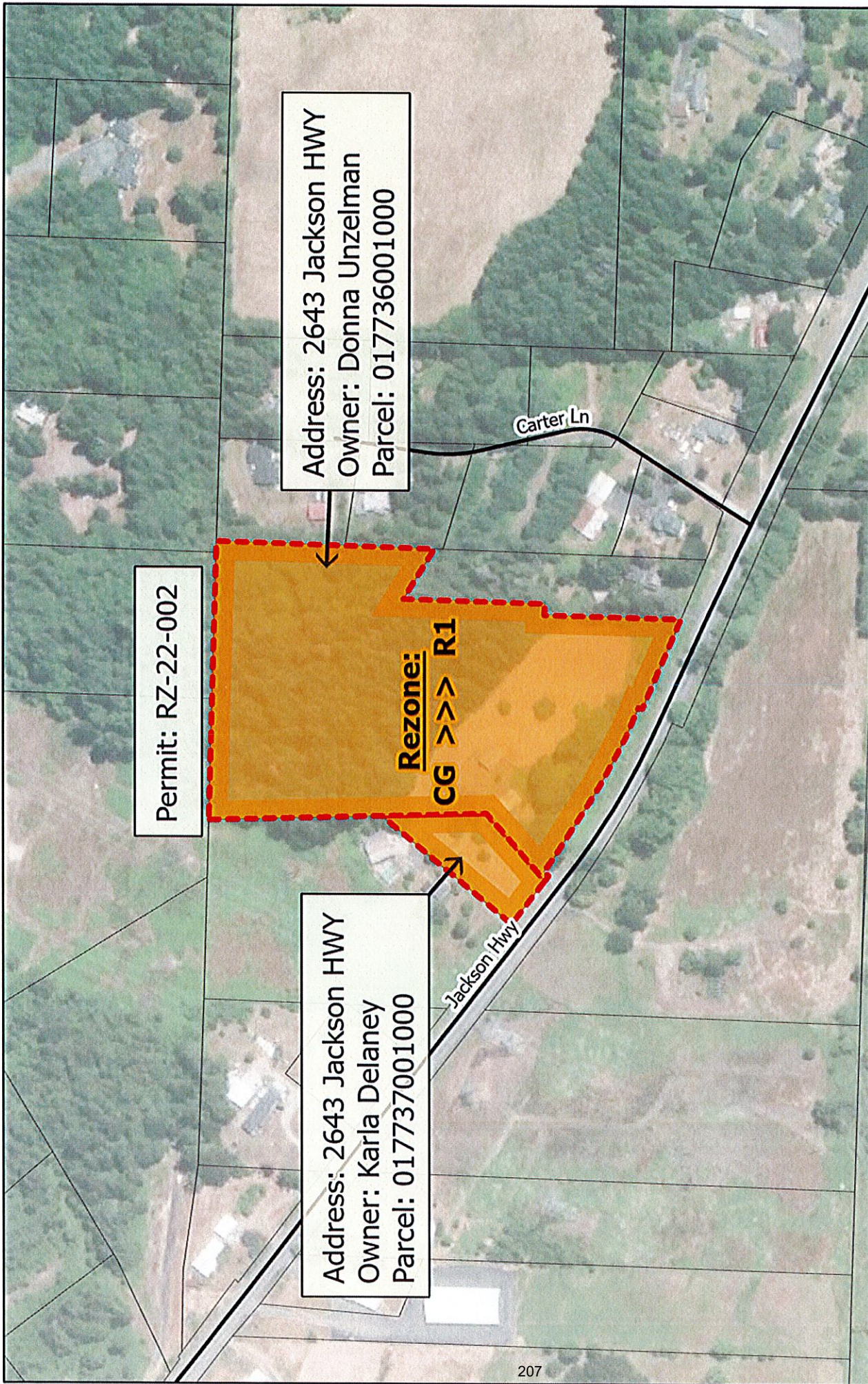
\_\_\_\_\_

City Clerk

Approve as to form:

\_\_\_\_\_

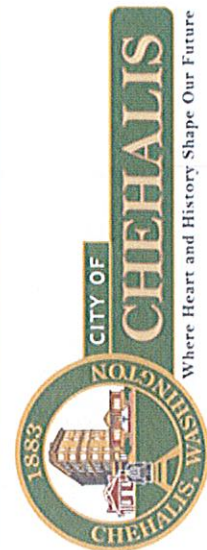
City Attorney



Zoning Requests

Parcels

# 2021 Rezoning Requests





**CHEHALIS CITY COUNCIL MEETING  
AGENDA REPORT**

**TO:** The Honorable Mayor and City Council

**FROM:** Jill Anderson, City Manager

**BY:** Tammy Baraconi, Planning and Building Manager

**MEETING OF:** October 24, 2022

**SUBJECT:** **First reading of Ordinance #1044-B Updating the Land Use Map and #1055-B, Updating the Zoning Map and Rezoning Parcels #017808001006, 017808001044, 017855001001, and 017855001002 from RUGA, Residential Urban Growth Area to R-4, Multi-family High Density Residential**

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**ISSUE**

RCW 36.70A, the Growth Management Act, allows for periodic updates to the Comprehensive Plan. Dave Cosser, the property owner for parcels #017808001006, 017808001044, 017855001001, and 017855001002 located 2951 Jackson Hwy has requested the property be rezoned from RUGA, Residential Urban Growth Area to R-4, Multi-family High Density Residential.

**DISCUSSION**

In late 2021, during the open period for rezone requests, Mr. Cosser submitted a letter requesting that the four (4) parcels at 2951 Jackson Hwy be rezoned from RUGA, Residential Urban Growth Area to R-4, Multi-family High Density Residential.

On May 10, 2022, the Planning Commission held a public hearing to take testimony on this proposed rezone and make a recommendation. No one from the public spoke for or against this rezone request. After careful deliberation, the Planning Commission voted unanimously to recommend approval of the rezone request to the City Council. 2

**FISCAL IMPACT**

There is no fiscal impact to this proposal.

**RECOMMENDATION**

Staff recommends that the Council approve on first reading Ordinance #1044-B updating the Land Use Map and #1055-B, updating the Zoning Map rezoning parcels #017808001006, 017808001044, 017855001001, and 017855001002 RUGA, Residential Urban Growth Area to R-4, Multi-family High Density Residential.

**SUGGESTED MOTION**

Move to approve on first reading Ordinance #1044-B updating the Land Use Map and #1055-B, updating the Zoning Map rezoning parcels #017808001006, 017808001044, 017855001001, and 017855001002 RUGA, Residential Urban Growth Area to R-4, Multi-family High Density Residential.



**ORDINANCE NO. 1044-B**

**AN ORDINANCE OF THE CITY OF CHEHALIS, WASHINGTON, AMENDING THE CITY OF CHEHALIS ZONING MAP, AND REZONING PARCEL NUMBER 017856001000, LOCATED AT 2988 JACKSON HIGHWAY, CHEHALIS, FROM SINGLE FAMILY LOW DENSITY (R1) TO MIXED RESIDENTIAL COMMERCIAL (MRC).**

**WHEREAS**, development patterns over time in the City of Chehalis can result in the need to re-evaluate whether the zoning of particular property or an area allows for that property or area to be put to its highest and best use; and

**WHEREAS**, a rezone request has been reviewed by City of Chehalis Building and Planning Department and determined to be consistent with the City's vision for future development; and

**WHEREAS**, the proposed rezone is consistent with all City of Chehalis and State of Washington zoning laws; and

**WHEREAS**, allowing for the requested rezone would be consistent with RCW 35A.70, the Growth Management Act; and

**WHEREAS**, all zoning changes need to be reflected in the City of Chehalis Zoning Map; and

**WHEREAS**, the proposed Zoning Map Amendment and rezone were heard at a duly noticed meeting of the Chehalis Planning Commission on May 17, 2022; and

**WHEREAS**, the required notice of the proposed changes were sent to the Washington State Department of Commerce on May 17, 2022 for a determination of consistency with the Washington Growth Management Act; and

**WHEREAS**, a Determination of Nonsignificance was issued pursuant to the Washington State Environmental Policy Act on May 16, 2022; and

**WHEREAS**, after full consideration, the Chehalis City Council has approved the proposed changes to Zoning Map amendment and rezone; now therefore,

**THE CITY COUNCIL OF THE CITY OF CHEHALIS, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** RZ-22-00.96, a requested zoning change from Single-Family Low Density (R-1) to Mixed Residential Commercial (MRC) **is approved** for parcel number 017856001000, 2988 Jackson Highway, Chehalis, Washington.

**Section 2.** The City of Chehalis Zoning map **is amended** to reflect the zoning change to parcel number 017856001000, 2988 Jackson Highway.

**Section 3.** Upon adoption, any section of previously adopted ordinances that may be in conflict with this ordinance are hereby repealed.

**Section 4.** If any section, sentence, clause or phrase of this Ordinance shall be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**Section 5.** The effective date of this Ordinance shall be the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**PASSED** by the City Council of the City of Chehalis, Washington, and **APPROVED** by its Mayor at a regularly scheduled open public meeting thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_

Mayor

Attest:

\_\_\_\_\_

City Clerk

Approve as to form:

\_\_\_\_\_

City Attorney



**ORDINANCE NO. 1055-B**

**AN ORDINANCE OF THE CITY OF CHEHALIS, WASHINGTON, AMENDING THE CITY OF CHEHALIS FUTURE LAND USE MAP, AND REZONING PARCEL NUMBERS 017808001006, 017808001044, 017855001001, AND 017855001002, LOCATED AT 2951 JACKSON HIGHWAY, CHEHALIS, FROM URBAN GROWTH AREA RESIDENTIAL (RUGA) TO MULTI-FAMILY HIGH DENSITY (R4).**

**WHEREAS**, development patterns over time in the City of Chehalis can result in the need to re-evaluate whether the zoning of particular property or an area allows for that property or area to be put to its highest and best use; and

**WHEREAS**, a rezone request has been reviewed by City of Chehalis Building and Planning Department and determined to be consistent with the City's vision for future development; and

**WHEREAS**, the proposed rezone is consistent with all City of Chehalis and State of Washington zoning laws; and

**WHEREAS**, allowing for the requested rezone would be consistent with RCW 35A.70, the Growth Management Act; and

**WHEREAS**, all zoning changes need to be reflected in the City of Chehalis Comprehensive Plan Future Land Use Map; and

**WHEREAS**, the proposed Land Use Map Amendment and rezone were heard at a duly noticed meeting of the Chehalis Planning Commission on May 17, 2022; and

**WHEREAS**, the required notice of the proposed changes were sent to the Washington State Department of Commerce on May 17, 2022 for a determination of consistency with the Washington Growth Management Act; and

**WHEREAS**, a Determination of Nonsignificance was issued pursuant to the Washington State Environmental Policy Act on May 16, 2022; and

**WHEREAS**, after full consideration, the Chehalis City Council has approved the proposed changes to Land Use Map amendment and rezone; now therefore,

**THE CITY COUNCIL OF THE CITY OF CHEHALIS, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** RZ-22-00.96, a requested zoning change from Urban Growth Area Residential (RUGA) to Multi-family High density (R4) **is approved** for parcel numbers 017808001006, 017808001044, 017855001001, AND 017855001002, 2951 Jackson Highway, Chehalis, Washington.

**Section 2.** The City of Chehalis Future Land Use map **is amended** to reflect the zoning change to parcel number 017808001006, 017808001044, 017855001001, AND 017855001002, 2951 Jackson Highway.

**Section 3.** Upon adoption, any section of previously adopted ordinances that may be in conflict with this ordinance are hereby repealed.

**Section 4.** If any section, sentence, clause or phrase of this Ordinance shall be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**Section 5.** The effective date of this Ordinance shall be the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**PASSED** by the City Council of the City of Chehalis, Washington, and **APPROVED** by its Mayor at a regularly scheduled open public meeting thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2022

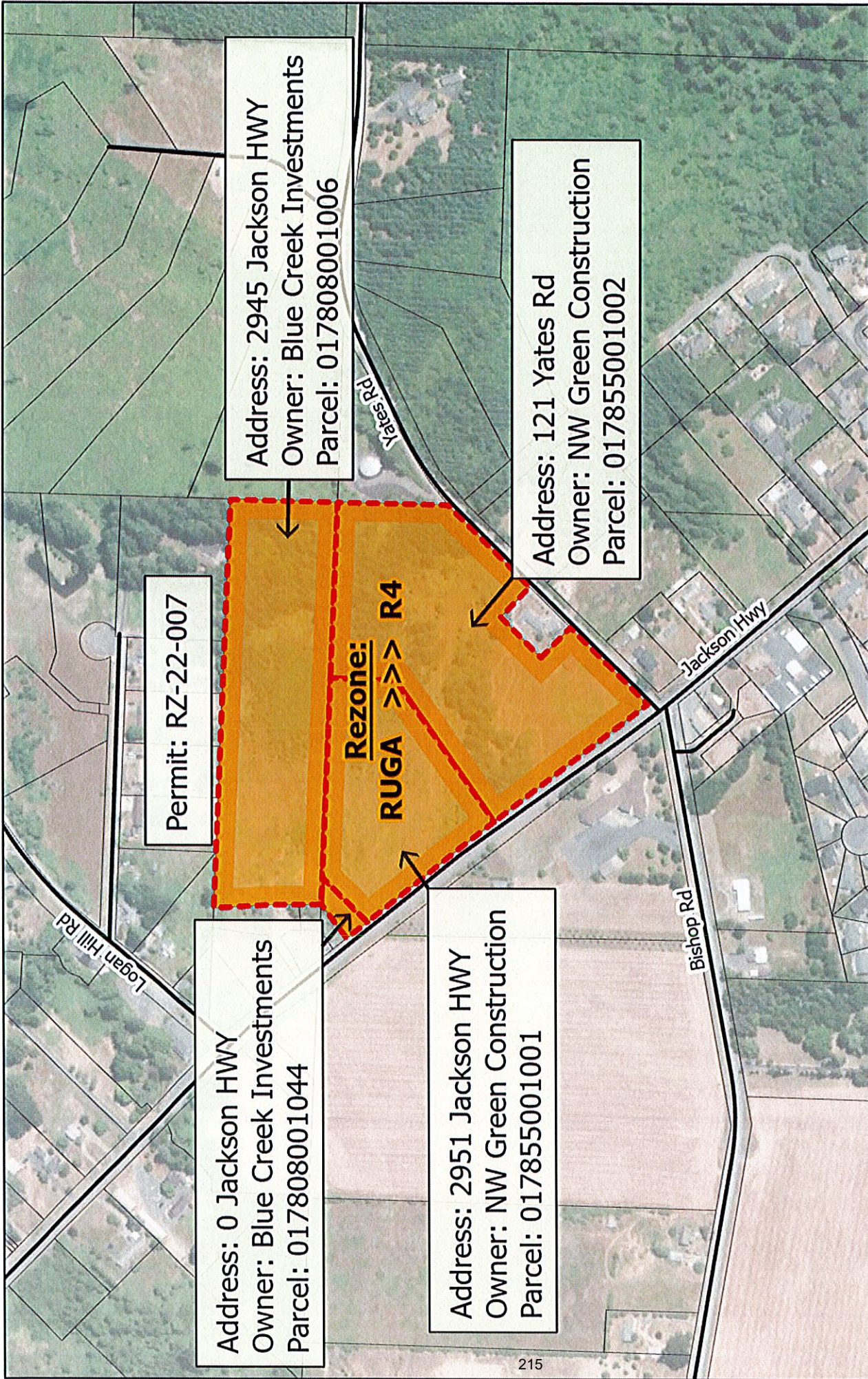
\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approve as to form:

\_\_\_\_\_  
City Attorney



Address: 0 Jackson HWY  
 Owner: Blue Creek Investments  
 Parcel: 017808001044

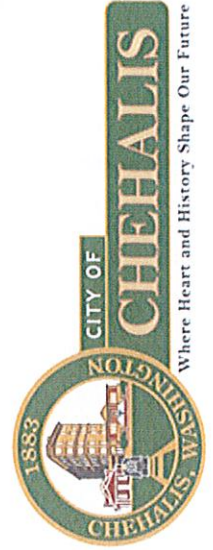
Address: 2951 Jackson HWY  
 Owner: NW Green Construction  
 Parcel: 017855001001

Permit: RZ-22-007

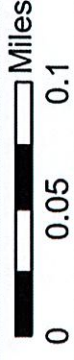
Address: 2945 Jackson HWY  
 Owner: Blue Creek Investments  
 Parcel: 017808001006

Address: 121 Yates Rd  
 Owner: NW Green Construction  
 Parcel: 017855001002

**Rezone:**  
**RUGA >>> R4**



# 2021 Rezoning Requests



**Zoning Requests**

Zoning Requests

Parcels



**CHEHALIS CITY COUNCIL MEETING  
AGENDA REPORT**

**TO:** The Honorable Mayor and City Council

**FROM:** Jill Anderson, City Manager

**BY:** Tammy Baraconi, Planning and Building Manager

**MEETING OF:** October 24, 2022

**SUBJECT:** **First reading of Ordinance #1045-B Updating the Land Use Map and #1056-B, Updating the Zoning Map and Rezoning Parcel #017856001000 from R-1, Single-family Residential to MRC, Mixed Residential Commercial**

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**ISSUE**

RCW 36.70A, the Growth Management Act, allows for periodic updates to the Comprehensive Plan. The owners of the Newaukum Valley Country Store submitted a request for the rezone of parcel #017856001000 located 2988 Jackson Hwy from R-1, Single family Residential to MRC, Mixed Residential Commercial.

**DISCUSSION**

In late 2021, during the open period for rezone requests, the owners of the Newaukum Valley Country Store submitted a letter requesting that 2988 Jackson Hwy be rezoned from R-1, Single family Residential to MRC, Mixed Residential Commercial.

On May 10, 2022, the Planning Commission held a public hearing to take testimony on this proposed rezone and make a recommendation. No one from the public spoke for or against this rezone request. After careful deliberation, the Planning Commission voted unanimously to recommend approval of the rezone request to the City Council.

**FISCAL IMPACT**

There is no fiscal impact to this proposal.

**RECOMMENDATION**

Staff recommends that the Council approve on first reading Ordinance #1045-B updating the Land Use Map and #1056-B, updating the Zoning Map rezoning parcel #017856001000 from R-1, Single family Residential to MRC, Mixed Residential Commercial.

**SUGGESTED MOTION**

Move to approve on first reading Ordinance #1045-B updating the Land Use Map and #1056-B, updating the Zoning Map rezoning parcel #017856001000 from R-1, Single family Residential to MRC, Mixed Residential Commercial.



**ORDINANCE NO. 1045-B**

**AN ORDINANCE OF THE CITY OF CHEHALIS, WASHINGTON, AMENDING THE CITY OF CHEHALIS ZONING MAP, AND REZONING PARCEL NUMBER 017856001000, LOCATED AT 2988 JACKSON HIGHWAY, CHEHALIS, FROM SINGLE FAMILY LOW DENSITY (R1) TO MIXED RESIDENTIAL COMMERCIAL (MRC).**

**WHEREAS**, development patterns over time in the City of Chehalis can result in the need to re-evaluate whether the zoning of particular property or an area allows for that property or area to be put to its highest and best use; and

**WHEREAS**, a rezone request has been reviewed by City of Chehalis Building and Planning Department and determined to be consistent with the City's vision for future development; and

**WHEREAS**, the proposed rezone is consistent with all City of Chehalis and State of Washington zoning laws; and

**WHEREAS**, allowing for the requested rezone would be consistent with RCW 35A.70, the Growth Management Act; and

**WHEREAS**, all zoning changes need to be reflected in the City of Chehalis Zoning Map; and

**WHEREAS**, the proposed Zoning Map Amendment and rezone were heard at a duly noticed meeting of the Chehalis Planning Commission on May 17, 2022; and

**WHEREAS**, the required notice of the proposed changes were sent to the Washington State Department of Commerce on May 17, 2022 for a determination of consistency with the Washington Growth Management Act; and

**WHEREAS**, a Determination of Nonsignificance was issued pursuant to the Washington State Environmental Policy Act on May 16, 2022; and

**WHEREAS**, after full consideration, the Chehalis City Council has approved the proposed changes to Zoning Map amendment and rezone; now therefore,

**THE CITY COUNCIL OF THE CITY OF CHEHALIS, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** RZ-22-00.96, a requested zoning change from Single-Family Low Density (R-1) to Mixed Residential Commercial (MRC) **is approved** for parcel number 017856001000, 2988 Jackson Highway, Chehalis, Washington.

**Section 2.** The City of Chehalis Zoning map **is amended** to reflect the zoning change to parcel number 017856001000, 2988 Jackson Highway.

**Section 3.** Upon adoption, any section of previously adopted ordinances that may be in conflict with this ordinance are hereby repealed.

**Section 4.** If any section, sentence, clause or phrase of this Ordinance shall be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**Section 5.** The effective date of this Ordinance shall be the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**PASSED** by the City Council of the City of Chehalis, Washington, and **APPROVED** by its Mayor at a regularly scheduled open public meeting thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_

Mayor

Attest:

\_\_\_\_\_

City Clerk

Approve as to form:

\_\_\_\_\_

City Attorney



**ORDINANCE NO. 1056-B**

**AN ORDINANCE OF THE CITY OF CHEHALIS, WASHINGTON, AMENDING THE CITY OF CHEHALIS FUTURE LAND USE MAP, AND REZONING PARCEL NUMBER 017856001000, LOCATED AT 2988 JACKSON HIGHWAY, CHEHALIS, FROM SINGLE FAMILY LOW DENSITY (R1) TO MIXED RESIDENTIAL COMMERCIAL (MRC).**

**WHEREAS**, development patterns over time in the City of Chehalis can result in the need to re-evaluate whether the zoning of particular property or an area allows for that property or area to be put to its highest and best use; and

**WHEREAS**, a rezone request has been reviewed by City of Chehalis Building and Planning Department and determined to be consistent with the City's vision for future development; and

**WHEREAS**, the proposed rezone is consistent with all City of Chehalis and State of Washington zoning laws; and

**WHEREAS**, allowing for the requested rezone would be consistent with RCW 35A.70, the Growth Management Act; and

**WHEREAS**, all zoning changes need to be reflected in the City of Chehalis Comprehensive Plan Future Land Use Map; and

**WHEREAS**, the proposed Land Use Map Amendment and rezone were heard at a duly noticed meeting of the Chehalis Planning Commission on May 17, 2022; and

**WHEREAS**, the required notice of the proposed changes were sent to the Washington State Department of Commerce on May 17, 2022 for a determination of consistency with the Washington Growth Management Act; and

**WHEREAS**, a Determination of Nonsignificance was issued pursuant to the Washington State Environmental Policy Act on May 16, 2022; and

**WHEREAS**, after full consideration, the Chehalis City Council has approved the proposed changes to Land Use Map amendment and rezone; now therefore,

**THE CITY COUNCIL OF THE CITY OF CHEHALIS, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** RZ-22-00.96, a requested zoning change from Single-Family Low Density (R-1) to Mixed Residential Commercial (MRC) **is approved** for parcel number 017856001000, 2988 Jackson Highway, Chehalis, Washington.

**Section 2.** The City of Chehalis Future Land Use map **is amended** to reflect the zoning change to parcel number 017856001000, 2988 Jackson Highway.

**Section 3.** Upon adoption, any section of previously adopted ordinances that may be in conflict with this ordinance are hereby repealed.

**Section 4.** If any section, sentence, clause or phrase of this Ordinance shall be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**Section 5.** The effective date of this Ordinance shall be the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**PASSED** by the City Council of the City of Chehalis, Washington, and **APPROVED** by its Mayor at a regularly scheduled open public meeting thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_

Mayor

Attest:

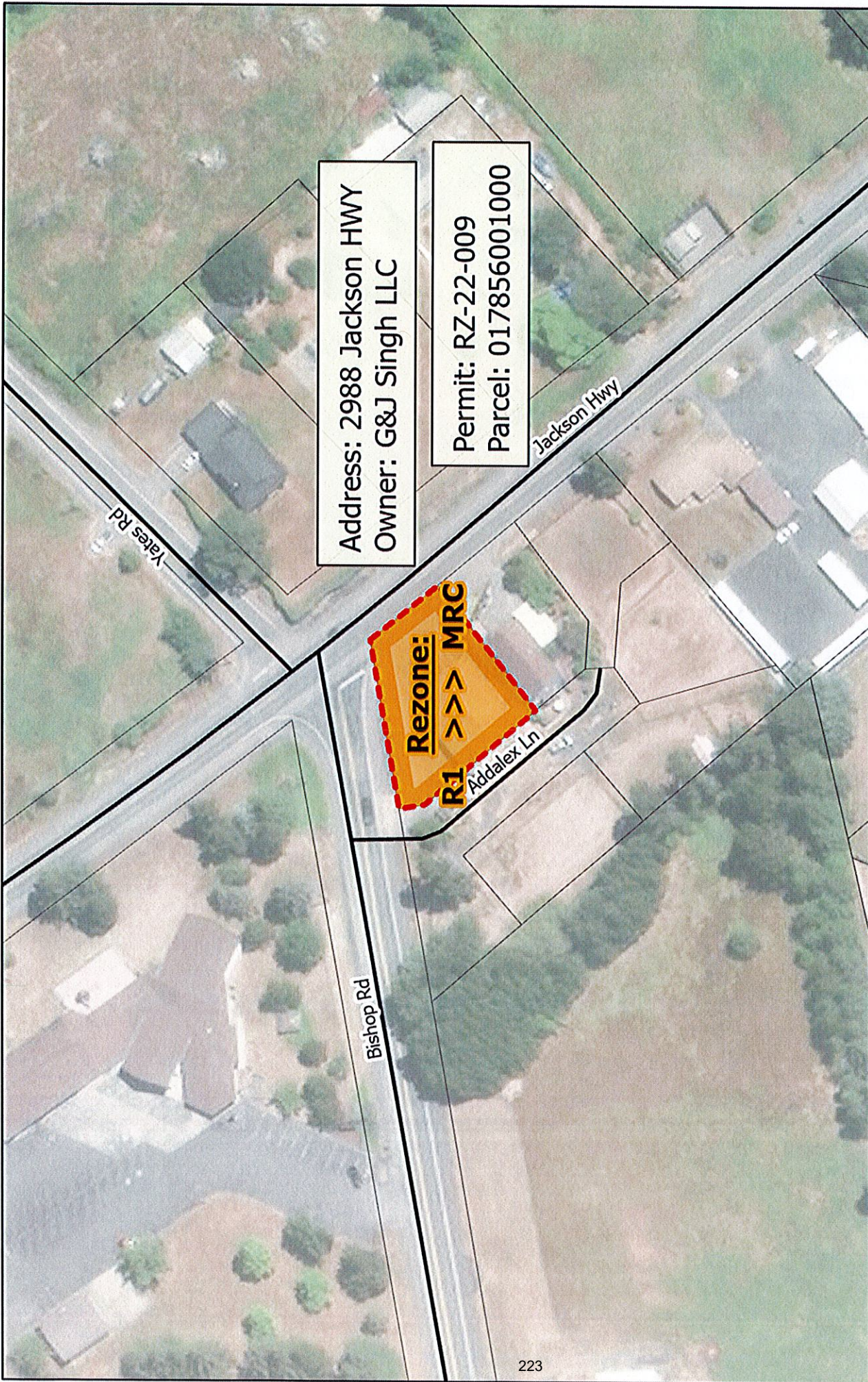
\_\_\_\_\_

City Clerk

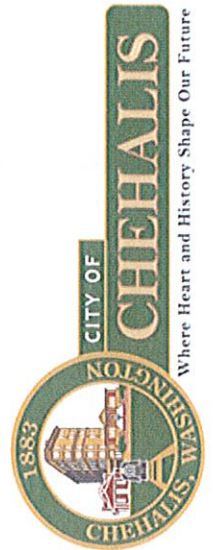
Approve as to form:

\_\_\_\_\_

City Attorney



# 2021 Rezoning Requests





**CHEHALIS CITY COUNCIL MEETING  
AGENDA REPORT**

**TO:** The Honorable Mayor and City Council

**FROM:** Jill Anderson, City Manager

**BY:** Tammy Baraconi, Planning and Building Manager

**MEETING OF:** October 24, 2022

**SUBJECT:** **First reading of Ordinance #1046-B Updating the Land Use Map and #1057-B, Updating the Zoning Map and Rezoning Parcel #017857003006 from CG, General Commercial to R-1, Single family Residential**

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**ISSUE**

RCW 36.70A, the Growth Management Act, allows for periodic updates to the Comprehensive Plan. The Port of Chehalis submitted a request for the rezone of parcel #017857003006 located on Bishop Road has requested the property be rezoned from CG, General Commercial to R-1, Single family Residential.

**DISCUSSION**

In late 2021, during the open period for rezone requests, The Port of Chehalis submitted a letter requesting that a property it owns on Bishop Road be rezoned from CG, General Commercial to R-1, Single family Residential.

On May 10, 2022, the Planning Commission held a public hearing to take testimony on this proposed rezone and make a recommendation. No one from the public spoke for or against this rezone request. After careful deliberation, the Planning Commission voted unanimously to recommend approval of the rezone request to the City Council.

**FISCAL IMPACT**

There is no fiscal impact to this proposal.

**RECOMMENDATION**

Staff recommends that the Council approve on first reading Ordinance #1046-B updating the Land Use Map and #1057-B, updating the Zoning Map rezoning parcel #017857003006 from CG, General Commercial to R-1, Single family Residential.

**SUGGESTED MOTION**

Move to approve on first reading Ordinance #1046-B updating the Land Use Map and #1057-B, updating the Zoning Map rezoning parcel #017857003006 from CG, General Commercial to R-1, Single family Residential.



**ORDINANCE NO. 1046-B**

**AN ORDINANCE OF THE CITY OF CHEHALIS, WASHINGTON, AMENDING THE CITY OF CHEHALIS ZONING MAP, AND REZONING PARCEL NUMBER 017857003006, LOCATED AT 0 BISHOP ROAD, CHEHALIS, FROM GENERAL COMMERCIAL (GC) TO SINGLE FAMILY LOW DENSITY (R1).**

**WHEREAS**, development patterns over time in the City of Chehalis can result in the need to re-evaluate whether the zoning of particular property or an area allows for that property or area to be put to its highest and best use; and

**WHEREAS**, a rezone request has been reviewed by City of Chehalis Building and Planning Department and determined to be consistent with the City's vision for future development; and

**WHEREAS**, the proposed rezone is consistent with all City of Chehalis and State of Washington zoning laws; and

**WHEREAS**, allowing for the requested rezone would be consistent with RCW 35A.70, the Growth Management Act; and

**WHEREAS**, all zoning changes need to be reflected in the City of Chehalis Zoning Map; and

**WHEREAS**, the proposed Zoning Map Amendment and rezone were heard at a duly noticed meeting of the Chehalis Planning Commission on May 17, 2022; and

**WHEREAS**, the required notice of the proposed changes were sent to the Washington State Department of Commerce on May 17, 2022 for a determination of consistency with the Washington Growth Management Act; and

**WHEREAS**, a Determination of Nonsignificance was issued pursuant to the Washington State Environmental Policy Act on May 16, 2022; and

**WHEREAS**, after full consideration, the Chehalis City Council has approved the proposed changes to Zoning Map amendment and rezone; now therefore,

**THE CITY COUNCIL OF THE CITY OF CHEHALIS, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** RZ-22-006, a requested zoning change from General Commercial (GC) to Single-Family Low Density (R-1) **is approved** for parcel number 017857003006, 0 Bishop Road, Chehalis, Washington.

**Section 2.** The City of Chehalis Zoning map **is amended** to reflect the zoning change to parcel number 01785003006, 0 Bishop Road, Chehalis, Washington.

**Section 3.** Upon adoption, any section of previously adopted ordinances that may be in conflict with this ordinance are hereby repealed.

**Section 4.** If any section, sentence, clause or phrase of this Ordinance shall be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**Section 5.** The effective date of this Ordinance shall be the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**PASSED** by the City Council of the City of Chehalis, Washington, and **APPROVED** by its Mayor at a regularly scheduled open public meeting thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_

Mayor

Attest:

\_\_\_\_\_

City Clerk

Approve as to form:

\_\_\_\_\_

City Attorney



**ORDINANCE NO. 1057-B**

**AN ORDINANCE OF THE CITY OF CHEHALIS, WASHINGTON, AMENDING THE CITY OF CHEHALIS FUTURE LAND USE MAP, AND REZONING PARCEL NUMBER 017857003006, LOCATED AT 0 BISHOP ROAD, CHEHALIS, FROM GENERAL COMMERCIAL (GC) TO SINGLE FAMILY LOW DENSITY (R1).**

**WHEREAS**, development patterns over time in the City of Chehalis can result in the need to re-evaluate whether the zoning of particular property or an area allows for that property or area to be put to its highest and best use; and

**WHEREAS**, a rezone request has been reviewed by City of Chehalis Building and Planning Department and determined to be consistent with the City's vision for future development; and

**WHEREAS**, the proposed rezone is consistent with all City of Chehalis and State of Washington zoning laws; and

**WHEREAS**, allowing for the requested rezone would be consistent with RCW 35A.70, the Growth Management Act; and

**WHEREAS**, all zoning changes need to be reflected in the City of Chehalis Comprehensive Plan Future Land Use Map; and

**WHEREAS**, the proposed Land Use Map Amendment and rezone were heard at a duly noticed meeting of the Chehalis Planning Commission on May 17, 2022; and

**WHEREAS**, the required notice of the proposed changes were sent to the Washington State Department of Commerce on May 17, 2022 for a determination of consistency with the Washington Growth Management Act; and

**WHEREAS**, a Determination of Nonsignificance was issued pursuant to the Washington State Environmental Policy Act on May 16, 2022; and

**WHEREAS**, after full consideration, the Chehalis City Council has approved the proposed changes to Land Use Map amendment and rezone; now therefore,

**THE CITY COUNCIL OF THE CITY OF CHEHALIS, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** RZ-22-006, a requested zoning change from General Commercial (GC) to Single-Family Low Density (R-1) **is approved** for parcel number 017857003006, 0 Bishop Road, Chehalis, Washington.

**Section 2.** The City of Chehalis Future Land Use map **is amended** to reflect the zoning change to parcel number 01785003006, 0 Bishop Road, Chehalis, Washington.

**Section 3.** Upon adoption, any section of previously adopted ordinances that may be in conflict with this ordinance are hereby repealed.

**Section 4.** If any section, sentence, clause or phrase of this Ordinance shall be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**Section 5.** The effective date of this Ordinance shall be the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**PASSED** by the City Council of the City of Chehalis, Washington, and **APPROVED** by its Mayor at a regularly scheduled open public meeting thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_

Mayor

Attest:

\_\_\_\_\_

City Clerk

Approve as to form:

\_\_\_\_\_

City Attorney



Address: 0 Bishop Rd  
 Owner: Port of Chehalis

Permit: RZ-22-006  
 Parcel: 017857003006

**Rezone:**  
**CG >>> R1**

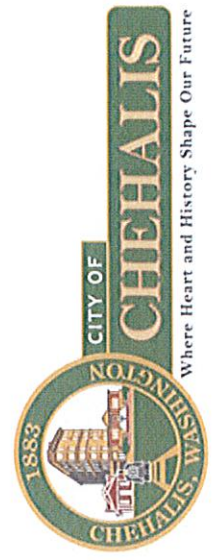


**Zoning Requests**

Zoning Requests

Parcels

# 2021 Rezoning Requests





**CHEHALIS CITY COUNCIL MEETING  
AGENDA REPORT**

**TO:** The Honorable Mayor and City Council  
**FROM:** Jill Anderson, City Manager  
**BY:** Chun Saul, Finance Director  
**MEETING OF:** October 24, 2022  
**SUBJECT:** **2022 Third Quarter Financial Status Report**

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**DISCUSSION**

This document provides a summary review of the City's financial activities and status for the third quarter 2022.

The attached financial statements include 1) a summary of all City funds with their beginning cash balances, total revenues and transfers in, total expenditures and transfers out, changes in fund balances during the year, and estimated ending cash balances 2) Two-year comparative financial statements for the General Fund and the major enterprise funds.

The financial statements have been formatted to be consistent with the budget for ease of comparison and review of information. Comparisons and variances shown are based on straight line projections. **The YTD target for September is 75% (9 of 12 months).**

**CITY-WIDE OVERVIEW**

Overall, on a city-wide basis, the city has received \$22,144,790 or 72.2% of the 2022 revenue budget and has expensed \$17,796,804 or 59.2% of the 2022 expenditure budget through September 30, 2022. About 96.2% of the 2022 interfund transfers have been completed by the end of the 3rd quarter 2022.

Total YTD city-wide revenues received is about 2.8% or \$856,356 below the nine-month target amount.

The key contributing factor for the YTD revenues being below the nine-month target amount is related to intergovernmental grant revenues. While the city's total tax revenues and enterprise funds' operating revenues are ahead of the nine-month target amount by about 2.1% or \$473,600 collectively, various state and federal grant payments received are below the nine-month target amount.

A total of \$5,355,216 of grant revenue, including \$3,050,000 TIB grant for three transportation projects and a \$233,425 RCO grant for the Flood Storage Maser Plan project, is budgeted but only \$2,489,641 or 46.5% has been received through the end of September 2022. This is about 28.5% or \$1,526,771 below the nine-month target amount. These grants are reimbursement grants, and the City will submit grant reimbursement requests as the City incurs eligible expenditures.

Total YTD city-wide expenditures through September 2022 is about 15.8% or \$4,747,167 below the nine-month target amount.

The City has expensed about 37.4% of its 2022 capital budget through September. This is about 37.3% or \$2,493,662 below the nine-month target amount. YTD operating expenditures through September is 66.5% of the 2022 budget and is 8.5% or \$1,760,098 below the nine-month target amount. About \$795,900 of the operating expenditure budget to actual variance is related to salaries and benefits due to several budgeted fulltime positions were remained unfilled as of September 30, 2022.

**City of Chehalis**  
**City-wide, All Funds Combined - Budget to Actual**  
**For the Third Quarter Ending September 30, 2022**

	2022		YTD % of Budget	YTD Variance
	Amended Budget	YTD Actual 9/30/2022		Actual to Target Positive (Negative)
<b>City-Wide, All Funds</b>				
Revenues	\$ 30,668,194	\$ 22,144,790	72.2%	\$ (856,356)
Transfers In	14,219,484	13,682,238	96.2%	3,017,625
<b>Revenues and Transfers in</b>	<b>44,887,678</b>	<b>35,827,028</b>	<b>79.8%</b>	<b>2,161,270</b>
Expenditures	30,058,628	17,796,804	59.2%	(4,747,167)
Transfers Out	14,219,484	13,682,238	96.2%	3,017,625
<b>Expenditures and Transfers Out</b>	<b>44,278,112</b>	<b>31,479,042</b>	<b>71.1%</b>	<b>(1,729,542)</b>
Excess Revenues Over (under)				
Expenditures	609,566	4,347,986	713.3%	\$ 3,890,811
Beginning Fund Balance	26,715,297	26,709,786	100.0%	(5,511)
Ending Fund Balance	\$ 27,324,863	\$ 31,057,772	113.7%	\$ 3,885,300

Other than the General Fund, all other funds are restricted or reserved funds that are used to account for specific revenues or resources that are legally restricted or designated to finance particular activities of the City, such as transportation benefit district (TBD), lodging tax, utilities, and Airport funds.

Additional information on the revenue and expenditure variances for the General Fund and the major enterprise funds are explained in more detail in the fund overview section below.

**Bottom Line:** The City operated within normal budget parameters.

**GENERAL FUND OVERVIEW**

The General Fund's YTD total revenue and transfers in is \$9,037,119. This is 2.1% or \$265,788 below the nine-month target amount. This is mainly due to the fact that the second half of the 2022 annual property tax is due to the County in October. The portion due to Chehalis will be transmitted in November.

Total YTD expenditures and transfers out is \$9,112,117. This is 7.4% or \$992,048 below the nine-month target amount. While YTD transfers out are 86.4% of the 2022 budget, YTD expenditures are 64.4% of the 2022 budget.

Total YTD expenditures and transfers out exceed the total revenues and transfers in by \$74,998.

The fund balance as of September 30, 2022, is \$2,638,506, which is about 22.1% of the 2022 general fund revenue budget.

General Fund Summary	2022 Amended Budget	YTD Actual 9/30/2022	YTD % of Budget	YTD Variance Actual to Target Positive (Negative)
Revenues	\$ 11,946,536	\$ 8,846,344	74.0%	\$ (113,558)
Transfers-In	457,340	190,775	41.7%	(152,230)
<b>Revenues and Transfers in</b>	<b>12,403,876</b>	<b>9,037,119</b>	<b>72.9%</b>	<b>(265,788)</b>
Expenditures	11,485,001	7,395,578	64.4%	1,218,173
Transfers-out	1,987,219	1,716,539	86.4%	(226,125)
<b>Expenditures and Transfers Out</b>	<b>13,472,220</b>	<b>9,112,117</b>	<b>67.6%</b>	<b>992,048</b>
Revenues Over (Under)				
Expenditures	(1,068,344)	(74,998)	7.0%	726,260
Beginning Fund Balance	2,719,202	2,713,504	99.8%	(5,698)
Ending Fund Balance	\$ 1,650,858	\$ 2,638,506	159.8%	\$ 720,562
Ending Fund Balance % of Revenue	13.8%	22.1%		

The 2022 amended budget has beginning fund balance of \$2,719,202, but the final actual beginning fund balance is \$2,713,504. The difference is \$5,698 which will be updated with the final 2023 budget amendment.

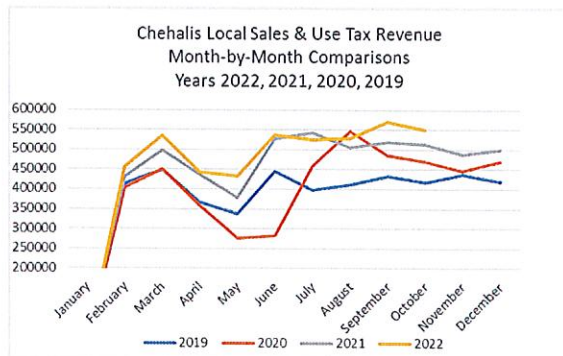
**General Fund Revenues:**

Total YTD tax revenues received is \$7,315,873 which makes up about 81% of total general fund revenues received through September 2022. The YTD tax revenue received is about 1.0% or \$102,827 below the nine-month target amount.

**Property Tax:** YTD received is \$1,273,781 or 59.6% of the 2022 levy budget. This is normal trend for this time of the year. The second half of the 2022 property tax is due in October and transmitted to the City in November.

**Sales Tax:** YTD received is \$4,754,579 or 78.9% of the 2022 budget. This is 3.9% or \$232,904 above the nine-month target amount. This total includes the 1.0% local regular and optional sales tax, 0.1% county imposed criminal justice sales tax that is shared with cities and brokered natural gas sales tax. Sales tax is the City’s largest revenue source. YTD sales tax revenues make up about 52.6% of the total general fund revenues received through September 2022.

YTD sales tax collected through September 2022 is up \$235,602 or 5.2% from the same period last year.



YTD sales tax from the motor vehicle and parts dealers sector up \$62,593 or 6.0%; whereas the general merchandise retailers sector showed a decrease of 1.4% from this time last year.

**Utility Business Tax:** YTD received is \$1,244,666 or 74.8% of the 2022 budget. This is 0.2% or \$3,109 below the nine-month target amount.

**Licenses and Permits:** YTD received is \$419,123 or 89.8% of the 2022 budget. This is 14.8% or \$68,948 above the nine-month target amount. This amount includes business licenses fees, franchise fees, building permit fees, and other permit fees. (i.e., animal licenses and gun permits). All of the positive variance is from building permit fees. Building permit fees received through September is \$308,447 or 91.3% of the 2022 budget. 2022 YTD building permit fees revenues increased by \$81,783 or 38% from this time last year.

**Intergovernmental Revenue:** YTD received is \$333,633 or 52.6% of the 2022 budget. This is about 22.4% or \$141,957 below the nine-month target amount. This category includes intergovernmental grants, state shared revenues, and the Main Street B&O Tax Credit. The key contributing factor for the YTD revenue being below the target amount is the state RCO grant for the flood storage master plan project. A \$233,425 grant revenue was included in the 2022 budget, but none has been received in 2022. It is not expected to receive the grant revenue in 2022, as the scope of work and grant period has been extended to 2023.

**Charges for goods and services:** YTD received is \$409,822 or 83.3% of the 2022 budget. This category includes charges for fire and police services, plan check review fees, and recreation program fees. Recreation program fees make up about 48% of the 2022 budget in this category. 2022 parks and recreation program revenue budget is \$211,600 and has received \$197,692 or 93.4% of the 2022 budget. This is about 26% or \$38,992 increase from this time last year. This increase is contributable to the revenues from pool operations. In 2021, the pool was open for a fewer number of days due to the COVID-19 pandemic restrictions.

**Miscellaneous:** YTD revenues through September is \$299,954 or 87.8% of the 2022 budget. This amount includes \$119,950 in rental fees for city park facilities and downtown parking, \$41,567 for drug seizure funds disbursed to the City from the Lewis County Joint Enforcement Team (JNET), \$72,324 in proceeds from sale of right-of-way agreement, \$25,959 in investment interest, and \$40,154 for various other.

#### **General Fund Expenditures and Transfers-out**

Total YTD expenditures and transfers is \$9,112,117 or 67.6% of the 2022 budget. This is 7.4% or \$992,048 below the nine-month target amount.

The YTD expenditures is \$7,395,578 or 64.4% of the 2022 budget. This is 10.6% or \$1,218,173 below the nine-month target amount. About 43% or \$516,571 the total variance is related to payroll expenditures, due to the City was unable to fill several budgeted full-time positions as of September 2022. These positions include five (5) police officers and one (1) financial analyst.

YTD expenditures for most departments are within the nine-month target amount with the following exceptions:

- City Clerk department exceeded the nine-month target amount by 4.0% or \$2,693. This variance is due to the payroll budget projection being lower than the actual due to staff changes since the budget adoption.



- Non-departmental department exceeded the nine-month target amount by 9.0% or \$203,782. The key contributing factor for the YTD amount exceeding the nine-month target amount is related to transfers out to certain reserve funds. The 2022 amended budget includes a total of \$1,987,219 transfers out to the following funds:
  - Street Fund \$822,000 for street maintenance and operations
  - LEOFF 1 OPEB Reserve Fund \$205,800
  - G.O. Bond Fund \$24,419 for 2011 LTGO bond debt service payment
  - Public Facilities Reserve Fund \$485,000
  - Automotive/Equipment Reserve Fund \$450,000

About 86% of the 2022 budget has been transferred to these funds by the end of September.

- Recreation department exceeded the nine-month target amount by 4.7% or \$23,083. This is normal trend for this department for this time of the year, as significant expenses incur during the summer months including seasonal part-time staff for the pool.

YTD expenditures for public safety (police and fire) is \$4,114,115 and makes up about 47.0% of the total YTD general fund expenditures (exclude transfers) through September 2022.

**Bottom Line:** Overall, the general fund operated within the budget parameters.

## **ENTERPRISE FUND OVERVIEW**

### **Wastewater Fund and Wastewater Capital Fund**

Total YTD operating revenues is \$4,473,806 or 80.5% of the 2022 budget. This is \$307,781 above the nine-month target amount.

Total YTD operating expenditures is \$2,435,500 or 66.7% of the 2022 budget. This is 8.3% or \$304,715 below the nine-month target amount. 2022 capital outlay budget is \$542,000 but only \$70,728 or 13.0% of the budget has been expensed through September. YTD debt service expenditure is 51.1% of the 2022 budget and is \$450,827 below the nine-month target amount.

Total YTD revenues received exceeded total expenditures by \$1,006,249.

### **Water Fund and Water Capital Fund**

Total YTD operating revenues is \$2,337,071 or 74.1% of the 2022 budget. This is 0.9% or \$29,214 below the nine-month target amount. Hookup/connection fee revenue exceeds the nine-month target amount, but the revenues from rate charges is 4.8% or \$140,938 below the nine-month target amount.

Total YTD operating expenditures is \$1,770,304 or 70.1% of the 2022 budget. This is 4.9% or \$123,796 below the nine-month target amount.

Total YTD expenditures for capital outlays is 52.2% of the 2022 budget and is \$191,075 below the nine-month target amount. About 99.4% of the 2022 debt service budget has been expensed by the end of September.

Total YTD expenditures exceeded the total revenue by \$50,219.

**Storm & Surface Water Fund and Storm & Surface Water Capital Fund**

Total YTD operating revenues is \$567,055 or 78.8% of the 2022 budget. This is 3.8% or \$27,227 ahead of the nine-month target amount.

Total YTD operating expenditures is \$339,378 or 58.5% of the 2022 budget. This is 16.5% or \$96,072 below the nine-month target amount. One of the key contributing factors for this variance is due to the Street/Stormwater Superintendent position was unfilled for the first half of the year. YTD capital outlays is \$35,544 or 57.9% the 2022 budget.

Total YTD revenues received exceeded total expenditures by \$193,168.

**Airport Fund and Airport Capital Fund**

Total YTD operating revenues is \$1,530,213 or 81.5% of the 2022 budget. This is 6.5% or \$121,780 above the nine-month target amount. Fuel sales is about 13.3% or \$86,433 above the nine-months target amount, and the lease revenue is about 2.1% or \$25,075 ahead of the nine-month target amount. Other revenues include federal grant reimbursement \$790,426 and CARB loan distribution \$147,163.

Total YTD operating expenditures is \$991,960 or 73.4% of the 2022 budget. This is 1.6% or \$22,251 below the nine-month target amount.

2022 capital outlay budget is \$682,210 and about 90.0% of the budget has been expensed through September 2022. The interfund loan from the Water fund has been paid in full of as of September 30, 2022.

Total YTD revenues received exceeded total expenditures by \$786,926.

**TREASURER’S REPORT – CASH AND INVESTMENTS**

The City’s total cash, deposits, and investments as of September 30, 2022, is \$31,057,772. About 86% of the City’s cash is invested and earns interests. The remaining 13% is deposited in checking accounts to cover on-going cash flow needs.

- ❖ **Only 8.5% or \$2,638,506 of the total cash and investments belongs to the General Fund. Other than the General Fund, all other funds are restricted funds which account for specific revenues or resources that are legally restricted or designated to finance particular activities of the city, such as transportation benefit district, lodging tax, utilities, and Airport funds.**

A summary of cash funds and investment types are as follows:

City of Chehalis Cash, Deposits & Investments - Total Combined All Funds		
Account Type	Balance 9/30/2022	% of Total
Checking & Revolving Cash Fund	\$ 4,137,056	13%
Local Government Investment Pool (LGIP)	21,845,419	70%
US Govt Agency Securities (Bonds)	5,075,297	16%
Total	\$ 31,057,772	100%

**Note: Other than the General Fund, all other funds are restricted or designated fund to finance particular activities of the City.**

<b>Note: Other than the General Fund, all other funds are restricted or designated to finance particular activities of the City.</b>		

As of September 30, 2022, the City also holds an additional \$44,882 in the City’s checking account for custodial funds for moneys to be disbursed to other agencies (i.e., sales and leasehold taxes and state court revenues).

Total YTD investment interest earnings through September 30, 2022, totaled \$183,261. The LGIP average net earnings rate for 2022 YTD is 0.996% which increased from 0.109% from the same time last year. LGIP net earnings rate as of 9/30/2022 was \$2.561%.

Investment Interest Earnings	Interest YTD	LGIP AVG Net Return %
2022 YTD	\$ 183,261	0.9960%
2021 YTD	\$ 24,119	0.1097%
Increase (Decrease)	\$ 159,142	0.8863%

**FISCAL IMPACT**

As shown.

**RECOMMENDATION**

It is recommended that the City Council review this information and let staff know if there are any questions.

**SUGGESTED MOTION**

N/A



# City of Chehalis



## Quarterly Council Financial Report Third Quarter 2022

For the Period Ending  
September 30, 2022  
(January through September)

The City of Chehalis, Washington

City of Chehalis  
 Revenues, Expenditures, and Fund Balances - Budget to Actual  
 2022 Third Quarter Financial Statements - All Funds  
 As of September 30, 2022

Fund Type/Name	Beginning Fund Balance			Revenues & Transfers			Expenditures & Transfers			Changes in Fund Balance			Ending Fund Balance	
	2022 Amended Budget	Actual 1/1/2022		2022 Amended Budget	YTD 9/30/2022 Actual	YTD % of Budget	Balance	YTD 9/30/2022 Actual	YTD % of Budget	Balance	2022 Amended Budget	YTD 9/30/2022 Actual	2022 Amended Budget	YTD 9/30/2022 Actual
<b>General Fund &amp; Sub-Funds:</b>														
General Fund	\$ 2,719,202	\$ 2,713,504		\$ 12,403,876	\$ 9,037,119	72.9%	\$ 3,366,757	\$ 9,112,117	67.6%	\$ 4,360,103	\$ (1,068,344)	\$ (74,998)	1,650,858	\$ 2,638,506
<b>Sub-funds:</b>														
Street Fund	287,980	287,980		1,075,701	837,107	77.8%	238,594	712,520	66.0%	367,056	(3,875)	124,587	284,105	412,567
Building Abatement Fund	51,659	51,659		50	329	658.0%	(279)	-	0.0%	-	50	329	51,709	51,988
<b>Total General Fund and Sub-Funds</b>	<b>3,058,841</b>	<b>3,053,143</b>		<b>13,479,627</b>	<b>9,874,555</b>	<b>544.4%</b>	<b>3,605,072</b>	<b>9,824,637</b>	<b>364.4%</b>	<b>4,727,159</b>	<b>(1,072,169)</b>	<b>49,918</b>	<b>1,986,672</b>	<b>3,103,061</b>
<b>Special Revenue Funds:</b>														
Arterial Street Fund	96,855	96,855		-	-	0.0%	-	90,828	100.0%	-	(90,828)	(90,828)	6,027	6,027
Transportation Benefit Dist. Fund	3,071,696	3,071,696		4,401,100	1,650,713	37.5%	2,750,387	1,109,810	30.0%	2,590,190	701,100	540,903	3,772,796	3,612,599
Tourism Fund	140,104	140,104		235,070	226,051	96.2%	9,019	172,631	66.9%	85,355	85,355	53,420	117,188	193,524
Compensated Absences Fund	247,014	247,201		240	1,338	557.5%	(1,098)	38,110	61.8%	23,590	(61,460)	(36,772)	185,554	210,429
LEOFF 1 OPEB Reserve Fund	66,077	66,077		205,900	126,553	61.5%	79,347	94,563	60.3%	62,137	49,200	31,990	115,277	98,067
Community Block Grant Fund	24,613	24,613		25	157	628.0%	(132)	628,000	0.0%	1,000	(975)	157	23,638	24,770
HUD Block Grant Fund	88,501	88,501		85	564	(479)	663.5%	-	2,000	2,000	(1,915)	564	86,586	89,065
Federal Advance Grant Fund	1,068,806	1,068,806		1,075,593	1,080,368	100.4%	(4,775)	165,476	38.4%	265,354	644,763	914,892	1,713,569	1,983,698
<b>Total Special Revenue Funds</b>	<b>4,803,666</b>	<b>4,803,853</b>		<b>5,918,013</b>	<b>3,085,744</b>	<b>52.1%</b>	<b>2,832,269</b>	<b>1,671,418</b>	<b>35.6%</b>	<b>3,029,626</b>	<b>1,216,969</b>	<b>1,414,326</b>	<b>6,020,635</b>	<b>6,218,179</b>
<b>Debt Service Funds:</b>														
2011 G.O. Bond Fund	5	5		299,516	299,516	100.0%	-	145,440	48.6%	154,075	1	154,076	6	154,081
<b>Total Debt Service Fund</b>	<b>5</b>	<b>5</b>		<b>299,516</b>	<b>299,516</b>	<b>100.0%</b>	<b>-</b>	<b>145,440</b>	<b>48.6%</b>	<b>154,075</b>	<b>1</b>	<b>154,076</b>	<b>6</b>	<b>154,081</b>
<b>Capital Project Funds:</b>														
Public Facilities Reserve Fund	477,066	477,066		485,250	488,541	100.7%	(3,291)	345,983	57.2%	259,017	(119,750)	142,558	357,316	619,624
Automotive/Equip. Reserve Fund	283,253	283,253		450,100	453,893	100.8%	(3,793)	-	0.0%	-	450,100	453,893	733,353	737,146
Park Improvement Fund	-	-		200,750	181,122	90.2%	19,628	2,134	2.2%	96,716	101,900	178,988	101,900	178,988
First Quarter REET Fund	288,772	288,772		126,475	120,394	6.006	6,006	130,494	100.0%	-	(4,094)	(10,100)	284,678	278,672
Second Quarter REET Fund	367,156	367,156		126,475	121,268	5.207	5,207	73,256	100.0%	1	53,218	48,012	420,374	415,168
<b>Total Capital Project Funds</b>	<b>1,416,247</b>	<b>1,416,247</b>		<b>1,388,975</b>	<b>1,365,218</b>	<b>98.3%</b>	<b>23,757</b>	<b>551,867</b>	<b>60.8%</b>	<b>355,734</b>	<b>481,374</b>	<b>813,351</b>	<b>1,897,621</b>	<b>2,229,598</b>
<b>Proprietary Funds:</b>														
Garbage Fund	8,449	8,449		6,110	5,083	83.2%	1,027	4,498	64.3%	2,502	(890)	585	7,559	9,034
Wastewater Fund	5,468,851	5,468,851		5,406,900	4,469,106	82.7%	937,794	5,461,589	72.5%	2,074,905	(2,129,594)	(992,483)	3,339,257	4,476,368
Wastewater Capital Fund	-	-		2,147,800	2,004,700	93.3%	143,100	31,593	5.8%	510,407	1,605,800	1,973,107	1,605,800	1,973,107
Water Fund	7,866,126	7,866,126		2,987,201	2,413,917	80.8%	573,284	8,447,739	91.3%	801,070	(6,261,608)	(6,033,822)	1,604,518	1,832,304
Water Capital Fund	-	-		6,757,600	6,424,863	95.1%	332,737	439,675	52.3%	401,325	5,916,600	5,985,188	5,916,600	5,985,188
Storm & Surface Water Fund	1,516,682	1,516,682		584,370	559,003	95.7%	25,367	1,643,656	87.6%	232,364	(1,291,650)	(1,084,653)	225,032	432,029
Storm & Surface Water Capital Fund	-	-		1,430,400	1,303,052	91.1%	127,348	33,544	57.9%	24,356	1,372,500	1,269,508	1,372,500	1,269,508
Airport Fund	1,543,750	1,543,750		1,488,160	1,520,920	102.2%	(32,760)	2,606,126	86.5%	407,297	(1,525,263)	(1,085,206)	18,487	458,544
Airport Capital Fund	-	-		2,977,526	2,480,882	83.3%	496,644	614,308	90.0%	67,902	2,295,316	1,866,574	2,295,316	1,866,574
<b>Total Proprietary Funds</b>	<b>16,403,858</b>	<b>16,403,858</b>		<b>23,786,067</b>	<b>21,181,526</b>	<b>89.1%</b>	<b>2,604,541</b>	<b>19,282,728</b>	<b>81.0%</b>	<b>4,522,128</b>	<b>(18,789)</b>	<b>1,898,798</b>	<b>16,385,069</b>	<b>18,302,656</b>
<b>Fiduciary Funds: (Exclude Custodial Funds)</b>														
Firemen's Pension Fund	1,032,680	1,032,680		15,480	20,469	132.2%	(4,989)	2,952	22.2%	10,348	2,180	17,517	1,034,860	1,050,197
<b>Total Fiduciary Funds</b>	<b>1,032,680</b>	<b>1,032,680</b>		<b>15,480</b>	<b>20,469</b>	<b>132.2%</b>	<b>(4,989)</b>	<b>2,952</b>	<b>22.2%</b>	<b>10,348</b>	<b>2,180</b>	<b>17,517</b>	<b>1,034,860</b>	<b>1,050,197</b>
<b>TOTAL ALL CITY FUNDS</b>	<b>\$ 26,715,297</b>	<b>\$ 26,709,786</b>		<b>\$ 44,887,678</b>	<b>\$ 35,827,028</b>	<b>79.8%</b>	<b>\$ 9,060,650</b>	<b>\$ 31,479,042</b>	<b>71.1%</b>	<b>\$ 12,799,070</b>	<b>\$ 609,566</b>	<b>\$ 4,347,986</b>	<b>\$ 27,324,863</b>	<b>\$ 31,057,772</b>

Note: May contain rounding differences of +/-

City of Chehalis  
 Comparative Revenues, Expenditures, and Fund Balances - Budget to Actual  
 September 2022 and 2021  
 General Fund

YTD Target % \* 75.00%

GENERAL FUND (#001)	2021 Amended Budget	2021 YTD Actual 9/30/2021	2021 YTD % of Budget	2022 Amended Budget	2022 YTD Actual 9/30/2022	2022 YTD % of Budget	^Variance YTD Target vs. Actual	Change YTD Actual 2022- 2021
<b>Revenues:</b>								
<b>Taxes:</b>								
Property Taxes	\$ 1,980,859	\$ 1,192,877	60.2%	\$ 2,137,200	\$ 1,273,781	59.6%	\$ (329,119)	\$ 80,904
Sales and Use Taxes	5,905,300	4,518,977	76.5%	6,028,900	4,754,579	78.9%	232,904	235,602
Utility Taxes	1,667,380	1,326,823	79.6%	1,663,700	1,244,666	74.8%	(3,109)	(82,157)
Other Taxes	54,700	41,055	75.1%	61,800	42,847	69.3%	(3,503)	1,792
<b>Total Taxes</b>	<b>9,608,239</b>	<b>7,079,732</b>	<b>73.7%</b>	<b>9,891,600</b>	<b>7,315,873</b>	<b>74.0%</b>	<b>(102,827)</b>	<b>236,141</b>
<b>Non-Tax Revenues:</b>								
Licenses and Permits	397,710	328,648	82.6%	466,900	419,123	89.8%	68,948	90,475
Intergovernmental Revenues	430,356	342,958	79.7%	634,120	333,633	52.6%	(141,957)	(9,325)
Charges for Goods & Services	467,185	332,672	71.2%	492,000	409,822	83.3%	40,822	77,150
Fines and Forfeitures	112,705	80,462	71.4%	120,100	67,939	56.6%	(22,136)	(12,523)
Intereste earnings	16,600	9,737	58.7%	31,700	25,959	81.9%	2,184	16,222
Rents	74,050	57,357	77.5%	152,000	119,950	78.9%	5,950	62,593
Miscellaneous other	51,183	48,604	95.0%	69,792	67,976	97.4%	15,632	19,372
<b>Total Non-Tax Revenues</b>	<b>1,549,789</b>	<b>1,200,438</b>	<b>77.5%</b>	<b>1,966,612</b>	<b>1,444,402</b>	<b>73.4%</b>	<b>(30,557)</b>	<b>243,964</b>
<b>Other Funding Sources:</b>								
Proceeds from Debt Issuance	-	-	0.0%	-	-	0.0%	-	-
Other Funding Sources	5,000	19,529	390.6%	88,324	86,069	97.4%	19,826	66,540
Transfers-in	-	-	0.0%	457,340	190,775	41.7%	(152,230)	190,775
<b>Total Other Funding Sources</b>	<b>5,000</b>	<b>19,529</b>	<b>390.6%</b>	<b>545,664</b>	<b>276,844</b>	<b>50.7%</b>	<b>(132,404)</b>	<b>257,315</b>
<b>Total Revenues</b>	<b>\$ 11,163,028</b>	<b>\$ 8,299,699</b>	<b>74.3%</b>	<b>\$ 12,403,876</b>	<b>\$ 9,037,119</b>	<b>72.9%</b>	<b>\$ (265,788)</b>	<b>\$ 737,420</b>
<b>Expenditures</b>								
<b>Expenditures by Department:</b>								
City Council	\$ 62,430	\$ 45,907	73.5%	\$ 113,300	\$ 53,925	47.6%	\$ 31,050	\$ 8,018
Municipal Court	403,316	291,884	72.4%	353,400	234,009	66.2%	31,041	(57,875)
City Manager	206,015	139,752	67.8%	233,870	153,905	65.8%	21,498	14,153
Finance	305,635	196,783	64.4%	351,300	210,740	60.0%	52,735	13,957
City Clerk	65,776	44,608	67.8%	67,000	52,943	79.0%	(2,693)	8,335
Legal Service	94,700	58,495	61.8%	76,700	51,042	66.5%	6,483	(7,453)
Facilities and Parks	1,307,686	1,027,372	78.6%	1,519,962	1,124,680	74.0%	15,292	97,308
Non-Departmental	1,427,917	755,963	52.9%	2,270,469	1,906,632	84.0%	(203,782)	1,150,669
Human Resources	99,750	70,003	70.2%	247,720	112,194	45.3%	73,596	42,191
Police	3,274,610	2,377,866	72.6%	3,795,380	2,341,904	61.7%	504,631	(35,962)
Fire	2,318,815	1,611,883	69.5%	2,628,274	1,772,211	67.4%	198,995	160,328
Public Works - Streets	606,257	437,257	72.1%	-	-	0.0%	-	(437,257)
Planning & Building	810,340	545,917	67.4%	1,323,650	706,453	53.4%	286,285	160,536
Recreation	381,550	273,081	71.6%	491,195	391,479	79.7%	(23,083)	118,398
<b>Total Expenditures</b>	<b>11,364,797</b>	<b>7,876,771</b>	<b>69.3%</b>	<b>13,472,220</b>	<b>9,112,117</b>	<b>67.6%</b>	<b>992,048</b>	<b>1,235,346</b>
<b>Excess Revenues Over (Under) Expenditures</b>	<b>\$ (201,769)</b>	<b>\$ 422,928</b>	<b>-209.6%</b>	<b>\$ (1,068,344)</b>	<b>\$ (74,998)</b>	<b>7.0%</b>	<b>726,260</b>	<b>\$ (497,926)</b>
<b>Beginning Fund Balance</b>	<b>2,240,739</b>	<b>2,240,739</b>	<b>100.0%</b>	<b>2,719,202</b>	<b>2,713,504</b>	<b>99.8%</b>	<b>-</b>	<b>472,765</b>
<b>Ending Fund Balance</b>	<b>\$ 2,038,970</b>	<b>\$ 2,663,667</b>	<b>130.6%</b>	<b>\$ 1,650,858</b>	<b>\$ 2,638,506</b>	<b>159.8%</b>	<b>\$ 726,260</b>	<b>\$ (25,161)</b>

Foot Note:

\* The target percentage of budget is calculated as the month of reporting (9 for September) divided by the number of months (12) in the year.

^ Variance from YTD target amount to YTD actual amount. Positive variance, if YTD revenue>target amount and YTD expenditure<target amount.

City of Chehalis  
Expenditures by Category - Budget to Actual  
September 2022 and 2021  
General Fund

GENERAL FUND (#001)	2021 Amended Budget	2021 YTD Actual 9/30/2021	2021 YTD % of Budget	YTD Target % * 75.00%		2022 YTD % of Budget	^Variance YTD Target vs. Actual	Change YTD Actual 2022- 2021
				2022 Amended Budget	2022 YTD Actual 9/30/2022			
<b>Expenditures by Category:</b>								
Salaries	\$ 5,078,950	\$ 3,697,253	72.8%	\$ 5,302,130	\$ 3,700,938	69.8%	\$ 275,660	\$ 3,685
Benefits	2,150,133	1,561,895	72.6%	2,494,470	1,629,942	65.3%	240,911	68,047
<b>Subtotal for Payroll</b>	<b>7,229,083</b>	<b>5,259,148</b>	<b>72.7%</b>	<b>7,796,600</b>	<b>5,330,880</b>	<b>68.4%</b>	<b>516,571</b>	<b>71,732</b>
Supplies	491,229	320,771	65.3%	448,645	299,382	66.7%	37,101	(21,389)
Services	2,665,622	1,815,771	68.1%	3,238,691	2,044,248	63.1%	384,770	228,477
Capital Outlay	65,040	53,464	82.2%	373,332	52,328	14.0%	227,671	(1,136)
Debt Service	128,406	99,703	77.6%	67,933	68,139	100.3%	(17,189)	(31,564)
Non-expense (582.589.*.00)	38,243	35,278	92.2%	6,000	2,659	44.3%	1,841	(32,619)
Transfers-out	1,193,374	615,533	51.6%	1,987,219	1,716,539	86.4%	(226,125)	1,101,006
Inferfund Charges	(446,200)	(322,897)	72.4%	(446,200)	(402,058)	90.1%	67,408	(79,161)
<b>Total Expenditures</b>	<b>11,364,797</b>	<b>7,876,771</b>	<b>69.3%</b>	<b>13,472,220</b>	<b>\$ 9,112,117</b>	<b>67.6%</b>	<b>992,048</b>	<b>1,235,346</b>

Foot Note:

\* The target percentage of budget is calculated as the month of reporting (9 for September) divided by the number of months (12) in the year.

^ Variance from YTD target amount to YTD actual amount. Positive variance, if YTD revenue>target amount and YTD expenditure<target amount.



City of Chehalis  
 Comparative Revenues and Expenditures - Budget to Actual  
 September 2022 and 2021  
 Wastewater Fund and Wastewater Capital Fund

YTD Target % \* 75.00%

	2021 Amended Budget	2021 YTD Actual 9/30/2021	2021 YTD % of Budget	2022 Amended Budget	2022 YTD Actual 9/30/2022	2022 YTD % of Budget	^Variance YTD Target vs. Actual	Change YTD Actual 2022- 2021
<b>Revenues:</b>								
<b>Operating Revenues:</b>								
Intergovernmental Revenues	\$ 36,211	\$ 38,211	105.5%	\$ -	\$ -	0.0%	\$ -	\$ (38,211)
Charges for Services	5,082,600	3,985,236	78.4%	5,100,200	4,072,954	79.9%	247,804	87,718
Hookup/Connection Fee	119,200	124,955	104.8%	100,200	146,440	146.1%	71,290	21,485
Capacity Charge (Cost Share)	277,400	138,689	50.0%	277,400	173,361	62.5%	(34,689)	34,672
Late Payment Fees	1,200	360	30.0%	42,200	41,980	99.5%	10,330	41,620
Interest Earnings	10,000	4,152	41.5%	30,000	34,436	114.8%	11,936	30,284
Miscellaneous other	5,100	3,701	72.6%	4,700	4,635	98.6%	1,110	934
<b>Total Operating Revenues</b>	<b>5,531,711</b>	<b>4,295,304</b>	<b>77.6%</b>	<b>5,554,700</b>	<b>4,473,806</b>	<b>80.5%</b>	<b>307,781</b>	<b>178,502</b>
<b>Other Fund Sources:</b>								
Debt Issue Proceeds	-	-	0.0%	-	-	0.0%	-	-
Interfund Transfers in from Operating	-	-	0.0%	2,000,000	2,000,000	100.0%	500,000	2,000,000
<b>Total Other Fund Source</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>	<b>2,000,000</b>	<b>2,000,000</b>	<b>100.0%</b>	<b>500,000</b>	<b>2,000,000</b>
<b>Total Revenues &amp; Fund Sources</b>	<b>\$ 5,531,711</b>	<b>\$ 4,295,304</b>	<b>77.6%</b>	<b>\$ 7,554,700</b>	<b>\$ 6,473,806</b>	<b>85.7%</b>	<b>\$ 807,781</b>	<b>\$ 2,178,502</b>
<b>Expenditures:</b>								
<b>Operating Expenditures:</b>								
Wages	\$ 1,090,100	\$ 784,071	71.9%	\$ 1,123,520	\$ 708,145	63.0%	\$ 134,495	\$ (75,926)
Benefits	561,200	374,689	66.8%	548,400	344,405	62.8%	66,895	(30,284)
Supplies	460,666	370,077	80.3%	573,836	405,442	70.7%	24,935	35,365
Services	1,309,434	901,636	68.9%	1,407,864	977,508	69.4%	78,390	75,872
<b>Total Operating Expenditures:</b>	<b>3,421,400</b>	<b>2,430,473</b>	<b>71.0%</b>	<b>3,653,620</b>	<b>2,435,500</b>	<b>66.7%</b>	<b>304,715</b>	<b>5,027</b>
<b>Other Expenditures:</b>								
Capital Outlays	508,300	323,246	63.6%	542,000	70,728	13.0%	335,772	(252,518)
Debt Service & Long-Term Lease	1,882,870	962,223	51.1%	1,882,874	961,329	51.1%	450,827	(894)
Custodial Activities	-	-	0.0%	-	-	0.0%	-	-
Interfund Loan Disbursements	-	-	0.0%	-	-	0.0%	-	-
<b>Total Other Expenditures</b>	<b>2,391,170</b>	<b>1,285,469</b>	<b>53.8%</b>	<b>2,424,874</b>	<b>1,032,057</b>	<b>42.6%</b>	<b>786,599</b>	<b>(253,412)</b>
<b>Other Funding Use</b>								
Interfund Transfers Out to Capital	-	-	0.0%	2,000,000	2,000,000	100.0%	(500,000)	2,000,000
<b>Total Other Funding Use</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>	<b>2,000,000</b>	<b>2,000,000</b>	<b>100.0%</b>	<b>(500,000)</b>	<b>2,000,000</b>
<b>Total Expenditures</b>	<b>\$ 5,812,570</b>	<b>\$ 3,715,942</b>	<b>63.9%</b>	<b>\$ 8,078,494</b>	<b>\$ 5,467,557</b>	<b>67.7%</b>	<b>\$ 591,314</b>	<b>\$ 1,751,615</b>
<b>Excess Revenues Over (Under) Expenditures</b>	<b>\$ (638,391)</b>	<b>\$ 579,362</b>	<b>-90.8%</b>	<b>\$ (523,794)</b>	<b>\$ 1,006,249</b>	<b>-192.1%</b>	<b>\$ 1,399,095</b>	<b>\$ 426,887</b>
<b>Beginning Fund Balance</b>	<b>5,368,364</b>	<b>5,368,364</b>	<b>100.0%</b>	<b>5,468,851</b>	<b>5,468,851</b>	<b>100.0%</b>	<b>-</b>	<b>100,487</b>
<b>Ending Fund Balance</b>	<b>\$4,729,973</b>	<b>\$5,947,726</b>	<b>125.7%</b>	<b>\$4,945,057</b>	<b>\$6,475,100</b>	<b>130.9%</b>	<b>\$1,399,095</b>	<b>\$ 527,374</b>
<b>Ending Fund Balance:</b>								
For Operating & Debt Service				3,339,257	4,501,993			
For Capital Fund				1,605,800	1,973,107			
<b>Total Ending Fund Balance</b>				<b>4,945,057</b>	<b>6,475,100</b>			

Foot Note:

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^ Variance from YTD target amount to YTD actual amount. Positive variance, if YTD revenue>target amount and YTD expenditure<target amount.

City of Chehalis  
 Comparative Revenues and Expenditures - Budget to Actual  
 September 2022 and 2021  
 Water Fund and Water Capital Fund

				YTD Target % * 75.00%				
	2021 Amended Budget	2021 YTD Actual 9/30/2021	2021 YTD % of Budget	2022 Amended Budget	2022 YTD Actual 9/30/2022	2022 YTD % of Budget	^Variance YTD Target vs. Actual	Change YTD Actual 2022-2021
<b>WATER FUND (#405 &amp; #415)</b>								
<b>Revenues:</b>								
<b>Operating Revenues:</b>								
Intergovernmental Revenues	\$ -	\$ 61	0.0%	\$ -	\$ -	0.0%	\$ -	\$ (61)
Charges for Services	2,930,290	2,106,817	71.9%	2,961,090	2,079,880	70.2%	(140,938)	(26,937)
Hookup/Connection Fee	120,300	92,491	76.9%	109,200	156,003	142.9%	74,103	63,512
Late Payment Fees	800	762	95.3%	23,900	25,857	108.2%	7,932	25,095
Interest Earnings	13,876	12,724	91.7%	33,456	50,331	150.4%	25,239	37,607
Miscellaneous other	3,200	4,011	125.3%	27,400	25,000	91.2%	4,450	20,989
<b>Total Operating Revenues</b>	<b>3,068,466</b>	<b>2,216,866</b>	<b>72.2%</b>	<b>3,155,046</b>	<b>2,337,071</b>	<b>74.1%</b>	<b>(29,214)</b>	<b>120,205</b>
<b>Other Funding Source</b>								
Interfund Loan Repayment	70,911	53,052	74.8%	54,135	54,135	100.0%	13,534	1,083
Customer Deposits	98,120	8,052	8.2%	134,620	46,859	34.8%	(54,106)	38,807
Debt Proceeds	-	-	0.0%	-	-	0.0%	-	-
Other proceeds	1,100	8,368	760.7%	1,000	715	71.5%	(35)	(7,653)
Inerfund Transfers in from Operating	-	-	0.0%	6,400,000	6,400,000	100.0%	1,600,000	6,400,000
<b>Total Other Fund Source</b>	<b>170,131</b>	<b>69,472</b>	<b>40.8%</b>	<b>6,589,755</b>	<b>6,501,709</b>	<b>98.7%</b>	<b>1,559,393</b>	<b>6,432,237</b>
<b>Total Revenues &amp; Fund Sources</b>	<b>\$ 3,238,597</b>	<b>\$ 2,286,338</b>	<b>70.6%</b>	<b>\$ 9,744,801</b>	<b>\$ 8,838,780</b>	<b>90.7%</b>	<b>\$ 1,530,179</b>	<b>\$ 6,552,442</b>
<b>Expenditures</b>								
<b>Operating Expenditures</b>								
Wages	\$ 906,720	\$ 635,354	70.1%	\$ 916,260	\$ 652,045	71.2%	35,150	16,691
Benefits	445,900	291,016	65.3%	386,930	323,677	83.7%	(33,479)	32,661
Supplies	336,136	176,856	52.6%	336,750	233,991	69.5%	18,572	57,135
Services	862,499	561,613	65.1%	885,525	560,591	63.3%	103,553	(1,022)
<b>Total Operating Expenditures</b>	<b>2,551,255</b>	<b>1,664,839</b>	<b>65.3%</b>	<b>2,525,465</b>	<b>1,770,304</b>	<b>70.1%</b>	<b>123,796</b>	<b>105,465</b>
<b>Other Expenditures</b>								
Capital Outlays	1,176,200	567,609	48.3%	841,000	439,675	52.3%	191,075	(127,934)
Debt Service & Long-Term Lease	238,852	238,285	99.8%	236,344	234,907	99.4%	(57,649)	(3,378)
Interfund Loan Disbursements	-	-	0.0%	-	-	0.0%	-	-
<b>Total Other Expenditures</b>	<b>1,415,052</b>	<b>805,894</b>	<b>57.0%</b>	<b>1,077,344</b>	<b>674,582</b>	<b>62.6%</b>	<b>133,426</b>	<b>(131,312)</b>
<b>Other Funding Use</b>								
Refunds of Deposits	32,005	37,041	115.7%	87,000	44,113	50.7%	21,137	7,072
Interfund Transfers Out to Capital	-	-	0.0%	6,400,000	6,400,000	100.0%	(1,600,000)	6,400,000
<b>Total Other Funding Use</b>	<b>32,005</b>	<b>37,041</b>	<b>115.7%</b>	<b>6,487,000</b>	<b>6,444,113</b>	<b>99.3%</b>	<b>(1,578,863)</b>	<b>6,407,072</b>
<b>Total Expenditures</b>	<b>\$ 3,998,312</b>	<b>\$ 2,507,774</b>	<b>62.7%</b>	<b>\$ 10,089,809</b>	<b>\$ 8,888,999</b>	<b>88.1%</b>	<b>\$ (1,321,641)</b>	<b>\$ 6,381,225</b>
<b>Excess Revenues Over (Under) Expenditures</b>	<b>\$ (759,715)</b>	<b>\$ (221,436)</b>	<b>29.1%</b>	<b>\$ (345,008)</b>	<b>\$ (50,219)</b>	<b>14.6%</b>	<b>\$ 2,851,820</b>	<b>\$ 171,217</b>
<b>Beginning Fund Balance</b>	<b>7,990,124</b>	<b>7,990,124</b>	<b>100.0%</b>	<b>7,866,126</b>	<b>7,866,126</b>	<b>100.0%</b>	<b>-</b>	<b>(123,998)</b>
<b>Ending Fund Balance</b>	<b>\$ 7,230,409</b>	<b>\$ 7,768,688</b>	<b>107.4%</b>	<b>\$ 7,521,118</b>	<b>\$ 7,815,907</b>	<b>103.9%</b>	<b>\$ 2,851,820</b>	<b>\$ 47,219</b>
<b>Ending Fund Balance:</b>								
For Operating & Debt Service				1,604,518	1,830,719			
For Capital Fund				5,916,600	5,985,188			
<b>Total Ending Fund Balance</b>				<b>7,521,118</b>	<b>7,815,907</b>			

Foot Note:

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City of Chehalis  
 Comparative Revenues and Expenditures - Budget to Actual  
 September 2022 and 2021  
**Storm & Surface Water Fund and Storm & Surface Water Capital Fund**

	2021			YTD Target % *		75.00%		^Variance YTD Target vs. Actual	Change YTD Actual 2022- 2021
	2021 Amended Budget	2021 YTD Actual 9/30/2021	2021 YTD % of Budget	2022 Amended Budget	2022 YTD Actual 9/30/2022	2022 YTD % of Budget			
<b>Storm Water Fund (#406 &amp; #416)</b>									
<b>Revenues:</b>									
<b>Operating Revenues:</b>									
Intergovernmental Revenue	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -	\$ -	-
Charges for Goods & Services	677,015	533,467	78.8%	698,100	547,520	78.4%	23,945	14,053	(5,404)
Hookup/Connection Fee	29,750	8,240	27.7%	14,100	2,836	20.1%	(7,739)	5,991	(3,422)
Late Payment Fees	-	1	0.0%	6,070	5,992	98.7%	1,439	5,991	-
Interest Earnings	3,000	1,200	40.0%	1,500	10,707	713.8%	9,582	9,507	(75)
Miscellaneous other	-	342	0.0%	-	-	0.0%	-	(342)	-
<b>Total Operating Revenues</b>	<b>709,765</b>	<b>543,250</b>	<b>76.5%</b>	<b>719,770</b>	<b>567,055</b>	<b>78.8%</b>	<b>27,227</b>	<b>23,805</b>	<b>(3,422)</b>
<b>Other Fund Sources:</b>									
Capital Grants	-	-	0.0%	-	-	0.0%	-	-	-
Debt Proceeds	-	-	0.0%	-	-	0.0%	-	-	-
Interfund Transfers in from Operating	-	-	0.0%	1,295,000	1,295,000	100.0%	323,750	1,295,000	-
<b>Total Other Fund Sources</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>	<b>1,295,000</b>	<b>1,295,000</b>	<b>100.0%</b>	<b>323,750</b>	<b>1,295,000</b>	<b>-</b>
<b>Total Revenues &amp; Fund Sources</b>	<b>\$ 709,765</b>	<b>\$ 543,250</b>	<b>76.5%</b>	<b>\$ 2,014,770</b>	<b>\$ 1,862,055</b>	<b>92.4%</b>	<b>\$ 350,977</b>	<b>\$ 1,318,805</b>	<b>\$ 534,828</b>
<b>Expenditures:</b>									
<b>Operating Expenditures:</b>									
Wages	\$ 266,350	\$ 146,269	54.9%	\$ 269,800	\$ 172,267	63.8%	\$ 30,083	\$ 25,998	(4,085)
Benefits	147,710	84,804	57.4%	122,960	91,735	74.6%	485	6,931	(6,446)
Supplies	66,284	15,473	23.3%	111,200	19,277	17.3%	64,123	3,804	(60,319)
Services	73,854	44,804	60.7%	76,640	56,099	73.2%	1,381	11,295	(9,914)
<b>Total Operating Expenditures</b>	<b>554,198</b>	<b>291,350</b>	<b>52.6%</b>	<b>580,600</b>	<b>339,378</b>	<b>58.5%</b>	<b>96,072</b>	<b>48,028</b>	<b>(48,044)</b>
<b>Other Expenditures:</b>									
Capital Outlays	393,498	321,510	81.7%	57,900	33,544	57.9%	9,881	(287,966)	230,085
Debt Service & Long-Term Lease	404	337	83.4%	420	965	229.8%	(650)	628	(1,278)
Custodial Activities	-	-	0.0%	-	-	0.0%	-	-	-
<b>Total Other Expenditures</b>	<b>393,902</b>	<b>321,847</b>	<b>81.7%</b>	<b>58,320</b>	<b>34,509</b>	<b>59.2%</b>	<b>9,231</b>	<b>(287,338)</b>	<b>228,747</b>
<b>Other Funding Use</b>									
Interfund Transfers Out to Capital	-	-	0.0%	1,295,000	1,295,000	100.0%	(323,750)	1,295,000	-
<b>Total Other Funding Use</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>	<b>1,295,000</b>	<b>1,295,000</b>	<b>100.0%</b>	<b>(323,750)</b>	<b>1,295,000</b>	<b>-</b>
<b>Total Expenditures</b>	<b>948,100</b>	<b>613,197</b>	<b>64.7%</b>	<b>1,933,920</b>	<b>1,668,887</b>	<b>86.3%</b>	<b>(218,447)</b>	<b>1,055,690</b>	<b>(879,190)</b>
<b>Excess Revenues Over (Under) Expenditures</b>	<b>\$ (238,335)</b>	<b>\$ (69,947)</b>	<b>29.3%</b>	<b>\$ 80,850</b>	<b>\$ 193,168</b>	<b>238.9%</b>	<b>\$ 569,424</b>	<b>\$ 263,115</b>	<b>\$ 306,269</b>
Beginning Fund Balance	1,699,119	1,699,119	100.0%	1,516,682	1,516,682	100.0%	-	(182,437)	-
<b>Ending Fund Balance</b>	<b>\$ 1,460,784</b>	<b>\$ 1,629,172</b>	<b>111.5%</b>	<b>\$ 1,597,532</b>	<b>\$ 1,709,850</b>	<b>107.0%</b>	<b>\$ 569,424</b>	<b>\$ 80,678</b>	<b>\$ 182,437</b>
<b>Ending Fund Balance:</b>									
For Operating & Debt Service				225,032	440,342				
For Capital Fund				1,372,500	1,269,508				
<b>Total Ending Fund Balance</b>				<b>1,597,532</b>	<b>1,709,850</b>				

Foot Note:

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City of Chehalis  
 Comparative Revenues and Expenditures - Budget to Actual  
 September 2022 and 2021  
 Airport Fund & Airport Capital Fund

	2021 Amended Budget	2021 YTD Actual 9/30/2021	2021 YTD % of Budget	YTD Target % *		2022 YTD % of Budget	^Variance YTD Target vs. Actual	Change YTD Actual 2022- 2021
				2022 Amended Budget	2022 YTD Actual 9/30/2022			
<b>Revenues:</b>								
<b>Operating Revenues:</b>								
Fuel sales	\$ 650,000	\$ 480,553	73.9%	\$ 650,000	\$ 573,933	88.3%	\$ 86,433	\$ 93,380
Rents & Leases	1,198,611	870,212	72.6%	1,221,310	941,058	77.1%	25,075	70,846
Interest Earnings	3,000	1,233	41.1%	5,300	15,222	287.2%	11,247	13,989
Miscellaneous other	1,300	255	19.6%	1,300	-	0.0%	(975)	(255)
<b>Total Operating Revenues</b>	<b>1,852,911</b>	<b>1,352,253</b>	<b>73.0%</b>	<b>1,877,910</b>	<b>1,530,213</b>	<b>81.5%</b>	<b>121,780</b>	<b>177,960</b>
<b>Other Fund Sources:</b>								
Intergovernmental - Capital Grants	1,475,447	472,071	32.0%	906,613	790,426	87.2%	110,466	318,355
Refundable Deposits	128,100	128,090	100.0%	-	-	0.0%	-	(128,090)
Proceeds from Sale of Capital Assets	-	-	0.0%	-	-	0.0%	-	-
Debt Proceeds (Bonds/Loans)	750,000	362,760	48.4%	147,163	147,163	100.0%	36,791	(215,597)
Interfund Transfers in from Operating	-	-	0.0%	1,534,000	1,534,000	100.0%	383,500	1,534,000
<b>Total Other Fund Sources</b>	<b>2,353,547</b>	<b>962,921</b>	<b>40.9%</b>	<b>2,587,776</b>	<b>2,471,589</b>	<b>95.5%</b>	<b>530,757</b>	<b>1,508,668</b>
<b>Total Revenues &amp; Fund Sources</b>	<b>\$ 4,206,458</b>	<b>\$ 2,315,174</b>	<b>55.0%</b>	<b>\$ 4,465,686</b>	<b>\$ 4,001,802</b>	<b>89.6%</b>	<b>\$ 652,537</b>	<b>\$ 1,686,628</b>
<b>Expenditures:</b>								
Wages	\$ 340,700	\$ 256,189	75.2%	\$ 296,340	\$ 216,017	72.9%	\$ 6,238	\$ (40,172)
Benefits	157,800	119,615	75.8%	144,990	108,583	74.9%	160	(11,032)
Supplies	576,600	436,232	75.7%	578,200	507,370	87.7%	(73,720)	71,138
Services	226,269	171,679	75.9%	332,750	159,990	48.1%	89,573	(11,689)
<b>Total Operating Expenditures</b>	<b>1,301,369</b>	<b>983,715</b>	<b>75.6%</b>	<b>1,352,280</b>	<b>991,960</b>	<b>73.4%</b>	<b>22,251</b>	<b>8,245</b>
<b>Other Expenditures:</b>								
Capital Outlays	2,118,930	330,913	15.6%	682,210	614,308	90.0%	(102,650)	283,395
Debt Service	110,559	44,551	40.3%	73,008	20,473	28.0%	34,283	(24,078)
Custodial Activities	-	-	0.0%	-	-	0.0%	-	-
Interfund Loan Payment	70,911	53,052	74.8%	54,135	54,135	100.0%	(13,534)	1,083
<b>Total Other Expenditures</b>	<b>2,300,400</b>	<b>428,516</b>	<b>18.6%</b>	<b>809,353</b>	<b>688,916</b>	<b>85.1%</b>	<b>(81,901)</b>	<b>260,400</b>
<b>Other Funding Use</b>								
Interfund Transfers out to Capital	-	-	0.0%	1,534,000	1,534,000	100.0%	(383,500)	1,534,000
<b>Total Other Funding Use</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>	<b>1,534,000</b>	<b>1,534,000</b>	<b>100.0%</b>	<b>(383,500)</b>	<b>1,534,000</b>
<b>Total Expenditures</b>	<b>\$ 3,601,769</b>	<b>\$ 1,412,231</b>	<b>39.2%</b>	<b>\$ 3,695,633</b>	<b>\$ 3,214,876</b>	<b>87.0%</b>	<b>\$ (443,150)</b>	<b>\$ 1,802,645</b>
<b>Excess Revenues Over (Under) Expenditures</b>	<b>\$ 604,689</b>	<b>\$ 902,943</b>	<b>149.3%</b>	<b>\$ 770,053</b>	<b>\$ 786,926</b>	<b>102.2%</b>	<b>\$ 1,095,687</b>	<b>\$ (116,017)</b>
Beginning Fund Balance	1,391,726	1,391,726	100.0%	1,543,750	1,543,750	100.0%	-	152,024
<b>Ending Fund Balance</b>	<b>\$ 1,996,415</b>	<b>\$ 2,294,669</b>	<b>114.9%</b>	<b>\$ 2,313,803</b>	<b>\$ 2,330,676</b>	<b>100.7%</b>	<b>\$ 1,095,687</b>	<b>\$ 36,007</b>
<b>Ending Fund Balance:</b>								
For Operating & Debt Service				18,487	464,102			
For Capital Fund				2,295,316	1,866,574			
<b>Total Ending Fund Balance</b>				<b>2,313,803</b>	<b>2,330,676</b>			

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