

**Special meeting / joint hearing with City of Chehalis
on urban growth area (UGA) interlocal agreement (ILA)**

October 20, 2025

5 p.m.

Present: Commissioner Brummer, Commissioner Pollock, Commissioner Swope, County Manager Ryan Barrett, Community Development Director Mindy Brooks, Budget Administrator Becky Butler and others

City of Chehalis representatives present: Mayor Tony Ketchum; Mayor Pro Tem Kate McDougall; Council Members John Six, Michael Barton, Jody Kyes, Robert Spahr and Kevin Carns; City Manager Stacy Denham; Clerk Cassie Frazier; City Attorney Daniel Murray; City Attorney Sabrina Kostick; Community Development Director Celest Wilder; Finance Director Nicholle Stanhope; Public Works Director Lance Bunker; Fire Chief Adam Fulbright

Guest(s): Various members of the public and press

Recorder: Rieva Lester

Commissioner Brummer introduced the joint hearing with the City of Chehalis regarding an interlocal agreement for the city's urban growth area (UGA).

Lewis County Community Development Director Mindy Brooks and Chehalis City Manager Stacy Denham gave the staff report.

Mindy outlined the purpose of the joint hearing. She noted that the meeting will allow the county commissioners and City Council to consider whether to approve an interlocal agreement with the City of Chehalis that would allow the city to annex territory within its UGA. Mindy discussed the process by which landowners can opt out of the potential annexation.

Stacy outlined steps that have been taken over the past five decades to establish the annexation of UGAs as well as the reasons the city is looking to annex the UGA.

Mindy discussed the process by which the Boundary Review Board can become involved.

Commissioner Brummer asked if there were any questions.

Commissioner Brummer asked how the potential timing would affect the two fire districts and the city fire department. Chehalis Fire Chief Adam Fulbright discussed the possibility of a merger.

In response to a question from Councilmember Kevin Carns, Mindy said the county's ordinance would direct the County Manager to sign an interlocal with the city but that the interlocal agreement would not take effect until the city approves it. She also noted that the county's approval does not start a timeline of any kind.

Commissioner Pollock asked about capacity and sewer rates.

A citizen asked what the city has planned for Jackson Highway.

Julie Balmeli-Powe asked how the change would affect taxpayers financially. Mindy said the revenue would shift to the city but that the county would see relief due to the transfer of roadway responsibilities. Stacy noted that property owners' overall taxes likely would be reduced.

Tim Potter asked about a partnership with Napavine for services. Lance Bunker provided information about the city's capacity. Tim asked how the city will maintain the additional roadway. Lance discussed the city's efforts to outline the costs associated with a possible county partnership. In response to a follow-up question from Tim, staff said the proposal would add 21 miles of roadway under Chehalis oversight. Tim asked why the city isn't collecting impact fees. Mayor Tony Ketchum said the City Council has directed staff to look into the imposition of impact fees.

Stacy addressed concerns raised by Stan Giske regarding how the proposal would affect the Alderwood development and its fire department.

Commissioner Brummer then closed the question-and-answer portion of the hearing.

Mindy, Stacy, Mayor Ketchum, Chief Fulbright and Lance Bunker asked that their previous comments be adopted into the record.

Commissioner Brummer asked if anyone wanted to speak for or against the interlocal agreement.

Greg Cole expressed support for the interlocal agreement for fire safety purposes.

Bud Goodwillie expressed concerns with future fire protection should the annexation take place.

Tim Potter said the annexation would absorb roughly 13,000 parcels. He said he thinks the annexation would be detrimental to taxpayers.

John Braun expressed support regarding the annexation, noting that his business, Raindrop Properties, is developing a 680-acre area in Chehalis that will add up to 4,000 homes to the tax rolls.

David Toyer voiced his support for the interlocal agreement.

Commissioner Brummer closed the hearing.

Commissioner Pollock made a motion to recess the hearing for Ordinance 1368 until at or after 10 a.m. Nov. 25, 2025. Commissioner Swope seconded. Motion passed 3-0.

The Chehalis City Council also recessed its portion of the hearing until the council's regular meeting on Nov. 10.

Meeting adjourned at 6:05 p.m.