



**City of Winlock**  
**Planning Commission**  
**Regular Meeting – 6:00 p.m.**

December 6, 2021

Winlock City Hall, Council Chamber

**Present: Angela Tover, Jodi Curtis, Cameron Clark, Ben Root.**

**Staff: Robert Webster - Community Development, Stormy Bradley – City Clerk.**

**1. Call to order**

Angela Tover called the meeting to order at 6:00 pm.

Robert Webster welcomes everyone back. It has been a while since their last meeting. Angela would like to meet once a month whether there is something to go over or not. Robert agrees. He suggests the 1<sup>st</sup> of each month.

April Root and Kirsten Stalnaker were present to speak with the planning commission. They were not originally part of the agenda. Stormy who makes the agendas for planning commission needs to know all topics and speakers by the Friday latest before meeting so that she can add them into the agenda.

Angela adds them to the agenda before the Highway 505 discussion.

**2. Park Board – April Root, Kirsten Stalnaker**

April and Kirsten introduce themselves to the planning commission. Their purpose this evening is to let the commission know what they have been up to, and plan to do in parks.

Nothing is needed right now from the commission but in the future, they may need to work together on some bigger projects. The park board is going after 2 grants and if those are awarded, park updates will begin which is where the planning commission may be interested in reviewing different items.

Kirsten and April brought the most up to date park master plan for commission to look over. The plan is still in progress and not yet complete. The timeline for the park board to complete their application processes is ongoing with hard dates around March – August of 2022 respectively for different pieces of the grant application, presentation, and review processes.

April explains that the park board is required by the RCO (Recreation and Conservation Office) who would be awarding the grants, to obtain approval from all governing bodies related to, and regarding park areas. In this instance it would be the planning commission, city council, and current mayor.

One of the things that is on the project list is the releveling of the ball fields. Robert advises on his years of experience in sports and on fields, that they would not want to till the fields. It would bring up a lot of rocks and rubble and to investigate turf. He says that the city has been looking into doing that.

The focus right now is on Winolequa Park but there are plans for the other parks as well over the years. There will be opportunities to apply for grants every few years. April says that their goal is to have clean, safe, and inviting places for people to come and experience the parks in Winlock.

Stormy asks if they are going to come to every meeting. She would like to know ahead of time so that she can get them onto the agenda. April apologizes to Stormy and commission for the last-minute appearance. Angela asks Robert what is the latest on the park at Grand Prairie development. Is it theirs or the cities? It is still being worked on, but it will belong to the development. Every development will be responsible for their own parks.

The park board is working with a grant manager and will be working with the grant writer at the city.

Cameron Clark asks how long they have to get everything in. The first part needs to be in by March with the last parts in by August with the park maybe seeing money as soon as July 2022 but probably later.

### **3. N. Military & State Route 505 Hwy Discussion**

Robert Webster says that they are working on grants for the city. Right now, they are not sure what they will do because it is early in the process. The grant writer needs to be consulted. A future road plan needs to be put together for the city of Winlock. Angela Tover states there needs to be a train overpass in that plan, or a second fire station fully manned on the other side of the tracks.

Robert mentions that Mayor Brandon Svenson is looking into straightening out Nevil Rd. With the sink hole, and the sharp turn at the bottom along with the future traffic incoming, this would be a good idea. They are looking at making a proper left-hand turn onto highway 505. Robert asks the commission to write down anything they would like to add and bring it to the next meeting. He would like to see sidewalks all the way to the freeway and all down Military Highway. Jodi Curtis would like to see the sidewalks finished on Kerron and on the future overpass.

There is a 1.3 million square foot building that developers are looking at bringing in right to the east of the i5. Cameron asks if we know who will own the building. Robert says not yet. There have been some names thrown out there, but it is not known for sure. The city will be getting the water rights out there, which will be a big bonus. There will be a water line that runs down north Military Rd, and ran down to the top of Michelson property, and then from there, it will be running through the well site to the church. With that, there will be road improvement of sidewalks and streetlights on that one side.

Jodi Curtis asks about impact fees. Robert says they are still in process, and it is a long process. Winlock is 20 years behind the curve with the rest of the state, but they will get there. They have been consulting with the deputy clerk from Woodland who has been working on impact fees for the last few years in his area and has been able to share a lot of very helpful information.

The overpass will be upgraded. It sounds like it may be an over-expenditure for what the plans sound like. Cameron asks how could this be addressed? It is out of Benaroya hands after the sell. They know about it, everyone in the county knows about it. Cameron asks if there is something the city can do like go to the federal government. That takes a long time, but it must start someplace. There will be roundabouts and those are easy to maintain and effective.

There will be no road improvements before the new development comes in. It will be the other way around. The DOT came out and looked at the roads and believes that highway 505 will be able to handle all the new traffic that will be coming in from the new developments and buildings which will be in the thousands of extra vehicles. Also, DOT will not allow any new entrances off 505 so the originally planned entrance into the incoming commercial area will now be routed down Kalela. There will be an entrance, but it will be gated and locked and for emergency use only. Robert says that he will argue that for a while. He thinks it will be ridiculous having traffic routed that way.

December 6, 2021, Meeting

There is not supposed to be any truck traffic whatsoever on N. Military. It has been made very clear to the new developers. Robert hopes it can be stopped but it needs to be up to the building owners. Unfortunately, the city cannot put signs up that say “no through truck traffic” or implement fines because it is not in the city limits.

Robert asks if anyone sees anything else in the plans that they have any questions about. There was nothing else.

4. **Adjournment**

**Jodi Curtis Motions to adjourn. Ben Root 2<sup>nd</sup>. Passed unanimously.**

**Angela Tover closes the meeting at 6:36 pm.**