

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

February 1, 2021

Winlock City Hall, Council Chamber

Present: Jodi Curtis, Lacey Clark, Angela Tover, Rod Hudson.

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

1. Call to order

Meeting called to order at 6:00 pm

2. SMP Discussion

Brad Medrud goes over SMP with the planning commission. This is a very top-down and restrictive process as far as land use. It requires the city to apply for it. It is a very detailed plan. This act is to encourage water dependent uses. It is to protect flowing natural resources and promoting public access. This will be a balance of several different things such as the shoreline, public access, and the environment. Olequa Creek and King Creek are the two shorelines that qualify for the Shoreline Master Program within the city. Robert Webster asks if this involves the UGA, or just the city. Brad confirms that this is just for inside of the city limits.

Brad says that this periodic update is a simple update and can be done quickly. It should not need to be done again for another 8 years.

3. Oak Street Development Discussion and Action

Aaron Fuller from Fuller designs addresses the planning commission on the Oak Street Development. This is off Cedar Court. He is the project engineer for this project. There will be a variation of styles of houses. There is a stream behind the development that is classified as an NS stream. There was an extensive wetland study on it and there will be a buffer. Robert Webster noted that 8 months out of the year there is no water in the stream. A few of the lots have undevelopable buffers in the back due to the stream. Lots 7-15 homes will have a buffer of some kind. There will be a storm pond on site. There

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are storm water filters for treatment. There will be a double loop road that will attach at one part to Cedar Court.

Angela asks if the only entrance and exit to this new development is Cedar Court. Fuller confirms that this is true. He believes that if lot 2 was removed there may be the possibility of a road out to the east. He thinks likely the developer would not want to get rid of a lot.

The nearest sewer they can hook up into is near Cedar court. Each lot will have its own private grinder pump. There is a power line and water line that need to be located.

The subject of double driveways was discussed. There is the issue of houses being too close to each other for that to work comfortably. There will be 5 feet on the side of each house with a total of 10 feet all together between each house. The proposed driveways will be shared driveways with a neighboring house. The planning commission discussed the possible issues that may come up with that.

The developer can build 3 houses and is ready to start building them. He will not be able to have occupancy until water and sewer are in and ready.

Another issue that was discussed was that Cedar Court, the neighborhood that will be the only way in and out of this new development, is a dumpy neighborhood. The new homes and neighborhood will have higher standards and higher prices, but would people buy homes near a dumpy neighborhood that they would have to drive through to get to their new homes? It does not seem likely as a few on the planning commission voice.

Rod talks about there will need to be a sidewalk on both sides, a curb, and a gutter. Robert Webster does not believe there is any realistic room for this in the new development. Webster asks about having a sidewalk on just one side. Rod brings the comprehensive plan up and explains that this is what is in the plan. The planning commission decides that they need to look at some things about this.

Rod talks about most of the look and feel of a development comes from the homes and their spacing, and not so much the sidewalks. Stormy is going to look at the guidelines and make sure everything is good to go before it goes to council with Rods recommendations.

Mike handed out information on Costco that he would like the planning commission to look at.

4. Adjournment

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Angela Tover motions to close. Jodi Curtis 2nd. Passed unanimously.

- **Angela Tover – Motion**
- **Jodi Curtis – 2nd**
- **Lacey Clark – Approve**
- **Rod Hudson**

The meeting was adjourned at 7:42 pm.