

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. Oak Street Development Discussion and Action

Stormy had reviewed the codes. The results were that the developer can build off Cedar Court with a private road. Rod disagrees and says that is not the case. He reads from the comprehensive plan which is hard to hear in audio. Rod says the question is, is this private or local accesses. Rod says that he thinks they can have a private road if they also have curbs with gutters and sidewalks. The codes that Stormy was able to find, do say otherwise. Lacey Clark asks for copies from the resources that Rod is citing from.

Aaron speaks on the difference that is present in the discussion. He says what Rod has, is not municipal code, but development guidelines. The biggest thing is the word “guidelines.” In them, there are multiple places that say there can be variations. Aaron talks about how each city can use common sense to vary the guidelines for what works for each city in each individual situation. Rod argues that guidelines are set in stone. Aaron again states that they are not, and that the term “city engineer decision” shows up 19 times in the guidelines. He also says that most of the sidewalks in Winlock do not have gutters and, addressing Rod, says that calling the subdivision a “bad subdivision” because it does not have gutters with its sidewalks is kind of like talking down to most of the citizens in Winlock.

Aaron and Rod deliberate for some time further on sidewalk gutters as well as storm drains.

Planning commission points out and asks questions about the language in the guidelines. Words like “may” are used often and do not denote a “black and white” situation as Rod has been citing. Aaron confirms that there is a big difference between code and guidelines. Lacey Clark calls an interjection after the argument had gone around for some time now. Stormy reminds commission to have the parts about good LED lights in the proposal before sending onto council.

Lacey Clark asks Rod to explain in layman’s terms what he thinks they (the developers) are doing that is wrong. Rod explains that they are trying to call the road a private road when it is a local accesses road. Robert Webster states that he wants it to be private so that public works do not have to take care of it. Rod replied that this does not matter in his own words. (Winlock only has 1 public works person) Clark states that it should be residents only because it goes nowhere (there is no accesses in or out of the development outside of going through Cedar Court)

Angela Tover makes a motion that the plans go to the City Council with the consideration of them looking into the local accesses vs. private and then making the determination as well as the lighting issue being checked out. Lacey Clark 2nd. Motion passed.

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

3. Adjournment

Angela Tover motions to adjourn. Lacey Clark 2nd. Passed unanimously.

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

Meeting was adjourned at 6:42 pm.