



City of Winlock

Planning Commission

Special Meeting – 6:00 p.m.

May 19, 2022

Winlock City Hall, Council Chamber

Present: Angela Tover, Jodie Curtis, Cameron Clark, Ben Root & Michael Shemonis.

Staff: Robert Webster - Community Development, Karen Howsden – Asst. Clerk.

1. Call to order

Commissioner Tover called the meeting to order at 6:02 pm. The quorum has been met.

2. One-Way Streets Around the Elementary School

Robert Webster reported the City Council had rejected the proposal. He reported the Winlock School District will implement a new plan at the start of the next school year.

3. Discuss Future Road & Researching the Cost

Robert Webster explained the developers are paying for and installing new roads, sidewalks, curbs, gutters, and streetlights. He explained we need parallel roads to SR 505 to help ease traffic on SR 505.

Commissioner Tover mentioned restructuring the Nevil Rd/SR 505 intersection. There was some discussion regarding how to change the intersection and the multi-jurisdiction issue and who is responsible for repairs. Robert Webster also mentioned replacing the failing culvert that is causing the road to sink. He also explained the process we need to go through with WSDOT and the

requirements. He reported Mayor Svenson and the Winlock City Council are pursuing a grant to help pay for the culvert replacement.

4. Propose update to the Capital Facilities & Comprehensive Plan

Robert Webster informed the Planning Commission that the Capital Facilities and Comprehensive Plan would need to be updated. Robert said most of the capital facilities is still good. He said we need a new 6-year updated plan. He also reported a 20-year road plan would need to be done as well. Robert reported David Toyer was a great resource to help with updating the Capital Facilities and Comprehensive Plan. Commissioner Tover said it was done a few years ago but there has been a lot of growth and agrees it needs to be updated. She thinks it would be good to get help. Robert reported Kirsten was working with the Park Board and Rodney, Winlock Water & Sewer are working to update their portion of the Capital Facilities and Comprehensive Plan.

Commissioner Clark motions to accept the Capital Facilities and Comprehensive Plan proposal and forward it to the Winlock City Council. Motion was seconded by Commissioner Curtis. The motion passed unanimously.

5. Traffic Impact Proposal

Robert Webster explained what a traffic impact fee is and who would be paying for it. He said the fees can be used for fire, police, road improvements, etc. He said the developers normally pay the impact fees. He said it was hard to find a company to do the analysis. If there are no impact fees when the developments are built, then the cost will be passed on to the taxpayers.

Commissioner Tover asked how the fees are established and what the role of the consultant is. There was some discussion regarding the new and proposed developments on SR 505. Commissioner Curtis reported the Planning Commission has discussed the new developments on and off SR 505. The Planning Commission has asked about improvements on SR 505 from the State and was told no. The transportation impact fee will be helpful. Robert Webster also explained the road improvements that are coming to SR505 and that the State will need to make improvements to SR 505.

Deborah Dwelly asked about light pollution restrictions and stated her concerns. Robert Webster explained the type of lighting that would be used to help keep the light pollution down. He said we are using Washington State guidelines and regulations.

April Root asked if existing businesses had to pay traffic impact fees. Robert Webster replied that existing businesses would not pay traffic impact fees. The impact fees would be for new development.

Commissioner Clark motions to accept the Traffic Impact Study proposal and forward it to the Winlock City Council. Motion was seconded by Commissioner Curtis. The motion passed unanimously. The motion has been approved.

6. Jabez St Alley Road Vacation

Robert presented the Spring St road vacation off of Jabez St and why it would benefit the City of Winlock. The planning commission asked for clarification of the location of the street and Robert explained where the street is located. Robert and Kenny looked at the road and determined it would be very costly to put a road in this right of way. Robert explained the applicant would fair market value for the property and any fees associated with road vacation. There was some discussion.

Commissioner Root motions to accept the Spring St road vacation proposal and forward it to the Winlock City Council. Motion was seconded by Commissioner Clark. The motion passed unanimously.

7. Public Comment

Tim Bostwick – Tim is concerned about the existing farmland in the UGA annexation zone and farmland close to the UGA border. He is also concerned about the current livestock ordinance. Robert Webster said he will speak to the Council regarding the livestock ordinance. Robert explained the City of Winlock is not looking to expand their UGA boundary at this time.

Robert Webster shared questions he had received from the community. He explained how the annexation would benefit the City and the residents. He explained that emergency services will be the same and if not faster than what is currently available. He explained he is asking the developers to help pay for more firefighters, fire trucks, etc.

Deborah Dwelly – Deborah expressed her concerns having a development near her farm. She requested having the developer build a fence between her property and the development to protect her livestock and to keep unauthorized individuals off her farm. She was also concerned about new people moving into the area near a farm/dairy and complaining about the smell.

Tim Bostwick and Deborah Dwelly are both interested in being part of a livestock ordinance committee.

Commissioner Curtis shared a concern she has seen on social media that were those concerned about services not being in place before development takes place. Robert Webster explained the application process and what information the developers are required to provide. He said the developers are paying for the infrastructure improvements. Council member Dowell explained we have services in place and plenty of room for sewer and that there are water and sewer lines on SR 505 to Knowles Rd. He reported we have given pay raises to our police officers to be more competitive.

Robert Webster stated he would be scheduling an annexation meeting for the public to attend and ask questions at the Winlock Community Building.

8. **Adjournment**

Commissioner Tover closed the meeting at 6:56 pm.