

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

May 3, 2021

Winlock City Hall, Council Chamber

Present: Jodi Curtis, Lacey Clark, Angela Tover.

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

1. Call to order

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

2. SMP Public Hearing – Brad Medrud

Public hearing was called to order at 6:01 pm. Brad Medrud says that he doubts that ecology is going to make any changes to what they send. He asks if there are any questions on the process. There were no questions.

There was a new member, and he was asked by Robert Webster to introduce himself. Ben Root introduced himself. He and his wife own Roots Daycare. The rest of the commission and staff introduce themselves.

Stormy Bradley asks Medrud if the next step is to bring before the city council for a vote. That is a yes.

Angela asks who will make all the updates to which Stormy replies that Ecology will be doing that.

There was nothing else for public comment.

Jodi Curtis motions to send Shoreline Master Program (Project) to council. Angela Tover 2nd. Passed unanimously.

- **Jodi Curtis – Motion**
- **Angela Tover – 2nd**
- **Lacey Clark – Approve**
- **Ben Root – Approve**

The public hearing was closed at 6:14 pm.

Regular meeting resumed at 6:15 pm.

Robert Webster talks about the fact that there is a lot of development, and that there is still a lot of additional developers wanting to come in. Webster would like to slow the development a little bit. There is one developer who wants to put in 75 houses on Cemetery Road. This is a concern because the junction of Cemetery and 505 is already dangerous. The developers are not going to be doing any traffic impact fees. Webster mentioned that a roundabout was talked about but that would be in 1 to 2 million dollars. DOT has shown Webster pictures of what is going on in Ridgefield as far as building and that area of building is very much like the Cemetery and 505 areas in Winlock. There are a lot of things to consider with rapid growth in an area and the planning commission generally agrees that things need to slow down a little bit so that the development and the effects there can be regulated.

Webster brought up that someone wanted to rezone Cemetery Road area to industrial. Planning commission is strongly against this. That area is in no way built to handle it.

Dollar General was also discussed. It would be going in on Cemetery Hill. Along with everything else such as houses on that road; it will need to be developed correctly. The road is already narrow and would have to be completely redone.

On another subject, Angela Webster asked if the new codes have been put in for the trailer park on Byham allowing singlewides to be put in. Stormy Bradley says that it needs to be brought to commerce to be approved and she has not had a chance to finish the paperwork. These would be for new singlewides.

Jodi Curtis brings up the need for a sidewalk at the end of Kerron.

Robert Webster stresses that he really wants to get things done correctly.

3. Adjournment

Jodi Curtis motioned to Adjourn. Angela Tover 2nd. Passed unanimously.

- **Jodi Curtis – Motion**
- **Angela Tover – 2nd**
- **Lacey Clark – Approve**
- **Ben Root – Approve**

Meeting was closed at 6:34 pm.