

1. CALL TO ORDER

Chairperson Rick Sullivan called the regular meeting to order at 6:00 PM.

a. Roll Call

Members present: Chairperson Rick Sullivan, Vice-Chair Matt Rasmussen, Commissioners Richard Skreen, and Ryane Olin

Members absent: David VanCamp and Robert Frazier

Staff present: Contracted Planner Rachel Granrath, and Clerk-Treasurer Carie Cuttonaro

2. CITIZEN COMMENTS

Chairperson Rick Sullivan asked if there were any citizen comments outside of the two public hearings. A citizen started to ask questions regarding the upcoming public hearings that resulted in a response from another citizen. Chairperson Rick Sullivan stated that once they were through this portion of the agenda, and once the Public Hearing was opened, citizen comments would be heard. The citizen expressed agreement with this statement.

3. REPORTS

Clerk-Treasurer Carie Cuttonaro gave a verbal report.

A citizen provided comments regarding the verbal report. Clerk-Treasurer Carie Cuttonaro provided additional comment. The citizen provided further comment and Clerk-Treasurer Carie Cuttonaro responded.

Chairperson Rick Sullivan described how the planning commission would enter into the upcoming public hearing and how the public hearings would proceed.

Chairperson Rick Sullivan closed the Planning Commission Regular Meeting at 6:02 (6:03) PM.

4. PUBLIC HEARING - Landing on the Cowlitz (LOT) Stormwater Outfall

Chairperson Rick Sullivan opened the Public Hearing for the Landing on the Cowlitz (LOT) Stormwater Outfall at 6:04 PM (Chairperson Sullivan asked if it was 6:03 PM, Clerk-Treasurer Carie Cuttonaro stated the time was now showing 6:04 PM).

a.

1. Call to Order
2. Open the Agenda Topic
3. Staff Presentation
4. Applicant Presentation
5. Public Testimony
6. Close Public Testimony
7. Commission Questions & Discussion
8. Close Public Hearing
9. Decision or Recommendation

Chairperson Rick Sullivan stated the Public Hearing topic.
Planner Rachel Granrath presented.

Chairperson Rick Sullivan asked the Commissioners if they had any questions at that time. Commissioners Matt Rasmussen and Ryane Olin stated they did not. Hearing no questions from the Commissioners, Rick Sullivan stated they would hear the applicant's presentation. Ingrid Friedberg of Tapani introduced herself. Ingrid Friedberg clarified that they (Tapani/CT6) has two public hearings during this meeting. One for the stormwater and one for the subdivision. Ingrid Friedberg stated that this public hearing is for the Stormwater Outfall. Ingrid Friedberg gave a brief overview of the stormwater outfall and then deferred to Taylor (Taylor Wilson, PE of MacKay Sposito), for the technical information. Taylor Wilson gave a verbal presentation on the stormwater outfall. Chairperson Rick Sullivan asked for the next presentation, but none stepped forward. Clerk-Treasurer Carie Cuttonaro asked if there were any more presentations. There were no respondents. Chairperson Rick Sullivan stated they would now hear public testimony for the stormwater outfall. A citizen provided comment regarding the stormwater outfall. Planning Commissioner Ryane Olin provided comment. Taylor provided comment. Commissioner Ryane Olin provided additional comment. Taylor provided additional comment. Citizen Sheryl Adams, provided comments regarding Larsen Lane. Ingrid Friedberg and Sheryl Adams conversed. Shane Tapani provided comment. Clerk-Treasurer Carie Cuttonaro provided comment. Sheryl Adams, Ingrid Friedberg, and unidentified citizens conversed about beaver populations, trees in the area, and Larsen Lane. Clerk-Treasurer Carie Cuttonaro provided comment. Taylor Wilson provided comment. Citizen James Gaston provided comment regarding the stormwater outfall during flood stage. Taylor Wilson and Clerk-Treasurer Carie Cuttonaro provided comment. Taylor Wilson provided additional technical information regarding the stormwater outfall during flood stage. Citizen Roy Henson provided comments regarding waters of the state. Elizabeth Vaughn of Ecological Land Services provided comment. Roy Henson and Elizabeth Vaughn conversed. Elizabeth Vaughn provided further comment regarding waters of the state. Roy Henson provided further comment. An unidentified citizen provided comment. Commissioner Rick Sullivan provided comment. Unidentified citizens conversed. Commissioner Rick Sullivan stated the agenda packet provided is available online to download. Commissioners Ryane Olin, Chairperson Rick Sullivan, and Commissioner Matt Rasmussen provided additional comment regarding the agenda packet. Ingrid Friedberg and Clerk-Treasurer Carie Cuttonaro provided comment. Taylor Wilson provided comment. Chairperson Rick Sullivan provided comments regarding the plans provided in the agenda packet showing the outfall. An unidentified citizen provided comments regarding the yellow house on the corner across from Larsen Lane. Additional unidentified citizens provided comments regarding the location described. The unidentified citizen continued with their comments regarding flooding at the yellow house. Commissioner Matt Rasmussen. The citizen provided additional comment. Chairperson Rick Sullivan, and the citizen provided additional comment. Unidentified citizens provided comments regarding flooding in the area. Shane Tapani provided comment. An unidentified citizen provided comment and asked about an enclosure, unidentified citizens provided comments. Clerk-Treasurer Carie Cuttonaro stated she did not believe the enclosure described was a city or applicant-associated project, that it may be an utilities project unrelated to the City. Shane Tapani provided comment regarding flood studies that were done for this project. An unidentified citizen asked a question regarding the changes in the plans for the housing development, park, and RV park. Shane Tapani provided comment. The citizen provided additional comments. Unidentified citizens provided comments. Clerk-Treasurer Carie Cuttonaro provided comment and relayed the comments from the citizen pertain more to the upcoming public hearing (for the River's Edge at the Landing Subdivision). Unidentified citizens provided comments. Shane Tapani provided comment. An unidentified citizen asked if the pipe was going to come out to the river. Unidentified respondents said yes, but it does not go directly to the river. Unidentified citizens provided comments regarding flooding and the

need for the river to be dredged. Shane Tapani provided comment. Commissioner Matt Rasmussen provided comment. Unidentified citizens provided further comment. An unidentified citizen asked about the environment and the dust that would rise. Elizabeth Vaughn respondent provided comment, stated the report was available online, then provided additional comments. An unidentified citizen provided comment regarding the bears, deer, and the removal of blackberry bushes. Unidentified citizens provided additional comments on the dust in the air and the absence of water trucks when the property was cleared. Elizabeth Vaughn provided comment. An unidentified citizen provided comment regarding the 200 feet from the river statement. Elizabeth Vaughn provided information on shorelines and buffers. The unidentified citizen provided comment. Elizabeth Vaughn provided comment. Chairperson Rick Sullivan asked if there were any more comments regarding the outfall. There were no additional comments.

Chairperson Rick Sullivan closed the public comment portion of the public hearing. Clerk-Treasurer Carie Cuttonaro and Chairperson Rick Sullivan provided comment. Clerk-Treasurer Carie Cuttonaro provided comment. Ingrid Friedberg provided comment. Chairperson Rick Sullivan asked the Commissioners if they had any questions or discussions about the stormwater outfall. Commissioner Ryane Olin asked if organic peanut oil was required within the 200-foot buffer zone for the pump. Taylor Wilson, Ingrid Friedberg, and Shane Tapani provided comment. Chairperson Rick Sullivan asked if there was anything else. There was nothing else.

Chairperson Rick Sullivan closed the Public Hearing for the Landing on the Cowlitz (LOT) Stormwater Outfall at 6:44 pm.

Chairperson Rick Sullivan reopened the Planning Commission Regular Meeting at 6:44 PM.

Chairperson Rick Sullivan provided a comment. Commissioner Matt Rasmussen motioned to recommend City Council approve it. Rick Sullivan provided comment. Planner Rachel Granrath asked for clarification of the motion. Commissioner Matt Rasmussen clarified the motion was to recommend City Council approve the Stormwater Outfall as submitted. Chairperson Rick Sullivan provided comment. Commissioner Richard Skreen seconded the motion to recommend City Council approve the Stormwater Outfall as submitted. Motion carried by roll call vote. Commissioners Rick Sullivan, Matt Rasmussen, Richard Skreen and Ryane Olin voted 'Aye'. An unidentified citizen provided comment.

Chairperson Rick Sullivan closed the Planning Commission Regular Meeting at 6:46 PM.

5. PUBLIC HEARING - River's Edge at the Landing Subdivision

Chairperson Rick Sullivan opened the Public Hearing for the River's Edge at the Landing Subdivision at 6:46 PM.

a.

1. Call to Order
2. Open the Agenda Topic
3. Staff Report
4. Applicant Presentation
5. Public Testimony
6. Close Public Testimony
7. Commission Questions & Discussion
8. Close Public Hearing

9. Decision or Recommendation

Chairperson Rick Sullivan stated the public hearing topic and provided comment.

Planner Rachel Granrath presented.

Chairperson Rick Sullivan thanked planner Rachel Granrath.

Ingrid Friedberg of Tapani provided comment and gave a presentation. An unidentified citizen asked a question regarding people walking down Larsen Lane to get to the proposed park. Ingrid Friedberg provided comment. The citizen provided comment regarding access to and from Larsen Lane. Ingrid Friedberg provided comment. The citizen provided comments regarding the round-a-bout. Ingrid Friedberg provided comment. The citizen provided additional comment and asked about the road. Chairperson Rick Sullivan requested Ingrid Friedberg be able to finish the presentation and then the meeting would be open for questions and discussion. Ingrid Friedberg continued with the presentation. An unidentified citizen provided comment regarding the location of the church and the outlet. Ingrid Friedberg provided comment. The citizen, Ingrid Friedberg, and Shane Tapani, and Clerk-Treasurer Carie Cuttonaro provided comment. An unidentified citizen asked if they were using the church's driveway. Ingrid Friedberg stated no, the church would have a driveway that connects to their road. Shane Tapani, Ingrid Friedberg and the citizen provided comments. An unidentified citizen asked questions regarding the traffic pattern and the round-a-bout. Shane Tapani and Ingrid Friedberg provided comment. Daniel Stumpf (of Lancaster Mobley) provided comment. Ingrid Friedberg, a citizen, and Shane Tapani provided comment. A citizen asked additional traffic-related questions. Shane Tapani, Ingrid Friedberg and Daniel Stumpf provided comments. The citizen stated her concern was the Huntington Ave traffic. Another unidentified citizen stated a round-a-bout would slow traffic down; additional comment was made by an unidentified citizen. Shane Tapani provided additional information. An unidentified citizen and Shane Tapani provided additional comment. An unidentified citizen asked if they were going to build a school in the subdivision. There was language indicating there are no plans to build a school and Ingrid Friedberg stated that they (the developer) are talking and coordinating with the school district on the proposed subdivision. Shane Tapani provided comment. An unidentified citizen expressed concern that they (the school district) did not have room for more children or the capacity to bus them. An unidentified citizen asked if they had a picture of what the houses might look like. Ingrid Friedberg stated they did not have pictures and provided additional comment. The citizen provided additional comment. Ingrid Friedberg provided comment. The citizen provided comment; Ingrid Friedberg provided comment. Shane Tapani and Ingrid Friedberg provided comment. Shane Tapani provided additional comment. The citizen asked if they were putting in apartments. Ingrid Friedberg stated they were no plans for apartments at this time and provided additional comment. Chairperson Rick Sullivan asked if there was anything else. An unidentified citizen asked about the archeology mapping done on the site. Ingrid Friedberg stated it is in the pre-determination report and provided additional comment. An unidentified citizen asked if they were raising the ramp elevation. Ingrid Friedberg stated it would be raised out above the base floodplain elevation and provided additional comment. The citizen provided additional comment. Ingrid Friedberg, Shane Tapani, and Taylor Wilson provided comment. The citizen asked if the materials were coming from dredge spoils. Ingrid Friedberg stated yes and provided additional comment. Chairperson Rick Sullivan asked if there was anything else. Ingrid Friedberg asked for clarification on what City staff consider to be centrally located for a park. Chairperson Rick Sullivan stated he was going to close the open comment period of the meeting. Chairperson Rick Sullivan closed the public comment portion of the public hearing and asked planner Rachel Granrath if she had a discussion about what was meant by a central location for the park. Planner Granrath provided comment, Chairperson Sullivan provided comment. Planner Rachel

Granrath provided comment. Shane Tapani and Ingrid Friedberg provided comment. Shane Tapani and Rachel Granrath provided comment. Chairperson Rick Sullivan asked if this had been presented to the Parks Board for recommendations or comments from them. Planner Rachel Granrath stated she did not think it had. An unidentified citizen asked if there was a way to keep it away from the highway to protect the kids. Ingrid Friedberg and Taylor Wilson provided comment. Ingrid Friedberg provided comment. Chairperson Rick Sullivan asked questions regarding sidewalks, streets, and lights in the subdivision and uniformity. Shane Tapanin provided comment. Chairperson Rick Sullivan provided comment. Ingrid Friedberg provided comment. Chairperson Rick Sullivan asked about streetlights; Ingrid Friedberg stated they are required. Ingrid Friedberg and Shane Tapani provided comment. Chairperson Rick Sullivan asked if the park was a public access park or just for the development. Ingrid Friedberd stated it would be dedicated to the City. An unidentified citizen began to speak; Chairperson Rick Sullivan provided comment. The citizen asked a question. Chairperson Rick Sullivan answered the question. The citizen asked another question; Chairperson Sullivan provided comment. An unidentified citizen provided comment. Ingrid Friedberg provided comment. The citizen provided additional comment. Chairperson Rick Sullivan provided comment. Two unidentified citizens provided additional comment. Chairperson Rick Sullivan provided comment. An unidentified citizen provided comment. Chairperson Rick Sullivan and Commissioner Matt Rasmussen provided comments regarding parking and access to the park. Shane Tapani provided comment. Commissioner Matt Rasmussen provided comment. Shane Tapanin provided comment. Commissioner Matt Rasmussen provided comment. Shane Tapani provided comment. Planner Rachel Granrath provided comment. Shane Tapani provided comment. Commissioner Richard Skreen provided comment. Ingrid Friedberg and Shane Tapani provided comments regarding phase one and phase two, represented on the map by a heavy dashed line. Chairperson Rick Sullivan, Commissioners Matt Rasmussen and Richard Skreen, and Shane Tapani provided additional comment regarding the phases. Commissioner Ryane Olin provided comment. Shane Tapani provided comment. Commissioner Matt Rasmussen provided comment. Shane Tapanin and Commissioner Richard Skreen provided comment. Commissioners Matt Rasmusen and Ryane Olin provided comment. Shane Tapani and Ingrid Friedberg provided comment. An unidentified citizen provided comment. Chairperson Richard Sullivan and the citizen conversed. Commissioner Matt Rasmussen provided comment. The citizen, Chairperson Rick Sullivan and Commissioner Matt Rasmussen conversed. Shane Tapani provided comment. The citizen provided additional comment. Ingrid Friedberg provided comment and a citizen provided comment. Chairperson Rick Sullivan asked if there was anything else and provided additional comment. Planner Rachel Granrath provided comment.

Chairperson Rick Sullivan closed the Public Hearing for the River's Edge at the Landing Subdivision at 7:27 PM.

Chairperson Rick Sullivan reopened the Planning Commission Regular Meeting at 7:27 PM.

Chairperson Rick Sullivan asked if there was any further discussion. Commissioner Matt Rasmussen provided comment regarding recommendations. Planner Rachel Granrath provided comment. Commissioner Richard Skreen provided comment. Shane Tapani provided comment. Chairperson Rick Sullivan provided comment. Commissioner Richard Skreen provided comment. Shane Tapani and Ingrid Friedberg provided comment. Commissioner Richard Skreen provided comment. Shane Tapani provided comment. Chairperson Rick Sullivan and Commissioner Richard Skreen provided comment. Clerk-Treasurer Carie Cuttonaro provided comment. Chairperson Rick Sullivan asked for clarification on what actions the Commission would be recommending. Planner Rachel Granrath clarified that the Commission could make a recommendation to council, stating they could recommend with conditions as drafted by staff, or they could amend. Chairperson Rick Sullivan

provided comment in favor of getting feed back from the Parks Board. Commissioner Matt Rasmussen asked for clarification on Chairperson Rick Sullivan's statement. Chairperson Rick Sullivan provided additional comment clarifying that it would be nice if the parks board got a chance to look at it and provide feedback. Ingrid Friedberg provided comment. Planner Rachel Granrath and Chairperson Rick Sullivan provided comment.

Commissioner Ryane Olin motioned, seconded by Commissioner Richard Skreen, to recommend the Council approve the River's Edge at the Landing Subdivision with the staff recommendations. Motion carried by roll call vote. Commissioners Rick Sullivan, Matt Rasmussen, Richard Skreen, and Ryane Olin voted 'Aye'.

6. CONSENT AGENDA

a. Approval of Minutes - May 20, 2025 Planning Commission Regular Meeting Minutes

This item was tabled until the next Planning Commission Meeting.

7. OLD BUSINESS

Planner Rachel Granrath provided an update on the food truck ordinance.

8. NEW BUSINESS

Chairperson Rick Sullivan, with a heavy heart, submitted his resignation from the Planning Commission effective the end of July (2025). Chairperson Rick Sullivan stated he would be available for the July (Planning Commission) meeting. Clerk-Treasurer Carie Cuttonaoro provided comment. Chairperson Rick Sullivan and Matt Rasmussen provided comment.

9. ADJOURNMENT

Commissioner Ryane Olin motioned, seconded by Commissioner Matt Rasmussen, to adjourn the regular meeting. All were in favor.

At 7:38 PM Chairperson Rick Sullivan adjourned the regular meeting.

Karlene Akesson, Secretary