



PLANNING COMMISSION MINUTES

Council Chambers – 1300 First Street

July 7, 2025, at 6:00 PM

1. CALL TO ORDER - ROLL CALL

Commissioners Present: Chair Mike Brown, Vice Chair Judi Lohr, John Mendoza, Jeff Bordin, Bryan Gish, Janelle Martin, Stephanie Johannesen

Not Present: none

Others: Building Inspector Bill Sidor

Chair Mike Brown Called for a motion to approve the Planning Commission Minutes of June 2, 2025

Motion was made by Commissioner Lohr, Seconded by Commissioner Bordin

There was no discussion and the motion passed

2. OLD BUSINESS

A. Chair Mike Brown informed the commissioners that there was already an ordinance for the height restriction of Lawns in Cosmopolis see CMC 9.76.040 (3) (b)

B. Chair Mike Brown began discussing the Park Plan review. County Commissioner Raines at that point asked to speak and was granted the floor. She objected to a Councilmember sitting at the Planning Commission Ex table and providing input. Chair Mike Brown stated that per CMC 2.36.010 This was Allowed. **For Reference** *“The nonvoting membership of the planning commission shall consist of one ex officio member and an alternate, both of whom shall be elected officials of the city. Ex officio members shall be entitled to participate in discussion but not to vote on business coming before the planning commission. This restriction shall not apply to members of the city council voting on such business coming before the council.”*

Chair Brown then continued with the Park Plan review update stating that the Mayor was revising and she should have it back to the Planning Commission for their September meeting. The Planning Commission should have their review and input complete by the end of the year.

C. City Aesthetics – Vice Chair Lohr reported that she had been reviewing several other cities and Planning Commissions to understand how they addressed and created plans for the aesthetics of their cities. She will have a report at the August 2025 meeting.

3. NEW BUSINESS

A. Chair Brown stated that although the vacation of J Street was on the agenda, there was no need for the Planning Commission to discuss as the vacation of J Street had already been recommended to the Council for approval. Former Chair Ken Cummings asked and was granted the floor to comment. He stated that he disagreed with the language of the vacation at the Council meeting of July 24, 2024 and that the City Attorney had not addressed the issue of the Vacation and that the Planning Commission should draft something to move the process forward. Mrs. Raines agreed with Mr. Cummings. City Building Inspector Bill Sidor stated that he believes that the Council vote at the July 24, 2024 meeting was to move the process forward.

There were no further comments on this topic.

B. Daniels Project Presentation

Mrs. Daniels took the floor to provide an overview of her development plans for her properties located on the waterfront on either side of J Street. She noted that the development was called Rivers Edge Waterfront Townhomes.

She then introduced her team, (see handout attached), and overall concept for the development. She stated that the development would be reminiscent of the homes in Cosmopolis in the 1920's, have a northwest craftsman style and be approximately 1,500 square feet. The development used the original plot maps to size the lots. Mrs. Daniels also stated that she and her team went through the Cosmopolis, (Brownfield), Revitalization study of 2020 to ensure that the development met the principles and guidelines of that study.

Mrs. Daniels' stated her goal at this meeting is to answer all questions so that the Planning Commission could vote to recommend the project to the City Council at their next meeting.

Mrs. Daniels then addressed the horizontal construction for the development. She stated that the project would 100% fund the cost of the new water and sewer costs. She felt that the construction timeline for that phase of the project would be 30 to 60 days and wants to start right after the project receives approval.

Vice Chair Lohr asked if the upper left portion of the development was encroaching on other property. Mrs. Daniels stated that Berglund and Schmidt had done the surveying and that the portion was a trail to the water. Vice Chair Lohr asked if parking would be on owner's lots or carports on their lots and if the units would be "stick built". Mrs. Daniels stated that the lots were planned to include parking for 2 cars on each lot and that the homes would be stick built.

Commissioner Bordin stated that the lots were smaller than allowed and that the height of the units would obstruct the view from the public. Mrs. Daniels stated that there was no view before the lots were cleared for the project.

Commissioner Gish asked where other cars would go. Mrs. Daniels stated that many other cities were using similar plans for new developments and that there was adequate parking for residents.

Commissioner Bordin stated that Mrs. Daniels brought up increasing tourism with this project and wanted to know if she had any market studies to that effect. Mrs. Daniels said that she was referring to the RV park project.

Commissioner Lohr asked if there would be a Homeowners Association, (HOA). Mrs. Daniels stated that there would be but that she didn't want to over restrict, she feels that homeowners should have property rights.

At that time a discussion around crosswalks began. Mrs. Daniels stated that she would be working with DOT to see about having a crosswalk from Lions Park to J Street.

Vice Chair Lohr stated with peaked roofs was the project planning on solar? Mrs. Daniels stated that it was a good idea.

Commissioner Bordin wanted to know if the project would be applying for grants for the sidewalks. Mrs. Daniels stated that a public/private partnership for lights and sidewalks would be ideal for grants.

Chair Brown asked about soil core samples. Tyrell Bradley, principal engineer for the project, stated that they were working on the geotechnical aspects of being near the levy and that the project would be 20 feet from the base of the levy. Chair Brown then brought up the Army Corps of Engineers. Mr. Bradley stated that the Geo-Tech work would provide the answers and that 20 feet from the base of the levy was well within the Army Corps of Engineer's requirements. Also, since Aberdeen has responsibility for the levy, the project team would work closely with them. Building Inspector Sidor stated that 10 feet away was the minimum.

Vice Chair Lohr asked if a person would buy the lot and then build on it? Mrs. Daniels confirmed that was the case and that there would be 22 parcels.

Commissioner Gish asked if preferred bids would go to local contractors. Mrs. Daniels has two builders now and wants to have local builders. She stated that now the plan is to build out 4 units but if needed, may build out all.

Vice Chair Lohr asked hypothetically what if the property owner wants to build a modern style home. Mrs. Daniels answered no per the HOA.

Commissioner Gish asked about the HOA regulations. Mrs. Daniels answered that she wants to give property owners rights, but the style of the homes would be consistent with the design elements of the development.

An audience member stated that townhomes that can rent out as Air B&B's can increase tourism by as much as 60% according to US Statics.

Vice Chair Lohr asked if homeowners could plant their own trees. Mrs. Daniels stated that phase III of the development would be hardscape and landscape and that it would be done by the developer.

Mrs. Raines commented that .09 funds could be used for sidewalks.

Commissioner Bordin asked if there was an artists' rendering of what landscaping would look like. Mrs. Daniels referred to the "Eagle" plan for landscaping.

Mrs. Daniels also stated that each house must go through the Building Inspector so permitting would be per house. Her intended price per lot would be \$125,000 to \$165,000. And to start she

would build two homes on the river and two on the street. The small lots are 24 feet wide and house plans are 20 feet wide.

Commissioner Bordin asked about docks on the river. Mrs. Daniels stated that it was a long-term plan but that many agencies are involved in that process.

A question was brought up about the old sewer line. Mrs. Daniels team stated that the old line which was installed in 1980 would be abandoned and filled.

Councilmember Darcy asked about the impact of the new homes on the sewer pump station. Mrs. Daniels states that the new homes would bring revenue to the city and that the project was upgrading the sewer and water lines on her dime.

Linda Springer asking as a citizen raised concern on the additional houses on the pump station and encouraged the team to get with Aberdeen to review their evaluation of the Cosmopolis sewer system. Mr. Bradley stated that they could get a letter of impact from Aberdeen.

Another citizen asked if businesses were built into the project. Mrs. Daniels stated that housing brings business and that the parcels that the project will be built on could not afford enough parking for businesses because it's too narrow. She stated that there were other deeper parcels that would be ideal for businesses.

Chair Brown stated that he liked the project but wished there was retail space included. Mrs. Daniels stated that housing and people will create demand for that.

A question was raised on the finished price of the homes. Ms. Daniels stated in the \$450,000 - \$500,000 range.

Vicki Cummings of Grays Harbor Council of Governments stated that the Brownfield study took place over 7 months and economic development specialists, businesses, local governments and citizens were all involved in its development.

Citizen Steve Davis Applauded the Daniels group stating that the development was good for Cosmopolis and hopes the Planning Commission approves.

Citizen Sperring stated he liked that plan and that no one else was developing along the river.

Commissioner Martin stated she liked the plan and revitalization plan for housing.

Commissioner Bordin stated that he was still concerned about the houses blocking the view of the river. He also expressed disappointment in the revitalization study.

Chair Brown stated that Cosmopolis has wanted something like this for years and here is an opportunity.

Commissioner Johannesen commented that she was for the project.

Citizen Springer stated it is what the city needs but the impact to the pump station needs review.

There was discussion by the Commission and Building inspector concerning the need for a short plat for some of the lots.

Vice Chair Lohr motioned to approve the short plat, Commissioner Mendoza seconded

There was no further discussion, and the motion passed.

Commissioner Johannsen motioned to approve and advance the project to Council with the exception of having the pump station capacity reviewed, Commissioner Bordin seconded

There was discussion regarding the pump station, and the motion passed

Vice Chair Lohr motioned to adjourn the meeting, Commissioner Mendoza seconded

Meeting adjourned at 8:19 PM