



PLANNING COMMISSION MINUTES

Council Chambers – 1300 First Street

January 5th, 2026 at 6:00 PM

1. CALL TO ORDER - ROLL CALL

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

Commissioners Absent: Jeff Bordin; excused.

Others: Building Inspector Bill Sidor and Mayor Springer

Vice-Chair Lohr motioned to approve the Agenda, Commissioner Mendoza seconded.

Vice-Chair Lohr motioned to approve Meeting Minutes from December 1st, 2025, meeting, Commissioner Mendoza seconded. Motion passed.

2. OLD BUSINESS

A. PUG Grant Update – Mayor Springer informs commission that the city has been awarded the PUG Grant through the Department of Commerce. This funding will aid in updating the Comprehensive Plan. Award amount is \$20,000 that will be distributed over 2 years, \$10,000 in year 2026 and the remaining \$10,000 in 2027. She also talks about REET funds within the city and the specific uses for this money.

Discussion: Commissioner Johannesen requests email with information regarding uses of REET funds and the requirements of the city. Further information is given on timeline of deadlines for the grant funding, and the continued work with GHCOG as we are following their guidance. Commissioner Martin asks if the REET funds can be moved now, or what needs to be done in order to get that money moved. Clarification is given on needing the partial update in the Comprehensive Plan before these funds can be moved. Building Inspector Bill Sidor believes we have a critical areas ordinance, but we need to identify our specific critical areas first to better understand updating this portion of the Comprehensive Plan. Vice-Chair Lohr has ideas to include the Cosmo site as a critical area, parking lot and office buildings in the front. Mayor touches on meeting with the EPA, this site is privately owned and the city can't do anything with this site currently.

3. NEW BUSINESS

- A. Election for Chair and Vice-Chair** – Chair Mike Brown is nominated by Vice-Chair Judi Lohr to continue being Chair, Commissioner Johannesen seconds. All in favor and Chair Brown accepts.
Commissioner Johannesen nominates Vice-Chair Lohr to continue being Vice-Chair, Commissioner Gish seconds. All in favor and Vice-Chair Lohr accepts.

Discussion: Vice-Chair Lohr speaks on critical areas being thought of for future low-income housing, good opportunity for developers wanting to develop in Grays Harbor. Bill Sidor gives information on USDA loans and the wait list for funding. Gave ideas on potential updates to zoning in the future. He also would like to start laying out critical areas and bring them to next meeting for further discussion. Discussion about potential commercial zoning changes for Second Street and housing concerns of Cargo container homes as they seem to be trending. Chair Brown asks if there is any update on the River's Edge project, Bill informs there is a meeting scheduled Wednesday where he will find out more.

Chair Brown motioned to adjourn the meeting, Commissioner Mendoza seconded. Meeting Adjourned at 7:03PM