



**RIDGEFIELD PLANNING COMMISSION
MEETING AGENDA**

**Wednesday, August 2, 2017
Ridgefield Community Center
210 N. Main, Ridgefield, WA 98642**

I. GENERAL SESSION CALL TO ORDER - 6:30 PM

- 1. Flag Salute**
- 2. Roll Call**
- 3. Late changes to the agenda**

II. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and address. Comments are limited to three minutes. Written comments may be submitted to the City Clerk prior to the meeting.

III. CONSENT AGENDA

- 1. Planning Commission - Regular Meeting - May 3, 2017 6:30 PM**

IV. BUSINESS

- 1. Green Building Standards - Jeff Niten, Community Development Director**

V. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and address. Comments are limited to three minutes. Written comments may be submitted to the City Clerk prior to the meeting.

VI. STAFF REPORTS

VII. FROM THE COMMISSION

VIII. ADJOURN



CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
May 3, 2017

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM - [6:30 PM](#)

FLAG SALUTE

ROLL CALL - [6:30 PM](#)

Attendee Name	Title	Status	Arrived
Jerry Bush	Commissioner	Excused	
Jason Carnell	Chair	Present	
Stan Okinaka	Commissioner	Excused	
Victoria Haugen	Commissioner	Present	
Whitney Jones	Commissioner	Excused	
Paul Young	Commissioner	Present	
Jen Lindsay	Commissioner	Present	

3. Motion to excuse Commissioner Jones, Okinaka, and Bush from the meeting

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jen Lindsay, Commissioner
SECONDER:	Victoria Haugen, Commissioner
AYES:	Carnell, Haugen, Young, Lindsay
EXCUSED:	Bush, Okinaka, Jones

LATE CHANGES TO THE AGENDA

None.

CONSENT AGENDA - [6:31 PM](#)

1. Minutes - [6:31 PM](#)

PUBLIC COMMENT

None.

BUSINESS - [6:32 PM](#)

1. Tiny Homes - [6:32 PM](#)

Jeff Niten - Community Development Director
 Provided a staff report to the Commission

Minutes Acceptance: Minutes of May 3, 2017 6:30 PM (CONSENT AGENDA)

Commission asked for clarification on the difference between a stick home and a tini home as well as suggested that the City embrace the trend and find way to make it work but there are concerns that tini homes may be used mainly for rental space. The commission also discussed how utilites are hooked up to these houses and how some tini homes have other methods of removing sewage and brining in water. There was also concern about the santiation of these homes and it was suggested that there needs to be a certian level of sanitation required.

2. Tree Protection - [6:55 PM](#)

Jeff Niten - Community Development Director
Provided a staff report to the Commission

The Commission asked if a tree was blocking visual sight and creating a nusciance would you be required to removed it. The Commission was also concerned about propeerty rights and the potential government overreach. They also asked if a developer will replace the number trees that were removed durring development of the property. Suggested that lot size come into play to determine if you need a permit or not and tie this to our zoning districts. Discussed how will this tranfer to commercial or an industrial setting. The Commisison also agreed that 12 inches is acceptable tree diameter for requiring a permit.

PUBLIC COMMENT - [7:14 PM](#)

None

STAFF REPORTS - [7:15 PM](#)

1. Community Development Report - [7:16 PM](#)

Jeff Niten - Community Development Director
Provided an update to the Commission

FROM THE COMMISSION - [7:16 PM](#)

Commissioner Haugen - Ridgefield Neighborhood Association update
Commissioner Carnell - General update
Commissioner Lindsay -Parks Board update
Commissioner Young - Port of Ridgefield update

ADJOURN - [7:22 PM](#)

Lindsay Regan

Jerrold Bush

CITY OF RIDGEFIELD PLANNING COMMISSION

MEETING DATE: August 02, 2017
ITEM: PUBLIC HEARING/BUSINESS
AGENDA ITEM TITLE: Green Building Standards

SUMMARY/BACKGROUND:

As part of the work program for Community Development and the Planning Commission in 2017 the City Council directed that a Green Building program for the city be developed and implemented.

Staff has researched the opportunities and challenges associated with implementing a required green building program in the state, and national standards developed by the International Code Council. The International Code Council developed and implemented the International Green Construction Code (IGCC) in 2012, and provided an update in 2015.

The Washington State Building Code Council does not permit a jurisdiction to adopt a building code that is more restrictive than the state building code without the State Building Code Council's approval (RCW 19.27.060). Also, the state energy code is a mini-maxi code in that you can't add any more to it or reduce it.

Opportunities available to Ridgefield include adopting the 2015 International Green Construction Code (IGCC) as an optional addition to the required Washington State Building Codes, and providing incentives to builders to comply with IGCC standards. Incentives could include priority processing of building permits as one example. Several municipalities within Washington have adopted optional green codes, and provided priority processing as an incentive to move in this direction.

Kirkland Green is an effort by the city to develop environmentally sensitive design for different aspects of the community. One element of Kirkland Green is green construction that requires applicants to design construction projects. The City of Vancouver has also incentivized green building. In April of 2015 Vancouver adopted an Ordinance that incorporated the National Green Building Standard as optional for residential construction.

Another element added to the 2017 work program was the concept of "visitability" or addressing the issues people with mobility challenges face when visiting friends and

neighbors.

A visitable house includes these three features:

- one zero-step entrance.
- doors with 32 inches of clear passage space.
- one bathroom on the main floor you can get into in a wheelchair

The city may include incentives to encourage a percentage of new homes in any subdivision to be constructed with visitability in mind.

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: