



CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
August 1, 2018

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL

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

COMMISSIONER OKINAKA MOTIONED TO EXCUSE COMMISSIONER HAUGEN. COMMISSIONER FLYNN SECONDED THE MOTION. APPROVAL WAS UNANIMOUS.

LATE CHANGES TO THE AGENDA

No late changes

PUBLIC COMMENT

None

CONSENT AGENDA

1. Approval of Minutes from Wednesday, 7/11/18 Meeting

COMMISSIONER BUSH MOTIONED TO APPROVE THE MINUTES AS PRESENTED. COMMISSIONER FLYNN SECONDED THE MOTION. APPROVAL WAS UNANIMOUS.

BUSINESS

1. Freeway Scape - [6:33 PM](#)

SUMMARY/BACKGROUND:

One of the items on the Community Development work program for 2018 is the design and implementation of regulations defining the appearance of Ridgefield's freeway frontage along

Interstate 5. Staff has been working diligently to research various options, and are presenting the options to Planning Commission for a discussion to determine what items are preferable.

Jamie Carlson, Planning Intern, presented the Freeway Scape business item.

Commissioners and Staff discussed the presentation.

2. Boat and RV Storage Standards - [6:56 PM](#)

SUMMARY/BACKGROUND:

One item on the Community Development work program for 2018 is the development and implementation of design standards for Boat and RV storage uses. Staff has extensively researched options and opportunities within Washington and other jurisdictions to determine what might be appropriate for Ridgefield. Staff is presenting this research to facilitate discussion regarding appropriate standards for these types of uses.

Jamie Carlson, Planning Intern, presented the Boat and RV Storage Standards business item.

Commissioners and Staff discussed the presentation.

PUBLIC COMMENT - [7:16 PM](#)

Darren Wertz - resident

-The City streets of Pioneer, Hillhurst, and 45th have specific instructions on how the streets should look, because these streets are our money-shot. We can have a characteristic freeway frontage that says 'this is Ridgefield'. It should be memorable, clean, nice-looking, because this is our money-shot for everyone driving the freeway.

-Boat/RV storage is in the employment zone. Storage facilities are not a high employment kind of use, I think it's wrong for it to be in an employment zone. We should consider putting it somewhere else or create a special zone with special characteristics and not necessarily take land out of production for jobs.

Jim Carlson - non-resident

-Boat/RV Storage - There's a boat and RV storage in Battle Ground. To your concerns of how to make your setbacks set far enough back from the fence line so there's not an obstructed view, you can have the traffic lane go around the inside perimeter of where the fencing is. The Battle Ground storage is a post/frame structure, pretty inexpensive. You can set building standards and then (the Battle Ground) units are open on all sides, you can shut off one side easily. You need to have a 12' eave to fit an RV under, you can build the RV part into the interior of the design so the roof structures can incline up so you don't have to view the tall roof structures. Your perimeter could be boats, your interior would be RVs.

Richard Amerman - resident

-I encourage the City to do something with the freeway scape, I think that's a good idea. When it comes to the landscaping and barriers, I think a good goal is to have it look distinctive without being too complicated. People should be able to drive into our area and know that they're somewhere different.

-For the density and distribution of the trees, since one of our goals is sound absorption, we should keep that in mind so if we're dealing with something that was more random, we would still have a certain density target so the overall effect over, let's say, a 100 yard stretch would still have a consistent sound absorption.

-One of my concerns has to do with industrial back lots. What I've seen as being an eyesore - it's certainly wonderful to highlight the buildings that define the businesses that are near the freeway, it has a lot of value and can showcase what's there - but when you see a back lot of something, for example, a lot of mechanical equipment in disrepair or a lot for a PUD line repair area - if the standards of the industrial area cover that, the visibility of that stuff, that's great, but if not, I would suggest that it be worth trying to address that specifically in the Freeway Scape Code to ensure that, while trying to highlight businesses, also trying to avoid those types of industrial yards from being visible from the freeway.

-RV Storage - I sympathize with the employment zone situation, I also see this (storage) as a real and defined need for the City. Is there a way to define the need in more hard terms, a reasonable guess as to how much demand there is to help justify how important it is to provide this need?

STAFF REPORTS - [7:29 PM](#)

Jeff Niten, Community Development Director - We're very close to 190 Single Family Homes permitted for this year. We're also helping La Center with their building permit reviews and inspections; we recently hired a new Plans Examiner to help meet timelines. We also just issued the first permits for the grocery store.

FROM THE COMMISSION - [7:32 PM](#)

Commissioner Lindsay - requested volunteers to donate hours to the Ridgefield Lions food booth at the Clark County Fair, 8/3 - 8/12.

Commissioner Flynn - none

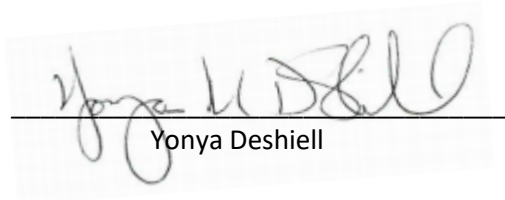
Commissioner Okinaka - none

Commissioner Young - none

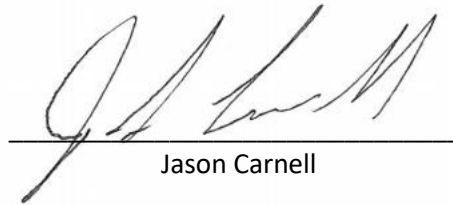
Commissioner Bush - none

Chair Carnell - none

ADJOURN - [7:34 PM](#)



Yonya Deshiell



Jason Carnell