



CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
July 11, 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	Absent	
Victoria Haugen	Commissioner	Present	
Paul Young	Commissioner	Present	
Jen Lindsay	Commissioner	Absent	
Patrick Flynn	Commissioner	Absent	

It was discussed that Commissioner Flynn may arrive late to the meeting, Commissioners held off on including Commissioner Flynn's name in the motion to excuse.

COMMISSIONER BUSH MOTIONED TO EXCUSE COMMISSIONERS LINDSAY AND OKINAKA. COMMISSIONER HAUGEN SECONDED THE MOTION. APPROVAL WAS UNANIMOUS.

LATE CHANGES TO THE AGENDA

No late changes.

Jeff Niten, Community Development Director, introduced the Planning Department's summer intern, Jamie Carlson.

PUBLIC COMMENT

None

CONSENT AGENDA

1. Approval of Minutes from Wednesday, 6/6/18 Meeting

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

BUSINESS

1. Comprehensive General Sewer Plan - [6:35 PM](#)

SUMMARY/BACKGROUND:

The District has prepared a document titled “Comprehensive General Sewer Plan” (Plan) to serve as both the General Comprehensive Plan and the General Sewer Plan for the collection system. In accordance with the requirements listed above, the District must adopt a Plan for the facilities that the District proposes to provide, *before* ordering any such facilities. All portions and sections of the District must be investigated and a Plan selected for a sewer system that is suitable and adequate for the present and reasonably foreseeable future needs, including a long-term plan for financing and distributing the cost and expense of the facilities and services (57.16.010 RCW). The District has prepared the proposed Plan accordingly, in consultation with BHC Consultants, LLC. The Plan is consistent with the 2016 update to the City’s Comprehensive Plan. It replaces the City adopted 2013 General Sewer Plan, which was later adopted and incorporated by the District as part of its General Sewer Plan. In accordance with RCW 57.16.010(7), the Plan must be approved by resolution of any City, all or a portion of which is included in the District’s Plan.

The Plan consolidates planning for the Districts current and future service areas in both Ridgefield and Vancouver urban growth areas into a single document. Thus providing for consistent assumptions, methodology and planning throughout. The Plan identifies the general location and size of sewer infrastructure and the estimated cost of the improvements. The capital improvements identified in the Ridgefield Urban Growth Area total \$40.6 million in investment over the 20-year planning period. The improvements identified in the Plan promote the eventual decommissioning of the Ridgefield Treatment Plant within the 20-year planning horizon. Approximately \$4.3 million is forecast for restoration and replacement projects (R&R) and \$36.3 million in capital improvement projects. The grand total investment in the Plan, across the entire District, is \$147.2 million.

A threshold determination of non-significance was issued for the plan on May 4, 2018. Public comments were invited for fourteen days, with only one comment received from Clark County. The District’s response to the County comments is included in the Appendix of the Plan. A public hearing was held by the District Board of Commissioners on June 26, 2018. Clark County Public Health has reviewed and endorsed the plan.

Brenda Howell, Staff Engineer, introduced the business item and presenter, Shawn Moore, from Clark Regional Wastewater District (CRWWD).

Shawn Moore, Assistant Manager of CRWWD, presented a slide show on the topic of the Comprehensive General Sewer Plan.

Commissioners, staff, and CRWWD discussed presentation.

2. Public Hearing on Ridgefield Development Code Updates - [7:02 PM](#)

SUMMARY/BACKGROUND:

The City is proposing a series of housekeeping amendments and changes to the Ridgefield Development Code (RDC), which establishes zoning regulations for residential and nonresidential development throughout the City. This update to the code focuses on code refinements to clarify the interpretation of certain sections, adjust the details of a policy, reflect desired design standards, or simplify review procedures. The majority of updates relate to issues identified by staff and code users during implementation over the past year, or looking ahead to future applications.

Jeff Niten, Community Development Director, presented the Ridgefield Development Code Updates.

Chair Carnell opened the hearing at 7:12pm.

PUBLIC COMMENTS:

Darren Wertz - resident

-Would like the language refined where it states 'high quality architectural materials'. Would like it to be more specific as to what kinds of high quality materials are acceptable.

-The Downtown variance moving from 20% to 40% is a good idea as long as we're not overstepping fire access requirements. Suggested adding language to allow an extra 20% variance as long as there is Fire Approval.

Chair Carnell closed the hearing at 7:14pm, turned over to City staff to answer questions.

Commissioners' questions and comments:

-Agree with the need to refine the language on high quality materials.

MOTION:

COMMISSIONER BUSH MOTIONED TO RECOMMEND APPROVAL OF THE UPDATES TO THE RIDGEFIELD DEVELOPMENT CODE TO CITY COUNCIL. COMMISSIONER HAUGEN SECONDED.

It was discussed that the motion should state whether the adjustments brought up in tonight's meeting be included in the recommendation to Council.

COMMISSIONER BUSH WITHDREW FIRST MOTION.

COMMISSIONER YOUNG MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL WITH THE AMENDMENTS DISCUSSED. COMMISSIONER BUSH SECONDED. UNANIMOUS VOTE.

PUBLIC COMMENT

None

STAFF REPORTS - [7:18 PM](#)

Jeff Niten, Community Development Director - Last year we processed over 150 Land Use applications. We expected less Land Use applications in 2018 and more permits for Building but Land Use applications haven't slowed down. We took in our 81st Land Use application of the year; we're at a higher pace than we were last year.

FROM THE COMMISSION

Commissioner Haugen - none

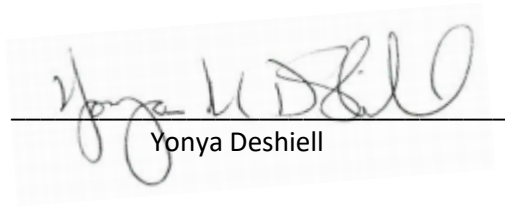
Commissioner Young - attended last month's Port of Ridgefield meeting

Commissioner Bush - None

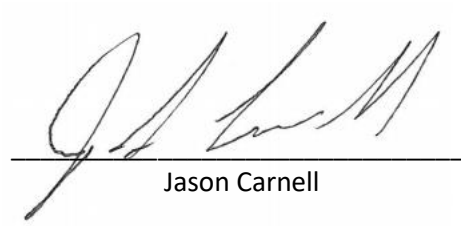
Chair Carnell - None

CHAIR CARNELL MOTIONED TO EXCUSE COMMISSIONER FLYNN. COMMISSIONER BUSH SECONDED. UNANIMOUS VOTE.

ADJOURN - [7:20 PM](#)



Yonya Deshiell



Jason Carnell