



CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
July 6, 2022

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

Flag Salute - [6:30 PM](#)

ROLL CALL

Attendee Name	Title	Status	Arrived
Stan Okinaka	Commissioner	Present	
Patrick Flynn	Chairman	Present	
Gary Rightenour	Commissioner	Present	
Amanda Swenson	Commissioner	Present	
Richard Amerman	Commissioner	Present	
John Rose	Commissioner	Present	
Katie Favela	Commissioner	Present	

Oath of Office - [6:33 PM](#)

Clerk Trina Siebert conducted the Oath of Office with Katie Favela for Planning Commission Position # 1.

Late changes to the agenda - [6:34 PM](#)

No late changes to the agenda.

PUBLIC COMMENT - [6:34 PM](#)

Ed Madden 27407 NE 14th Ct Ridgefield, WA. Mr. Madden discussed RDC 18.715.050 and stated that the street lights in Greely Farms do not meet the lighting code. He requested that Planning Commission take Code Enforcement action for allowing light trespass.

Eric Connelly 27901 NW 51st Ave Ridgefield, WA Mr. Connelly stated that he is impressed by the City of Ridgefield's leadership.

CONSENT AGENDA - [6:42 PM](#)

Commissioner Rose moved to approve the consent agenda as presented, seconded by Commissioner Rightenour. Ayes all. Motion passed unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John Rose, Commissioner
SECONDER:	Gary Rightenour, Commissioner
AYES:	Okinaka, Flynn, Rightenour, Swenson, Amerman, Rose, Favela

1. Approval of Minutes from Wednesday, 6/1/22 Meeting

BUSINESS - [6:43 PM](#)

Claire Lust, Community Development Director gave a presentation on the proposed amendments to Title 18 of the Ridgefield Municipal Code (RDC). The purpose of the proposed amendments is to keep the code up-to-date and to address current development issues in order to better serve the Ridgefield community.

The proposed amendments intend to update the code to address issues identified when applying the existing code and issues anticipated for future projects in Ridgefield. For this round of updates, staff identified three types of proposed amendments: housekeeping updates, minor policy changes and major policy changes related to land division.

1. Housekeeping items: address clerical errors and clarify existing code language without substantive changes to the content.
2. Minor policy changes: add or modify content to strengthen the code with the goal to better implement the Ridgefield Comprehensive Plan (RUACP) and existing City policies and practices.
3. Major policy changes: introduce new or significantly altered processes or strategies to implement the RUACP.

Discussion occurred regarding the height of accessory structures.

Discussion occurred regarding accessory structures that are 120 square feet or less.

Discussion occurred regarding the proposal to remove residential uses from Employment and Commercial Zones.

Discussion occurred regarding zone changes.

PUBLIC HEARING

1. 2022 Code Updates - [7:13 PM](#)

PUBLIC HEARING OPENED AT 7:13 PM

No testimony was provided.

PUBLIC HEARING CLOSED AT 7:14 PM

Discussion occurred regarding the height of detached Accessory Structures and having an exception for boats and RV's.

Commissioner Rose moved to recommend approval of the 2022 Ridgefield Development Code Amendments as modified to include the exception of the 18 and 24 foot height of detached Accessory Structures. Seconded by Commissioner Rightenour. Ayes all. Motion passed unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John Rose, Commissioner
SECONDER:	Gary Rightenour, Commissioner
AYES:	Okinaka, Flynn, Rightenour, Swenson, Amerman, Rose, Favela

STAFF REPORTS - [7:14 PM](#)

Claire Lust, Community Development Director thanked Brenda Howell for appearing virtually.

Community Development has two new staff members:

Shana Lazzarini, Planner II

Beth Whitener, Planning Intern

Ms. Lust discussed the upcoming Parks and Development Tour.

FROM THE COMMISSION - [7:20 PM](#)

Commissioner Amerman attended the Parks Board Meeting, City Council Meeting and has walked a couple of local developments. Mr. Amerman addressed his concerns about a development that only has sidewalks on one side of the street.

Commissioner Swenson welcomed Commissioner Favela.

Commissioner Rose attended the Clark College Foundation Board Meeting. He proposed an addition to the agenda for the August 3rd Planning Commission Meeting of a presentation on the findings of the report for the highest and best uses of the Boschma Farms Site. The American Legion is doing a campaign for Blue Star Families.

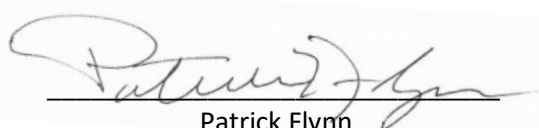
Commissioner Okinaka discussed Ridgefield Main Street and the Tax Credit Incentive. July 8th from 11:00 AM-2:00 PM celebrating Ridgefield Main Street Day. July 22nd Friday Night Flicks, A League of Their Own, proceeds go to Ridgefield Main Street. September 10th Octoberfest from 3:00 to 10:00 PM at Overlook Park.

Commissioner Flynn addressed Mr. Madden's concerns. Congratulations to new City staff and Intern. He welcomed Commissioner Favela and thanked City Staff.

ADJOURN - [7:34 PM](#)



Trina Siebert



Patrick Flynn