RIDGEFIELD PLANNING COMMISSION
MEETING AGENDA

Wednesday, June 6, 2018
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. **Approval of Minutes from Wednesday, 5/2/18 Meeting**

IV. BUSINESS

1. **Road Re-Naming - Jeff Niten, Community Development Director**
2. **Gee Creek Plateau Code - 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 2, 2018

Regular Meeting - 6:30 PM

Minutes Acceptance: Minutes of May 2, 2018 6:30 PM (CONSENT AGENDA)

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	Present	
Paul Young	Commissioner	Absent	
Jen Lindsay	Commissioner	Present	
Patrick Flynn	Commissioner	Present	

COMMISSIONER LINDSAY MOTIONED TO EXCUSE COMMISSIONER YOUNG. COMMISSIONER FLYNN SECONDED THE MOTION. APPROVAL WAS UNANIMOUS.

LATE CHANGES TO THE AGENDA

None

PUBLIC COMMENT

None

CONSENT AGENDA

1. **Approval of Minutes from Wednesday, 4/4/18 Meeting**

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

BUSINESS

1. Public Hearing for Downtown Arts Quarter Code - 6:32 PM

The purpose of the proposed Downtown Arts Quarter is to enhance Ridgefield's core by providing opportunities for visible public art and unique design features that reflect the character of the city and build community. The Downtown Arts Quarter will encourage public art, created with high-quality materials by local artists, that activates public space for the enjoyment of residents and visitors.

The proposed location of the Downtown Arts Quarter and desired design features are the result of discussions among City staff, elected officials, the Ridgefield Art Association, local business owners, and Ridgefield residents.
Public input was gathered at National Night Out on August 1, 2017, and at First Saturdays on September 2, 2018 and March 3, 2018. A draft of the Arts Quarter code was brought to Planning Commission for discussion on March 7, 2018.

Claire Lust, Associate Planner, presented the Downtown Arts Quarter Code.

Public Hearing opened by Chair Carnell at 6:40pm
No comments. Public Hearing closed at 6:40pm

Commission and staff conducted discussion on the Downtown Arts Quarter.

The City staff read back the amendments made by the commissioners:

Section C - 2 (e)
Currently reads: Approved by the Ridgefield Arts Association and City Council
Amendment: Recommended for approval by the Arts Association to the City Council

Section E - 3
Currently reads: One hard copy and one electronic copy of the artist's resume
Amendment: One copy, hard copy or electronic, of the artist's portfolio

Change the language of the agreement to be 'two-year renewable'

MOTION - MOVE TO RECOMMEND SENDING PROPOSAL TO CITY COUNCIL WITH AMENDMENTS.

PUBLIC COMMENT

None

STAFF REPORTS

Community Development Director, Jeff Niten - For the month of April, there were 91 Approving/Pending new Single Family Residence permits.

Vice Chair Bush brought up a correction to the April 4th Planning Commission minutes; would like to confirm the minutes state Chair Carnell as absent and Vice Chair Bush as present.

FROM THE COMMISSION

Commissioner Okinaka - The Main Street meeting was cancelled due to a lack of quorum

Commissioner Lindsay - Attended the Parks Board meeting

ADJOURN - 7:04 PM

_____ _____

Yonya Deshiell Jason Carnell

CITY OF RIDGEFIELD
PLANNING COMMISSION

MEETING DATE: June 06, 2018

ITEM:

AGENDA ITEM TITLE: Road Re-Naming

SUMMARY/BACKGROUND:

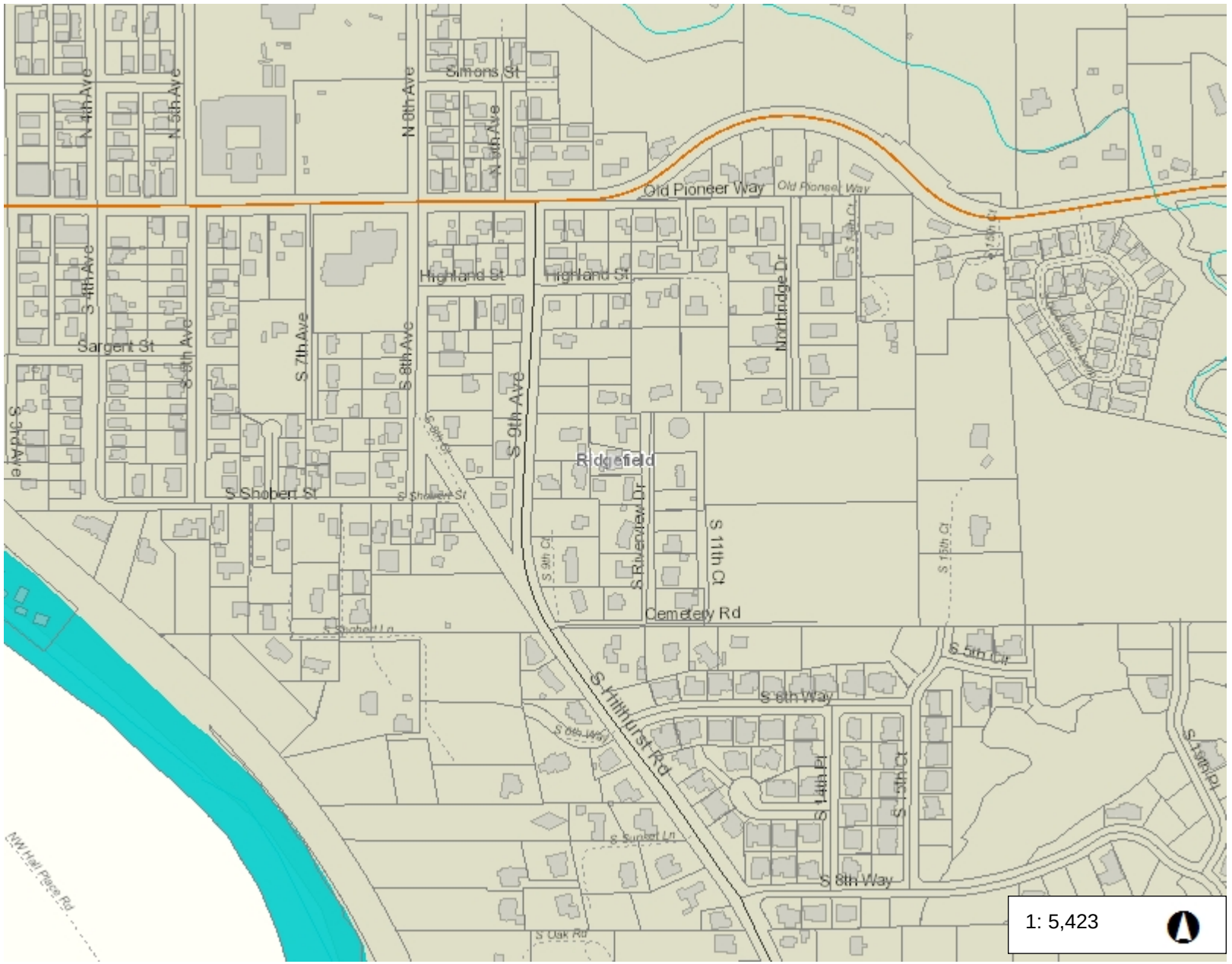
One element of the 2018 Community Development Department work program is to review and recommend name changes for streets in Ridgefield. The reason to pursue these street name changes is to avoid confusion when one street changes names multiple times within a short distance.

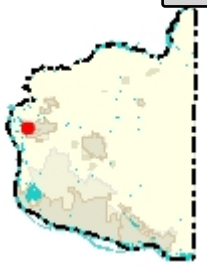
Two examples of streets the department is focused on in 2018 are the alignment of Hillhurst and S. 9th Avenue and Royle Road and S. 45th Avenue.

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: Hillhurst and 9th (PDF)
Royle and 45th (PDF)

Hillhurst/S. 9th Ave.





Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

903.8 0 451.89 903.8 Feet

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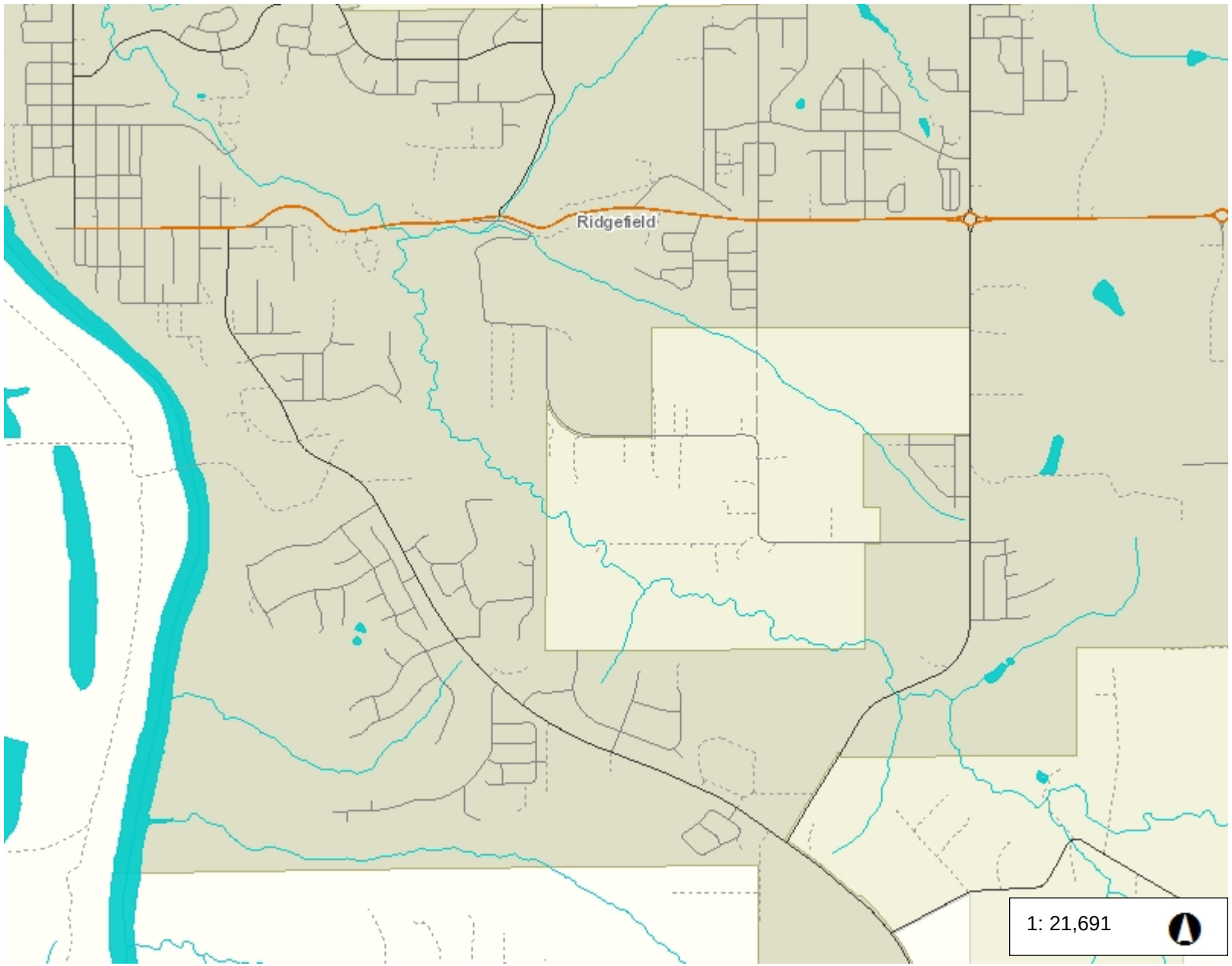
Clark County, WA. GIS - http://gis.clark.wa.gov

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

Attachment: Hillhurst and 9th (Road Re-Naming)

Royle and 45th



Legend

- Cities Boundaries
- Urban Growth Boundaries

Notes:

1: 21,691

3,615.1 0 1,807.57 3,615.1 Feet

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Clark County, WA. GIS - http://gis.clark.wa.gov

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Attachment: Royle and 45th (Road Re-Naming)

CITY OF RIDGEFIELD
PLANNING COMMISSION

MEETING DATE: June 06, 2018

ITEM:

AGENDA ITEM TITLE: Gee Creek Plateau Code

SUMMARY/BACKGROUND:

In 2017 the Planning Commission and City Council discussed and adopted the Gee Creek Plateau sub-area plan that considers future land uses and design for an approximate 359 acre unincorporated area surrounded by Ridgefield city limits. Fundamental elements of the design include land designated for development that retains open space in an innovative attempt to keep part of the rural feel in urban neighborhoods. One element of the Community Development work program in 2018 is to develop regulations that implement the Gee Creek Plateau vision recommended by Planning Commission and adopted by City Council.

This version is a draft set of implementing rules for development of the cluster overlay area of the Plateau. Staff is seeking input from the stakeholder that helped develop the vision, the Planning Commission, and all property owners within the Plateau. This item will come back to the Planning Commission as part of a public hearing later this year.

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: 18.210.135___Special_provisions_for_the_Gee_Creek_Plateau_subarea V.4 (DOC)
Gee Creek Plateau Subarea Plan Oct 2017 (PDF)

18.210.135 - Special provisions for the Gee Creek Plateau sub-area (Cluster Development).

A. Purpose. The purpose of the Gee Creek Plateau cluster development is to accommodate urban densities of the underlying zoning district while allowing residential development to utilize less land area. These provisions aim to allow greater flexibility in the design of subdivisions to ensure development is in harmony with the natural characteristics onsite and to preserve features such as critical areas, open space, recreation areas, or scenic vistas.

B. District Boundaries. The Gee Creek Plateau sub-area cluster development area (hatched area in the figure below) is bounded by the S. 5th Way alignment to the north, approximately the S. 32nd Place alignment to the west, Gee Creek to the south, and approximately the alignment of S. 40th Street to the east. Cluster development within the district is required.

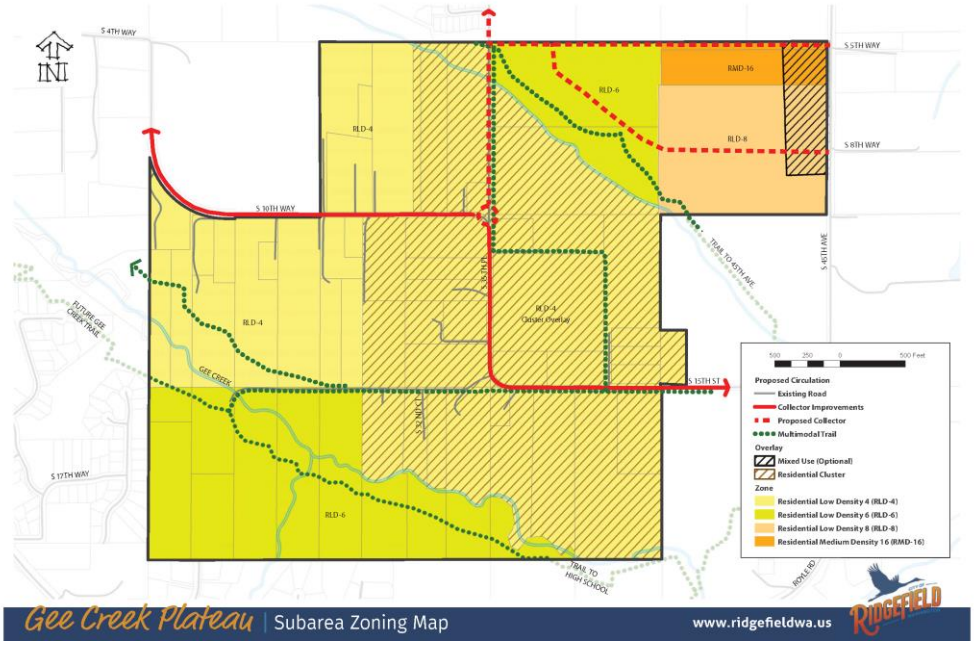

Figure 18.210.135-1

C. Uses. The underlying base zone for all cluster development is Residential Low Density – 4 (RLD-4). Uses are those permitted in the RLD-4 zone.

D. Review. The Community Development Director shall review all development proposed under the Gee Creek Plateau cluster provisions as a Planned Unit Development (RDC 18.401) and Procedures (RDC 18.310).

1. The Gee Creek Plateau cluster development standards shall be required for development within the district boundaries identified by 18.210.135 B.

2. The open space requirements in this sections shall apply in lieu of the parks and open space requirements in 18.401.

Attachment: 18.210.135___Special_provisions_for_the_Gee_Creek_Plateau_subarea V.4 (Gee Creek Plateau DRAFT Code)

3. Critical areas density transfer provisions shall not apply within the required cluster district.

4. The PUD process shall not be used to create lots exceeding these limits. The minimum lot size is 6,000 square feet. The maximum lot size is 15,000 square feet.

E. Development Standards. The clustering provisions of this code are required for any proposed development on parcels one (1) acre or larger in size. Subdivisions of land within the cluster overlay of four (4) lots or less shall follow the procedure outlined in RDC 18.610.

1. Single family home lots shall be no less than 6,000 and no more than 15,000 square feet with a minimum density of 4 dwelling units per acre based on net developable acres. For example, a 5 acre lot with 3.5 net developable acres will be required to produce 16 single family lots.

2. The remainder parcel subject to covenant shall be no less than ten (10) percent of the net developable area. For the purposes of this section a "remainder parcel" means the remainder parcel of the cluster subdivision that contains the majority of the land within the development and is devoted to open space uses.

3. The remainder parcel shall be subject to a recorded covenant prohibiting any future development other than proposed trail development as identified in the Parks and Recreation Capital Facilities Plan. The purpose of the remainder parcel is to provide open space amenities to the development and preserve the unique nature of the Gee Creek Plateau.

   a. The remainder parcel shall be contiguous.

      1. The remainder parcel is encouraged to abut any critical area.

   b. The remainder parcel shall be dedicated to, and maintained by, the required Home Owners Association (HOA).

4. At minimum 25% of the road frontage of the parent parcel shall remain undeveloped in open space, except split rail fence, road and pedestrian improvements, and associated stormwater facilities.

   a. Corner lots may calculate the required 25% open space frontage by adding the total of both frontages. This requirement shall not be construed to require 25% of both frontages separately.

Attachment: 18.210.135 ___Special_provisions_for_the_Gee_Creek_Plateau_subarea V.4 (Gee Creek Plateau DRAFT Code)

Summary Report | October 2017

Gee Creek Plateau

Subarea Plan

Attachment: Gee Creek Plateau Subarea Plan Oct 2017 (Gee Creek Plateau DRAFT Code)

Gee Creek Plateau
Subarea Plan

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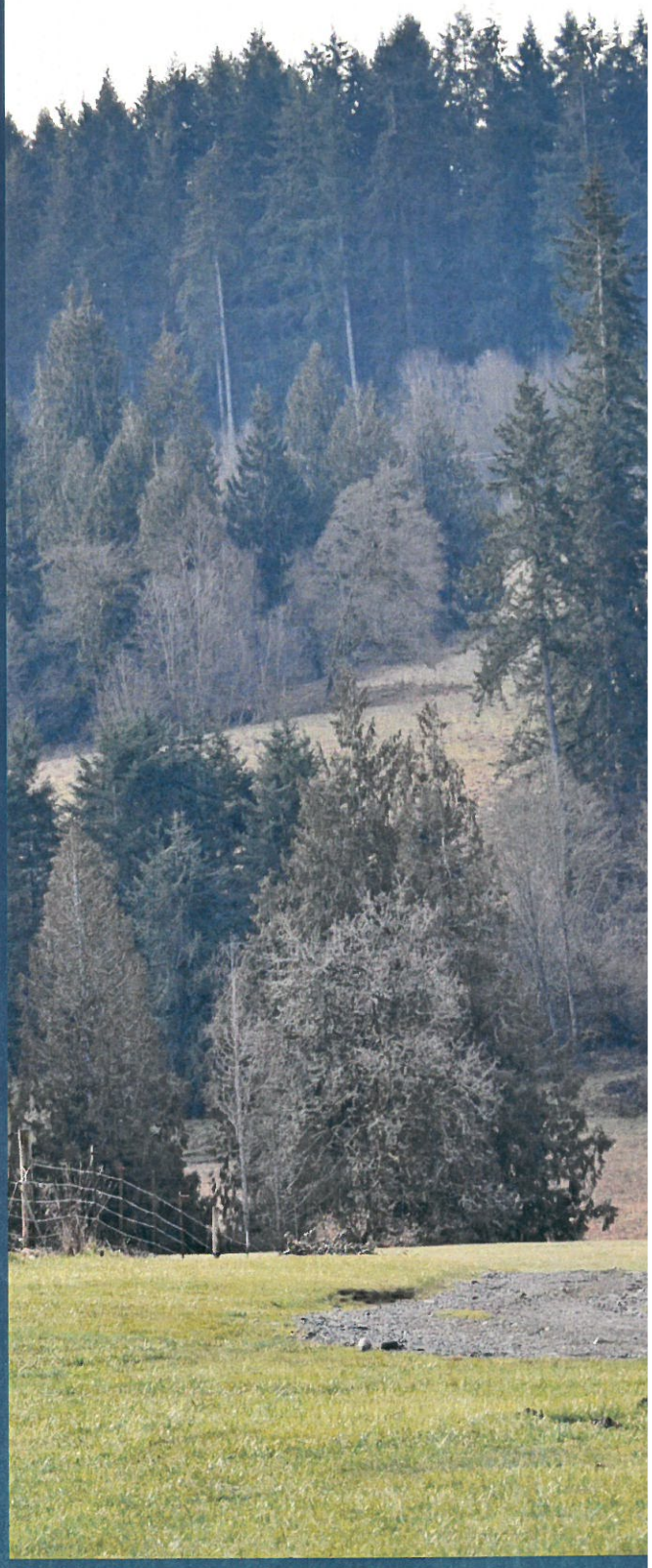
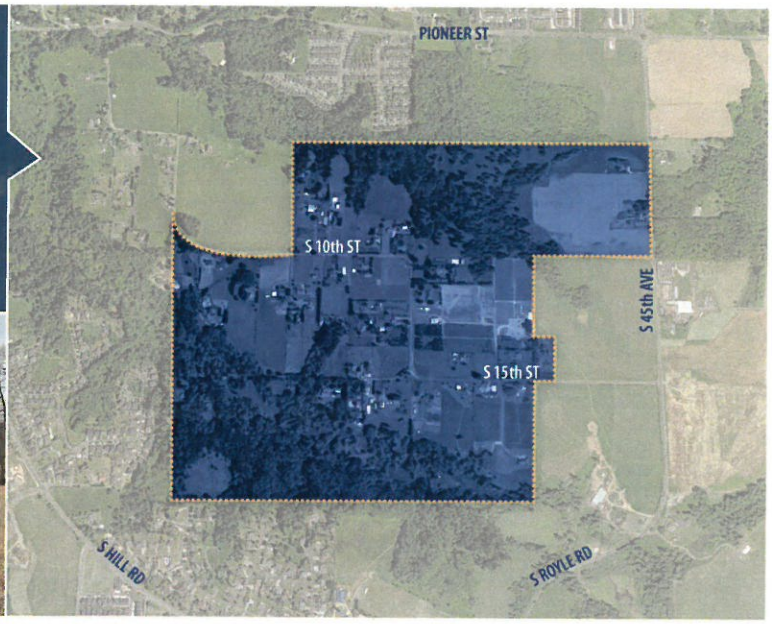


Attachment: Gee Creek Plateau Subarea Plan Oct 2017 (Gee Creek Plateau DRAFT Code)

Introduction

The Gee Creek Plateau is an approximately 359-acre area of unincorporated land within the urban growth boundary of the City of Ridgefield (City). The subarea is an island – it is an unincorporated area surrounded on all sides by the incorporated City. City Council initiated a subarea planning process in order to honor the requests of property owners to plan for something unique on the Plateau. The subarea plan establishes future residential densities, as well as required transportation and utility infrastructure improvements.

The Gee Creek Plateau subarea is located west of South 45th Avenue, south of Pioneer Street, and east and north of Gee Creek.



Planning Process

Throughout the subarea planning process, the consultant team worked with the City and subarea stakeholders to develop a plan that addresses the City's increasing residential needs while adhering to the stakeholders' desire to preserve the subarea's rural character and agricultural land.

The planning process consisted of three phases:

Framework

- Interview stakeholders
- Analyze existing conditions
- Assess demographics and market conditions
- Form a stakeholder advisory group

Vision

- Create a vision and guiding principles
- Develop a draft concept plan
- Finalize a preferred plan that reflects the vision, stakeholder feedback, and the community

Implementation

- Recommend policy refinements and implementation strategies
- Develop short-term and long-term action items with associated capital improvements

Attachment: Gee Creek Plateau Subarea Plan Oct 2017 (Gee Creek Plateau DRAFT Code)

Framework

The subarea planning process began by talking to property owners within the subarea boundaries. The goal of the stakeholder interviews was to understand what current residents value most about the Gee Creek Plateau and solicit initial feedback on annexation.

A consistent theme emerged in the stakeholder interviews – stakeholders understand that development is likely within the area, given the speed with which surrounding areas are developing, but they want to maintain the rural character of the subarea as development occurs. Stakeholders generally expressed support for annexation and were interested in working with the City to ensure that future development respects existing agricultural uses and retains open space and grazing land.

The framework for the subarea plan was further established through an analysis of existing conditions and a market assessment. The existing conditions analysis identified land use, zoning, and prospects for annexation; parks, trails, and open spaces; critical areas; utility (water and sewer) infrastructure and capacity; and the current transportation network and planned improvements. Critical areas comprise approximately 179 acres (or 50 percent of the land area) of the subarea. The critical areas include steep slopes and riparian habitat corridors associated with Gee Creek, which runs through the southern portion of the subarea, and an unnamed creek in the northeast portion of the subarea. Stakeholders identified the importance of protecting critical areas in conjunction with future development.

The market assessment addressed demographics, residential trends, opportunities, and fiscal considerations – and proved that the area is growing quickly.

It is important to the community to maintain the rural character of the area - and that future use retains agriculture uses, open space, and grazing land.

2,785 new residential units have been approved and are in development

350%

The estimated population increase over the next 20 years

With this projected population increase, the residential market in Ridgefield will continue to grow. Over a 20-plus year buildout, the subarea is anticipated to represent less than 10 percent of all new residential construction in the City; however, given the subarea's rural character and existing agricultural uses, future development in the Gee Creek Plateau could fill a one-of-a-kind niche.

At buildout, the subarea could reach an assessed valuation of $377 million, as much as a one-third increase in the City's current taxable valuation.

At present, the property tax rates within the City are approximately six percent less than the current rates in the County. For the average-priced home in the subarea (approximately $372,000), this equates to a property tax savings of about $216/year.

Attachment: Gee Creek Plateau Subarea Plan Oct 2017 (Gee Creek Plateau DRAFT Code)

Vision

To build on the framework established through phase 1 of the project, a stakeholder advisory group (SAG) was convened. The SAG included the same property owners that participated in the stakeholder interviews. The group met three times over the course of the project.

During the first SAG meeting, the group developed the vision and guiding principles for the Gee Creek Plateau.

Vision Statement

Gee Creek Plateau is a scenic neighborhood that reflects the rural heritage of Ridgefield. Residential developments are integrated within the natural environment and agricultural land is preserved to support family farms and maintain a working landscape.

Guiding Principles

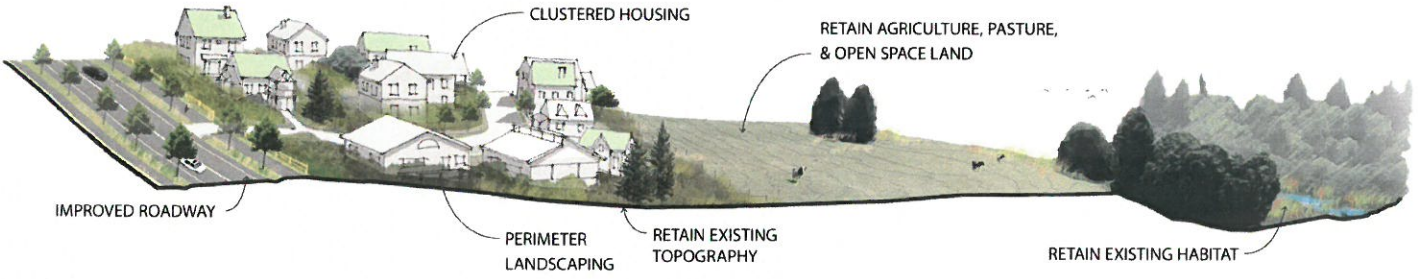
Future development in the Gee Creek Plateau will:

- Respect existing development and the community's desire to remain rural
- Maintain larger lot sizes and protect agricultural lands
- Support mobility with multimodal trails and new roadway connections within and outside of the subarea
- Protect the area's natural topography and critical areas
- Support local, community serving, small-scale commercial development in coordination with the 45th and Pioneer Subarea Plan
- Commercial development should complement and reflect the community's rural heritage

50%

Of the land within the subarea are critical areas including creeks and habitat corridors. These areas will be protected from future developments.

To implement the stakeholders' vision and support agricultural uses within new residential developments, the subarea plan recommends a residential-cluster overlay.



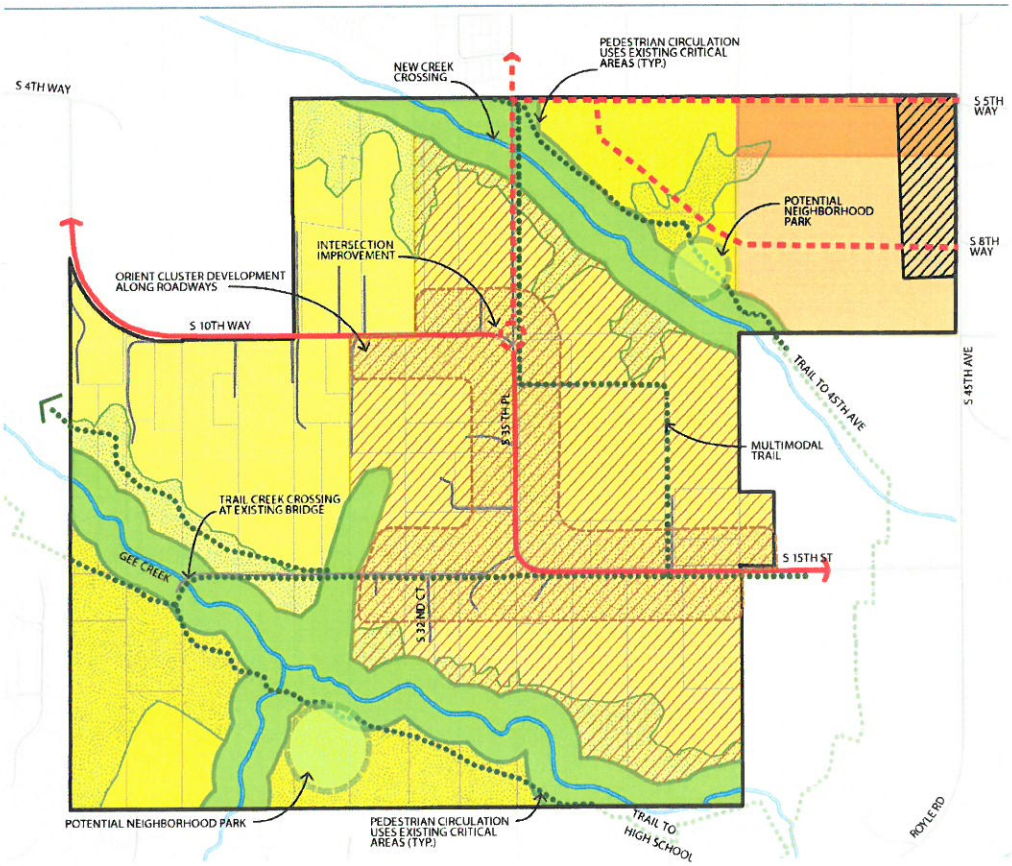
The overlay will apply to projects on parcels over 1 acre; will allow lots from 5,000 to 10,000 square feet with an average lot size of 6,000 square feet, clustered on a portion of the developable area; and will require perimeter landscaping that buffers new residential developments from agricultural land.

Attachment: Gee Creek Plateau Subarea Plan Oct 2017 (Gee Creek Plateau DRAFT Code)

Concept Plan Review

The City and the consultant team developed a concept plan based on the vision and guiding principles, as well as the information collected during the framework phase. The SAG evaluated the concept plan at its second and third meetings and a preferred concept plan was prepared.

The preferred plan identifies low-density residential development throughout the subarea, with higher density residential in the northeast corner of the subarea adjacent to 45th Avenue. A new residential low-density cluster overlay zone (RLD-C) is applied in portions of the subarea in order to maintain the area's rural character and protect agricultural and grazing land.



Concept Map Legend

- Gee Creek Study Area
- Neighborhood Parks (2-5 Ac.)
- Cluster Development

Proposed Circulation

- Existing Road
- Collector Improvements
- Proposed Collector
- Multimodal Trail

Overlays

- Residential Cluster
- Mixed Use*
- Open Space

Zoning Designations

- Open Space/Park
- Residential Low Density - 4
- Residential Low Density - 6
- Residential Low Density 8*
- Residential Medium Density 16*

Note: * Included in 45th & Pioneer Subarea Plan

The density of the underlying zone, four units per net acre, will apply and new residential construction will require approval under a cluster planned unit development (PUD) to ensure the retention of large portions of land for open space, agriculture, or grazing.

To address connectivity within and beyond the subarea, which stakeholders identified as a key consideration, the preferred concept plan uses existing critical areas to provide off-street trail connections and includes recommended transportation improvements through the redevelopment of 5th Street and 8th Way and an extension of South 35th Place.

Attachment: Gee Creek Plateau Subarea Plan Oct 2017 (Gee Creek Plateau DRAFT Code)

Implementation - Next Steps

Gee Creek Plateau is a special place - rural ambiance, scenic views, and agricultural uses make this a unique area within the growing Ridgefield community. To ensure these characteristics are maintained for future generations, this plan establishes a regulatory framework that supports a unique development pattern compatible with the existing rural character and agricultural.

The following steps are recommended to implement the subarea plan.

Adoption

The first step is to adopt the Gee Creek subarea plan and incorporate it into the comprehensive plan. The preferred alternative will be adopted as the subarea concept plan map. Through the adoption of the subarea plan, the City and property owners can ensure future development is consistent with the Gee Creek guiding principles, including the preservation of agricultural uses within the plan area.

Code Amendments

In order to integrate the subarea plan elements into the Ridgefield Development Code (RDC), amendments are recommended. Amendments will include establishing the new low-density residential overlay zone (RLD-C), additional use categories to address the keeping of animals and commercial uses associated with agriculture, and specific clustering standards within the planned unit development ordinance.

Annexation

The petition method of annexation, pursuant to RCW 35A.14.120, is anticipated to be used for the subarea. Under this method, annexation is initiated by landowners with 60 percent or more of the assessed property value within the proposed annexation area. An annexation petition will require City Council review and approval.

Annexation can occur in phases or the entire subarea can be annexed at one time. The timing and sequence of annexation will be driven by property owners' interest in developing their property and connecting to City services.

Capital Improvements

Capital improvements, including water, sewer, and transportation infrastructure, are required in conjunction with subarea development. Sewer pump stations are preliminarily proposed within the Gee Creek corridor within the subarea. A collection sewer is also proposed along 35th Avenue, 30th Place, 15th Street, and within the Gee Creek corridor with force mains proposed to connect the collection sewer to pump stations. A water line is proposed through the subarea along 15th Street, 35th Avenue, and 10th Way. Transportation improvements include improvements to 35th Avenue/Place, 5th Street, and 8th Way.

Attachments

The following technical documents support the Gee Creek plateau subarea plan and are on file with the Ridgefield Community Development Department.

- Stakeholder Interview Summary
- Stakeholder Advisory Group and Open House Meeting Summaries
- Existing Conditions Analysis
- Market Assessment
- Implementation Strategies Memorandum
- Recommended Design Guidelines

Attachment: Gee Creek Plateau Subarea Plan Oct 2017 (Gee Creek Plateau DRAFT Code)