



CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
June 6, 2018

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

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

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

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

CHAIR CARNELL MOTIONED TO EXCUSE COMMISSIONERS BUSH, OKINAKA, AND HAUGEN. COMMISSIONER FLYNN SECONDED THE MOTION. APPROVAL WAS UNANIMOUS.

LATE CHANGES TO THE AGENDA

None

PUBLIC COMMENT - [6:31 PM](#)

None

CONSENT AGENDA - [6:32 PM](#)

1. Approval of Minutes from Wednesday, 5/2/18 Meeting

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

BUSINESS - [6:32 PM](#)

1. Road Re-Naming - [6:32 PM](#)

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.

Claire Lust, Associate Planner, presented the Road Re-Naming agenda.

Commission and staff conducted discussion on road re-naming.

2. Gee Creek Plateau Code - [6:41 PM](#)

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.

Jeff Niten, Community Development Director, presented the Gee Creek Plateau draft code.

Commission and staff conducted discussion on the Gee Creek Plateau draft code.

PUBLIC COMMENT - [7:10 PM](#)

Richard Amerman - resident

Two questions for clarification on Gee Creek Plateau plan. In regards to the clustering, is there anything specific that's part of this plan that allows direct encouragement of clustering beyond a single development to happen or is it pretty much a single development that's going to be clustering?

In regard to the annexation itself - is there any anything direct or proactive, like a dangling carrot to sweeten the pot that's being used to reach a success for annexation?

Staff responded to questions brought up during public comment.

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

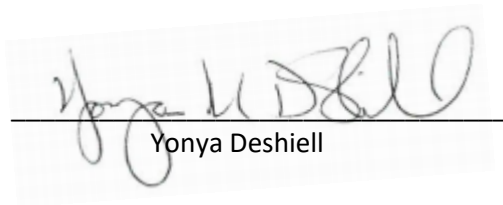
Jeff Niten, Community Development Director - We have a new development activity map, the Permit Technician will email this map out to the Planning Commissioners. Development includes grading at the new Vancouver Clinic site, grading for Rosauers grocery store, the high school groundbreaking, and a tremendous number of single family home lots.

The July Planning Commission meeting has been moved from July 4th to July 11th. The Parks Board meeting has been cancelled for July 11th.

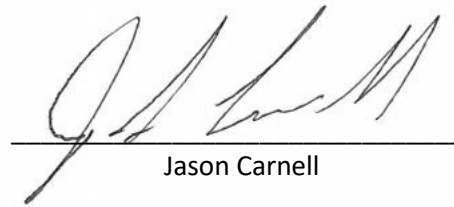
FROM THE COMMISSION - [7:17 PM](#)

Commissioner Lindsay - attended the City Council meeting

ADJOURN - [7:19 PM](#)



Yonya Deshiell



Jason Carnell