



CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
June 1, 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	Excused	
Patrick Flynn	Chairman	Present	
Gary Rightenour	Commissioner	Present	
Amanda Swenson	Commissioner	Present	
Richard Amerman	Commissioner	Present	
John Rose	Commissioner	Present	

Commissioner Flynn requested to approve Commissioner Okinaka's absence.

Late changes to the agenda - [6:31 PM](#)

No late changes to the agenda.

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

No public comments provided.

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

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

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Flynn, Rightenour, Swenson, Amerman, Rose
EXCUSED:	Okinaka

1. Approval of Minutes from Wednesday, 4/6/22 Meeting

BUSINESS - [6:32 PM](#)

Community Development Director, Claire Lust gave a presentation on the Carty Road Subarea Plan. She introduced Public Works Director Brenda Howell and Sam Rubin from WSP. Ms. Lust explained that at the end of the presentation, discussion, Public Hearing and any additional discussion, staff would be asking the Planning Commission to make a recommendation to City Council regarding the Subarea Plan. She stated that the recommendation should be focused on the content of the subarea plan.

The Carty Road subarea consists of approximately 266 acres of land located directly east of the intersection of NW Hillhurst Road and S Royle Road in the Ridgefield Urban Growth Area (UGA). In 2019, several property owners within the subarea petitioned the Ridgefield City Council to consider annexation of the area adjacent to Carty Road, while other property owners and residents in the area have expressed concerns over the city's rapid growth and the loss of rural lands within and surrounding Ridgefield.

To develop a plan governing any future, owner-initiated development in the area, City Council initiated the subarea planning process in 2019. A subarea plan is a high-level plan focused on visioning, guiding principles, and recommendations for code language. It allows a neighborhood to work together to establish unique guidance for potential future development, rather than defaulting to the basic development standards that would apply anywhere else in the City. It asks, "What happens if my neighbor or I decide to annex and develop?" The intent of the Carty Road subarea plan is to establish future land uses, identify the appropriate intensity of future development, and identify required transportation and utility infrastructure improvements based on community outreach and planning analysis.

The development and adoption of a subarea plan is a different process from annexation. In the case of the requested annexations within the Carty Road area, City Council decided to delay further consideration until a subarea plan is adopted. Upon adoption, City Council may resume discussion of annexation.

Discussion occurred regarding whether all of the original annexation requests are still on hold or whether any of them have been withdrawn and what amount of acreage those requests represent. Per Ms. Lust all requests are still active, but have been placed on hold.

Discussion occurred regarding the proposed trail network.

Discussion occurred on what plan the Planning Commission would be voting on to recommend to council. Per Ms. Lust, the Preferred Alternative Plan is what would be passed with the Subarea Plan.

PUBLIC HEARING

1. Carty Road Subarea Plan - [7:04 PM](#)

PUBLIC HEARING OPENED AT 7:04 PM

Rich Young: 2307 NW Carty Rd. Mr. Young advised that he submitted a petition to annex three (3) years ago. He doesn't understand how the Preferred Plan was established. He discussed the amount of critical areas in the Carty Rd area.

Dave Tanner: 24510 NW 24th Ave. Mr. Tanner questioned how the selection process had changed from approximately 36 acres being annexed to 256 acres. He would like further clarification on the annexation process.

Betsy Heidgerken: 23801 NW 30th Ct. Ms. Heidgerken addressed the issue of trails and the eighty (80') foot right of way. She is not in favor of large development.

Roger Green: 2424, 2620, 2712 NW Carty Rd. & 24408 NW 24th Mr. Green discussed the trails and Gee Creek. He stated that his grandchildren cannot go from his property to the middle school. He discussed the proposed location of the pumping station.

Johnny Simons: 2309 NW Carty Rd. Mr. Simons has questions regarding the eighty (80') foot right of way.

PUBLIC HEARING CLOSED AT 7:20 PM

Ms. Lust provided clarification on the proposed eighty (80') foot right of way.

Discussion occurred regarding what the Planning Commission would be voting on either for or against.

Discussion occurred regarding whether City Council will only be looking at the Preferred Alternative with RLD-4 zoning or is it possible that they could be looking at alternative plans.

Discussion occurred regarding Gee Creek and whether or not a landowner would be required to have a trail in their backyard.

Discussion occurred regarding whether there is anything in the standards that would require a security buffer between public trails and private property.

Discussion occurred on code writing.

Discussion occurred on the trail systems being parallel to the streets.

Discussion occurred further clarifying the annexation process.

Commissioner Amerman moved to approve the plan with the stipulation that the original plan for the trails, with consideration of some of the changes with trails along roads.

Discussion occurred regarding the trails and what the stakeholders in the area would prefer.

Commissioner Flynn stated that he would vote no to Commissioner Amerman's motion. Commissioner Flynn moved to recommend the plan, along with the notes Ms. Lust has taken to make sure the issues are addressed.

Discussion occurred regarding City Council not allowing annexations unless there is a Subarea Plan in place.

Discussion occurred regarding road improvements.

Discussion occurred that there cannot be two motions at the same time.

Commissioner Flynn asked if there is a second to Commissioner Amerman's motion. There was no second.

Commissioner Flynn moved to recommend the revised plan that was put together with community input in April 2022. Commissioner Rose seconded.

Three ayes, two nays. Motion passed.

RESULT:	ADOPTED [3 TO 2]
AYES:	Flynn, Swenson, Rose
NAYS:	Rightenour, Amerman
EXCUSED:	Okinaka

STAFF REPORTS - [7:55 PM](#)

Ms. Lust thanked the Planning Commission and members of the public that testified.

Community Development has a new Planner II, Shana Lazzarini.

Mike Curtis has been promoted to Building Official from Plans Examiner.

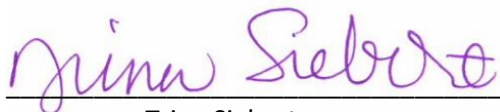
The City is organizing a combined Parks Board, Planning Commission & City Council tour in June.

FROM THE COMMISSION - [7:59 PM](#)

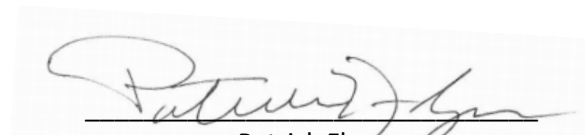
Commissioner Rose attended the Clark College groundbreaking ceremony. The facility will hopefully be open for the spring quarter of 2024.

Commissioner Flynn advised that Raptors baseball is starting. He thanked the City staff and members of the public that attended.

ADJOURN - [8:00 PM](#)



Trina Siebert



Patrick Flynn