CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
May 3, 2017

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM - 6:30 PM

FLAG SALUTE

ROLL CALL - **6:30 PM**

Attendee Name	Title	Status	Arrived
Jerry Bush	Commissioner	Excused	
Jason Carnell	Chair	Present	
Stan Okinaka	Commissioner	Excused	
Victoria Haugen	Commissioner	Present	
Whitney Jones	Commissioner	Excused	
Paul Young	Commissioner	Present	
Jen Lindsay	Commissioner	Present	

3. Motion to excuse Commissioner Jones, Okinaka, and Bush from the meeting

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jen Lindsay, Commissioner
SECONDER:	Victoria Haugen, Commissioner
AYES:	Carnell, Haugen, Young, Lindsay
EXCUSED:	Bush, Okinaka, Jones

LATE CHANGES TO THE AGENDA

None.

CONSENT AGENDA - 6:31 PM

1. Minutes - **6:31 PM**

PUBLIC COMMENT

None.

BUSINESS - 6:32 PM

1. Tiny Homes - **6:32 PM**

Jeff Niten - Community Development Director
Provided a staff report to the Commission

Commission asked for clarification on the difference between a stick home and a tiny home as well as suggested that the City embrace the trend and find way to make it work but there are concerns that tiny homes may be used mainly for rental space. The commission also discussed how utilities are hooked up to these houses and how some tiny homes have other methods of removing sewage and brining in water. There was also concern about the sanitation of these homes and it was suggested that there needs to be a certain level of sanitation required.

2. Tree Protection - **6:55 PM**

Jeff Niten - Community Development Director
Provided a staff report to the Commission

The Commission asked if a tree was blocking visual sight and creating a nuisance would you be required to remove it. The Commission was also concerned about property rights and the potential government overreach. They also asked if a developer will replace the number trees that were removed during development of the property. Suggested that lot size come into play to determine if you need a permit or not and tie this to our zoning districts. Discussed how this will transfer to commercial or an industrial setting. The Commission also agreed that 12 inches is acceptable tree diameter for requiring a permit.

PUBLIC COMMENT - 7:14 PM

None

STAFF REPORTS - 7:15 PM

1. Community Development Report - **7:16 PM**

Jeff Niten - Community Development Director
Provided an update to the Commission

FROM THE COMMISSION - 7:16 PM

Commissioner Haugen - Ridgefield Neighborhood Association update
Commissioner Carnell - General update
Commissioner Lindsay -Parks Board update
Commissioner Young - Port of Ridgefield update

ADJOURN - 7:22 PM

Lindsay Regan

Jason Carnell