



**RIDGEFIELD PLANNING COMMISSION
MEETING AGENDA**

**Wednesday, May 2, 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, 4/4/18 Meeting**

IV. BUSINESS

- 1. Public Hearing for Downtown Arts Quarter Code**

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
April 4, 2018

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL

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

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

None

PUBLIC COMMENT - [6:32 AM](#)

None

CONSENT AGENDA

1. Approval of Minutes from Wednesday, 3/7/18 Meeting

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

BUSINESS

1. Public Hearing and Recommendation - Ridgefield Development Code Updates - [6:33 AM](#)

The City is proposing a series of housekeeping amendments and changes to the Ridgefield Development Code (RDC), which establishes zoning regulations for residential and nonresidential development throughout the City. This update to the code focuses on code refinements to clarify the interpretation of certain sections, adjust the details of a policy, reflect desired design standards, or simplify review procedures. The majority of updates relate to issues identified by staff and code users during implementation over the past year, or looking ahead to future applications.

Minutes Acceptance: Minutes of Apr 4, 2018 6:30 PM (CONSENT AGENDA)

Claire Lust, Associate Planner, presented Ridgefield Development Code Updates.

Public Hearing open by Vice Chair Bush at 6:44pm.

Public Comment:

Cheryl Mitchell - resident

-Had questions as to whether the downtown area will remain the same, keep the cute quaintness. What is the City picturing now for the downtown area?

Darren Wertz - resident

- Ground floor residential in a commercial zone, with limited space for commercial, is giving away the characteristic of that commercial property. The emphasis in commercial zone should be commercial property and if you can have a large enough parcel to have a condominium building and another building with some ground floor commercial in it, you can satisfy this.

-Would like to know why the City is giving up the emphasis of the commercial in the commercial zone.

Richard Amerman - resident

-Appreciates the balance with commercial development and to downtown that's being drawn, and to the limitation on frontage for Pioneer and Main Street.

-With Mixed Use, you're basically attracting a more diverse community to living in a downtown environment. And when people live in a downtown environment, what you definitely gain is a more vibrant business and cultural community. You have people going out to eat more, people are sustaining the restaurants, people walking around, there's definitely more visibility and everything kind of becomes more healthy as long as it's done right.

Darren Wertz - resident

-Is there a provision in the current proposed code for a downtown drive thru?

-The bank building downtown would probably benefit from having a drive thru, even if it's a conditional use drive thru. Might be able to get a bank back downtown.

-Would like to see some numbers with respect to the frequency of drive thru permitted uses in these areas.

Vice Chair Bush closed the public hearing at 6:53pm.

Commission and staff conducted discussion on Ridgefield Development Code Updates, and addressed comments provided by the public during the Public Hearing.

MOTION - MOVE TO RECOMMEND APPROVAL OF THE UPDATES OF THE RDC TO THE CITY COUNCIL

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Stan Okinaka, Commissioner
SECONDER:	Patrick Flynn, Commissioner
AYES:	Bush, Okinaka, Lindsay, Flynn
ABSENT:	Carnell, Haugen, Young

PUBLIC COMMENT - [6:45 AM](#)

Minutes Acceptance: Minutes of Apr 4, 2018 6:30 PM (CONSENT AGENDA)

Richard Amerman - resident

-Regarding the new commercial mixed use development at 45th & Pioneer that's planned, is there a provision and plans from day one to have a pedestrian bridge going across Pioneer Street to provide reasonable and save access from the developments to the north to the commercial developments to the south?

Cheryl Mitchell - resident

-Concerned the commercial development in Ridgefield will not be done in an attractive way, would like to see a theme in the overall design. Referenced the look of the commercial development in Battle Ground, Mill Plain in Vancouver as examples of poorly developed commercial areas.

-Concerned with the increase in traffic, has difficulty getting into the traffic flow of the roundabouts, suggested traffic signals.

Staff responded to questions brought up during public comment.

STAFF REPORTS - [7:13 AM](#)

Associate Planner Claire Lust - For the month of March there were 23 home permits. There have been 38 Land Use applications in 2018, this is about the same as last year at this time.

FROM THE COMMISSION - [7:14 AM](#)

Commissioner Lindsay -attended City Council meeting, Parks Board meeting, Short Course on Planning

Vice Chair Bush - question: are we getting a Chamber of Commerce?

Commissioner Flynn - attended the Short Course on Planning

Commissioner Okinaka - attended Ridgefield Main Street meeting

ADJOURN - [7:21 AM](#)

Yonya Deshiell

Jason Carnell

**CITY OF RIDGEFIELD
PLANNING COMMISSION PUBLIC HEARING**

MEETING DATE: May 02, 2018

ITEM:

AGENDA ITEM TITLE: Public Hearing for Downtown Arts Quarter Code

GOVERNING LEGISLATION:

N/A

SUMMARY/BACKGROUND:

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.

MOTION AND RECOMMENDATION TO CITY COUNCIL:

"I recommend approval of the Downtown Arts Quarter Code as presented".

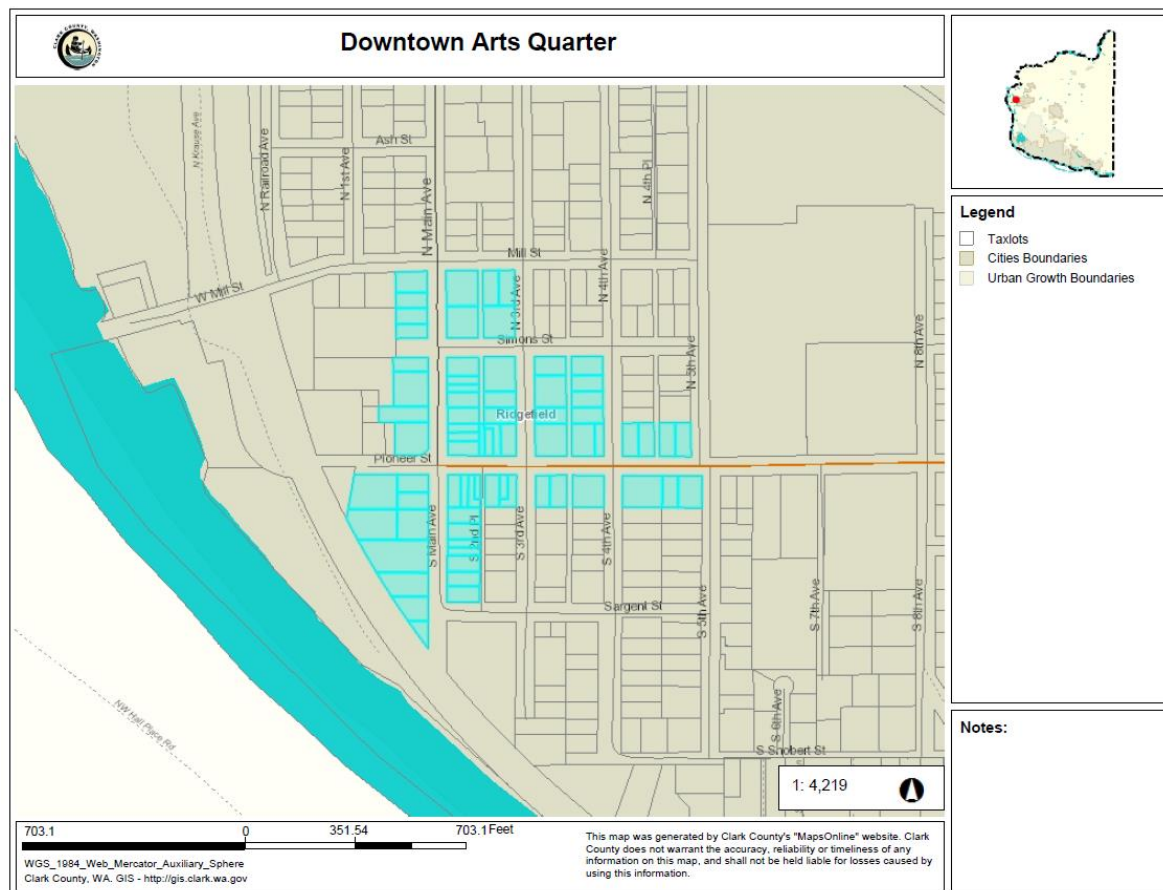
STAFF CONTACT: Claire Lust,

ATTACHMENTS: Arts District Code_Final_4-27-18 (DOC)
Downtown Arts Quarter Map (PDF)

18.235.025 - Special provisions for the Downtown Arts Quarter

- A. Purpose. The purpose of the Downtown Arts Quarter is to establish a City supported program to enhance Ridgefield's core by providing opportunities for visible public art and unique development design features that reflect the character of the city and build the sense of community. The district is intended to accomplish the following:
1. Accommodate public art that reflects Ridgefield's history, culture, natural environment, and downtown vitality.
 2. Encourage art installations designed by local artists using high-quality materials.
 3. Support collaboration between the City, the Ridgefield Art Association, downtown businesses, and local artists to determine the nature and location of new public art.
 4. Activate public space in downtown Ridgefield for the enjoyment of residents and visitors to promote civic involvement and economic development.
 5. As used in this section, public art means artwork that is visible and can be engaged with by the public.
- B. Applicability. The provisions of this section apply to the portions of the Central Mixed Use (CMU) District shown in Figure 18.235.025-1.

Figure 18.235.025-1 Downtown Arts Quarter



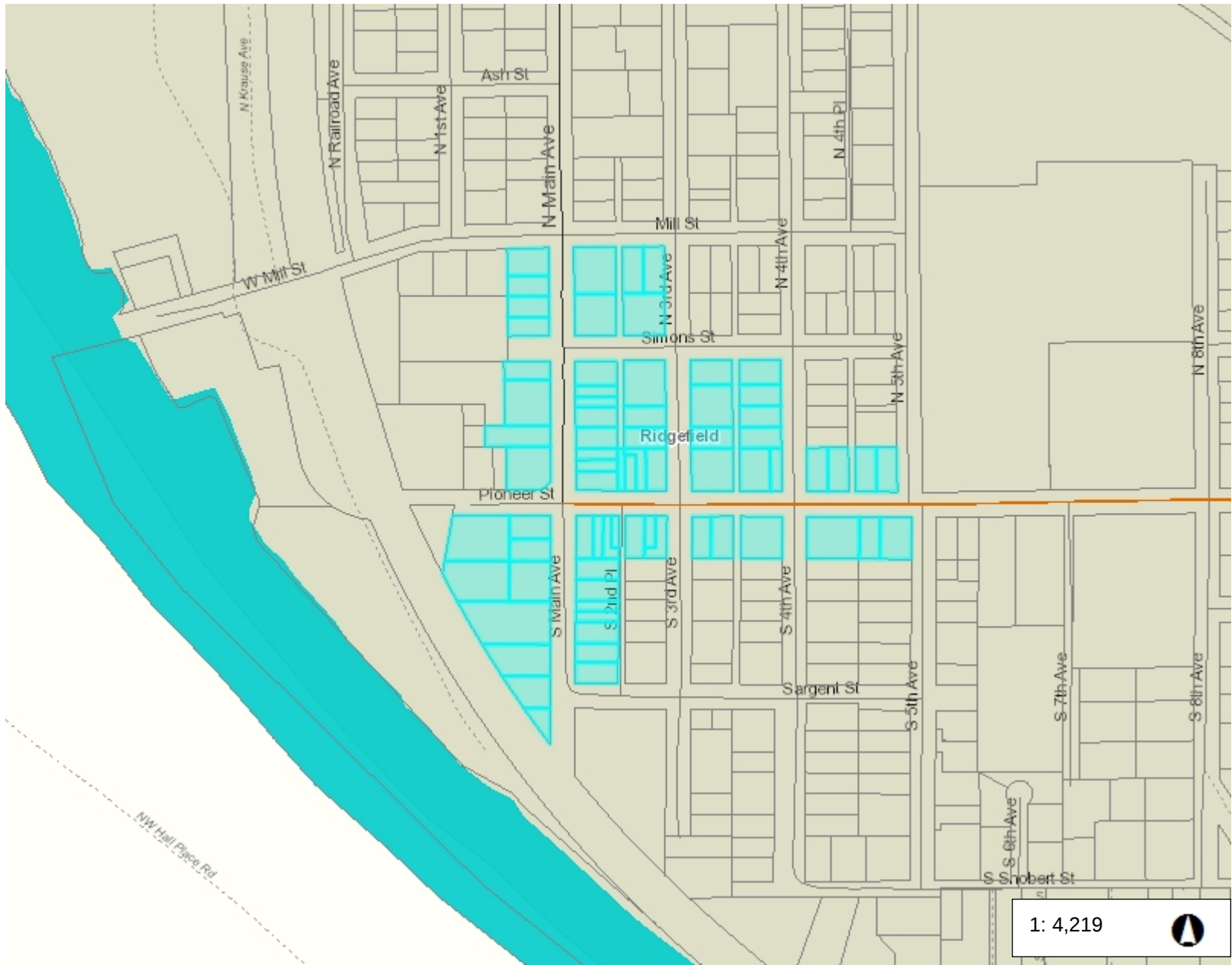
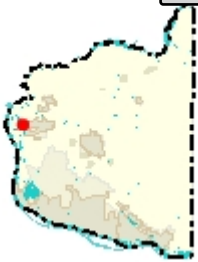
C. Design Features.

1. The City encourages art and development design features reflecting and promoting the City's history, culture, natural environment, and downtown vitality to be incorporated into public and private development within the Downtown Arts Quarter. Examples of encouraged art include
 - a. Murals. Murals on buildings throughout the Downtown Arts Quarter, visible to pedestrians, cyclists, and drivers on streets and alleys.
 - b. Sculptures. Sculptures installed in visible locations along the Pioneer Street corridor within the Downtown Arts Quarter.
 - c. Active alleys. Art, including murals and overhead installations, that activates alleys for public use and enjoyment.
 - d. Street furnishings. Public benches, trash receptacles, and planters that comply with the street furnishing preferences expressed in the 2013 Main Avenue Streetscape Committee Recommendations, in particular benches that incorporate natural materials and motifs.
 - e. Street signs. Street signs mounted on decorative poles, with additional Downtown Arts Quarter designation signs.
 2. In order to be eligible for City support the public art must meet the following standards:
 - a. Located within City right of way or visible from publicly-owned property within the Downtown Arts Quarter.
 - b. Appropriate in size, scale, and form for the site in which it is to be placed.
 - c. Composed of high-quality durable materials that are easy to maintain
 - d. Must reflect and promote Ridgefield's history, culture, natural environment or downtown vitality.
 - e. Approved by the Ridgefield Art Association and the City Council.
- D. Support. Art installations that comply with the goals and standards in RDC 18.235.025.A-C may be eligible to receive City —funding, promotion, and/or ongoing maintenance, pursuant to the applicant entering into an agreement with the City.
- E. Submittal Requirements. In order for a proposed public art installation to be considered for City support, the applicant shall submit to the Community Development Director:
1. One hard copy and one electronic copy (if feasible) of a to-scale depiction of the proposed art installation. This submittal shall include, as appropriate:
 - a. A three-dimensional model or complete drawing of a two-dimensional installation
 - b. Drawings or photographs that demonstrate the relationship of the artwork to the site
 - c. Material samples for the artwork and any relevant construction materials
 - d. Installation details
 - e. Location of installation

- f. Maintenance requirements if applicable
 - g. For installation on public property, additional permits or submittals may be required.
 - 2. One hard copy and one electronic copy of a written narrative describing how the proposed installation meets the objectives in RDC 18.235.025.A and the design features in RDC 18.235.025.C. The narrative should also specify the nature of the requested City support.
 - 3. One hard copy and one electronic copy of the artist's resume.
- F. Approval Process.
- 1. The Community Development Director shall review the application materials for compliance with the goals and standards of RDC 18.235.025 and submit a staff recommendation to the Ridgefield Art Association.
 - a. For art installations proposed on public property, the staff recommendation shall include a review by the Public Works Director for compliance with all applicable ordinances or statutes and any maintenance or public safety concerns.
 - 2. The Ridgefield Art Association will review the materials and submit a recommendation to City Council. Staff will prepare a written agreement setting forth the terms of the recommendation for consideration by the City Council
 - 3. City Council may approve or deny the agreement and request for City support for public art within the Downtown Arts Quarter.
 - 4. Any award of support is conditioned on the City and Applicant entering into the approved agreement.
 - 5. Street furnishings and street signs in the Downtown Arts Quarter shall be approved by the Public Works Director prior to installation.
- G. Prohibitions.
- 1. Installations that exhibit one or more characteristics of prohibited signs per RDC 18.710.040 – Prohibited Signs.
 - 2. Installations that are not compliant with any other provisions of the Ridgefield Municipal Code.



Downtown Arts Quarter



Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

703.1 0 351.54 703.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
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.

1: 4,219



Attachment: Downtown Arts Quarter Map (Downtown Arts Quarter Code)