



CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
May 1, 2019

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	Commissioner	Present	
Stan Okinaka	Commissioner	Excused	
Paul Young	Commissioner	Present	
Patrick Flynn	Chairman	Present	
Rob Aichele	Commissioner	Present	
Judy Chipman	Commissioner	Excused	

COMMISSIONER AICHELE MOTIONED TO EXCUSE COMMISSIONERS CHIPMAN AND OKINAKA. COMMISSIONER CARNELL SECONDED. THE APPROVAL VOTE WAS UNANIMOUS.

LATE CHANGES TO THE AGENDA

Community Development Director, Louisa Garbo, introduced herself. She discussed including a staff report on business items for the Planning Commissioners to review. She would like feedback on any possible changes the Commissioners would like to see.

Commissioner Carnell would like his old title of 'Chair' to be removed from the minutes.

PUBLIC COMMENT - [6:36 PM](#)

Richard Amerman - resident

-Concerned with the pedestrian traffic at the roundabout near the Rosauers construction area. Last time I checked in, there was no clear path of what the plan was. I've seen one person trying to cross in the designated area and they almost got run over. I would like an update on any plans for the pedestrian traffic.

CONSENT AGENDA

1. Approval of Minutes from Wednesday, 4/3/19 Meeting

COMMISSIONER BUSH MOTIONED TO APPROVE THE MINUTES AS PRESENTED. COMMISSIONER CARNELL SECONDED. THE APPROVAL VOTE WAS UNANIMOUS.

BUSINESS - [6:40 PM](#)

1. Public Hearing - Binding Site Plan - [6:40 PM](#)

SUMMARY/BACKGROUND:

In light of increased commercial and industrial development in Ridgefield, City staff has undertaken research into various Binding Site Plan ordinances throughout the state to find qualities of those regulations that would with the City's goals. The public hearing tonight will consider the draft Binding Site Plan ordinance and forward a recommendation to the City Council.

Associate Planner, Claire Lust, presented the business item.

The Commissioners and staff discussed the business item.

COMMISSIONER CARNELL RECOMMENDED APPROVAL OF THE BINDING SITE PLAN ORDINANCE TO CITY COUNCIL AS PRESENTED WITH THE POSSIBILITY OF CHANGES BEFORE IT'S PRESENTED TO COUNCIL. COMMISSIONER BUSH SECONDED. THE APPROVAL VOTE WAS UNANIMOUS.

COMMISSIONER BUSH MOTIONED TO RESCIND THE PRIOR MOTION OF THE BINDING SITE PLAN ORDINANCE TO ALLOW FOR A PUBLIC HEARING PORTION OF THE DISCUSSION. COMMISSIONER CARNELL SECONDED THE MOTION. APPROVAL VOTE WAS UNANIMOUS.

Chair Flynn opened the public comment.

Richard Amerman - resident

-Is the intent of these new rules to streamline the process?

Chair Flynn closed the public comment.

COMMISSIONER CARNELL MOTIONED TO FORWARD THIS BUSINESS ITEM TO COUNCIL AS PRESENTED, WITH THE UNDERSTANDING THERE MAY BE CHANGES LATER ON. COMMISSIONER YOUNG SECONDED THE MOTION. APPROVAL VOTE WAS UNANIMOUS.

PUBLIC COMMENT - [6:56 PM](#)

None.

STAFF REPORTS - [6:59 PM](#)

Associate Planner, Claire Lust - we've taken in eight new projects in April, the YTD total is 58 Land Use applications. There were 23 new Single Family Residence (SFR) permits issued in April; the YTD total is 91 new SFR permits. There were five Commercial building permits issued in April, bringing the total to 22 for 2019. The Vancouver Clinic received temporary occupancy today.

There was a discussion on the development tour scheduled for May 6th. This is for the Planning Commissioners and City Council to visit development sites in Ridgefield, residential and commercial.

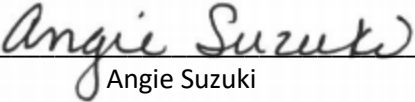
FROM THE COMMISSION - [7:03 PM](#)

Commissioner Carnell- discussed the pedestrian roundabout traffic safety. Is there anything planned, flashing lights or signs to be installed? Apartments are going in which will add more traffic. Can the City put some standards in place for intersections?

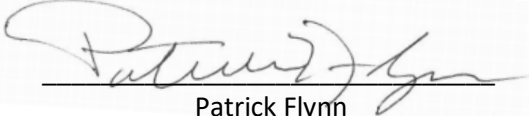
Commissioner Bush - discussed the 2010 amendment to the Planning Commission Rules of Procedures for Ridgefield, WA. City staff will send copies to PC commissioners.

Commissioner Aichele - gave a report of various meetings he attended in April for the City of Ridgefield.

ADJOURN - [7:14 PM](#)



Angie Suzuki



Patrick Flynn