



**RIDGEFIELD PLANNING COMMISSION
MEETING AGENDA**

**Wednesday, April 6, 2022
RACC - Columbia Assembly Room
510 Pioneer Street, 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 Commission 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 Clerk prior to the meeting.

III. CONSENT AGENDA

- 1. Approval of Minutes from Wednesday, 3/2/22 Meeting**

IV. BUSINESS

- 1. Affordable Housing: SHB 1406 Sales and Use Tax Revenue - Claire Lust, Community Development Director**

V. STAFF REPORTS

VI. FROM THE COMMISSION

VII. ADJOURN

**Planning Commission Agenda Packet is available at the following link:
<http://ridgefieldwa.iqm2.com/Citizens/>**



CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
March 2, 2022

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

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

ROLL CALL - [6:31 PM](#)

Attendee Name	Title	Status	Arrived
Stan Okinaka	Commissioner	Excused	
Patrick Flynn	Chairman	Present	
Gary Rightenour	Commissioner	Present	
Amanda Swenson	Commissioner	Present	
Matt Cole	Commissioner	Present	
Richard Amerman	Commissioner	Remote	
John Rose	Commissioner	Present	

Commissioner Flynn stated that Commissioner Okinaka was absent due to a personal matter and requested to excuse his absence if there were no objections. No objections were raised.

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

There were no late changes to the agenda.

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

Eric Connelly, 27901 NW Reiman Rd. Ridgefield, WA, appeared via Zoom. Mr. Connelly feels that the current designation of Reiman Road to Pioneer Street is inappropriate. It's currently designated as Scenic Arterial which he stated isn't a designation that exists anywhere. He believes it should be a Minor Arterial and should conform to the same road standards as outlined in the Carty Road subarea.

CONSENT AGENDA

1. Approval of Minutes from Wednesday, 1/5/22 Meeting

Commissioner Rose moved to approve the minutes as presented, seconded by Commissioner Cole. Ayes all. Motion passed unanimously.

BUSINESS

1. Carty Road Subarea Plan: Back to Work Presentation - [6:36 PM](#)

Community Development Director, Claire Lust noted to Mr. Connelly that she took notes on his comments and advised that she would share them with the Public Works Director. She requested his email address so that someone could contact him.

Minutes Acceptance: Minutes of Mar 2, 2022 6:30 PM (CONSENT AGENDA)

Community Development Director, Claire Lust gave a presentation on the Carty Road Subarea which is approximately 266 acres of land outside of the city limits but within Ridgefield's urban growth area that borders the southeastern portion of the city limits. In 2019 property owners in the area began annexation requests with the city. Because of the sudden interest in annexation and after the initial annexation meeting, City Council decided to place the requests on hold and directed staff to develop a subarea plan for the Carty Road area. The purpose of a subarea plan is determine what the impacts would be to the city (land use, transportation, environment, etc.) and what features do residents in the area want to see. City staff worked with an outside consultant and stakeholders in the Carty Road area. A preferred concept plan was developed for the area and ready to take to Planning Commission for a public hearing and a recommendation to City Council. Due to the Covid-19 virus the subarea plan was put on hold.

To implement a subarea plan the Planning Commission would make a recommendation to City Council. City Council would vote on whether the plan should be adopted. If the plan is adopted the details in the plan would be translated into code, making code updates and creating a new section in the residential code. If council were to adopt the plan the annexation requests received in 2019 would be revisited if the property owners are still interested in annexing into the city. Zoning would be applied, RLD-4, and the zoning map would be amended. The vision and guidelines for infrastructure, including streets and trails, would have to be translated into the engineering standards.

Discussion occurred about preserving the ability to have animals and livestock for multiple purposes.

Discussion occurred regarding the proposed code relating to domestic agricultural animals and whether or not the code would be revised for all property located within the city limits. Ms. Lust stated that Carty Road would have it's own code section with its own standards. She stated that whenever the code is changed there is the ability to look at other sections to determine if revisions need to be made and general code updates are done twice per year.

Discussion occurred on whether or not there are plans to change or improve the safety of Carty Road. Currently, the road is located within Clark County jurisdiction so the city is unable to make improvements at this time.

Discussion occurred regarding notifying all property owners in the subarea and making sure that they have the opportunity to provide input.

Discussion occurred about the current county zoning and the proposed city zoning. The proposed city zoning of RLD-4 would create larger lots than the current county zoning.

Discussion occurred regarding the costs of annexation.

Discussion occurred regarding the proposed trails and the lighting in these areas.

Discussion occurred regarding neighbors that don't want to annex their property into the city.

Discussion occurred regarding whether or not property owners would be required to connect to city water and sewer if they choose to annex into the city.

STAFF REPORTS - [7:26 PM](#)

Community Development Director, Claire Lust advised the Commissioners that information sharing will be done through OneDrive rather than through email.

Community Development has two new employees. Code Enforcement Officer Tammi Neblock and Administrative Assistant Allison Sennett.

FROM THE COMMISSION - [7:30 PM](#)

Commissioner Rose and the Ridgefield Lions attended Ilani Brewfest, State of City, Chamber of Commerce events. Clark College Foundation Board is interviewing for a new president. March 23rd at noon the Chamber of Commerce will be hosting a guest speaker from Washington Economic Development Association. Clark County Board of Equalization did a yearly review of tax appeals for the year.

Commissioner Amerman attended the Council/Commission training provided by the city and wanted to thank the City Manager for putting together the presentation.

Commissioner Swenson attended the State of the City and wanted to thank the Council and staff for putting it together. The Color Run is Saturday March 5th at 9:00 AM.

Commissioner Cole attended the State of the City. Richfield Little League is looking for volunteers.

Commissioner Flynn stated the State of the City video is available online. He welcomed the new members to Community Development staff and acknowledged Ms. Lust's 5th anniversary with the city. He thanked city staff for all their hard work.

ADJOURN - [7:35 PM](#)

Trina Siebert

Patrick Flynn

**CITY OF RIDGEFIELD
PLANNING COMMISSION**

MEETING DATE: April 06, 2022

ITEM:

AGENDA ITEM TITLE: Affordable Housing: SHB 1406 Sales and Use Tax Revenue

SUMMARY/BACKGROUND:

During the 2019 legislative session, the Washington State Legislature approved, and the Governor signed, Substitute House Bill 1406 creating a sales and use tax revenue-sharing program for local investments in affordable housing.

SHB 1406 authorizes the governing body of a city or county to impose a local sales and use tax for the acquisition, construction or rehabilitation of affordable housing or facilities providing supportive housing, for the operations and maintenance costs of affordable or supportive housing, and for cities of 100,000 or less for providing rental assistance to tenants. The sales and use tax must be used to assist persons whose income is at or below 60 percent of a city's median income. The tax is credited against the state share of sales taxes collected within a city and, therefore, does not result in higher sales and use taxes within the city.

On July 9, 2020, City Council adopted Ordinance No. 1319 to authorize the maximum capacity of the tax.

At the time of adoption, Council discussed three options to consider for the funding:

- 1) Administer a city led grant program for acquisition, construction or rehabilitation of affordable housing or facilities providing supportive housing, and for the operations and maintenance costs of affordable or supportive housing, and for cities of 100,000 or less for providing rental assistance to tenants. Funding could be used to pay debt service on bonds issued for affordable housing. The city would be required to pay all administrative cost from the General Fund, and staff would be responsible for annual reporting.
- 2) Pass the funds through to a non-profit such as Vancouver Housing Authority. The non-profit would be responsible for administrative costs and annual reporting.
- 3) Enter into an interlocal agreement with the other entities in Clark County that have adopted the ordinance to form a committee and do a shared grant program. Each jurisdiction would contribute administrative costs to the committee, paid from their

General Funds, and the committee would be responsible for annual reporting.

Council chose to select an option at a future date once initial funding had been secured. Prior to adoption MRSC estimated that the City could collect \$22,098 annually or \$441,962 over 20 years. To date, the City has collected \$42,972 and receives approximately \$3,200 monthly. Council will restart the conversation regarding spending options during their retreat in May 2022. Staff requests input from Planning Commission on the three options listed above, to provide to Council.

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS: