



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.

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](#)

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](#)

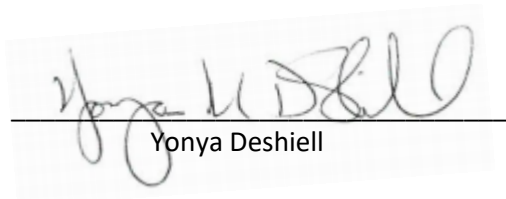
Commissioner Lindsay -attended City Council meeting, Parks Board meeting, Short Course on Planning

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

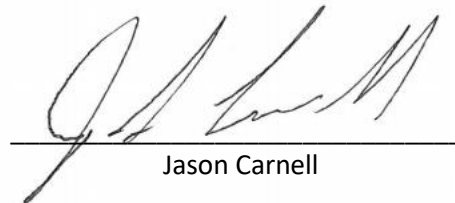
Commissioner Flynn - attended the Short Course on Planning

Commissioner Okinaka - attended Ridgefield Main Street meeting

ADJOURN - [7:21 AM](#)



Yonya Deshiell



Jason Carnell