CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
April 3, 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	Present	
Paul Young	Commissioner	Present	
Patrick Flynn	Chairman	Present	
Rob Aichele	Commissioner	Present	
Judy Chipman	Commissioner	Present	

LATE CHANGES TO THE AGENDA

None

PUBLIC COMMENT - 6:33 PM

Clyde Burkle - resident
-Use of fencing in the different communities around Ridgefield. The Kennedy Farm development, at 229th, has an endless wooden fence that, architecturally, is probably functional, but not very pleasing to the eye. Hillhurst has a lovely fence. I presume that 229th will be a heavily trafficked area, how are they allowed to have a fence such as they have? Taverner has done a lovely brick fence along Hillhurst, also down Sevier, also down Nighthawk.

CONSENT AGENDA - 6:36 PM

1. **Approval of Minutes from Wednesday, 1/9/19 Meeting**

COMMISSIONER AICHELE MOTIONED TO APPROVE THE 1/9/19 MINUTES. COMMISSIONER OKINAKA SECONDED THE MOTION. APPROVAL VOTE WAS UNANIMOUS.

BUSINESS

1. Public Hearing - 2019 Ridgefield Development Code Updates Part 1 - **6:36 PM**

SUMMARY/BACKGROUND:

The City is proposing a series of housekeeping amendments to the Ridgefield Development Code (RDC), which establishes zoning regulations for residential and nonresidential development

throughout the City. This first 2019 update to the code focuses on code refinements, with limited policy implications, to clarify the interpretation of certain sections, adjust the details of a policy, reflect desired 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.

Associate Planner, Claire Lust presented the business item.

Staff and Commissioners discussed the item:
RDC 18.710 - How are we able to limit it to certain non-profits or government agencies?
RDC 18.710 - Can we clean up the language on RDC 18.710.185.A.4? Part of the fence is curved and signs could be visible from Hillhurst.
RDC 18.500 - Require the removal of silt fencing after a set amount of time?

COMMISSIONER BUSH MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL WITH THE COMMISSIONERS' UPDATES. COMMISSIONER YOUNG SECONDED. THE APPROVAL VOTE WAS UNANIMOUS.

COMMISSIONERS' UPDATES:
-Suggestion to Council to refine the vertical banner sign code to perhaps restrict the ability of non-profit organizations to apply for a vertical banner sign.
-Possible refinements to commercial signs in public parks - clarifying whether they can be on an outer site boundary if that is the boundary of an athletic field, having a uniform color for the back of the sign, visibility from the public right of way.

PUBLIC COMMENT

None

STAFF REPORTS - 7:12 PM

Associate Planner, Claire Lust reported year to date totals for permitting. So far in 2019, there have been 213 Building permits (including 68 new home permits and 17 commercial/industrial permits). There have been 42 Land Use permits for the Planning Dept in 2019.

City Manager, Steve Stuart discussed having more frequent and open communication between Planning Commission and City Council. Looking for ideas to make this happen; special meetings, site tours? Ideas can be submitted to staff.

An offer was accepted for the new Community Development Director; will start soon, relocating to Ridgefield.

FROM THE COMMISSION - 7:19 PM

Commissioner Aichele - attended six Port of Ridgefield meetings, six City of Ridgefield council meetings, two ribbon cutting events, the State of the City address, two pre-application conferences.

Commissioner Okinaka -Ridgefield Main St, fundraising campaign through B&O tax incentive credits. Maximized our cap of just under $100k. Board of Main Street Ridgefield is developing a program to expend these funds.

Commissioner Young - none

Commissioner Chipman - attended a pre-application conference.

Commissioner Bush - none

Commissioner Carnell - Following online discussions, reading about concerns with the fast growth of the city.

Chair Flynn - Attended the Chamber of Commerce lunch meeting and saw a presentation by Leadership Clark County. Applications are open for the Leadership Clark County program.
-The fencing at Kennedy Farms is causing issues because it sticks out like a sore thumb, hodge-podge looking. Would like the City to review the fence code for future projects.

ADJOURN - 7:33 PM

Yonya Deshiell

Patrick Flynn