



**RIDGEFIELD PLANNING COMMISSION
MEETING AGENDA**

**Wednesday, March 7, 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, 2/7/18 Meeting**

IV. BUSINESS

- 1. Downtown Arts Quarter - Claire Lust,**

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
February 7, 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	Present	
Stan Okinaka	Commissioner	Present	
Victoria Haugen	Commissioner	Present	
Paul Young	Commissioner	Present	
Jen Lindsay	Commissioner	Present	
Patrick Flynn	Commissioner	Present	

LATE CHANGES TO THE AGENDA

None

Oath of Office for New Planning Commission Member - [6:31 PM](#)

City Clerk conducted Oath of Office for Commissioner Flynn.

PUBLIC COMMENT

None

CONSENT AGENDA

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jen Lindsay, Commissioner
SECONDER:	Jerry Bush, Commissioner
AYES:	Bush, Carnell, Okinaka, Haugen, Young, Lindsay, Flynn

1. Approval of Minutes from Wednesday, 12/6/17 Meeting

Motion to accept the minutes.

BUSINESS

1. Public Hearing and Recommendation - Overnight Camping - [6:34 PM](#)

Seeing that our municipal code is silent on matters having to do with camping, it was recommended that an ordinance be drafted to offer guidance and a framework of rules having

Minutes Acceptance: Minutes of Feb 7, 2018 6:30 PM (CONSENT AGENDA)

to do with camping within the city limits. This ordinance has been drafted with input from our city attorney, our WCIA legal representatives and in light of current court decisions regarding public camping.

Chair Carnell opened the hearing at 6:34pm

Chief Brooks addressed late changes in the ordinance then summarized the ordinance. Slide show was included.

Richard Amerman - resident

- Ordinance looks great, key points were well thought out
- Permit section - opportunity for City to have something in writing to handle special cases with some flexibility

Chair Carnell closed the public section of the hearing at 6:44pm, turned over to City staff to answer questions

The Commissioners had questions about:

- Property ownership
- City authority to enter private property to verify camping
- What precipitated this ordinance
- If the ordinance applies just within City limits
- Notification to the public about the new ordinance
- Campers parked in front of a residence
- Camping paraphernalia on Fourth of July
- HOA/CC&Rs

Motion to recommend approval and forward the overnight camping ordinance to City Council for final action.

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

PUBLIC COMMENT - [7:04 PM](#)

Richard Amerman - resident

- Developers use cookie cutter CC&Rs. Can HOAs work with the City to tailor CC&Rs to strengthen the main goals of the HOA?

STAFF REPORTS - [7:10 PM](#)

Jeff Niten - A short course on Planning will take place in Vancouver, WA on 3/26/2018 at 6pm. Jeff Niten invited commissioners to attend. The City's Permit Technician, Commissioner Flynn, and some council members will attend. If any other Planning Commissioners are planning to attend, please notify Jeff Niten.

Home building lots are at 227 in the last three months. Building permits will be going up this year, nearly 30 in January.

FROM THE COMMISSION

The Planning Commission members shared any special events they had attended since the last meeting:

Carnell - suggested Flynn to attend some public events

Lindsay - attended December Parks Board meeting

Haugen - attended Friends of the Wildlife Refuge

Young - Port of Ridgefield, attended January meeting, talked about 2018 agenda

Bush - no updates

Carnell - no updates

Okinaka - Ridgefield Main Street, letters have been sent to all business members in Ridgefield, regarding B&O taxes

ADJOURN - [7:17 PM](#)

Yonya Deshiell

Jason Carnell

Minutes Acceptance: Minutes of Feb 7, 2018 6:30 PM (CONSENT AGENDA)

**CITY OF RIDGEFIELD
PLANNING COMMISSION**

MEETING DATE: March 07, 2018

ITEM:

AGENDA ITEM TITLE: Downtown Arts Quarter

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.

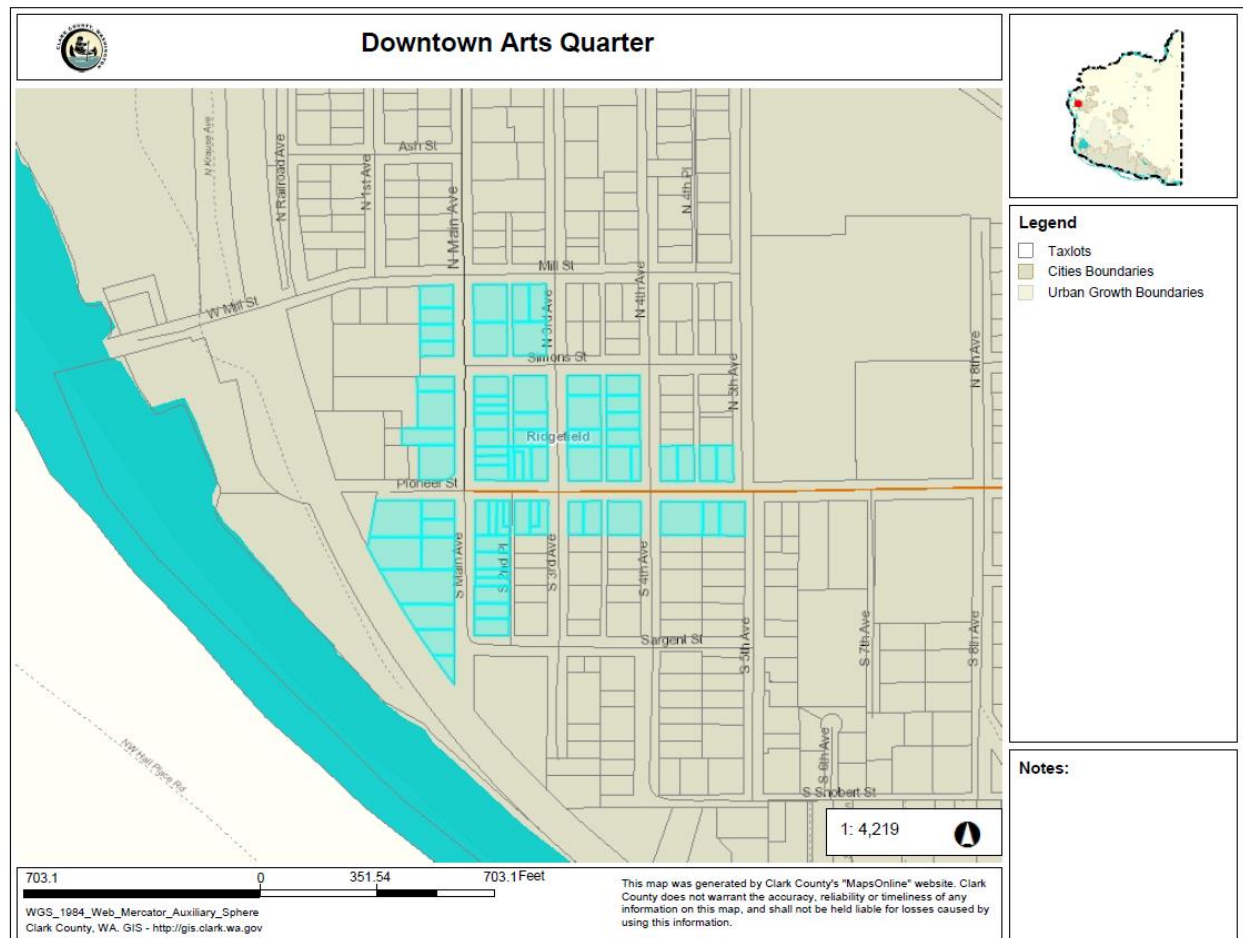
STAFF CONTACT: Claire Lust,

ATTACHMENTS: Arts District Code_v2_03012018 (DOC)
Downtown Arts Quarter Map (PDF)
Arts Quarter_PC Presentation_03072018 (PPT)

18.235.025 - Special provisions for the Downtown Arts Quarter

- A. Purpose. The purpose of the 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 district shall:
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.
- 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



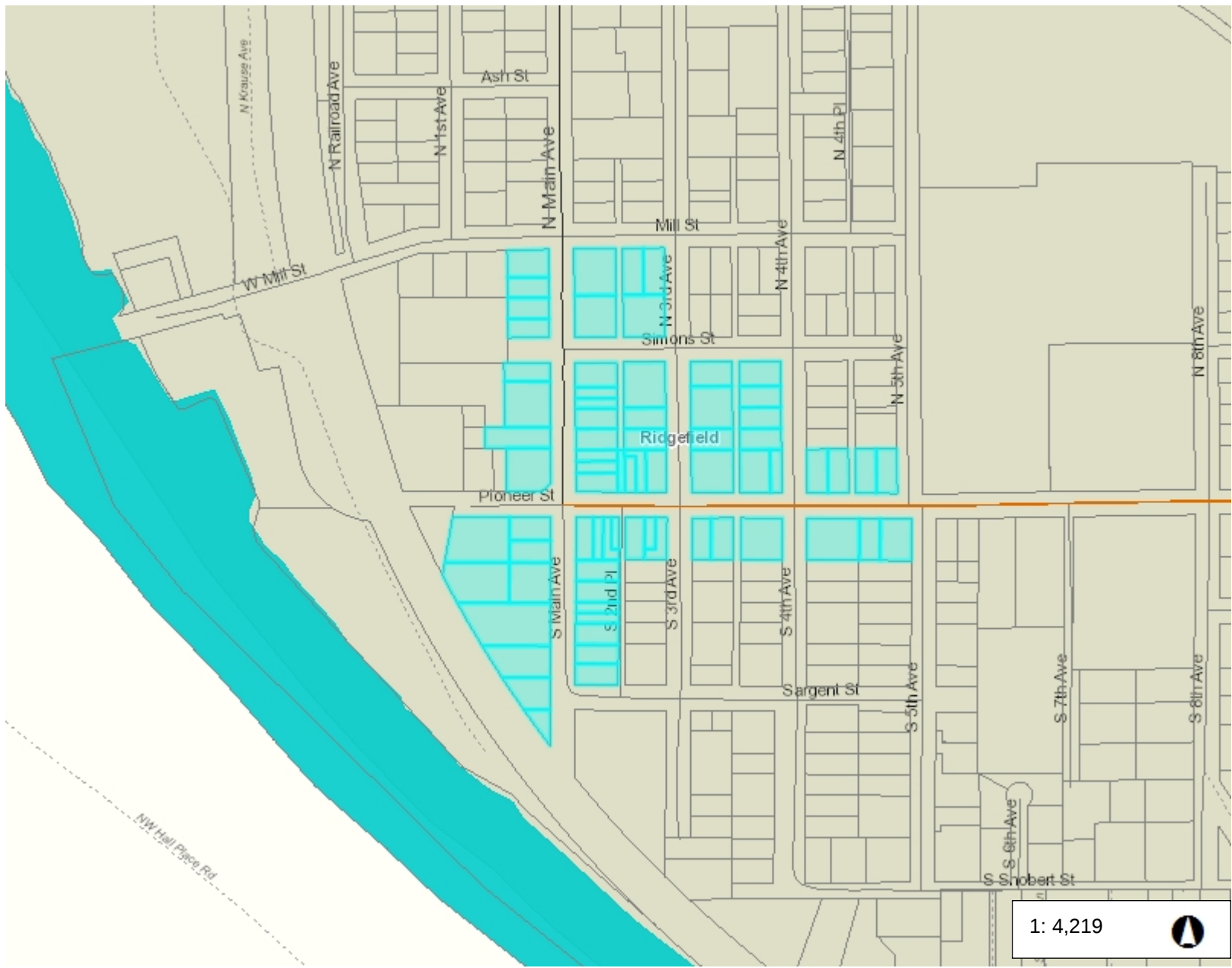
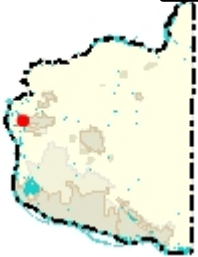
- C. Design Features. The following design features are encouraged in the Downtown Arts Quarter:
1. Murals. Murals on buildings throughout the Downtown Arts Quarter, visible to pedestrians, cyclists, and drivers on streets and alleys.

2. Sculptures. Sculptures installed in visible locations along the Pioneer Street corridor within the Downtown Arts Quarter.
 3. Active alleys. Art, including murals and overhead installations, that activates alleys for public use and enjoyment.
 4. 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.
 5. Street signs. Street signs mounted on decorative poles, with additional Downtown Arts Quarter designation signs.
 6. Other. Other design features and art installations that reflect and promote Ridgefield's history, culture, natural environment, and downtown vitality using high-quality materials.
- D. Submittal Requirements. Prior to approval, the applicant shall submit to the Public Works Director:
1. One hard copy and one electronic copy (if feasible) of a to-scale depiction of the proposed art installation; and
 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.
- E. Approval Process.
1. Public art within the Downtown Arts Quarter shall be approved by City Council prior to installation. The recommendation to Council shall come from the Ridgefield Art Association.
 2. Street furnishings and street signs in the Downtown Arts Quarter shall be approved by the Public Works Director prior to installation.
- F. Prohibitions. The following shall not be permitted:
1. Installations that exhibit one or more characteristics of prohibited signs per RDC 18.710.040 – Prohibited Signs.
 2. Installations that include vulgar images and/or language. *(Pending discussion with City Attorney)*



Downtown Arts Quarter

4.1.b



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



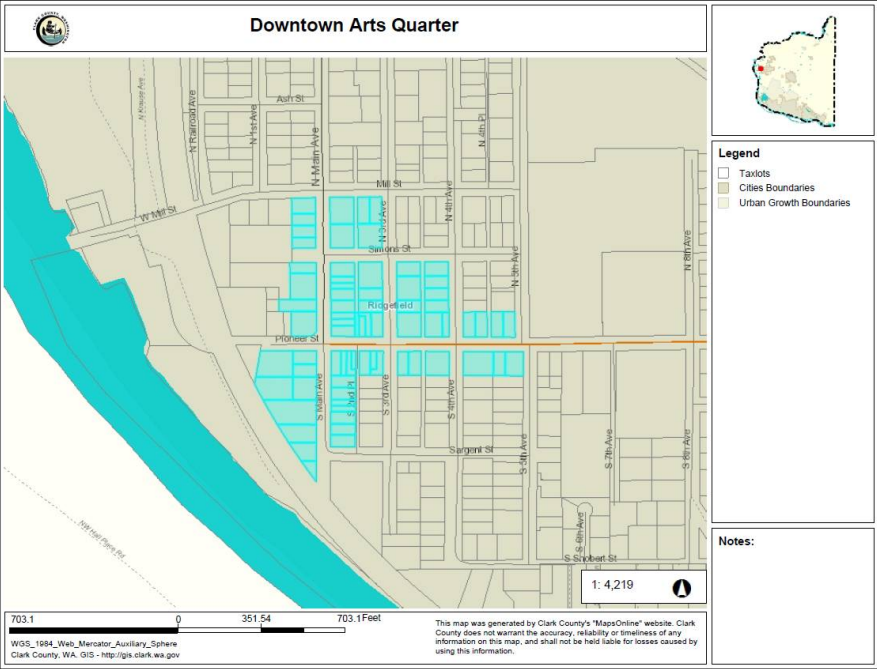
Attachment: Downtown Arts Quarter Map (Downtown Arts Quarter)



Downtown Ridgfield Arts Quarter

March 2018 Draft Code | Planning Commission 3.7.2018





Arts Quarter Purpose

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

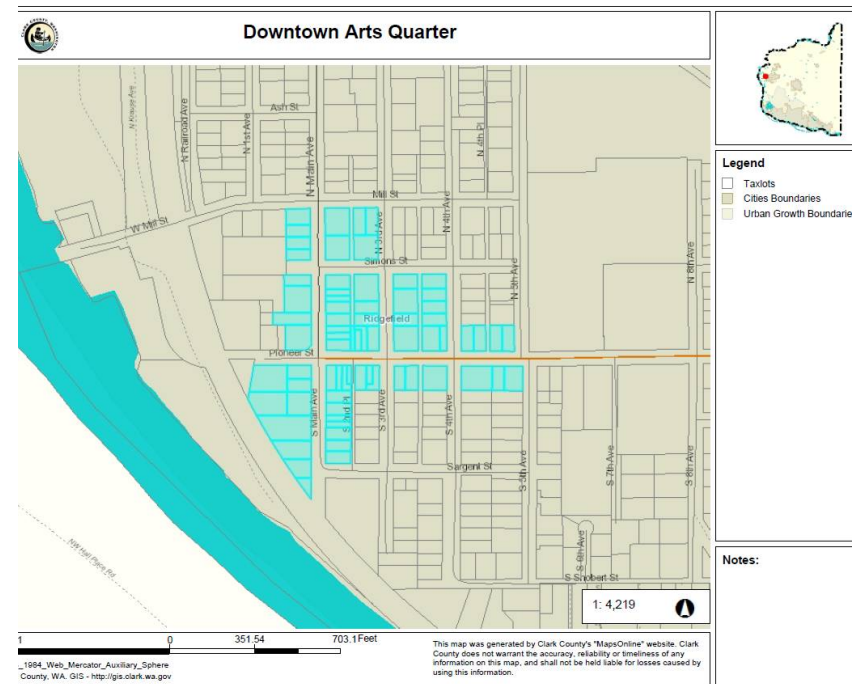
Support

collaboration between the City, 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.



Art and Design Features

1

Murals

on buildings throughout the Downtown Arts Quarter, visible to pedestrians, cyclists, and drivers on streets and alleys.



Searcy, AR



San Francisco, CA

5



Art and Design Features

2

Sculptures

installed in visible locations along the Pioneer Street corridor within the Downtown Arts Quarter.



Walla Walla, WA



Portland, OR



Art and Design Features

3

Active alleys

Art, including murals and overhead installations, that activates alleys for public use and enjoyment.



Pittsfield, MA



Lisbon, Portugal



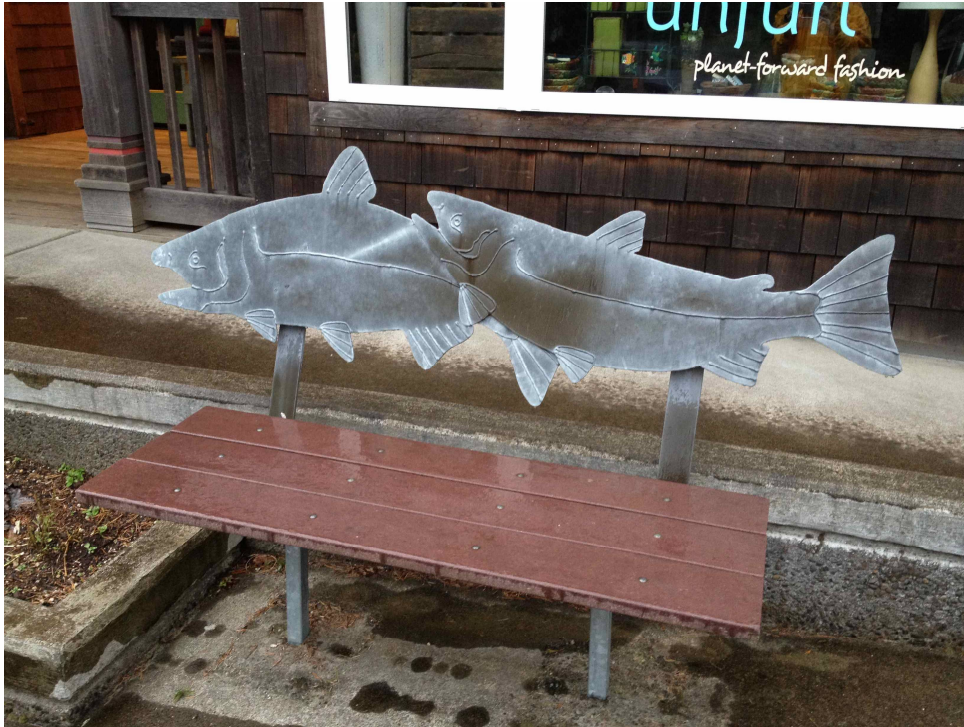
Art and Design Features

4

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.





Manzanita, OR



Astoria, OR



Art and Design Features

5

Street signs

mounted on decorative poles, with additional Downtown Arts Quarter designation signs.



Portland, OR



Process

Submittal

To-scale depiction of the proposed art installation

Written narrative describing compliance with Downtown Arts Quarter purpose

Approval

Art recommended to Council for approval by the Ridgefield Art Association

Street furnishings and street signs approved by the Public Works Director

Prohibitions

Installations with characteristics of prohibited signs

Installations that include vulgar images/language



