



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.

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.

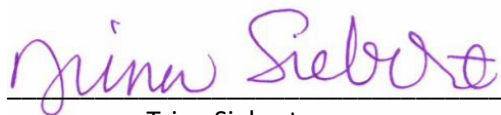
Commissioner Amerman attended the Council/Commission training provided by the city and wanted to thank the City Manager for putting together the presentation.

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.

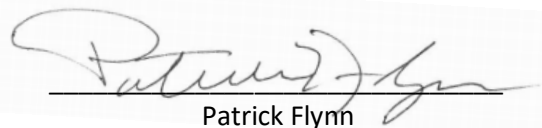
Commissioner Cole attended the State of the City. Richfield Little League is looking for volunteers.

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

ADJOURN - [7:35 PM](#)



Trina Siebert



Patrick Flynn