



CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
January 9, 2019

Regular Meeting - 12:00 AM

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL

Attendee Name	Title	Status	Arrived
Jerry Bush	Commissioner	Absent	
Jason Carnell	Chair	Present	
Stan Okinaka	Commissioner	Present	
Paul Young	Commissioner	Present	
Patrick Flynn	Commissioner	Present	
Rob Aichele	Commissioner	Present	
Judy Chipman	Commissioner	Present	

COMMISSIONER OKINAKA MOTIONED TO EXCUSE COMMISSIONER BUSH. COMMISSIONER FLYNN SECONDED. THE APPROVAL VOTE WAS UNANIMOUS.

LATE CHANGES TO THE AGENDA

None

PUBLIC COMMENT

None

CONSENT AGENDA

1. Approval of Minutes from Wednesday, 12/5/18 Meeting

COMMISSIONER FLYNN MOTIONED TO APPROVE THE 12/5/18 MINUTES AS WRITTEN. COMMISSIONER OKINAKA SECONDED. THE APPROVAL VOTE WAS UNANIMOUS.

BUSINESS

1. Election of Chair and Vice Chair - [6:31 PM](#)

CHAIR CARNELL NOMINATED COMMISSIONER FLYNN AS THE NEW CHAIR. COMMISSIONER OKINAKA SECONDED THE NOMINATION. CHAIR CARNELL ASKED THREE TIMES FOR ANY OTHER NOMINATIONS, THERE WERE NONE. THE VOTE WAS APPROVED WITH SIX AYES AND ZERO NAYS.

COMMISSIONER CARNELL NOMINATED COMMISSIONER YOUNG AS THE NEW VICE CHAIR. COMMISSIONER OKINAKA SECONDED THE NOMINATION. CHAIR FLYNN ASKED THREE TIMES FOR

ANY OTHER NOMINATIONS, THERE WERE NONE. THE VOTE WAS APPROVED WITH SIX AYES AND ZERO NAYS.

2. Public Hearing - School Impact Fees - [6:35 PM](#)

SUMMARY/BACKGROUND:

RCW 82.02 contains statutory provisions for the imposition of impact fees for certain public facilities inclusive of school district facilities. RCW 82.02.050.4 specifies that impact fees may be collected and spent only for the public facilities defined in RCW 82.02.090 which are addressed by a capital facilities plan element of a comprehensive land use plan adopted pursuant to the provisions of RCW 36.70A. RCW 82.020.090.3 defines impact fee to mean a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development. The Ridgefield City Council passed Ordinance No. 678 in 1995 establishing Chapter 18.070 (Impact Fees) of the Ridgefield Municipal Code addressing compliance with the provisions of RCW 82.060 (Impact fees -- Local Ordinances -- Required Provisions).

The Board of Directors of Ridgefield School District No. 122 adopted the Ridgefield School District 2015-2021 Capital Facilities Plan on January 26, 2016.

MOTION AND RECOMMENDATION TO CITY COUNCIL:

Ridgefield City Council will hold a public hearing on January 10, 2019.

City Manager, Steve Stuart, presented the School Impact Fees business item.

City staff and the Commissioners discussed the item. There were six public comments received by 5pm on January 9; copies of these comments were provided to the Commissioners.

Chair Flynn opened the hearing at 7:26pm.

PUBLIC COMMENTS:

Chris Dudley - resident

-I wanted to address the concern of the price, of pricing people out of homes. I think it's already priced most of those people out of a home.

-My wife and I moved here, she's a physician, we know two other physicians who moved to Ridgefield specifically for the schools. I would like to suggest that you would have some community support by raising it to the full amount.

Kari Devotion Phillips - resident

-I moved here about a year and a half ago, we came in right before the last major property value hike. Why is Ridgefield trying to grow so fast? I think this drives the entire conversation. My escrow payment went up \$200/mo starting this year, that could potentially push us out of Ridgefield. We moved here specifically for the schools, we have four children so I'm absolutely paying for my property here. I'm curious to know why Ridgefield is pushing so hard; putting in multi-family homes is going to affect property values, crime rates, interest in retail development. It's a huge decision and I'm seeing multi-family homes go up right on the main street, it concerns me for the future of Ridgefield. We moved here because the schools were exceptional, but on top of that, because it was

a small town near an urban environment, and in a year and a half, I'm already feeling like that is no longer the case.

-We should raise the impact fees as high as possible. Those of us who moved here in the last three years, we paid to come here and we're not reaping much benefit from the raise in our property value because we're paying for it in our property taxes and our escrow. While my property value went up, all we see is our monthly and annual bills sky-rocketing. Try not to squeeze the people who are coming, who will buy homes and who will pay those higher prices, out with these people who are coming in and these builders who have tax write-offs, and State help, and Federal help; they are not hurting. If we take them down from an 80% profit to a 70% profit, I'm okay with that. And there's a lot of people who agree with me.

Chair Flynn closed the hearing at 7:31pm.

City staff addressed the questions from the public hearing and continued discussing the business item with the Commissioners.

COMMISSIONER OKINAKA MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE COUNCIL THAT WE INCREASE THE PROPOSED RIDGEFIELD SCHOOL IMPACT FEE SCHEDULE FOR SINGLE FAMILY AND MULTI-FAMILY TO \$11,289.53. COMMISSIONER CARNELL SECONDED THE MOTION. THERE WERE SIX AYES AND ZERO NAYS, THE MOTION PASSED.

PUBLIC COMMENT - [7:26 PM](#)

None

STAFF REPORTS - [7:47 PM](#)

City Manager, Steve Stuart, discussed the year end totals for permitting for the City. Mentioned, were 313 Single Family building permits issued during 2018, 66 Commercial permits were issued, and 77 residential permits were issued. Claire Lust, Associate Planner, added that for Land Use permits, Council approved Final Plats for 560 lots in 2018, and there were Land Use applications for about 140 miscellaneous projects.

The building permit for Rosauers Grocery Store was issued on 1/9/2019.

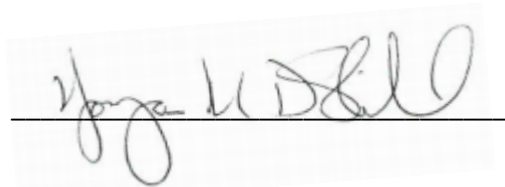
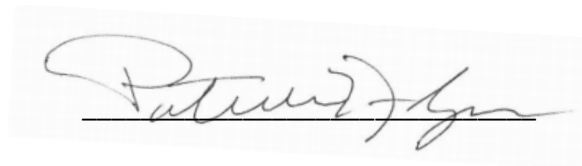
FROM THE COMMISSION - [7:50 PM](#)

Commissioner Young - Port of Ridgefield is talking about having bids out in late February for the overpass, and to hopefully start construction in April.

Commissioner Aichele - Attended the Pre-Application Conference for Camp Bow Wow; this would be for a 6,000 square foot doggy daycare. Attended the Port of Ridgefield meeting.

Commissioner Okinaka - Ridgefield Main Street is embarking on their 2019 B&O tax credit program. Letters have been sent out to all businesses and are hoping to raise about \$100,000 this year.

ADJOURN - [7:55 PM](#)

A handwritten signature in dark ink, appearing to read "Young", written over a horizontal line.A handwritten signature in dark ink, appearing to read "Aichele", written over a horizontal line.

Yonya Deshiell

Patrick Flynn