



CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
January 5, 2022

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

Flag Salute - [6:30 PM](#)

ROLL CALL

Attendee Name	Title	Status	Arrived
Stan Okinaka	Commissioner	Remote	
Patrick Flynn	Chairman	Present	
Gary Rightenour	Commissioner	Present	
Amanda Swenson	Commissioner	Present	
Matt Cole	Commissioner	Present	
Richard Amerman	Commissioner	Present	
John Rose	Commissioner	Remote	

Oath of Office: Richard Amerman - [6:31 PM](#)

Clerk Trina Siebert, conducted the Oath of Office with Richard Amerman for Planning Commission Position #2.

Late changes to the agenda - [6:32 PM](#)

There were no late changes to the agenda.

PUBLIC COMMENT - [6:33 PM](#)

There were no public comments provided.

CONSENT AGENDA - [6:33 PM](#)

1. Approval of Minutes from Wednesday, 12/1/21 Meeting

Commissioner Rightenour moved to approve the minutes as presented, seconded by Commissioner Swenson. Ayes all. Motion passed unanimously.

BUSINESS - [6:33 PM](#)

1. Possible Adoption of 2022 Work Plan

Claire Lust, Community Development Director, presented the 2022 Proposed work plan. Commissioner Okinaka moved to accept the proposed work plan, seconded by Commissioner Cole. Ayes all. Motion passed unanimously.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Okinaka, Flynn, Rightenour, Swenson, Cole, Amerman, Rose

PUBLIC HEARING

1. Zone Change: Union Ridge North EMUO Removal - [6:40 PM](#)

Claire Lust, Community Development Director, introduced that the City is proposing a zone change to remove the Employment Mixed Use Overlay (EMUO) from nine parcels northwest of the Interstate 5 junction, with a total area of approximately 70 acres. Per Article 5 of the Development Agreement (DA), the property within the Union Ridge Master Plan is vested to all of the permitted uses and development standards described in the master plan application and the Final Order approving the master plan, unless an owner agrees to waive its vested rights to any or all ordinances applicable to the development, in which case the owner shall be subject to the current code.

PUBLIC HEARING OPENED AT 7:09 pm

Roy Garrison 1186 S 30th Pl Ridgefield, WA provided public comment in support of the proposed zone change.

Jamie Howsley, attorney for the applicant, provided written testimony and public comment in support of the proposed change.

PUBLIC HEARING CLOSED AT 7:12 PM

Discussion/clarification occurred regarding the proposed zone change being allowed per the Development Agreement.

Commissioner Rightenour moved to approve the proposed zone change, seconded by Commissioner Rose. Ayes all. Motion passed unanimously.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Okinaka, Flynn, Rightenour, Swenson, Cole, Amerman, Rose

STAFF REPORTS - [7:13 PM](#)

Claire Lust, Community Development Director, advised the Commission that Community Development has hired a Code Enforcement Officer which is a new position.

FROM THE COMMISSION - [7:14 PM](#)

Commissioner Amerman introduced himself.

Commissioner Okinaka discussed the Ridgefield Main Street fundraising and B&O tax credits.

Commissioner Rose attended the Washington Economic Development Association Meeting and the Clark College Foundation Board.

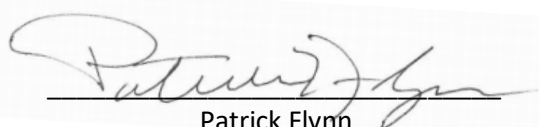
Commissioner Cole welcomed Commissioner Amerman.

Commissioner Swenson also welcomed Commissioner Amerman. Discussion occurred about the intersection at Smythe Rd. Ms. Lust advised that she would speak to the Public Works Director and get back to the Commission with a response.

Commissioner Rightenour stated that he went to the City Council Meeting on December 2, 2021 and he asked about the outcome of the Commission's recommendation to City Council to not approve the Comprehensive Plan Amendment. Ms. Lust advised that after the Planning Commission meeting held on December 1st she did some further research and presented her findings to City Council. Ultimately the applicant decided not to proceed with their proposed zone change.

Commissioner Flynn advised that the B&O tax credit offered by Ridgefield Main Street is very beneficial. He welcomed Commissioner Amerman. He questioned the recent mapping errors that have been found and asked if there is a way to discover the errors before projects are proposed.

ADJOURN - [7:32 PM](#)


Trina Siebert
Patrick Flynn