



CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
January 4, 2023

Regular Meeting - 12:00 AM

GENERAL SESSION CALL TO ORDER - 6:30 PM

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

ROLL CALL - [6:30 PM](#)

Attendee Name	Title	Status	Arrived
Patrick Flynn	Chairman	Present	
Amanda Swenson	Commissioner	Present	
Richard Amerman	Commissioner	Remote	
Katie Favela	Commissioner	Present	
Kevin Groshong	Commissioner	Present	
Joel Thompson	Commissioner	Present	
John Rose	Commissioner	Present	

Oath of Office: Kevin Groshong - [6:33 PM](#)

Clerk Trina Siebert conducted the Oath of Office with Kevin Groshong for Planning Commission Position #4.

OATH OF OFFICE: JOEL THOMPSON

Clerk Trina Siebert conducted the Oath of Office with Joel Thompson for Planning Commission Position #6.

Late changes to the agenda - [6:36 PM](#)

No late changes to the agenda.

PUBLIC COMMENT - [6:36 AM](#)

No public comments provided.

CONSENT AGENDA

1. Approval of Minutes from Wednesday, 12/7/22 Meeting

Commissioner Favela moved to accept the Consent Agenda as presented, seconded by Commissioner Rose. Ayes all. Motion passed unanimously.

BUSINESS

1. 2023 Work Plan - [6:37 PM](#)

Claire Lust, Community Development Director introduced Shana Lazzarini, Planner II. Ms. Lust recapped the 2022 Work Plan and presented the 2023 Work Plan.

Projects:
Short term rental code?

Food cart code

- * Create site planning standards for food cart pods
- * Clarify threshold between mobile vendors and permanent food carts

Carty Road Development Code

- * Implement Carty Road Subarea Plan

Enforcement Code

- * Consolidate and improve code enforcement standards

Ridgefield Urban Area Comprehensive Plan

- * Present County/OFM data
- * Hire and introduce consultant team and present project approach
- * Public participation plan
- * Ongoing presentations and feedback

Commissioner Flynn would like to make sure that members of the community receive as much information as possible regarding proposed projects in order to get as much input from the community as possible. He would like to keep the Short Term Rental Code on the Work Plan.

Commissioner Amerman is concerned about pedestrian crossings along Pioneer.

STAFF REPORTS - [6:54 PM](#)

2022 - Building permits were down from 643 to 327. Land use had its biggest year ever - 161 applications which is an approximately 20% increase from 2021. There were 96 commercial submittals which is a strong number and there will be more commercial projects starting in 2023.

City Council adopted School Impact Fees for Single Family Residences at \$16,880 and Multi-family at \$10,233.59. The rates will be effective 1/19/2023.

Please respond to Trina's emails regarding whether or not you will be attending meetings.

The City has fleece vests for Planning Commission Members to wear.

Both proposed CFP updates were adopted, therefore the road by Clark College was added to the CFP and can be made eligible for TIF credits.

FROM THE COMMISSION - [6:59 PM](#)

Commissioner Amerman welcomed the new commissioners and encouraged them to ask questions.

Commissioner Swenson thank the City for seeking public input for the skate park. She welcomed the new commissioners.

Commissioner Rose attended the Refuge Administrative Office ribbon cutting. There is a community room that will be available for community use. He encouraged people to attend the Chamber of Commerce meeting the last Wednesday of the month.

Commissioner Favela welcomed the new commissioners.

Commissioner Thompson introduced himself and said that he is excited to work with everyone.

Commissioner Groshon introduced himself and thanked everyone for welcoming him.

Commissioner Flynn welcomed the new commissioners. He is thankful to the Ridgefield Police Department for all the patrols around the schools. He thanked the members of the public for attending and City staff for putting everything together.

ADJOURN - [7:04 PM](#)

Trina Siebert

Patrick Flynn