



**RIDGEFIELD PLANNING COMMISSION
MEETING AGENDA**

**Wednesday, June 7, 2023
RACC - Columbia Assembly Room
510 Pioneer Street, 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 Commission regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

III. CONSENT AGENDA

- 1. Approval of Minutes from the 05/03/2023 Meeting**

IV. PUBLIC HEARING/BUSINESS

- 1. Spring 2023 Municipal Code Updates - Claire Lust, Community Development Director**

V. PUBLIC COMMENT

Anyone requesting to speak to the Commission regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

VI. STAFF REPORTS

VII. FROM THE COMMISSION

VIII. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COMMISSION ACTION**

MEETING DATE: June 7, 2023

AGENDA ITEM NAME: Approval of Minutes from the 05/03/2023 Meeting

SUMMARY/BACKGROUND:

STAFF CONTACT:

ATTACHMENTS:

1. 05.03.2023 Minutes



**CITY OF RIDGEFIELD, WASHINGTON
PLANNING COMMISSION MEETING MINUTES
MAY 3, 2023**

Regular Meeting - 6:30 PM

I. GENERAL SESSION CALL TO ORDER - 6:30 PM

- 1. Flag Salute**
- 2. Roll Call**

Present:

Vice Chair Amanda Swenson
Commission Member Katie Favela
Chair Patrick Flynn
Commission Member John Rose
Commission Member Mark Tyler

Absent:

Commission Member Richard Amerman
Commission Member Joel Thompson

Commissioner Swenson moved to excuse Commissioners Amerman and Thompson, seconded by Commissioner Rose. Ayes all. Motion passed unanimously.

- 3. Oath of Office: Mark D. Tyler**

Clerk Trina Siebert conducted the Oath of Office with Mark Tyler for Planning Commission position #4.

- 4. Late changes to the agenda**

No late changes to the agenda.

II. PUBLIC COMMENT

Anyone requesting to speak to the Commission regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

No public comments provided.

III. CONSENT AGENDA

- 1. Approval of Minutes from the 3/01/2023 Meeting**

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Commission Member Katie Favela
SECONDER:	Commission Member John Rose
AYES:	Vice Chair Swenson, Commission Member Favela, Chair Flynn, Commission Member Rose, Commission Member Tyler

Commissioner Flynn proposed to change "Commissioner Flynn stated that the Development Activity is really cool to the Development Activity Map online is really cool." Commissioner Favela moved to approve the 03/01/2023 minutes as revised, seconded by Commissioner Rose. Ayes all. Motion passed unanimously.

IV. PUBLIC HEARING/BUSINESS

1. Spring 2023 Ridgefield Municipal Code (RMC) Amendments - Claire Lust, Community Development Director

Claire Lust, Community Development Director, gave a presentation on the proposed 2023 code updates/amendments.

Discussion occurred regarding code section 18.203.020.E.1

Discussion occurred regarding the differences between an ADU and a guest house.

Discussion occurred regarding the National Association of Realtors re-defining ADU, guest house, etc.

Discussion occurred regarding whether accessory structures, such as wood sheds, tool sheds, playhouses, etc., should be exempt from permitting requirements below 120 square feet or 200 square feet.

Discussion occurred regarding clarifying the word building.

Discussion occurred regarding code section 15.24.020.F and draining swimming pools into the street.

Discussion occurred regarding fences.

Discussion occurred regarding code sections 9.07.150, 18.100.014 and 18.100.026.

Discussion occurred regarding any proposed gun ranges being indoors only.

PUBLIC HEARING OPENED AT 7:40 PM

No comments provided.

PUBLIC HEARING CLOSED AT 7:41 PM

Discussion occurred regarding making sure that any code updates and/or amendments regarding a possible shooting range, axe-throwing facility and archery shooting at the schools have language that prevents potential loopholes.

V. PUBLIC COMMENT

Anyone requesting to speak to the Commission regarding all items not subject to a specific Public

Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

No public comments provided.

VI. STAFF REPORTS

Claire Lust, Community Development Director, advised that she gave a Comprehensive Plan presentation to the City Council and that the information will be uploaded to OneDrive for Planning Commission to review. Costco is close to receiving land use approval. A pre-app was recently held for Union Ridge Town Center, which is the development surrounding Costco. Les Schwab recently received approval. Tractor Supply is underway. Several pre-apps have been held this year. Residential permits have slowed down this year.

VII. FROM THE COMMISSION

Commissioner Favela attended the open house for Clark County Fire & Rescue (CCFR). She is looking forward to the Spring Festival.

Commissioner Rose attended the grand opening of Ilani's new hotel, the ribbon cutting at Ridgefield Heights subdivision and the Clark College Foundation meeting.

Commissioner Swenson welcomed Commissioner Tyler. She would like to attend the Spring Festival. She stated that the first Raptors game would be before the next Planning Commission meeting. The Raptors are busy in the community, getting ready for games and looking for host families for the players.

Commissioner Tyler thanked everyone for welcoming him and he is looking forward to serving on the Commission.

Commissioner Flynn thanked Commissioner Tyler for joining the Commission. He encouraged the Commission members to attend the June meeting and he thanked the City staff.

VIII. ADJOURN

Trina Siebert, Planning Commission Clerk

Patrick Flynn, Chair

**CITY OF RIDGEFIELD
REQUEST FOR COMMISSION ACTION**

MEETING DATE: June 7, 2023

AGENDA ITEM NAME: Spring 2023 Municipal Code Updates

SUMMARY/BACKGROUND:

Planning Commission deliberated and held a public hearing on the proposed Spring 2023 code amendments at their May meeting. Staff requested additional time to refine the proposed amendments, particularly with regard to shooting ranges, archery, and axe throwing. See attached staff report and proposed text amendments.

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. Spring 2023 RDC Amendments_Staff Report_PC_06.07.2023
2. Attachment A - Spring 2023 RMC Text Amendments_20230602



THE CITY OF RIDGEFIELD

510 Pioneer Street Ste B | P.O. Box 608 | Ridgefield, WA 98642

Amendments to Title 18 of the Ridgefield Municipal Code Planning Commission Staff Report June 7, 2023

BACKGROUND

The Community Development Department is proposing a series of amendments to Title 18 of the Ridgefield Municipal Code (RMC), also known as the Ridgefield Development Code (RDC). The purpose of the proposed amendments is to keep the code up-to-date and to address current development issues in order to better serve the Ridgefield community.

DISCUSSION

Types of Amendments

The proposed amendments intend to update the code to address issues identified when applying the existing code and issues anticipated for future projects in Ridgefield. For this round of updates, staff identified three types of proposed code amendments: housekeeping updates, minor policy changes, and major policy changes related to land division:

1. Housekeeping items: address clerical errors and clarify existing code language without substantive changes to the content.
2. Minor policy changes: add or modify content to strengthen the code with the goal to better implement the Ridgefield Comprehensive Plan (RUACP) and existing City policies and practices.

Summary of Changes

The following table summarized the proposed changes; full text amendments are in Attachment A.

Housekeeping items:

<u>Code section(s)</u>	<u>Reason(s) for amendment</u>
8.20.020	Correct RCW reference
12.08.130.B	Change wording to match engineering standards
14.03.050 Section 110.4	Correct code section reference
18.100.010	Update adult family home requirements to match RCW
18.100.012	Better define “building coverage” to match the definition of “building”

18.100.026, 18.310.030.G, 18.310.030.H, 18.310.040.C, 18.310.050.G, 18.310.060.B, 18.310.070.A, 18.310.070.E, 18.310.070.E.1, 18.310.080.B.1, 18.310.080.D, 18.310.080.G, 18.310.080.G.1, 18.310.090.C, 18.310.090.F.2, 18.310.100.A, 18.310.100.C	Remove mail from code and change to send or sent to allow email correspondence
18.206.020.E..1	Add front façade variety requirements back into the RDC, which were erroneously dropped during a previous round of amendments
18.210.135.E.1	Remove example as it was incorrect
18.235.060.C.2.a.i	Update with the correct code reference
18.235.060.F.1	Adjust density bonus to be consistent with RDC 18.235.060.P.3.ii
18.401.090	Add letter S and update lettering sequence
18.600.020	Update with the correct code reference
18.610.080	Revise code to match RCW
18.620.080.C.3	Correct grammatical error
18.620.145.A	Update with correct code reference

Minor Policy Changes:

<u>Code section(s)</u>	<u>Reason(s) for amendment</u>
9.07.150	Update weapons discharge section to permit uses allowed in the development code.
9.07.152 – New section	Add safety standards and specifications to weapons code.
14.03.040	Adjust code section to match current practice re: items exempt from building permits.
15.24.020.F	Repeal section as Clark County governs and enforces noxious weeds.
15.24.020.F	Add negligent discharge, trees encroaching in right-of-way, and depositing debris in right-of-way as items subject to code enforcement, to match current practice.
18.100.018.A	Add definition for “Axe Throwing Lounge”
18.100.018.E	Update emergency services definition to include “Law Enforcement Training Facilities”

18.100.022.G	Add definition for “Guesthouse” – received from Clark County building department to decipher between a guesthouse and an ADU.
18.100.026.I	Update Indoor Entertainment Facility definition to specify that a shooting range includes firearms, archery and axe throwing.
18.205.020 Master Use Table	Update Indoor Entertainment Facility, Community Recreation and Social Facility and Emergency Services to add limitations.
18.205.030.H and 18.205.030.U	Add special requirements for shooting ranges, axe throwing lounges and archery facilities permitted as part of Indoor Entertainment Facility and Community Recreation and Social Facility uses.
18.205.030.P	Add special requirements for law enforcement training facilities permitted as part of Emergency Services uses.
18.210.040.C.3 and 18.220.040.B.3	Update to prohibit projections and structures in access and stormwater easements.
18.220.125.A.3, 18.230.050.G.2, 18.235.020.H.8, 18.235.040.g.6 18.235.060.A.7 and 18.401.090.O	Add requirement for trash enclosures to be covered and in compliance with stormwater regulations. Both Clark County and CRWWD have this requirement, per stormwater and sewer regulations, currently.
18.280.050.B and 18.810.110.A	Add requirement that critical area reports and SEPA checklists be no more than five years old at the time of submittal. This is standard practice throughout jurisdictions and has been requested by the Department of Ecology since conditions can change within 5 years.
18.620.150	Update plat alteration code to match the RCW.
18.740.030.B	Remove Type II review requirement for fences in the E zone.

PROCESS

Date

April 14, 2023
May 3, 2023
June 7, 2023
June 22, 2023
July 13, 2023

Milestone

Notice of public hearing published
Planning Commission public hearing and 1st review
Planning Commission 2nd review and recommendation to Council
City Council public hearing and 1st reading
City Council public meeting and 2nd reading/adoption

Staff have received no public comments as of the date of this report.

MOTION

To forward a recommendation of approval of the proposed Ridgefield Municipal Code amendments to City Council: “I move to recommend approval of the 2023 Ridgefield Municipal Code amendments as presented.”

ATTACHMENTS

- A. Attachment A – Spring 2023 RMC Text Amendments_20230602

Housekeeping Amendments	
Section	Text
8.20.020 Definitions	"Junk vehicle" means a junk vehicle as defined in RCW 46.55.010(5 4) as now enacted or hereafter amended.
12.08.130.B House Numbers	If two or more <u>more than two</u> residences are served by a single driveway, the driveway shall be considered, for the purposes of this section, a private road.
14.03.050 Section 110.4	110.4 violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine and or imprisonment as outlined in City of Ridgefield Municipal Code Section 1.0812 .010. Each day that a violation continues after due notice has been served shall be deemed a separate offense. Fines shall be paid to the City of Ridgefield.
18.100.010 Definitions	Adult family home. A residential home in which a person or persons provide personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services. <u>Eight adults may be allowed with proof of approval and compliance with RCW 70.128.066.</u>
18.100.012 Definitions	Building coverage. The ratio of the horizontal area measured from the exterior surface of the exterior walls, <u>footing or foundation</u> of the ground floor of all principal and accessory buildings on a lot to the total lot area. <u>(See building definition in RDC 18.100.012)</u>
18.100.026 Definitions	Issued. The date a recommendation or decision is mailed <u>sent</u> to the parties of record.
18.206.020.E.1 Residential Use Standards	<u>Front façade variety. Dwellings with the same front façade located on the same side of a street shall be separated by no less than four lots, and dwellings with the same front façade located on opposite sides of a street shall be separated by no less than four lots, with the lot directly across the street not included in the four-lot calculation. In this context, the lot "directly across the street" means the lot with which the greatest portion of frontage aligns with the frontage of the subject lot.</u>
18.210.135.E.1 Special provisions for the Gee Creek Plateau sub-area (Cluster Development).	Single family home lots shall be no less than six thousand and no more than fifteen thousand square feet with a minimum density of four dwelling units per acre based on net developable acres. For example, a five-acre lot with three and five-tenths net developable acres will be required to produce sixteen single family lots.
18.235.060.C.2.a.i	Single-family attached residential meeting the standards of RDC 18.220.140 <u>206.060</u> .

Ridgefield Mixed Use Overlay	
18.235.060.C.2.b.i Ridgefield Mixed Use Overlay	Single-family attached residential meeting the standards of RDC 18.220.140 206.060 .
18.235.060.F.1 Density	Maximum residential density for development in CMU district shall be 16 dwelling units per net developable acre, except as modified by the density transfer or senior housing bonus up to a maximum of 32 24 dwelling units per net developable acre. Minimum residential density shall be eight dwelling units per net developable acre, if residential uses are included in the development. RDC 18.235.060.P.3.ii. - Density Bonus. If a senior housing bonus application is approved, developments may exceed the allowed density of the CMU zone by as much as fifty percent, up to a maximum of twenty-four dwelling units per net developable acre.
18.310.030.G Pre-application review	The pre-application conference shall be scheduled at least seven days after the notice required by Section 18.310.030.E is mailed -sent but not more than twenty-eight days after the review authority accepts the application for pre-application review. The review authority shall reschedule the conference and give new notice if the applicant cannot or does not attend the conference when scheduled.
18.310.030.H Pre-application review	Within fourteen days after the date of the pre-application conference, the review authority shall mail -send to the applicant and to other parties who sign a register provided for such purpose at the pre-application conference or who otherwise request it in writing, a written summary of the pre-application review. An electronic copy shall be on file to email to any interested person or organization. The written summary generally shall:
18.310.040.C Review for counter complete status	Within seven days of receiving a development permit application the city clerk shall mail -send or provide in person a written notice to the applicant stating either: That the application is counter complete; or that the application is incomplete and what is necessary to make the application complete.
18.310.050.G Review for technically complete status	If the planning director decides an application is technically complete, then the planning director shall send written notice to the applicant acknowledging acceptance, including the date of a hearing for a Type III process. To the extent known by the city, other agencies with jurisdiction over the project permit application shall be identified in the written notice. Such notice must be mailed -sent or provided in person to the applicant within twenty-eight days after receipt of the project permit application. The city clerk shall provide written notice of the complete application to all city department heads, city council members, persons attending the pre-application conference, and persons or organizations which have filed a written request with the clerk's office to receive such notices. The status of the application shall be provided on the city website. This notice shall not preclude the city from requesting additional information or studies if new information is required or substantial changes in the proposed action occur.

18.310.060.B Type I procedure – Ministerial decision	Notice of a decision regarding a Type I process shall be posted on the city website and mailed-sent to the applicant and applicant's representative. The applicant may appeal the decision pursuant to Section 18.310.100.
18.310.070.A Type II procedure – Administrative decision	Within fourteen days after the date an application subject to Type II review is accepted as technically complete, the city clerk shall issue a public notice of the pending review. The notice shall be posted on the city website and mailed-sent to:
18.310.070.E Type II procedure – Administrative decision	Within the time provided by subsection C of this section, the planning director shall mail-send the full decision to the parties listed in subsection A of this section and to other parties of record regarding the application pending review. The mailing-notice shall include a-notice which includes the following information:
18.310.070.E.1 Type II procedure – Administrative decision	A statement that the decision is final, but final but may be appealed as provided in Section 18.310.100 to the Ridgefield hearing examiner within fourteen days after the notice is mailedsent . The appeal closing date shall be listed in boldface type. The statement shall describe how a party must appeal the decision, including applicable fees and the elements of an appeal statement;
18.310.080.B.1 Type III procedure – Quasi-judicial decision	The city clerk shall mail-send a copy of the notice to:
18.310.080.D Type III procedure – Quasi-judicial decision	At least seven days before the date of the hearing for an application(s), the planning director shall issue a written staff report and recommendation regarding the application(s), shall post on the city website, shall make available to the public a copy of the staff report for review and inspection, and shall mail-a papersend a -copy of the staff report and recommendation to the applicant. The city clerk shall mail-or provide a copy of the staff report at reasonable charge to other parties who request it.
18.310.080.G Type III procedure – Quasi-judicial decision	Within seven days from the date of the final order, the city clerk shall mail-send the full decision to the applicant and those who requested a copy of the final decision in writing. Copying fees may be charged. Parties of record shall be mailed-sent notice and instructed that a copy of the final order may be reviewed at city hall during regular hours. The mailing-shall include a-notice which in-notice shall includes the following information:
18.310.080.G.1 Type III procedure – Quasi-judicial decision	A statement that the decision is final, but final but may be appealed as provided in Section 18.310.100 within fourteen days after the date the notice is mailedsent . The appeal closing date shall be listed in boldface type. The statement shall describe how a party must appeal the decision, including applicable fees and the elements of a petition for review. The statement shall also describe SEPA appeal procedures;
18.310.090.C Type IV procedure –	At least seven days before the date of the first hearing for an application subject to Type IV review, the planning director shall issue a written staff report and recommendation regarding the application(s), shall make available to the public

Legislative decision	an electronic and paper copy of the staff report for review and inspection, and provide a copy of the staff report and recommendation to the review body. The city clerk shall mail or provide a copy of the staff report, at reasonable charge, to other parties who request it.
18.310.090.F.2 Type IV procedure – Legislative decision	Mail Send a copy of that notice to the parties identified in subsection (B)(2) of this section and to parties who request it in writing;
18.310.100.A Appeal procedure	A decision regarding an application subject to a Type I or II procedure may be appealed by an interested party only if, within fourteen days after written notice of the decision is mailed sent, a written appeal is filed with the city clerk. The city shall extend the appeal period for an additional seven days, if state or local rules adopted pursuant to Chapter 43.21C RCW allow public comment on a determination of nonsignificance issued as part of the appealable project permit decision.
18.310.100.C Appeal procedure	Within forty-five days of receipt of the appeal, the hearing examiner shall hear appeals of Type I and II decisions in an open record hearing. Notice of an appeal hearing shall be posted on the city website and mailed sent to parties entitled to notice of the decision. A staff report shall be prepared, an open record hearing shall be conducted, and a decision shall be made and noticed within ninety days.
18.401.090 Site plan requirements	“S” missing. Change lettering sequence to include “S” and adjust as needed.
18.600.020 Relationship to planned unit development (PUD) process	Chapter 18.40 10 , PUD, of this code allows for creative site planning and flexibility of design consistent with the policies of the RUACP. Whenever a proposed PUD involves the creation of one or more new lots, a separate subdivision or short plat application shall be filed and considered at the same time as the PUD application.
18.610.080 Resubdivision restricted	No lot within a recorded short plat shall be <u>further divided in any manner within a period of five years without the filing of a final plat, except that when the short plat contains fewer than four parcels, nothing in this section shall prevent the owner who filed the short plat from filing an alteration within the five-year period to create up to a total of four lots within the original short plat boundaries</u> further divided within a period of five years from the date of recording of the short plat, unless a final plat has been approved and filed for record in accordance with the requirements of this title and pursuant to RCW 58.17.060(1).
18.620.080.C.3 Preliminary plat— Expiration of approval— Extension— Phasing— Conditions.	Subsequent phases shall final apply for final plat approval within five years after the city council approves the final plat for the preceding phase; and

18.620.145.A Homeowners' Association	Every subdivision shall have a homeowners' association and agreements to fund such an organization in order to secure appropriate provision of and ensure ongoing management of open space, recreation areas, infrastructure, and other common facilities as required by RDC 18.6240.050.A.4, unless exempted under Section B.
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Minor Policy Changes	
Section	Text
9.07.150 Weapons – Discharging firearms	It is unlawful for any person willfully and without lawful authority to fire, set off, or discharge any bomb, gun, pistol, or firearm of any kind and/or otherwise shoot or cast a projectile by means of any blowgun, air gun, rifle, pistol, slingshot, bow, or any other device capable of causing physical injury or property damage in the city, except that this subsection shall not apply: A. To police officers while in the discharge of their lawful duties or for persons exercising the right specified in RCW 9A.16.020; B. To persons continuing with best farm management practices currently in existence, including, but not limited to, the slaughtering or humane destruction of livestock or wildlife, or the hazing of wildlife or wildfowl in conformance with the requirements of the Washington State Fish and Game Department or its successors, the U.S. Department of Agriculture, and the United States Wildlife Service; C. To persons discharging firearms loaded with blank cartridges for signal or ceremonial purposes in any athletic or sports event, recognized public event, any public ceremonial functions such as military funeral salutes, or by any memorial or military organizations or service groups for ceremonial purposes. D. <u>To uses permitted under Title 18.205 of the Ridgefield Municipal Code.</u> E. Violation of this section is a misdemeanor.
9.07.052 <u>Safety standards and specifications</u>	<u>New Section:</u> <u>All shooting ranges licensed pursuant to this chapter shall, at a minimum, comply with the following safety standards and specifications:</u> <u>1. All structures, installations, operations and activities shall be located at such a distance from property lines as will protect adjoining properties from hazard, when the ranges are used in accordance with range safety rules and standards.</u> <u>2. Range site design features and safety procedures shall be installed and maintained to discourage end rounds from escaping all shooting positions, when such positions are used in accordance with range safety rules and standards.</u> <u>3. A plan shall be submitted with the license application which shows the location of all buildings, parking areas and access points; safety features of the firing range; elevations of range showing target area, backdrops or butts; and approximate location of buildings on adjoining property.</u> <u>4. A safety plan shall be submitted which cites rules for each range. This should include sign-in procedures, if applicable, restrictions on activities and the use of ranges, and every safety plan shall prohibit loaded weapons, except at shooting positions and except for holstered handguns.</u>

	<u>5. All commercial shooting ranges shall have at least one safety officer on duty at all times shooting activities occur; provided, that when three (3) or fewer shooters are present, each may act as his own safety officer.</u> <u>6. When urban residentially-zoned property or residential streets are located adjacent to property containing an outdoor shooting range, warning signs shall be installed and maintained along shooting range property lines. These signs shall be conspicuously posted at intervals of at least one for every one hundred (100) feet, and the range shall be fenced, when practical.</u> <u>7. Shooting ranges shall be used for the shooting activities they were designed to accommodate unless redesigned to safely accommodate new shooting activities.</u> <u>8. Ranges will include an adequate backstop or adequate range for shotdrop.</u> <u>9. All shooting ranges shall provide a readily accessible telephone available to range participants and spectators for the purpose of contacting emergency medical services.</u> <u>10. A person responsible for the shooting range, which, in the case of commercial shooting ranges means the safety officer or his designee, shall, within twenty-four (24) hours, report in writing to the Clark County sheriff's office and Clark County planning department all accidents resulting from the discharge of firearms in use on the range.</u> <u>11. On private shooting ranges, shooting activities shall only occur between 8:00 a.m. and dusk unless otherwise restricted by the shooting range license itself. On commercial shooting ranges, outdoor shooting activities shall only occur between 8:00 a.m. and 10:00 p.m., unless otherwise restricted by the shooting license itself.</u> <u>12. In reviewing license applications for safety and upon reinspection for existing shooting ranges, the sheriff and the Clark County planning department shall be guided by the current edition of the "NRA Range Source Book" published by the National Rifle Association. (Sec. 5 of Ord. 1995-12-31; amended by Sec. 1 (Att. A § 1) of Ord. 2011-08-08)</u>
14.03.040 Chapter 1 – Section R105	Subsection R105.2 Work Exempt from Permit is hereby proposed to be amended by adding-revising two additional exemptions as enumerated by the number's 10 & 11 <u>1, 2 & 10</u> under the heading "Building", as follows: R105.2 Work exempt from permits. In addition to the exemptions enumerated in Chapter 1 of the 2018 International Residential Code, a permit shall not be required for the following: Building: 11. Decks or platforms with no roof or cover, which are not over 30 inches above finish grade at any point, are not attached to a dwelling, and do not serve the exit door required by Section R311.4. <u>1. One-story detached accessory buildings used as a tool and storage shed, playhouse, greenhouse or similar use, provided the structure is less than ten feet high and the floor area does not exceed 120 square feet.</u>

	<u>2. Fences not over 6 feet high</u> <u>10. Decks or platforms with no roof or cover, which are not over 30 inches above finish grade at any point, are not attached to a dwelling, and do not serve the exit door required by Section R311.4.</u>
<u>15.24.020.F</u> Types of nuisances designated	F. The existence of any noxious weeds, growing or otherwise, without the proper retention in a covered receptacle, including, but not limited to, poison oak, poison ivy, Russian thistle, or other such weeds; Repeal and update lettering to this section. All noxious weeds are governed and enforced by Clark County Vegetation Management per CCC 7.04.020 and RCW 17.10
<u>15.24.020.F</u> Types of nuisances designated	Update to add the following regulations: <u>Q. The intentional or negligent discharge of items including but not limited to garbage, yard waste, solvents, antifreeze, oil, gas, fireplace ashes, paint, swimming pool water into a street, sidewalk, alley, storm sewer system, or water resource such as a wetland, creek, pond, or lake. This includes illegal discharge or discard of any item on to any public land within the city limits.</u> <u>R. All limbs of trees, shrubs, bushes, weeds, or any other vegetative growth which are less than fourteen feet above the surface of any street or less than nine feet above the surface of any sidewalk.</u> <u>S. Sweeping, pushing, throwing or depositing, or permitting to be thrown or deposited, any snow, dirt, leaves, sweepings of any house, store, shop or office onto the public sidewalk or into the street, alley or lane abutting said walk or premises.</u>
<u>18.100.010</u> "A" Definitions	<u>Add definition - Axe Throwing Lounge. An indoor space designed to allow people to throw axes, hatchets, and other similar items at targets. Food and/or drinks may be offered for sale. This use type may or may not also include the accessory sale of alcohol for on-premises consumption subject to applicable standards in WAC 314-03-060.</u>
<u>18.100.014</u> "C" Definitions	Community recreation and social facility. Public, private, and non-profit recreational, social and multi-purpose facilities that are open to the public for free or fee (including membership fees). Examples include: community centers; senior centers; social and fraternal organizations; health/fitness clubs; indoor or outdoor tennis/racquetball and soccer clubs and other sports fields; indoor/outdoor swimming pools; golf courses; and shooting ranges, <u>to include firearms, archery, and axe throwing.</u> Accessory uses include clubhouses, pro shops, offices, locker rooms, restaurants/delis/concession stands, child care facilities, rest rooms, maintenance facilities, and parking. Excludes uses meeting the definition of "indoor entertainment facility."
<u>18.100.018</u> "E" Definitions	Emergency services. Public safety facilities including police and fire stations, <u>law enforcement training facilities,</u> and emergency communications, but not including ambulance services (see "Fleet service").
<u>18.100.022</u> "G" Definitions	<u>Guesthouse. "Guesthouse" means an accessory building designed, constructed and used for the purpose of providing temporary living accommodations for guests, or for members of the same family as that occupying the main structure, and</u>

	<u>containing no kitchen facilities. Any kitchen-like area must be minimal in all aspects: no stove, no oven, nor power or fuel source routed for such, nor provisions made for such (teed gas line, wiring, dedicated breaker, junction boxes... etc.) Only one “bar-style” sink may be provided which may be no larger than 256 square inches. No built-in appliances or outlets for such will be allowed (microwaves, hoods, dishwashers and similar).</u>
<u>18.100.026</u> “I” Definitions	Indoor entertainment facility. Commercial indoor facilities such as skating rinks, bowling alleys, arcades, shooting ranges <u>(to include firearms, archery, and axe throwing)</u> , and movie and live performance theaters.
<u>18.205.020</u> Master Use Table	Updated Indoor Entertainment Facility, Community Recreation and Social Facility, and Emergency Services to include “Limited Use”.
<u>18.205.030.H</u> Community Recreation and Social Facility	1. In the residential zones, any lighted facilities shall be set back a minimum of fifty feet from abutting residentially zoned property. 2. <u>Shooting ranges , as defined under Community Recreation and Social Facility, are subject to a Type II “Special Use” review through Community Development which requires approval from Ridgefield Police and Building Departments. The proposal shall be compliant with the standards in Title 18, Title 9.07 and WAC 332-52-145.</u> 3. <u>Axe throwing lounges, as defined in RDC 18.100.010, are subject to a Type II “Special Use” review through Community Development which requires approval from Ridgefield Police and Building Departments. The proposal shall be compliant with the standards in Title 18, Title 9.07 and WAC 314-03-060.</u> 2.4. <u>Archery facilities are subject to a Type II “Special Use” review through Community Development which requires approval from Ridgefield Police and Building Departments. The proposal shall be compliant with the standards in Title 18, Title 9.07 and WAC 332-52-145.</u>
<u>18.205.030.P</u> Emergency Services	<u>Emergency Services. In the residential and CNB zones:</u> 1. <u>In the residential and CNB zones , any buildings from which firefighting equipment emerges onto a street shall maintain a distance of thirty-five feet from the street;</u> 2. <u>In the residential and CNB zones, outdoor storage is not permitted; and</u> 3. <u>In the residential and CNB zones, if a fire facility abuts both an arterial and a non-arterial street, all access and egress shall be via the arterial.</u> 4. <u>Law enforcement training facilities are subject to a Type II “Special Use” review through Community Development which requires approval from Ridgefield Police and Building Departments. The proposal shall be compliant with the standards in Title 18, Title 9.07 and WAC 332-52-145.</u>
<u>18.205.030.U</u> <u>Indoor Entertainment Facility</u>	<u>Indoor Entertainment Facility.</u> 1. <u>Shooting ranges, as defined under Indoor Entertainment Facility, are subject to a Type II “Special Use” review through Community Development which requires approval from Ridgefield Police and Building Departments. The</u>

	<u>proposal shall be compliant with the standards in Title 18, Title 9.07 and WAC 332-52-145.</u> 2. <u>Axe throwing lounges, as defined in definitions, are subject to a Type II “Special Use” review through Community Development which requires approval from Ridgefield Police and Building Departments. The proposal shall be compliant with the standards in Title 18, Title 9.07 and WAC 314-03-060.</u> 3. <u>Archery facilities are subject to a Type II “Special Use” review through Community Development which requires approval from Ridgefield Police and Building Departments. The proposal shall be compliant with the standards in Title 18, Title 9.07 and WAC 332-52-145.</u>
18.210.040.C.3 Setbacks- Exceptions	No <u>projections or vertical structures</u> projections are allowed into an access <u>or stormwater</u> easement.
18.220.040.B.3 Setbacks- Exceptions	No <u>projections or vertical structures</u> projections are allowed into an access <u>or stormwater</u> easement.
18.220.125.A.3 Storage space and service area location and screening	<u>Site service areas, such as garbage enclosures, away from street fronts and pedestrian access. Garbage collection and recycling areas, not including individual trash receptacles for public use, must be in an enclosed area and located in the areas of the site least visible from the public right-of-way and on-site pedestrian connections, typically in the rear or sides of the building. Enclosures should be complementary in design to the main buildings, and shall be constructed of fencing, walls, landscaping to a value of eighty percent year-round opacity, or a combination. If used, fences shall comply with RDC 18.230.100. Design of exterior storage areas shall comply with engineering standards and the Comprehensive Stormwater Management Plan (CSMP), including roof cover, paving, and runoff containment, to prevent nonstormwater discharges from entering the stormwater drainage system.</u>
18.230.050.G.2 Site planning	Garbage collection and recycling areas, not including individual trash receptacles for public use, must be in an enclosed area and located in the areas of the site least visible from the public right-of-way and on-site pedestrian connections, typically in the rear or sides of the building. Enclosures should be complementary in design to the main buildings, and shall be constructed of fencing, walls, landscaping to a value of eighty percent year-round opacity, or a combination. If used, fences shall comply with RDC 18.230.100 . <u>Design of exterior storage areas shall comply with engineering standards and the Comprehensive Stormwater Management Plan (CSMP), including roof cover, paving, and runoff containment, to prevent nonstormwater discharges from entering the stormwater drainage system.</u>
18.235.020.H.8 Special provisions for the central mixed use district.	The following accessory structures shall be screened by a fence or landscaping to a value of eighty percent year-round opacity from public view along Main Avenue or Pioneer Street: i. All on-site service areas, loading zones, outdoor storage areas, garbage collection, recycling areas, and similar activities. <u>Design of exterior storage areas shall comply with engineering standards and the Comprehensive</u>

	<u>Stormwater Management Plan (CSMP), including roof cover, paving, and runoff containment, to prevent nonstormwater discharges from entering the stormwater drainage system.</u> ii. Utility vaults, ground-mounted mechanical units, trash receptacles and other similar structures. iii. Satellite dishes or pedestrian-oriented waste receptacles along walkways are not required to comply with this standard.
18.235.040.G.6 Special provisions for the waterfront low scale (WLS) district.	The following accessory structures shall be screened by a fence or landscaping to a value of eighty percent year-round opacity from public view along Mill Street: i. All on-site service areas, loading zones, outdoor storage areas, garbage collection, recycling areas, and similar activities. <u>Design of exterior storage areas shall comply with engineering standards and the Comprehensive Stormwater Management Plan (CSMP), including roof cover, paving, and runoff containment, to prevent nonstormwater discharges from entering the stormwater drainage system</u> ii. Utility vaults, ground-mounted mechanical units, trash receptacles and other similar structures. iii. Satellite dishes or pedestrian-oriented waste receptacles along walkways are not required to comply with this standard.
18.240.060.A.7 Site and building design	The following accessory structures and uses shall be screened by a fence or landscaping to a value of eighty percent year-round opacity from public view along an arterial, minor arterial or collector street: a. All on-site service areas, loading zones, outdoor storage areas, garbage collection, recycling areas, and similar activities. <u>Design of exterior storage areas shall comply with engineering standards and the Comprehensive Stormwater Management Plan (CSMP), including roof cover, paving, and runoff containment, to prevent nonstormwater discharges from entering the stormwater drainage system.</u> b. Utility vaults, ground-mounted mechanical units, trash receptacles and other similar structures. c. Satellite dishes or pedestrian-oriented waste receptacles along walkways are not required to comply with this standard.
18.280.050.B Submittal requirements	General Critical Areas Report Contents. At a minimum, the critical areas report shall <u>have been prepared within 5 years prior to submittal and</u> -contain the following: 1. The name and contact information of the applicant, a description of the proposal, and identification of the permit requested. 2. A copy of the site plan for the development proposal including: a. A map to scale depicting critical areas, buffers, the development proposal, and any areas to be cleared; and

	b. Proposed stormwater management and sediment control plan for the development including a description of any impacts to drainage alterations. 3. The dates, names, and qualifications of the persons preparing the report and documentation of any fieldwork performed on the site. 4. Identification and scientific characterization of all critical areas and buffers. 5. An assessment of the probable impacts to critical areas and buffers and risk of injury or property damage including permanent, temporary, temporal, and indirect impacts resulting from development of the site and the operations of the proposed development. 6. A written response to each of the approval criteria in RDC 18.280.060. 7. Plans for adequate mitigation, as needed, to offset any impacts, in accordance with RDC 18.280.050.E (Mitigation Plan Requirements). 8. A copy of the SEPA checklist, if required by RDC 18.810.
18.401.090.O Sit plan requirements	Refuse Storage. All outdoor trash, garbage and refuse storage areas shall be screened on all sides from public view and, at a minimum, be enclosed on three sides with a five and one-half feet high sight-obscuring fence or wall with a sight-obscuring gate for access. <u>Design of exterior storage areas shall comply with engineering standards and the Comprehensive Stormwater Management Plan (CSMP), including roof cover, paving, and runoff containment, to prevent nonstormwater discharges from entering the stormwater drainage system.</u>
18.620.150 Final plat— Alterations, vacations.	<u>A.</u> The alteration or vacation of final plats filed for record in the office of the Clark County auditor shall comply with the provisions of Chapter 58.17 Revised Code of Washington. <u>B.</u> <u>Upon receipt of an application for alteration, the legislative body shall provide notice of the application to all owners of property within the subdivision, and as provided for in RCW 58.17.080 and 58.17.090. The notice shall either establish a date for a public hearing or provide that a hearing may be requested by a person receiving notice within fourteen days of receipt of the notice.</u> <u>C.</u> <u>Upon the request of a public hearing, the city clerk shall supply notice of public hearing in accordance with RDC 18.620.040.</u> <u>D.</u> B. All petitions for plat alterations or vacations shall be reviewed by the city hearing examiner and a recommendation made thereon to the city council prior to city council action.
18.740.030.B Fences and Walls Design Criteria	E District Criteria. In the E zone, upon approval by the planning director through a Type II procedure, fence height shall be no higher than eight feet from grade to the highest point of the structure, except that fence height shall be less than eight feet where:
18.810.110.A Environmental checklist	A completed environmental checklist (or a copy), in the form provided in WAC 197-11-960, shall be filed at the same time as an application for a permit, license, certificate or other approval not specifically exempted in this chapter. <u>All</u>

	<u>information shall be prepared within 5 years prior to submittal.</u> However, a checklist is not needed if the city and applicant agree an EIS is required, SEPA compliance has been completed, or SEPA compliance has been initiated by another agency. The city shall use the environmental checklist to determine the lead agency and, if the city is the lead agency, for determining the responsible official and for making the threshold determination.
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