



**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