



**RIDGEFIELD PLANNING COMMISSION
MEETING AGENDA**

**Wednesday, September 6, 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 08/02/2023 Meeting**

IV. PUBLIC HEARING/BUSINESS

- 1. Development Tour Planning - 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: September 6, 2023

AGENDA ITEM NAME: Approval of Minutes from the 08/02/2023 Meeting

SUMMARY/BACKGROUND:

STAFF CONTACT:

ATTACHMENTS:

1. 08.02.2023 Minutes



**CITY OF RIDGEFIELD, WASHINGTON
PLANNING COMMISSION MEETING MINUTES
AUGUST 2, 2023**

Regular Meeting - 6:30 PM

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

- 1. Flag Salute**
- 2. Roll Call**
- 3. 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 06/07/2023 Meeting

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

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

IV. PUBLIC HEARING/BUSINESS

1. Lahti Zone Change Public Hearing - Claire Lust, Community Development Director

Claire Lust, Community Development Director, presented a proposed zone change on 5145 Pioneer Street. The proposal is to remove the Ridgefield Mixed Use Overlay (RMUO) zoning while retaining the Employment base zone across the whole site.

Discussion occurred regarding whether or not a zone change is required since the overlay was optional.

Discussion occurred regarding Industrial and/or Light Industrial zoning fronting Pioneer Street.

Discussion occurred regarding the allowed uses of the RMUO versus allowed uses if the RMUO is removed.

PUBLIC HEARING OPENED AT 6:50 PM

Dean Maldonado, owner of FDM Development provided testimony. Comments received during public testimony can be heard on the City's website under <https://ridgefieldwa.us/government/city-council-meeting-audio-files/>

Michael Jennings provided comments. Comments received during public testimony can be heard on the City's website under <https://ridgefieldwa.us/government/city-council-meeting-audio-files/>

PUBLIC HEARING CLOSED AT 6:56 PM

Commissioner Tyler moved to recommend removal of the Ridgefield Mixed Use Overlay from 5145 Pioneer Street as presented, seconded by Commissioner Amerman. Ayes all. Motion passed unanimously.

RESULT:	(UNANIMOUS)
MOVER:	Commission Member Mark Tyler
SECONDER:	Commission Member Richard Amerman
AYES:	Commission Member Favela, Chair Flynn, Commission Member Amerman, Commission Member Tyler, Commission Member Rose, Commission Member Thompson, Vice Chair Swenson

2. Food Cart Development Standards Discussion - Claire Lust, Community Development Director

Claire Lust, Community Development Director, gave a presentation regarding Food Cart Development Standards. Ms. Lust explained the City's current Food Cart requirements.

Discussion occurred regarding parking difficulties surrounding the current food carts.

Discussion occurred regarding how many food carts the City is considering allowing.

Discussion occurred regarding trash and recycling requirements.

Discussion occurred regarding storage.

Discussion occurred regarding restrooms.

Discussion occurred regarding talking to other jurisdictions about their food cart standards.

Discussion occurred regarding speaking with the current food cart owners and employees.

Discussion occurred regarding permits for mobile food vendors.

Discussion occurred regarding which zones would accommodate food cart pods.

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

Ms. Lust advised that the City Council agreed with the Planning Commission's recommendation that firing ranges should not be allowed outdoors. The maximum size of an accessory structure without requiring a building permit has been set at 120 square feet. Ms. Lust attended the Chamber of Commerce meeting. The Costco site is currently well into rough grading. Their plan is to get the infrastructure in next spring, start going vertical next fall and their goal is to be open by the first quarter of 2025. Les Schwab is vertical and Tractor Supply is close to opening. The YMCA is 95% done with their site and building design and they hope to begin pushing dirt next year.

VII. FROM THE COMMISSION

Commissioner Amerman attended the open house at Sanderling Park and toured the new Police Department.

Commissioner Rose attended the Chamber of Commerce meeting and National Night Out.

Commissioner Favela attended National Night Out and is looking forward to attending the open house for the new Police Department.

Commissioner Flynn advised the open house for the new Police Department is at 10 AM on August 5th. The last Raptors home game is August 3rd and then the playoffs are the following week. He thanked the commissioners and City staff.

VIII. ADJOURN

Trina Siebert, Planning Commission Clerk

Patrick Flynn, Chair

**CITY OF RIDGEFIELD
REQUEST FOR COMMISSION ACTION**

MEETING DATE: September 6, 2023

AGENDA ITEM NAME: Development Tour Planning

SUMMARY/BACKGROUND:

A tour of new and ongoing development for Planning Commission, Parks Board, and City Council members is planned for the afternoon of September 18. In preparation for this tour, we want to know what you want to know! Are there specific residential or commercial projects you'd like to learn more about? Areas of town you don't spend much time in? Are you interested in learning how development codes for building design, site design, etc. have been implemented in recent projects? What about public projects, such as parks, trails, or streets? This discussion will help us build an agenda for the tour that makes the most of everyone's time.

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

None