



**CITY OF RIDGEFIELD, WASHINGTON
PLANNING COMMISSION MEETING MINUTES
NOVEMBER 1, 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 Richard
Amerman
Chair Patrick Flynn
Commission Member John Rose
Commission Member Joel
Thompson
Commission Member Mark Tyler

Chair Flynn requested to excuse Commissioner Favela.

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 9/06/2023 Meeting

RESULT:	(UNANIMOUS)
MOVER:	Commission Member John Rose
SECONDER:	Commission Member Mark Tyler

AYES:	Vice Chair Swenson, Commission Member Amerman, Chair Flynn, Commission Member Rose, Commission Member Thompson, Commission Member Tyler
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Commissioner Rose moved to approve the minutes as presented. Seconded by Commissioner Tyler. Ayes all. Motion passed unanimously.

IV. PUBLIC HEARING/BUSINESS

1. Enforcement Code Amendments (Public Hearing) - Claire Lust, Community Development Director, Tammi Neblock

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

Claire Lust, Community Development Director, presented the proposed Code Enforcement Amendments and the creation of Title 20, Enforcement Code.

Discussion occurred regarding the penalties for violations.

Discussion occurred regarding repeat code enforcement offenders.

Discussion occurred regarding the definition of a gross misdemeanor.

Discussion occurred regarding Ridgefield not having a uniform code for penalties prior to now.

Discussion occurred regarding the fees assessed for erosion control.

PUBLIC HEARING OPENED AT 6:48 PM

No comments provided.

PUBLIC HEARING CLOSED AT 6:49 PM

Commissioner Tyler moved to recommend approval of the Code Enforcement Amendments as presented. Seconded by Commissioner Amerman. Ayes all. Motion passed unanimously.

2. 2023 Lahti Property Comprehensive Plan Amendment Requests (Public Hearing) - Claire Lust, Community Development Director

RESULT:	(UNANIMOUS)
MOVER:	Commission Member John Rose

SECONDER:	Vice Chair Amanda Swenson
AYES:	Vice Chair Swenson, Commission Member Amerman, Chair Flynn, Commission Member Rose, Commission Member Thompson, Commission Member Tyler

Claire Lust, Community Development Director, presented the Lahti Property Comprehensive Plan Amendments. The first proposed amendment is a comprehensive plan designation and concurrent zone change. The request is to change the comprehensive plan designation on the western portion of the site from Employment to General Commercial, with a concurrent zone change from Employment to Commercial Community Business. The second request is an amendment to the Capital Facilities Plan. The request is to remove a segment of S 3rd Way from the CFP.

Discussion occurred regarding 6th Way and Discovery Drive.

Discussion occurred regarding a driveway at 1st Circle.

PUBLIC HEARING OPENED AT 7:03 PM

Richard Darland, PBS Engineering, the applicant's representative, provided testimony.

PUBLIC HEARING CLOSED AT 7:05 PM

Commissioner Rose moved to recommend approval of the 2023 Lahti Property Comprehensive Plan Amendment as presented. Seconded by Commissioner Swenson. Ayes All. Motion passed unanimously.

3. Cloverhill Phase 3B and 10 Zone Change Request (Public Hearing) - Claire Lust, Community Development Director

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

Claire Lust, Community Development Director, presented the Cloverhill Phase 3B and 10 Zone Change. The proposal is to change the zoning of the Cloverhill Planned Unit Development (PUD) Phases 3B and 10 from Residential Low Density 8 (RLD-8, 6-8 units per net developable acre) to Residential Low Density 4 (RLD-4, 4 units per net developable acre).

Scott Tayler of SGA Engineering, the applicant's representative, provided information on the proposed project.

Discussion occurred regarding the main reason for the zone change request.

PUBLIC HEARING OPENED AT 7:23 PM

No comments provided.

PUBLIC HEARING CLOSED AT 7:24 PM

Commissioner Rose moved to recommend approval of the Cloverhill Phase 3B and 10 Zone Change Request. Seconded by Commissioner Tyler. Ayes all. Motion passed unanimously.

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, thanked the Planning Commission for taking on a longer agenda than normal. These items will go to the City Council between now and the end of the year.

VII. FROM THE COMMISSION

Commissioner Amerman thanked the City staff for the tour of the city.

Commissioner Thompson thanked the City for the tour. He attended the Chamber of Commerce Meeting.

Commissioner Swenson appreciated that the City staff took the Planning Commission's thoughts and comments into account for the city tour. She appreciates that members of the Planning Commission and City staff have been volunteering in the community. She thanked the staff for everything they do.

Commissioner Rose attended the Economic Update which was put on by WFG. He attended the Chamber of Commerce Meeting.

Commissioner Tyler appreciates the community and all of the events that are hosted here.

Commissioner Flynn thanked the City for the tour. He thanked the staff for the preparations that went into the evening's meeting. He also thanked the members of the public that attended the meeting.

VIII. ADJOURN



Trina Siebert, Planning Commission Clerk



Patrick Flynn, Chair