



**CITY OF RIDGEFIELD, WASHINGTON
PLANNING COMMISSION MEETING MINUTES
JUNE 5, 2024**

Regular Meeting - 6:30 PM

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

1. Flag Salute

2. Roll Call

Commission Member Amanda Swenson Vice Chair Richard Amerman Commission Member Patrick Flynn Commission Member Joel Thompson Chair Mark Tyler Commission Member Stephen Mullinax Commission Member John Rose

3. Oath of Office: Stephen Mullinax

Clerk, Trina Siebert conducted the Oath of Office with Stephen Mullinax for Planning Commission Position No. 1.

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.

Commissioner Flynn mentioned an email that the Commission received from Travis Laspa regarding stormwater runoff. Ms. Lust advised that she forwarded the email to Ryan Thamert, Stormwater Supervisor. When she receives a response she will share them with Mr. Laspa and the Planning Commission.

III. CONSENT AGENDA

1. Approval of Minutes from the 05/01/2024 Meeting

RESULT:	(UNANIMOUS)
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MOVER:	None
SECONDER:	None
AYES:	None

Commissioner Swenson moved to approve the minutes as presented. Seconded by Commissioner Rose. Ayes all. Motion passed unanimously.

IV. PUBLIC HEARING/BUSINESS

1. Public Hearing - Spring 2024 Ridgefield Municipal Code Amendments - Claire Lust, Community Development Director

Claire Lust, Community Development Director, presented the Spring 2024 Ridgefield Development Code Amendments. The amendments are broken down into the following categories:

1. Housekeeping amendments: Clerical errors, not proposing substantive changes to the code.
2. Compliance items: Items that ensure alignment with the requirements imposed by the state, the City's engineering standards and best practices adopted in other jurisdictions.
3. Policy changes: Add or modify the content in the code, to strengthen the code. The idea being that these items could better implement the Comprehensive Plan and existing City policies and practices.

Discussion occurred regarding EV charging stations.

Discussion occurred regarding residential dwelling units above commercial businesses.

Discussion occurred regarding parking in the proposed mixed use (residential over commercial) area of the CNB zone.

Discussion occurred regarding RV parking and CCR's.

Discussion occurred regarding where RV's can be parked.

Discussion occurred regarding trees being cut down prior to the sale of property.

Discussion occurred regarding the number of trees required per site.

Discussion occurred regarding whether there is a standard regarding the maturity level of trees when replanting/replacing trees.

Discussion occurred regarding the maintenance of trees planted in subdivisions/developments.

PUBLIC HEARING OPENED AT 7:32 PM

No public comments were provided.

PUBLIC HEARING CLOSED AT 7:32 PM

RESULT:	(UNANIMOUS)
MOVER:	Commission Member Patrick Flynn
SECONDER:	Vice Chair Richard Amerman
AYES:	Commission Member Swenson, Vice Chair Amerman, Commission Member Flynn,

Commission Member Thompson, Chair Tyler, Commission Member Mullinax,
Commission Member Rose

Commissioner Flynn moved to recommend approval of the Code Amendments as presented, along with the discussion items that include affordable housing, parking, traffic, open space, Oregon White Oaks, offsets for trees, cut and replace, as well as various other notes that Ms. Lust has. Seconded by Commissioner Amerman. Ayes all. Motion passed unanimously.

2. Election of Chair and Vice Chair -

Commissioner Flynn nominated Commissioner Tyler for Chair, seconded by Commissioner Thompson.

Commissioner Flynn moved that the Planning Commission vote to appoint Commissioner Tyler as the Chair of the Planning Commission. Seconded by Commissioner Thompson. Ayes all. Motion passed unanimously.

Commissioner Amerman nominated himself for Vice Chair.

Commissioner Flynn called for a vote. Seconded by Commissioner Rose. Ayes all. The vote 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, congratulated Commissioners Tyler and Amerman on their Chair and Vice Chair elections.

The City Council adopted the updated Planning Commission Bylaws and Rules of Procedure, including the edits that the Planning Commission recommended.

Ms. Lust requested that the commissioners let us know as far in advance as possible if they won't be able to attend the July 3rd Planning Commission meeting.

The Code Amendments will be going to the City Council for a hearing on June 27th. Provided no further research is required, the vote for adoption will be July 11th and adoption will be mid August.

The City Council will hold a study session June 27th at 5:30 PM for the Comprehensive Plan regarding land use.

VII. FROM THE COMMISSION

Commissioner Amerman attended the Parks Board meeting.

Commissioner Thompson thanked the City staff for the updated by-laws. He attended public outreach

meetings for the Comprehensive Plan. He attended the Chamber of Commerce Coffee Connection.

Commissioner Flynn thanked Commissioner Mullinax for volunteering to be on the Planning Commission. He congratulated Chair Tyler and Vice Chair Amerman on their appointments. He questioned the rules/regulations around fireworks. He thanked Commissioner Rose for his service and wished him well.

Commissioner Rose said it has been a pleasure serving on the Planning Commission and Parks Board. He is looking forward to new adventures. He thanked the commissioners and staff.

Commissioner Swenson welcomed Commissioner Mullinax. She congratulated Chair Tyler and Vice Chair Amerman on their appointments. She told Commissioner Rose that it was a pleasure working with him and that he will be missed. She thanked the City staff. She attended a couple of public outreach sessions for the Comprehensive Plan.

Commissioner Mullinax stated that he appreciates everyone's acceptance and willingness to work with him. He congratulated Chair Tyler and Vice Chair Amerman.

Chair Tyler thanked the Commission members for appointing him as Chair. He told Commissioner Rose that it was great working with him and that he will be missed. He welcomed Commissioner Mullinax. He thanked the City staff. He attended the Union Ridge parade.

VIII. ADJOURN



Trina Siebert, Planning Commission Clerk



Mark Tyler, Chair