CITY OF RIDGEFIELD, WASHINGTON
PLANNING COMMISSION MEETING MINUTES
AUGUST 7, 2024

Regular Meeting - 6:30 PM

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

1. Flag Salute

2. Roll Call

Present:
Commission Member Amanda Swenson
Vice Chair Richard Amerman
Commission Member Patrick Flynn
Chair Mark Tyler
Commission Member Stephen Mullinax
Commision Member Magdalena Butler

3. Oath of Office: Magdalena Butler

Clerk, Kaylee Moore conducted the Oath of Office with Magdalena Butler for Planning Commission Position No. 3.

4. Oath of Office: Chair, Mark Tyler

Clerk, Kaylee Moore conducted the Oath of Office with Mark Tyler for the Chair of Planning Commission.

5. Oath of Office: Vice Chair, Richard Amerman

Clerk, Kaylee Moore conducted the Oath of Office with Richard Amerman for the Vice Chair of Planning Commission.

6. 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 comment was made.

III. CONSENT AGENDA

1. Approval of Minutes from the 06/05/2024 Meeting

RESULT:	**(UNANIMOUS)**
MOVER:	Commission Member Patrick Flynn
SECONDER:	Vice Chair Richard Amerman
AYES:	Commission Member Amanda Swenson, Commission Member Stephen Mullinax, Commission Member Magdalena Butler and Chair Tyler

Commissioner Flynn moved to approve the minutes from the last meeting. Seconded by Vice Chair Amerman. Ayes all. Motion passed unanimously.

IV. PUBLIC HEARING/BUSINESS

1. Presentation: 2025-2045 Comprehensive Plan Amendment Land Use Alternatives - Claire Lust, Community Development Director

Claire Lust, Community Development Director, presented the Comprehensive Plan: Land Use Alternatives. The comprehensive plan is currently in the process of being updated. Every ten years the state requires a twenty-year update. Part of this update includes looking at projections for population and employment growth. Despite the overall housing surplus, Ridgefield has a deficit of housing units affordable for households earning 80% Area Median Income (AMI) and under. The city is looking at a combination of land use changes and incentives to accommodate more affordable housing.
The two alternatives are as follows:
1.) Increase density and allowance for housing types other than detached single-family across the city and UGA (Urban Growth Area).
2.) Increase density in mixed-use hubs located strategically throughout the city and UGA, while maintaining lower density in other areas of the city and UGA.

Commission Member Flynn stated that he leans towards alternative 2.

Discussion occurred regarding the number of housing units capacity and housing prices.

Discussion occurred regarding senior living apartment units.

Discussion occurred regarding the different housing unit sizes.

Commission Member Butler stated that access to amenities for alternative 2 should be considered.

Chair Tyler stated that he leans towards alternative 2. Discussion occurred regarding mixed use zoning and commercial neighborhood business zoning.

Discussion occurred comparing the two alternatives. Alternative 1 would keep current zoning patterns but add density. Alternative 2 would include mores housing units in one area and less in another.

Commission Member Mullinax stated that he leans towards alternative 2 but a third alternative would be appreciated as well.

Ms. Lust thanked the commissioners for their input and announced an upcoming community workshop on Tuesday, September 10 6:30pm-8:30pm at the RACC Commons.

2. Public Hearing on the Proposed Carty Road Subarea Development Code - Claire Lust, Community Development Director

Claire Lust, Community Development Director, presented the Carty Road Subarea: Development Code. Ms. Lust stated she would be asking for a recommendation to bring to City Council.
The Carty Road Subarea is about 270 acres and is located in the southern part of the Urban Growth Area. In 2019, there were many properties that expressed interest in annexing into the city. Due to it's unique nature and heritage, City Council wanted to create a subarea plan specifically for Carty Road. A Subarea Plan was adopted in July 2022 by City Council. Future development is currently on hold, for properties that have annexed into the city already. It is now time to create development standards in the city's development code.
The guiding principles of the Subarea Plan are stated below:
·Respect the rural and agricultural heritage of the area by protecting existing land uses and conserving open space.
·Create quality design through design standards and landscaping requirements.
·Respect existing development patterns in the Carty Road area.
·Protect natural areas and buffers along the Gee Creek corridor.
·Provide transportation options that promote the safety of all users (motorists, cyclists, and pedestrians) and improve emergency vehicle access and evacuation options.
·Provide a range of development options for landowners that allow flexibility to retain existing uses and meet development regulations and state land use laws.

Discussion occurred regarding next steps, Ms. Lust stated that a recommendation and/or a vote is desired to bring to City Council by the end of the meeting.

Discussion occurred regarding timelines for future development projects in the Carty Road Subarea.

Discussion occurred regarding how alternative 2, from the previous land use presentation, would affect Carty Road.

Discussion occurred regarding flexibility and the options developers have in working with density and critical areas.

Discussion occurred regarding the Planned Unit Development (PUD) process. Carty Road is not subject to the PUD process as proposed currently.

Discussion occurred regarding the preservation and development and differing opinions of property owners.

Discussion occurred regarding setbacks and creating a code to match the specific lots included in the Carty Road Subarea.

Discussion occurred regarding annexation timelines, it being property initiated vs. property owner initiated.

Discussion occurred regarding landscape buffering requirements and 50 foot setbacks to protect the original state of Carty Road.

Discussion occurred regarding road improvements on a project by project basis.

PUBLIC HEARING OPENED AT 7:54 PM

Comments received during public testimony can be heard on the City's website under Planning Commission | Ridgefield, WA (ridgefieldwa.us)

PUBLIC HEARING CLOSED AT 8:05 PM

Commission Member Flynn advised not to make a motion and that more research needed to be done.

Discussion occurred regarding development for private property standards and road standards.

Discussion occurred regarding the value of properties and the extent of future developments in the already adopted subarea plan.

Commission Member Flynn and Vice Chair Amerman both stated that they could not make a motion due to insufficient information. Ms. Lust stated that this topic will not come back to Planning Commission and will go to City Council study session. She advised on providing suggestions.

Chair Tyler asked if any member wanted to make a motion. No motion was made.

Discussion occurred regarding previous surveys and community outreach for Carty Road Subarea.

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 were provided.

VI. STAFF REPORTS

Ms. Lust thanked the planning commission members for their time and dedication to reviewing the packet that was sent out. She congratulated Commissioner Butler, Vice Chair Amerman and Chair Tyler. She stated Council will be making a recommendation for a new planning commission member to take Commissioner Rose's position.

City Council adopted the Spring Code Amendments with one main change to the boat and RV parking standards. One recreational vehicle will be allowed in the driveway in the front of the house.

Ribbon cutting for Costco will take place on Thursday, August 29 at 7:30 AM. The store opens at 8 AM.

VII. FROM THE COMMISSION

Commissioner Mullinax attended the roundabout meeting and attended City Council. He attended the

Ridgefield Raptors game and National Night Out and is trying to get more involved in local events.

Vice Chair Amerman would like to thank Ms. Lust and staff for their research and preparation. He attended the June Parks board meeting and discussed signage of trails. He was impressed with a parks project that the CAPS students completed. Ms. Lust stated that the city works with the CAPS program on a couple projects every year and is very impressed with their work.

Commissioner Flynn apologized for how late the meeting went. He congratulated Commissioner Butler on her new role.

Commissioner Butler attended the Lions Booth recently and would like to remind everyone of the upcoming city days and September First Saturday.

Chair Tyler congratulated Commissioner Butler on her new position. He appreciated the previous chair's assistance. He thanked Ms. Lust and her staff and appreciated the feedback that was given. He attended the 4th of July event and National Night Out. He encouraged the commissioners to attend the September meeting as he would not be able to attend.

VIII. ADJOURN

Kaylee Moore, Planning Commission Clerk

Mark Tyler, Chair