



**RIDGEFIELD PLANNING COMMISSION
MEETING AGENDA**

**Wednesday, October 2, 2024
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 09/04/2024 Meeting**

IV. BUSINESS

- 1. Discussion: Commercial Site and Building Design Standards - 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: October 2, 2024

AGENDA ITEM NAME: Approval of Minutes from the 09/04/2024 Meeting

SUMMARY/BACKGROUND:

STAFF CONTACT:

ATTACHMENTS:

1. 09.04.2024 Minutes



**CITY OF RIDGEFIELD, WASHINGTON
PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 4, 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
Chair Mark Tyler
Commission Member Stephen Mullinax
Magdalena Butler
Commission Member Richard Wolf

3. Oath of Office: Richard Wolf

Clerk, Trina Siebert conducted the Oath of Office with Richard Wolf for Planning Commission position number 6.

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 08/07/2024 Meeting

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

AYES:	Commission Member Swenson, Vice Chair Amerman, Commission Member Flynn, Chair Tyler, Commission Member Mullinax, Butler
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Commissioner Flynn moved to approve the minutes as presented. Seconded by Vice Chair Amerman. Commissioner Wolf abstained from voting. Six ayes, no nays. Motion passed.

IV. PUBLIC HEARING/BUSINESS

1. Presentation: Waterfront Park Master Plan - Claire Lust, Community Development Director, Corey Crownhart, Park Manager

Corey Crownhart, Parks Manager, presented the Waterfront Park Master Plan.

Discussion occurred regarding design changes.

Discussion occurred regarding accessibility.

Discussion occurred regarding events that wouldn't be 100% dependent upon the park.

Discussion occurred regarding restrooms.

Discussion occurred regarding the size of the event space.

Discussion occurred regarding parking.

Discussion occurred regarding what amenities will be included in the park.

Discussion occurred regarding the size of the pump house and potential uses.

Discussion occurred regarding the boundary lines between the Port of Ridgefield and the City.

Discussion occurred regarding the timeline of the park project and the proposed port development.

Discussion occurred regarding development to the east of the park.

Discussion occurred regarding development being from the ground up.

Discussion occurred regarding transit stops.

2. Presentation: 2025-2045 Comprehensive Plan Land Use Alternatives, Part II - Claire Lust, Community Development Director

Claire Lust, Community Development Director, presented the 2025-2045 Comprehensive Plan Land Use Alternatives, Part II.

Discussion occurred regarding a future southern entrance to Ridgefield.

Discussion occurred regarding addressing income requirements.

Discussion occurred regarding cottage housing versus vertically integrated housing.

Discussion occurred regarding tiny homes.

Discussion occurred regarding affordable housing and the current cost of property.

Discussion occurred regarding whether the City has considered building an apartment complex so that the City could control the rent.

Discussion occurred regarding alternative #3.

3. Review: Carty Road Subarea Plan and Proposed Development Code - Claire Lust, Community Development Director

Claire Lust, Community Development Director, presented the Carty Road Subarea Plan and Proposed Development Code.

Discussion occurred regarding whether the Planning Commission could attend or participate in the City Council study session.

Discussion occurred regarding the Planning Commission not having enough information to make a recommendation to City Council.

Discussion occurred regarding whether there are standard codes for setback requirements.

Discussion occurred regarding the typical minimum side setback in the City.

Discussion occurred regarding 80% of plant material being native plants.

Discussion occurred regarding the traffic impact on Carty Road and if the road will be upgraded.

Discussion occurred regarding infrastructure.

Discussion occurred regarding the PUD process.

Discussion occurred regarding RLD-4 zoning and density.

Commissioner Flynn moved to recommend to City Council that they require a 100% native plant material standard in the 30' buffer zone. Seconded by Commissioner Amerman. Commissioner Swenson abstained from voting. 6 ayes, 0 nays. Motion passed.

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 comment provided.

VI. STAFF REPORTS

Claire Lust, Community Development Director, welcomed Commissioner Wolf to the Planning Commission. Waterfront Master Plan will go before the Parks Board on September 11th and City Council on September 26th. On September 10th at 6:30 PM there will be a community workshop on land use alternatives in the RACC commons. The September 12th City Council study session will address the proposed Carty Road Development Plan.

VII. FROM THE COMMISSION

Commissioner Butler thanked Ms. Lust, City staff and Mr. Crownhart. She appreciates the smooth traffic flow associated with Costco. She is looking forward to the Multicultural Festival.

Commissioner Swenson thanked Mr. Crownhart and Ms. Lust. She welcomed Commissioner Wolf to the Planning Commission.

Vice Chair Amerman thanked Ms. Lust. He enjoyed the Waterfront Master Plan presentation. He welcomed Commissioner Wolf to the Planning Commission.

Commissioner Flynn stated that traffic flow due to Costco has been better than expected. He welcomed Commissioner Wolf to the Planning Commission. He stated that Chair Tyler is doing a good job. He thanked City staff and Mr. Crownhart.

Commissioner Mullinax thanked City staff. He welcomed Commissioner Wolf. He attended the Mosquito Control District meeting.

Commissioner Wolf thanked the City staff and Commission members.

Chair Tyler thanked the City staff. He welcomed Commissioner Wolf. He thanked the Commission members.

VIII. ADJOURN

Trina Siebert, Planning Commission Clerk

Katie Favela, Chair

**CITY OF RIDGEFIELD
REQUEST FOR COMMISSION ACTION**

MEETING DATE: October 2, 2024

AGENDA ITEM NAME: Discussion: Commercial Site and Building Design Standards

SUMMARY/BACKGROUND:

In 2016, Ridgefield overhauled its commercial site and building design standards in anticipation of upcoming commercial growth and to implement the goals and policies of the 2016-2035 Comprehensive Plan related to this growth. Commercial developments approved since that time have all been designed and built to meet the adopted standards in Chapter 18.230 of the Ridgefield Development Code (RDC). The stated purpose of these standards (RDC 18.230.010) includes encouraging developments that relate visually and physically to the surrounding area, complement the existing character of specific neighborhoods, and promote pedestrian activity.

Beginning this Fall, staff will work on an update to Ridgefield's commercial design standards in the RDC. The focus will be refining the code in response to how we've seen the existing standards play out on the ground. To kick off this process, we are asking the Planning Commission to reflect on commercial developments that the current code has produced and provide feedback to staff on the following questions:

Consider recent commercial developments in Ridgefield, especially those you regularly visit or travel past. What design elements do you like or believe have a positive impact? What elements do you believe create aesthetic or functional issues, or have had unintended consequences?

This agenda item will be a workshop-style discussion between Planning Commissioners and staff.

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

None