



**CITY OF RIDGEFIELD, WASHINGTON
PLANNING COMMISSION MEETING MINUTES
OCTOBER 2, 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
Magdalena Butler
Commission Member Richard Wolf

Commissioner Flynn moved to excuse Commissioner Mullinax. Seconded by Commissioner Amerman. Ayes all. Motion passed unanimously.

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 09/04/2024 Meeting

Commissioner Wolf noted the Chair's name needed to be corrected.

Commissioner Flynn moved to approve the Consent Agenda with the one edit noted by Commissioner Wolf. Seconded by Commissioner Amerman. Ayes all. Motion passed unanimously.

IV. BUSINESS

1. Discussion: Commercial Site and Building Design Standards - Claire Lust, Community Development Director

Claire Lust, Community Development Director, opened a discussion around commercial design standards.

Commissioner Butler likes the esthetics of the buildings. She appreciates the low profile and that there are not a lot of neon signs. She wants the neutral, country style to continue. She appreciates the sidewalks, crossing paths and lights for pedestrians.

Vice Chair Amerman is impressed with the pedestrian access to commercial properties. He would like to see benches along the walkways.

Commissioner Wolf concurs with the other comments. He appreciates the prohibition of chain link fences and lighting standards.

Commissioner Flynn appreciates the trees that have been planted throughout the city in commercial and residential developments. He thinks the sidewalks are too narrow and recommended the pathways to be wider. He likes the trees and pergola areas in the Costco parking lot and feels that it's a relatively safe parking lot.

Chair Tyler appreciates that there are not glaring signs everywhere. He likes the sidewalks and the trees around the city.

Commissioner Flynn stated the parking lot in Pioneer Village is basically unusable in the area of the Starbucks drive-through.

Vice Chair Amerman wants to require 100% native plants in commercial developments. He would like to see more outdoor seating areas. He mentioned the white building in Pioneer Village that he doesn't believe is following the design standards.

Commissioner Wolf mentioned the turning radius in some areas is too tight.

Commissioner Swenson concurs with the other comments. She mentioned the parking layout in Pioneer Village makes parking difficult. She wants to make sure that sidewalks are required along roadways.

Commissioner Butler stated that unintended consequences have been little to no parking availability due to the parking design. She mentioned looking at the drive-through design and considering if other businesses would be impacted due to the design of the drive-through. Continue focusing on infrastructure before buildings are in place.

Chair Tyler is concerned with parking and pedestrian access in the Costco area.

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.

Comments received during public testimony can be heard on the City's website under [City Council Meeting Audio Files | Ridgefield, WA \(ridgefieldwa.us\)](#)

VI. STAFF REPORTS

Claire Lust, Community Development Director, provided the following updates:
October 5th is Birdfest and Bluegrass. Check the City's website for more information.
October 3rd at 6 PM is a townhall session with the two City Council candidates.
October 10th at 5:30 is the selection of the City Council member.

VII. FROM THE COMMISSION

Commissioner Butler attended Octoberfest and the community planning workshop.

Vice Chair Amerman attended the community planning workshop. He thanked staff for the evening's work session.

Commissioner Flynn thanked the members of the public for attending. He thanked City staff for preparing the meeting. He thanked Commissioner Wolf for sharing his candy.

Commissioner Wolf attended the City Council workshop on the Carty Road subarea plan.

Chair Tyler thanked Commissioner Wolf for the candy. He thanked the City staff the evening's work session.

VIII. ADJOURN



Trina Siebert, Planning Commission Clerk



Mark Tyler, Chair