



**RIDGEFIELD PLANNING COMMISSION
MEETING AGENDA**

**Wednesday, June 4, 2025
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 05/07/2025 Meeting**

IV. BUSINESS

- 1. Envision Ridgefield 2045: Parks and Recreation Element Presentation - Claire Lust, Community Development Director, Corey Crownhart, Park Manager**
- 2. 2025 Development Code Amendments: Presentation of Topics - 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: June 4, 2025

AGENDA ITEM NAME: Approval of Minutes from the 05/07/2025 Meeting

SUMMARY/BACKGROUND:

STAFF CONTACT:

ATTACHMENTS:

1. 05.07.2025 Minutes



**CITY OF RIDGEFIELD, WASHINGTON
PLANNING COMMISSION MEETING MINUTES
MAY 7, 2025**

Regular Meeting - 6:30 PM

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

- 1. Flag Salute**
- 2. Roll Call**

<p>Present: Vice Chair Richard Amerman Commission Member Patrick Flynn Chair Mark Tyler Commission Member Stephen Mullinax Commission Member Magdalena Butler Commission Member Richard Wolf Commission Member Niall Glavin</p>
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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.

Comments received during public testimony can be heard on the City's website under [Planning Commission | Ridgefield, WA \(ridgefieldwa.us\)](https://www.ridgefieldwa.us/planning-commission)

III. CONSENT AGENDA

1. Approval of Minutes from the 04/02/2025 Meeting

<p>RESULT: (UNANIMOUS) MOVER: Commission Member Patrick Flynn SECONDER: Commission Member Stephen Mullinax AYES: Vice Chair Amerman, Commission Member Flynn, Chair Tyler, Commission Member Mullinax, Commission Member Butler, Commission Member Wolf, Commission Member Glavin</p>

Commissioner Flynn moved to accept the minutes as presented. Seconded by Commissioner Mullinax.

IV. BUSINESS

1. Envision Ridgefield 2045 - Land Use Updates and Draft Element Review - Claire Lust, Community Development Director

Claire Lust, Community Development Director, presented Envision Ridgefield 2045.

Discussion occurred regarding the County Council pausing work on the resource lands study and then later moving forward with the study.

Discussion occurred regarding affordable housing.

Discussion occurred regarding a multifamily tax exemption.

Discussion occurred regarding incentivizing residential housing for people that are below 80% AMI.

Discussion occurred regarding the different expansion options.

Discussion occurred regarding ADUs.

Discussion occurred regarding parcel twelve being included in the preferred option.

Discussion occurred regarding the City partnering with another agency to offer affordable housing.

Discussion occurred regarding adding language requiring native plant species to goal 1.1.

Discussion occurred regarding who is responsible for parks and trails.

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.

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VI. STAFF REPORTS

Claire Lust, Community Development Director, updated the Commission on current projects that were presented to the Planning Commission and City Council. The combined city tour will be July 1st.

VII. FROM THE COMMISSION

Commissioner Butler thanked the City staff and members of the community that attended. She is glad that Pioneer Street is open now. She attended the 10th anniversary of First Saturdays. Ridgefield High School is having an art show on May 8th from 5:30 PM to 7:30 PM.

Commissioner Glavin thanked City staff for their hard work on the update.

Vice Chair Amerman apologized for missing the State of the City. The high school robotics team went to

the district championships. He thanked the City staff for all their work. He attended the high school musical Matilda.

Commissioner Flynn is excited to attend the upcoming city tour. He said the art show is fabulous. He would like to see the downtown speed limit reduced to 15 or 20 mph. He advised that prom is May 10th. He thanked the City staff for preparing for the meeting. He thanked the members of the public for attending.

Commissioner Mullinax thanked City staff for preparing for the meeting. He attended the First Saturday event. He would like to be invited to the Inn and Out ribbon cutting.

Commissioner Wolf encouraged people to attend the upcoming Ridgefield Junction Neighborhood Association. He asked about bird art on the freeway overpass.

Chair Tyler thanked the City staff for preparing for the meeting and he thanked the members of the public for attending.

VIII. ADJOURN

Trina Siebert, Planning Commission Clerk

Mark Tyler, Chair

**CITY OF RIDGEFIELD
REQUEST FOR COMMISSION ACTION**

MEETING DATE: June 4, 2025

AGENDA ITEM NAME: Envision Ridgefield 2045: Parks and Recreation Element Presentation

SUMMARY/BACKGROUND:

A Parks & Recreation Element is a required component of Envision Ridgefield 2045, the City's 20-year growth management plan. The purpose of the Parks & Recreation Element is to reaffirm existing and establish new high-level goals and policies consistent with the City's Parks Capital Facility Plan (CFP) and Parks, Recreation, and Open Space Plan (PROS).

Staff will present on the City's ongoing parks planning efforts, then Planning Commission will have the opportunity to provide feedback on the draft parks and recreation goals and policies included here as an attachment.

STAFF CONTACT: Claire Lust, Community Development Director, Corey Crownhart, Park Manager

ATTACHMENTS:

1. Presentation Slides



City of Ridgefield – City Council
Comprehensive Plan Update

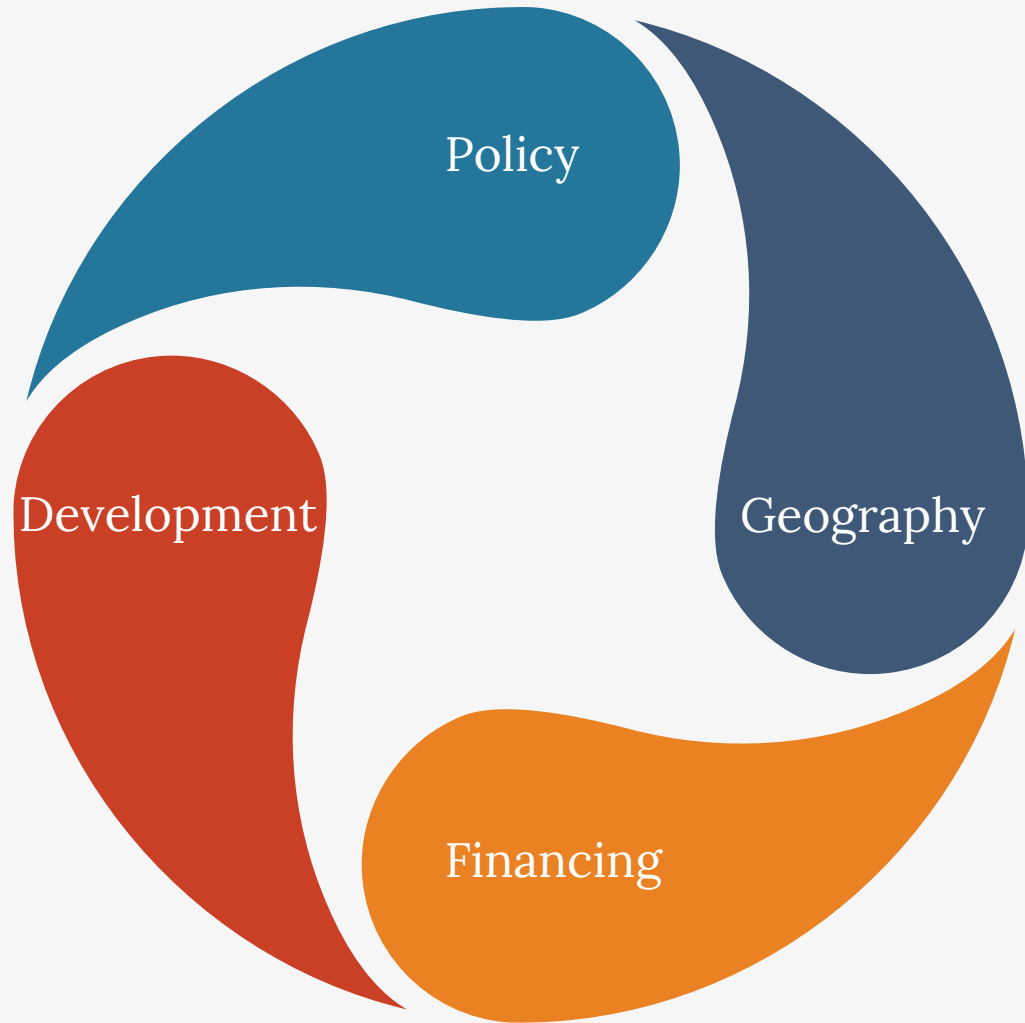
Parks & Recreation



Agenda





- Background & Context
 - Relationship between parks planning documents
- Review Draft Parks & Recreation Goals & Policies
 - *Discussion:* Provide initial feedback on draft goal and policy language





Guiding Documents

The Parks & Recreation Element of the Comprehensive Plan is one of an interdependent suite of documents guiding parks and recreation planning and implementation.

-  **Parks & Recreation Element:** establishes policy-level direction for parks and trails
-  **PROS Plan:** provides a blueprint for the growth, enhancement, and management of the park system
-  **Parks CFP:** provides a long-term strategy for future park, trail, and recreation investments
-  **Engineering Standards Vol. 3:** defines requirements for the design and construction of parks and trails

Draft Parks & Recreation Goals & Policies

Goal 6.1: Effectively integrate parks and trails into developing urban areas.

Policy 6.1.1 Provide adequate acreage of park land and miles of trail to meet existing and future park and open space needs at the levels of service established in the Ridgefield Parks, Recreation, and Open Space (PROS) Plan.

Policy 6.1.2 Acquire, develop, and maintain park land and tree canopy cover to meet the needs of current and future residents. Prioritize areas that enhance the level of service standards, connectivity, and that provide preservation, scenic, or recreational opportunities for Ridgefield residents.



Policy 6.1.3 Prioritize the acquisition of land for identified parks and trails during urban growth. Evaluate requirements for new residential and commercial developments to provide open space or park land to ensure access to recreation facilities.



Policy 6.1.4 Prioritize siting parks in proximity to vulnerable communities, such as low-income residents and seniors.



Draft Parks & Recreation Goals & Policies

Goal 6.2: Increase community connectivity and accessibility through an interconnected system of trails.

Policy 6.2.1 Develop a city-wide interconnected trail system linking schools, parks, public facilities, and residential/mixed-use areas. Integrate trail connectivity into transportation and utility planning.



Policy 6.2.2 Coordinate with Clark County, the U.S. Fish and Wildlife Service, and other applicable jurisdictions to provide regional trail access and continuity of trail corridors within and outside the UGA, including the Gee Creek Greenway.

Policy 6.2.3 Require new residential and commercial developments to construct new trails or dedicate trail easements within the developments.

Draft Parks & Recreation Goals & Policies

Goal 6.3: Enhance and sustain Ridgefield's parks and recreation system to provide quality recreational opportunities and green spaces for all Ridgefield residents.

Policy 6.3.1: Develop dedicated funding for a complete park system that includes acquisition, development, maintenance, and operation of parks, trails, and open space, and recreation programs to serve residents.

Policy 6.3.2: Encourage and support public involvement in parks and recreation issues by providing information about the park system and education on the uses and benefits of parks, open spaces, habitat protection, and recreational services.

Policy 6.3.3: Partner with the Port of Ridgefield, Clark County, the Washington State Recreation and Conservation Office, U.S. Fish and Wildlife Service, and other organizations to restore and protect open space, regional tree canopy, and aquatic vegetation.



Policy 6.3.4: Implement the identified goals and policies of the 2025 Parks Capital Facility Plan (CFP) and 2020 PROS Plan (and subsequent updates), including facility siting, design, maintenance and operations, programming, partnerships, administration, and management.

ENVISION
RIDGEFIELD
2045

The logo consists of the word "ENVISION" in a light blue, sans-serif font at the top. Below it, the word "RIDGEFIELD" is written in a larger, dark blue, sans-serif font. The year "2045" is positioned below "RIDGEFIELD" in a light orange, script-like font. A stylized orange silhouette of a bird, possibly a heron or egret, is superimposed over the "2045" and the "E" in "RIDGEFIELD".

Thank you!

**CITY OF RIDGEFIELD
REQUEST FOR COMMISSION ACTION**

MEETING DATE: June 4, 2025

AGENDA ITEM NAME: 2025 Development Code Amendments: Presentation of Topics

SUMMARY/BACKGROUND:

Throughout the course of their work, Community Development staff members identify areas for improvement in the Ridgefield Municipal Code (RMC), with a particular focus on the Development Code (Title 18 of the RMC). Staff also compile feedback and suggestions from other departments, appointed and elected officials, project applicants, and the development community. At least once per year, staff bring forward a suite of proposed code amendments based on this work.

The goal of this agenda item is for Planning Commission to review and comment on the proposed 2025 Code Amendment topics included as an attachment herein. The topics include housekeeping items, which are clerical only, as well as policy items that would result in new or modified requirements. The policy topics include signs, commercial site and building design, housing, trails, critical areas, and water conservation. Planning Commission should be prepared to discuss the following:

1. Are there any topics on the list that should not be considered at this time?
2. Are there additional topics that staff should consider with this round of updates?
3. Which topics require more explanation and/or research before they are brought back for consideration?

Staff will conduct a similar session with Council, then proceed to draft text amendments that would implement these topics. The proposed text amendments will be brought back to Planning Commission for a public hearing and recommendation to Council, then to Council for an additional public hearing and action.

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. List of Proposed Code Amendment Topics

2025 Ridgefield Municipal Code Amendments – List of Topics

Housekeeping Amendments

Code Section	Proposed Amendment
7.04.100.A – Animal Regulations – Dangerous dog license fee	Remove fee amount from code and refer to the Master Fee Schedule.
18.206.050.B – Residential Use Standards – Duplex and triplex – density calculations	Revise incorrect code reference.
18.206.050.B.1 – Residential Use Standards – Duplex and triplex – density calculations	Replace placeholder language with the ordinance adoption date.
18.210.030-1 – Residential Low Density Districts – Dimensional and density standards	Add previously established garage setback (20 feet; 18.210.090) to the table of dimensional standards.
18.210.090 – Residential Low Density Districts – Off-street parking and loading	Reference EV charging requirements previously adopted for all new development in RDC 18.720.040.
18.210.130 – Residential Low Density Districts – Downtown transition area	Replace downtown transition area map with a higher-quality version.
18.220.030-1 – Residential Medium Density District – Dimensional and density standards	Add previously established garage setback (20 feet; 18.220.100) to the table of dimensional standards.
18.220.100 – Residential Medium Density District – Off-street parking and loading	Reference EV charging requirements previously adopted for all new development in RDC 18.720.040.

18.230.080 – Commercial Districts – Off-street parking and loading	Reference EV charging requirements previously adopted for all new development in RDC 18.720.040.
18.235.050 – Mixed-Use Districts – Special provisions for the Lake River view protection overlay district	Replace view protection overlay map with a higher-quality version.
18.240.060.A – Employment Districts – Site and building design	Revise incorrect code reference.
18.240.080 – Employment Districts – Off-street parking and loading	Reference EV charging requirements previously adopted for all new development in RDC 18.720.040.
18.240.110.D.1 – Employment Districts – Special provisions for the employment mixed use overlay – Required mix of uses	Revise incorrect code references.

Sign Code Amendments

Code Section	Proposed Amendment
18.710.030 – Exemptions	Exempt historic markers from sign permit requirements.
18.710.040 – Prohibited signs	Amend prohibition on backlit cabinet signs to align with October 2024 Director’s Interpretation: <ol style="list-style-type: none"> 1. Allow cabinet signs where text, symbols, and/or logo shields only are illuminated with an opaque sign face background
18.710.290 –Definitions	As established in the October 2024 Director’s Interpretation re: cabinet signs, define “cabinet sign” as <i>a sign which may be single- or multi-sided incorporating a rigid frame which support and retains removeable sign face panel(s) constructed of acrylic, plexiglass, plastic, or similar materials.</i>
18.710.210 – Freestanding signs	Prohibit wraps on sign bases, i.e., plastic material with a two-dimensional brick or stone pattern.

18.710.150 – Accessory signs	Provide that more than four accessory signs meeting the design requirements of this subsection may be allowed on a parcel if the applicant demonstrates that the additional signs are required for safe user circulation.
18.710.170.B – Building mounted wall signs	Add exhibit(s) showing how the area, width, and height of a building façade are calculated for the purpose of determining whether a sign meets the codified size limitations.
18.710.210.C – Freestanding signs – Height and area by zoning district	Add provisions for subdivision monument signs in residential zones that match the restrictions for monument signs in the CNB and under the RMUO: no greater than 75 square feet and no taller than 12 feet above grade.
18.710.210.D – Freestanding signs – CRB zones adjacent to I5	Add provisions requiring pole signs adjacent to I5 to have a sign base that is at least 25 percent of the pole height. (Example: INOB pole sign has a base that is 29 percent of the pole height.)

Commercial Site and Building Design Amendments

Code Section	Proposed Amendment
18.205.020 – Uses – Master Use Table	Prohibit smoke shops in the Central Mixed Use, Waterfront Mixed Use, and Neighborhood Commercial zones and under the Ridgefield Mixed Use Overlay.
18.230.050.B – Commercial Districts – Site planning – Types of street frontage	Change collectors from a “pedestrian street” to a “major corridor” for the purpose of site design requirements.
18.230.050.C – Commercial Districts – Site planning – street frontage; 18.720.040.C – Off-Street Parking and Loading – Off-street parking lot design	Relax requirement for buildings to occupy 50–80 percent of a site’s street frontage for the following cases: <ol style="list-style-type: none"> 1. In master-planned commercial centers 2. Where there are safety considerations associated with the end user (e.g., day care) 3. In other situations where existing or built conditions justify departure from strict adherence to the standard, with written approval from the Community Development Director. When buildings occupy less than the standard 50–80 percent of a site’s street frontage, require enhanced landscaping between the site and the street to soften the visual impact of parking areas.
18.230.050.H – Commercial Districts – Site planning – Drive-throughs	Require queuing spaces before ordering stations in drive-throughs. Proposal based on circulation problems caused by the placement of the ordering station at the Pioneer Village Starbucks.

18.230.055.C.2 – Commercial Districts – Building design and features – Mass and scale – Roofs	Allow flat roofs with projecting cornices on single-story buildings.
18.230.055.E – Commercial Districts – Windows and Doors	Encourage use of bird-friendly glass on windows and doors.
	Where windows are required to create a pedestrian-scale, “storefront” appearance on the rear side of a building adjacent to the sidewalk, prohibit decorative film/wrap in favor of plain, dark, sight-obscuring colors.
18.230.055.I.1 – Commercial Districts – Building design and features – Color	Prohibit light earth tones that appear white as the base building color. Response to complaints about the lightest-colored buildings in Pioneer Village.
18.235.020.H – Mixed-Use Districts – Special provisions for the central mixed use district – Building design and features	Prohibit security bars on windows and roll-up security doors in the CMU zone (downtown).
18.720.040.C.8 – Off-Street Parking and Loading – Parking lot design – Electric vehicle charging	Encourage clustering of required EV parking spaces in commercial complexes.

Housing Amendments

Code Section	Proposed Amendment
18.205.030.FF – Uses – Limitations – Single-family detached residential	Remove limitation allowing detached housing in the RMD-16 zone only if it is single-story. Would allow two-story detached homes in the medium density zone, at 8-16 units per net developable acre. Currently, attached townhomes are the only two-story single-family products allowed in the RMD-16 zone. The development community reports that attached townhomes are not finding a market, causing RMD-16 land to remain undeveloped.

<p>18.206.020.D.4 – Single-family design standards – Required design features – front door</p>	<p>Remove provision requiring homes on lots less than 50 feet wide to have a front door visible from the street. This proposal is related to the prior item and would allow single-family detached homes on RMD-16 lots to have a two-car garage and side entry.</p>
<p>18.206.030 – Accessory dwelling units (ADU) and 18.210.120 – Residential low density districts – Accessory structures and dwellings</p>	<p>HB 1337 (2023-2024) – Expanding housing options by easing barriers to the construction and use of accessory dwelling units – establishes new requirements for development codes regulating ADUs. Ridgefield is required to incorporate HB 1337 requirements into our development code, to take effect six months after our comprehensive plan update is adopted (estimated mid-2026).</p> <p>Required changes to Ridgefield’s existing ADU standards include:</p> <ol style="list-style-type: none"> 1. Impact fees for ADUs may not be greater than 50 percent of the impact fees that would be imposed on the principal unit; 2. The property owner cannot be required to reside in the ADU or another housing unit on the same lot; 3. At least two ADUs (attached, detached, or combination thereof) must be allowed in all zones that allow for single-family homes; 4. Maximum ADU floor area cannot be less than 1,000 sf; 5. Maximum ADU height cannot be less than 24 feet unless the height limitation that applies to the principal unit is less than 24 feet; 6. ADUs must be allowed to encroach in setbacks and/or exceed lot coverage requirements when a) the ADU abuts a public alley; or b) where an existing structure (e.g., garage) that violates current setback or lot coverage code is being converted to an ADU <p>Staff is bringing forward these changes ahead of the deadline because they include a provision for impact fee reduction that solves an ongoing issue in permitting ADUs. Currently, ADUs require payment of full impact fees equivalent to those required for a standard dwelling unit. Often, staff start a conversation with a homeowner about what is required to build an ADU, and when the impact fees are shared the owner can no longer afford to start the project as planned. The strategy we have been using to help homeowners is that if the space does not have a full kitchen (i.e., 240-volt stove connection) it is not technically a dwelling unit – just bonus rooms – so no impact fees are charged with the building permit. This is a viable short-term solution for individual property owners but, realistically, creates situations</p>

	where individuals or families are living in a space with a microwave/hot plate. Reducing ADU impact fees in Ridgefield has not gained traction in the past but is now required and will help property owners better contribute to the City's long-term housing supply.
18.206.030.E – Residential Use Standards – Accessory dwelling units – Approval criteria	Change the ADU review procedure from Type II Administrative to Type I ministerial, eliminating the 21-day public comment period but maintaining required notice to the applicable HOA.
18.206.050.B – Residential Use Standards – Duplex and triplex – density calculations	<p>Currently, duplexes and triplexes constructed on existing lots may be counted as one-half of a dwelling unit, for the purpose of calculating density, provided the dwelling units within each building average no more than 1,000 sf. Two amendments are proposed:</p> <ol style="list-style-type: none"> 1. Establish a provision for triplexes constructed on existing lots to be counted as one-third of a dwelling unit for the purpose of calculating density; and 2. Remove the maximum square footage requirement for units to qualify for the density bonus under this section. <p>Two downtown property owners and staff have identified the code as written as a significant barrier to redevelopment of vacant lots.</p>
18.210.060.B – Residential Low Density Districts – Design provisions along major corridors – setbacks	Require the 25-foot setback from Pioneer, Hillhurst, and Royle to be measured between a house and the property line, not the ROW line, consistent with setback definitions. Update the figure in subsection D (2) accordingly.
18.610.040.B – Short Plats – Final short plat application	Require signature blocks for Clark County Public Health on final plats and final short plats. Creates an opportunity for CCPH to confirm that land divisions are not segregating a well/septic system from an existing residence.
18.620.120 – Procedure for Subdivision – Final plat requirements	
18.620.145.A.2.a – Procedure for Subdivision – Homeowners' association	Allow the Community Development Director to approve minor changes to CC&Rs when the changes do not have a significant effect on a city facility or city right, in which case Council approval would still be required.

Trail Amendments (For consistency with Volume III of the Engineering Standards)

Code Section	Proposed Amendment
18.401.065 – Planned Unit Developments - Trails	Update verbiage describing types of trails throughout this section to match the terms used in Volume III of the Ridgefield Engineering Standards (Parks and Trails). Use “multi-modal trail” to describe trails that support transportation and connectivity, and “recreational trail” to describe trails used primarily to facilitate outdoor access.
18.401.065.B.4 – Planned Unit Developments – Trails – General Standards - Location	Strengthen language requiring trails in Planned Unit Developments (PUDs) to provide connectivity in the development AND to neighboring parks, businesses, and other destinations.

Critical Area and Native Plant Amendments

Code Section	Proposed Amendment
18.280.020.D – Critical Areas Protection – General Provisions – Regulatory Flexibility	Strengthen the existing provision that mapped critical areas and buffers that have been used for “domestic uses” rather than being left in a natural state are exempt from critical area review by requiring the applicant to demonstrate that the area does not meet the definition of a critical area, and clarifying that “domestic uses” do not include resource uses (agriculture, logging, resource extraction).
18.280.110 – Critical Areas Protection – Fish and wildlife habitat conservation areas	The requirements to protect fish and wildlife habitat conservation areas apply to priority habitats identified by the Washington Department of Fish and Wildlife (WDFW). Oregon white oaks (including stands and individual trees) are included in WDFW’s priority habitats and are therefore protected under this section. Clarify and strengthen by adding a direct reference to Oregon white oaks.
18.830.020 – City of Ridgefield Native Plant List - Applicability	This chapter currently applies to any development application where site plan review is required. While staff have been applying this section to all development proposals, technically subdivisions do not require a “site plan” in the sense that a commercial project does, rather, they require a plat. Revise such that this chapter clearly applies to all new development.

Water Utility Amendments (Conservation and Enforcement)

Code Section	Proposed Amendment
13.05.060.B – Public Utilities – General Provisions – Regulations adopted by reference	Add Water Conservation Strategy to the list of regulations adopted by reference.
13.05.070 – Public Utilities – Violations and penalty	Remove current enforcement language and replace with provisions for enforcement under Title 20 – Enforcement Code.
13.60 – Fire Hydrant Regulations	Add provisions for enforcement under Title 20- Enforcement Code.
20.100.030 – Enforcement Code – General Provisions – Applicability	Add Title 13 – Public Utilities to the applicability list for code enforcement.
20.200.020.H – Enforcement Code – Enforcement – Enforcement provisions	Add Title 13 – Public Utilities to the classification table as a misdemeanor.

Miscellaneous Amendments

Code Section	Proposed Amendment
7.04.040.F – Animals – Animal Regulations – Licensing and Registration Requirements	Revise the number of dogs associated with different licensing requirements to match the definition of a kennel. (Three or fewer dogs require individual licenses; four to ten dogs require a hobby kennel license; more than ten dogs require a commercial kennel license.)
8.35.010.G – Health and Welfare – Compost Procurement	Revise Public Works Department responsibilities regarding composting education and outreach to match the requirements in RCW 70A.205.045.
18.100.038 – Definitions – Office	Remove provision requiring indoor storage of materials to not exceed fifty percent of the occupied space in an office use. Contradicts the definition of an accessory use, which is more flexible and provides that such uses must be subordinate in area, extent, and/or purpose to a primary use.

18.715.050 – Exterior Lighting – General Standards	Clarify that while streetlights shall be shielded and aimed downward, they may cause minimal light trespass onto neighboring properties due to light emitted for vehicle and pedestrian safety. Cross-reference engineering standards for streetlights.
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