



**RIDGEFIELD PLANNING COMMISSION
MEETING AGENDA**

**Wednesday, December 5, 2018
Ridgefield Community Center
210 N. Main, Ridgefield, WA 98642**

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

- 1. Flag Salute**
- 2. Roll Call**
- 3. Late changes to the agenda**
- 4. Oath of office**

II. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and address. Comments are limited to three minutes. Written comments may be submitted to the City Clerk prior to the meeting.

III. CONSENT AGENDA

- 1. Approval of Minutes from Wednesday, 11/7/18 Meeting**

IV. BUSINESS

- 1. 2019 Draft Planning Commission Work Program - Jeff Niten, Community Development Director**

V. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and address. Comments are limited to three minutes. Written comments may be submitted to the City Clerk prior to the meeting.

VI. STAFF REPORTS

VII. FROM THE COMMISSION

VIII. ADJOURN

**Planning Commission Agenda Packet is available at the following link:
<http://ridgefieldwa.iqm2.com/Citizens/>**



CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
November 7, 2018

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

Flag Salute - [6:30 PM](#)

ROLL CALL

Attendee Name	Title	Status	Arrived
Jerry Bush	Commissioner	Present	
Jason Carnell	Chair	Present	
Stan Okinaka	Commissioner	Present	
Victoria Haugen	Commissioner	Absent	
Paul Young	Commissioner	Excused	
Patrick Flynn	Commissioner	Present	

CHAIR CARNELL MOTIONED TO EXCUSE COMMISSIONER YOUNG. COMMISSIONER BUSH SECONDED THE MOTION. APPROVAL VOTE WAS UNANIMOUS. COMMISSIONER HAUGEN WAS NOT PRESENT, HAVING SUBMITTED A RESIGNATION LETTER ON 11/2/18.

LATE CHANGES TO THE AGENDA

None

PUBLIC COMMENT - [6:34 PM](#)

None

CONSENT AGENDA - [6:34 PM](#)

COMMISSIONER BUSH MOTIONED TO APPROVE THE MINUTES AS WRITTEN. COMMISSIONER FLYNN SECONDED THE MOTION. APPROVAL VOTE WAS UNANIMOUS.

1. Approval of Minutes from Wednesday, 10/3/18 Meeting

BUSINESS

1. Public Hearing - RLD-6 Zoning - [6:35 PM](#)

SUMMARY/BACKGROUND:

City staff has been directed to review zoning for undeveloped parcels in the Ridgefield corporate boundary and re-designate parcels zoned Residential Low Density (RLD)-6 to either RLD-4 or RLD-8. The primary purpose is to ensure appropriately scaled residential development for Ridgefield in light of Growth Management Act requirements to plan for densities at an average

Minutes Acceptance: Minutes of Nov 7, 2018 6:30 PM (CONSENT AGENDA)

of six dwelling units per acre.

The undeveloped parcels reviewed for this analysis range in size from .46 acres to 39.43 acres. Because our Ridgefield Mixed Use Development code allows densities up to 28 units per acre, and has been successful promoting mixed use development within the 45th and Pioneer sub-area plan and Ridgefield Junction sub-area plan it is appropriate to rezone currently undeveloped parcels zoned RLD-6 to RLD-4 and meet our targets for housing density.

Jeff Niten, Community Development Director, presented the RLD-6 Zoning business item.

Chair Carnell opened the Public Hearing at 6:45pm.

Rich Amerman - resident

-Very happy with the entire proposal the way it's being approached and feel extremely appropriate considering the specific details given. I was trying to dissect the two slides where you were showing the area off of 45th, north of Pioneer where I live, and wasn't sure if the area east of 45th but north of Pioneer if there were some current RLD6 in that location. And if that is part of this mix. That's pretty much my comment. This presentation looks appropriate. I appreciate it and I've seen examples of this kind of work where the advantage is not taken, adapted to change, adapted to differences in projected growth and the spirit of what's been done to the city and I really appreciate it.

Spencer - resident

-Appreciate the presentation, I see the request to go in the direction of RLD6 to RLD4 and knowing that is no less than 100 buildable acres in the area. My question would be was there other direction considered, was there 28 or somewhat more apartment housing considered for opportunity here. People that can't afford 400-600,000 homes. Other opportunities that can't afford these homes. Wandering if that was taken into consideration and if so why was it not in the proposal.

Carol - resident

-Question with what is going on with area around the Fairgrounds. Can I subdivide it? See a lot of it done locally in Ridgefield town. That is why I'm here, just trying to figure out what is going on.

Chair Carnell closed the Public Hearing at 6:48pm.

Commissioners and Staff discussed the topic.

COMMISSIONER OKINAKA MOTIONED TO RECOMMEND APPROVAL OF THE AREA WIDE REZONING OF UNDEVELOPED PARCELS IDENTIFIED AS RLD-6 TO RLD-4. COMMISSIONER BUSH SECONDED. COMMISSIONER FLYNN OPPOSED. APPROVAL VOTE PASSED 3-1.

PUBLIC COMMENT - [7:04 PM](#)

None

STAFF REPORTS - [7:04 PM](#)

Jeff Niten, Community Development Director - we are at close to 300 single family homes for the year. We have several developments ongoing: the apartments, grocery store, commercial developments directly next to the apartments, several new buildings and businesses in Union Ridge. During the next meeting on 12/5, we'll go over the work program with the Commission for 2019.

FROM THE COMMISSION - [7:05 PM](#)

None

ADJOURN - [7:05 PM](#)

Yonya Deshiell

Jason Carnell

Minutes Acceptance: Minutes of Nov 7, 2018 6:30 PM (CONSENT AGENDA)

**CITY OF RIDGEFIELD
PLANNING COMMISSION**

MEETING DATE: December 05, 2018

ITEM:

AGENDA ITEM TITLE: 2019 Draft Planning Commission Work Program

SUMMARY/BACKGROUND:

Based on Council goals and other documents staff has developed a proposed work program for the Planning Commission during the 2019 calendar year. Staff would welcome any suggestions or other ideas to add to the 2019 work program.

The current draft proposes to develop code language for food trucks/carts, design standards for accessory structures, and codified language for employment land to require a certain number of jobs per acre.

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: 2019 Work Program - DRAFT (DOCX)

2019 Community Development Work Program**Approved:***On-going and Annual Programs*

Project Name Project Description Project Manager/Budgeted amount

Planning Commission Administration	The Planning Commission is implemented by RCW 35.63 and Ridgefield Municipal Code 2.12. Administration includes scheduling work sessions and hearings, compilation of staff reports and public comment, and coordination for meeting rooms.	Niten
Updates to RMC Title 18	Occasionally during the course of our work we find inconsistencies within Title 18, and/or suggestions from outside parties that should be corrected within the code. It is our intention to bundle these minor, non-policy related inconsistencies and present strengthened language for review to the Planning Commission and City Council.	Niten

2019 Major Projects

Project Name Project Description Project Manager/Budgeted amount

Code	Food Truck/Cart regulations	Niten
Code	Create regulatory design for accessory buildings on residential property (sheds).	Niten
Code	Updates to the Ridgefield Development Code (RDC)	Niten
Code	Develop language to require a minimum number of jobs per acre on employment land.	

Internal Efficiency efforts

Project Name Project Description Project Manager/Budgeted amount

Initiate Continuous Process Improvements	LEAN principles have been implemented for PUD/preliminary sub-division submittals, and other Type III submittals in 2017. In 2018 Community Development will begin the transition to on-line permit submittal and on-line plan review for land use applications and residential building permit applications.	Niten
Org. move	Move CDD operations and meeting venue to the former View Ridge Middle School.	Niten