



CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
December 1, 2021

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

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

ROLL CALL - [6:30 PM](#)

Attendee Name	Title	Status	Arrived
Jerry Bush	Commissioner	Present	
Stan Okinaka	Commissioner	Absent	
Patrick Flynn	Chairman	Present	
Gary Rightenour	Commissioner	Present	
Amanda Swenson	Commissioner	Present	
Matt Cole	Commissioner	Present	
John Rose	Commissioner	Present	

Commissioner Swenson moved to excuse Commissioner Okinaka, seconded by Commissioner Rose. Ayes all, motion passed unanimously.

Late changes to the agenda - [6:31 PM](#)

There were no late changes to the agenda.

PUBLIC COMMENT - [6:31 PM](#)

There were no public comments provided.

CONSENT AGENDA - [6:32 PM](#)

1. Approval of Minutes from Wednesday, 11/3/21 Meeting

Commissioner Bush moved to approve the minutes as presented, seconded by Commissioner Cole. Ayes all, motion passed unanimously.

BUSINESS - [6:32 PM](#)

1. 2022 Work Plan

Claire Lust, Community Development Director provided a summary of the 2021 Planning Commission Work Plan, presented a preliminary draft of the 2022 Work Plan, and asked for feedback and suggestions from the Planning Commission prior to adopting the 2022 Work Plan in January.

Discussion occurred regarding the Carty Road Subarea Plan.

Commissioner Flynn recommended keeping affordable housing on the 2022 work plan.

2. 2021 Comprehensive Plan Amendment Deliberation and Recommendation

Claire Lust, Community Development Director summarized that on November 3, 2021 Planning Commission held and closed a public hearing on the Comprehensive Plan Amendment proposing to change the land use designation on 4801 S 3rd Way (Discovery Ridge Phase 4) from General Commercial (GC) to Urban Medium (UM) with concurrent zone change from Commercial Community Business (CCB) to Residential Medium Density 16 (RMD-16). After deliberation Planning Commission requested more information about the amount of developable commercial and employment land that would remain in the City if the subject property were to change from commercial to medium density residential. Planning Commission elected not to make a recommendation. She further advised that the purpose of the this meeting is for Planning Commission to continue deliberations and make a recommendation to the City Council for approval, approval with modifications or denial.

Ms. Lust advised that staff performed a zoning analysis and provided the Planning Commission with the approximate amount of General Commercial and Employment zone acreage that has not been developed in the City.

Discussion occurred on the status of the Public Hearing and Ms. Lust reminded the Commissioners that the Public Hearing was closed at the last meeting.

Commissioner Rose provided comments based upon research that he performed using real estate statistics. He moved to decline the proposal. Chair Flynn asked to hold off on any motions until the Commission had more discussion.

Commissioner Cole provided comments that while there isn't a shortage of residential developments occurring in the City there is a shortage of office/business space. He recommended holding off on changing the zoning. He also stated that what he has heard from his neighbors is that commercial infrastructure is not growing at the same pace as residential developments. He proposed a balanced approach going forward to make sure there is infrastructure available for jobs and businesses.

Discussion occurred on when this item would be forwarded to the City Council.

Commissioner Bush expressed his concern regarding the importance of public feedback and the loss of residents due to the cost of living in Ridgefield and commuting to work elsewhere.

Chair Flynn asked how long the property owner has owned this piece of land. Ms. Lust advised that the current property owner has owned portions of Discovery Ridge since at least 2018. Chair Flynn stated that there is a lack of office space within the City. He thinks the biggest challenges the City faces is overcrowded schools, lack of affordable housing and no places to work. Overcrowding in schools is not helped by building more houses or creating more residential zoning. He recommended that the Commission have a vote and that he plans to vote no. Ms. Lust stated that she would like to take their vote to City Council Dec 2, 2021.

Chair Flynn asked for a motion to pass this to City Council. Commissioner Cole moved that Planning Commission does not recommend changing the code to Urban Residential, seconded by Commissioner Bush. Clarification occurred that the motion is no, therefore a yes vote is agreeing to vote no.

Ayes all, motion passed unanimously.

RESULT:	DEFEATED [UNANIMOUS]
AYES:	Bush, Flynn, Rightenour, Swenson, Cole, Rose
ABSENT:	Okinaka

STAFF REPORTS - [7:11 PM](#)

Ms. Lust thanked Commissioner Bush for all of his years of service on the Planning Commission. She also invited him to the City Council Meeting on December 16th where Council will be recognizing Board Members for their years of service. Discussion occurred on how the public can find out about City Council meetings.

FROM THE COMMISSION - [7:13 PM](#)

Commissioner Cole stated that the December 2nd City Council meeting should be an interesting meeting and that there will be a second reading of the 2022 proposed \$62.9 million dollar budget.

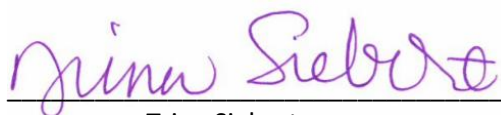
Commissioner Swenson stated that several of the schools are having fundraiser's and giving trees right now if the community is looking for a way to give back.

Commissioner Rose stated that the annual food drive and drop will be December 4th at the middle school from 8:30-3:00. The Lions are in charge of it and are still looking for volunteers. They can get contact information from the Lion's Facebook page.

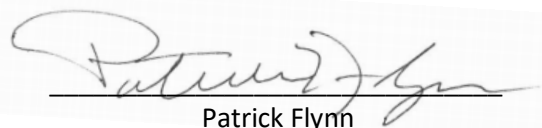
Commissioner Bush provided comments on his time on the Planning Commission and the things that the Commission has accomplished over the years.

Chair Flynn thanked Commissioner Bush for his service to the City. He also thanked City staff for putting everything together.

ADJOURN - [7:18 PM](#)



Trina Siebert



Patrick Flynn