



**RIDGEFIELD PLANNING COMMISSION
MEETING AGENDA**

**Wednesday, November 7, 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**

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, 10/3/18 Meeting**

IV. BUSINESS

- 1. Public Hearing - RLD-6 Zoning - 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
October 3, 2018

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL

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

COMMISSIONER OKINAKA MOTIONED TO EXCUSE COMMISSIONER HAUGEN. COMMISSIONER FLYNN SECONDED. APPROVAL VOTE WAS UNANIMOUS.

LATE CHANGES TO THE AGENDA

None

PUBLIC COMMENT

CONSENT AGENDA

1. Approval of Minutes from Wednesday, 9/5/18 Meeting

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

BUSINESS

1. Public Hearing: Comprehensive Plan Amendment - Discover Ridge - [6:32 PM](#)

SUMMARY/BACKGROUND:

The city, in consultation with the property owners, are proposing a Comprehensive Plan Amendment and associated zone change for APN 213968-000, 213969-000, 213970-000, and 214071-000 in order to correct a split zoning issue. The applicant requests to change the Comprehensive Plan designation from General Commercial (GC) and Employment (EM) to General Commercial (GC) for the entirety of the site, and the zoning designation for Commercial Community Business (CCB) and Employment (E) to

Minutes Acceptance: Minutes of Oct 3, 2018 6:30 PM (CONSENT AGENDA)

Commercial Community Business (CCB) for the entirety of the site. The purpose of the change is to permit siting of a new comprehensive commercial development on the subject property.

The site is 35.34 acres and is located at the southeast corner of Pioneer Street and S. 45th Avenue (Royle Road) within the 45th and Pioneer sub-area adopted as part of the Comprehensive Growth Management Plan.

Community Development Director, Jeff Niten, presented the Discovery Ridge business item.

Chair Carnell opened the Public Hearing at 6:36pm.

No public comments.

Chair Carnell closed the Public Hearing at 6:36pm.

Commissioners and Staff discussed the topic.

COMMISSIONER OKINAKA MOTIONED TO RECOMMEND APPROVAL OF THE DISCOVERY RIDGE COMPREHENSIVE PLAN AMENDMENT TO THE CITY COUNCIL. COMMISSIONER FLYNN SECONDED THE MOTION. APPROVAL VOTE WAS UNANIMOUS.

2. Public Hearing: Comprehensive Plan Amendment - Jones - [6:43 PM](#)

SUMMARY/BACKGROUND:

The city received an application for a Comprehensive Plan Amendment and associated zone change for APN 214214-002. The applicant requests to change the Comprehensive Plan designation from General Commercial (GC) and Neighborhood Commercial (NC) to Public Facilities (PF), and the zoning designation for Commercial Regional Business (CRB) and Commercial Neighborhood Business (CNB) to Public Facilities (PF). The purpose of the change is to permit siting of a new elementary school on the subject property.

The site is 27.36 acres and is located immediately south of N. 10th Street approximately .5 miles east of Interstate 5 within the Ridgefield Junction sub-area adopted as part of the Comprehensive Growth Management Plan.

Community Development Director, Jeff Niten, presented the Jones business item.

Chair Carnell opened the Public Hearing at 6:46pm.

Nathan McCann - School Superintendent, representing the district

-Approximately 3,200 students currently in the school district, added an additional 20 students just in the month of September. Typically, schools don't grow at a rapid rate during the school year, it's estimated that there will be another 100 students added this year.

-About 800 students at Union Ridge, this would be the largest K4 school in the state. Every single classroom, including the portables, are completely full.

-There are 295 school districts in the state, I don't know of another school district, of our size, that has only two elementary schools.

-We anticipate at least another 500 students by the time this new school opens.

-We desperately need a third elementary school.

-By the time this building opens, teachers' salaries, in Ridgefield, for an entry-level first year teacher, will be over \$50k. A teacher at the top of the salary table will be well in excess of \$100k. These are wages that allow you to live in Ridgefield.

-We are committed to working with the folks of Claiborne Acres, I was in attendance at that meeting. While our intention is to be a really good neighbor to our friends at Claiborne Acres, we never promised that we would or would not use 5th. This parcel is part of the covenants of Claiborne Acres, part of the eight parcels. Our intent is to be an extremely good and thoughtful neighbor and I wanted to make sure that that was addressed.

Don Hardy - BergerABAM

-We concur with the recommendation of approval.

-The Public Facilities Zone works quite well for the school district and the community in that area.

-The population is growing which is the dynamic of the justification for change. The school district is providing job creation as well as supporting businesses in that area.

Gerald Jones - landowner

Exhibit 1-Submitted a plat map of the Claiborne Acres subdivision.

Exhibit 2-Submitted a document containing two emails regarding the school meeting with Claiborne Acres property owners.

-Exhibit 1 shows 5th Ave, a private road easement that all of the lot owners have access to.

-On May 31, 2018, Dr. McCann and I had a meeting for all of the lot owners within the Claiborne association and we invited neighbors not in the association. All of the people in the association were in favor of this school going in. There was one lot owner who was not in favor because she was concerned with the bus noise.

Chair Carnell closed the Public Hearing at 6:56pm.

Commissioners and Staff discussed the topic.

COMMISSIONER BUSH REQUESTED HE ABSTAIN FROM VOTING DUE TO HIS CLOSE RELATIONSHIP WITH GERALD AND BEVERLY JONES.

COMMISSIONER FLYNN MOTIONED TO ACCEPT AS IS OR MAKE ANY RECOMMENDATIONS. COMMISSIONER YOUNG SECONDED. VOTE WAS UNANIMOUS.

To clarify the previous motion, Commissioners made a second motion:

COMMISSIONER FLYNN MOTIONED TO ADVANCE, AS IS, TO COUNCIL. COMMISSIONER YOUNG SECONDED. APPROVAL VOTE WAS UNANIMOUS.

3. Public Hearing: Comprehensive Plan Amendment - Transportation CFP - [6:59 PM](#)

SUMMARY/BACKGROUND:

The City's Capital Facilities Plan (CFP) is used by the City to plan the future roadway network. The plan is used to establish requirements for developments and to plan, design, and fund City led transportation improvements. This update evaluates the transportation system as a whole, reviews existing conditions with a focus on recent development activity, updates the transportation model to include completed and vested development, and identifies system expansion and transportation system needs to develop a list

of projects to meet the current and future demand. Cost estimates were developed for future projects and Traffic Impact Fees were updated to meet future costs.

The city held an Open House to present this draft to the community and solicit input on September 11, 2018.

Public Works Director, Bryan Kast, and City Engineer, Brenda Howell, presented the Transportation CFP business item.

Chair Carnell opened the Public Hearing at 7:10pm.

Rob Aichele - resident

-I like the idea of the arterials and collectors being looked at.

-Seems like there's a lot of development going on up at the new sports complex, middle school campus, all the homes being built. With all of the development, there's a lot of heavy trucking to haul the dirt off. When these old roads were built, they weren't designed to carry these loads, all of them are failing right now. I think it should be a priority; when you build out an area, the roads get hammered, and then they don't get fixed right away.

-Some band-aids need to be put on some of the roads in the interim. I hope the budget would allow for that before the winter hits and the freeze-thaw happens.

Chair Carnell closed the Public Hearing at 7:12pm.

Commissioners and Staff discussed the topic. During the discussion, Commissioners asked for more data regarding the Traffic Impact Fee rates charged by surrounding and comparable cities. To give City Staff time to gather this data, the Planning Commission meeting transitioned to the next Public Hearing on the Ridgefield Mixed Use Overlay, at 7:46pm. At 7:52pm, Commissioners and Staff returned to the discussion of the Transportation CFP business item.

COMMISSIONER FLYNN MOTIONED TO PRESENT THE TRANSPORTATION CFP AS RECOMMENDED TO COUNCIL. COMMISSIONER LINDSAY SECONDED. APPROVAL VOTE WAS UNANIMOUS.

4. Public Hearing: Ridgefield Mixed Use Overlay - [7:46 PM](#)

SUMMARY/BACKGROUND:

During development of the 2016 Ridgefield Comprehensive Growth Management Plan the city undertook sub-area planning efforts in various areas of the city to further refine standards and expectations for future development within the sub-areas. One component of the sub-area planning efforts was development of a Mixed Use Overlay that would permit Mixed Use development at various locations. Several properties were studied for suitability and the Comprehensive Plan was adopted with those properties designated for optional Mixed Use development.

During development of the Ridgefield Mixed Use Overlay code provisions a provision was added to permit Mixed Use development on the areas previously designated by the Comprehensive Plan, but also any development site within the sub-area plan boundaries 10 acres or greater.

Since adoption of the Ridgefield Mixed Use Overlay in late 2016 several projects have been approved utilizing provisions of the optional overlay and there is a concern with permitting extensive residential development on properties designated to produce employment type uses. This adjustment to the RMUO

code would permit Mixed Use development on properties identified as part of the sub-area planning efforts, but would remove the provision to permit Mixed Use development on sites 10 acres or greater.

Community Development Director, Jeff Niten, presented the Ridgefield Mixed Use Overlay business item.

Chair Carnell opened the Public Hearing at 7:48pm.

No public comments.

Chair Carnell closed the Public Hearing at 7:48pm.

Commissioners and Staff discussed the topic.

COMMISSIONER BUSH MOTIONED TO RECOMMEND APPROVAL OF THE AMENDMENT AS PRESENTED. COMMISSIONER YOUNG SECONDED THE MOTION. APPROVAL VOTE WAS UNANIMOUS.

PUBLIC COMMENT - [8:13 PM](#)

Cheryl Mitchell, resident

-In the Gee Creek Area, there were previous discussions about making a 10' wide trail north of Wishing Wells and the high school. The back end of my property touches Gee Creek, north of the high school. I don't want people on my property. Is the City going to put up a fence? Concerned with kids from the school, people camping in that area, doing damage, getting injured. Would they sue me?

-There was also talk in the summer of last year, of creating bridle path trails in the same area.

-The comment about '1200 cars a day accessing some of the roads' seems low to me.

-We need more access to get around with all of these cars. I think Carty Road could be used for freeway access, put on and off ramps there at I-5.

STAFF REPORTS - [8:18 PM](#)

None

FROM THE COMMISSION - [8:22 PM](#)

Commissioner Okinaka - The Ridgefield Main Street held the most successful Oktoberfest in its history, it generated profits in excess of \$6,000 after expenses. Ridgefield Main Street is in the process of interviewing for three new board members.

Commissioner Lindsay - Attended the Nye Subdivision Pre-Application Conference. There was a discussion of two zoning standards within one parcel.

ADJOURN - [8:24 PM](#)

Yonya Deshiell

Jason Carnell

Minutes Acceptance: Minutes of Oct 3, 2018 6:30 PM (CONSENT AGENDA)

**CITY OF RIDGEFIELD
PLANNING COMMISSION PUBLIC HEARING**

MEETING DATE: November 07, 2018

ITEM:

AGENDA ITEM TITLE: Public Hearing - RLD-6 Zoning

GOVERNING LEGISLATION:

RCW 36.70A

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 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.

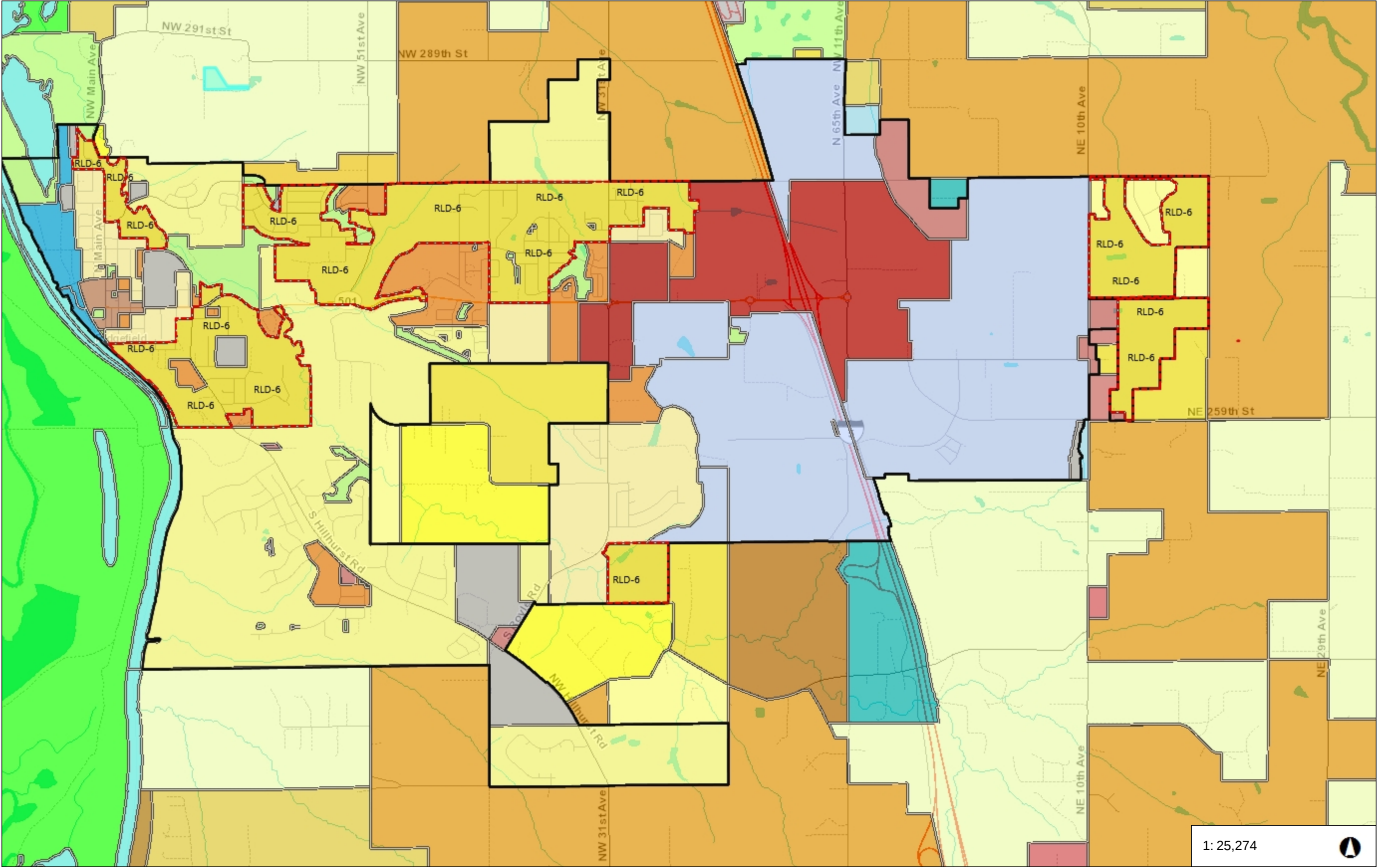
MOTION AND RECOMMENDATION TO CITY COUNCIL:

I move to recommend approval of the area wide effort rezoning parcels identified in the hearing package to RLD-4 zone to the City Council.

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS:

- RLD_6 zones (PDF)
- NW RLD_6 (PDF)
- NW RLD_6 Env (PDF)
- N RLD_6 (PDF)
- N RLD_6 Env (PDF)
- W RLD_6 (PDF)
- W RLD_6 Env (PDF)
- RLD_6 area (XLS)



- Legend**
- ☐ Zoning - Outline
- Zoning**
- Single-Family residential (R1-20,
 - Single-Family residential (R1-15,
 - Single-Family residential - 12 (R-
 - Single-Family residential (R1-10,
 - Single-Family residential (R1-7.5,
 - Single-Family residential (R1-6, F
 - Single-Family residential (R1-5)
 - Residential (R-12, R12)
 - Residential (R-18, MF-18)
 - Residential (R-22, AR-22)
 - Residential (R-30)
 - Residential (R-43)
 - Office residential-15 (OR-15)
 - Office residential-18 (OR-18)
 - Office residential-22 (OR-22)
 - Office residential-30 (OR-30)
 - Office residential-43 (OR-43)
 - Neighborhood commercial (NC, C
 - Community commercial (CC, C2,
 - General commercial (GC, CG)
 - Mixed use (MX)
 - Business park (BP, OFF)
 - Light industrial (IL, ML, LI, IND, L
 - Heavy industrial (IH, MH, HI)
 - University (U)
 - Airport (A)
 - Public facilities (PF, IP, UP)
 - Rural-5 (R-5)
 - Rural-10 (R-10)
 - Rural-20 (R-20)
 - Rural center residential 1 ac min
 - Rural center residential 2.5 ac mi
 - Rural comm.-inside rur.centers (C
 - Rural comm.-outside rur.center (C
 - Agriculture-20 (AG-20)
 - Agriculture/Wildlife (AG/WL)
 - Rural (Rural Center) (R/C)

Attachment: RLD_6 zones (RLD-6 Zoning)

Notes:

1: 25,274



0.8 0 0.40 0.8Miles

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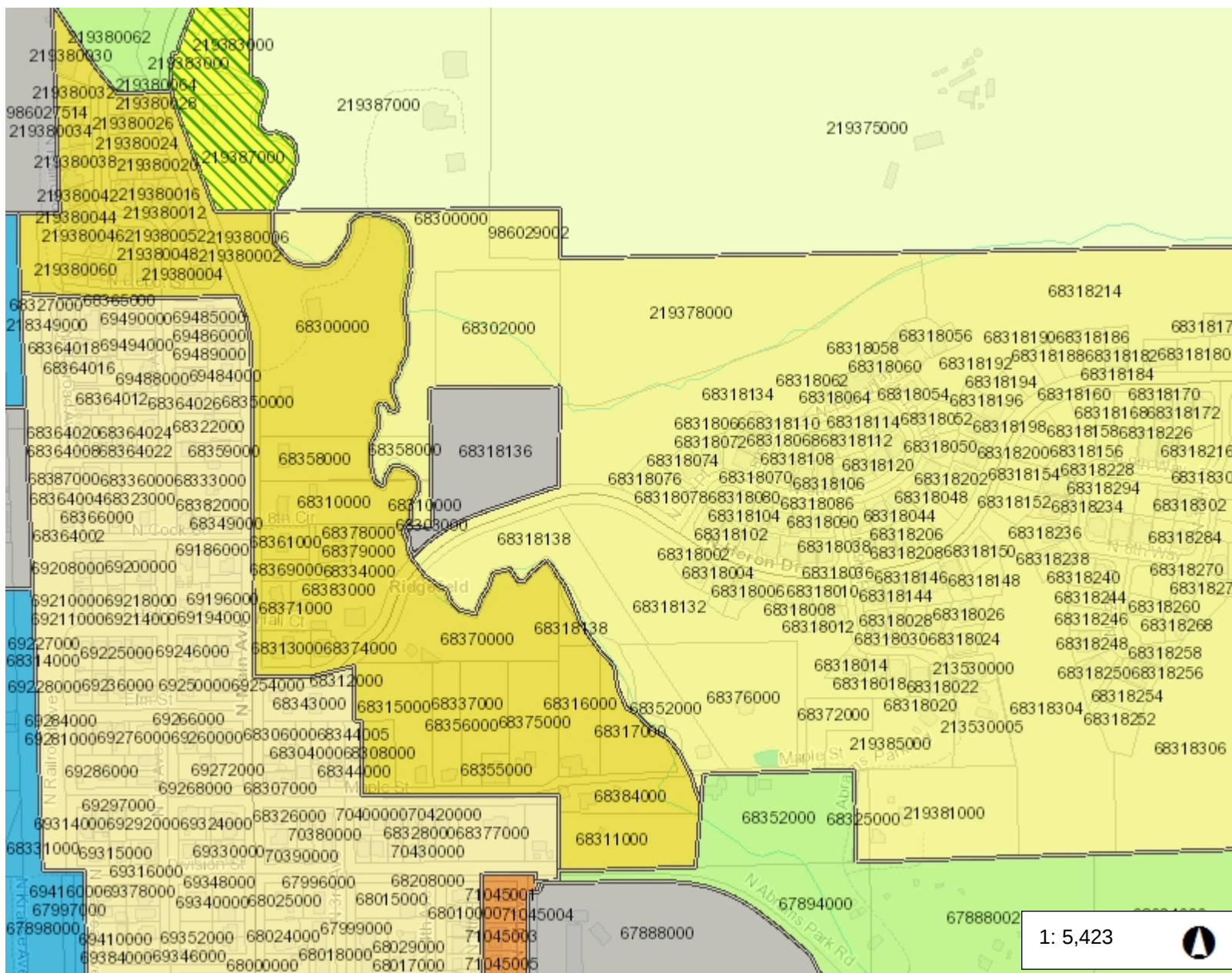
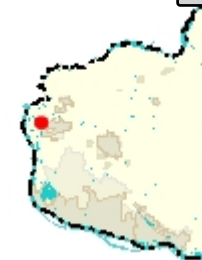
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THIS MAP IS NOT TO BE USED FOR NAVIGATION



NW RLD-6

4.1.b



Legend

Zoning Overlay

- Urban Reserve - 10 (UR-10)
- Urban Reserve - 20 (UR-20)
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Railroad Industrial Urban Reserve
- Freight Rail Dependent Use
- Railroad Industrial Overlay District
- Rural Industrial Land Bank Overlay
- Airport Environs Overlay
- Surface Mining Overlay District
- Rural Center Mixed Use
- Existing Historic Resort
- Mill Creek Overlay District
- Highway 99 Overlay District
- Activity Center Overlay
- Transitional Area Overlay
- Single Family Residential Area Overlay
- Mixed Residential Area Overlay
- Multifamily Residential Area Overlay
- 78th Street Property
- Columbia River Gorge Scenic Area
- Vancouver - Multiple Overlays
- Sewer Capacity Overlay

Attachment: NW RLD_6 (RLD-6 Zoning)

Notes:

903.8 0 451.89 903.8 Feet

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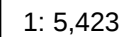
4.1.c



- ☐ Taxlots
- ☒ Environmental Constraints Ar
- ☐ Cities Boundaries
- ☐ Urban Growth Boundaries

Attachment: NW RLD_6 Env (RLD-6 Zoning)

Notes:



903.8	0	451.89	903.8Feet
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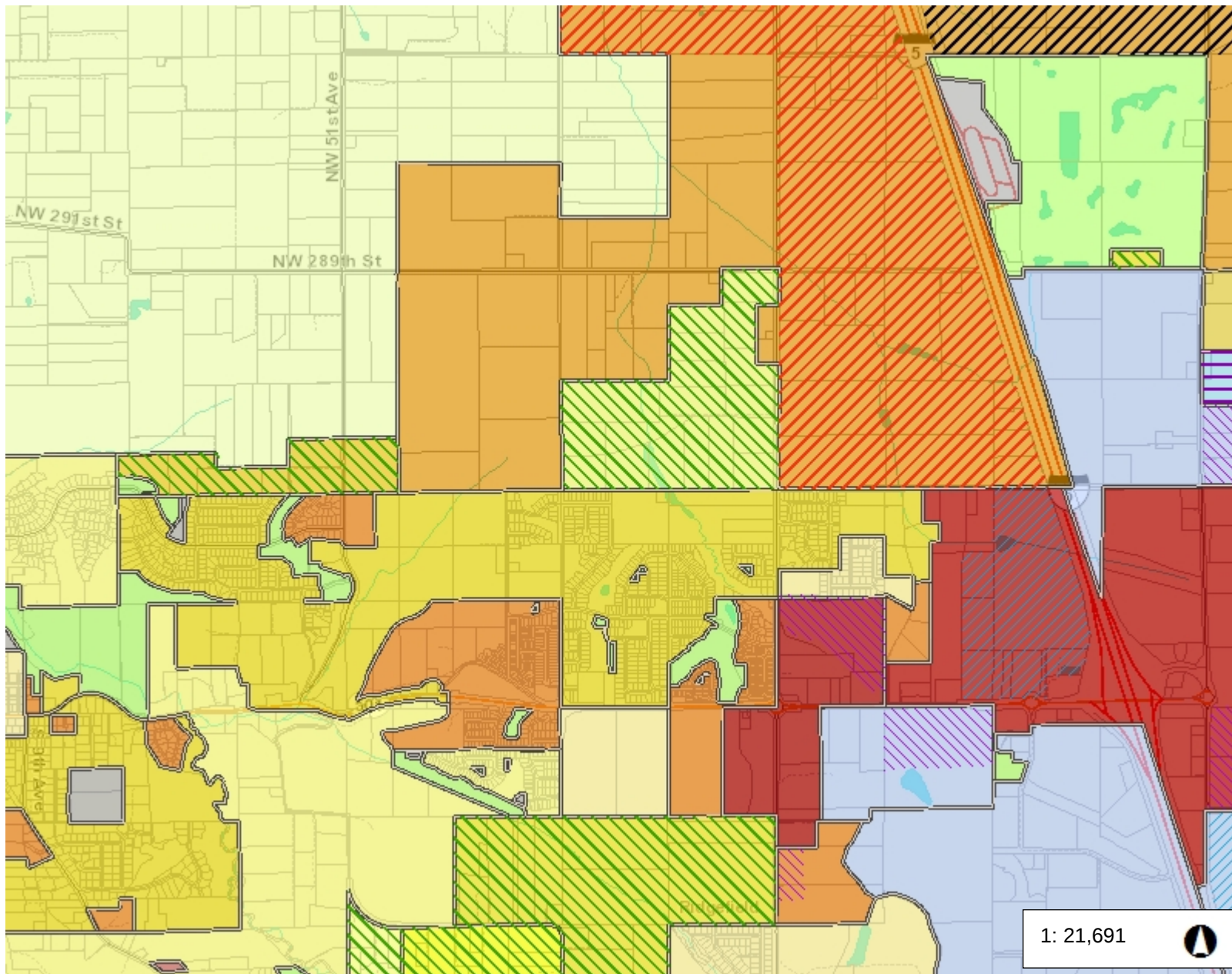
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N RLD-6

4.1.d



Legend

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- Sewer Capacity Overlay

Attachment: N RLD_6 (RLD-6 Zoning)

Notes:

3,615.1 0 1,807.57 3,615.1 Feet

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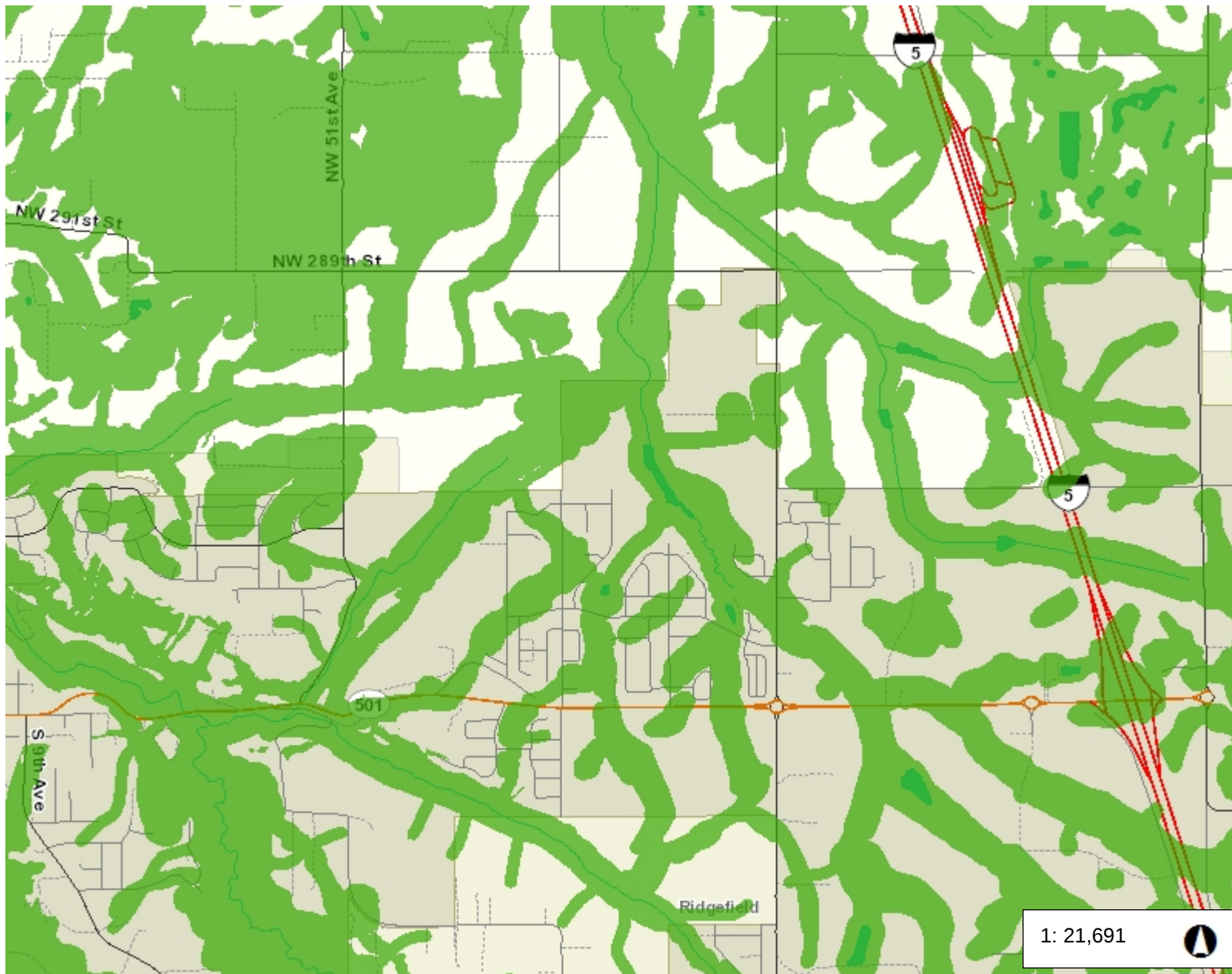
N RLD-6 Env

4.1.e



Legend

- Environmental Constraints Air
- Cities Boundaries
- Urban Growth Boundaries



Notes:

3,615.1 0 1,807.57 3,615.1 Feet

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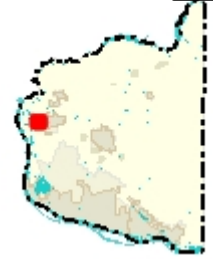
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Attachment: N RLD_6 Env (RLD-6 Zoning)



W RLD-6

4.1.f



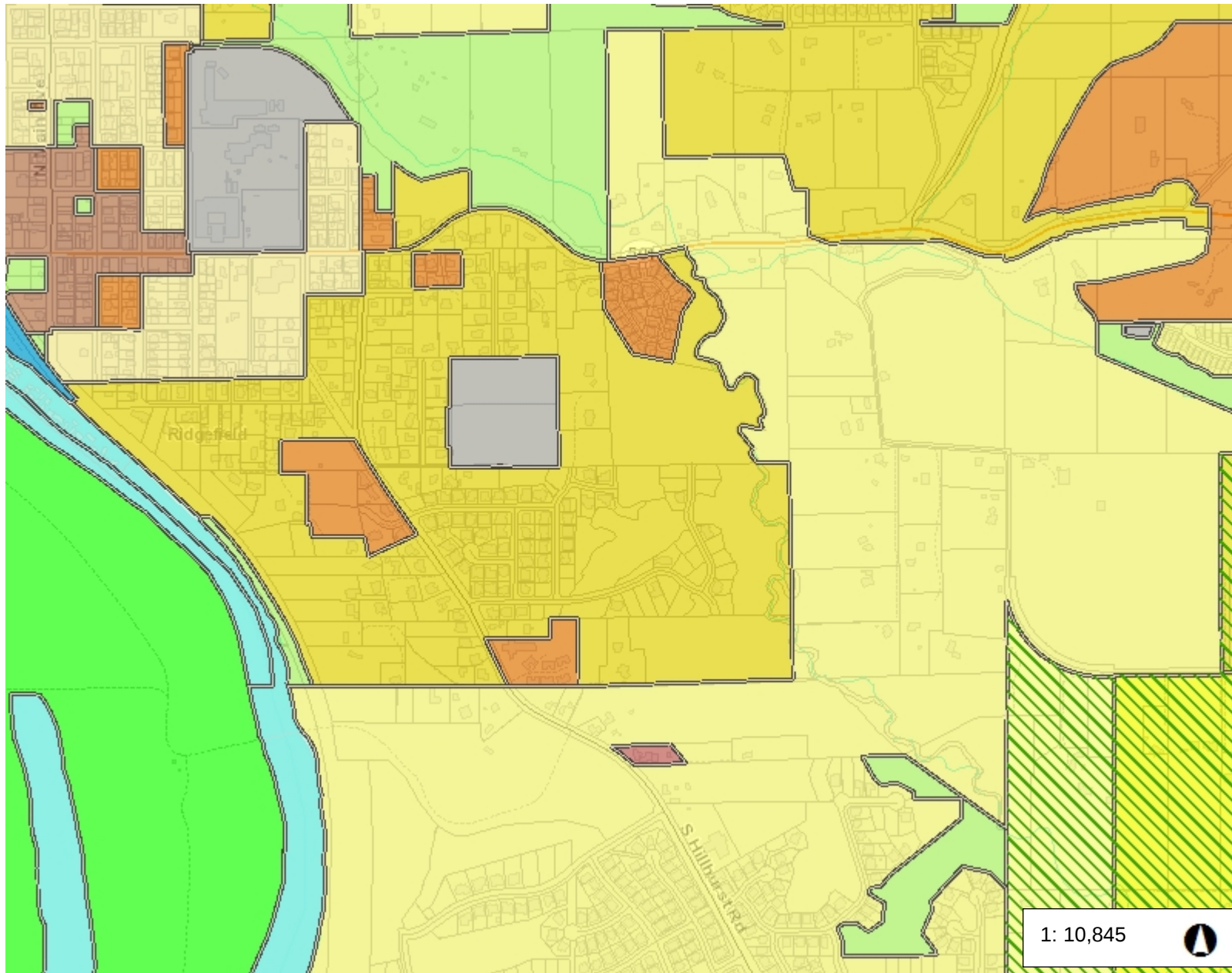
Legend

Zoning Overlay

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Attachment: W RLD_6 (RLD-6 Zoning)

Notes:



1,807.6 0 903.78 1,807.6Feet

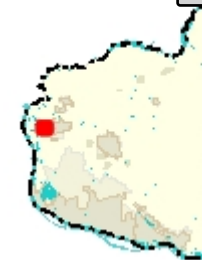
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W RLD-6 Env

4.1.g

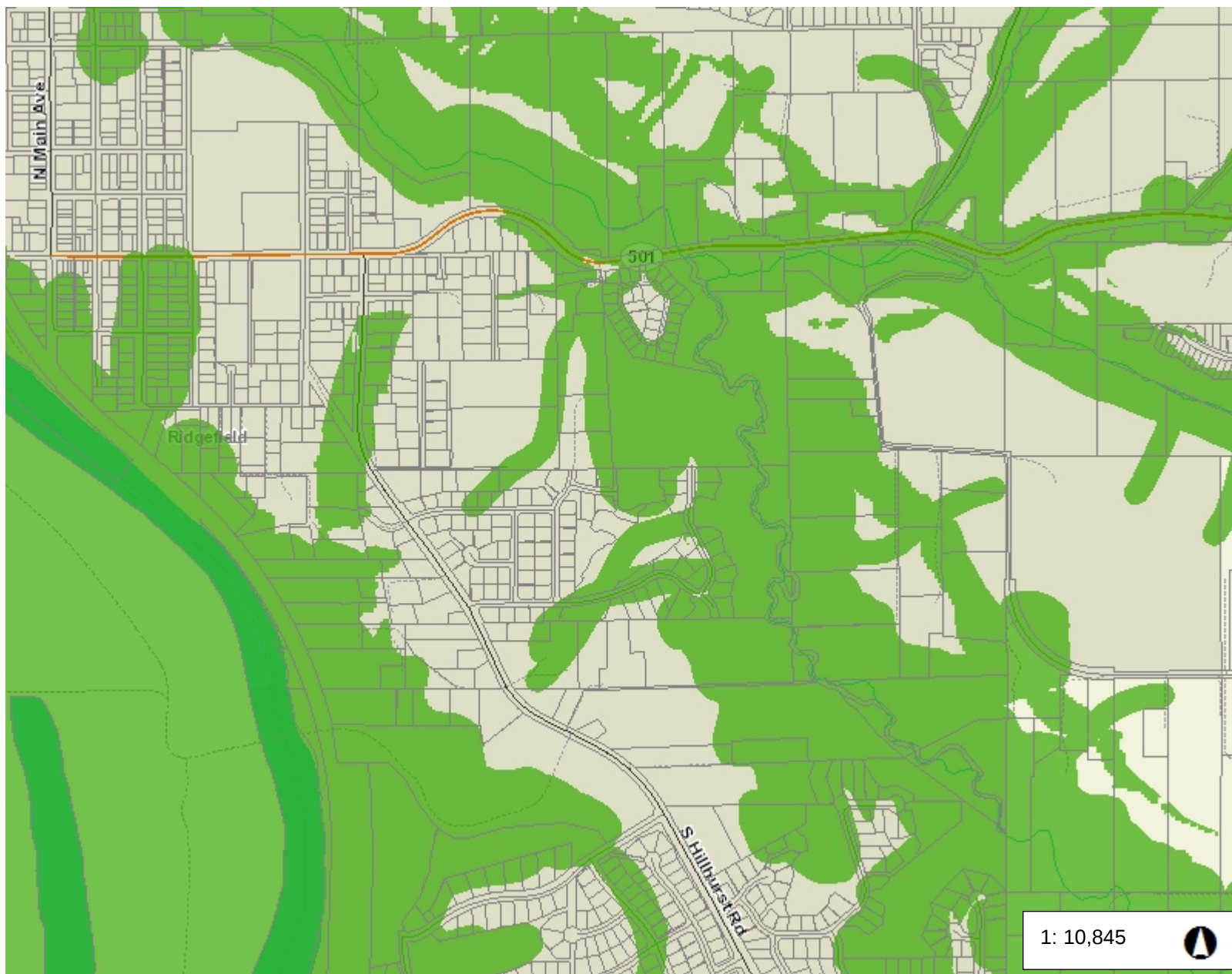


Legend

- Taxlots
- Environmental Constraints Area
- Cities Boundaries
- Urban Growth Boundaries

Attachment: W RLD_6 Env (RLD-6 Zoning)

Notes:



1,807.6 0 903.78 1,807.6 Feet

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RLD-6

PROPERTY TAX ID	ACRES
213786-000	2.15
213759-000	2.4
213735-000	9.57
213780-000	5.88
213749-000	0.49
213799-000	10.02
213720-000	4.36
213708-000	5
214030-000	2.51
214031-000	2.51
214032-000	2.51
213956-000	1
214033-000	2.53
214034-000	2.51
214024-000	4.66
214015-000	2.25
213715-000	1.06
213717-000	10
213711-000	9.85
213710-000	9.97 (4.53)
213726-000	8.59
213706-000	4.95
213721-000	7.46 (1.6)
213714-000	7.14 (5.94)
213730-000	4.12 (.15)
213505-000	5.14
213496-000	1.65
120957-000	7.67
68300-000	6.41 (5.15)
68358-000	1.58 (1.0)
68310-000	1.58 (1.5)
68383-000	1.72
68370-000	2.71
68308-000	0.46
68315-000	1.41
68337-000	0.75
68356-000	1.19
55-11	6.74
120965-000	4.99
219597-000	1.72
219589-000	0.52
219801-000	15.91
215599-000	39.43
	204.68

Attachment: RLD_6 area (RLD-6 Zoning)