



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

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

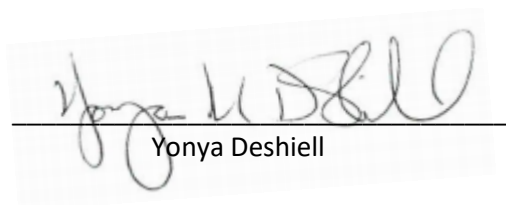
STAFF REPORTS - [7:04 PM](#)

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.

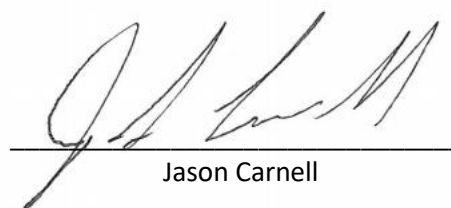
FROM THE COMMISSION - [7:05 PM](#)

None

ADJOURN - [7:05 PM](#)



Yonya Deshiell



Jason Carnell