



**RIDGEFIELD PLANNING COMMISSION
MEETING AGENDA**

**Wednesday, November 6, 2019
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 address. Comments are limited to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

III. CONSENT AGENDA

- 1. Approval of Minutes from Wednesday, 10/2/19 Meeting**

IV. BUSINESS

- 1. SMP Briefing, Anne Mcnamara**

V. PUBLIC HEARING

- 1. 2019 Comprehensive Plan Amendment - Louisa Garbo, Community Development Director**
- 2. Gress Property Zone Change and Urban Holding Removal - Louisa Garbo, Community Development Director**
- 3. Employment Zone Initiatives - Louisa Garbo, Community Development Director**

VI. 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 address. Comments are limited to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

VII. STAFF REPORTS

VIII. FROM THE COMMISSION

IX. ADJOURN

X. MINUTES APPROVAL

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



CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
October 2, 2019

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	Absent	
Jason Carnell	Commissioner	Present	
Stan Okinaka	Commissioner	Present	
Paul Young	Commissioner	Present	
Patrick Flynn	Chairman	Present	
Rob Aichele	Commissioner	Present	
Judy Chipman	Commissioner	Present	

LATE CHANGES TO THE AGENDA

None

PUBLIC COMMENT

None

CONSENT AGENDA

1. **Approval of Minutes from Wednesday, 9/4/19 Meeting**

BUSINESS

1. Work Plan Presentation: Carty Road Subarea Plan

Claire Lust, Planner gave a presentation on the Carty Road Subarea plan. The Commission asked questions and staff provided answers.

PUBLIC HEARING

1. Recommendation - 2019 Ridgefield Municipal Code Updates

Chair Flynn opened the Public hearing at 7:12 pm.

Louisa Garbo, Community Development Director, gave a brief summary of the 2019 Ridgefield Municipal Code updates and timeline. The Commission had no questions for staff.

Minutes Acceptance: Minutes of Oct 2, 2019 6:30 PM (CONSENT AGENDA)

Mr. Clarence Thomas, City of Ridgefield Resident, addressed the Commission. Mr Thomas discussed his concern over allowing gas station construction near residential areas due to the inability to restrict and regulate pollution.

Commissioner Carnell motioned to approve staff's recommendation as presented and move forward with a recommendation to City Council. The motion was seconded by Commissioner Young, All in favor, motion passed.

The Public Hearing was closed for comment at 7:15 pm.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jason Carnell, Commissioner
SECONDER:	Paul Young, Commissioner
AYES:	Bush, Carnell, Okinaka, Young, Flynn, Aichele, Chipman

STAFF REPORTS

Chair Flynn asked if there were any staff reports to offer.

Louisa Garbo, Community Development Director, informed the council that a copy of the development report on development activities was sent out to the Commission.

Louisa gave a Shoreline Master Plan update. The Shoreline report was submitted to the Department of Ecology and the City received no comment.

Louisa Introduced the new Associate Planner, Anne Macnamara.

FROM THE COMMISSION

Chair Flynn asked if the Commission had any reports to offer.

Commissioner Okinaka reported this years Octoberfest was a success and revenues were up 25%.

Commissioner Aichele reported his attendance at the September 19, 2019, Parks Board and summarized the Compensation Growth Plan. Additionally, Rob reported his attendance at the recent Energy Electric City Pre-application meeting.

Commissioner Flynn welcomed Ann Macnamara to the City and reminded the Commission of the upcoming Parliamentary Procedures training next Thursday, October 10, 2019.

ADJOURN - [7:24 PM](#)

Angie Suzuki

Patrick Flynn

Minutes Acceptance: Minutes of Oct 2, 2019 6:30 PM (CONSENT AGENDA)

**CITY OF RIDGEFIELD
PLANNING COMMISSION**

MEETING DATE: November 06, 2019

ITEM:

AGENDA ITEM TITLE: SMP Briefiing, Anne Mcnamara

SUMMARY/BACKGROUND:

STAFF CONTACT: Angie Suzuki,

ATTACHMENTS:

**CITY OF RIDGEFIELD
PLANNING COMMISSION PUBLIC HEARING**

MEETING DATE: November 06, 2019

ITEM:

AGENDA ITEM TITLE: 2019 Comprehensive Plan Amendment

GOVERNING LEGISLATION:

RCW 36.70

SUMMARY/BACKGROUND:

The City is proposing two annual amendments to the Ridgefield Urban Area Comprehensive Plan (RUACP).

1. Amendment to Land Use Designation

Following annexation of Assessor's Parcel #213784000/607 S Royle Road and an initial city zoning designation of Residential Medium Density – 16 (RMD-16), staff proposes to amend the Comprehensive Plan designation on Assessor's Parcel #213784000 to accommodate the applicant's proposal for future mixed commercial and residential development.

2. Amendment to Capital Facilities Plan

Staff proposes minor updates to the Ridgefield Capital Facilities Plan (CFP) in order to clarify procedures related to adoption and amendment of traffic impact fees (TIF), and to remove the TIF information from the CFP to a TIF program ordinance (see Exhibit B for proposed text amendments).

MOTION AND RECOMMENDATION TO CITY COUNCIL:

"I move to forward a recommendation of approval of the proposed Comprehensive Plan amendment to City Council."

STAFF CONTACT: Claire Lust, Associate Planner

ATTACHMENTS:

**CITY OF RIDGEFIELD
PLANNING COMMISSION PUBLIC HEARING**

MEETING DATE: November 06, 2019

ITEM:

AGENDA ITEM TITLE: Gress Property Zone Change and Urban Holding Removal

GOVERNING LEGISLATION:

RCW 36.70

SUMMARY/BACKGROUND:

On October 29, 2019, the City received a zone change application for 607 S Royle Road related to the Gress Annexation project and proposed 2019 Comprehensive Plan Amendment.

Following annexation of Assessor's Parcel #213784000/607 S Royle Road and an initial city zoning designation of Residential Medium Density – 16 (RMD-16), the applicant proposes to change the zoning designation on the parcel to include both RMD-16 and Commercial Community Business (CCB).

MOTION AND RECOMMENDATION TO CITY COUNCIL:

"I move to forward a recommendation of approval of the proposed zone change and urban holding removal to City Council."

STAFF CONTACT: Claire Lust, Associate Planner

ATTACHMENTS:

**CITY OF RIDGEFIELD
PLANNING COMMISSION PUBLIC HEARING**

MEETING DATE: November 06, 2019

ITEM:

AGENDA ITEM TITLE: Employment Zone Initiatives

GOVERNING LEGISLATION:

RCW 36.70

SUMMARY/BACKGROUND:

The Ridgefield City Council recently adopted a code amendment to permit Computer and Electronic Manufacturing, a high-employment use, in the Employment zone. The intent of this amendment was to achieve economic development goals and increase the number of jobs with higher wages in the city. The code amendment established zoning groundwork for an economic development incentive program.

The City will not be able to implement these economic development and employment goals and objectives without also eliminating uses that consume large areas of land but generate minimal jobs in the Employment zone.

This stage of the proposed program to increase jobs, particularly jobs that generate higher wages, in the Employment zone has two components:

1. Amendment to Ridgefield Development Code (RDC) Table 18.205.020-1, Master Use Table, to eliminate uses in the Employment zone that occupy large land areas while generating minimal employment in the city. Staff proposes to prohibit freight/cargo movements and storage, fleet service, and warehousing in the Employment zone (Attachment C, Use Definitions). The Employment zone is further governed by RDC 18.240, and staff proposes eliminating “wholesale trade and warehousing” from the purpose statement in RDC 18.240.010.A to align with the amended use table.
2. Development incentives to attract uses, such as Computer and Electronic Manufacturing, in the Employment zone that will increase the number of jobs and jobs with higher wages. The proposed development incentives program will be presented to City Council at a public hearing on November 21, 2019.

MOTION AND RECOMMENDATION TO CITY COUNCIL:

“I move to forward a recommendation of approval of the proposed employment zone initiatives to City Council.”

STAFF CONTACT: Claire Lust, Associate Planner

ATTACHMENTS: