CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
November 4, 2020

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

ROLL CALL

Attendee Name	Title	Status	Arrived
Jerry Bush	Commissioner	Present	
Jason Carnell	Commissioner	Present	
Stan Okinaka	Commissioner	Present	
Paul Young	Commissioner	Present	
Patrick Flynn	Chairman	Present	
Judy Chipman	Commissioner	Present	
Gary Rightenour	Commissioner	Present	

LATE CHANGES TO THE AGENDA

There were no late changes to the agenda.

CONSENT AGENDA

1. **Approval of Minutes from Wednesday, 9/2/20 Meeting**

Stan Okinaka expressed his appreciation on the detailed information within the minutes, and requested a minor change in the spelling for "Marykay Lamoureaux".

PUBLIC HEARING/BUSINESS

1. Transportation CFP Amendment - **6:30 PM**

Claire Lust, Community Development Director provided a summary for The Ridgefield Transportation Capital Facilities Plan (CFP) being an element of the Ridgefield Urban Areas Comprehensive Plan (RUACP) that may be amended on an annual basis. The Ridgefield Transportation CFP was last updated in 2018. The proposed 2020 revisions will be minor update to the 2018 CFP, and include extensions of two proposed roads and reclassification of two other roads to support development patterns that have emerged since the last plan was created. Claire Lust then introduced Bryan Kast, Public Works Director to provide a more detailed summary of the amendments.

Bryan Kast, Public Works Director summarized the proposed updates to the City's 2018 Capital Facilities Plan, which laid out the future roadway network within the City for Collector and Arterial roadways. As development proposals have come forward minor updates to the roadway network have

become necessary to mesh with the transportation needs of the community. The 2020 update will extend a collector roadway that in the 2018 plan begins south of Pioneer Street off S Royle Road and extends west through the Pioneer Village Development to the Acero Apartment Complex. This extension will allow traffic to better circulate between these two projects as well as east to Discovery Ridge and future development south of Pioneer. The future collector roadway N 56th Avenue will also be extended north through to N 10th Street. In the 2018 plan this future roadway does not extend north past N 5th Street. East of I-5, Dolan Road will have its collector designation removed, as preliminary design of the S 10th Street overpass shows that Dolan Road will not be able to connect to S 10th Street due to grade. S 5th Street will have a collector classification added between S 65th Avenue and Union Ridge Parkway to allow traffic to access S 10th Street and the future overpass.

Discussion occurred on the reasoning behind removing 65th as a designated Collector in 2018.

Public Hearing opened at 6:40 pm
No Testimony was given.
Public Hearing closed at 6:42 pm

Commissioner Chipman moved, seconded by Jason Carnell to make a recommendation of approval to City Council. Ayes: All. Motion passed unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Judy Chipman, Commissioner
SECONDER:	Jason Carnell, Commissioner
AYES:	Bush, Carnell, Okinaka, Young, Flynn, Chipman, Rightenour

2. Fandell Comprehensive Plan Amendment and Zone Change Request - **6:43 PM**

Claire Lust, Community Development Director summarized and provided a presentation on the Fandell Comprehensive Plan Amendment and zone change application. She noted that on July 1, 2020, the City received a comprehensive plan amendment and zone change application for the Fandell property on N 50th Place (PIN 213991000). The proposal is to change the comprehensive plan designation from Urban Medium (UM) to Urban Low (UL) and concurrently to change the zoning designation from Residential Medium Density 16 (RMD-16) to Residential Low Density 8 (RLD-8). Comprehensive plan amendments submitted between January 1 and July 1 are brought before Planning Commission and City Council at the end of the same year, and if approved go into effect January 1 of the following year.

Jeff Fandell, property owner and applicant for the proposal, summarized the history of this parcel and explained why they are asking for a lower density on this property and some of the constraints of development as currently zoned.

Marty Snell, McCay & Sposito, 1325 SE Tech Center Drive Suite #140, Vancouver, WA 98683, representative for the property owner, stated that he addressed in the submittal items how it meets the Comprehensive Plans Housing and Land Use Goals and Policies and some of the constraints on how it is currently zoned.

Public Hearing opened at 6:57 pm.
No Testimony given.

Public Hearing closed at 6:58 pm.

Discussion occurred on the future development of 50th, which is currently a private single lane road. Bryan Kast, Public Works Director indicated that when development occurs on that road that warrants road improvements, it would then become a public road and be improved to current standards.

Commissioner Okinaka moved, seconded by Judy Chipman, to recommend approval of the Fandell Comprehensive Plan and Zone Change request to City Council.
Ayes: All. Motion passed unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Stan Okinaka, Commissioner
SECONDER:	Judy Chipman, Commissioner
AYES:	Bush, Carnell, Okinaka, Young, Flynn, Chipman, Rightenour

3. Bird & Temme Comprehensive Plan Amendment and Zone Change Request - **7:03 PM**

Claire Lust, Community Development Director, summarized and provided a presentation on the Bird & Temme comprehensive Plan Amendment and Zone Change Application received on June 30th, 2020. The propertied involved are at 1296 and 1446 S Dolan Road and the proposal is to change the comprehensive plan designation from Employment (EM) to Urban Low (UL) and concurrently change the zoning designation from Employment (E) to Residential Low Density 6 (RLD-6). Comprehensive plan amendments submitted between January 1 and July 1 are brought before Planning Commission and City Council at the end of the same year, and if approved go into effect January 1 of the following year.

Kess Romano, applicant for the proposal questioned the density allowed under this current zone change and wanted to know the process to potentially have a higher density. Claire advised that the process to increase the density up to RLD-8 would be through a zone change and a separate comprehensive plan amendment would not be needed.

Public Hearing opened at 7:15pm.
No testimony was given.
Public Hearing closed at 7:15pm.

Discussion regarding the current and future classification and traffic flow on Dolan Road.

Judy Chipman moved, seconded by Paul Young to approve this request and send it forward to the City Council. Ayes: All. Motion passed unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Judy Chipman, Commissioner
SECONDER:	Paul Young, Commissioner
AYES:	Bush, Carnell, Okinaka, Young, Flynn, Chipman, Rightenour

STAFF REPORTS - 7:18 PM

Claire Lust reviewed an invitation previously sent to the Commissioners to an on-line open house workshop for a housing code update process on November 17th from 6-8pm and also wanted them to

extend the invite to anyone that may be interested in attending. She explained that the City is wanting some feedback on potential code amendments related to increasing housing choices in the community for duplexes, triplexes and townhomes in particular.

Claire also updated the Commission on the high volume of both land use and building permits the City has received.

FROM THE COMMISSION - 7:21 AM

Stan Okinaka advised that the Ridgefield Main Street is having their annual planning retreat virtually, also starting 2021 Tax incentive credit program with the goal to raise at least $100,000.

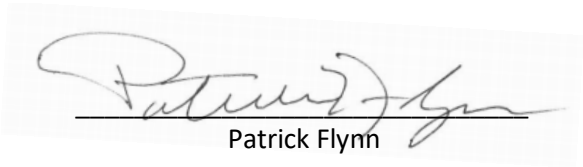
Jason Carnell advised the Commission and staff that his term expires in December and he will not be extending his term. He further expressed his appreciation for the opportunity to serve as a Commissioner.

Claire Lust and the Commission thanked Commissioner Carnell for his service.

Chairperson Patrick Flynn wanted to further praise the Main Street fundraising through the B & O Tax. He further summarized a meeting he had with Makers Art about improving housing quality, specifically lower income and more dense housing and learn about what other Cities are doing.

ADJOURN - 7:26 PM

Dorothy Harrington



Patrick Flynn