



CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
November 3, 2021

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM - [6:30 PM](#)

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

ROLL CALL

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

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

There were no late changes to the agenda.

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

There were no public comments provided.

CONSENT AGENDA

1. Approval of Minutes from Wednesday, 10/6/21 Meeting

Commissioner Okinaka moved to accept the minutes as presented, seconded by Commissioner Rose. Ayes all, motion passed unanimously.

BUSINESS

No new business.

PUBLIC HEARING - [6:32 PM](#)

1. 2021 Comprehensive Plan Amendments

Claire Lust, Community Development Director introduced the evenings 2021 Comprehensive Plan Amendment proposal and explained that the City, in consultation with the property owner, proposes to change the comprehensive plan designation on 4801 S 3rd Way, PIN 986052545, from General Commercial (GC) to Urban Medium (UM) and concurrently change the zoning designation from Commercial Community Business (CCB) to Residential Medium Density 16 (RMD-16). The site is also

known as Discovery Ridge Phase 4. This action would facilitate implementation of the Discovery Ridge Master Plan.

Ms. Lust summarized the background, critical areas and density implications if approved.

Discussion occurred regarding the city being the applicant for the proposal.

PUBLIC HEARING OPENED AT 6:48 PM

Darren Wertz, 726 N 32nd Ct. Ridgefield, WA, provided written testimony and public comment regarding the proposed change. Mr. Wertz read his written testimony to the Commission and staff and recommends keeping the GC zoning and emphasizing office development as planned.

PUBLIC HEARING CLOSED AT 6:53 PM

Discussion/clarification occurred on the zoning as it currently exists which provides the potential for commercial as well as residential above the commercial use, however, if the zoning changes it will only be used for residential with no potential for employment or goods and services. Ms. Lust explained that the commercial zone allows for a majority of commercial and office use with very limited residential allowed which must be located on the upper story of apartments/condos over a commercial use and only approved as a conditional use.

Discussion occurred regarding how much commercial space is available in the city. Ms. Lust explained that staff would need to research this.

Discussion occurred regarding the 2018 concept plan for the site.

Discussion occurred regarding whether or not the proposed change would only affect the one office building.

Commissioner Bush stated that in 2008/2009 this proposal came before the Commission and at that time they approved office, multiple dwellings/residential and part of it was supposed to be for sports. These were approved by the zoning at the time.

Discussion occurred regarding what the plan is for office space in the city of Ridgefield to attract that type of employment.

Commissioner Flynn called for a motion to approve the 2021 Comprehensive Plan Amendment and send it to the City Council. Commissioner Flynn advised the options to vote and approve advancing it to the City Council, vote and not approve advancing it or they can table it. Commissioner Swenson stated that she would not be able to vote for it at this time without more information. Commissioner Bush recommended tabling it and continue studying it to make sure they are making the right decision on the zoning. Commissioners Rose and Cole are both in favor of tabling it. No motion was made and this topic will be brought back for discussion at the December meeting.

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

Ms. Lust advised that the fall 2018 code updates went to council for a public hearing on October 28th. The Planning Commission's questions and concerns were shared with Council. No action was taken and the second reading and potential adoption will be November 4th.

Community Development has hired a new Plans Examiner which has helped keep the permit review times reasonable. Discussion occurred about current review times.

FROM THE COMMISSION - [7:08 PM](#)

Commissioner Okinaka stated Ridgefield Main Street is looking for board members and advised that a generous donation has been made by a car dealership that is planning to open a location in Ridgefield.

Commissioner Cole informed the Commission that he has been on the City's budget advisory committee the last couple of months. He stated that the budget is going to public hearing November 4th and that it's a good budget with new and exciting things happening and encouraged community members to check it out online or attend the public hearing.

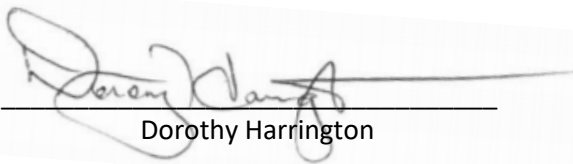
Commissioner Rose stated that he attended the American Legion meeting on November 2nd and provided an update on the events planned for Veteran's Day at Overlook Park at 10:00 am. He invited the public to come. He also mentioned events happening for First Saturday on November 6th.

Commissioner Bush announced that December 1st is his last day as a commissioner. He started on the Planning Commission in 2006. He feels the greatest accomplishment while on the Planning Commission was the re-write of the Ridgefield Development Code.

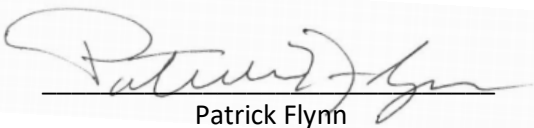
Commissioner Flynn requested perfect attendance at the December 1st meeting. He thanked the members of the public and staff.

ADJOURN - [7:15 PM](#)

Meeting adjourned at 7:15 PM.



Dorothy Harrington



Patrick Flynn