



**RIDGEFIELD PLANNING COMMISSION
MEETING AGENDA**

**Wednesday, November 2, 2022
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, 10/5/22 Meeting**
- IV. BUSINESS**
- V. PUBLIC HEARING**
 - 1. 6110 N 20Th Street Comprehensive Plan Amendment and Zone Change - Claire Lust, Community Development Director**
 - 2. Ridgefield CFP Amendments - Claire Lust, Community Development Director**
- 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 5, 2022

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
Stan Okinaka	Commissioner	Present	
Patrick Flynn	Chairman	Present	
Gary Rightenour	Commissioner	Present	
Amanda Swenson	Commissioner	Present	
Richard Amerman	Commissioner	Present	
Katie Favela	Commissioner	Present	
John Rose	Commissioner	Present	

Late changes to the agenda - [6:30 PM](#)

No late changes to the agenda.

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

No public comments provided.

CONSENT AGENDA

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Stan Okinaka, Commissioner
SECONDER:	John Rose, Commissioner
AYES:	Okinaka, Flynn, Rightenour, Swenson, Amerman, Favela, Rose

1. Approval of Minutes from Wednesday, 9/7/22 Meeting

Commissioner Okinaka moved to accept the Consent Agenda as presented, seconded by Commissioner Rose. Ayes all. Motion passed unanimously.

BUSINESS - [6:32 PM](#)

Community Development Director Claire Lust gave a presentation on the Ridgefield School District 2022-2028 Capital Facilities Plan pertaining to the requested School Impact Fees that will go into effect in January 2023.

Background Information

Minutes Acceptance: Minutes of Oct 5, 2022 6:30 PM (CONSENT AGENDA)

Statutory Requirements:

- * RCW 82.02: Impact fees may be collected and spent for public facilities (e.g., public schools) addressed by an adopted capital facilities plan.
- * RMC 18.070 addresses compliance with RCW 82.02

2016 RSD Capital Facilities Plan Update:

- * City Council adopted School Impact Fee (SIF) rate of \$6,530.00 for both single family and multi-family units.
- * City Council adopted indexing for SIF rate to keep up with construction costs - Rider Levett Bucknall Construction Cost Index.
- * SIF updated annually based on RLB Index.

2022 RSD Capital Facilities Plan Update:

- * Adopted by RSD Board of Directors June 14, 2022
- * Based on SIF formula:
- * Request for increase in single family SIF from \$11,002.35 to \$16,880.00 per unit.
- * Request for decrease in multi-family SIF from \$11,002.35 to \$8,699.00 per unit.

Paula McCoy, LeAnne Bremer and Scott Rose were present and gave a presentation on behalf of the Ridgefield School District.

LeAnne Bremer, Legal Counsel for the Ridgefield School District pointed out the City and Clark County are required to adopt the School District's Capital Facilities Plan under the Growth Management Act and append it to the Comprehensive Plan regardless of whether or not impact fees are requested.

Purpose of Capital Facilities Plan:

- * To provide adequate public facilities to serve existing and new development.
- * Reduce the cost of serving new development with public facilities (through impact fees assessed on new development).
- * Outline the facilities needed to be in place to address the planned development.
- * Tool to evaluate and project permanent capacity of facility needs for unhoused students.
- * A capital facilities plan is required by the Washington State Growth Management Act to establish school impact fees.

Required Components of the Capital Facilities Plan:

Set by County and City code, and include the following components (RCW 36.70A & WAC 365-196-415):

- * Standard of Service (Programs being offered, class size, grade span)
- * Current enrollment & forecast enrollment
- * Facility inventory & current capacity
- * Capacity provided with needed facilities
- * Financing plan for needed facilities including all sources of public money
- * Impact fee calculation

Discussion occurred regarding how the increased fees will impact development.

Discussion occurred regarding the difference in the fees for single family and multi-family.

Discussion occurred regarding shifting the school boundary lines and having the adjacent schools take on some of Ridgefield's students.

Discussion occurred regarding whether impact fees would have gone down if the bond had passed.

Discussion occurred regarding whether or not impact fees are locked for 6 years.

Discussion occurred regarding the costs to property owners if the bond had passed.

Discussion occurred regarding when impact fees are assessed and who pays them.

Discussion occurred regarding whether or not impact fees can be used to build a new school.

Discussion occurred regarding why the old middle school wasn't upgraded and/or retrofitted to be a school.

Discussion occurred regarding how much room each campus has for additional portables.

Discussion occurred regarding how many facilities the district is short.

Discussion occurred regarding the retail sales tax and whether or not the school receives any of those funds.

Discussion occurred regarding the difference between the single family and multi-family impact fee rates.

Discussion occurred regarding additional funding for schools to build capital facilities.

Discussion occurred regarding when the next bond proposal will be.

Discussion occurred regarding if the requested impact fees are approved would that change the amount of the bond that will be requested.

Discussion occurred regarding whether the last school that was built came in under, over or on budget.

PUBLIC HEARING

1. Ridgefield School District 2022-2028 Capital Facilities Plan - [7:34 PM](#)

PUBLIC HEARING OPENED at 7:34 PM.

No comments provided.

PUBLIC HEARING CLOSED AT 7:35 PM

Discussion occurred regarding the impact of the proposed fees to developers and the continued increase to housing costs.

Discussion occurred regarding what the impact fees will be used for if a bond still cannot be passed.

Discussion occurred regarding overcrowded schools and housing not being affordable. A request was made for the City Council to review the cost of living in the City in multi-family housing versus single family housing.

Commissioner Okinaka moved to recommend approval of the Ridgefield School District Capital Facilities Plan as presented, seconded by Commissioner Swenson. Ayes all. Motion Passed unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Stan Okinaka, Commissioner
SECONDER:	Amanda Swenson, Commissioner
AYES:	Okinaka, Flynn, Rightenour, Swenson, Amerman, Favela, Rose

STAFF REPORTS - [7:50 PM](#)

Ms. Lust didn't have any follow up from the September meeting. She thanked the Planning Commission for the good conversation around affordable housing and housing availability in the City of Ridgefield.

The 2022-2028 Capital Facilities Plan will go to City Council in late October or early November for a Public Hearing. It can't get adopted until December because it is a Comprehensive Plan Update that would be adopting the School's CFP into the Comprehensive Plan. Comprehensive Plan Amendments are done at the end of the year. If adopted, the new rates will go into effect January 1, 2023.

FROM THE COMMISSION - [7:51 PM](#)

Commissioner Amerman spoke with Steve Butler from MRSC about school impact fees.

Commissioner Swenson proposed having more discussion about limiting growth.

Commissioner Rose said that October 26 at 11:30 AM the mayors from Battle Ground, La Center, Ridgefield and Vancouver will be at the Chamber of Commerce meeting.

Commissioner Okinaka said that Octoberfest was a success. He stated that he will be retiring from the Commission in December.

Commissioner Flynn thanked the presenters from the School District, Commission members and City Staff.

ADJOURN - [7:56 PM](#)

Trina Siebert

Patrick Flynn

**CITY OF RIDGEFIELD
PLANNING COMMISSION PUBLIC HEARING**

MEETING DATE: November 02, 2022

ITEM:

AGENDA ITEM TITLE: 6110 N 20Th Street Comprehensive Plan Amendment and Zone Change

GOVERNING LEGISLATION:

RCW 36.70A – Growth Management

RMC 18.320 – Amendments

SUMMARY/BACKGROUND:

City Council approved the annexation of 6110 N 20th Street (Assessor's #212783000, 3.64 acres) on June 9, 2022. With a Comprehensive Plan designation of Urban Low (UL), the property was required to be assigned the Residential Low Density 4, 6, or 8 zoning designation upon annexation per RMC 18.210.015.A. Council assigned the RLD-6 zoning designation. The property also has the Urban Holding 10 (UH-10) overlay.

Following annexation and the initial city zoning designation, the proposal is to amend the Comprehensive Plan designation from UL to Employment (EM), and concurrently rezone the parcel from RLD-6 to Employment (E). There is no proposal to remove the UH-10 overlay at this time; typically, urban holding is removed concurrent with a development proposal. The comprehensive plan and zoning maps are attached.

The property owner is Zim Pro LLC, represented by David Zimmerly. It currently has a single-family residence with three general purpose buildings used for the storage and maintenance of construction equipment. While the Zimmerly family does not currently have plans to develop the property, the Employment zoning designation would better facilitate future expansion of business activity on the site. It would also better align with the Employment parcels adjacent to the south (the property is bound on the other three sides by the Tri-Mountain golf course). No adjacent parcels are residentially zoned.

Property information:

Address	Legal	Owner	Acreage	Current Comp	Proposed Comp

				Plan/Zoning	Plan/Zoning
6110 N 20 th St, Ridgefield, WA 98642	#14 S16 T4N R1E WM, Assessor's #212783000	Zim Pro LLC	3.64 acres	UL/RLD-6	EM/E

MOTION AND RECOMMENDATION TO CITY COUNCIL:

To recommend approval to City Council:

“I move to recommend approval of the 6110 N 20th Street comprehensive plan amendment and rezone as presented.”

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS: 6110 N 20th Street_Comp Plan and Zoning (PDF)

Comprehensive Plan

Parks/Open
Space (P/OS)

Agriculture (AG)

6110 N 20th Street
Current comp plan:
UL
Proposed comp plan:
EM

Agriculture (AG)

Rural (R-10)

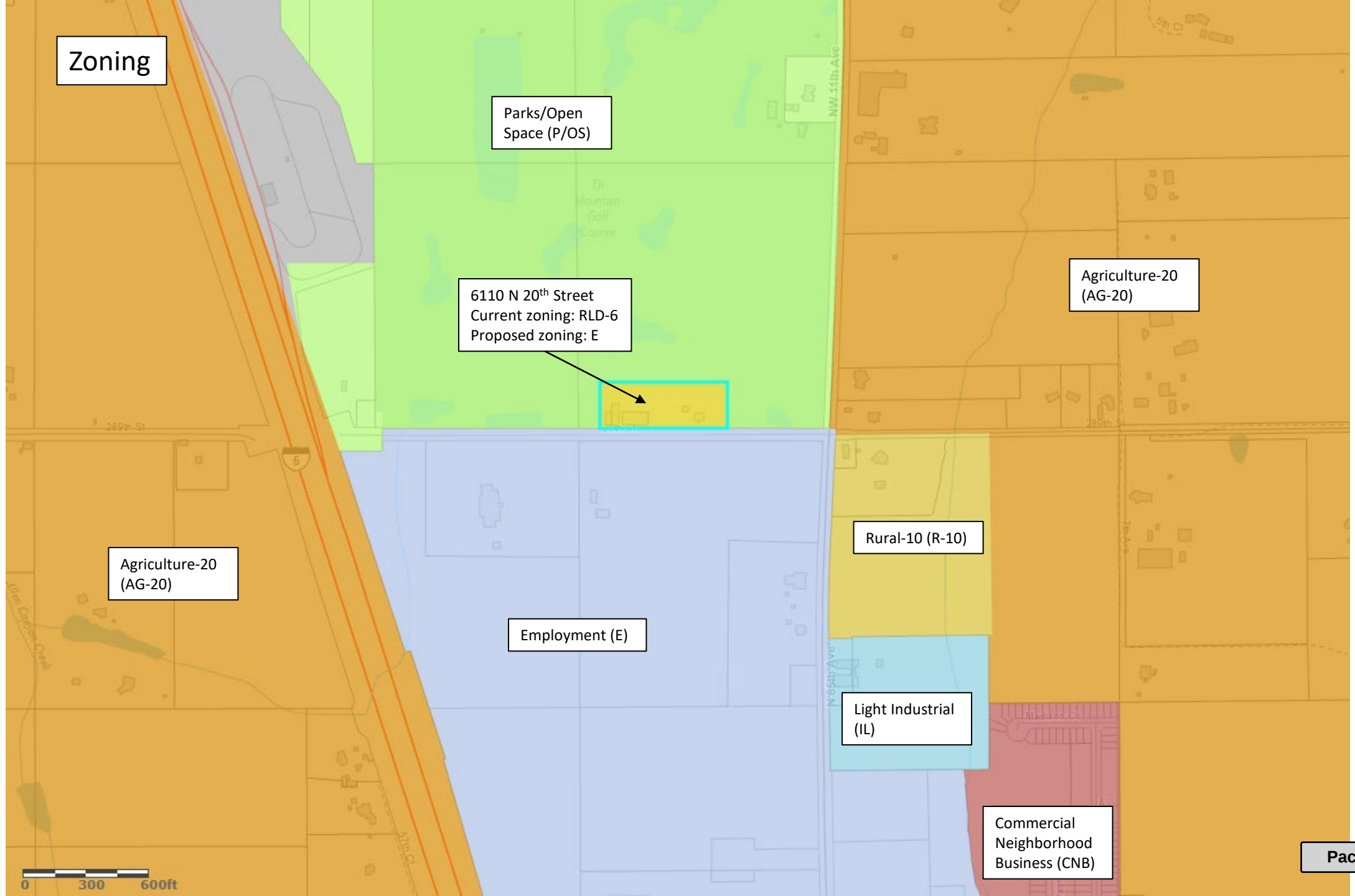
Employment (EM)

Industrial (I)

Neighborhood
Commercial
(NC)



Zoning



Parks/Open Space (P/OS)

6110 N 20th Street
Current zoning: RLD-6
Proposed zoning: E

Agriculture-20 (AG-20)

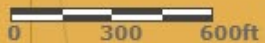
Agriculture-20 (AG-20)

Rural-10 (R-10)

Employment (E)

Light Industrial (IL)

Commercial Neighborhood Business (CNB)



**CITY OF RIDGEFIELD
PLANNING COMMISSION PUBLIC HEARING**

MEETING DATE: November 02, 2022

ITEM:

AGENDA ITEM TITLE: Ridgefield CFP Amendments

GOVERNING LEGISLATION:

RCW 36.70A.070 – Growth Management – Comprehensive plans – Mandatory elements.

SUMMARY/BACKGROUND:

A capital facilities plan (CFP) is a required element of county and city comprehensive plans. The CFP adopted with a comprehensive plan consists of an inventory of existing capital facilities owned by public entities, a forecast of the future needs for such capital facilities, the proposed locations and capacities of expanded or new capital facilities, and at least a six-year plan that will finance such capital facilities within projected funding capacities. The Ridgefield CFP was adopted with the 2016 Ridgefield Urban Area Comprehensive Plan and has undergone minor modifications with annual comprehensive plan updates since.

An important function of the CFP is to identify the location and functional classification of existing and future public streets in the city. Future roadways shown on the CFP are required to be built by developers as projects in the vicinity develop.

There are two proposed changes to the CFP functional classification map (see attached *October 2022 CFP Update*). The first proposal is to add Union Ridge Parkway as a collector between Pioneer Street and N 10th Street. This would ensure that the roadway exiting the planned roundabout at Pioneer Street and Union Ridge Parkway to the north and accessing the Clark College and Clark College Foundation properties is a public street extending connectivity through the area rather than a private driveway accessing one property. The second proposal is to remove S 6th Way, a future industrial/commercial collector, between S Royle Road and future S 51st Avenue. Future S 3rd Way and S Wells Drive provide adequate east-west connectivity between S Royle Road and future S 51st Avenue. Further, a large wetland complex is located across the S 6th Way alignment.

MOTION AND RECOMMENDATION TO CITY COUNCIL:

To recommend approval to Council:

"I move to recommend approval of the CFP amendments as presented."

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS: October 2022 CFP Update (PDF)

FIGURE

2

Functional Classification

