



CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
November 1, 2017

Regular Meeting - 6:30 PM

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

FLAG SALUTE

ROLL CALL

Attendee Name	Title	Status	Arrived
Jerry Bush	Commissioner	Excused	
Jason Carnell	Chair	Present	
Stan Okinaka	Commissioner	Present	
Victoria Haugen	Commissioner	Excused	
Whitney Jones	Commissioner	Present	
Paul Young	Commissioner	Excused	
Jen Lindsay	Commissioner	Present	

LATE CHANGES TO THE AGENDA

Jeff asked to rearrange the order of the Business/Public hearing topics

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

Ron Onslow
195 N 1st Ave
Ridgefield, WA 98642

CONSENT AGENDA - [6:35 PM](#)

1. Planning Commission - Regular Meeting - Oct 4, 2017 6:30 PM - [6:35 PM](#)

BUSINESS/PUBLIC HEARING - [6:36 PM](#)

1. 1423 : Green Building Standards - Public Hearing - [6:36 PM](#)

Jeff Niten Provided a staff report to the Commission

Open Hearing 6:39PM

Close Hearing 6:39PM

Commissioners asked where the 10% rebate came from and why 10% was chosen as the starting point. They also asked if other jurisdictions were offering this standard and what their rebate percentage was. Jeff answered that we starting with 10% because increasing the incentive is better

that decreasing it. He also said other Jurisdictions have these standards but not the rebate. Commission then asked about visit-ability incentives and if this was added to the code would there be any negative feedback. Jeff said that the feedback has been positive and this additional incentive would not be a hindrance.

Motion to recommend green building standards to go to council with the added 10% visit-ability incentive to be included.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Whitney Jones, Commissioner
SECONDER:	Stan Okinaka, Commissioner
AYES:	Carnell, Okinaka, Jones, Lindsay
EXCUSED:	Bush, Haugen, Young

2. 1440 : RDC Updates - Public Hearing - [6:52 PM](#)

Claire Lust provided a staff report

Open Hearing 7:05PM

Close Hearing 7:05PM

Commission asked about restricting the library to mixed use area and how would that affect the Clark College library if they would like to build off 65th street? Jeff will amend that code to state that an educational facility does not apply to this code update. Commission also asked for clarification on design standards and why there is a fairly big chunk taken out.

Motion to send the RDC updates to City Council.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Stan Okinaka, Commissioner
SECONDER:	Jen Lindsay, Commissioner
AYES:	Carnell, Okinaka, Jones, Lindsay
EXCUSED:	Bush, Haugen, Young

3. Growth Management Act - [7:11 PM](#)

Jeff provided a power point presentation to the Commission

Commission asked who sets the target densities and what happens to a City who doesn't follow these density requirement? Commission also asked what would happen if the citizens would like to change the comp plan after it has been updated?

Jeff answered their questions

PUBLIC COMMENT - [7:39 PM](#)

None

STAFF REPORTS - [7:39 PM](#)

1. Community Development Report - [7:39 PM](#)

Jeff provided a report to the Commission

2. Volunteer for City Council - [7:40 PM](#)

Jeff asked for a Volunteer for City Council to provide the quarterly report.

Chair Carnell will talk with Commissioners and get back to Jeff within a week.

FROM THE COMMISSION

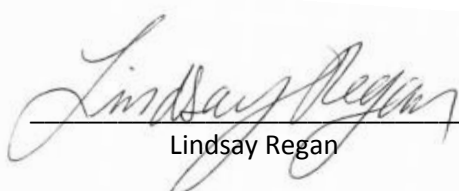
Commissioner Okinaka - Main Street Association Update

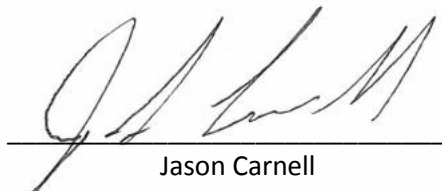
Commissioner Lindsay - Parks Board Update

Commissioner Carnell - No Update

Commissioner Jones - No Update

ADJOURN - [7:45 PM](#)



Lindsay Regan

Jason Carnell