



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

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.

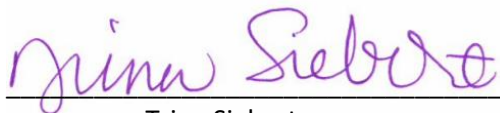
Commissioner Swenson proposed having more discussion about limiting growth.

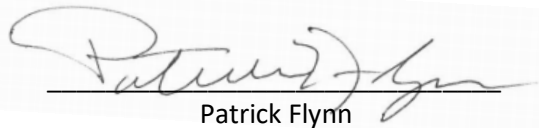
Commissioner Rose said that October 26 at 11:30 AM the mayors from Battle Ground, La Center, Ridgefield and Vancouver will be at the Chamber of Commerce meeting.

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