



CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
October 5, 2016

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM - [6:29 PM](#)

1. FLAG SALUTE

2. ROLL CALL - [6:30 PM](#)

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

3. Motion to Excuse Members - [6:31 PM](#)

RESULT:	ADOPTED [UNANIMOUS]
SECONDER:	Victoria Haugen, Commissioner
AYES:	Burton, Bush, Carnell, Haugen
EXCUSED:	Okinaka, Jones

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

The Port of Ridgefield provided the Planning Commission a presentation on the dark fiber and how it will benefit businesses and technology.

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

None

CONSENT AGENDA - [6:31 PM](#)

1. Minutes - [6:31 PM](#)

BUSINESS - [6:52 PM](#)

1. Employment Zone - [6:52 PM](#)

Part of the adopted Comprehensive Growth Management Plan included an Employment (E) zone. The concept behind the Employment zone concept was to combine both the light industrial zoning category, and the office category and create additional flexibility while still maintaining the standards Ridgefield has adopted for employment uses in the city. The standards for the two zones for lot sizes, frontage

requirements, building setbacks, etc. have not changed. The only change is the new proposed combined code is the setback provision for adjacent lots. In the current code adjacent lots with the same zone could reduce the side setback to zero feet. In the new proposed code there is a concern that outdoor storage areas could be located directly adjacent to an office development. The proposal seeks to mitigate that concern by requiring a 10 foot wide landscape buffer in any area that is proposed for outdoor storage.

Jeff Niten - Community Development Director

Provided the Commission a report on the Employment zone and the concerns and issues surrounding this zone type.

The Commission discussed the Employment zone and asked staff questions regarding residential housing above office space and if businesses will be required to make these changes or if these changes will be retroactive.

2. RDC Updates - [7:02 PM](#)

From time to times within our development code comes to light that are unnecessary, contradictory, or could be done more efficiently. These updates are a part of the continuous improvement the city has undertaken to make our regulations consistent, efficient, and more predictable. This is the second round of updates to the R.D.C. for this year, some of the revisions in this version are items the Planning Commission saw in May of this year, and the City Council asked staff to continue to revise. The updates proposed will include:

RDC 18.210.065

RDC 18.220.010

RDC 18.310.080

RDC 18.401.080

Title 14 Construction Code

Jeff Niten – Community Development Director

Provided a report on the RDC updated to the Commission

Commission asked staff about fencing materials and the rules and restrictions along with them.

3. Sign Code Update - [7:12 PM](#)

Cities around the country are amending their sign ordinances to comply with recent U.S. Supreme Court decision, Reed v. Town of Gilbert. The basic premise municipalities must follow is that regulations must be content neutral. In other words, a municipal government must regulate signs in a way which doesn't require reading the content. The Association of Washington Cities has developed a model sign ordinance which will regulate signs in our community in a manner which we believe is compliance with the decision issued by the Supreme Court. Staff has tailored the model ordinance to match our communities needs and also match previous work the Planning Commission has done on ordinances including the Commercial Design Standards and the optional Mixed Use overlay.

Jeff Niten – Community Development Director

Discussed the Supreme Court case that is prompting this code change and how the city will comply with the decision made by the Supreme Court.

Commission discussed the sign code proposed before them and asked about sign specifics and how this will effect temporary and permanent signage in Ridgefield.

PUBLIC COMMENT - [7:19 PM](#)

None

STAFF REPORTS

1. CDD Report - [7:19 PM](#)

Jeff provided a Community Development Update to the Commission

FROM THE COMMISSION - [7:24 PM](#)

Chair Bush - Introduced Jennifer Lindsay, the new Planning Commissioner who will be taking Position #3 starting next Planning Commission meeting.

Commissioner Burton – Port or Ridgefield/Council - Bond financing for the WDFW project. Provided City Council an update about Planning Commission. Also, I think we made a mistake saying that we do not want drive thru's. We need to have this be up to the builders and have them build to the code.

Jason - Ridgefield Business Association - Great speakers are going to be at the next meeting, new website it up and a new blog section.

Haugen – Ridgefield Junction Association - No update.

Chair Bush - Thanked Mark Burton for his service to the Planning Commission.

ADJOURN - [7:32 PM](#)

Lindsay Regan

Jerrold Bush