



CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
September 7, 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 - [6:31 PM](#)

There were no late changes to the Agenda.

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

Sara Cole submitted a written comment regarding traffic in Cloverhill due to the Royle Rd. closure.

Michelle Galvan, 4220 S Winery Cir Ridgefield, submitted a written comment regarding traffic in Cloverhill due to the Royle Rd. closure.

Both of these comments have been saved to the Planning Commission OneDrive file.

CONSENT AGENDA

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

BUSINESS

1. AWC Housing Update - [6:32 PM](#)

Community Development Director, Claire Lust gave a presentation on the Washington State Housing Market Overview that was put together by ECONorthwest.

Discussion occurred regarding whether the demand of housing is related to supply chain issues, zoning issues or a combination of both.

Discussion occurred regarding whether there is a local attempt to see where Ridgefield falls in the housing affordability/availability compared to the rest of Clark County and the state.

Discussion occurred about whether or not there are state laws that dictate the rate of development. Is there a way to limit growth so that the schools are not over capacity? Ms. Lust stated that the City has the tools to impose moratoriums, however if the City were to place a moratorium it would have to be able to fund the solution and the City cannot fund schools.

Discussion occurred regarding the Growth Management Act and funding for schools.

Discussion occurred regarding whether there is communication/transparency between Clark County and the City of Ridgefield and the impact that the housing in the County's jurisdiction has on the school district.

Discussion occurred regarding the under production in the state and where Ridgefield fits into those numbers since there has been record building permits for the last few years.

Discussion occurred on who votes for school bonds.

Discussion occurred regarding whether or not it's possible to have special Impact Fees for schools.

Discussion occurred about how Ridgefield is doing relative to the rest of Clark County regarding the cost of housing.

Discussion occurred on whether or not there is any data regarding where people moving into Ridgefield are moving from.

Discussion occurred regarding multi family housing.

Discussion occurred regarding what kind of city Ridgefield wants to be in 10-20 years.

STAFF REPORTS - [7:11 PM](#)

Community Development Director, Claire Lust had nothing new to report.

FROM THE COMMISSION - [7:11 PM](#)

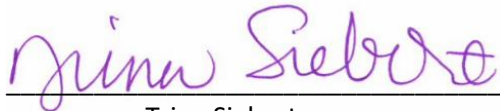
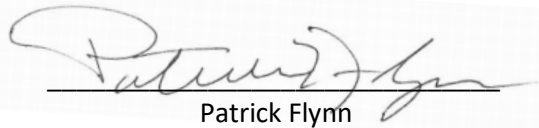
Commissioner Amerman followed up on the last Planning Commission Meeting and the discussion on the Tree Ordinance.

Commissioner Rose announced that Wednesday, October 26th from 12:00 to 1:30 the Ridgefield Chamber will be hosting a government affairs and all of the local mayors will be attending to discuss growth planning and housing concerns.

Commissioner Okinaka stated that Octoberfest will be held Saturday, September 10th. This is the biggest fundraiser that Ridgefield Mainstreet hosts. This is a family friendly event that will have corn hole, a dog race, etc.

Commissioner Flynn stated that in light of the current situation between the school district and teachers we all need to be kind to each other.

ADJOURN - [7:17 PM](#)


Trina Siebert
Patrick Flynn