



CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
September 7, 2016

Regular Meeting - 6:30 PM

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

FLAG SALUTE

ROLL CALL - [6:28 PM](#)

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

Swore in Paul Young into the Planning Commission.

LATE CHANGES TO THE AGENDA

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

CONSENT AGENDA - [6:32 PM](#)

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

1. Meeting Minutes - [6:32 PM](#)

BUSINESS - [6:32 PM](#)

1. Public Hearing on Pioneer Mixed Use-Overlay (Discussion & Recommendation) - [6:52 PM](#)

Elizabeth Decker - Consulting Planner

45th and Junction overlay

Closely tied to commercial code

We do not have any high density in Ridgefield we have medium density but we have not seen anyone max out the medium density option

8-28 units per acre came out of the stakeholder group

The public meeting site is accessible to persons with disabilities. Accommodations for persons with disabilities can be arranged with a two week advance notice by calling the City Clerk at (360) 887-3557. For other formats or special language needs, contact the City Clerk at (360) 887-3557.

Goal is to meet differed family compositions here in Ridgefield
Drive thru's are not allowed in this overlay

Open Hearing 7:08

Rod Hathaway
2496 S 31st Ct

Question regarding higher density res. What are the accommodations for the present and future EV cars?

Joe Mello
14010-A NE 3rd Ct St
Attended stakeholder meeting
Show appreciation to Niten and Decker
Thank then publicly
show public support for the density proposed
Purpose to create walking communities and you need housing to do this

Cherell Mitchel
3729 S 15th ST
Looking at Pioneer Canyon the housing varies can anyone say how many houses per acre were there to begin with and how many houses per acre going towards the street?
Against high density, you can go out in nature to go on walks
There will be no beautiful scenery with all these houses
Promoting to get more space
Don't want to lose the beauty of what we have and that is what is going to be lost

Close Hearing 7:14

Elizabeth Decker - Planning Consultant
EV - already built into our code, charging stations are allowed in all zones, no requirements at this time for charging stations per parking stations
Pioneer Canyon - Northern portion is single family was developed 5-6 acres, 45th and Pioneer come in about 10 units per acre. The design of those townhomes would have been precluded if it was built to today's standards
By concentrating density in our urban areas we can save our rural areas and its beauty

Jeff Niten - Community Development Department
Ridgefield has a 6 unit per acre target that the State regulated
90 percent of housing stock is SFR

Commissioner Burton
8th St off Pioneer the side of the street across the school, will this be included in the overlay? Bus traffic issues
Will the fire department use the water for fires if needed?

Elizabeth - Planning Consultant
This overlay only applies to 45th and Pioneer and the Junction
This could be something that we could address with the Central Mixed Use zone

Jones

Outdoor uses section, use for storage, is that different from public storage?

Outdoor spaces, are swimming pools a use?

Decker

Indented for a company such as Fred Myers and they have outside equipment they need to store outside.

I would venture that pools may be deemed similar as an outdoor use deemed by the Planning Director

Carnell

Does the City have any frequently asked questions forms that we could pass out to the community?

Jeff

We can put together a short course of local planning information packet for the community on the website

Gave a brief explanation of the Growth Management Act

Bush

Fences - why do we have chain link discouraged but we can use it. I think it should not be used

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mark Burton, Commissioner
SECONDER:	Jason Carnell, Commissioner
AYES:	Burton, Bush, Carnell, Okinaka, Haugen, Jones, Young

2. Public Hearing on Commercial Design Standards (Discussion & Recommendation) - [6:35 PM](#)

Jeff Niten - Community Development Director

Maintain the natural typography

Setbacks are organized and consistent

Pedestrian connectivity

Outdoor common area standards

Outdoor furnishings

Mass and scale design

Prominent facades

Windows and doors

Transparency zone

Siding and trim, architectural features

Roofing materials

Parking lot standards

Landscaping

Fences and walls

Open Hearing 6:46

Joe Meallow

Hinton Development

14010-A

Vancouver, WA 98685

Tilt up verbiage does not preclude tilt up construction
Can put a lot of nice effect into it but it does help bring down the cause
Cap on the roofs-can we parapuff walls to hid HVAC units, its get expensive when you have to cap every roof
There is a balance and you don't want to make it so hard that is difficult to build in Ridgefield due to the cost

Close Hearing 6:50

Jeff Niten

Tit Up prohibited - Not prohibited if you meet the standards of the code

Roof question - 18230055 2A There are options to choose from to help accomplish low prices without the cap on it

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jason Carnell, Commissioner
SECONDER:	Stan Okinaka, Commissioner
AYES:	Burton, Bush, Carnell, Okinaka, Haugen, Jones, Young

3. Parks and Trails Design Standards & Development Process (Discussion) - [7:33 PM](#)

Remove vote. Error in template

Elizabeth

Provided a PowerPoint presentation to the Commission

Burton

On the trails are we going to put on signs indicating the length of the train?

Elizabeth

we have had many discussionsa bout signage

Okinaka

Does the sign map show that they trails will all meet up with each other?

Elizabeth

Not all trails connect but many will create a trail network

Carnell

How are we going to keep these trails safe after dark

Is thing in place for emergency phone boxes since cell service isn't available at all trails?

Elizabeth

We have included safety measures into design of the trail

We will look into the phone issue

RESULT:	TABLED [UNANIMOUS]
MOVER:	Stan Okinaka, Commissioner
SECONDER:	Jason Carnell, Commissioner
AYES:	Burton, Bush, Carnell, Okinaka, Haugen, Jones, Young

PUBLIC COMMENT - [7:56 PM](#)

Rod Hathaway
2496 S 31st Ct

Question regarding the trails, once it has been accepted (local trails) who is responsible for maintaining the trails?

Elizabeth
Maintenance is one of the main concerns
Once they are accepted by the City they will be the City responsibility
Even if it is an unpaved trail there are standards in place that will help the trail be maintained over time

Cherrol Mitchel
Safety is a concern about the trails
Suggest that park that are on the outer edges, how about some bike path trails.
Squestrial facilities may be able someone you want to look at also and make trails for them too.

STAFF REPORTS - [8:01 PM](#)

1. Community Development Department Update - [8:01 PM](#)

Remove vote. Template error.

Jeff Niten provided and update.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jerry Bush, Chair
SECONDER:	Stan Okinaka, Commissioner
AYES:	Burton, Bush, Carnell, Okinaka, Haugen, Jones, Young

FROM THE COMMISSION - [8:03 PM](#)

Burton - Port - Building plans submitted for the 11th street WDFW building. Brining in dark fiber and what that is going to bring to Ridgefield. Get Nelson's presentation.

Carnell - main street - Meeting last week

Haugen - Junction - Discussion of traffic and expected growth of the Ridgefield area. School bond discussion

Okinaka - main street - focused on this weekends Oktoberfest, board approved to put together another video, going forward with becoming a full member with the statewide main street association.

Jones - Stakeholder Group - Completed

1. Commissioner Updates

ADJOURN - [8:09 PM](#)

Julie Basarab, City Clerk

Ron Onslow, Mayor