



CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
September 4, 2019
Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL

Attendee Name	Title	Status	Arrived
Jerry Bush	Commissioner	Present	
Jason Carnell	Commissioner	Present	
Stan Okinaka	Commissioner	Absent	
Paul Young	Commissioner	Present	
Patrick Flynn	Chairman	Present	
Rob Aichele	Commissioner	Present	
Judy Chipman	Commissioner	Present	

MOTION: Commissioner Young moved to excuse Commissioner Okinaka from the meeting.

SECOND: Commissioner Aichele.

Approved Unanimous.

LATE CHANGES TO THE AGENDA

None

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

Darren Wertz - Resident

Suggested procedural change - state the reason of absents when excusing a Commission Member from the meeting.

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

1. Approval of Minutes from Wednesday, 8/7/19 Meeting

BUSINESS - [6:32 PM](#)

1. Ridgefield Municipal Code Amendment 2019 Part 2

Louisa Garbo, Community Development Director presented 2019 Code Amendment Update.

As part of the public outreach a list of potential Ridgefield municipal code to amend was posted on the city's website on August 9th, posted on social media, and emailed to the subscribers. The website provided a way for people to submit their comments or send attachments. This public outreach is still

open until it is presented to Council in October. Received 7 comments, one related to clarification on HOA exemption and others are issues unrelated to the proposed code sections. Updates will be available on next meeting to vote on recommendations. The Open House was largely attended by elected officials and 3 or 4 residents. Draft copies of the amendments were released online and at the Open House.

2019 Proposed Code update focused on 3 Categories -Housekeeping updates, minor policy changes, and major policy changes

Claire Lust, Planner presented the housekeeping and minor policy changes.

Summarized the proposed housekeeping and minor policy amendments and the goals. Housekeeping updates are meant to reflect updated legislation, correct clerical errors and other minor changes that don't change the content of the code but rather clarify of what is already there. Most of the proposed updates affect Title 18 which is the development code and few that were suggested by department heads, council and police department. Minor policy changes are proposed to add new content to the code and to simply strengthen to implement the policy and goals using the development code.

Louisa Garbo, Community Development Director presented the 2 major policy changes.

Presented the additional uses proposed for the Employment District. Added additional uses on section 18.205.020 land use table for the employment zone for the purpose of looking at job per acre and to increase the number of jobs per acre. Still working on the incentives and bring back to Council at later date.

Name of the uses was specifically recommended by CRUDC under their economic development strategy that they completed for Clark County and cities to consider in increasing economic development. Added Software, Computer and Electronics, Clean Tech, Life Sciences, and Professional Scientific and Technical Services to the employment zone.

Second major policy change is to add new process called "Map of Dedication". Establish a Map of Dedication procedure to ensure timely, organized, and binding dedication of public and private improvements. It's a consolidated agreement and everything is identified on the map which will be recorded on the plat. Changes made will need to be approved by Council. Proposed to be submitted as part of the Subdivision and or PUD application, Type III process. If not proposing a subdivision but would like to make a dedication or an existing development making changes to dedication or similar situation will be considered a Type II process. There will be a submittal guideline to determine if it's a Type II or Type III process.

Drafts are posted and changes will be updated on the website.

2019 RMC Code Updates will be presented at next month Planning Commission Public Hearing, SEPA is ready to be sent for review, comments will be presented to Council on October 10th for 1st reading and October 24th for 2nd reading and adoption.

Staff and Commissioners discussed the proposed amendments.

PUBLIC COMMENT - [7:09 PM](#)

Chris Dudley - Resident

Spoke about climate change, planning for fragile future, and issues dealing with today. Read an article in the May issue for MIT Technology Reviews. We need to be serious in planning for the future and start to look at net zero buildings, draw tech people into towns that care about climate change and address these issues, grow gardens, build parks that have food producing and drought resistant trees, and promote individual saving rain catch man.

STAFF REPORTS - [7:14 PM](#)

Louisa Garbo, Community Development Director acknowledged Cristy for stepping in to help, introduced Angie Suzuki as permit technician, and announced Claire's promotion as Senior Planner. Joint training session with City Council scheduled on October 10th.

Will send a link on short course on planning, very specific to WA state land use planning.

Asked chair to make a motion to appoint a volunteer to sit on the Parks Committee or Stakeholder group to participate in their Parks Master Plan.

Commissioner Aichele volunteered to sit on the Parks Committee.

No motion required.

FROM THE COMMISSION - [7:16 PM](#)

Commissioner Aichele - Back in July staff send us "Housing Memorandum for Issues affecting Housing and Availability, 117 page report. Recommend to staff to add the Affordable Housing and Availability in the 2020 work plan for Planning Commission and suggested 3 things to study. Review the support for affordable housing as outlined in the June 2019 Department of Commerce Housing Memorandum and review the reasonable measures as tools for increasing housing availability and affordability; determine which RM1 through RM38 could apply to the city of Ridgefield; and discuss a plan that would increase the affordable housing and availability

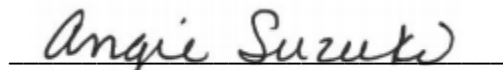
Worked at Clark County Fair for the Ridgefield Lions and raised about \$25,000.

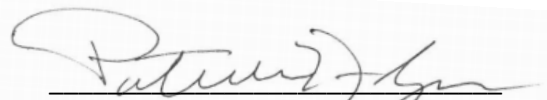
Commissioner Chipman- Would like to continue receiving the Community Development report which was sent via email and was made available with the agenda packet.

Commissioner Carnell - Welcomed Angie and excited for Rosauers and all the development that is happening

Chair Flynn - Congratulated Claire's promotion, welcomed Angie, and thanked Commissioner Aichele for volunteering on the Parks Committee. The Public Outreach event on 8/29 was not able to attend but spoke with people who did and heard that it was underwhelming, wasn't an official program and welcoming environment for citizens. Reiterated to attend meetings for rest of the year and training scheduled for October 10th. Responded to public comment made by Darren Wertz that will do better job of announcing why a Commissioner is not at the meeting.

ADJOURN - [7:25 PM](#)


Angie Suzuki


Patrick Flynn