



**RIDGEFIELD PLANNING COMMISSION
MEETING AGENDA**

**Wednesday, August 4, 2021
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

I. GENERAL SESSION CALL TO ORDER - 6:30 PM

- 1. Flag Salute**
- 2. Roll Call**
- 3. Late changes to the agenda**

II. PUBLIC COMMENT

Anyone requesting to speak to the Commission regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and address. Comments are limited to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

1. Citizen Communications

III. CONSENT AGENDA

- 1. Approval of Minutes from Wednesday, 6/16/21 Meeting**

IV. BUSINESS

- 1. Vacant Buildable Lands Model - Claire Lust, Community Development Director**

V. PUBLIC HEARING

VI. STAFF REPORTS

VII. FROM THE COMMISSION

VIII. ADJOURN

**Planning Commission Agenda Packet is available at the following link:
<http://ridgefieldwa.iqm2.com/Citizens/>**

**CITY OF RIDGEFIELD
PLANNING COMMISSION**

MEETING DATE: August 04, 2021

ITEM:

AGENDA ITEM TITLE: Citizen Communications

Citizen Communications

STAFF CONTACT: Dorothy Harrington,

ATTACHMENTS: Brad Wiltfong public comment (PDF)

From: [Brad](#)
To: [Dorothy Harrington](#)
Subject: Ridgefield Planning Commission - Public Comment
Date: Monday, July 12, 2021 10:25:33 AM

Hello!

My name is Bradley Wiltfong. I am a citizen and small business owner living in Downtown Ridgefield. Please consider and pass along my comment to the Planning Commission and whoever else may find it relevant. Thank you!

In addition to being an engaged and thoughtful citizen, I am also a cyclist, and I am very concerned and disheartened with some of the “gaps” in infrastructure at present.

The conditions on Pioneer Street from 56th to S Royle Rd are unacceptable, dangerous, and unpleasant for all parties. The bike lane on this road is constantly full of road debris and too narrow with way too much fast moving traffic. The conditions on this road, coupled with the increasing volume/speed of traffic, are what leads to tragedy and animosity between types of road users. I would very much like to see this addressed, and I hope that this issue been identified already.

A painted line on the road is not infrastructure and offers little protection on a road such as Pioneer. Grade separation or at the very least, plastic pillar barriers are needed.

And since I do not believe widening the road to accommodate a proper bike lane and pedestrian infrastructure is possible at present due to residential property lines, I think the City should identify, label, and encourage an alternate route. I would like to suggest 56th Place to S Royle as a option.

I also would like to see the speed limit of Pioneer reduced to 35mph. The current 45mph limit is much too high considering all the additional traffic (pedestrian/bike/car) the road sees and lack of proper infrastructure in critical sections. Slowing people down would help give all peoples more time to react.

Slowing down traffic and improving alternative transportation infrastructure in Ridgefield will have many positive effects on the community and businesses in it. On a weekly basis I have choose not to spend money in the Discovery Ridge shops because I can not get there by bike safely from Downtown. I know I am not alone in that. If I have to drive, I will drive to a cheaper grocery store or my preferred restaurants. The easier it is to get around without driving the better it will be for all members of the community (even those who would never consider anything but driving). For the health of our community and future, please improve the bike and pedestrian infrastructure and connectedness of Ridgefield.

Thank you for your time,
Brad

Attachment: Brad Wiltfong public comment (Citizen Communications)

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CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
June 16, 2021

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:34 PM

ROLL CALL - [6:34 AM](#)

Attendee Name	Title	Status	Arrived
Jerry Bush	Commissioner	Late	6:45 PM
Stan Okinaka	Commissioner	Late	6:37 PM
Paul Young	Commissioner	Present	
Patrick Flynn	Chairman	Present	
Judy Chipman	Commissioner	Late	6:37 PM
Gary Rightenour	Commissioner	Present	
Amanda Swenson	Commissioner	Present	

Commissioner Young moved, seconded by Commissioner Rightenour, to excuse the members absent from this meeting. Ayes: All. Motion passed unanimously.

Late changes to the agenda - [6:34 PM](#)

There were no late changes to the agenda.

PUBLIC COMMENT - [6:35 PM](#)

There were no public comments.

CONSENT AGENDA

1. 2337 : 05.05.2021 Planning Commission Minutes - [6:36 PM](#)

Commissioner Young moved, seconded by Commissioner Swensen, to accept the minutes as written. Ayes: All. Motion passed unanimously.

BUSINESS

PUBLIC HEARING

1. Title 18 Housekeeping and Minor Policy Updates - [6:38 PM](#)

Claire Lust, Community Development Director introduced the proposed series of minor housekeeping and policy changes to Title 18 of the Ridgefield Municipal Code (RMC), also known as the Ridgefield Development Code (RDC). The purpose of the proposed amendments is to keep the code up-to-date and to address current development issues in order to better serve the Ridgefield community.

Discussion occurred on clarifying that "treated wood" means stained, or painted and not pressure treated.

Discussion occurred on defining "natural ponds" and clarification that natural ponds can count towards the unusable open space requirement and not to exceed 50%, so the remaining portion can be utilized as usable open space.

PUBLIC HEARING OPENED AT 6:57 PM

NO TESTIMONY WAS PROVIDED.

PUBLIC HEARING CLOSED AT 6:59 PM

Commissioner Chipman moved, seconded by Commissioner Bush for approval of the proposed updates based on recommendations provided by the Commissioners. Ayes: All. Motion passed unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Judy Chipman, Commissioner
SECONDER:	Jerry Bush, Commissioner
AYES:	Bush, Okinaka, Young, Flynn, Chipman, Rightenour, Swenson

STAFF REPORTS - [7:01 PM](#)

Claire Lust, Community Development Director, updated the Commissioners on the status of reopening and advised that the July Planning Commission Meeting has been cancelled, however, tentatively the August Meeting may be in person.

Ms. Lust also stated that she will be coordinating with City Council on getting the Commission and Council together to tour new and ongoing development around the City. She updated the Commission of the new Permit Technician position being filled and the current and incoming project activity.

FROM THE COMMISSION - [7:04 PM](#)

Commissioner Okinaka updated the Commissioners on the Ridgefield Main Street Program and advised that they will be resuming their live in person community meetings at the Sportsman restaurant. He also advised that the Governor signed the bill to increase the funding this year to another 90k and informed the Commission on upcoming fund raising opportunities, with the first one on July 23rd Friday Night Flicks at the Port featuring Field of Dreams and Octoberfest on September 11th.

Chairperson Flynn thanked Commissioner Young for chairing the last Planning Commission meeting. He informed the Commission of a couple of upcoming events i.e., Ridgefield Mountain Golf Tournament on July 19th and advised how to sign up for this event, also Octoberfest on September 11th and Experience Ridgefield on September 11th with activities.

ADJOURN - [7:12 PM](#)

Dorothy Harrington

Patrick Flynn

Minutes Acceptance: Minutes of Jun 16, 2021 6:30 PM (CONSENT AGENDA)

**CITY OF RIDGEFIELD
PLANNING COMMISSION**

MEETING DATE: August 04, 2021

ITEM:

AGENDA ITEM TITLE: Vacant Buildable Lands Model

SUMMARY/BACKGROUND:

Staff will present an update on Clark County's Vacant Buildable Lands Model, which provides a basis for the City's 2024 Comprehensive Plan Update process.

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS: