



DRAFT Memorandum

Date: April 25, 2022

Subject: Carty Road Subarea Plan
Project Advisory Committee Meeting No. 3

From: Sam Rubin and Nicole McDermott

To: Claire Lust, Ridgefield Planner

Route To: Project Advisory Committee, (sign-in sheet attached)

WELCOME AND PROJECT INTRODUCTION

The third meeting of the Project Advisory Committee (PAC) was held on April 19, 2022, at the Ridgefield Outdoor Recreation Center. Attendance included PAC members (sign-in sheet is attached) composed of Carty Road project area property owners and stakeholders, consultant team members from WSP, and city staff (Claire Lust, Community Development Director, and Brenda Howell, Interim Director of Public Works). Claire welcomed the group and noted the purpose of the meeting was to review the draft plan prepared for the subarea in 2020. Claire reminded the attendees of the two previous PAC meetings held in February and March of 2020 and the Open House in March 2020. Claire noted that due to Covid-19 the adoption of the plan was put on hold and the city is now ready to reengage stakeholders and property owners and reevaluate the plan to determine if any elements need to be updated. Claire introduced Nicole McDermott, WSP, and Sam Rubin, WSP to provide a project overview.

SUMMARY PRESENTATION

Nicole introduced herself and thanked everyone in attendance at the meeting and started the presentation prepared by WSP. A draft plan was developed with the PAC in 2020 after two PAC meetings and an open house. Input and feedback were received from the PAC, stakeholder interviews, and an online survey and were used to create the Vision and Guiding Principles in the plan. The first PAC meeting held in January covered four elements of the subarea plan: Environmental, Land Use, Transportation, and Parks and Trails. The discussion provided guidance for the development of a draft vision and guiding principles.

The summary presentation covered the elements listed below. Specific details about the development of these concepts and guidelines can be found in the subarea plan report (available on the project webpage: https://ridgefieldwa.us/wp-content/uploads/Carty-Road-Subarea-Final-Report_June-2020.pdf) and the PAC meeting summaries included as appendices to that report. Reviewed elements include:

- Existing Conditions Analysis
- Development of Vision and Guiding Principles
- Development and evaluation of Concept A and Concept B
- Design Guidelines and transportation cross sections
- Implementation and Next Steps.

PAC DISCUSSION

Throughout the presentation, attendees asked clarifying and follow up questions related to the information presented and general questions of city staff. Many of the questions focused on the proposed trail system and some attendees had concerns for safety and privacy related to future development of the trail. An additional concern associated with proposed trail development was the issue of eminent domain or takings. Staff reiterated that all the proposed elements of the subarea plan are driven by development. Meaning, that if a property owner did not sell their property or did not seek to subdivide or develop their property then the proposed plans would not be initiated.

Discussion items raised by attendees ranged from broad questions on the subarea planning process to specific questions about proposed setbacks. These questions and discussion items are summarized below and will guide the reevaluation of the subarea plan.

Zoning and Setbacks

Some attendees had questions about the proposed zoning and the potential impact on future development. The following considerations and questions were raised.

- Consider the extent of critical areas when recommending zoning for Carty Road. Would the RLD-4 zoning combined with the extent of critical areas, significantly limit development potential in the subarea?
- Consider adjustments to the required side setback. Does the 15-foot side setback and minimum lot requirements create unforeseen circumstances limiting private development?
- How does the Urban Holding (UH-10) overlay limit property development? What scenarios would allow for the UH-10 overlay to be removed?

Trails

As previously noted, many of the questions and comments at the meeting focused on safety and privacy related to trail location and development. In general, there were a mix of opinions regarding the need and desire for trails throughout the subarea with several attendees expressing dislike for the proposed trail locations. It was suggested that trails should be located on public right-of-way and not on private property. Attendees also noted future designs should consider privacy and safety as a priority. Questions were also raised with regards to trail development in environmentally sensitive areas. City staff and the consultant team reiterated that the trail

locations as noted on the subarea plan are very preliminary, but these concerns will be considered in the subarea reevaluation and adjustments to trail locations could be made.

Annexation

Attendees had a few questions related to annexation. Specifically, property owners asked if they could be annexed even if they do not initiate annexation. Staff noted that annexation will be considered at the property owner's request and the city is not otherwise pursuing annexation.

Miscellaneous Topics

In addition to the discussion of the subarea plan elements and prior process, attendees asked several questions of city staff related to construction traffic and speed on Carty Road. Specific questions included the following:

- What can the city do now to address weight limits of dump trucks along Carty Road?
- What can the city do now to address the speed limit on Carty Road?
- Will there be intersection improvements along Carty Road to make them safer?

NEXT STEPS

The city will use input from the group to reevaluate elements of the draft subarea plan and preferred alternative plan. The draft subarea plan will be sent to the Ridgefield Planning Commission to review prior to a recommendation being made to the Ridgefield City Council. Ridgefield Planning Commission meetings are open to the public and public notice will be issued per Ridgefield Development Code.

SGR:llt

April 22, 2022



Carty Road Subarea Plan PAC Meeting Attendee Sign In, April 19th, 2022

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