



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
AUGUST 10, 2023**

Regular Meeting - 5:00 PM

I. STUDY SESSION - 5:00 P.M.

- 1. Food Cart Development Standards Discussion at Carts by the Park - Claire Lust, Community Development Director**

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

- 1. Flag Salute**
- 2. Roll Call**

Present:

Mayor Jennifer Lindsay
Mayor Pro Tem Rob Aichele
Council Member Matt Cole
Council Member Lee Wells
Council Member Ron Onslow
Council Member Judy Chipman - Virtual
Council Member Clyde Burkle

3. Late changes to the agenda

Yes, executive session under business item #2.

III. PUBLIC COMMENT

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

Comments received during public testimony can be heard on the City's website under <https://ridgefieldwa.us/government/city-council-meeting-audio-files/>.

IV. CONSENT AGENDA

MOTION TO APPROVE AS PRESENTED.

RESULT:	(UNANIMOUS)
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MOVER:	Mayor Pro Tem Rob Aichele
SECONDER:	Council Member Clyde Burkle
AYES:	Council Member Onslow, Council Member Burkle, Council Member Wells, Council Member Chipman, Council Member Cole, Mayor Pro Tem Aichele, Mayor Lindsay

1. **Approval of Claims And/Or Payroll**
2. **Approval of Minutes from the July 27, 2023 Meeting**

V. BUSINESS

1. **Motion - Award of Contract with WSP for 2025 Comprehensive Plan and System Plan Updates - Claire Lust, Community Development Director, Chuck Green, Public Works Director**

The City of Ridgefield is beginning the periodic review and update of the City's Comprehensive Plan. The update is to be compliant with the Washington State Growth Management Act, Environmental Policy Act, and all other applicable requirements per the Washington State Department of Commerce. The updated Comprehensive Plan will reflect a 20-year time horizon, with a target year of 2045 for achieving the overall vision that is established. This process includes a periodic review of the Comprehensive Plan and its components, reflecting population and employment projections for the year 2045. The updates to the Comprehensive Plan and the City's Land Use and Development Code must be adopted prior to June 30, 2025. In April 2023 the City issued a Request for Qualifications seeking to identify a qualified multi-discipline consultant team with demonstrated professional experience in comprehensive and capital facilities planning for small communities to complete a periodic update of the Ridgefield Comprehensive Plan and associated capital facilities and system plans. After an initial review of the Statements of Qualification, interviews were conducted with a shortlist of Makers and WSP USA. After the interviews were scored, the WSP USA team received the highest score and staff negotiated with WSP USA and their team on scope and budget.

MOTION: MOVED TO AWARD THE COMPREHENSIVE PLAN AND CAPITAL FACILITIES PLAN UPDATES CONTRACT TO WSP USA IN THE AMOUNT NOT TO EXCEED \$500,000 WITH A CONTINGENCY OF \$22,611.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Matt Cole
SECONDER:	Council Member Lee Wells
AYES:	Council Member Onslow, Council Member Burkle, Council Member Wells, Council Member Chipman, Council Member Cole, Mayor Pro Tem Aichele, Mayor Lindsay

2. **Executive Session - Litigation or legal risks of proposed action pursuant to RCW 42.30.110(1)(iii) - Mayor Jennifer Lindsay**

6:54PM - The City Council will recess into executive session to discuss the legislation or legal risks of proposed action pursuant RCW 42.30.110(1)(iii). City Council will return to open session at 7:15PM.

Attendees: Mayor, City Council, City Manager Steve Stuart, Public Works Director Chuck Green, Finance Director Kirk Johnson, City Attorney Janean Parker.

7:15PM - City Clerk Julie Ferriss announced that City Council will continue the executive session until 7:20PM.

7:20PM - The Mayor reconvened the meeting.

**3. Motion - Award of Construction Contract for the Royle Road project, S. 15th Street to S. 5th Way
- Chuck Green, Public Works Director**

MOTION: MOVED TO TABLE THIS ITEM UNTIL AUGUST 24TH CITY COUNCIL MEETING.

RESULT:	(UNANIMOUS)
MOVER:	Mayor Pro Tem Rob Aichele
SECONDER:	Council Member Clyde Burkle
AYES:	Council Member Onslow, Council Member Burkle, Council Member Wells, Council Member Chipman, Council Member Cole, Mayor Pro Tem Aichele, Mayor Lindsay

VI. PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1407 - Lahti Property RMUO Removal - Claire Lust, Community Development Director

The city received a zone change application for 5145 Pioneer Street. The proposal is to remove the Ridgefield Mixed Use Overlay (RMUO) zoning overlay that currently exists on the northern portion of the property (approximately 22 acres). The purpose of the proposal is to facilitate the development of a medical clinic on the northeastern portion of the property. This use is permitted outright in the Employment base zone, whereas under RMUO it would need to balance with other uses to meet the “required mix of uses” standards in RDC 18.235.060. To achieve their envisioned master development of the Lahti property, the applicant intends to subsequently go through a comprehensive plan amendment to re-designate the western portion of the site from Employment (E) to General Commercial (GC), however, the current proposal is for the RMUO removal only. This is because while zone change requests such as the RMUO removal can be processed at any time, comprehensive plan amendments such as a change from employment to commercial are only processed once per year in November/December, which would cause an untenable delay to the medical clinic project.

The City Council conducted a discussion.

Mayor Lindsay Opened Public Hearing: 7:30PM

Comments received during a public hearing can be heard on the City’s website under <https://ridgefieldwa.us/government/city-council-meeting-audio-files/>..

Mayor Lindsay Closed Public Hearing: 7:32PM

First reading only.

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VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Onslow - Attended National Night Out event, art fair.

Council Member Burkle - Attended National Night Out event, legislative reception at the Raptors playoff game, City Manager briefing.

Council Member Aichele - Attended National Night Out event, ribbon cutting ceremony for a Police department facility, City Manager briefing, Port of Ridgefield meeting, legislative reception at the Raptors playoff game, Lion's booth at the Clark County Fair.

Council Member Wells - Attended National Night Out event, a ribbon cutting ceremony for the Police department facility, a City Manager briefing, legislative reception at the Raptors playoff game.

Council Member Cole - Congrats to the Raptors on another great season, legislative reception at the Raptors playoff game

Council Member Chipman - Attended National Night Out, a ribbon cutting ceremony for the Police Department facility.

2. Mayor

Attended most of the same meetings, Community Ed summer camp, meeting with County Councilor Sue Marshall.

3. City Manager

City Manager Steve Stuart - Ribbon cutting ceremony for Tractor Supply is scheduled for August 19th, park laundry consent decree update.

Public Works Director Chuck Green - Kudos to PW crew, Royle South update, water supply update.

Community Development Director Claire Lust - Comprehensive plan update.

Finance Director Kirk Johnson - Budget Advisory committee meeting is scheduled for August 15th.

IX. ADJOURN

7:43PM



Julie Ferriss, City Clerk



Jennifer Lindsay, Mayor