



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
FEBRUARY 8, 2024**

Regular Meeting - 6:30 PM

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

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

Present:

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

- 3. Late changes to the agenda**

II. 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/165/City-Council-Meeting-Audio-Files>.

III. CONSENT AGENDA

MOTION TO APPROVE AS PRESENTED.

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

1. **Approval of Claims And/Or Payroll**
2. **Approval of Minutes from the January 25, 2024 Meeting**

IV. PRESENTATION

1. **Comprehensive Plan: 2045 Countywide Housing and Employment Growth Allocations - Claire Lust, Community Development Director**

Staff from Clark County and its constituent cities are working together to analyze existing housing and jobs capacity in our jurisdictions versus projected growth through 2045. The goal is to allocate projected countywide growth among jurisdictions accurately so each jurisdiction has specific housing and job growth numbers to plan for in our periodic Comprehensive Plan Updates. In 2023, Clark County Council adopted a 2045 population target of 718,154 individuals. To accommodate this population growth, 115,705 additional housing units would need to be produced countywide between 2020 and 2045. Based on County modeling Ridgefield will see 6.23 percent of the countywide population growth through 2045, which translates to a need for 7,208 new housing units between 2020 and 2045. Ridgefield saw 2,065 new housing units produced between 2020-2023. Therefore, the city needs to accommodate **5,143 new units between 2023 and 2045**. Clark County's Vacant Buildable Lands Model (VBLM) shows how much capacity jurisdictions have for population growth in their existing city limits and urban growth areas (UGA) under current zoning. The 2023 VBLM generated a **capacity of 5,821 housing units** in Ridgefield and its UGA. Therefore, Ridgefield has a **surplus capacity of 678 housing units through 2045**. Having a surplus capacity for new housing units suggests that the UGA does not need to be expanded for residential land during the 2025-2045 Comprehensive Plan Update. The VBLM also analyzes jurisdictions' existing capacity for employment growth. Per the 2023 VBLM Ridgefield has the **capacity for 7,998 additional jobs**. The projection for countywide employment growth through 2045 is for 79,500 additional jobs, of which **9,878 additional jobs** are allocated to Ridgefield (city and UGA) by the VBLM. Therefore, Ridgefield currently has a **deficit of 1,880 jobs through 2045**. Similar to housing, this deficit may be addressed through a combination of UGA expansion for employment-generating uses, use changes within the UGA, and sending jobs to other jurisdictions who desire more employment growth. There is a roughly 400-acre area north of the existing Ridgefield UGA and west of Interstate 5 which has an Urban Reserve overlay. Expanding the UGA into this area and assigning employment and commercial use designations is a strategy that could address the employment deficit.

V. BUSINESS

1. **Approval of Resolution No. 639 - Financial Policy #11: Donations - Kirk Johnson, Finance Director**

The City Council adopted a new donation policy in June 2020 to provide guidance on donations to the City of Ridgefield. The amended policy includes best practice changes to the policy for donations provided to the City and additional clarification of the procedures when accepting a donation. In addition, staff have included a new section addressing the potential for the donation of public resources and when and why the donations can be made legally. The Washington State Constitution, Article 8, Section 7 prohibits any local government entity from bestowing a gift or lending money, property, or the entity's credit to a private party. Section 7 does allow public funds to be used in providing "necessary support for the poor and infirm". To provide a donation to a non-profit or community group, the City must receive adequate consideration for the funds or property. That consideration may be nonmonetary in the form of community services received or furthering certain other fundamental governmental purposes. The policy under consideration provides guidelines and procedures to ensure the City receives adequate consideration or meets the definition of support for the poor and infirm.

MOTION: MOVED TO ADOPT RESOLUTION NO. 639 AS PRESENTED.

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

2. Approval of Resolution No. 640 - Financial Policy #16: Surplus Property - Kirk Johnson, Finance Director

City staff are recommending a new financial policy on Surplus Property to provide more detail and reduce the need to come to the council for authorization to dispose of items of limited value, damaged or obsolete items. The purpose of this policy is to establish an efficient and effective method for disposal of surplus real and personal property. The City has statutory authority to dispose of property under RCW 35A.11.010. This policy directs the timely, efficient, cost-effective, and safe disposition of surplus real and personal property in a manner consistent with the best interest of the City. The policy provides guidance on the disposition of surplus property, methods of valuation and methods of sale/disposal. The previous policy was limited in scope and the current policy before council provides more detail and guidance and best practice on surplus real and personal property. The policy includes guidance on unclaimed, confiscated and forfeited property and firearms and the transfer of a duty weapon to a retiring police officer.

MOTION: MOVED TO ADOPT RESOLUTION NO. 640 AS PRESENTED.

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

3. Approval of Resolution No. 641 - Marrett Hills Estates Intent to Annex - Claire Lust, Community Development Director

On January 11, 2024 Council rejected Resolution No. 638, Marrett Hills Estates Intent to Annex. Council's stated purpose in rejecting the original intent to annex was to take more time to consider a potential geographic modification of the annexation area including two other parcels under common ownership. The applicant submitted a new narrative responding to Council's concerns. While the applicant did not choose to resubmit a modified signed declaration of intent to annex or location map, they do express that they would be agreeable to annexing all three parcels in the new narrative.

The City Council conducted a discussion.

MOTION: MOVED TO ADOPT RESOLUTION NO. 641 WITH A MODIFIED ANNEXATION AREA INCLUDING TWO OTHER PARCELS UNDER COMMON OWNERSHIP.

RESULT:	(UNANIMOUS)
MOVER:	Mayor Pro Tem Jennifer Lindsay

SECONDER:	Council Member Matt Cole
AYES:	Mayor Onslow, Mayor Pro Tem Lindsay, Council Member Aichele, Council Member Cole, Council Member Wells, Council Member Chipman, Council Member Burkle

4. Motion - Selection of First Assignment for Roundabout Committee's Review - Chuck Green, Public Works Director

Roundabouts improve safety and traffic flow, reduce delay, and are less expensive to maintain when compared to traffic signals. Ridgefield has successfully added several roundabouts in recent years and the City plans to continue using roundabouts at intersections where appropriate in the future. The central island of roundabouts presents a unique opportunity for place-making design. At the January 11, 2024 meeting, Council appointed five members to the Roundabout Committee: Heather Gordon, Timothy Shell, Kenton Erwin, Kelley McMorris and Tiffany Cohen. The Roundabout Committee will solicit and review and recommend roundabout center island design concepts to City Council for roundabouts within the current and future city limits of Ridgefield. Public Works staff will provide technical support to the Committee providing input from Public Works on constructability, cost and maintenance. Now that the Committee has been formed, it is time to approve the roundabout committee's first assignment. There are three roundabouts which have recently been completed, are under construction with completion in the near future:

- Pioneer Street at 35th Avenue
- S Royle Rd at S Wells Drive/15th Street, and
- N 56th Avenue at Pioneer Canyon Drive (under construction as part of the Costco and Union Ridge Town Center developments).

The City Council conducted a discussion.

MOTION: MOVED TO ASSIGN N 56TH AVENUE AT PIONEER CANYON DRIVE ROUNDABOUT AS A FIRST ASSIGNMENT FOR THE ROUNDABOUT COMMITTEE.

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

VI. PUBLIC COMMENT

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VII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Burkle - Attended CREDC Annual Investor Event, School Bond Board Meeting, AWC City Action Days in Olympia.

Council Member Aichele - Lobbying trip to Washington DC, Chamber Board Meeting, AWC City Action Days in Olympia, Statement Provided into the Record Regarding Transparency and the City's Representation.

Council Member Cole - Participated in AWC City Action Days in Olympia, Addressed Transparency and Accountability.

Council Member Chipman - Participated in AWC City Action Days in Olympia, Chamber of Commerce Coffee Connection, Neighbors Helping Neighbors Update.

Council Member Wells - Attended CREDC Annual Investor Event, AWC City Action Days in Olympia.

Mayor Pro Tem Lindsay - Lobbying trip to Washington DC, Participated and Answered Questions During a Coffee Talk with Citizens, Addressed Transparency and Thanked Council Member Aichele for his Statement.

2. Mayor

AWC City Action Days in Olympia, AWC Board of Directors Meeting, Mayor's Dinner, Addressed Transparency and Accountability.

3. City Manager

City Manager Steve Stuart - Washington DC and Olympia Trip Lobbying Updates Provided.

Public Works Director Chuck Green - Roundabout Committee Meeting are Public Meetings, Stormwater Maintenance Update.

Finance Director Kirk Johnson - Certificate of Achievement for Excellence in Financial Reporting.

Deputy City Manager Lee Knottnerus - Engagement Updates.

VIII. EXECUTIVE SESSION PURSUANT TO RCW 42.30.110(1)(f) - To receive and evaluate complaints or charges brought against a public officer or employee.

9:09PM: Mayor Onslow announced that City Council will enter into Executive Session to receive and evaluate complaints or charges brought against a public officer or employee pursuant to RCW 42.30.110(1)(f), returning to regular session at 9:45PM and no action is anticipated.

Attendees: Mayor, City Council, City Manager Steve Stuart and City Attorney Janean Parker.

9:45PM: City Manager Steve Stuart announced that City Council would be returning to their regular session at 10:00PM.

9:59PM: City Manager Steve Stuart announced that City Council would be returning to their regular session at 10:15PM.

10:15PM: Mayor Onslow reconvened the meeting and adjourn.

IX. ADJOURN

10:15PM



Julie Ferriss, City Clerk



Ron Onslow, Mayor