



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

December 19, 2019

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL

Attendee Name	Title	Status	Arrived
Ron Onslow	Councilor	Present	
David Taylor	Councilor	Present	
Lee Wells	Councilor	Present	
Don Stose	Mayor	Present	
Darren Wertz	Councilor	Present	
Sandra Day	Councilor	Absent	
Jen Lindsay	Councilor	Present	

Council Member Jennifer Lindsay moved to excuse Council Member Sandra Day from the meeting.
Council Member Darren Wertz second.
Motion passed.

LATE CHANGES TO THE AGENDA

RECOGNITION OF SERVICE FOR SERGEANT DAVID BONE - JOHN BROOKS, POLICE CHIEF

INTRODUCTION AND OATH OF OFFICE FOR OFFICER NIC SIEM - JOHN BROOKS, POLICE CHIEF

APPOINTMENT OF PLANNING COMMISSION MEMBERS

1. Re-Appointment of Planning Commission Member Stan Okinaka

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	David Taylor, Councilor
SECONDER:	Lee Wells, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Lindsay
ABSENT:	Day

2. Appointment of Planning Commission Member Gary Rightenour

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Darren Wertz, Councilor
SECONDER:	Jen Lindsay, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Lindsay
ABSENT:	Day

APPOINTMENT OF PARKS BOARD MEMBER

1. Appointment of Parks Board Member Christopher Gudger-Raines

RESULT:	ADOPTED [5 TO 0]
MOVER:	Jen Lindsay, Councilor
SECONDER:	Lee Wells, Councilor
AYES:	Taylor, Wells, Stose, Wertz, Lindsay
ABSTAIN:	Onslow
ABSENT:	Day

PUBLIC COMMENT

Geraldine Abernathy - Resident

Park name suggesting at 45th Avenue/Pioneer Street - Horns Corner Park

CONSENT AGENDA - MOTION TO APPROVE WITH ADDITIONS

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	David Taylor, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Lindsay
ABSENT:	Day

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the December 5, 2019 Meeting**
- 3. Declaring Certain Accounts as Uncollectible and Authorizing Write-Off**
- 4. Waste Connections Contract**
- 5. Settlement Agreement - Hillhurst/Royle**

PUBLIC HEARING/BUSINESS

1. Second Reading of Ordinance No. 1305 – 2019 Comprehensive Plan Amendment - Louisa Garbo, Community Development Director

The City is proposing two annual amendments to the Ridgefield Urban Area Comprehensive Plan (RUACP). The first amendment is to amend the land use designation on a property (Assessor's Parcel #213784000/607) located in the City Urban Growth Area from Urban Medium (UM) to Urban Medium (UM) on 60% of the subject property and General Commercial (GC) on 40% of the property. The second amendment is to amend Chapter 8 "Transportation" of RUACP by removing the Traffic Impact Fee (TIF) information to a TIF program ordinance.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1305 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	David Taylor, Councilor
SECONDER:	Jen Lindsay, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Lindsay
ABSENT:	Day

2. Continuation of Public Hearing and Second Reading of Ordinance No. 1303 – Gress Petition to Annex - Louisa Garbo, Community Development Director

Applicant, representing Ridgefield 45th Ave LLC, owns the property located at 607 S Royle Road. The Gress property is within the Ridgefield Urban Growth Area (UGA). The western half of the adjacent S Royle Road right-of-way is part of the UGA, and the eastern half of the adjacent S Royle Road right-of-way is in the Ridgefield city limits. Therefore, the combined area of the Gress property and adjacent half-width right-of-way is contiguous with the Ridgefield city limits and eligible for annexation. The current Clark County zoning of the property is Single-Family Residential (R1-6), with the Urban Holding - 10 (UH-10) overlay. The 2016 Ridgefield Urban Area Comprehensive Plan designation is Urban Medium Density Residential (UM). Per the 45th and Pioneer Subarea Plan and the Gee Creek Plateau Subarea Plan, the conceptual zoning for the property is Residential Medium Density - 16 (RMD-16) with a mixed-use overlay on the eastern portion of the property adjacent to S Royle Road. Per RDC 18.220.015.B, the city shall designate all newly annexed lands designated for urban medium density residential (UM) as RMD-16.

Mayor re-opened the Public Hearing: 6:58PM

Richard Gress - Applicant
Spoke in support of the Ordinance

Mayor Closed Public Hearing: 6:58PM

MOTION: MOVED TO ADOPT ORDINANCE NO. 1303 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	David Taylor, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Lindsay
ABSENT:	Day

3. Second Reading of Ordinance No. 1306 – Gress Property Zone Change - Louisa Garbo, Community Development Director

On October 29, 2019, the City received a zone change application for 607 S Royle Road related to the Gress Annexation project and proposed 2019 Comprehensive Plan Amendment. Following annexation of Assessor's Parcel #213784000/607 S Royle Road and an initial city zoning designation of Residential Medium Density - 16 (RMD-16), the applicant proposes to change the zoning designation on the parcel to include both RMD-16 on the western portion (60 percent) of the parcel and Commercial Community Business (CCB) on the eastern portion (40 percent) of the parcel.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1306 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Wells, Councilor
SECONDER:	Darren Wertz, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Lindsay
ABSENT:	Day

4. Public Hearing and First Reading of Ordinance No. 1307 – School Impact Fee Amendment - Louisa Garbo, Community Development Director

The Ridgefield School District Board of Directors has requested an increase to the district's school impact fees under its existing 2016 adopted capital facilities plan. This proposal is to collect the recommended school impact fees and re-adopt the Ridgefield School District capital facilities plan by reference in the 20-year Clark County Comprehensive Growth Management Plan. City of Ridgefield is, therefore, increasing the School Impact Fees for Single Family (Per Dwelling Unit) from \$8,883.75 to \$10,100, and for Multi-Family (Per Dwelling Unit) from \$8,883.75 to \$10,100, approximately 13.69%, for 2020.

City Council conducted discussion.

Mayor Opened Public Hearing: 7:19PM

No testimony received.

Mayor Closed Public Hearing: 7:19PM

MOTION: MOVED TO WAIVE SECOND READING AND ADOPT ORDINANCE NO. 1307 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jen Lindsay, Councilor
SECONDER:	Darren Wertz, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Lindsay
ABSENT:	Day

5. Public Hearing and First Reading of Ordinance No. 1308 – Eagle Ridge PUD Zoning Map Amendment - Louisa Garbo, Community Development Director

In the fall of 2018, the City of Ridgefield entered into a Concomitant Agreement (Agreement) regarding PIN 215877000 and PIN 215818000 (Properties) with Troy Developer LLC (Applicant/Owner) (See City of Ridgefield Ordinance 1276 and Concomitant Rezone Agreement.) The relevant terms of the Agreement are: **1. Land Use Zone Designation 2. Dedication of Open Space. 3. National Green Building Standard.**

City Council conducted discussion.

Mayor Opened Public Hearing: 7:27PM

No testimony received.

Mayor Closed Public Hearing: 7:27PM

First reading conducted.

6. Resolution No. 568 - Approval of Master Fee Schedule

In accordance with RCW 35A.33 “Budget in Code Cities,” and the City’s Financial Management Policies, *“rate studies for revenues that support Enterprise Funds shall be conducted at least every five years to update assumptions and ensure that revenues are sufficient to recover operating costs, provide for capital improvements that maintain existing levels of service and provide for anticipated growth.”* City staff contracted with FCS Group to conduct a comprehensive study on the Master Fee Schedule to insure fees are appropriate to cover services provided. The studies conducted by FCS reviewed that 94% of existing fees are below cost of service especially on the land use planning side of the fee schedule. Consequently, City staff conducted a fee schedule comparison with several nearby jurisdictions and a few within the State of Washington and proposed to amend the current Master Fee Schedule as shown on “Attachment A Proposed Master Fee Schedule.” In addition to adjusting some of the fees to a comparable level with nearby jurisdictions, most notable changes include: a new set of fees on Map of Dedication (a new submittal requirement approved by council in the recent code amendment), a Binding Site Plan fee reflective of the new Binding Site Plan process as allowed by States.

City Council conducted discussion.

MOTION: MOVED TO ADOPT RESOLUTION NO. 568 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Wells, Councilor
SECONDER:	David Taylor, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Lindsay
ABSENT:	Day

7. Resolution No. 567 - Declaring the Intent to Adopt a Credit Against State Sales and Use Tax for Affordable Housing in the City of Ridgefield - Kirk Johnson, Finance Director

During the 2019 regular legislative session, the Washington State Legislature approved, and the Governor signed, Substitute House Bill 1406 (Chapter 338, Laws of 2019) (“SHB 1406”) creating a sales and use tax, revenue-sharing program for local investments in affordable housing. SHB 1406 authorizes the governing body of a city or county to impose a local sales and use tax for the acquisition, construction or rehabilitation of affordable housing or facilities provided supportive housing, and for the operations and maintenance costs of affordable or supportive housing, and for cities of 100,000 or less for providing rental assistance to tenants. The sales and use tax must be used to assist persons whose income is at or below 60 percent of the City median income. The sales and use tax provided to the City under SHB 1406 will be credited against state share of sales taxes collected within the City and, therefore, will not result in higher sales and use taxes within the City and will represent an additional source of funding to address housing needs in the City. To take advantage of this funding source, the City Council must pass a Resolution of intent by January 27, 2020 and within twelve months of the effective date of SHB 1406, or July 27, 2020, must adopt legislation to authorize the maximum capacity of the tax. If the City does not adopt a resolution of intent the tax credit will not be available for consideration in the future. The City must submit annual reports on the collection and uses of the revenue to the Department of Commerce.

MOTION: MOVED TO ADOPT RESOLUTION NO. 567 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Wells, Councilor
SECONDER:	Darren Wertz, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Lindsay
ABSENT:	Day

8. Motion - Approval of TIB Grant for Hillhurst Overlay

In fall of this year the City applied for and received a TIB Grant for the Overlay of Hillhurst from 6th Way south to 500 feet past Great Blue Road. The project includes dig-outs and repairs of damaged pavement, an overlay of the entire roadway between 6th Way and Great Blue Rd, and an overlay of half of the roadway 500-feet south of Great Blue Rd in front of the church. If approved the City will contract with a consultant to complete the design, and plans to bid the project this summer. Staff intends to place a 5-year street cut moratorium on the paved area after the work is completed, and will notify utilities and adjacent property owners.

City Council conducted discussion.

MOTION: MOVED TO APPROVE THE TIB GRANT FOR THE HILLHURST OVERLAY PROJECT AND AUTHORIZE THE CITY MANAGER TO SIGN THE AGREEMENT.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	David Taylor, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Lindsay
ABSENT:	Day

9. Motion - Approval of Washington State Legislative Agenda

City Council conducted discussion on 2020 Washington Legislative Agenda.

MOTION: MOVED TO ADOPT 2020 WASHINGTON LEGISLATIVE AGENDA AS AMENDED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Darren Wertz, Councilor
SECONDER:	Lee Wells, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Lindsay
ABSENT:	Day

PUBLIC COMMENT

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Lindsay - Attended CREDC Board meeting, met with Representative Hoff.

Council Member Wertz - Attended Main Street meeting, thanked everyone that came out tonight for the celebration.

Council member Wells - Attended Outlook Legislative breakfast, Rosauers opening ceremony.

Council Member Taylor - Attended CREDC event, thanked everyone for all the support.

Council Member Onslow - Attended Rosauers opening ceremony, AWC meeting, CRWWD meeting.

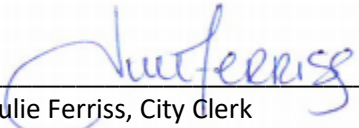
Mayor

Had a great meeting with Steve Stuart and Kevin Foerster, Regional Director with US Fish and Wildlife Services.

City Manager

City Manager Steve Stuart - Attended Discovery Corridor Adaptive Infrastructure Study Phase 1 Report and Phase 2 Query Tool Demonstration meeting, thanked Council Member Wertz and Council Member Taylor for the 12 years of service.

ADJOURN - [8:18 PM](#)



Julie Ferriss, City Clerk



Don Stose, Mayor