



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

December 7, 2017

Regular Meeting - 6:30 AM

STUDY SESSION - 5:00 P.M. - [5:00 PM](#)

- 1. Federal Legislative Update**
- 2. Washington State Legislative Update**

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL

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

MOTION: Council Member Stose moved to excuse Council member Main from the meeting.

SECOND: Council Member Wells.

Vote - Yes: Council Member Stose, Wells, Taylor, Wertz, Day and Mayor Onslow.

Vote - No: None.

Motion Passed.

LATE CHANGES TO THE AGENDA

PUBLIC COMMENT - [6:32 PM](#)

None received.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

1. Approval of Claims And/Or Payroll
2. Approval of Minutes from the November 16, 2017 Meeting

PRESENTATION - [6:33 PM](#)

Introduction and Oath of Office for Officer Tyler King - Police Chief John Brooks

BUSINESS

1. **Ordinance No. 1252 – Second Reading of Ridgefield Development Code Amendment - Gee Creek Plateau Sub-Area - Jeff Niten, Community Development Director**

The overriding vision for the sub-area resulting from the meetings and conversations with the stakeholder group was retaining the rural character that many current residents enjoy. To accomplish this the concept plan attempts to recognize and preserve open space areas through a unique clustering implementation model. For many of the properties, generally concentrated along the transportation corridors, there is a requirement to cluster residential development closer to the roadways and maintain open space behind and to the side of single family home sites allowing future residents to participate in some aspects of the rural experience including ownership of livestock. The open spaces would be owned and maintained by the Home Owners Association. Other elements of the plan include identified transportation corridors, a comprehensive trail and park network, and identification of cluster areas.

City Council conducted discussion.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1252 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sandra Day, Councilor
SECONDER:	Don Stose, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Day
ABSENT:	Main

2. **Ordinance No. 1253 – Second Reading of Ridgefield Development Code Amendment - Jeff Niten, Community Development Director**

The City is proposing a series of housekeeping amendments and changes to the Ridgefield Development Code, which establishes zoning regulations for residential and nonresidential development throughout the City. This third 2017 update to the code focuses on code refinements to clarify the interpretation of certain sections, adjust the details of a policy, reflect desired design standards, simplify review procedures, or reduce the number of paper copies required. The majority of updates relate to issues identified by staff and code users during implementation over the past year, or looking ahead to future applications.

City Council conducted discussion.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1253 AS PRESENTED.

COUNCIL MEMBER WERTZ: MOVED TO AMEND THE MOTION TO REFLECT 25% MASONRY FACADE.
SECOND: NONE.

MOTION DIES FOR LACK OF SECOND.

RESULT:	ADOPTED [5 TO 1]
MOVER:	Lee Wells, Councilor
SECONDER:	David Taylor, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Day
NAYS:	Wertz
ABSENT:	Main

3. Ordinance No. 1254 – Second Reading of Green Building Standards - Jeff Niten, Community Development Director

Discussion with stakeholders and with the Planning Commission staff has developed a draft program that involves voluntary incentivized green building utilizing any certified ANSI program as a basis for a 10% rebate on residential building permit fees, as well as site design features including recycled materials and requirements for reduced water use on each individual lot. The rebates may be applied to building plan check and permit fees only, and do not apply to impact fees, system development charges, or the Washington state building permit surcharge. The rebates also cannot be applied to future permits. The draft code structure requires 3rd party review of the chosen ANSI certified green building program in which a certificate of compliance is issued. The developer then provides a copy of the certificate to the city and the 10% rebate is issued. The second component of the city's draft program is a requirement to use environmental best practices on the site itself. These requirements are a pick list of items including mist irrigation, recycled materials, or other elements found acceptable by the Community Development Director. Both components of the program apply to single family and multi-family residential developments. Another element of home construction the Planning Commission considered is the concept of visitability that will address the issues people with mobility challenges face when visiting friends and neighbors. A visitable house includes these three features: One zero-step entrance, doors with 36 inches of clear passage space, one bathroom on the main floor that can be accessed by individuals using a wheelchair. The Planning Commission recommended an additional rebate of 10% when a home incorporates the three features above during construction. To be eligible for a rebate the Building Official or designee will review and certify that the home has incorporated the three required features.

City Council conducted discussion.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1254 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Don Stose, Councilor
SECONDER:	Sandra Day, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Day
ABSENT:	Main

4. Resolution No. 534 – Approval of Support for the Ridgefield and La Center School District Boundary Change - Steve Stuart, City Manager

Resolution in Support of Agreement Between Ridgefield School District No. 122 and La Center School District No. 101 Regarding Alteration of School District Boundaries.

City Council conducted discussion.

MOTION: MOVED TO ADOPT RESOLUTION NO. 534 AS PRESENTED.

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

5. Motion - Approval of Seven Wells Estates Final Plat - [7:07 PM](#)

The Ridgefield Hearing Examiner approved the preliminary plat for Ridgecrest Planned Unit Development on November 10, 2016, as PLZ-16-0035. The plat is also subject to the July 27, 2017 development agreement made between the City of Ridgefield and the Developer. The project (Phase 1) proposes to subdivide the 37.43-acre site into 78 single family residential lots ranging from 6,370 sq. ft. to 11,312 sq. ft. The Final Plat must demonstrate compliance with the findings and conditions of approval in the Final Order, post-decision reviews, and with applicable City regulations and standards. The private improvements required for the subdivision are complete and the applicant is required to post a bond equal to 120% of the remaining public improvements. The bond amount is \$366,823.21. Other conditions of approval are listed in the memo.

City Council conducted discussion.

MOTION: MOVED TO APPROVE SEVEN WELLS ESTATES FINAL PLAT AS PRESENTED.

RESULT:	ADOPTED [5 TO 0]
MOVER:	David Taylor, Councilor
SECONDER:	Don Stose, Councilor
AYES:	Onslow, Taylor, Stose, Wertz, Day
ABSTAIN:	Wells
ABSENT:	Main

6. Motion - Authorization for Purchase of Property - Parcels 213961-000 and 213991-000 - [7:19 PM](#)

The City of Ridgefield originally purchased the property as part of the construction of the Discovery Corridor Wastewater Transmission System Project in 2013. As part of the transfer of the collection system to Clark Regional Wastewater District (CRWWD) the property was transferred with other collections system assets to CRWWD. The project has been completed and CRWWD has surplus the property in order to dispose of the land. CRWWD no longer has use for the land as they are only in need of a sewer easement for maintenance of the transmission line. CRWWD reached out to the City to gauge interest in the purchase of this property for the original cost. The property is adjacent to property the City purchased earlier this year for potential parkland and/or open space on 50th Avenue and Pioneer Street. The purchase serves two purposes in that it provides additional land for parks or open space and is located where the City would need to obtain right of way for a future roundabout. The purchase includes two parcels 213961-000, commonly known as the Welch property consisting of 3.75 acres of land with no structures. The assessed value of the property is \$292,300. The second parcel 213991-000 commonly known as the Fandell property includes only a portion of the parcel for dedicated road area. There is limited value in this parcel as it was acquired for the right of way. The pro-rated value based on the 2017 assessment is \$17,915. The area included in parcel 2 includes a 30 foot wide strip of land containing approximately 14,806 square feet.

City Council conducted discussion.

MOTION: MOVED TO APPROVE THE CITY'S PURCHASE OF PARCEL'S 213961-000 AND 213991-000 AND AUTHORIZING THE CITY MANAGER TO TAKE ALL STEPS NECESSARY TO CLOSE THE SALE.

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

PUBLIC HEARING/BUSINESS

1. Public Hearing and Second Reading of Ordinance No. 1251 –2018 Proposed Budget - Kirk Johnson, Finance Director

The 2018 budget proposes an operating budget of \$10,526,241, capital budget of \$21,091,000, special revenue budget of \$12,931,218, and a debt service budget of \$6,320,224, for a total budget of \$50,868,683. The net impact on overall fund balance is a decrease of \$10,591,584. Transfers between funds included in the budget total \$20,305,554, with \$1,118,892 associated with the operating funds, transfers to the equipment replacement fund in the amount of \$118,310, transfers for debt service in the amount of \$410,224, and \$18,658,128 for capital projects. Intergovernmental transfers total \$729,410 to cover operating costs for the sewer treatment plant. The City has transferred ownership of the plant but continues to manage operations through contractual agreement. Total revenues and the use of fund balance and/or designated reserves are projected to sufficiently support the proposed budget. The 2018 proposed budget includes funding for two new full-time equivalent positions. The new positions are for a police officer and a community development admin assistant/permit tech. The FTE count also includes the reduction of one position for a waste water treatment plant operator. The total FTE count for the City of Ridgefield with these additions and subtractions is 44.5, which includes 44 full-time positions and 1 part-time position.

Mayor opened the hearing: 7:23PM

None received.

Mayor closed the hearing: 7:23PM

MOTION: MOVED TO ADOPT ORDINANCE NO. 1251 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sandra Day, Councilor
SECONDER:	Don Stose, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Day
ABSENT:	Main

PUBLIC COMMENT - [7:24 PM](#)

Chris Dudley - Resident

Green buildings standards are important, glad that Council is moving forward with them.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council - [7:26 PM](#)

Council member Taylor - Attended City Manager briefing, City/Port legislative breakfast, pipeline safety committee meeting.

Council member Wertz - Attended City Manager briefing, Hometown tree lighting event, City/Port legislative

breakfast.

Council member Day - Missed Hometown event, attended City/Port legislative breakfast, Refuge annual planning meeting.

Council member Stose - Attended Hometown and walk & knock event.

Council member Wells - Attended 9 meetings, meeting with Vancouver Clinic regarding their project.

Mayor - [7:31 PM](#)

Lewis & Clark Trail Charrette input meeting, Overlook Park sculpture dedication, Hometown celebration, Clark College new culinary cuisine school, City/Port legislative breakfast.

Was elected as chair for RTC, Council member Sandra Day was appointed to Fort Vancouver Regional Library Board.

City Manager - [7:34 PM](#)

City Manager Steve Stuart - Kudos to Finance Director Kirk Johnson and staff on completion of 2018 budget, John Burrow broke his hip please visit him at the hospital and send him get wells cards.

Community Development Jeff Niten- Community Development report provided, new permit technician will be starting first of the new, Yonya Deshiell.

Finance Director Kirk Johnson - Interviews for utility clerk position will be conducted next Thursday.

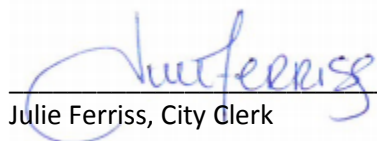
Public Works Director Bryan Kast - public works project updates provided.

Deputy City Manager Lee Knottnerus - accepting application for Public Works maintenance position.

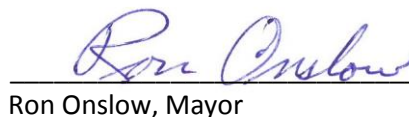
Police Chief John Brooks- Rocks with Cops events is Monday, December 11th, shop with a cop event is Saturday, December 9th.

FROM THE COUNCIL

ADJOURN - [7:44 PM](#)



Julie Ferriss, City Clerk



Ron Onslow, Mayor