



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
OCTOBER 10, 2024**

Regular Meeting - 5:30 PM

I. SPECIAL MEETING - 5:30 P.M.

1. City Council Member Selection Process & Interviews - Steve Stuart, City Manager

City Council conducted interviews for the vacated position by Jennifer Lindsay, Position No. 6.

II. PUBLIC COMMENT - Opportunity to provide public comment regarding the candidates

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

1. Flag Salute

2. Roll Call

Present:

Mayor Ron Onslow

Mayor Pro Tem Matt Cole

Council Member Lee Wells

Council Member Judy Chipman

Council Member Clyde Burkle

Council Member Katie Favela

3. Late changes to the agenda

IV. 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 [City Council Meeting Audio Files | Ridgefield, WA \(ridgefieldwa.us\)](#).

V. PROCLAMATION

1. National Wildlife Refuge Week

2. Breast Cancer Awareness Month

VI. EXECUTIVE SESSION PURSUANT TO RCW 42.30.110(1)(h)

The Mayor announced that City Council would enter into an executive session pursuant to RCW 42.30.110(1)(h) at 6:39PM. Council will be in the executive session until 6:50PM. Action will be taken during the regular scheduled City Council meeting.

Attendees: City Manager, Mayor and City Council.

The Mayor reconvened the meeting at 6:50PM.

VII. DELIBERATION AND SELECTION OF POSITION NO. 6

1. Oath of Office - City Council Position No. 6

After deliberation by the Mayor and City Council, Rian Davis was unanimously appointed to the City Council, Position No 6.

The Oath of Office was conducted by City Clerk, Julie Ferriss.

VIII. CONSENT AGENDA

MOTION TO APPROVE AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Clyde Burkle
SECONDER:	Council Member Lee Wells
AYES:	Mayor Onslow, Mayor Pro Tem Cole, Council Member Wells, Council Member Chipman, Council Member Burkle, Council Member Favela, Council Member Davis

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the September 26, 2024 Meeting**

IX. PRESENTATION

1. Paradise Pointe Park Master Plan Presentation - Corey Crownhart, Park Manager

The Paradise Pointe Park Master Plan is progressing and is expected to be completed by December 31, 2024. The presentation provided an overview of the project area, highlighting its key features and discussing the overall scope of work, which includes site analysis, potential recreational facilities, and environmental preservation.

X. BUSINESS

1. Resolution No. 655 - Approval of 2024 Engineering Standards Update - Chuck Green, Public Works Director

The City's Engineering Standards provide guidance for the design and construction of public and private development projects. The Engineering Standards may be revised in two ways. Minor revisions and edits may be completed by an Administrative Change at a staff level by the City Engineer, and more comprehensive updates require adoption by the City Council. The City's Engineering Standards last received a comprehensive update in 2017. The 2024 Engineering Standards Update consists of two

volumes:

- Volume 1: Engineering and Planning Standards
- Volume 2: Construction Specifications and Standard Details and Drawings.

The 2024 update will also include a future Volume 3, Parks and Trail Standards, that is anticipated to be reviewed later this fall. The proposed 2024 revisions have been in the works for most of this year, and have included several opportunities for vetting and review with the design and construction community. Staff presented an overview of these changes to Council at the August 22, 2024 meeting. The major changes proposed in the 2024 Engineering Standards update include:

- Roads and streets, including more robust pavement sections to extend the life of roadways
- Street trees, including an update for narrower planter strips
- Downtown mailbox permits and restrictions
- Stormwater, including incorporation of most components of the 2019 Stormwater Management Manual for Western Washington
- Water
- Street lights
- Construction
- Development Review and Inspection Procedures.

The City Council conducted a discussion regarding the 2024 Engineering Standards Update.

MOTION: MOVED TO APPROVE RESOLUTION NO. 655 TO ADOPT THE 2024 ENGINEERING STANDARDS UPDATE AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Katie Favela
SECONDER:	Council Member Clyde Burkle
AYES:	Mayor Onslow, Mayor Pro Tem Cole, Council Member Wells, Council Member Chipman, Council Member Burkle, Council Member Favela, Council Member Davis

2. Second Reading of Ordinance No. 1430 - Changes to posted and unposted speed limits for portions of Pioneer Street, S. 15th Street, S 35th Place, S. 10th Way, S 25th Place, S. 4th Way, S. Wells Drive, S 11th Street, Union Ridge Parkway and S Hillhurst Road - Chuck Green, Public Works Director

This is the second reading and request for action of proposed permanent speed limit changes on various roadways within the City. These were presented to Council during presentations as part of the Horizontal Curves Safety Project on September 12, and the public hearing and first reading of Ordinance 1430 at the September 26 Council meeting. The proposals are the outcome of a comprehensive safety study of city collectors and arterial, with particular emphasis on horizontal curves, as well as safety for all users. The engineering study conducted by the City Engineer considered prevailing speed, land use context and roadway conditions, including:

- Roadway environment, including roadside development, number and frequency of driveways and access points, and land use);
- Functional classification (principal or minor arterial, collector, etc.);
- Presence of on-street parking;

- Pedestrian and bicycle facilities and activity;
- Roadway characteristics such as lane widths, shoulder condition, grade, alignment, median type, and sight distance;
- Geographic context such as an urban district, rural town center, non-urbanized rural area, suburban area, and scenic corridors;
- Reported crash experience for at least a 12-month period (including from both the 2022 and 2024 Ridgefield City Safety Plans); and
- A review of past speed studies to identify any trends in operating speeds.

The results of the engineering study include proposed speed limit changes for the following locations:

- Pioneer Street, east of 9th Avenue/Hillhurst to 65th Avenue, reduce from 40 mph to 35 mph;
- S. 15th Street/S 35th Place/S. 10th Way/S 25th Place, west of S Royle Road, establish a 25 mph speed limit for the entire scenic collector (Gee Creek Plateau)
- S. 4th Way, S 21st Place to S 25th Place, establish a 20 mph speed limit
- S. Wells Drive, Royle Rd. to future Discovery Drive (approximately 5500 block), reduce from 35 mph to 30 mph;
- Union Ridge Parkway, S 5th Street to Pioneer Street, establish a 35 mph speed limit;
- Union Ridge Parkway, north of Pioneer Street along Clark College building to a future extension to N 10th Street, establish a 25 mph speed limit for the current and future corridor
- S Hillhurst Road, Great Blue to south of Carty Road, reduce from 35 mph to 30 mph.

City Council conducted a discussion on the proposed speed limit changes and decided to postpone the second reading of the ordinance until the October 24th meeting.

3. Second Reading of Ordinance No. 1432 - Greely Farms Development Agreement Amendment - Steve Stuart, City Manager

The developers, Urban Downs LLC and Ridgefield East Development LLC, are obligated under a Development/Pre-Annexation Agreement to dedicate to the City certain park improvements as part of the Greely Farms PUD Subdivision. Eight total acres of park land dedication were contemplated in the Development/Pre-Annexation Agreement, with two (2) acres to be dedicated without additional compensation (which has already occurred), two (2) acres to be dedicated with compensation in the form of Park Impact Fee (PIF) Credits, and four (4) acres to be dedicated with compensation in the form of cash payment. The rate of compensation was to be determined through an appraisal from a mutually agreed upon source. The City and Developers reached an agreed-upon appraised value of \$250,000 per acre for park land to be dedicated at Greely Farms. The Developers also identified an additional 0.9 acres of land that could be suitable for public parks/open space which the City agreed to purchase as part of the overall land dedication. City and Developers agreed upon an amended payment structure that gives Developers needed PIF Credits and cash while minimizing and spreading out City cash outlay for the acquisition. The Second Amendment to the Development Agreement memorializes the terms for transfer of the remaining 6.9 acres which have not already been transferred. Under the terms of this Amendment, the City agrees to the following:

1. The City agrees to issue PIF Credits for the purchase of three (3) acres, as well as an additional nine-tenths (0.9) acre of available adjacent land. Total PIF Credits issued shall be Nine Hundred and Seventy-Five Thousand (\$975,000), which is the sum of 3.9 acres x \$250,000/acre;
2. The City agrees to provide cash payment for the purchase of an additional three (3) acres at the agreed total purchase price of \$250,000 per acre, for a total of \$750,000. Payment shall occur in two equal installments of \$375,000 – the first due on closing of the property conveyance, and the second due on

February 1, 2025;

3.The Developers agree to submit a Boundary Line Application to add the agreed upon acreage to adjacent Tract G which is currently owned by the City. The City agrees to pay all costs associated with processing the BLA application;

4.The City agrees to continue deferring collection of PIFs from building permit submittals by Holt Homes in Greely Farms until issuance of the PIF credits to allow Holt the opportunity to utilize the credits for payment of PIFs on those submittals.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1432 AS PRESENTED WITH A PURCHASE AND SALES AGREEMENT.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Lee Wells
SECONDER:	Council Member Clyde Burkle
AYES:	Mayor Onslow, Mayor Pro Tem Cole, Council Member Wells, Council Member Chipman, Council Member Burkle, Council Member Favela, Council Member Davis

XI. PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1433 - Golden Acres Petition to Annex - Claire Lust, Community Development Director

The Petition to Annex includes one parcel owned by Anthony Golden and adjacent Carty Road right-of-way. The subject parcel is within the Ridgefield Urban Growth Area (UGA) and is contiguous with the Ridgefield city limits to the east (Marrett Hills properties), west (Cosgrove property), and south (Sanderling Park). Therefore, the parcel #216700000 is eligible for annexation. The direct petition method of annexation (RCW 35A.14.120-150) requires that owners of 60% or more of the land value of the proposed annexation area must sign the Petition to Annex. Road values are not included in this calculation. Anthony Golden signed the Petition to Annex. Mr. Golden owns 100 percent of the land value of the property proposed for annexation, exceeding the 60% threshold of the Petition to Annex.

The Mayor Opened the Public Hearing: 8:29PM

No testimony was received.

The Mayor Closed the Public Hearing: 8:30PM

First reading conducted.

2. Public Hearing and First Reading of Ordinance No. 1434 - Development Agreement with Clark College - Steve Stuart, City Manager

In 2016, Clark College developed a long-range master plan for a satellite campus within Ridgefield on 70 acres called Clark College at Boschma Farms. This master plan intended to provide access to underserved populations in north Clark County. Clark College received land use approvals and development permits for an Advance Manufacturing Center (AMC) as the first phase of this campus. The AMC will consist of a 50,000 square foot building with associated parking. In future years, Clark College and the Clark College Foundation plan to construct additional campus buildings and also include a potential regional business center and other amenities to become a community destination in north Clark County. As the AMC is nearing completion, Clark College and City officials have been negotiating a Development Agreement

(DA). This DA includes the following provisions:

- Clark College will build a north-south connector, a collector now known as Union Ridge Parkway
- At the College's request, Union Ridge Parkway, sidewalk, and utilities will be located in a permanent easement instead of right-of-way.
- The sidewalk along the east side of Union Ridge Parkway will be deferred until development of the abutting property on the east side of the collector.
- The City will be providing three street light poles to the College for the collector.
- All public improvements will have a one-year warranty provided by the College's contractor.
- The estimated cost to construct the Collector is \$1,472,908.00, with \$546,000 related to impacts of development (required frontage improvements) and \$926,908 related to system improvements (public benefit).
- The City agrees to reimburse Clark College for the system improvements portion of the Collector construction costs that are above and beyond those related to the impacts of the Clark College at Boschma Farms development. This reimbursement will be in the form of a combination of TIF Credits in an amount not to exceed \$153,896.00 and monetary reimbursement not to exceed \$773,012.00.
- Approval of this DA is a condition of permanent occupancy of the Clark College AMC building.

The Mayor Opened the Public Hearing: 8:38PM

No testimony was received.

The Mayor Closed the Public Hearing: 8:38PM

MOTION: MOVED TO ADOPT ORDINANCE NO. 1434 AS PRESENTED AND WAIVE THE SECOND READING.

RESULT:	(UNANIMOUS)
MOVER:	Mayor Pro Tem Matt Cole
SECONDER:	Council Member Judy Chipman
AYES:	Mayor Onslow, Mayor Pro Tem Cole, Council Member Wells, Council Member Chipman, Council Member Burkle, Council Member Favela, Council Member Davis

XII. PUBLIC COMMENT

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XIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Favela - Welcomed and congratulated newly elected Council Member Davis. Mentioned the upcoming "Girlfields for the Cure" run and provided a reminder about the Pink Lemonade Recycling ban.

Council Member Burkle - Attended the Port of Ridgefield meeting, City Manager briefing, Birdfest event.

Mayor Pro Tem Cole - Attended the School Board meeting, welcomed and congratulated newly elected Council Member Davis.

Council Member Davis - Thanked everyone for the welcome and support.

Council Member Wells - Attended City Manager briefing and Port of Ridgefield meeting.

2. Mayor

Attended Birdfest event, City Manager briefing, School Board meeting, AWC meeting.

3. City Manager

City Manager Steve Stuart - Provided reminders about upcoming meetings and events.

Public Works Director Chuck Green - Provided an update on the Kennedy well.

Finance Director Kirk Johnson - Reminded of the upcoming Budget Advisory meeting.

XIV. ADJOURN

9:02PM



Julie Ferriss, City Clerk



Ron Onslow, Mayor