



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

December 5, 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	Present	
Jen Lindsay	Councilor	Present	

LATE CHANGES TO THE AGENDA

Move: Appointment to the Clark County Arts Commission after II. Public Comment

Move: Presentation - Master Fee Schedule after VIII. Public Comment

PUBLIC COMMENT

Bart Brynestad - Builder

Spoke in regard to Ordinance No. 1304 - Employment Zone Initiative Program

APPOINTMENT TO THE CLARK COUNTY ARTS COMMISSION

1. Appointment of John Knoten to the Clark County Arts Commission

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

OATH OF OFFICE FOR SERGEANT JASON FERRISS - JOHN BROOKS, POLICE CHIEF

CONSENT AGENDA - MOTION TO APPROVE AS AMENDED

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

1. Approval of Claims And/Or Payroll
2. Approval of Minutes from the November 21, 2019 Meeting
3. Approval of City Manager's 2019-2020 Initiatives

BUSINESS

1. **Second Reading of Ordinance No. 1304 - Employment Zone Initiative Program - Louisa Garbo, Community Development Director**

The Ridgefield City Council recently adopted a code amendment to permit Computer and Electronic Manufacturing, a high-employment use, in the Employment zone. The intent of this amendment was to achieve economic development goals and increase the number of jobs with higher wages in the city. The code amendment established zoning groundwork for an economic development incentive program.

City Council conducted discussion.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1304 AS PRESENTED.

RESULT:	ADOPTED [5 TO 2]
MOVER:	Darren Wertz, Councilor
SECONDER:	Jen Lindsay, Councilor
AYES:	Taylor, Stose, Wertz, Day, Lindsay
NAYS:	Onslow, Wells

2. **Motion - Approval of Royal Terrace II Final Plat**

The Ridgefield Hearing Examiner approved the preliminary plat for Cloverhill Planned Unit Development on April 11, 2017. Council approved the Royal Terrace (formerly Cloverhill Phase 5A/5B) final plat on April 11, 2019. The subject final plat, Royal Terrace II, was formerly known as Cloverhill Phase 5C. The plat is also subject to the July 27, 2017 development agreement made between the City of Ridgefield (Grantee) and Robert A. Royle, LLC, ELRO LLC, Estate of Robert Royle and Lionel Royle, Kenneth A. Royle, Lucille E. Hollis, Margaret L. Svir, Marcella R. Sather, and Fortress Enterprises, Inc. (Grantors). The applicant proposes to subdivide a 4.39-acre site into 16 single-family detached residential lots. The lots range from 9,985 square feet (Lot 335) to 15,841 square feet (Lot 333), consistent with the lot size approved through the Cloverhill preliminary PUD process. The average lot size is 11,197 square feet.

City Council discussion.

MOTION: MOVED TO APPROVED ROYAL TERRACE II FINAL PLAT WITH CONDITIONS.

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

PUBLIC HEARING/BUSINESS

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

Richard Gress, 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 as RMD-16.

Mayor Stose Opened Public Hearing: 7:26PM.

Richard Gress - Applicant

Had good conversations with the Jones family

Request that City Council continue the public hearing until next City Council meeting

Mayor Stose announced that Public Hearing will stay open until December 19th meeting.

2. Public Hearing and First 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. On November 6, 2019, the Planning Commission conducted a public hearing on the proposed amendments to the RUACP. No members in the public spoke on the proposed amendment. Planning Commission voted unanimously in favor of forwarding the amendments to Council as proposed.

Mayor Opened Public Hearing: 7:30PM

Richard Gress - Applicant

Spoke in agreement of the proposed Ordinance

Mayor Closed Public Hearing: 7:31PM

First reading conducted.

3. Public Hearing and First Reading of Ordinance No. 1306 - Gress Property Zone Change and Urban Holding Removal - 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 607 S Royle Road and an initial city zoning designation of Residential Medium Density - 16, the applicant proposes to change the zoning designation on the parcel to include both RMD-16 on the western 60 percent of the parcel and Commercial Community Business on the eastern 40 percent of the parcel.

Mayor Opened the Hearing: 7:32PM

No testimony received.

Mayor Closed the Hearing: 7:32PM

First reading conducted.

PUBLIC COMMENT

Joe Melroy - Port Commissioner
Spoke in regard to the upcoming legislative session.

PRESENTATION

1. Master Fee Schedule Study

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Day - Attended Big Paddle planning meeting.
Council Member Lindsay - Met with District 18 legislator, Brandon Vick.
Council Member Wertz - Attended groundbreaking for Columbia Credit Union.
Council Member Wells - Attended Port of Ridgefield meeting.
Council Member Taylor - Thanked everyone that came out tonight to celebrate.
Council Member Onslow - Attended groundbreaking ceremony for Columbia Credit Union.

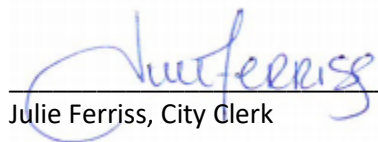
Mayor

Hometown celebration and opening of the store this Saturday.

City Manager

City Manager Steve Stuart - Big celebration this weekend with opening of Rosauers and hometown celebration in downtown. N Main Avenue project update.
Community Development Director Louisa Garbo - Community Development report provided.
Finance Director Kirk Johnson - 2020 budget books are out and available per request.
Deputy City Manager Lee Knottnerus - Hometown Celebration update.

ADJOURN - [8:12 PM](#)


Julie Ferriss, City Clerk
Don Stose, Mayor