



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
DECEMBER 5, 2024**

Regular Meeting - 5:00 PM

I. STUDY SESSION - 5:00 P.M.

- 1. 2025 Federal Agenda Update - Joel Rubin, Page Strickler**
- 2. Washington State Legislative Agenda Update - Mike Burgess**

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

- 1. Flag Salute**
- 2. Moment of Silence**

Moment of silence observed in honor of Officer Triber.

3. 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
Council Member Rian Davis

4. Late changes to the agenda

III. 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 \(ridgefieldwa.us\)](https://www.ridgefieldwa.us/City-Council/Meeting-Audio-Files).

IV. CONSENT AGENDA

MOTION TO APPROVE AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Judy Chipman
SECONDER:	Council Member Rian Davis
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 November 21, 2024 Meeting**
3. **Approve the Mutual Aid Agreement between the City of Ridgefield and the Cowlitz Indian Tribe - Cathy Doriot, Police Chief**

V. PRESENTATION

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

The Paradise Pointe Park Master Plan is on track for completion by December 31, 2024. Council reviewed the proposed final concept and provided feedback on recreation facilities, accessibility, natural integration, and overall esthetics.

VI. BUSINESS

1. **Motion to Approve the Selection of Build Alternative(s) to Carry Forward into the Environmental Impact Study phase for the S 35th Avenue Extension Project - Chuck Green, Public Works Director**

The S 35th Avenue Extension project aims to create a new connection from South 10th Way in the Gee Creek Plateau to Pioneer Street, replacing the outdated Bertsinger Road. The concept originated in the late 2000s when studies identified high costs and limited effectiveness of improving the Pioneer Street/Bertsinger Road and Pioneer Street/Reiman Road intersections. Since late 2022, the City has collected a per-lot traffic impact fee surcharge dedicated to this project, requiring funds to be used within six years. The Gee Creek Plateau Subarea Plan designates the 35th Avenue corridor as a primary circulation route. An alternatives analysis began in early 2023, featuring neighborhood meetings, a public open house, and community engagement via Ridgefield Roundtable. Input shaped alignment concepts prioritizing minimal impacts on properties, natural features, and historic structures, while enhancing multimodal connectivity and maintaining property lines. At the July 25, 2024 Study Session, three alternatives—Red, Orange, and Green—were selected for further analysis, with added evaluation criteria of multimodal travel and system connectivity. Further analysis, including a community meeting in September 2024, incorporated ongoing public feedback. The next project phase involves an Environmental Impact Study (EIS), scheduled for 2025 as part of the draft Capital Budget. City Council conducted a discussion on the proposed alternatives and provided feedback.

MOTION: MOVED TO STUDY THE GREEN AND RED ALTERNATIVES TO BE MOVED FORWARD INTO THE 35TH AVENUE EXTENSION ENVIRONMENTAL IMPACT STUDY PHASE OF THE PROJECT.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Lee Wells
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
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2. First Reading of Ordinance No. 1441 - Ridgefield Parks Board Membership - Lee Knottnerus, Deputy City Manager

The Parks Board currently consists of seven adult members, all required to live within city limits and be qualified electors, serving three-year terms. The proposed ordinance retains a seven-member board, modifying it to include six adult members and one youth member. The youth member would:

- Be 14-17 years old at the time of appointment.
- Reside within city limits.
- Serve a two-year term with the same rights and responsibilities as adult members, including preparing for, attending, and voting in meetings.

The youth member would represent youth perspectives on the City's parks and trails system, contributing to inclusive parks planning and design. This role aims to enhance youth engagement with the city park system and positively impact Ridgefield's youth community.

City Council held a discussion and conducted the first reading of the ordinance.

VII. PUBLIC HEARING/BUSINESS

1. Public Hearing and Second Reading of Ordinance No. 1439 - 2025 Proposed Budget - Kirk Johnson, Finance Director

The proposed 2025 budget includes \$63.9 million in revenues and \$86.9 million in expenses, resulting in a \$23 million decrease in the overall fund balance. It allocates \$26.3 million for operating expenses, \$31.4 million for capital projects, \$1.1 million for special revenues, \$10.9 million for capital services, and \$17.1 million for debt service. Key funding sources include \$3.1 million in new grants, \$3.5 million from new debt issuance, and \$21.9 million in transfers for capital projects. Transfers between funds total \$28.7 million, including \$0.9 million for operating funds, \$3.3 million for debt service, and \$24.2 million for capital projects. The budget supports the addition of four new full-time equivalent (FTE) positions: a facilities maintenance worker, a stormwater maintenance worker, and two water maintenance workers (one with a two-year sunset). It also removes the sunset designation on a grant writer position, increasing the total FTE count to 86.75, with 85 full-time and 3 part-time positions. The proposed budget leverages contingent and capital reserves, as well as 2024 LTGO bond funds, to support capital projects and initiatives, ensuring sufficient resources for the outlined expenditures.

Mayor Onslow Opened the Hearing: 8:11PM

No testimony was received.

Mayor Onslow Closed the Hearing: 8:12PM

MOTION: MOVED TO ADOPT ORDINANCE NO. 1439 AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Mayor Pro Tem Matt Cole

SECONDER: Council Member Katie Favela

AYES: Mayor Onslow, Mayor Pro Tem Cole, Council Member Wells, Council Member Chipman, Council Member Burkle, Council Member Favela, Council Member Davis

**2. Public Hearing and First Reading of Ordinance No. 1440 - Carty Road Subarea Development Code
- Claire Lust, Community Development Director**

The Carty Road Subarea, a 270-acre area of low-density residential land located east of NW Hillhurst Road and South Royle Road, is guided by the Carty Road Subarea Plan adopted by Council on July 28, 2022. In July 2024, staff distributed the first draft ("Draft 1") of the proposed development standards to approximately 30 stakeholders, including subarea property owners and residents who participated in the planning process, as well as others interested in the subarea's development. Stakeholder feedback was reviewed during Planning Commission meetings on August 7 and September 4, 2024. During these meetings, stakeholders provided input, and the Commission formally recommended requiring 100% native plantings in perimeter landscape buffers. Following a Council study session on September 12, 2024, staff revised the standards and issued a second draft ("Draft 2") on October 30, 2024. Key updates include:

- Cottage Housing: Allowed for constrained parcels with environmentally sensitive areas, provided adequate buffering.
- Lot Area and Density: Reduced the minimum lot size to 7,500 square feet but maintained an average density of 4 units per net developable acre.
- Setbacks and Landscaping: Adjusted the public street setback to 25 feet along Carty Road, with a frontage wall and enhanced landscaping requirements. Reduced side yard setbacks to 10 feet and increased rear yard setbacks to 20 feet.
- Perimeter Buffers: Required buffers only adjacent to unsubdivided properties, reduced width to 20 feet, and mandated 100% native plantings in separate tracts.
- Subdivision Standards: Introduced a master plan requirement for all subdivisions.
- Engineering Standards: Added references for Carty Road right-of-way design.

Council reviewed and discussed both Draft 1 and Draft 2 and provided feedback.

Mayor Onslow Opened the Hearing: 8:46PM

Public testimony received during a public hearing can be heard on the City's website under [City Council Meeting Audio Files | Ridgefield, WA \(ridgefieldwa.us\)](#).

Mayor Onslow Closed the Hearing: 8:50PM

First reading conducted.

VIII. PUBLIC COMMENT

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IX. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Burkle attended the Neighbors Helping Neighbors Board Meeting, Port of Ridgefield Meeting, City Manager Briefing, Vancouver Chamber Legislative Session, BIA Luncheon, and Lions Club Christmas Tree Lot Sale.

Council Member Davis participated in the Turkey Trot, Vancouver Chamber Legislative Session, and BIA Luncheon.

Council Member Favela participated in the CCF&R Ride-Along and Meeting, and Vancouver Chamber Legislative Session.

Council Member Wells attended the City Manager Briefing, Port of Ridgefield Meeting, Vancouver Chamber Legislative Session, and BIA Luncheon.

Council Member Chipman attended the CREDC Board Meeting, Vancouver Chamber Legislative Session, BIA Luncheon, and Neighbors Helping Neighbors.

Mayor Pro Tem Cole volunteered at the Turkey Trot and expressed gratitude for the community and council.

2. Mayor

Mayor Onslow announced his retirement from the City Council after 17 years of dedicated public service.

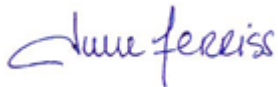
3. City Manager

Community Development Director Claire Lust provided an update on the Planning Commission meeting.

Deputy City Manager Lee Knottnerus shared the event schedule for the Hometown Celebration.

X. ADJOURN

9:14PM



Julie Ferriss, City Clerk



Ron Onslow, Mayor