



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

December 1, 2022

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	
Lee Wells	Councilor	Present	
Jen Lindsay	Mayor	Present	
Rob Aichele	Councilor	Present	
Judy Chipman	Councilor	Present	
Rachel Coker	Councilor	Present	
Matt Cole	Councilor	Present	

LATE CHANGES TO THE AGENDA

PUBLIC COMMENT

Comments received during public testimony can be heard on the City's website under
<<https://ridgefieldwa.us/government/city-council-meeting-audio-files/>>

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	Rachel Coker, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the November 17, 2022 Meeting**

BUSINESS

- 1. Second Reading of Ordinance No. 1378 – Greear and Young Petition to Annex - Claire Lust, Community Development Director**

The Petitions to Annex include six parcels with a total area of 53.88 acres and adjacent NW Carty Road right-of-way. The subject parcels are within the Ridgefield Urban Growth Area (UGA) and, along with the adjacent right-of-way, are contiguous with the Ridgefield city limits to the southeast. Therefore, the parcels are eligible for annexation. The current Clark County zoning of the Greear annexation area is

Single-Family Residential (R1-7.5) with the Urban Holding - 10 (UH-10) overlay. The current Clark County zoning of the Young property is Single-Family Residential (R1-10) with the Urban Holding - 10 (UH-10) overlay. The 2016 Ridgefield Urban Area Comprehensive Plan designation is urban Low (UL). Per RDC 18.210.015.A, the RLD-4, RLD-6, and RLD-8 zoning districts implement the UL comprehensive plan designation and shall be applied to all newly annexed UL lands. Per the adopted Carty Road Subarea Plan, the subject area is to be designated Residential Low Density 4 (RLD-4) with a Community Supported Agriculture overlay in the southwest. Per RDC 18.210.015.B, the urban holding overlay shall remain until urban services are available or until financing necessary to construct or bond for urban services is secured. The Greears are interested in connecting to water and sewer and upgrading their event venue in the short term, and potentially short platting for additional residential lots in the long term. The other property owners signing the Greear petition expressed interest in short platting to create one additional residential building lot on their land. The Young property is adjacent to the Sanderling Park Planned Unit Development (PUD) to the south. A planned public street in the Sanderling PUD will stub to the southern boundary of the Young property. The builder, Pahlisch Homes, is working with Mr. Young to secure an emergency ingress/egress easement via this stub across his property to NW Carty Road. Mr. Young is also coordinating with Clark Regional Wastewater District (CRWWD) to locate a sanitary sewer pump station on the northern portion of his property adjacent to NW Carty Road. While Mr. Young has studied how his property might develop under RLD-4 zoning, he has stated since submitting the petition to annex that he does not intend to develop while he owns the property, nor does he intend to sell to a developer in the immediate future.

MOTION: MOVED TOP ADOPT ORDINANCE NO. 1378 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rachel Coker, Councilor
SECONDER:	Rob Aichele, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

2. Resolution No. 620 – Update to Master Fee Schedule - Kirk Johnson, Finance Director

City staff periodically review the Master Fee Schedule to ensure fees are appropriate to cover services provided. Community Development, the Parks Department and Finance staff have identified a few proposed changes to the fee schedule to be implemented effective January 1, 2023. The fee schedule attached includes index changes to Traffic and Park impact fees effective January 1, 2023. The City Council will have a second reading and vote on adoption of proposed changes to the Ridgefield School District Capital Facilities Plan and school impact fees associated with the plan on December 15, 2022. The adopted school impact fees will be included in the recommended fee schedule changes effective January 1, 2023.

MOTION: MOVE TO ADOPT RESOLUTION NO. 620 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rob Aichele, Councilor
SECONDER:	Judy Chipman, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

3. Motion - Approval of Greely Farms Phase 3A Final Plat

The Greely Farms Phase 3A proposal is to subdivide the western portion of Assessor's Parcel #986056493 into 79 single-family detached residential lots. The lots range from 4,000 square feet to 5,394 square feet, consistent with the lot dimensions approved through the Phase 3 post-decision review. The average lot area is 4,293 square feet. All private improvements required prior to final plat approval are complete.

Tract B is a private park tract. Because there are no engineering standards for private park improvements, completion of the Tract B Park is not required prior to plat approval. The applicant has stated that the park improvements will be complete in December 2022. As a condition of approval, private park improvements shall be complete prior to engineering acceptance.

MOTION: MOVED TO APPROVE GREELY FARMS PHASE 3A FINAL PLAT AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Matt Cole, Councilor
SECONDER:	Lee Wells, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

PUBLIC HEARING/BUSINESS

1. Public Hearing and Second Reading of Ordinance No. 1383 – 2023 Proposed Budget - Kirk Johnson, Finance Director

The 2023 budget proposes total revenues of \$80.9 million and \$88.9 million in expense. The proposed budget includes the use of capital reserves that have been collected since 2019 from developers and a grant received in 2021 and 2022 to fund multiple capital projects. The 2023 budget proposes an operating budget of \$23.3 million, capital budget of \$49.6 million, special revenue budget of \$1.3 million, capital service budget of \$13.3 million and a debt service budget of \$1.4 million (General Government), for a total budget of \$88,950,096. The net impact on overall fund balance is a decrease of \$8 million. The proposed budget includes the transfer of \$2.4 million in grant funds, received in 2021 and 2022, from the General Fund to the capital funds for infrastructure projects. In addition the budget proposes revenues of \$15.5 million in new grants, \$18 million from a potential debt issuance, and \$13.3 million in impact fees and system development charge transfers to fund the capital projects proposed for 2023. Transfers between funds included in the budget total \$18,630,995, with \$1 million associated with the operating funds, transfers to the equipment replacement fund in the amount of \$502,100, transfers for debt service in the amount of \$1.4 million, and \$15.7 million for capital projects. Total revenues and the use of fund balance and/or designated reserves are projected to sufficiently support the proposed budget. The 2023 proposed budget includes funding for six new full-time equivalent positions. The new positions are for two police officers, a facilities maintenance worker, a storm water maintenance worker, a grant writer, and an administrative assistant. In addition to the new positions the proposed budget includes removal of a sunset designation on two positions for a building inspector and an office assistant. The total FTE count for the City of Ridgefield with these additions is 75.25, which includes 74 full-time positions and 2 part-time positions.

Mayor Lindsay Opened Public Hearing: 7:17PM

No testimony received.

Mayor Lindsay Closed Public Hearing: 7:17PM

MOTION: MOVED TO ADOPT ORDINANCE NO. 1383 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rachel Coker, Councilor
SECONDER:	Rob Aichele, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

2. Public Hearing and Approval of Resolution No. 619 - 2023-2028 Transportation Improvement Program - Steve Stuart, City Manager

Per RCW 35.77.010, the legislative body of each city and town, pursuant to one or more public hearings thereon, shall prepare and adopt a comprehensive transportation program for the ensuing six calendar years. The six-year program shall specifically set forth those projects and programs of regional significance for inclusion in the transportation improvement program within that region. The 6-year Transportation Improvement Program (TIP) is a separate project list from the Transportation Capital Facilities Plan, and does not have a bearing on Traffic Impact fees or TIF credits. Changes for the 2023-2028 plan are to reflect the segments of work that are already completed, including Pioneer Street between 35th and Royle, and the Rail Overpass project. Start years from some projects were updated based on development projections.

Mayor Lindsay Opened Public Hearing: 7:22PM

No testimony received.

Mayor Lindsay Closed Public Hearing: 7:22PM

MOTION: MOVED TO ADOPT RESOLUTION NO. 619 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rachel Coker, Councilor
SECONDER:	Rob Aichele, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

PUBLIC COMMENT

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COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Onslow - Attended Ilani tree lighting event, C-TRAN meeting.

Council Member Coker - Lions Club Walk and Knock is this weekend, looking for volunteers to help.

Council Member Aichele - Attended Port of Ridgefield meeting, Ilani tree lighting event.

Council Member Wells - Attended Ridgefield Junction Neighborhood Association meeting, Ilani tree lighting event, CRWWD meeting.

Council Member Chipman - Helped at Neighbors helping Neighbors and provided an update.

Council Member Cole - Attended Ridgefield Arts Association meeting and provided an update.

Mayor

Kudos to Kirk Johnson and Finance Department for completing 2023 budget.

Attended AWC Mayors Exchange.

City Manager

City Manager Steve Stuart - Kudos to Finance Department for completing 2023 budget.

Community Development Director Claire Lust - Work has begun on process improvement for commercial project reviews.

Deputy City Manager Lee Knottnerus - Hometown Celebration event is this weekend, provided a list of activities.

ADJOURN - [7:40 PM](#)



Julie Ferriss, City Clerk



Jennifer Lindsay, Mayor