CITY OF RIDGEFIELD, WASHINGTON
City Council MEETING MINUTES
December 1, 2016

Regular Meeting - 6:30 PM

STUDY SESSION - 5:00 P.M. - 5:02 PM

WASHINGTON STATE LEGISLATIVE UPDATE - MARK BROWN, CONNECTIONS PUBLIC AFFAIRS AND FEDERAL AFFAIRS UPDATE - JOEL RUBIN, STRATEGIC COMMUNICATION, INC - 5:04 PM

Latest legislative updates provided from Mr. Brown and Mr. Rubin to City Council.

NEW CITY WEBSITE PREVIEW - LEE KNOTTNERUS, DEPUTY CITY MANAGER

New website unveiling was presented to City Council.

GENERAL SESSION CALL TO ORDER - 6:30 PM - 6:37 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	Present	
Sandra Day	Councilor	Present	

Late changes to the agenda - **6:38 PM**

Move Item V.4 Public Hearing/Resolution No. 518 after Item V.5 Public Hearing 2017 Budget.
Amendment to claims - invoice removed for Vendor: Washington State Department of Transportation; Decreased Claims by $1,489.96.

PUBLIC COMMENT - 6:38 PM

None received.

CONSENT AGENDA - MOTION APPROVED AS AMENDED TO CLAIMS. - 6:39 PM

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

1. **Approval of Minutes from November 17, 2016 Meeting** - **6:39 PM**
2. **Approval of Claims And/Or Payroll** - **6:39 PM**

PUBLIC HEARING/BUSINESS - 6:39 PM

1. **Public Hearing and First Reading of Ordinance No. 1225 - Ridgefield Development Code Updates-Jeff Niten, Community Development Director**

This is the second round of updates to the Ridgefield Development Code for this year, the following changes include:
RDC 18.210.065: This item concerns specific design provisions along major corridors. These corridors include Pioneer, Hillhurst, and 45th/Royle Rd. An item of concern has long been the inconsistency among the fence types put in place by different subdivisions along the corridors.
RDC 18.220.040: This item is intended to identify areas of concern particularly for medium density and/or town house development. Rear setbacks along our major corridors are set at 25 feet regardless of base zone requirements.
RDC 18.310.080: A Quasi-judicial, or Type III procedure, is generally an application that is heard by a Hearing Examiner. These types of applications are generally those with clear standards that can be applied to various circumstances. Examples include Conditional Use Permits, Variances, and Rezone requests. There is a section of current code that would permit the City Council to hear appeals of Type III decisions. This section is contradictory to the Appeals procedure that requires all appeals of Type III decisions to go directly to Superior Court (18.310.100 (D)). This proposal is intended to make our code sections clear and consistent.
RDC 18.401.080: This item is one that the City Council reviewed in May 2016. The purpose of the revisions is to clarify what land is considered developable for parks and trails to meet the open space requirements and use consistent language.
Title 14 Construction Code: The remaining items are minor changes to ensure consistency with the State Building Code. For example, changing the required wind speed calculation for construction from 105 mph to 135 mph.

City Council conducted discussion on items provided during staff report.

Mayor Onslow opened the hearing 7:19PM.

Chuck Green - Non Resident
Speaking regarding appeal procedures - support staff position on this change.
Make a clean break for when it comes to appeals - appeals should go directly to Superior Court.

Anthony Glenn - Resident
Residents backs up to Pioneer Street.
I have a 6 foot fence and I like my fence.
Cosmetically my fence looks really nice and I have more privacy.
Privacy is good with a 5 or 6 foot fence.

Mark Jefferies - Resident/JB Homes

6 foot fence is good, lots of greenery is also good.
Encourage more landscaping through coordinators.
I like when it looks uniform.
Someone will also need to oversee the landscaping through the corridors.

Rich Chose - Resident
All fence designs are good.
Keep in mind that different fence heights might occur on the other side by owners and that would not be uniform.

Mayor Onslow closed the hearing 7:28.

MOTION: Moved to waive second reading of Ordinance No. 1225 and adopted the recommendations as presented.

MOTION TO AMEND: Council member Wertz change code 18.310.100(D) to read if the Council differs to hear after section 18.310.100(1) by maintaining the option as Council to hear the appeals if so desired; 18.310.070 (E.1) - striking "to the Ridgefield Hearing Examiner".
SECOND: NONE

Motion died lack of a second vote.

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

2. Public Hearing and First Reading of Ordinance No. 1226 - Employment Zone-Jeff Niten, Community Development Director

Part of the adopted Comprehensive Growth Management Plan included an Employment (E) zone. The concept behind the Employment zone concept was to combine both the Light Industrial zoning category, and the Office category and create additional flexibility while still maintaining the standards Ridgefield has adopted for employment uses in the city. The standards for the two zones for lot sizes, frontage requirements, building setbacks, etc. Have not changed. The only change in this new proposed combined code is the setback provision for adjacent lots. In the current code adjacent lots with the same zone could reduce the side setback to zero feet. In the new proposed code there is a concern that outdoor storage areas could be located directly adjacent to an office development. The proposal seeks to mitigate that concern by requiring a 10 foot wide landscape buffer for any area that is proposed for outdoor storage. The main revisions for this item are contained in RDC 18.240. The remaining attachments are other areas of the code that need to be updated to maintain consistency throughout the Development Code.

City Council conducted discussion.

Mayor Onslow opened the hearing 7:50PM.

Mark Jeffries - Resident/JB Homes
Clarification about Parr Lumber, they would be able to come in?

Mayor closed the hearing 7:51PM

First reading conducted.

3. **Public Hearing and First Reading of Ordinance No. 1227 - Sign Code Amendment-Jeff Niten, Community Development Director**

Cities around the country are amending their sign ordinances to comply with a recent U.S. Supreme Court decision, Reed v. Town of Gilbert. The basic premise municipalities must follow is that sign regulations must be content neutral. In other words, a municipal government must regulate signs in a way which doesn't require reading the content. The Association of Washington Cities has developed a model sign ordinance which will regulate signs in our community in a manner which we believe is compliant with the decision issued by the Supreme Court. Staff has tailored the model ordinance to match our community needs and also match previous work the Planning Commission has done on ordinances including the Commercial Design Standards and the optional Mixed Use overlay. The Planning Commission conducted a public hearing on November 2, 2016 and extensively discussed several aspects of the proposed code section. One point of discussion was temporary signage. The Planning Commission ultimately recommended temporary signage be permitted for 60 days. The other issue discussed was maximum allowable height of signs. After discussion the Planning Commission recommended a maximum sign height of 12 feet in commercial areas.

City Council conducted discussion.

Mayor Onslow opened the hearing 8:23PM.

No testimony received.

Mayor Onslow closed the hearing 8:23PM.

City Council directs staff to bring Ordinance No. 1227 back at a later date after City Council receives more comments from business community.

4. **Public Hearing 2017 Budget** - **8:27 PM**

The 2017 budget proposes an operating budget of $9,229,030, capital budget of $6,958,500, special revenue budget of $3,974,213, and a debt service budget of $20,225, for a total budget of $20,181,967. The net impact on overall fund balance is a decrease of $1,300,775. Transfers between funds included in the budget total $4,993,296, with $792,904 associated with the operating funds, transfers to the equipment replacement fund in the amount of $114,667, transfers for debt service in the amount of $20,225, and $4,065,500 for capital projects. Intergovernmental transfers total $732,298 to include 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 2017 proposed budget includes funding for four new full-time equivalent positions. The new positions are for a Utility Clerk, Associate Planner, Development Inspector/Code Enforcement Officer, and a Building Inspector. The total FTE count for the City of Ridgefield with these additions is 43.5, which includes 43 full-time positions and 1 part-time position.

Mayor Onslow opened the hearing 8:36PM.

No testimony received.

Mayor Onslow closed the hearing 8:36PM.

5. **Public Hearing and Approval of Resolution No. 518 Regarding Ridgefield School District Proposition No. 1 – General Obligation Bonds-Steve Stuart, City Manager**

WHEREAS, on February 14, 2017, voters in the Ridgefield School District will decide on a bond that would pay to construct an intermediate and middle school complex and expand Ridgefield High School, make safety and security upgrades at South Ridge and Union Ridge Elementaries, and repurpose View Ridge Middle School for community education and administrative services; and; **WHEREAS**, the $77,965,000 bond will leverage an additional $15,500,000 in State matching funds AND $5,035,000 in savings from a partnership with the City of Ridgefield which will build necessary outdoor fields and infrastructure as part of the Ridgefield Outdoor Recreation Complex; and **WHEREAS**, improvements to school facilities are needed in the Ridgefield School District in order to provide the students of the District with adequate, proper and safe educational facilities; and **WHEREAS**, the cost of replacing these facilities rises each year with the cost of inflation; and **WHEREAS**, without improvements to school facilities 12 new portable classrooms per year will be necessary to accommodate Ridgefield School District students; and **WHEREAS**, new housing developments are contributing to improved school facilities by paying the highest fees in Clark County (currently $6,530 per home), as well as paying property taxes that lower all 2017 Ridgefield property tax bills by $.08/$1,000 in assessed value; and **WHEREAS**, Ridgefield School District taxpayers currently pay the lowest school property tax rate in Clark County; and **WHEREAS**, if the proposed bond is passed, Ridgefield School District taxpayers will still have one of the lowest school property tax rates in Clark County; and **WHEREAS**, certain individuals, including qualified seniors and agricultural land owners may be eligible for even lower property taxes; and **WHEREAS**, property values in Ridgefield exceed both State and Clark County averages, due in large part to the presence of quality schools; and **WHEREAS**, new schools are also an investment in our youth, which are among this City's most treasured assets; **THEREFORE, BE IT RESOLVED** by the City Council of the City of Ridgefield, Clark County, State of Washington**:** That the Ridgefield City Council does support the Ridgefield School District Proposition No. 1, and encourages our residents to vote "yes" on February 14, 2017, in favor of passing the Ridgefield School District capital bond measure.

Mayor Onslow opened the hearing 8:43PM.

Tevis Laspa - Resident
Support the bond.
This school district has not disappointed me.
I have supported the school district for many years.
Let's pass the bond.

Jim Maul - Resident
Thank you for consideration for the bond support.
I support the bond and part of the group Citizens for Ridgefield Schools.
Citizens strongly support our schools.
Citizens want to see the safety in our school facilities.
This is important and we need all the support we can get.

Nathan McCann - School Superintendent
Development of the bond has gone through very detailed process.
Bond is forward thinking for fast growing community.
We will be the lowest tax district.

Jeff Vigue - Resident
Support of the bond.
Appreciation for all the effort and thought for planning of this bond.
We have a great community.

Mayor Onslow closed the hearing 8:52PM.

MOTION: Moved to adopt Resolution No. 518 as presented.

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

BUSINESS

1. **Ordinance No. 1224 – Second Reading of 2017 Budget-Kirk Johnson, Finance Director**

Staff report presented during Public Hearing.

MOTION: Moved to adopt Ordinance No. 1224 as presented.

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

PUBLIC COMMENT - 8:54 PM

None received.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS - 8:54 PM

Council - **8:55 PM**

Council member Taylor - have been out of town.
Council member Wertz - attending City Manager briefing.
Council member Stose - attending City Manager briefing.
Council member Wells - attending City Manager briefing.
Council member Day - attended quick City Manager briefing before council meeting tonight.
Council member Main - provided update on C-TRAN.

Mayor - **8:56 PM**

Sewer Alliance board meeting, briefing with City Manager, meeting with Fort Vancouver Regional Library board.

Hometown celebration is this Saturday.

City Manager - **8:58 PM**

Steve Stuart - Hometown celebration and tree lighting is this Saturday, legislative outlook breakfast is December 9th at 7:30AM.

Public Works Director Bryan Kast - Projects update provided.

Community Development Director Jeff Niten - 100 land use planning permits for 2016 so far.

FROM THE COUNCIL

ADJOURN - 9:03 PM

Julie Bassarab Ron Onslow

_____	_____
Julie Basarab, City Clerk	Ron Onslow, Mayor