



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

November 19, 2020

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

ROLL CALL

Attendee Name	Title	Status	Arrived
Ron Onslow	Councilor	Present	
Lee Wells	Councilor	Present	
Don Stose	Mayor	Present	
Sandra Day	Councilor	Absent	
Jen Lindsay	Councilor	Present	
Rob Aichele	Councilor	Present	
Dana Ziemer	Councilor	Present	

Council Member Ron Onslow moved to excuse Council Member Day from the meeting.

Council Member Jennifer Lindsay.

Motion passed.

LATE CHANGES TO THE AGENDA

Add: Ordinance No. 1335 Moratorium on new drive through facility.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jen Lindsay, Councilor
SECONDER:	Ron Onslow, Councilor
AYES:	Onslow, Wells, Stose, Lindsay, Aichele, Ziemer
ABSENT:	Day

1. Approval of Claims And/Or Payroll

2. Approval of Minutes from the November 5, 2020 Meeting

PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1331 – 2021 Proposed Budget - Kirk Johnson, Finance Director

The 2021 budget proposes total revenues of \$29 million and \$27.4 million in expense. The 2021 budget proposes an operating budget of \$14,135,090, capital budget of \$6,201,400, special revenue budget of \$0, capital service budget of \$5,667,468 and a debt service budget of \$1,433,629 (General Government),

for a total budget of \$27,437,587. The net impact on overall fund balance is an increase of \$1,605,966. Transfers between funds included in the budget total \$7,095,245, with \$1,011,566 associated with the operating funds, transfers to the equipment replacement fund in the amount of \$218,892, transfers for debt service in the amount of \$1,629,787 (\$1,433,629 General Govt. and \$196,158 for Water Utility), and \$4,235,000 for capital projects. Total revenues and the use of fund balance and/or designated reserves are projected to sufficiently support the proposed budget. The 2021 proposed budget includes funding for seven new full-time equivalent positions and an increase from one part-time position to a full-time position. The new positions are for two police officers, a police clerk, a permit tech, a storm water maintenance worker, a facilities maintenance worker and a one-year project related position for a support specialist. The total FTE count for the City of Ridgefield with these additions is 59.25, which includes 58 full-time positions and 2 part-time positions.

Mayor opened the hearing: 6:52PM.

No testimony received.

Mayor closed the hearing: 6:53PM.

First reading conducted.

2. Public Hearing and First Reading of Ordinance No. 1332 - Transportation CFP Amendment - Claire Lust, Community Development Director

The Ridgefield Transportation Capital Facilities Plan is an element of the Ridgefield Urban Areas Comprehensive Plan that may be amended on an annual basis. The Ridgefield Transportation CFP was last updated in 2018. The proposed 2020 revisions will be minor update to the 2018 CFP, and include extensions of two proposed roads and reclassification of two other roads to support development patterns that have emerged since the last plan was created.

Mayor opened the hearing: 6:59PM

Jim Browning - County Resident
Concerns regarding Dolan Rd access and widening

Mayor closed the hearing: 7:03PM

First reading conducted.

3. Public Hearing and First Reading of Ordinance No. 1333 - Fandell Comprehensive Plan Amendment and Zone Change Request - Claire Lust, Community Development Director

On July 1, 2020, the City received a comprehensive plan amendment and zone change application for the Fandell property on N 50th Place (PIN 213991000). The proposal is to change the comprehensive plan designation from Urban Medium to Urban Low and concurrently to change the zoning designation from Residential Medium Density 16 to Residential Low Density 8. Comprehensive plan amendments submitted between January 1 and July 1 are brought before Planning Commission and City Council at the end of the same year, and if approved go into effect January 1 of the following year.

City Council conducted discussion.

Mayor opened the hearing: 7:14PM

Marty Snell - consultant
Representative for Mr. Fandell.
Mr. Fandell is asking for support for zone change amendment request.
Available to answer any questions or concerns from Council.

Mayor closed the hearing: 7:15PM

First reading conducted.

4. Public Hearing and First Reading of Ordinance No. 1334 - Temme & Bird Comprehensive Plan Amendment and Zone Change Request - Claire Lust, Community Development Director

On June 30, 2020, the City received a comprehensive plan amendment and zone change application for the Bird and Temme properties at 1296 and 1446 S Dolan Road. The proposal is to change the comprehensive plan designation from Employment to Urban Low and concurrently to change the zoning designation from Employment to Residential Low Density 6. Comprehensive plan amendments submitted between January 1 and July 1 are brought before Planning Commission and City Council at the end of the same year, and if approved go into effect January 1 of the following year.

City Council conducted discussion.

Mayor opened the hearing: 7:31PM

Jim Browning - County Resident
Support the request
Concerns - Dolan road access
Entrance access road improvement and lighting
Setbacks

Mark Childs - Bird Family Representative
Site use concept created
Traffic flow through 10th
Goal is for unified development between both properties

Jim Browning - County Resident
RLD-6 clarification question for staff

Mayor closed the hearing: 7:42PM

First reading conducted.

BUSINESS

1. Second Reading of Ordinance No. 1329 – 2021 Property Tax Levy - Kirk Johnson, Finance Director

The 2021 budget includes a statutory maximum 1% increase in the current property tax levy exclusive of additional revenue resulting from new construction, improvements to property, any increase in the value of state assessed property, and annexations that have occurred, and including any refunds made.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1329 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jen Lindsay, Councilor
SECONDER:	Lee Wells, Councilor
AYES:	Onslow, Wells, Stose, Lindsay, Aichele, Ziemer
ABSENT:	Day

2. Second Reading of Ordinance No. 1330 - 2021 Storm Water Utility Rate Code Amendment - Kirk Johnson, Finance Director

Ordinance No. 1330 proposes a 3% rate increase or \$0.60 per bi-monthly billing, per Equivalent Dwelling Unit (EDU). The 2021 rate would be increased to \$19.65 per EDU.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1330 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	Dana Ziemer, Councilor
AYES:	Onslow, Wells, Stose, Lindsay, Aichele, Ziemer
ABSENT:	Day

3. Ordinance No. 1335 - Moratorium Within the Corporate Boundaries on the City on Filing, Acceptance, Processing, and/or Approval of Applications or Permits for any new Drive-Through Facility.

City staff have recently provided the aforementioned information regarding drive-through facilities and the commercial districts to interested parties who have provided conceptual plans but not formal land use submittals for projects in the commercial districts with multiple drive-through facilities and with drive-through facilities adjacent to pedestrian streets; and because of the generally higher impact of drive-through facilities in terms of traffic, appearance, and pedestrian safety, the City Council has determined that the development standards and limitations for such facilities should be analyzed to determine if these standards are consistent with the City's vision and whether additional limits or design standards are necessary to protect the surrounding uses. City desires to impose a moratorium on the filing, acceptance, processing, and/or approval of applications or permits for drive-through facilities within the City boundary; and a moratorium will allow time for the City to adopt code restrictions and/or development regulations for drive-through facilities so as to ensure consistency with the City's Comprehensive Plan, the development regulations, and to ensure consistency and conformity with the surrounding community while maintaining the status quo. The moratorium set forth in this Ordinance shall be in effect for a period of six (6) months from the date this Ordinance is adopted and will automatically expire at the conclusion of that six-month period unless the same is extended as provided in RCW 35A.63.220 and RCW 36.70A.390, or unless terminated sooner by City Council. Pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City Council will hold a public hearing at its regularly scheduled virtual meeting at 6:30pm on December 17, 2020, or as soon thereafter as the business of the City Council shall permit, in order to take public testimony and to consider adopting further findings.

City Council conducted discussion.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1335 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	Rob Aichele, Councilor
AYES:	Onslow, Wells, Stose, Lindsay, Aichele, Ziemer
ABSENT:	Day

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Aichele - Helped with tree planting, attended Port of Ridgefield meeting, housing code open house, helped Lions Club install signs.

Council Member Ziemer - Attended City Manager briefing.

Council Member Onslow - Attended C-Tran meeting, helping with tree planting.

Council Member Lindsay - Attended housing code open house.

Council Member Wells - Attended City Manager briefing.

Mayor

Attended City Manager briefing, Clark College Foundation meeting.

City Manager

City Manager Steve Stuart - COVID-19 guidelines update provided.

Public Works Director Bryan Kast - Public Works staff getting ready to help with Hometown Celebration.

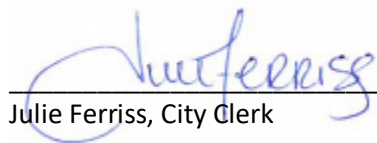
Finance Director Kirk Johnson - CARES Act fund update provided.

Community Development Director Claire Lust - Staff is in testing and training phase for on-line submittal.

Deputy City Manager Lee Knottnerus - Hometown Celebration update provided.

Police Chief John Brooks - Provided update on new hire.

ADJOURN - [8:11 PM](#)



Julie Ferriss, City Clerk



Don Stose, Mayor