



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

November 2, 2017

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

Flag Salute - [6:30 PM](#)

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

None.

PUBLIC COMMENT - [6:31 PM](#)

Janice Myev - Non Resident

Addressing Council regarding pictures/videos that were shared

Thanks for attending Growth management board hearing

Trees are dyeing near the pump station and were buried by the developer

Pump station concerns near Jackson/Carlson property

Flooding, fence cutting concerns

Please hear us and put yourself in their shoes

Still 100% opposed to the development

CONSENT AGENDA - MOTION APPROVE AS PRESENTED.

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

1. Approval of Claims And/Or Payroll

2. Approval of Minutes from the October 26, 2017 Meeting

BUSINESS

1. Second Reading of Ordinance No. 1245 – Self-Storage Regulations-Jeff Niten, Community Development Director

During City Council consideration of Ridgefield Development Code updates the topic of self-storage facilities was discussed and identified as a concern by several council members. Since July 2016 two self-storage facilities have been permitted in the city, and staff has been approached regarding permit requirements for at least three additional facilities. Because of the rapid expansion of self-storage facilities contemplated in the city and the need for council to consider the overall impact of self-storage uses city wide council adopted Ordinance 1238 which immediately implemented a moratorium on the acceptance, processing or approval of any new self-storage facilities in Ridgefield. The adoption of a moratorium is permitted for 6 months, provided a public hearing is held within 60 days of adoption. Ordinance 1238 was adopted in June, 2017 and the moratorium will end in December, 2017. The draft has been shared with Columbia River Economic Development Council and staff has not received any comments. The main changes from previous regulatory designs include a limit of 8.32 square feet of self-storage space for each person expected to reside within the city limit over the planning horizon. Today's population estimate under the currently adopted Comprehensive Plan is 25,494 people by 2035. This draft regulatory framework would allow up to 60,195 square feet of self-storage space within the corporate boundary of Ridgefield. There are two facilities under development currently that total 112,172 square feet of self-storage space. Under this draft framework (8.32 square feet per person x total population) the city will need additional self-storage space in approximately 2023. Another feature of the draft proposal requires a Conditional Use permit application to show the facility design meets requirements contained in the draft. A Conditional Use permit application is a public hearing before the Hearings Examiner. Please note one change to the draft described at the public hearing on October 12: We have removed all reference to boat and recreational vehicle storage, and prohibited outdoor storage as an employment use not associated with other uses.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1245 AS PRESENTED.

RESULT:	ADOPTED [6 TO 0]
MOVER:	David Taylor, Councilor
SECONDER:	Don Stose, Councilor
AYES:	Onslow, Taylor, Stose, Wertz, Main, Day
ABSTAIN:	Wells

2. Motion - Approval of Taverner Ridge Phase 8 Final Plat - [6:47 PM](#)

Ridgefield City Council approved the preliminary plat for Taverner Ridge Planned Unit Development (PUD) on January 9, 1997. The plat is also subject to the development agreement made between the city of Ridgefield and New Vista Properties, LLC recorded under AF# 5308399, records of Clark County, WA. The project proposes to subdivide the 22.76-acre parcel into 54 single family residential lots ranging from 8,390 sq. ft. to 18,256 sq. ft. The Final Plat must demonstrate compliance with the findings and conditions of approval in the Final Order, post-decision reviews and with applicable City regulations and standards. The private improvements required for the subdivision are complete and the applicant is required to post a bond equal to 120% of the remaining public improvements. The bond amount is \$237,701.60. Other conditions of approval are listed in the memo.

City Council conducted discussion.

MOTION: MOVED TO APPROVE TAVERNER RIDGE PHASE 8 FINAL PLAT AS PRESENTED.

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

PUBLIC HEARING/BUSINESS

1. Public Hearing on 2018 Property Tax Levy and Revenues - [7:00 PM](#)

The total 2018 revenue budget totals \$40,271,141, including \$20,305,554 associated with internal transfers from existing funds. In comparison the 2017 final revenue budget was \$45,578,760, with \$19,023,443 associated with internal transfers from existing funds. The overall net decrease in the proposed revenue budget when compared to the 2017 budget is approximately \$5.3 million, an 11.64% decrease from the 2017 year-end budgeted revenue.

Mayor opened the hearing: 7:19PM

No testimony received.

Mayor closed the hearing: 7:19PM

2. Ordinance No. 1247– First Reading of 2018 Property Tax Levy-Kirk Johnson, Finance Director

The 2018 budget includes a statutory maximum 1% increase in the current property tax levy exclusive of additional revenue resulting from new construction, property annexations, and any increase in the value of state assessed property. To date the estimated 2018 taxable assessed values for Ridgefield is \$1,213,717,292. The Assessor must certify the assessed values by November 14, 2017. The City must hold a revenue hearing and certify a property tax levy to the County by November 30, 2017. The City's current forecast for the 2017 property tax levy is \$1,145,000, an increase of \$85,000 from the 2017 budget. The estimate is for the City of Ridgefield levy amount to be 93.8 cents per \$1,000 assessed value a decrease of 5.2 cents from 2017. The 2018 General Fund expense budget has increased 6.1% over the 2017 original expense budget to account for contractual and inflationary increases. Adoption of the 1% property tax levy increase does not match current inflation, but is needed to maintain a balanced budget.

City Council conducted discussion and first reading of the Ordinance.

3. Ordinance No. 1248 - First Reading of 2018 Water Utility Rate Code Amendment-Kirk Johnson, Finance Director

City staff contracted with FCS group, one of the most preeminent consultants in our region, to conduct a rate analysis as required by the City's Budget Policy. The rate analysis was conducted in 2016 and looked at expenses and revenues for the next 10 years for the Water Utility. As a result of the study it was determined that rates for 2017 should increase at a rate of 3% to account for inflation. The rate model has been updated with actual information for both 2016 and 2017 including growth for both new accounts and water usage. The city was able to buy down the rate increase in 2017 to 0% due to the high growth rate for new accounts and usage. The rate model calls for a 3% increase for inflationary factors in 2018. After analysis of growth related factors, staff are recommending a buy down to a 1.5% water rate increase for 2018.

City Council conducted discussion and first reading of the Ordinance.

4. Ordinance No. 1249 - First Reading of 2018 Storm Water Utility Rate Code Amendment-Kirk Johnson, Finance Director

Public Works staff are currently working with a consultant to revise the storm water master plan which

will factor in needed capital improvements for the next several years. As a result staff will be updating the rate model to include the new capital project cost estimates when the storm water plan is completed. Staff are bringing forward two options for the 2018 storm water rates. Option 1, per the current rate model, would increase the rate \$0.86 per bi-monthly billing cycle per equivalent dwelling unit. Option 2, would increase the rate \$1.04 per bi-monthly billing cycle per equivalent dwelling unit. The justification for option 2 is to get ahead of the curve for additional capital cost over the life of the new storm water plan and the upcoming storm water permit requirements when the city reaches a population level of 10,000 residents.

City Council conducted discussion between the 2 options and first reading of the Ordinance.

5. Public Hearing and First Reading of Ordinance No. 1250 – Fireworks Regulations-Jeff Niten, Community Development Director

Each year the City received complaints from residents regarding the noise, litter, and pollution associated with fireworks during the New Year holiday. This proposed change applies would prohibit the use of fireworks on New Year Eve and New Year Day. No changes are proposed to the use of fireworks at any other time of the year as part of this ordinance.

Mayor opened the hearing: 7:55PM

David Plunkett - Resident

Wrote to Council before regarding fireworks after 4th of July and New Year's Eve.

Is this ordinance not addressing 4th of July at this time?

Ridicules to use WA state law.

This is irresponsible activities.

Will you be addressing 4th of July?

Mayor closed the hearing: 7:57PM

Staff - This Ordinance will only address New Year's Eve and New Year's Day fireworks.

Mayor - Addressed questions regarding 4th of July fireworks discharge.

PUBLIC COMMENT - [7:59 PM](#)

None received.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Taylor - no report.

Council member Main - Attended Halloween Hall hosted by Ridgefield arts association.

Council Member Wertz - no report.

Council Member Day - Attended pink lemonade project Halloween event.

Council Member Stose - Attended pink lemonade project Halloween event.

Council Member Wells - no report.

Mayor

Mayor - Attended Scott Campbell funeral service.

City Manager

City Manager Steve Stuart - Main street program meeting on November 16th will have a special guest Kennewick City Manager Marie Mosley, GOP tax reform package update will be provided via email to Council.

City Attorney Janean Parker - Litigation update provided.

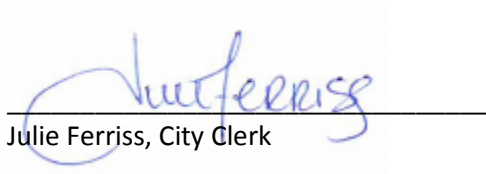
Community Development Director Jeff Niten - Community Development update provided, permit technician Lindsay Judd accepted a position with City of Vancouver and she will be leaving the City.

Deputy City Manager Lee Knottnerus - Event updates provided.

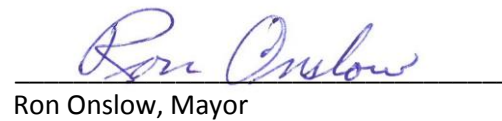
Police Chief John Brooks - Police Department had extra patrol during Halloween.

FROM THE COUNCIL

ADJOURN - [8:13 PM](#)



Julie Ferriss, City Clerk



Ron Onslow, Mayor