



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

October 14, 2021

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	
Don Stose	Mayor	Present	
Jen Lindsay	Councilor	Present	
Rob Aichele	Councilor	Present	
Judy Chipman	Councilor	Absent	
Rachel Coker	Councilor	Present	

MOTION: Council Member Onslow moved to excuse Council Member Chipman from the meeting.

SECOND: Council Member Coker.

Motion Passed.

LATE CHANGES TO THE AGENDA

PROCLAMATION

National Disability Employment Awareness Month

Breast Cancer Awareness Month

PUBLIC COMMENT

None received.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

1. Approval of Claims And/Or Payroll

2. Approval of Minutes from the September 23, 2021 Meeting

PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1349 – Amendment to Union Ridge Development Agreement - Steve Stuart, City Manager

The original development agreement was approved by Council Resolution No. 314 and signed by the City on June 30, 2006. The agreement was effective on June 30, 2006. Use designation for Union Ridge Master Plan adjusted lot 4 under the Union Ridge Master Plan was changed from Destination Retail/High Impact Commercial to Office/Industrial Park via PLZ-21-0049. The development agreement amendment formally integrates the adjusted lot 4 use designation into the Union Ridge Master Plan which is referenced and contained within the original development agreement. In addition to the change of uses being memorialized, the development agreement amendment adopts enhanced vegetative screening and façade standards to recognize the larger physical presence of the approved building on adjusted lot 4. Vegetative screening and façade design are memorialized in the development agreement amendment.

City council discussion.

Mayor opened the hearing: 6:58PM

No testimony received.

Mayor closed the hearing: 6:58PM

First reading only.

2. Public Hearing and First Reading of Ordinance No. 1350 – Amendment to Ridgefield Heights Development Agreement - Steve Stuart, City Manager

The 2007 subdivision application (formerly “Kemper”) was approved by the Ridgefield Hearings Examiner for 200 lots. The decision also included a requirement that Kemper construct (at their expense) a connection to Pioneer Street / SR501 from S Bertsinger Road. Due to topography, environmental, road classification, and cost concerns, developer asked City to consider a Development Agreement for the subdivision (subsequently referred to as “Ridgefield Heights”) that would change the classification of S Bertsinger Rd to local access only, remove the replacement bridge required by the 2007 Final Order, not allow new trips from subdivision onto S Bertsinger Rd, not allow construction traffic to use S Bertsinger Rd, require developer contribution for the future extension of S 35th Ave from project area to Pioneer Street / SR501, and require developer improvement of S 10th Way between the eastern boundary of the subject property to the intersection of S 35th Place. The City agreed to plan, design, and construct improvements to S 35th Place, which would connect improvements on S 10th Way and S 15th Street. This amendment to the Development Agreement would change the requirements for improvement to S 35th Place from City to Developer responsibility and provide a process for City to reimburse those costs through Traffic Impact Fee Credits.

City Council discussion.

Mayor opened the hearing: 7:09PM

Roy Garrison

Comments received during public hearing can be heard on the City’s website under

[<https://ridgefieldwa.us/government/city-council-meeting-audio-files/>](https://ridgefieldwa.us/government/city-council-meeting-audio-files/)

Mayor closed the hearing: 7:12PM

PUBLIC COMMENT

None received.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Lindsay - Attended Birdfest event, citizen's forum meeting, pre-application conference, Clark County national disability employment awareness event.

Council Member Aichele - Chamber of Commerce board of directors meeting, art association meeting, City Council retreat, pre-application conference, neighbors on watch meeting.

Council Member Wells - Pre-application conference, ribbon cutting ceremony, City Manager briefing, TLC towing memorial procession.

Council Member Coker - Attended many of the same events, excited to see an increase in business community.

Council Member Onslow - Attended ribbon cutting ceremony, nature park update, CRWWD update, RTC meeting, AWC meeting, City Manager briefing.

Mayor

Attended many of the mentioned meeting, City Manager briefing.

City Manager

City Manager Steve Stuart - Ron Edwards passing, Lake River dredging update provided.

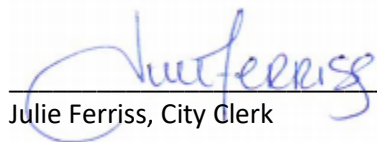
Public Works Director Bryan Kast - Gee Creek trail update, engineering staff has moved a new facility.

Deputy City Manager Lee Knottnerus - Halloween Hall is this weekend at Abrams Park.

Police Chief John Brooks - Out of state license plate enforcement update, neighbors on watch update.

Finance Director Kirk Johnson - Budget Advisory committee meeting update.

ADJOURN - [7:35 PM](#)



Julie Ferriss, City Clerk



Don Stose, Mayor