



CITY OF RIDGEFIELD, WASHINGTON
City Council MEETING MINUTES
October 12, 2017
Regular Meeting - 6:30 PM

STUDY SESSION - 6:00 P.M.

1. 2018 Preliminary Budget Presentation - [6:00 PM](#)

Finance Director Kirk Johnson presented 2018 preliminary budget 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

Move proclamation to beginning of the meeting - National Red Ribbon Week.

Proclamation - National Red Ribbon Week - [6:38 PM](#)

Mayor read proclamation into the record and presented proclamation to Young Marines.

PUBLIC COMMENT - [6:42 PM](#)

Clyde Burkle - Resident

Heard that a developer in town is not acting responsibly and has been silting Gee Creek

Do we have someone in the City that follows up with the developer, especially regarding Gee Creek

John Main - Resident/excused himself from the dais

Introduction of 2 new board members of Arts Association - Vicki and Inna

Association recently went from 5 to 7 board members

Norman Ferrell - Resident

Presented Ridgefield Community Gleaners Association

All volunteer, non-profit organization serving Ridgefield community

Association gathers produce for Ridgefield Family Resource Center

Staff response regarding development activity and silting, City does have a development/code enforcement official that does inspections on all development activities.

CONSENT AGENDA - MOTION APPROVE AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sandra Day, 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 September 21 and 28, 2017 Meeting

PRESENTATION

Clark County Arts Commission Update - Barbara Wright - [6:51 PM](#)

Barbara Wright provided an update to City Council on Clark County Arts Commission.

2. Complete Streets Update - [7:00 PM](#)

Public Works Director Bryan Kast presented Complete Streets update to City Council.

BUSINESS

1. Second Reading of Ordinance No. 1241 – Heritage Trees-Jeff Niten, Community Development Director

City Council held a Public Hearing on July 13 and second reading on July 27. Council directed staff to research various aspects of the draft code, and offered suggestions about improvements to the draft. Staff has completed the requested changes.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1241 AS PRESENTED.

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

2. Motion - Approval Award of Citywide Pavement Repair - [7:13 PM](#)

The City's annual budget includes funds for street repair. This year the majority of these funds will be dedicated to patching work to repair damage caused by the winter freeze/thaw cycle. The work will be concentrated on main S. 9th and Hillhurst, S. 5th Street and N. 65th Ave in decreasing order of priority. Bids on the project were due on October 4th, and the City received two bids. The Precision Paving Plus bid of \$67,066.25 is significantly lower than the budgeted amount. Based on the favorable bid price staff recommends that the amount of work be increased to allow more repair work to be completed. Based on the budget and the bid prices approximately 2,000 square yards of repair will be able to be completed.

MOTION: MOVED TO AWARD THE CITYWIDE PAVEMENT REPAIR PROJECT PRECISION PAVING PLUS IN THE AMOUNT OF \$67,066.25 AND AUTHORIZE STAFF TO EXECUTE A CHANGE ORDER TO BRING THE TOTAL CONTRACT TO AN AMOUNT NOT TO EXCEED \$125,000.

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

PUBLIC HEARING/BUSINESS

1. Public Hearing and First 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 code 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 212,111 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. Another feature of the draft proposal requires a Conditional Use permit application to show the facility design meets requirements contained in the draft (no doors facing outward, etc.). A Conditional Use permit application is a public hearing before the Hearings Examiner.

City Council conduction discussion - RV/boat storage parcel percentage, specific storage uses need and separation, income bracket and impact of costs, separate use for RV/boats in the code, continuation of moratorium, square feet of self-storage space for each person, preserving job creation land.

Mayor opened the hearing 7:40PM

Roy Garrison - Resident

Been attending many storage facility meetings and listened to the public

Elimination of storage when smaller lots are approved

Not enough ratio allowance

Think about jobs per acre

Look at land that may not be suitable for other developments

Shannon Hagen - Resident

Are you looking to change or add restrictions for people to store boats/RV's on their property?

Lee Wells - Resident/excused himself from the dais

Speaking on behave of his wife

Submitted documents into the record

Planning inquiry form from 2006 talks about allowed land uses for the existing towing/storage business on 3 parcels off Timm Road

In 2007 Mr. Clary concurred with Mr. Snyder memo regarding the allowed uses addressed in the planning inquiry from 2006.

In 2012 Mr. Eisemann concluded that existing towing/storage business is permitted use in the 3 subject properties

In 2016 - 45th avenue subarea plan, did not file a planning inquiry form but did have a conversation regarding moving business to Timm Road.

We were granted in 2006, 2012 and 2016; 2 choices are - stay where we are since the business is grandfathered in or allow to be moved to a new site that we were granted to do so.

Will excuse myself from the vote of the Ordinance when the time comes

Walt Gordon - Resident

Concern - having boats/trailer located in residential area will jeopardize my property value.

Having storage unit allows me to have a trailer without eliminating changing the code

Let the market decide regarding the storage space allowance

Mayor closed the hearing 7:55PM

Staff response: This code does not address boat/RV parking in residential area.

PUBLIC COMMENT - [7:56 PM](#)

None received.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council member Stose - Attended City Manager briefing.

Council member Wertz - Attended City Manager briefing, great Birdfest event, recognition to Port Commissioner Melroy for tractor shuttling during the event.

Council member Day - Attended Birdfest event, trip to Randol, WA with Ridgefield students for outdoor education, school board meeting.

Council member Taylor - Attended Growth Management Hearings Board, Birdfest event, City Manager briefing.

Council member Main - Attended Growth Management Hearings Board, trip to Randol, WA with Ridgefield students for outdoor education.

Council member Wells - Attended Ridgefield Garden Club Dedication of the Monolith and Plaque.

Mayor

Growth Management Hearings Board, RTC meeting, Birdfest event, City Manager briefing, 1st grader tour of City Hall facility.

Proclamation - National Disability Employment Awareness Month - [8:04 PM](#)

Mayor read proclamation into the record.

City Manager - [8:07 PM](#)

City Manager Steve Stuart - Kudos to staff for great Birdfest event, thank you to everyone who helped out with trimming grapevines at roundabouts, Clark County Council will hold a worksession regarding fireworks, Halloween Hall is October 20-21.

Community Development Director Jeff Niten - CDD report provided, Gee creek subarea plan will be discussed on November 16 meeting.

Public Works Director Bryan Kast- Department of ecology erosion control update provided on RORC project.

Finance Director Kirk Johnson - no report.

Deputy City Manager Lee Knottnerus - presented "Wings Over The World" sculpture for Overlook Park. Sculpture is a celebration of the lives and efforts of five significant people who helped establish the Ridgefield National Wildlife Refuge.

Police Chief John Brooks - Thanked council for discussion regarding the expansion of the Police Department, celebrated 1 year anniversary with the City this month.

Boy Scout Troop 736 was present during the meeting.

Council member Wells - Received a complaint on vehicles trying to pass the trucks in the at the roundabouts. Consider posting signage to not pass trucks in the roundabouts.

National Disability Employment Awareness Month Proclamation was accepted by Clark County development disability program.

EXECUTIVE SESSION

Collective Bargaining pursuant to RCW - 42.30.140(4)(a) - [8:24 PM](#)

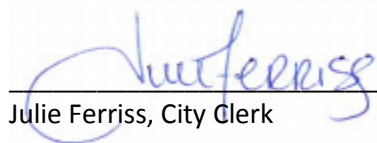
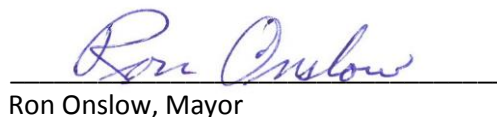
Mayor Onslow announced that council would enter an executive session regarding Collective Bargaining pursuant to RCW - 42.30.140 (4)(a) for approximately 20 minutes and no action will be taken.

Attendees: City Council, City Manager, Deputy City Manager.

Mayor Onslow reconvened the general session at 8:44PM and announced that no action would be taken.

FROM THE COUNCIL

ADJOURN - [8:44 PM](#)


Julie Ferriss, City Clerk
Ron Onslow, Mayor