



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

October 11, 2018

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	
David Taylor	Councilor	Present	
Lee Wells	Councilor	Present	
Don Stose	Mayor	Present	
Darren Wertz	Councilor	Present	
Sandra Day	Councilor	Present	
Jen Lindsay	Councilor	Present	

LATE CHANGES TO THE AGENDA

OATH OF OFFICE - CITY COUNCIL MEMBER - JULIE FERRISS, CITY CLERK

PROCLAMATION - [6:32 PM](#)

Proclamation - Breast Cancer Awareness Month

Proclamation - Disability Employment Awareness Month

Proclamation - Fire Prevention Week

PUBLIC COMMENT - [6:41 PM](#)

Chief John Nohr

Provided latest updates on items occurring at Clark County Fire and Rescue.

Fire prevention week is October 7-13, 2018.

Angela Zwigley - Resident

South 15th St concerns, across the street from Seven Wells Subdivision.

Alternative access is needed while the construction is occurring, street is very dangerous to drive on.

Blind hill going east and west with no shoulder, very narrow road.

No plan for temporary road per staff, this is not safe.

Kevin Stadelman - Resident

South 15th St concerns, road is not safe and something needs to happen. Road has no lights.

Asking for help, drive the road at night and see how dangerous it really is.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

Chief Brooks provided a staff report regarding Interlocal agreement with the Cowlitz Indian Tribe. Phil Harju, Tribal Attorney and Chief Walkinshaw are excited to be working with the City and support each other in need.

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

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from September 27, 2018 Meeting**
- 3. Approval of Interlocal Agreement Between the City and Cowlitz Indian Tribe**

BUSINESS

- 1. Second Reading of Ordinance No. 1262 - Port of Ridgefield Franchise Agreement - Bryan Kast, Public Works Director**

For the past several years the Port of Ridgefield has been working on developing a 42 mile dark fiber network throughout the City and northern Clark County. The project is based on a successful dark fiber network that was implemented by the Port of Whitman County, and will allow Ridgefield to attract business that require access to high speed, reliable internet service. In March of this year the Governor signed a bill enabling all Ports throughout Washington to build and lease telecommunications infrastructure, allowing the Port of Ridgefield to proceed with their project. As much of the planed network will be located in City Right-of-Way a franchise agreement between the Port and the City is necessary to allow the cable to be placed and identify responsibilities and processes for maintenance and relocation. Staff and the City Attorney have worked with the Port to clarify if the Port will be considered a telecom provider and have found that they will not be. Because they are not a telecom a franchise fee may be charged.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1262 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Wells, Councilor
SECONDER:	Ron Onslow, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Day, Lindsay

- 2. Second Reading of Ordinance No. 1270 - Petition to Annex Cosgrove Property - [7:05 PM](#)**

The Ridgefield Community Development Department received a Notice of Petition to Annex application (File No. PLZ-18-0102) on August 28, 2018 from Robert Cosgrove. The City Council approved Resolution No. 537 on April 12, 2018, accepting the Notice of Intent to Annex application. The Council's approval of this resolution also set Residential Low Density 6 (RLD-6) as the zoning designation for the annexation area. The City Council conducted a Public Hearing and First Reading of Ordinance No. 1270 on September 27, 2018.

City Council conducted discussion.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1270 AS PRESENTED.

RESULT:	ADOPTED [5 TO 2]
MOVER:	David Taylor, Councilor
SECONDER:	Lee Wells, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz
NAYS:	Day, Lindsay

3. Second Reading of Ordinance No. 1271 - Ridgefield Mixed Use Overlay Code Update - Jeff Niten, Community Development Director

During development of the 2016 Ridgefield Comprehensive Growth Management Plan the city undertook sub-area planning efforts in various areas of the city to further refine standards and expectations for future development within the sub-areas. One component of the sub-area planning efforts was development of a Mixed Use Overlay that would permit Mixed Use development at various locations. Several properties were studied for suitability and the Comprehensive Plan was adopted with those properties designated for optional Mixed Use development. During development of the Ridgefield Mixed Use Overlay code provisions a provision was added to permit Mixed Use development on the areas previously designated by the Comprehensive Plan, but also any development site within the sub-area plan boundaries 10 acres or greater. Since adoption of the Ridgefield Mixed Use Overlay in late 2016 several projects have been approved utilizing provisions of the optional overlay and there is a concern with permitting extensive residential development on properties designated to produce employment type uses. This adjustment to the RMUO code would permit Mixed Use development on properties identified as part of the sub-area planning efforts, but would remove the provision to permit Mixed Use development on sites 10 acres or greater. Additionally, staff has revised amendment procedures at the request of Council and a provision to retain legislative control for Comprehensive Plan and area wide zone changes has been added to Ordinance 1271.

City Council conducted discussion.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1271 AS PRESENTED.

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

4. Second Reading of Ordinance No. 1272 – Ridgefield Development Code – Boat and RV Storage Facilities - Jeff Niten, Community Development Director

Development of Boat and RV Storage limitations began with limitations of the total area similar to the regulations for self-storage. The draft considers a maximum number of storage spaces based on 5% of the population of Ridgefield across the entire corporate boundary, not on a single site basis. The draft would also require conditional use permit approval, only enclosed buildings adjacent to any right-of-way, and covered areas, or an enhanced landscape buffer, for interior storage areas of any site. Also added to this draft is the ability to incorporate a single dwelling unit into a required enclosed building adjacent to any public right-of-way. Finally, any site adjacent to the Interstate 5 right-of-way must meet the previously adopted commercial design standards for structures regardless of zone.

City Council conducted discussion.

MOTION: MOVED TO TABLE ORDINANCE NO. 1272 UNTIL OCTOBER 25, 2018 MEETING.

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

5. Second Reading of Ordinance No. 1273 – Ridgefield Development Code Update– Freewayscape - Jeff Niten, Community Development Director

Part of the Community Development work program in 2018 is to develop a “freewayscape” design that ensures development adjacent to Interstate 5 will be high quality and highlight the unique nature of Ridgefield. Staff presented research to the Planning Commission during a discussion at the regularly scheduled meeting on August 1, 2018. Following that discussion staff has taken input into account and has developed several recommended changes to the Ridgefield Development Code that are designed to implement a unique “freewayscape”. The proposed changes include a requirement for any development proposal to design structures adjacent to Interstate 5 using the commercial design standards regardless of underlying zone. Secondly, landscape buffers adjacent to Interstate 5 will be 15 feet wide and designed to an L4 standard which requires trees, shrubs, and ground cover. Added to this standard landscape buffer is a requirement that at least 50% of the required shrubs be Blue Spruce Globosa which will add an element of uniqueness to our freeway frontage. Lastly, sign height is not proposed to be changed in the Community Regional Business (CRB) zone, however a 50 square foot bonus would be permitted for signs associated with a development in the CRB zone, and a bonus sign along the Interstate frontage. Under this proposal the sign must also incorporate design elements in the commercial design standards such as exposed beam components, and be constructed of similar material to associated buildings on the site.

City Council conducted discussion.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1273 AS PRESENTED.

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

PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1274 - Comprehensive Plan Amendment - Jones - Jeff Niten, Community Development Director

The city received an application for a Comprehensive Plan Amendment and associated zone change for APN 214214-002. The applicant requests to change the Comprehensive Plan designation from General Commercial and Neighborhood Commercial to Public Facilities, and the zoning designation for Commercial Regional Business and Commercial Neighborhood Business to Public Facilities. The purpose of the change is to permit siting of a new elementary school on the subject property. The site is 27.36 acres and is located immediately south of N. 10th Street approximately .5 miles east of Interstate 5 within the Ridgefield Junction sub-area adopted as part of the Comprehensive Growth Management Plan. The Planning Commission considered this proposal at a duly noticed public hearing on October 3, 2018 and recommended approval of the proposal as presented by a 5-0 vote.

City Council conducted discussion.

Mayor opened the hearing: 7:51PM

Nathan McCann - School District Superintendent

Spoke in favor of the Ordinance.

Schools are filling up fast, anticipating additional 700 new student.

Additional space is needed, strongly advocating for the new school.

Don Hardy - BergerAbam

Good piece of property and we are in need of the new school.

Mayor closed the hearing: 7:57PM

First reading conducted.

2. Public Hearing and First Reading of Ordinance No. 1274 - Comprehensive Plan Amendment - Discovery Ridge - Jeff Niten, Community Development Director

The city, in consultation with the property owners, are proposing a Comprehensive Plan Amendment and associated zone change for APN 213968-000, 213969-000, 213970-000, and 214071-000 in order to correct a split zoning issue. The applicant requests to change the Comprehensive Plan designation from General Commercial and Employment to General Commercial for the entirety of the site, and the zoning designation for Commercial Community Business and Employment to Commercial Community Business for the entirety of the site. The purpose of the change is to permit siting of a new comprehensive commercial development on the subject property. In addition, a portion of the site, phase 4 on the attached conceptual site plan, is proposed for application of the Ridgefield Mixed Use Overlay. The site is 35.34 acres and is located at the southeast corner of Pioneer Street and S. 45th Avenue (Royle Road) within the 45th and Pioneer sub-area adopted as part of the Comprehensive Growth Management Plan. The Planning Commission considered this request at a duly noticed public hearing on October 3, 2018 and recommended approval of the proposal as presented by a 6-0 vote.

City Council conducted discussion.

Mayor opened the hearing: 8:01PM

No testimony received.

Mayor closed the hearing: 8:01PM

First reading conducted.

PUBLIC COMMENT - [8:02 PM](#)

Roy Garrison - Resident

Suggesting - drive out to the property sites that are being reviewed at meetings. Get a better idea of the area and not just looking at the map.

Sharol Mitchell - Resident

Comment - For new development it would be better if the buildings were more in the back and more walkways/parking closer to the street.

Pat Jeffries - Non Resident/JB Homes

Everything is done in a two dimensional plat - keep flexibility, when dealing with different codes. Have staff work with the developer, which will make a good product.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council - [8:06 PM](#)

Council member Wertz - Attended interview process for new city council member, briefing with City Manager.

Council member Lindsay - Attended interview selection process for city council position, Birdfest event, pre-application conference.

Council member Wells - Attended interview process for new city council member, pre-application conference, Port of Ridgefield meeting.

Council member Taylor - Attended interview process for new city council member, Birdfest event, briefing with City Manager.

Council member Day - Attended interview process for new city council member, Lewis and Clark trail meeting.

Council member Onslow - Attended interview process for new city council member, emergency district No. 2 meeting, CDBG meeting.

Mayor

Birdfest event.

City Manager - [8:15 PM](#)

City Manager Steve Stuart - RTC Presentation regarding discovery corridor project, CREDC fall luncheon next Tuesday, CCTA and SW WA Gov Affairs Roundtable meeting on Monday, Clark County Parks Advisory board meeting is scheduled for Friday, October 19.

Community Development Director Jeff Niten - Community Development report update provided.

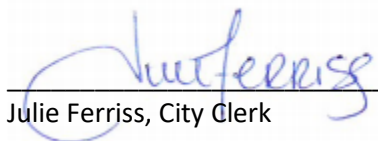
Public Works Director Bryan Kast - Ridgefield Outdoor Recreation Complex construction update provided.

Finance Director Kirk Johnson - Budget Advisory Committee meeting next week.

Deputy City Manager Lee Knottnerus - Currently recruiting for all boards and commissions, Main Street board of director selection, Halloween Hall is October 19-20.

Police Chief John Brooks - Attended neighborhood watch meeting and Coffee with the Cop.

ADJOURN - [8:26 PM](#)



Julie Ferriss, City Clerk

Don Stose, Mayor