



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

September 28, 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

Consideration of a letter to Clark County Community Planning regarding removal of Jefferson Davis Highway Marker from Clark County Historic Register.

PUBLIC COMMENT - [6:33 PM](#)

Jim Routing - HOA President with Gee Creek Estates
Working with John Girad on Quill Hill development
Agreement reached in regards to the fence between phase 2 and recreation area

David Mason - Resident in Gee Creek Estates
Clarification in regards to Quill Hill development - confirming that business today is just in regards to phase 1
Understanding that phase 2 and 3 have not be submitted yet

Sandy Schill - Resident/Main Street Program/Octoberfest Organizer
Thank you to the City for partnership on Octoberfest event

James Guild - Resident
Resident since 2005
Have 18' fishing boat parked in the 3rd car slab
Citation was received regarding the parking of the boat in the driveway
Storage is limited in town

Please consider reviewing the code and accommodating residents

Alan Moditz - Resident

Have a travel trailer

We don't have good storage area in this area

Trailer is not blocking any views

This whole issue is between two neighbors and dragged the whole neighborhood into it

Please consider reviewing the code

Dennis Stclair - Resident

Concerns regarding the same issue

Never received copies of the Ordinance and was not aware of the code

I can't park my boat in my driveway

There's no place to store boats/trailers in Ridgefield or that I can afford

I don't like getting letters and being threatened by the City I support

Michael Fogoros - Resident

Concerns regarding the same issue

Received 2 letter because of my travel trailer that's parked in my driveway

Requesting council to revised the code to have trailers/boats in the driveway

Tom Griebe - Resident

Reviewed the Ordinance prior to moving in and only found that trailers could not be parked out in the street

Received notification from the City regarding my trailers being parked in the driveway

Code is not clear and not in the right place

Setback concerns

Don't understand the rationale for this, this is not a health or safety issue

Please revise the code

Steve Jackson - Non Resident

Questioning of Paradise Found Estates concept proposal

Wetlands buffer concerns

Lots density concerns

Like the idea of the park, what about parking?

What's the maintenance and management of the park?

Improvement of the dam

Things need to be thought out

Nathan McCann - School Superintendent

Invitation to City Council - dedication of the art installation on the Union Ridge B building at 2pm on October 7th

Kathy Winters - Resident

Invitation to City Council - Garden Club dedication of the monolith and plaque, October 7th at 10AM

Chris Duple - Resident

Statement read into the record regarding the Clark County Historic Preservation Commission to discuss de-listing the Jefferson Davis Park

Meeting to consider de-listing will be held on Tuesday, October 3rd at 6PM, Vancouver City Hall

Staff Response - The original adoption of the code which prohibits boats/trailers in the driveways was adopted in 1995, Ordinance No. 676

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 September 14, 2017 Meeting**

PRESENTATION - [7:00 PM](#)

1. Pioneer North Concept Plan

Section 5 of the annexation and development agreement required the submittal of a conceptual plan within one year of the effective date of the annexation. The owner agreed to submit a conceptual plan showing location of future homes, conceptual phasing plan, location of park and trails, streets, water, sanitary sewer, and other public improvements.

Jamie Howsley Attorney/Representative presented the concept plan to City Council.

City Council conducted discussion on the Pioneer North concept plan and provided feedback.

BUSINESS - [7:24 PM](#)

1. Second Reading of Ordinance No. 1244 –Amendment to Ridgefield Municipal Code Chapter 10.12 (Parking)-John Brooks, Police Chief

After recognizing that our current city ordinance is static and does supply room for growth despite the growth of the community. Additionally, the ordinance does not provide for a method to deal with abandoned or derelict vehicles. There have been three meetings involving members of the community to help refine the parking ordinance in a way that is useful for citizens and reasonable in its application. Once the parking stakeholders completed their process, the ordinance was reviewed by the city attorney and then the planning commission prior to being submitted to the City Council for approval.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1244 AS PRESENTED.

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

2. Motion - Approval of Quail Hill Final Plat - [7:30 PM](#)

Quail Hill phase 1 received preliminary plat approval (PLZ-07-0024) on July 11, 2007 and requested an extension of approval in early 2017. Extension of the preliminary plat approval was granted by City Council with the adoption of Ordinance 1228 in March, 2017. The Ridgefield Hearing Examiner issued a Final Order approving the preliminary plat for Quail Hill Subdivision in Union Ridge (PLZ-07-0024). The plat is subject to the Union Ridge Master Plan Development Agreement effective June 30, 2005. The plat is also subject to the development agreement made between the city of Ridgefield and Quail Construction, LLC. The project proposes to subdivide the 9.02-acre parcel into 61 townhouse lots ranging from 3,238 sq. ft. to 5,772 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 \$745,045.23. Other conditions of approval are listed in the memo.

MOTION: MOVED TO APPROVE QUAIL HILL FINAL PLAT AS PRESENTED.

Council member Wertz - This is a misappropriation of job intended land, nothing negative in regards to the process of the development or the developer.

RESULT:	ADOPTED [6 TO 1]
MOVER:	David Taylor, Councilor
SECONDER:	John Main, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Main, Day
NAYS:	Wertz

PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1241 – Heritage Trees-Jeff Niten, Community Development Director

Part of the 2017 Planning Commission work program included research and development of a Heritage Tree ordinance for the city. Staff has undertaken research into various tree protection and Heritage Tree ordinances throughout the state to find qualities of those regulations that would fit Ridgefield’s unique character and goals. During the May 3rd Planning Commission meeting Commission members and staff discussed various provisions and applicability to Ridgefield. The Planning Commission held a Public Hearing on June 7, 2017 and recommended approval of a draft code. After the Public Hearing on July 13 and second reading on July 27 the 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 and prepared a new draft for Council to consider.

Mayor opened the hearing: 7:51PM

Kathy Winters - Resident

Concerns about this idea - trees have a life

Having a heritage tree is a great idea but what if its rotten and falls down

Roy Garrison - Resident

I'm aware of a stump on a cedar tree that they used springboard to fall it, it's on public property. Could that be concerned heritage situation?

Sharol Mitchell - Resident

What about heritage buildings?

Mayor closed the hearing: 7:55PM

First reading conducted.

PUBLIC COMMENT - [7:55 PM](#)

Cynthia Carlson - Non Resident

Copy of the comments submitted into the record regarding Paradise Found

Concerns regarding notifications regarding this meeting, previously noted deficiencies from the pump station, Pioneer Place and Cedar Creek subdivision

Also concerns regarding no vehicle ingress or egress, water, landscape, screening and buffers, N 35th Avenue, trailmaking through my property

Janis Myev - Non Resident

My property is above phase 2 of the proposed Paradise Found

I don't want the paradise to be lost within the development

Questions regarding the extension of 35th Avenue North

I would like the development not to happen

Please walk the property

Barb Kusic - Non Resident

Concerns regarding the stormwater run off

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council - 8:08 PM

Council member Main - Attended briefing with City Manager.

Council member Taylor - Attended pipeline safety committee, staffed lions club booth at Experience Ridgefield, briefing with City Manager.

Council member Stose - Kudos to Jeff Niten and staff for Gee creek sub area plan open house.

Council member Day - Attended CREDC board meeting, briefing with City Manager.

Council member Wertz - Attended Gee Creek sub area plan open house, briefing with City Manager.

Council member Wells - Attended 7 meeting and DCWA meeting.

Mayor

Mayor - Attended budget meeting, AWC Mayor's exchange conference.

City Manager

City Manager Steve Stuart - letter regarding Removal of Jefferson Davis Highway Marker from Clark County Historic Register addressed to Clark County Community Planning read into the record.

City Council discussion; Council member Wertz suggested removal of the first sentence of the second paragraph.

MOTION: Council member Main moved to approve letter addressing Removal of Jefferson Davis Highway Marker from Clark County Historic Register as presented.

SECOND: Council member Taylor

Yes: Council Main, Day, Stose, Taylor and Mayor Onslow

No: Council member Wells and Wertz

Motion passed

City Attorney Janean Parker - Growth Management Hearings Board is scheduled for October 3rd, 9AM at the Ridgefield Community Center.

Community Development Jeff Niten - Gee creek plateau sub area plan public hearing with Planning Commission is October 4th, arts district grant application submitted.

Public Works Director Bryan Kast- New water conservation sign posted on Pioneer.

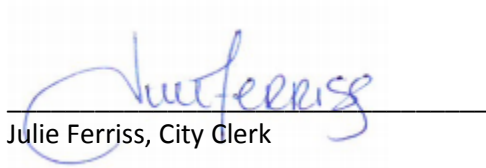
Finance Director Kirk Johnson - Investment portfolio report presented, Abrams house purchase closing update, budget meeting is on October 5th, Finance Department Kaizen is scheduled for next week.

Deputy City Manager Lee Knottnerus - no report.

Police Chief John Brooks- Thank you for the approval of the parking Ordinance, coffee with cops is scheduled on October 4th at Liberty Theater.

FROM THE COUNCIL

ADJOURN - [8:30 PM](#)



Julie Ferriss, City Clerk



Ron Onslow, Mayor