



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

September 27, 2018

Regular Meeting - 6:30 PM

STUDY SESSION - 6:00 P.M.

1. 2019 Budget - Initiatives and Capital Projects

GENERAL SESSION CALL TO ORDER - 6:30 PM - [6:30 PM](#)

FLAG SALUTE

ROLL CALL

Attendee Name	Title	Status	Arrived
Ron Onslow	Councilor	Absent	
David Taylor	Councilor	Present	
Lee Wells	Councilor	Present	
Don Stose	Mayor	Present	
Darren Wertz	Councilor	Present	
John Main	Councilor	Present	
Sandra Day	Councilor	Present	

MOTION: Council member Darren Wertz moved to excuse Council member Ron Onslow from the meeting.

SECOND: Council member Sandra Day

Vote - Yes: Council member Wertz, Day, Wells, Taylor, Main and Mayor Stose.

Vote - No: None.

Motion Passed.

LATE CHANGES TO THE AGENDA

None.

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

Peggy Reed - Resident

Concerns regarding street name change to Royle Road.

Don't see any confusion about street names as stated in the report.

Street name has been changed in the past from 33rd to 45th.

Would like to know what the confusion is.

Chuck Green - RORC Construction Manager

Provided an update on Ridgefield Outdoor Recreation Complex construction project.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

1. Approval of Claims And/Or Payroll
2. Approval of Minutes from September 13, 2018 Meeting

PRESENTATION - [6:35 PM](#)

Officer King Lifesaving Award - John Brooks, Police Chief

BUSINESS

1. **Resolution No. 546 - Approval of Road Renaming for Hillhurst/9Th Ave. and Royle/45Th Ave. - [6:42 PM](#)**

As part of the 2018 Community Development work program, City Council requested that the Community Development Department initiate the process of renaming S 9th Avenue to S Hillhurst Road between Pioneer Street and Cemetery Road, and renaming 45th Avenue/NW 31st Avenue to Royle Road between S Hillhurst Road and NW 289th Street. The motivation for this project was for the two subject streets to have the same name along their entire length within the City of Ridgefield to simplify navigation for emergency services, residents, and visitors.

City Council conducted discussion.

MOTION: MOVED TO ADOPT RESOLUTION NO. 546 AS PRESENTED.

RESULT:	ADOPTED [5 TO 1]
MOVER:	John Main, Councilor
SECONDER:	David Taylor, Councilor
AYES:	Taylor, Stose, Wertz, Main, Day
NAYS:	Wells
ABSENT:	Onslow

2. **Resolution No. 547 – Approval of Support of I-5 Bridge Replacement Project - Steve Stuart, City Manager**

The City of Vancouver, Clark County, and other local jurisdictions recently passed resolutions supporting the replacement of the I-5 bridge and asking the Governor and Legislature to provide adequate funding to pursue such replacement. City Council directed staff to draft a resolution at September 13th meeting. Proposed resolution supports efforts to begin a new project development process for an Interstate 5 Bridge Replacement, consisting of: Multimodal highway and interchange improvements to include capacity for motorized vehicles, bicycles, and pedestrians, replacement bridge, dedicated guideway for high capacity transit, Oregon income tax deduction for any tolls paid by Ridgefield and Clark County residents who would be the most impacted, regional input into the ultimate project solution and funding strategy, and expedited review and approval maximizing information gathered as part of the \$175 million, 8-year Columbia River Crossing project.

Amendment: Update language from Interstate 5 Bridge Replacement to Interstate 5 Corridor Project; and update 1.d Oregon income tax deduction to Oregon income tax credit.

MOTION: MOVED TO ADOPT RESOLUTION NO. 547 AS AMENDED.

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

3. Motion - Approval of Hillhurst Highlands Final Plat - [6:58 PM](#)

The Ridgefield Hearing Examiner approved the preliminary plat for the Hillhurst Highlands Planned Unit Development on June 27, 2017, as PLZ-16-0104. The project proposes to subdivide Assessor's parcel 215806000 (25.47 acres) into 79 single-family residential lots. The lots range from 4,549 sq. ft. (Lot 71) to 15,229 sq. ft. (Lot 9), consistent with the lot size approved for the Hillhurst Highlands PUD. The average lot area is 6,559 sq. ft. The final plat also includes storm facility Tract A, open space Tracts C-1 and C-2, critical area and buffer Tracts D and E, and landscaping tracts H and J, and pedestrian pathway Tracts B, F, and G, all to be owned and maintained by the HOA. Tracts C1 and C2 include an easement dedicated to the City of Ridgefield for access and inspection.

City Council conducted discussion.

Joe Melo, developer of the proposed plat spoke in favor of the project.

MOTION: MOVED TO APPROVED HILLHURST HIGHLANDS FINAL PLAT AS PRESENTED.

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

PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1270 - Petition to Annex Cosgrove Property - [7:06 PM](#)

The Ridgefield Community Development Department received a Notice of Petition to Annex application 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 as the zoning designation for the annexation area.

City Council conducted discussion.

Mayor opened the hearing: 7:08PM

Elizabeth Heidgerken - County Resident

How will the new sports complex affect Carty Road and the potential development?

What is the plan for Carty Road?

Ron Rowing - Resident

Questions regarding final plat approval - how does Council determine quality project?

Tony Golden - County Resident

Not sure what the plans are for the proposed annexation.

Would like to hear from the property owner.

Bob Cosgrove - Owner of the proposed annexation

Been through the development process before with the County.

This parcel can be developed in the County or in the City.

Project would be expensive due to lack of infrastructure.

Intent for the parcel is to keep as is, no plan for development in the near future.

Ceres Golden - County Resident

Live next door to the proposed property.

Letter was submitted into the records prior to the hearing.

Signed a letter with the City that I would not build on my property for 10 years, I only requested to cut few trees which never did.

Mayor closed the hearing: 7:15PM

Staff addressed concerns brought up during the hearing - plans for Carty Road and County's Urban Forestry Program, not the City of Ridgefield.

First reading conducted.

2. Public Hearing and First 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.

Mayor opened the hearing: 7:21PM

No testimony received.

Mayor closed the hearing: 7:21PM

First reading conducted.

3. Public Hearing and First Reading of Ordinance No. 1272 – Ridgefield Development Code Update - 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 toward the interior of any site. Finally, any site within 200 feet of the Interstate 5 right-of-way must meet the previously adopted commercial design standards for structures regardless of zone.

City Council conducted discussion.

Mayor opened the hearing: 7:37PM

Pat Jeffries - Non Resident

The proposed code is all about esthetics.

What I read from the code it doesn't solve anything.

Part of the storage adjacent to the public right of way has to be enclosed, doesn't say anything about the other sides.

Forget about the roofs on the inside.

Claudette Brogh - Resident

Question - Are all storage facilities going to be the same?

Storage unit located on 45th Ave has broken down truck in the right of way of the storage - it's an eye sore for the new developments coming in. Will that get improved?

Roy Garrison - County Resident

Attended Planning Commission meetings.

Few things are good but most thing disagree with in the code.

We should allow things to occur - shouldn't be to dictatorial.

This code needs modifications.

Mayor closed the hearing: 7:42PM

First reading conducted.

4. Public Hearing and First 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 L5 standard which requires trees, shrubs, and ground cover. Added to this standard landscape buffer is a requirement that at least 50% of the required trees be Blue Spruce 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 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.

Mayor opened the hearing: 7:54PM

Roy Garrison - County Resident

Owner of the parcel located at the junction off Pioneer Street.

What is the freewayscape supposed to be, what's the point?

WSDOT send me a letter for having tansy on my property.

We already have a good sign ordinance.

Rob Aichele - Resident

Only notice trash, dead shrubs in the median or someone holding signs when exiting the freeway.

When driving down the freeway I focus on driving.

Look into options that don't require irrigation.

Focus on safety while you're driving, only notice landscaping when you are stopped.

Mayor closed the hearing: 8:00PM

First reading conducted.

PUBLIC COMMENT - [8:01 PM](#)

Claudette Brogh - Resident

Hillhurst Road paving concerns, repaving is needed to fix the road.

Peggy Reed - Resident

Why 45th avenue has to be changed to Royle Road?

Process is very costly to residents.

Ron Rowing - Resident

How does City Council determine quality project before project is build?

Tony Golden - County Resident

Royle Road has history.

Royle Road is a reference point.

Sharol Mitchell - Resident

Street name change, Royle road is close to where I live.

My street name also changed before and I didn't move an inch.

Interstate 5 bridge comments, additional bridges are needed. Not just I5 or 205 bridges.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council - [8:10 PM](#)

Council Member Taylor - Attended City Manager briefing.

Council Member Wertz - Attended Budget Committee meeting, City Manager briefing, chamber of commerce meeting, main street meeting, 3 ribbon cutting ceremonies, Vancouver business journal reception.

Council Member Wells - Attended several meetings during the week including ribbon cutting ceremonies for new businesses, city staff picnic.

Council Member Main - Attended City Manager briefing, Ridgefield arts association board meeting.

Council Member Day - Attended most of the meetings mentioned including county commission on aging meeting, Clark Regional Wastewater board meeting.

Mayor

Thanked Council Member Main for all he has done for the City during his time on Planning Commission and City Council.

Proclamation - Suicide Awareness and Prevention Month

City Manager

City Manager Steve Stuart - Addressed questions brought up during the public comment. City Council interviews will be conducted on October 4th.

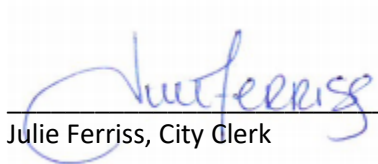
Community Development Director Jeff Niten - Community Development report provided.

Finance Director Kirk Johnson - Investment portfolio report provided.

Deputy City Manager Lee Knottnerus - City Hall is getting prepped for new paint job, upcoming event updates provided.

Police Chief John Brooks - Coffee with a Cop and Neighbors on Watch is scheduled for October 3rd.

ADJOURN - [8:35 PM](#)



Julie Ferriss, City Clerk



Don Stose, Mayor