



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

September 26, 2019

Regular Meeting - 6:30 PM

STUDY SESSION - 5:00 P.M.

1. 2020 Budget - Initiatives and Capital Projects

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	Absent	
Jen Lindsay	Councilor	Present	

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

SECOND: Council Member Taylor.

Vote - Yes: Council Member Wertz, Taylor, Onslow, Wells, Lindsay and Mayor Stose.

Vote - No: None

LATE CHANGES TO THE AGENDA

PROCLAMATION - RIDGEFIELD CISPUS OUTDOOR SCHOOL WEEK

PUBLIC COMMENT

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

1. Approval of Claims And/Or Payroll

2. Approval of Minutes from the September 12, 2019 Meeting

BUSINESS

1. Resolution No. 564 – Approval of Intent to Annex - Gress - Louisa Garbo, Community Development Director

Richard Gress, representing Ridgefield 45th Ave LLC, owns the property located at 607 S Royle Road. The Gress property is within the Ridgefield Urban Growth Area (UGA). The western half of the adjacent S Royle Road right-of-way is part of the UGA, and the eastern half of the adjacent S Royle Road right-of-way is in the Ridgefield city limits. Therefore, the combined area of the Gress property and adjacent half-width right-of-way is contiguous with the Ridgefield city limits and eligible for annexation.

City Council conducted discussion.

MOTION: MOVED TO ADOPT RESOLUTION NO. 564 AS GEOGRAPHICALLY MODIFIED.

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

2. Resolution No. 565 – Adoption of Financial Policy #04: Procurement of Goods & Services - Kirk Johnson, Finance Director

Procurement of Goods & Services was initially adopted and made effective by authority granted to the City Manager. Current guidance provided by the Office of the State Auditor is that Procurement policies should be adopted and reviewed by the governing body. Staff are recommending updates to reflect legislative changes adopted during the 2019 legislative session.

MOTION: MOVED TOP ADOPT RESOLUTION NO. 565 AS PRESENTED.

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

3. Motion - Approval of Heron Woods (Weber Pioneer) Final Plat

The Ridgefield hearing examiner approved the preliminary plat for Weber Pioneer Planned Unit Development on June 5, 2018. The applicant has since changed the project name to Heron Woods. Weber Pioneer/Heron Woods is not subject to a Development Agreement. The project proposes to subdivide a 19.37-acre site with Assessor's #213740000 into 47 single-family residential lots. The lots range from 4,000 square feet (Lots 39-41) to 6,607 square feet (Lot 45), consistent with the lot size approved through the preliminary PUD process. The average lot size is 4,330 square feet. Open space tract A contains 9.78 acres of critical areas, park space, and trails on the western portion of the property. S 39th Drive is a public street extending from northwest to southeast throughout the site. Private road A accesses lots 45-47. Private storm facility A (27,011 square feet) is located in the southeastern corner of the site. It is to be owned and maintained by the homeowners' association with a blanket easement dedicated to the city for inspection.

MOTION: MOVED TO APPROVE HERON WOODS FINAL PLAT AS PRESENTED.

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

4. Motion - Approval of Ridgefield Crossing Commercial Final Plat

The Ridgefield hearing examiner approved the preliminary subdivision plat for Ridgefield Crossing Commercial as part of the Ridgefield Crossing Mixed-Use Master Plan on July 27, 2018. The hearing examiner approved the mixed-use master plan subject to the standards for the Ridgefield Mixed-Use Overlay. It includes eight commercial lots, 133 single-family townhouse units, and one critical areas tract. The final plat for Ridgefield Crossing Commercial proposes to subdivide the Ridgefield Crossing site into eight commercial lots, three tracts set aside for future single-family townhouse development, one critical areas tract, one open space tract, and two storm facility tracts.

City Council conducted discussion.

MOTION: MOVED TO APPROVE RIDGEFIELD CROSSING COMMERCIAL FINAL PLAT AS PRESENTED.

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

5. Motion - Approval of Teal Crest Final Plat

The Ridgefield Hearing Examiner approved the preliminary plat for Teal Crest Planned Unit Development on April 24, 2017. Teal Crest is not subject to a development agreement. The final plat was presented to City Council on September 12, 2019, City Council enquired about whether there will be fire sprinkler system in the proposed single-family homes. Any building permit must comply with the building code in effect at the time of the building permit application, should there be deficiency in the fire flow, per the condition of approval, those homes will be required to install the fire sprinkler system. Pursuant to Revised Code of Washington (RCW) §58.17.170, the legislative body must approve the final plat within 30 days of application if all the conditions of approval have been met. However, within the 30 days, council may ask for clarification and follow up concerning whether the conditions applicable to the plat have been met. Staff confirms that all conditions from the preliminary plat for Teal Crest has been met.

City Council conducted discussion.

MOTION: MOVED TO APPROVE TEAL CREST FINAL PLAT AS PRESENTED.

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

6. Motion - Approval of Taverner Ridge Phase 11 Final Plat

The Ridgefield Hearing Examiner approved the preliminary subdivision plat for Taverner Ridge Phases 10 and 11 (Taverner Ridge Medium Density Residential Tracts) via final order on February 3, 2017. Taverner Ridge is subject to a 1997 Development Agreement. However, at the time of Phase 10 and 11 preliminary subdivision review, the applicant voluntarily elected to waive all of their vested rights to RMC Title 17 (1997 standards) relating to the subject tracts and to accept review under the regulations of RDC Title 18 in effect at the time of technical completeness. Council approved the Taverner Ridge Phase 10 final plat on December 6, 2018 as PLZ-18-0113. On September 12, 2019, the Taverner Ridge Phase 11 final plat went before Council for approval. City Council seek clarification on the trail improvement in Phase 5 and requested to delay the final plat consideration until their next meeting on September 26, 2016. Pursuant to Revised Code of Washington (RCW) §58.17.170, the legislative body must approve the final plat within 30 days of application if all the conditions of approval have been met. However, within the 30 days, council may ask for clarification and follow up concerning whether the conditions applicable to the plat have been met. Staff confirms that all conditions from the preliminary plat for Phase 11 has been met.

City Council conducted discussion.

MOTION: MOVED TO APPROVE TAVERNER RIDGE PHASE 11 FINAL PLAT AS PRESENTED.

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

PUBLIC COMMENT

Rob Aichele - Resident

Candidate Forum is scheduled for October 11, 7PM at the Library Conference Room.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Lindsay - Attended CREDC Board of Directors meeting.

Council Member Wertz - Attended HOA Association meeting, Port of Ridgefield meeting.

Council Member Wells - Attended Clark College Foundation Annual Board meeting, Port of Ridgefield meeting, Pre-Application conference meeting.

Council Member Taylor - Attended Clark College Foundation Annual Board meeting.

Council Member Onslow - Attended Clark College Foundation Annual Board meeting, Octoberfest/Experience Ridgefield event, Acero Apartment ribbon cutting.

Mayor

Attended lots of meetings, busy month for everyone.

City Manager

City Manager Steve Stuart - Updates provided on pedestrian art screen on the Overpass and upcoming community survey.

City Attorney Janean Parker - Litigation update provided.

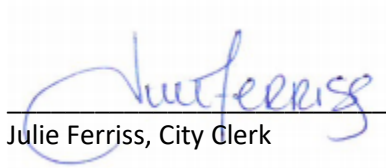
Community Development Director Louisa Garbo - Community Development report update.

Public Works Director Bryan Kast - Public Works project updates provided.

Finance Director Kirk Johnson - Investment Portfolio update provided.

Deputy City Manager Lee Knottnerus - Upcoming events update provided.

ADJOURN - [7:43 PM](#)



Julie Ferriss, City Clerk



Don Stose, Mayor