



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

September 13, 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	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 David Taylor moved to excuse Council Member Ron Onslow from the meeting.

SECOND: Council member Lee Wells.

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

Vote - No: None

Motion Passed.

LATE CHANGES TO THE AGENDA

None.

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

Donna Sherman - McCuddy Marina Resident

Thanked the City for taking action and issuing correction notices to floating homes that are not up to code, safety issues.

Floating homes need to be 8 feet between each other, currently my homes from the neighbor is only 3 feet.

Appreciate that City is acting on issues at the marina and making Mr. McCuddy responsible.

Attended Council meeting back in 2015, Council member Darren Wertz made a statement "10 years ago he agreement to make these changes".

To this date changes have not been made.

Council member Wertz - Clarified that Mr. McCuddy made that statement 10 years ago.

Joe Burton - County Resident
Building requirement for City lights in the code.
Consider light pollution - how much light is too much?

Matt Coffee - Resident
Speaking in support of Ordinance 1266
Rebuilding classic house in downtown and replacing the old garage with one that will match the house
Asking City to consider amending City code for that to happen.
Have received signature from neighbors that are in support of my project
Please consider passing Ordinance 1266

Chuck Greene - 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 August 23, 2018 Meeting**

PRESENTATION

Interstate-5 Bridge Replacement Project - Anne McEnerny-Ogle, City of Vancouver Mayor

BUSINESS

1. First Reading of Ordinance No. 1267 –2018 Budget Amendment 2 - Kirk Johnson, Finance Director

The budget amendment totals \$9,735,870 in total appropriations, including \$5,685,385 in new appropriations and \$4,050,485 in Capital Project Fund and Operating Fund transfers. No on-going costs are included in the appropriation requests. The amendment also includes recognition of \$4,469,756 increase in revenue. \$450,000 increase in retail sales tax, \$411,000 in additional fees from building and development activities, \$64,615 in developer participation in roadway projects, \$295,000 increase in park impact fees, \$225,000 increase in transportation impact fees, \$475,000 increase in water system development fees, \$40,000 in water meter installation fees, \$2.1 million in additional bond proceeds issued in 2018, \$255,141 from local utilities to fund roadwork along Hillhurst, and \$154,000 in additional grants. Operating fund transfers amount to \$235,000 to support capital projects. REET, impact fee, remaining bond funds and WSDC transfers amount to \$3,689,885 to support the Ridgefield Outdoor Recreation Complex construction, and REET will also transfer \$125,600 for debt service related to the 2018 General Obligation Bond issuance.

MOTION: MOVED TO WAIVE SECOND READING AND ADOPT ORDINANCE NO. 1267 AS PRESENTED.

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

2. Second Reading of Ordinance No. 1266 – Ridgefield Development Code Amendment - Jeff Niten, Community Development Director

The City is proposing a series of housekeeping amendments and changes to the Ridgefield Development Code, which establishes zoning regulations for residential and nonresidential development throughout the City. This update to the code focuses on code refinements to clarify the interpretation of certain sections, adjust the details of a policy, reflect desired design standards, or simplify review procedures. The majority of updates relate to issues identified by staff and code users during implementation over the past year, or looking ahead to future applications. Following discussion at the August 23, 2018 City Council meeting staff has added requirements for kennel facilities. These changes include requiring Conditional Use Permit approval for these types of facilities in the Commercial Community Business (CCB), Commercial Regional Business (CRB), and Employment (E) zones.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1266 AS PRESENTED.

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

3. Resolution No. 545 - Declaring Certain Property as Surplus and Authorizing Its Disposition - Kirk Johnson, Finance Director

Public Safety would like to surplus one patrol vehicle that has had a transmission failure, and was initially scheduled to be replaced in 2019, through the Equipment Replacement Fund. The vehicle is a 2008 Crown Victoria license plate #45084D. Staff will return to council for budget authority to replace the vehicle in 2018. Public Works would like to surplus a Rigid pipe threading machine and a speed shoring set, both valued at \$500 each. The City plans to hold an auction in the 3rd quarter 2018 to auction these items and other items that have previously been declared surplus.

MOTION: MOVED TO ADOPT RESOLUTION NO. 545 AS PRESENTED.

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

4. Discussion - Use of Roundabout Grapes - [7:14 PM](#)

City council conducted discussion on use of roundabout grapes. Grapes were tested by food safety lab and came back clean, staff will work with Gary Gouger on using the grapes to make wine. City will pay for cost of supplies and wine will be donated back to the City.

PUBLIC HEARING/BUSINESS

**1. Public Hearing and First Reading of Ordinance No. 1268 - Gee Creek Plateau Cluster Development Code
- Jeff Niten, Community Development Director**

The Gee Creek Plateau sub-area plan was developed over the summer and fall of 2017 with extensive input from property owners in the area. The sub-area plan was ultimately adopted by City Council on December 7, 2017 following public hearings with the Planning Commission and Council. The implementation of the sub-area plan is part of the Planning Commission work program in 2018, and staff has developed the attached regulations for consideration that implement the sub-area plan principles and vision for the Gee Creek Plateau. A major component of the sub-area plan, included in the attached development regulations, is the preservation of a rural feeling for the sub-area while developing the area at a density required under the Growth Management Act. The GMA allows for, and promotes, innovative zoning techniques which is what is attempted here. Approximately half of the Plateau area is proposed for cluster type development in the future, and the attached regulations describe how the cluster areas will develop. The concept requires preservation of open space, and open areas along the current public roadways designed to maintain the feel of a rural area within an urban space. Additional elements include a special roadway cross section that allows for sidewalks on only one side of the road, and design details such as split rail fencing. Preservation of open space play a large role in the development of the cluster concept while allowing for 4 homes per acre with lot size ranging from 6,000 to 15,000 square feet.

City Council conducted discussion.

Mayor Opened the Hearing: 7:30PM

Roy Garrison - County Resident
In the center of gee creek plateau
Thanked Jeff Niten and Planning Commission
Like to see the quality rather than quantity
Not apposed, some likes and some not
Opportunities have been extended to property owners
Everyone has differences
Everyone has ideas for their properties

Rich Kelly - County Resident
Question - haven't been notified much of the process
What if an owner does not want to be part of the cluster?

Bob Sawyer - County Resident
Attended planning commission meeting
Planning Commission suggested that the whole thing be clustered at that meeting
I hear that's an option but expensive

Mayor Closed the Hearing: 7:35PM

Staff - Annexation would have to occur before this code is in effect. Annexation is a petition process. Second public hearing is required which will occur on October 25, notices will be mailed out. Planning commission have discussed an option for clustering parcels but it was not included in the motion.

2. Public Hearing and First Reading of Ordinance No. 1269 –Vacation of Right of Way of S. Hillhurst Road - Bryan Kast, Public Works Director

On August 7 the City received a petition to vacate a portion of S. Hillhurst Road from PBS Engineering on behalf of Paul and New Vista Properties. The proposed vacation is within the Taverner Ridge phase 10 PUD that is nearing final plat. The area to be vacated is west of Hillhurst Road which is classified as a minor arterial requiring 80-foot of right-of-way in this area. At some time in the past, prior to Hillhurst Road being within the City of Ridgefield, the County re-aligned the roadway to the east giving a total right-of way width of over 120-feet in this area. In October of 2016 the City worked with Paul DeBoni and New Vista Properties to adjust the plat and grading of Taverner Ridge Phase 10 to preserve a White Oak tree at the corner of S. Hillhurst Road and Nighthawk Road. The change in configuration reduced lot sizes in the area of the tree, and the City agreed to consider vacation of the excess right-of-way along the west side of S. Hillhurst Road to allow for some of this lost area to be reclaimed. The area to be vacated will be incorporated into an open space tract that contains the oak tree and landscape along Hillhurst Road. The open space will be owned and maintained by the Home Owner's Association.

City Council conducted discussion.

Mayor opened the Hearing: 7:46PM

No testimony

Mayor closed the Hearing: 7:46PM

MOTION: MOVED TO WAIVE SECOND READING AND ADOPT ORDINANCE NO. 1269 AS PRESENTED.

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

PUBLIC COMMENT

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council - [7:48 PM](#)

Council member Day - Thanked everyone that came to the meeting and spoke during the hearing.

Council member Wertz - Attended Port of Ridgefield meeting, Experience Ridgefield/Octoberfest and ribbon cutting for the new school, helped out with grape harvesting.

Council member Wells - Helped out with grape harvesting.

Council member Taylor - Attended pre-application conference meeting, Experience Ridgefield/Octoberfest and ribbon cutting for the new school, RTC open house, pipeline safety committee meeting, Ron Onslow birthday party.

Council member Main - Attended First Saturday multicultural event, thanked staff.

Mayor

Attended Kings for Cops event.

Proclamation - Constitution Week

Proclamation - Childhood Cancer Awareness Month

Appointment of a Council Member to serve on the C-TRAN Board of Directors

Appointment of Council member Ron Onslow to serve on the C-Tran Board.

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

City Manager

City Manager Steve Stuart - Upcoming ribbon cutting ceremonies.

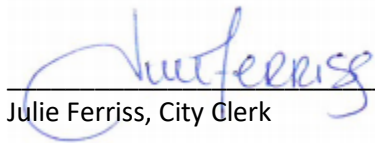
Community Development Jeff Niten - Community Development update provided.

Public Works Director Bryan Kast- Thanked School District and City staff, Spudder Day was successful.

Finance Director Kirk Johnson- Next budget study session is scheduled for September 27th.

Police Chief John Brooks- Tuesday was 9.11, Police Department appreciates all the support received from the citizens.

ADJOURN - [8:05 PM](#)


Julie Ferriss, City Clerk
Don Stose, Mayor