



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

August 27, 2020

Regular Meeting - 6:30 PM

STUDY SESSION - 5:30PM

1. 2021 Introduction to Budget and Baseline Operating Budget

GENERAL SESSION CALL TO ORDER - 6:30 PM

ROLL CALL

Attendee Name	Title	Status	Arrived
Ron Onslow	Councilor	Present	
Lee Wells	Councilor	Present	
Don Stose	Mayor	Present	
Sandra Day	Councilor	Present	
Jen Lindsay	Councilor	Present	
Rob Aichele	Councilor	Present	
Dana Ziemer	Councilor	Absent	

MOTION: COUNCIL MEMBER AICHELE MOVED TO EXCUSE COUNCIL MEMBER ZIEMER FROM THE MEETING.

SECOND: COUNCIL MEMBER LINDSAY.

MOTION PASSED.

LATE CHANGES TO THE AGENDA

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	Sandra Day, Councilor
AYES:	Onslow, Wells, Stose, Day, Lindsay, Aichele
ABSENT:	Ziemer

1. Approval of Claims And/Or Payroll

2. Approval of Minutes from the August 13, 2020 Meeting

BUSINESS

1. Motion - Approval of Cloverhill Phase 7 Final Plat

The applicant proposes to subdivide the 6.75-acre site with Assessor's #986050078 into 37 single-family

attached residential (townhouse) lots. Townhouses may be attached in groups of two, three, or four; the Phase 7 townhouses are primarily proposed in groups of two. The lots in Phase 7 are numbered 386-422. The lots range from 2,007 square feet (Lot 402) to 2,785 square feet (Lot 422), consistent with the lot sizes and density approved through the Phase 7 & 8 PDR and administrative adjustments. The average lot area is 2,358 square feet. Private roads provide access to each of the lots in Cloverhill Phase 7. The entry to Phase 8 is to be gated in accordance with the provisions in the Ridgefield Engineering Standards for Public Works Construction pertaining to private roads serving more than eight lots (known as private communities). The private roads connect to S Royle Road to the north and to future Cloverhill Phase 8 to the south. The City has no responsibility to improve or maintain private roads. Cloverhill Phase 7 includes parking areas 7P-1 and 7P-2, to be owned and maintained by the HOA. Gee Creek Tract 7 confines Gee Creek and is to be owned and maintained by the HOA. Phase 7 includes stormwater easements to be owned by the HOA with inspection easements granted to the City of Ridgefield. A waterline easement is dedicated to the City of Ridgefield, and a sanitary sewer easement is dedicated to Clark Regional Wastewater District. All open spaces are to be owned and maintained by the HOA.

City Council conducted discussion.

MOTION: MOVED TO APPROVE CLOVERHILL PHASE 7 FINAL PLAT AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jen Lindsay, Councilor
SECONDER:	Sandra Day, Councilor
AYES:	Onslow, Wells, Stose, Day, Lindsay, Aichele
ABSENT:	Ziemer

2. Motion - Approval of Urban Downs Final Plat and Urban Holding Removal

Applicant proposes to subdivide the 7.74-acre site with Assessor's #214478000 into 27 single-family detached residential lots and one future commercial lot. The residential lots range from 7,200 square feet (Lot 16) to 8,100 square feet (Lot 23), consistent with the lot sizes and density approved through the preliminary plat. The average residential lot area is 7,430 square feet. The commercial lot is 29,833 square feet (0.68 acres). Public streets provide access to each of the lots in Urban Downs via NE 259th Street. Urban Downs includes two stormwater facilities to be owned and maintained by the HOA; Tract A is 800 square feet, and Tract C is 11,834 square feet. Tract B is a pedestrian path easement stubbed to the undeveloped CNB parcel to the west. Should this commercial property be developed in the future, Tract B will provide direct access from Urban Downs in lieu of standard 500-foot intersection spacing. Until such a time, the property line will be fenced. The Urban Downs site contains no critical areas. Therefore, it was not required to be reviewed as a Planned Unit Development (PUD). Instead, it was reviewed and received preliminary approval as a standard subdivision. Unlike PUDs, standard subdivisions do not require a 25 percent open space dedication. Therefore, Urban Downs does not have open space or trails. Pedestrian connectivity is provided throughout the subdivision via sidewalks constructed to the specifications in the Ridgefield Engineering Standards for Public Works Construction. The RLD-6 parcel to the north, which is under the same ownership as Urban Downs, contains critical areas and will be required to provide open space under the PUD standards upon development. This open space will be accessible to the residents of Urban Downs via streets and sidewalks.

Applicant representative James Clark provided testimony regarding proposed plat.

City Council conducted discussion.

MOTION: MOVED TO APPROVE THE URBAN DOWNS FINAL PLAT AS PRESENTED, WITH A 10-FOOT, L2 LANDSCAPE BUFFER TO BE INSTALLED ALONG THE SOUTHERN BOUNDARY OF THE COMMERCIAL PARCEL WHEN THE COMMERCIAL PARCEL DEVELOPS, AND A 10-FOOT, L3 LANDSCAPE BUFFER WITH A 6-FOOT WALL MEETING THE WALL REQUIREMENTS IN RDC 18.210.065.C.2 TO BE INSTALLED ALONG THE NORTHERN AND EASTERN BOUNDARIES OF THE COMMERCIAL PARCEL PRIOR TO FINAL OCCUPANCY OF THE FIRST RESIDENTIAL LOT ADJACENT TO THE SUBJECT L3 BUFFER.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Wells, Councilor
SECONDER:	Sandra Day, Councilor
AYES:	Onslow, Wells, Stose, Day, Lindsay, Aichele
ABSENT:	Ziemer

3. Motion - Approval of Bid Award for North 10Th Ave Rehabilitation Project

In 2019 Clark Regional Wastewater District completed installation of sewer mains and a pump station on N. 10th Street as a part of the North Junction Pump Station and Truck Sewer project. Prior to construction of this project N. 10th street was in need of repairs due to failing asphalt causing pot holes. At the time of the District project the City and District agreed to proceed with temporary patching of the sewer trenches and to partner on final restoration of the roadway in 2020. Ridgefield Staff prepared plans to pulverize and re-pave N.10th street as a part of the City’s 2020 Pavement Preservation Program. The Engineer’s Estimate for the project is \$132,000. Lowest bid came in from Clark and Sons at \$144,883.

MOTION: MOVED TO AWARD NORTH 10TH AVENUE REHABILITATION PROJECT TO CLARK AND SONS IN THE AMOUNT OF \$144,883.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jen Lindsay, Councilor
SECONDER:	Sandra Day, Councilor
AYES:	Onslow, Wells, Stose, Day, Lindsay, Aichele
ABSENT:	Ziemer

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

- Council Member Day - Attended transportation summit leadership meeting.
- Council Member Aichele - Continuing work on Dragon Boats, virtual Port of Ridgefield meeting.
- Council Member Wells - Attended virtual Port of Ridgefield meeting.
- Council Member Lindsay - Attended transportation summit leadership meeting.
- Council Member Onslow - Appreciative of all we do and our Council.

Mayor

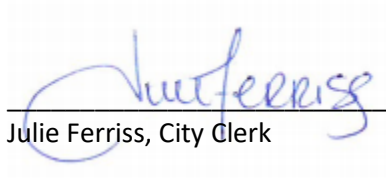
Ilani received Business and Leadership Award from Vancouver Business Chamber of Commerce.

City Manager

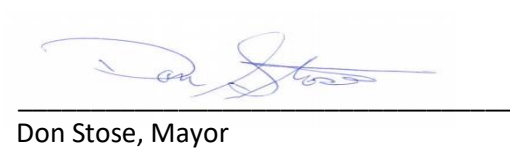
- City Manager Steve Stuart - Construction project update for Library and new Police Department provided.
- Public Works Director Bryan Kast - Construction and traffic controls update provided.
- Community Development Director Claire Lust - Community Development report update.
- Deputy City Manager Lee Knottnerus - First Saturday event update.

Police Chief John Brooks - Neighbors on Watch meetings update.

ADJOURN - [7:50 PM](#)



Julie Ferriss, City Clerk



Don Stose, Mayor