



CITY OF RIDGEFIELD, WASHINGTON
City Council MEETING MINUTES
August 10, 2017

Regular Meeting - 6:30 PM

STUDY SESSION - 5:30 P.M.

1. 2018 Baseline Budget

Finance Director Kirk Johnson presented 2018 baseline budget.

GENERAL SESSION CALL TO ORDER - 6:30 PM - [6:31 PM](#)

FLAG SALUTE

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 - [6:32 PM](#)

PUBLIC COMMENT - [6:32 PM](#)

None received.

CONSENT AGENDA - MOTION MOVED TO APPROVE AS PRESENTED. - [6:32 PM](#)

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 - [6:32 PM](#)

2. Approval of Minutes from the July 27, 2017 Meeting - [6:32 PM](#)

3. Acceptance of Donations in Support of City of Ridgefield Events - [6:32 PM](#)

PRESENTATION - [6:32 PM](#)

1. Federal Lobbyist Update

BUSINESS

1. Ordinance No. 1243 – First Reading of Ridgefield Municipal Code 13.30.020 Installment Payment of System Development Charges-Kirk Johnson, Finance Director

City staff has received interest from a citizen on a fixed income to transfer from well source to municipal water service. Due to the financial impact of paying the permit fees, system development charges and contractor charges, staff would like to request a change to RMC 13.30.020 to offer payment options for the system development charge. The current code allows the City Manager to authorize payment plans for 3" and greater meter size for the system development charges. Staff recommends allowing payment plans for property owners of single family residential homes to move from well source to municipal water services. The payment plan would include an annual interest charge and terms not to exceed 5 years. The recommended changes are specific to existing homes that move from well sources to municipal water services. In the event the home is sold and/or subdivided the payment plan would be due in full. To insure the City receives full SDC payment the amount of the payment a financial guarantee would be required as well as the potential to lien the property.

MOTION: MOVED TO WAIVE THE SECOND READING AND ADOPT ORDINANCE NO. 1243 AS PRESENTED.

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

2. Motion - Approval of Cedar Creek Final Plat - [7:04 PM](#)

The Ridgefield Hearing Examiner issued a Final Order approving the Cedar Creek subdivision preliminary plat with conditions on September 10, 2007 (PLZ-07-0040). The preliminary plat is vested through September 10, 2017. The location of this development is immediately west of NE 35th Avenue extending to NE 32nd Court adjacent to the Pioneer Place development. The project proposes to subdivide the 10.13-acre parcel into 31 single family lots ranging from 5,000 SF to 10,565 SF. The parcel includes critical areas, which must be protected and impacts mitigated. Additionally, the city approved post-decision review applications for Cedar Creek preliminary subdivision: PLZ-15-0050 and 2017-0045. The applicant has volunteered to provide a covered rear patio/deck for each lot within the subdivision. This will be accomplished through a requirement in the CC&R's, and noted on the final plat. Additionally, the subdivision was conditioned by the preliminary plat approval to provide funding for the 35th Avenue round-a-bout in the amount of \$734.00 per lot. Parks, trails and open space are provided as shown on the plat. Tract B provides 9,393 square feet of developed park space. Tracts A and C provide 140,068 of open space containing a wetland area bisecting the site roughly north west to south east. A trail along the northern half of the development will connect to other trails planned in the area.

MOTION: APPROVE FINAL PLAT FOR CEDAR CREEK SUBDIVISION SUBJECT TO THE CONDITIONS CONTAINED IN THE FINAL PLAT MEMO.

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

PUBLIC HEARING/BUSINESS

1. Public Hearing on Ordinance No. 1238 – Self Storage Moratorium-Jeff Niten, Community Development Director

During City Council consideration of Ridgefield Development Code updates the topic of self-storage facilities was discussed and identified as a concern by several council members. Since July 2016 two self-storage facilities have been permitted in the city, and staff has been approached regarding permit requirements for at least three additional facilities. Because of the rapid expansion of self-storage facilities contemplated in the city and the need for council to consider the overall impact of self-storage uses city wide council adopted Ordinance 1238 which immediately implemented a moratorium on the acceptance, processing or approval of any new self-storage facilities in Ridgefield. The adoption of a moratorium is permitted for 6 months, provided a public hearing is held within 60 days of adoption. Ordinance 1238 was adopted in June, 2017 and the moratorium will end in December, 2017.

Mayor opened the hearing: 7:15PM

Roy Garrison - County Resident

In favor of storage facilities

Shortage of storage in Clark County, not just Ridgefield

Storage facilities that have applied prior to the moratorium will they be giving preference?

Mayor closed the hearing: 7:16PM

MOTION: DIRECT STAFF TO DEVELOP NEW REGULATIONS APPLYING TO SELF-STORAGE FACILITIES WITHIN THE TIMEFRAME OUTLINED ON THE PROVIDED CALENDAR.

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

PUBLIC COMMENT - [7:16 PM](#)

None received.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council - [7:17 PM](#)

Council member Main - no report.

Council member Taylor - working the Lions club booth at the fair.

Council member Day - Attended National Night Out, 2 additional meetings and worked the Lions club booth at the fair.

Council member Wertz - Attended National Night Out, briefing with City Manager.

Council member Stose - Attended National Night Out.

Council member Wells - Attended National Night Out.

City Manager - [7:22 PM](#)

City Manager Steve Stuart - City's house is for sale next to Abrams Park, RORC groundbreaking ceremony is August 31st, Friends of the Library dinner is Friday night.

Finance Director Kirk Johnson - Credit rating meeting has been set-up.

Community Development Director Jeff Niten - Gee creek plateau sub area plan update, short course on local planning will be held in Battle Ground.

Public Works Director Bryan Kast- RORC update, junction well and 35th roundabout updates provided.

Deputy City Manager Lee Knottnerus - Main Street executive director update, Clark County historical museum executive director interviews conducted, Tuesday's in the park events.

Mayor - [7:20 PM](#)

Mayor Onslow - Attended National Night Out, RTC meeting.

Executive Session - City Manager Performance Evaluation pursuant to RCW – 42.30.110(1)(g) - [7:30 PM](#)

Mayor Onslow announced that council would enter an executive session regarding City Manager Performance Evaluation pursuant to RCW - 42.30.110(1)(g) for approximately 20 minutes and action is anticipated.

Attendees: City Council and Paul Lewis (City Consultant).

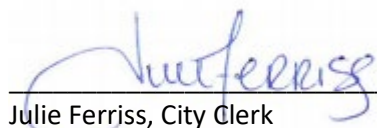
Mayor reconvened the meeting at 7:40PM.

MOTION: MOVED TO APPROVE CITY MANAGER PERFORMANCE COMPENSATION AGREEMENT FOR APRIL 2017-APRIL 2018.

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

FROM THE COUNCIL

ADJOURN - [7:41 PM](#)



Julie Ferriss, City Clerk



Ron Onslow, Mayor