



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

August 5, 2021

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	
Lee Wells	Councilor	Present	
Don Stose	Mayor	Present	
Jen Lindsay	Councilor	Present	
Rob Aichele	Councilor	Present	
Judy Chipman	Councilor	Present	
Rachel Coker	Councilor	Present	

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

SECOND: Council Member Lindsay.

Motion passed.

LATE CHANGES TO THE AGENDA

Add: Business - Motion to approve Eagle Ridge Final Plat.

PUBLIC COMMENT

Comments received during public testimony can be heard on the City's website under

<https://ridgefieldwa.us/government/city-council-meeting-audio-files/>

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rob Aichele, Councilor
SECONDER:	Rachel Coker, Councilor
AYES:	Wells, Stose, Lindsay, Aichele, Chipman, Coker
ABSENT:	Onslow

1. Approval of Claims And/Or Payroll

2. Approval of Minutes from the July 22, 2021 Meeting

PRESENTATION

1. Fleet Study Presentation
2. Second Quarter 2021 Financial Report

BUSINESS

1. Motion - Approval of McCormick Creek Phase 3 Final Plat

The Ridgefield Hearing Examiner approved the preliminary plat for the Keller Seton Mixed Use Master Plan and Preliminary Subdivision on June 27, 2018. The project subdivided the parent parcel into three commercial lots (Keller), three residential tracts to include 126 single-family residential lots (Seton), and an intervening open space tract. The applicant has renamed the residential portion of the project as McCormick Creek. The applicant proposes to subdivide the 4.24-acre site with Assessor's #986047195 into 31 single-family residential lots. The applicant states that the lots in McCormick Creek Phase 3 will be detached. The average lot area is 2,694 square feet. Additional information is in the attached staff report.

MOTION - MOVED TO APPROVE MCCORMICK CREEK PHASE 3 FINAL PLAT AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rachel Coker, Councilor
SECONDER:	Lee Wells, Councilor
AYES:	Wells, Stose, Lindsay, Aichele, Chipman, Coker
ABSENT:	Onslow

2. Motion - Selection of Vendor for Roundabout Grapes

After multiple discussions between City Council and City staff from late 2014 to the present, City Council formally memorialized the purpose of grapes planted in the 56th and 65th roundabouts along SR501/Pioneer Street as follows: The Roundabout Grapes were planted as - and will continue to be - a reminder of and testament to the vibrant winemaking community in and around Ridgefield. The City Council also memorialized a process for determining the use of the roundabout grapes each year. The first step in that process is to research possible vendors who would be willing to work with the City on creating a product from the grapes which will remain as public property for non-pecuniary uses. In 2020, City staff researched possible vendors for that year's grapes. David Kelly from Windy Hills Winery had agreed to help preliminary processing and storage of the grapes, though no formal agreement had been reached for any products to be created from the grapes. Prior to harvest, however, the grape crop was decimated by birds, so no further agreement was discussed at the time. Upon recommendation from City Council members, City staff reached out to Windy Hills Winery as part of the 2021 due diligence required in the SLI, and David Kelly expressed a willingness to work with the City to store, process, and ultimately bottle either a red or rose' from the marechal foch roundabout grapes.

MOTION - MOVED TO APPROVE WINDY HILLS WINERY AS THE VENDOR FOR 2021 RIDGEFIELD ROUNDABOUT GRAPES.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rob Aichele, Councilor
SECONDER:	Judy Chipman, Councilor
AYES:	Wells, Stose, Lindsay, Aichele, Chipman, Coker
ABSENT:	Onslow

3. Motion - Approval of Eagle Ridge Final Plat

The Ridgefield Hearing Examiner approved the Eagle Ridge preliminary PUD plat on January 23, 2020, as

PLZ-19-0013. The PUD site and the abutting property to the south are also subject to a Concomitant Rezone and Development agreement. The DA changed the zoning from RLD-4 to RLD-8, dedicated approximately 5 acres of open space, and required that all homes be built to the National Green Building Standard. The applicant proposes to subdivide the 5-acre site with Assessor's #215877000 into 23 single-family detached residential lots. The lots range from 3,988 square feet (Lot 21) to 8,823 square feet (Lot 15), consistent with the lot sizes and density approved through the Seton preliminary subdivision. The average lot area is 4,981 square feet.

MOTION - MOVED TO APPROVE EAGLE RIDGE FINAL PLAT AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jen Lindsay, Councilor
SECONDER:	Rachel Coker, Councilor
AYES:	Wells, Stose, Lindsay, Aichele, Chipman, Coker
ABSENT:	Onslow

PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1347 - Potter Petition to Annex - Claire Lust, Community Development Director

The Petition to Annex includes two adjacent parcels, the adjacent right-of-way, and additional right-of-way extending to meet the city limits to the west and east. Joe Potter and Michelle Potter own the parcel with Assessor's #215867000, and Lenore Mattox owns the parcel with Assessor's #215811000. The subject parcels are within the Ridgefield Urban Growth Area (UGA) and are contiguous with the Ridgefield city limits to the east and south. Therefore, the parcels are eligible for annexation. The current Clark County zoning of the properties is Single-Family Residential (R1-7.5), with the Urban Holding - 10 (UH-10) overlay. The 2016 Ridgefield Urban Area Comprehensive Plan designation is Urban Low Density Residential (UL). RDC 18.210.015.B states that the RLD-4, RLD-6, and RLD-8 zoning districts shall implement the UL comprehensive plan designation. Per the Gee Creek Plateau Subarea Plan, the future City of Ridgefield zoning for the properties is Residential Low Density - 4 (RLD-4) with a Residential Cluster overlay intended to locate residential development near S 15th Street and preserve the southern portion of the properties as open space. Per the applicant's introductory statement and application materials, there are no immediate plans to develop the property. On July 8, 2021, Council moved to accept the new intent to annex resolution with a geographic modification adding public right-of-way along S 10th Way, S 35th Place, and S 15th Street between the existing city limits. By accepting the intent to annex, Council authorized the petition to annex to move forward.

City Council discussion.

Mayor Opened Public Hearing: 8:02PM

Chip Schau
Cheryl Mitchell

Comments received during public hearing can be heard on the City's website under <https://ridgefieldwa.us/government/city-council-meeting-audio-files/>

Mayor Closed Public Hearing: 8:08PM

PUBLIC COMMENT

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Chipman - Attended National Night Out.

Council Member Lindsay - Attended National Night Out, memorial service for Sergeant Jeremy Brown, ride along with Officer Marvitz and Sergeant Ferriss.

Council Member Aichele - Attended Port of Ridgefield special session meeting, pre-application conference, SW WA equity coalition session, grape trimming, memorial service for Sergeant Jeremy Brown.

Council Member Wells - Attended City Manager briefing, National Night Out, memorial service for Sergeant Jeremy Brown.

Council Member Coker - Attended City Manager briefing, National Night Out, grape trimming, Parks Board members connected with residents at the off-leash dog park to discuss design concept for Refuge Park project.

Mayor

Appointment of two Council Members to serve on the 2022 Budget Advisory Committee

MOTION - APPOINT COUNCIL MEMBER LINDSAY AND CHIPMAN TO SERVE ON THE 2022 BUDGET ADVISORY COMMITTEE

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rob Aichele, Councilor
SECONDER:	Rachel Coker, Councilor
AYES:	Wells, Stose, Lindsay, Aichele, Chipman, Coker
ABSENT:	Onslow

Appointment of a citizen to serve on the 2022 Budget Advisory Committee

MOTION - APPOINT MATT COLE TO SERVE ON THE 2022 BUDGET ADVISORY COMMITTEE.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Wells, Councilor
SECONDER:	Jen Lindsay, Councilor
AYES:	Wells, Stose, Lindsay, Aichele, Chipman, Coker
ABSENT:	Onslow

City Manager

Community Development Director Claire Lust - Community Development update provided.

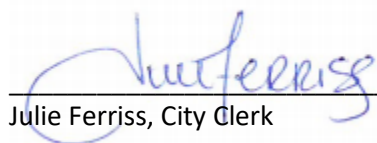
Finance Director Kirk Johnson - Procurement position update provided.

Deputy City Manager Lee Knottnerus - City events update, City re-opening phase update, on-line booking appointment option available for citizens.

Public Works Director Bryan Kast - Pavement preservation update.

Police Chief John Brooks - Attended memorial service for Sergeant Jeremy Brown, National Night Out.

ADJOURN - [8:30 PM](#)


Julie Ferriss, City Clerk
Don Stose, Mayor