



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

July 27, 2017

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 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	Absent	
Darren Wertz	Councilor	Present	
John Main	Councilor	Present	
Sandra Day	Councilor	Present	

MOTION: Council member Sandra Day moved to excuse Council member Don Stose from the meeting.

SECOND: Council member John Main.

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

Vote - No: None.

Motion Passed.

LATE CHANGES TO THE AGENDA

Claims amendment; Vendor: Fidelity National Title, Invoice:213739-000, description: 35th & Pioneer Rndbt - Lahti 213739-000 closing cost, increase claims by: \$1,570.75 - total payment including purchase price, easements and closing cost is \$81,261.75. Vendor: Clark County Title, invoice: C17550, description: 5054 Pioneer Street Land Purchase, increase claims by: \$165,282.50 - additional claim includes purchase price and closing costs. Total claims increase: \$166,853.25.

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

Susan Setterburg - President of Columbia Hills HOA
Concerned and disappointed regarding the impact of the development
Will soon have a major cross street through our development
Concerns regarding the volume of traffic
Will continue meeting with City staff on traffic suppression ideas

Roy Garrison - Non Resident

Thank you to Police Chief and Police Department assistance and guidance given to me
Government has many steps and my issue was handled very well
Police Department staff was wonderful
Development on Hillhurst - heritage tree ordinance is too late

John Bernatz - Resident
Disappointment in the developments
Current developments are at the expense of residents on Hillhurst
Heritage tree ordinance is too late for the tree that was cut down on Hillhurst
Portland tree ordinance is much strict and that's what we need

Rich Chose - Resident
Development concerns
Rolling lands and groundwater parcel concerns

Jon Lee - Non Resident
State of Oregon passed new law regarding tolls at the boarder of Washington
We would need to be paying a toll to enter Oregon
Concerns - most of the tolls would be paid by Washington residents, we have no options to avoid the toll
RTC knew nothing about this
Requesting Council to pass a Resolution opposing Oregon tolls

CONSENT AGENDA - MOTION TO APPROVE AS AMENDED. - [6:38 PM](#)

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

- 1. Approval of Claims And/Or Payroll - [6:38 PM](#)**
- 2. Approval of Minutes from July 13, 2017 Meeting - [6:38 PM](#)**

PRESENTATION

Permanent Ballot Drop Box Presentation - Greg Kimsey, Clark County Auditor - [6:51 PM](#)

Greg Kimsey thanked City staff for designating a permanant location for the ballot drop box.

2. Introduction to 2018 Budget and Economic Update - [6:59 PM](#)

Finance Director Kirk Johnson presented 2018 budget introduction and economic update to City Council.

3. Second Quarter Financial Report - [7:20 PM](#)

Finance Director Kirk Johnson presented second quarter financial report to City Council.

BUSINESS

1. Ordinance No. 1239 - Second Reading of Ridgecrest Development Agreement-Jeff Niten, Community Development Director

The Ridgecrest developers have requested the city consider a Development Agreement that provides for several items including modification of residential design standards. Under the proposal every home shall contain the following features: All wall openings, regardless of visibility from a public right-of-way, shall have contrasting trim (minimum 3”), and where no wall openings exist on a façade, contrasting materials must be incorporated; roof overhang (minimum 6”); covered entry; minimum 100 square foot covered outdoor area behind front façade; another feature approved by the

community development director may be authorized in lieu of one or more of the foregoing based on fact-specific analysis in the director's sole discretion.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1239 AS PRESENTED.

RESULT:	ADOPTED [5 TO 0]
MOVER:	David Taylor, Councilor
SECONDER:	John Main, Councilor
AYES:	Onslow, Taylor, Wertz, Main, Day
ABSTAIN:	Wells
ABSENT:	Stose

2. Ordinance No. 1240 - Second Reading of Cloverhill Development Agreement-Jeff Niten, Community Development Director

Cloverhill developers have requested the city consider an additional Development Agreement that provides for several items including modification of residential design standards. Under the proposal every home shall contain the following features: All wall openings, regardless of visibility from a public right-of-way, shall have contrasting trim (minimum 3"), and where no wall openings exist on a façade, contrasting materials must be incorporated; roof overhang (minimum 6"); covered entry; minimum 100 square foot covered outdoor area behind front façade; another feature approved by the community development director may be authorized in lieu of one or more of the foregoing based on fact-specific analysis in the director's sole discretion.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1240 AS PRESENTED.

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

3. Ordinance No. 1241 – Second Reading on Heritage Trees Code-Jeff Niten, Community Development Director

Part of the 2017 Planning Commission work program included research and development of a Heritage Tree ordinance for the city. Staff has undertaken research into various tree protection and Heritage Tree ordinances throughout the state to find qualities of those regulations that would fit Ridgefield's unique character and goals. During the May 3rd Planning Commission meeting Commission members and staff discussed various provisions and applicability to Ridgefield. The Planning Commission held a Public Hearing on June 7, 2017 and recommended approval.

Council discussion: Girth increase to 24", property space concerns, habitat for wildlife species, open space parcels, and limitation on trees based on size, heritage tree review and brought to the City, provide asset to our environment, review and identify potential trees during the review of the development.

Staff will continue working on the Ordinance and will bring back to City Council for further review at a later date.

4. Ordinance No. 1242 – Second Reading on Tiny Homes Code-Jeff Niten, Community Development Director

Part of the 2017 Planning Commission work program included research and development of a Tiny

Homes ordinance for the city. Staff has undertaken research into Tiny Homes, administrative hurdles associated with tiny homes and building code issues. During the May 3rd Planning Commission meeting Commission members discussed various provisions and applicability to Ridgefield. The Planning Commission held a public hearing on June 7, 2017 and recommended approval.

Council discussion: ADU questions/clarifications, need for separate ordinance for tiny homes, foundation requirements, development/placement of tiny homes, maximum unit size.

Staff will continue working on the Ordinance and will bring back to City Council for further review at a later date.

5. Motion - Award of RORC Mass Grading Construction Contract - [8:35 PM](#)

The City's Parks Plan identifies a Community Park in the Southern portion of the City off of Hillhurst Road. This park has come to be known as the Ridgefield Outdoor Recreation Complex, or RORC. The City has been working with the Ridgefield School District, community stakeholders, and the public since 2015 on the master planning for this park. The project will be a partnership with the School District and will share a site with the planned 5-6 and 7-8 schools campus. The park will feature 6 multi-use sports fields, a community building, playground, trails, and picnic shelters. In January the City contracted with a team of design consultants headed up by PBS Engineering and Environmental. The project has been broken into several phases of construction to allow the project to be completed by August of 2018. Bids for the Grading and Utility work were advertised on July 7, and bids will be opened on July 26. The low bidder being Tapani Underground of Battle Ground.

MOTION: MOVED TO AWARD RORC MASS GRADING CONSTRUCTION CONTRACT TO TAPANI AS PRESENTED.

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

6. Motion - Approval of Bid Award for Hillhurst Road Water Main Extension Project - [8:38 PM](#)

The City's 2013 Water System Plan identifies the extension of the water main in Hillhurst Road to the southern City Limits as project D-29. In conjunction with the street improvements on Hillhurst Road required by the Ridgefield Outdoor recreation complex the City will be completing a portion of this project. This waterline will also serve development in the area, including the new Middle School. The City contracted with PBS Engineering to complete the design of the RORC, including the waterline, and bids for the project were opened on July 19th. The City received three bids, with the low bidder being Tapani Underground of Battle Ground.

MOTION: MOVED TO AWARD THE HILLHURST ROAD WATER MAIN EXTENSION PROJECT TO TAPANI UNDERGROUND IN THE AMOUNT OF \$538,457.49.

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

PUBLIC COMMENT - [8:40 PM](#)

Tanya Crippen - Resident
I have a heritage tree on my property with a plaque
Appreciate the variety of trees we have in Ridgefield

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council - [8:43 PM](#)

Council member Taylor - Attended Governor Inslee tour of Ridgefield.
Council member Wertz - Attended Governor Inslee tour of Ridgefield, ribbon cutting for the new WA Department of Fish and Wildlife facility, briefing with City Manager, Port of Ridgefield meeting.
Council member Day - Attended Refuge fundraiser, CREDC board meeting, Governor Inslee tour of Ridgefield.
Council member Main - Governor Inslee tour of Ridgefield.
Council member Wells - Governor Inslee tour of Ridgefield.

Mayor - [8:47 PM](#)

Mayor Onslow - Attended all mentioned meetings, Main Street Program meeting.

Appointment of two Council members to serve on the 2018 Budget Advisory Committee - [8:47 PM](#)

Mayor appointing Council member Main and Council member Stose to the budget advisory committee.

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

Appointment of a citizen to serve on the 2018 Budget Advisory Committee - [8:48 PM](#)

Mayor appointing Renei Serface to the budget advisory committee.

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

City Manager - [8:51 PM](#)

City Manager Steve Stuart - Update provided on WSDOT stripping roundabout project.

Community Development Director Jeff Niten - Gee creek plateau update provided.

Finance Director Kirk Johnson- First budget advisory committee meeting will be held on August 3rd.

Public Works Director Bryan Kast - Provided potholes updates, RORC groundbreaking project update.

Deputy City Manager Lee Knottnerus - Tuesdays in the park events.

Police Chief John Brooks- National night out is Tuesday August 1st at 6PM.

FROM THE COUNCIL

ADJOURN - [8:56 PM](#)



Julie Basarab, City Clerk

Ron Onslow, Mayor