



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

July 13, 2017

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM - [6:32 PM](#)

Flag Salute - [6:32 PM](#)

ROLL CALL - [6:32 PM](#)

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 - [6:33 PM](#)

City Manager Steve Stuart - Late claim amendment for the final close out of the Main Avenue Project.

PUBLIC COMMENT - [6:35 PM](#)

Chris Dudley - Resident.

Chris and his wife recently started a new chapter associated with Meaningful Movies. Documentary films are scheduled for July 26 and August 23 at 7:30PM. All are welcomed to attend and participate in group discussions.

David Morgan - Resident.

A theft occurred earlier this week on NW 71st Street. Requests City Council revisit an interlocal agreement between key entities for quicker response by the police department.

Michael Nemeth - Resident.

The disc golf course in Abrams Park is 95% complete. He requested the grand opening take place on National Night Out. There will also be a disc golf tournament on August 13.

Nathan McCann - Resident.

Thanked the City of Ridgefield and 4th of July Committee for a superb 4th of July Celebration.

Thanked City Manager, Steve Stuart, for lending the school district a truck as part of the festivities.

Invited City Council to attend their annual convocation ceremony on Wednesday, August 23.

Thanked City Manager, Steve Stuart, for scheduling time, August 16, to speak with new teachers.

Invited City Council to visit the construction project for the new school. Making good progress.

Roy Garrison - Resident.

Encouraged the City and City Council to revisit ordinance related to pan handlers/squatters.

CONSENT AGENDA - [6:46 PM](#)

MOTION: APPROVE THE CONSENT AGENDA AS AMENDED WITH THE LATE CLAIM CLOSEOUT THE FOR NORTH MAIN PROJECT OF \$18,525.95.

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

1. Approval of Claims And/Or Payroll - [6:46 PM](#)

Finance Director, Kirk Johnson, updated Council regarding the claim for the final close out of the North Main Avenue Project.

2. Approval of Minutes from June 22, 2017 Meeting - [6:46 PM](#)

BUSINESS - [6:50 AM](#)

1. Ordinance No. 1236 – Second Reading of Authorization to Issue Limited Tax General Obligation Bonds to Develop RORC-Kirk Johnson, Finance Director

Finance Director, Kirk Johnson - This is a second reading for authorization to issue limited tax general obligation bonds for the Ridgefield Outdoor Recreation Complex. The primary change would ensure the city has maximum flexibility when discussing amounts they're going to bond for. Currently, the ordinance calls for the maximum rate and maximum time limit. This change is to the time limit. Initially, we put in for 20 years. However, we are requesting to set the time limit where we can bond to 30 years in case the parameters of selling those bonds are favorable to the city for cash flow. Currently, we are looking at a \$10 million dollar bond for this year and receiving the funds in October. Whether or not we need to issue an additional would depend on the granting we receive. We have asked for state, federal and grants from private foundations with the intent of funding a good portion of the project with grant money. Kirk showed a slide that reflected the payment schedule of a 30 year period verses a 20 year period for a \$10 and \$15 million dollar bond. Staff is recommending Council adopt Ordinance No. 1236 that sets paraments for what council allows the city manager and finance director to do when going out for bond.

MOTION: MOVE TO ADOPT ORDINANCE NO. 1236 AS PRESENTED

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

2. Ordinance No. 1237 – First Reading of 2017 Budget Amendment -Kirk Johnson, Finance Director

Finance Director Kirk Johnson - The budget amendment totals \$7,619,000 in one-time appropriations and includes \$4,441,500 in special revenue and general fund transfers to fund the amendment. The General Fund transfer of \$16,500 will be reallocated from existing resources and no additional funds are requested from the General Fund. No on-going costs are included in the appropriation requests with this budget amendment.

The amendment also includes recognition of \$10,177,500 increase in revenue, \$10,000,000 in bond

proceeds, \$76,000 in additional funding for sewer construction related to the 35th & Pioneer Roundabout, \$40,000 recognition in drinking water state revolving fund loan draws, and \$61,500 in additional grant funding. The total fund balance impact to the City is an increase of \$2,575,000 overall due to bond proceeds that will be spent later in 2017 or 2018. Staff recommends Council conduct the first reading of Ordinance No. 1237.

MOTION: Council Member David Taylor moved to excuse Council Member Darren Wertz for a short period.

SECOND: Council Member Sandra Day

Vote - Yes: Council Member Taylor, Day, Stose, Wells, Main and Mayor Onslow.

Vote - No: None.

Motion passed.

MOTION: MOVE TO WAIVE THE SECOND READING OF ORDINANCE NO. 1237 AND APPROVE ORDINANCE 1237 AS PRESENTED.

RESULT:	ADOPTED AS AMENDED [UNANIMOUS]
MOVER:	Don Stose, Councilor
SECONDER:	Sandra Day, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Main, Day
EXCUSED:	Wertz

PUBLIC HEARING/BUSINESS - [7:03 PM](#)

1. Public Hearing and First Reading of Ordinance No. 1242 – Tiny Homes Code-Jeff Niten, Community Development Director

Community Development Director Jeff Niten - 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 of the attached Tiny Homes code.

Discussion: Council inquired about foundation requirements, location designation or areas not allowed. Asked if plans supported a senior community and if tiny homes were similar to cottage homes.

Mayor Onslow opens Public Hearing: 8:03PM

Chris Dudley - Resident.

Encouraged City Council to do a Google search on modern tiny homes. The millennial generation is downsizing and limiting their impact. Modern designs could help Ridgefield be a forward-looking community.

Dave Kelly - Resident.

Tiny homes will need storage. It will be a challenge when there is no mini storage available.

Mayor Onslow closed Public Hearing Closed: 8:05PM

2. Public Hearing and First Reading of Ordinance No. 1241 – Heritage Trees Code-Jeff Niten, Community Development Director

Community Development Director Jeff Niten - 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 of the attached draft code.

Discussion: Council requested clarification on the replacement of trees and permit application fees. They asked who determines if a tree can be cut (or not) and about fines should the tree be removed without a permit. Council would like more discussion on the diameter. They suggest changing the girth from 12" to 24" and identify trees that would not be considered Heritage Trees.

Mayor Onslow opens Public Hearing: 7:43PM

Chris Dudley - Resident.

Suggests looking at old orchard fruit trees under a 2" diameter. Heritage apples are being discovered that were thought to have been completely lost genetically in Washington.

Dave Kelly - Resident.

It feels like the City is trying to dictate what property owners can do on their land. Eventually, the city will annex his land. Ahead of that, if they want those trees saved, he suggests the City purchase the property. He also expressed concerns about potential decrease of property values when making modification to their homes under the new ordinance.

Mayor Ron Onslow closed Public Hearing: 7:46PM

3. Public Hearing and First Reading of Ordinance No. 1239 – Ridgecrest Development Agreement-Jeff Niten, Community Development Director

Community Development Director, Jeff Niten - The Ridgecrest Planned Unit Development was approved by the Hearing Examiner on November 10, 2016.

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.

Mayor Onslow opens Public Hearing: 7:15PM

No comments

Mayor Onslow closed Public hearing: 7:15PM

4. Public Hearing and First Reading of Ordinance No. 1240 – Cloverhill Development Agreement-Jeff Niten, Community Development Director

Community Development Director Jeff Niten - During the Comprehensive Planning process undertaken by the city a Concomitant agreement was adopted by the Council on March 24, 2016 which outlined in broad terms the expected development of the former Royle Farm, now known as Cloverhill. The Cloverhill Planned Unit Development was approved by the Hearing Examiner on April 11, 2017 which

approved the expected development concepts outlined by City Council with approval of the Concomitant agreement.

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.

Mayor Onslow opens Public Hearing: 7:24PM

No comments

Mayor Onslow closes Public Hearing: 7:24PM

PUBLIC COMMENT

Roy Garrison - Resident.

The North 10th Road to the freeway is in bad shape. Would like to recommend the city purchase a road grader to at least grade the road and put gravel down so it would be drivable.

Tonya Persons - Resident.

Lives on North 10th Road. Encouraged City Council Members to drive it. It is beyond bad. Her cars have been in the shop multiple times. A public works staff told her it is the worst street in Ridgefield. She does not expect the City to pave it but anything they could do to make it more drivable would be appreciated.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS - [8:10 PM](#)

Council

Council Member Wertz - Attended a briefing with Council Member Wells.

Council Member Stose - Attended a briefing. It was very informative.

Council Member Main - Attended the C-Tran Board meeting. Discussed youth opportunity passes.

Council Member Day - Attended the First Saturday on July 1, Fourth of July Celebration and Port of Ridgefield meeting. Thanked law enforcement and Steve Stuart in listening to her comments and relaying other citizen’s comments into their office.

Council Member Taylor - Attended the briefing with Council Member Wertz. Great fly by during the Fourth of July celebration.

Council Member Wells - Attended the Fourth of July Celebration, rode on the City float. Is proud to be on Council and see the participation in our community.

Mayor

Mayor Onslow - Attended Regional Transportation Meeting. Attended Tim Dawdy's retirement party. The Forth of July Celebration was terrific.

City Manager

City Manager Steve Stuart - Staff is reviewing ordinances on squatters rights, pan handling and overnight camping as well as investigating options to amend the ordinance on Fireworks. They will bring recommendations back to Council on both. Next Wednesday, July 19, at 6:00PM, Windy Hills Winery will be hosting the Friends of the National Wildlife Refuge Fund Raiser.

Community Development Director, Jeff Niten - Nothing further

Finance Director, Kirk Johnson - Nothing further

Public Works Director, Bryan Kast - Provided an update on the birth of his baby girl. In regards to North 10th Road, he will have crews look at it and determine a temporary solution prior to the sewer installation and resurfacing project.

Deputy City Manager, Lee Knottnerus - Provided an update about the Tuesday's in the Park event, through the end of August.

Police Chief, John Brooks - Provided an update on the second meeting with stakeholders regarding the parking ordinance.

FROM THE COUNCIL

No updates

ADJOURN - [8:25 PM](#)

Meeting adjourned



Julie Basarab, City Clerk



Ron Onslow, Mayor