



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

July 11, 2019

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	Present	
David Taylor	Councilor	Present	6:33 PM
Lee Wells	Councilor	Present	
Don Stose	Mayor	Present	
Darren Wertz	Councilor	Present	
Sandra Day	Councilor	Present	
Jen Lindsay	Councilor	Present	

LATE CHANGES TO THE AGENDA

Add Business Item: Ordinance No. 1295 - Declaring an emergency and adopting a six-month moratorium within the City of Ridgefield on the filing, acceptance, and/or approval of applications or permits for any new gasoline service station facilities within the Commercial Neighborhood Business zone.

Remove Item: Appointment to the Clark County Arts Commission.

PUBLIC COMMENT

Shannon Hagen - Resident

Been working with the City to complete work on my property regarding stormwater issue

Recently informed that storm drains/piping will not be removed

Requesting for City to reconsider removal of the materials

BJ Babcock - Resident

Spoke regarding use of fireworks

Requesting City to ban fireworks discharge

Jerry Claar/Michelle Montana/Tim Woock - Resident

Spoke regarding use fireworks

Requesting City adopts additional regulations regarding "Safe and Sane" fireworks

Al Anderson - Resident

Spoke regarding use of fireworks
Requesting City ban fireworks discharge in City limits
Clark County Fairgrounds did a great display of fireworks, which was safe and not dangerous to anyone or homes

Rob Aichele - Resident
Spoke regarding use of fireworks
Consider adopting additional regulations regarding "Safe and Sane" fireworks

John Dotson - Resident
Thanked engineering staff on recent road construction in the neighborhood
Another great 4th of July event

Clyde Burkle - Resident
Ridgefield Outdoor Recreation Complex - consider adding addition handicap parking near the entrance to the fields.

Written comments submitted to City Council from Bruce Carpenter.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the June 20, 2019 Meeting**

PRESENTATION

- 1. 2018 Complete Streets Update**

BUSINESS

- 1. Motion - Approval of Magnolia Heights Final Plat**

The Ridgefield Hearing Examiner approved the preliminary plat for Magnolia Heights Subdivision on October 26, 2018, as PLZ-18-0053. The project proposes to subdivide a 2.98-acre site, Assessor's #120967000, into 12 single-family residential lots. The lots range from 7,504 square feet (Lot 5) to 13,427 square feet (Lot 1), consistent with the lot size approved for Magnolia Heights. The average lot size is 8,717 square feet. Magnolia Heights includes one public street, North 4th Way. Due to the absence of critical areas, Magnolia Heights received preliminary approval as a subdivision rather than a planned unit development (PUD). Therefore, no open space tracts were required. Stormwater facilities are located offsite to the east in the Union Ridge Ranch PUD.

MOTION: MOVED TO APPROVE FINAL PLAT WITH AN ADDITION OF HOME OWNERS ASSOCIATION.

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

2. Motion - Approval of Reimbursable Services Agreement Between City of Ridgefield and Regional Transportation Council

This Reimbursable Services Agreement memorializes the ability for the Regional Transportation Council and City of Ridgefield to enter into work agreements when needed, to complete mutually beneficial transportation planning studies and project development activities.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER TO EXECUTE REIMBURSABLE SERVICES AGREEMENT BETWEEN THE CITY OF RIDGEFIELD AND REGIONAL TRANSPORTATION COUNCIL AS PRESENTED.

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

3. Ordinance No. 1295 - Declaring an Emergency and Adopting a Six-month Moratorium on Filing, Acceptance, Processing , and/or Approval of Applications or Permits for any new Gasoline Service Facilities within the Commercial Neighborhood Business Zone.

In April 2016, a Type II site plan application was submitted for Parcel # 216031000, generally known as "Hillhurst Commercial", and located at the southern corner of S Hillhurst Road and S Sevier Road. The site plan application and SEPA review were for construction of three commercial building shells on a 98,015 square foot lot: (A) 5,558 SF of retail/restaurant space; (B) 5,558 SF of retail/restaurant space; and (C) 7,7058 SF of retail space and second floor of office space. The project was to be constructed in phases: Phase I included Building B, all parking, stormwater facilities and landscaping; Phase II included Building A and associated pedestrian walkways; and Phase III included Building C and associated pedestrian walkways. Site plan was approved in September 2016. In June 2019, City staff was contacted by a new applicant who was interested in seeking a post-decision review to reconfigure one of the buildings to accommodate a gas station. Staff explained that the proposed use is an allowed use within the zone, but is a significant change which would require a new Pre-application conference. Upon notice of the Pre-application conference, City Council became aware that gasoline service station facilities are a Permitted use in the CNB zone, and expressed concerns that a gas station in the Commercial Neighborhood Business ("CNB") zone might not be compatible with the vision and intent of the zone. Time is needed to analyze the issues presented by gasoline service station facilities located in the CNB zone, such as the appropriateness of use for zoning and location, and/or design standards to ensure the health, safety and welfare of those living and working near the proposed use. Currently no applications have been received for gasoline service station facilities to operate within the CNB zone within the Ridgefield city limits, though there has been one proposed for consideration as described above. This moratorium is necessary to permit staff time to research, facilitate public outreach, and modify or establish regulations related to gasoline service station facilities in the CNB zone. Pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City Council may adopt a moratorium for a period of up to six (6) months without notice and public hearing provided that the City holds a public hearing within sixty (60) days after the adoption of this Ordinance. Pursuant to RCW 35A.63.220 and RCW 36.70A.390, if Council adopts Ordinance 1295, and tasks staff with the work identified above and within the Ordinance itself, then City Council would be required to hold a public hearing at its regularly scheduled meeting at 6:30pm in the Ridgefield

Administrative and Civic Complex on August 22, 2019, or as soon thereafter as the business of the City Council shall permit, in order to take public testimony and to consider adopting further findings on the moratorium. The moratorium set forth in this Ordinance, if adopted, shall be in effect for a period of six (6) months from the date this Ordinance is adopted and will automatically expire at the conclusion of that six-month period unless the same is extended as provided in RCW 35A.63.220 and RCW 36.70A.390, or unless terminated sooner by City Council.

City Council conducted discussion.

MOTION: MOVED TO SUSPEND THE RULES OF PROCEDURE AND ADOPT ORDINANCE NO. 1295 AS PRESENTED.

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

PUBLIC COMMENT

Kelly House - Resident

Spoke in favor of legal fireworks

Neighbors worked together and cleaned up neighborhood after event, everything went great and kids were happy

Don't punish everyone by eliminating fireworks all together in City limits

Jon Babcock - Resident

Spoke regarding use of fireworks

Requesting City to ban fireworks discharge

Consider adopting additional regulations regarding "Safe and Sane" fireworks

Curt Croft - Resident

With the recent change to the code regarding 1-day discharge of fireworks, resident bought enough fireworks to last more than 1 day

S 8th Avenue construction project - contractors did a great job

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Onslow - Attended AWC conference, Lewis & Clark trail map review, Pioneer Village groundbreaking ceremony, 4th of July event.

Council Member Taylor - Attended AWC Conference, C-Tran special event announcement, 4th of July Event.

Council Member Wells - Attended 4th of July event.

Council Member Wertz - Attended AWC Conference, C-Tran special event announcement, 4th of July Event, Pioneer Village groundbreaking ceremony.

Council Member Lindsay - Attended C-Tran special event announcement, 4th of July Event, Pioneer Village groundbreaking ceremony.

Council Member Day - Attended AWC Conference, C-Tran special event announcement, 4th of July Event, Pioneer Village groundbreaking ceremony, Ridgefield Chamber of Commerce 1st Anniversary event, Library fundraiser event.

Mayor

Appointment of Parks Board Members, Position No. 5 & 7

John Rose, Position No. 5

Rachel Coker, Position No. 7

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

City Manager

City Manager Steve Stuart - Addressed RORC handicap parking, groundbreaking ceremony for Pioneer Village, Vancouver Clinic open house, Vancouver Business Journal top project award scheduled for July 24th.

City Attorney Janean Parker - Litigation update provided.

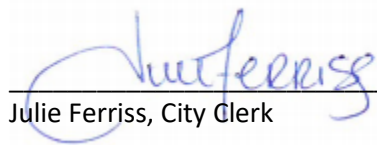
Community Development Director Louisa Garbo - Community Development report update provided.

Public Works Director Bryan Kast - Kudos to Public Works for all the prep prior to 4th of July event, S Royle Road closure update.

Deputy City Manager Lee Kottnerus - Tuesdays in the Park event, engineering tech position is still open and applications are being accepted.

Police Chief John Brooks - New hire will be starting on August 1st.

ADJOURN - [7:45 PM](#)


Julie Ferriss, City Clerk
Don Stose, Mayor