



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

June 9, 2022

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	Remote	
Lee Wells	Councilor	Present	
Jen Lindsay	Mayor	Present	
Rob Aichele	Councilor	Present	
Judy Chipman	Councilor	Present	
Rachel Coker	Councilor	Present	
Matt Cole	Councilor	Present	

LATE CHANGES TO THE AGENDA

MOMENT OF SILENCE TO HONOR THE SERVICE AND MEMORY OF THE COWLITZ TRIBE'S GENERAL COUNCIL CHAIRMAN DAVID BARNETT, WHO RECENTLY PASSED AWAY

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:	Matt Cole, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

1. Approval of Claims And/Or Payroll

2. Approval of Minutes from the May 26, 2022 Meeting

PRESENTATION

1. Mayors Meadow to Reiman Road Alternative Analysis

This project is located along the Pioneer Street (SR 501) corridor from the Mayor's Meadow area of Abrams Park (near S Gee Creek Loop) to the North Reiman Road intersection. The roadway corridor

crosses Gee Creek approximately 230 feet east of the S Gee Creek Loop intersection. The majority of the existing corridor has two travel lanes with narrow shoulders on either side. The Pioneer Street corridor is the primary east-west connection from I-5 to downtown Ridgefield. The surrounding area includes downtown Ridgefield, Lake River, the Port of Ridgefield, and Union Ridge Elementary School to the west, and a trail connection at Reiman Road linking multiple residential neighborhoods to the east. Future planned projects on the corridor will complete the connection to downtown and provide connection to neighborhoods and shopping areas to the east. By completing the proposed project, a missing link between downtown Ridgefield and the N Reiman Road intersection will be completed. This will provide for safe and effective transportation connectivity for vehicles, pedestrians, and cyclists, often referred to as “Complete Streets”. The alternatives analyzed include two multiuse path alignment options, one on the north side of Pioneer Street and one on the south side, that include a pedestrian bridge. As an alternative to the north alignment pedestrian bridge, a sub-option for replacing the existing roadway bridge with a wider covered multi-use bridge (vehicles and pedestrians) was evaluated.

City Council conducted discussion on proposed alternatives.

BUSINESS

1. Motion - Approve a Purchase and Sale Agreement for Purchase of Parks Property

City Council have directed staff to create a partnership with the Clark County YMCA to build a recreational facility available to the residents of Ridgefield. City staff have engaged consultants to complete site planning and design of a new YMCA building to be located on property currently owned by the City. The City received a state capital grant to help fund the site planning and design. The YMCA will work with a developer to complete construction of the facility. During the design and site planning it was determined additional land would be needed at the site chosen for the YMCA. The city negotiated with Discovery Ridge Holdings, LLC, an adjacent landowner to purchase 1.89 acres of their 20.53-acre parcel to provide additional property needed. The City completed an appraisal on the property identified for purchase and the landowner accepted the offer of the appraised value for the land. The city has completed all due diligence including an appraisal and title report for the property. The city will complete a boundary line adjustment (BLA) at city cost to transfer the property to the adjacent city owned property parcel 213961000. A survey is in progress to complete the BLA application. A purchase and sale agreement has been developed by the city attorney and was signed by an authorized signatory for the seller. Staff are presenting the PSA to council for approval to authorize the city manager to sign and enter into the agreement. The PSA and BLA will be completed and recorded through escrow with Clark County Title. Total purchase price is \$740,000 and BLA permit, survey, closing costs and appraisal are estimated to be approximately \$35,000.

MOTION: MOVED TO APPROVE THE CITY’S PURCHASE OF 1.89 ACRES FROM PARCEL 213960000 AND COMPLETE A BOUNDARY LINE ADJUSTMENT TO TRANSFER THE PROPERTY TO THE CITY PARCEL 213961000, FOR A PURCHASE PRICE OF \$740,000 PLUS APPLICABLE CLOSING AND PROFESSIONAL SERVICE EXPENSE AND AUTHORIZE THE CITY MANAGER TO TAKE ALL STEPS NECESSARY TO CLOSE THE SALE.

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

2. Motion - Approval of Community Development Block Grant Project Selection

Since 1985, Clark County has received over one million dollars annually in Community Development Block

Grant (CDBG) funds. Congress created the CDBG Program with the enactment of the Housing and Community Development Act of 1974, as amended. The Department of Housing and Urban Development allocates these funds in a single or "block" grant to eligible cities and counties with the objective of improving communities. Several projects within the City, primarily in the downtown area, have been completed using funding from the CDBG. Most recently these have included stormwater improvements to S 3rd Avenue and S 8th Avenue. The City has previously completed design and water improvements to the area as matching funds for the grant. Completing water and storm projects together reduces construction costs by combining costs for items such as mobilization, erosion control, and traffic control into a single project. To qualify for funding a project must primarily benefit persons of low to moderate income. Since the City does not contain any Census Blocks with low to moderate income, income surveys must be completed for all persons benefiting from a project. Persons benefiting from the project are determined by the department of Housing and Urban Development through a local liaison from the Clark County Community Services office. Previously, after project selection, City staff has worked with the County liaison to determine the benefit area and develop income surveys. After this determination, volunteers, often including Council members, go door to door within the benefit area and collect information on income as well as desired City services. Income information is confidential, and households are identified only by numbers that do not include addresses. After surveys are complete, the project is eligible for CDBG application if more than 50 percent of the residents are below the moderate-income threshold. City Council conducted discussion and provided input for CDBG 2022 grant application. Two options were discussed, the Lake River Outfall and Western Downtown stormwater improvements.

MOTION: MOVED TO APPROVE WESTERN DOWNTOWN STORMWATER IMPROVEMENT PROJECT FOR INCOME SURVEY AND CDBG GRANT APPLICATION.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Matt Cole, Councilor
SECONDER:	Judy Chipman, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

3. Resolution No. 612 – Approval of Intent to Annex - North Ridgefield - Claire Lust, Community Development Director

The Intent to Annex includes three parcels and adjacent right-of-way on NW 51st Avenue. The parcels are in the Ridgefield Urban Growth Area (UGA) and contiguous with the existing Ridgefield city limits to the south. Therefore, the parcels are eligible for annexation. The comprehensive plan designation on the site is Urban Medium (UM). The current Clark County zoning is Residential (R-12), with the Urban Holding - 10 (UH-10) overlay. RDC 18.220.015.B states that the city shall designate all newly annexed lands designated for urban medium density residential as Residential Medium Density 16 (RMD-16). City Council discussed weather to accept or reject the North Ridgefield Notice of Intent to Annex.

MOTION: MOVED TO REJECT RESOLUTION NO. 612, THE NORTH RIDGEFIELD NOTICE OF INTENT TO ANNEX.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rob Aichele, Councilor
SECONDER:	Matt Cole, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1367 - KDev LLC Petition to Annex - Claire Lust, Community Development Director

The Petition to Annex includes one four-acre parcel owned by KDev, LLC. The subject parcel is within the Ridgefield Urban Growth Area (UGA) and is contiguous with the Ridgefield city limits to the west (S 85th Avenue is in the city limits). The current Clark County zoning of the property is Neighborhood Commercial (NC) with the Urban Holding - 20 (UH-20) overlay. The 2016 Ridgefield Urban Area Comprehensive Plan designation is Neighborhood Commercial (NC). Per RDC 18.230.020.A, the CNB zoning district implements the NC comprehensive plan designation and shall be applied to all newly annexed NC lands. Per the applicant's introductory statement, the applicant "has plans to develop the property in the future as possible business offices or eating establishments as allowed under the Neighborhood Commercial zoning code." Per RDC 18.205.020, offices and eating establishments are permitted uses in the NC zone. Any future development applications will be subject to site plan review and compliance with the applicable development standards in Title 18 of the Ridgefield Municipal Code. Engineering and building applications will also be required to obtain development permits.

Mayor Lindsay Opened Public Hearing: 8:02PM

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

Mayor Lindsay Closed Public Hearing: 8:07PM

First reading conducted.

2. Public Hearing and First Reading of Ordinance No. 1368 - Zim Pro LLC Petition to Annex - Claire Lust, Community Development Director

The Intent to Annex includes one parcel, #212783000, owned by Zim Pro LLC. The parcel is in the Ridgefield Urban Growth Area (UGA) and contiguous with the existing Ridgefield city limits to the south. Therefore, the parcel is eligible for annexation. The comprehensive plan designation on the site is Urban Low (UL). The current Clark County zoning is Single-Family Residential (R1-6), with the Urban Holding - 10 (UH-10) overlay. RDC 18.210.015.A states that the RLD-4, RLD-6, and RLD-8 zoning districts shall implement the UL comprehensive plan designation. The 2016 Ridgefield Urban Area Comprehensive Plan zoning map shows Residential Low Density 6 (RLD-6) zoning on the site. Per RDC 18.210.015.B, the UH-10 overlay shall remain in place until urban services, consistent with the adopted capital facility plan and comprehensive plan, are available to the site or until all financing necessary to construct or bond for the necessary urban services is secured. Per the applicant's introductory statement, the property currently has a single-family residence and three additional general purpose buildings for storage and maintenance of construction equipment. The applicant intends to continue these existing uses. Any future development applications would be subject to site plan review and compliance with the applicable development standards in Title 18 of the Ridgefield Municipal Code. Engineering and building applications would also be required to obtain development permits. There are no mapped environmental constraints on the property.

Mayor Lindsay Opened the Public Hearing: 8:15PM

No testimony received.

Mayor Lindsay Closed the Public Hearing: 8:16PM

MOTION: MOVED TO WAIVE THE SECOND READING AND ADOPT ORDINANCE NO. 1368 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Wells, Councilor
SECONDER:	Rob Aichele, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

PUBLIC COMMENT

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

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Cole - Attended American Legion Memorial Day celebration, Clark College groundbreaking ceremony, economic forecast event, chamber coffee connection, Raptors opening day ceremony, school district cultural parade.

Council Member Chipman - Attended first Saturday event, economic forecast event, City Manager briefing, Raptors opening day ceremony.

Council Member Wells - Attended Clark College groundbreaking ceremony, economic forecast event, first Saturday event, City Manager briefing, port of Ridgefield virtual meeting.

Council Member Aichele - Attended American Legion Memorial Day celebration, neighbors on watch meeting, Clark College groundbreaking ceremony, Port of Ridgefield workshop, first Saturday event, Port of Ridgefield meeting, Main Street meeting.

Council Member Coker - Attended first Saturday event, Senior BBQ day, High School scholarship award ceremony.

Council Member Onslow - Attended economic forecast event, Raptors opening day ceremony, Clark College groundbreaking ceremony.

Mayor

Appointment of Planning Commission Member, Position No. 1

Appointment confirmation for Katie Favela to Planning Commission.

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

Appointment of Salary Commission Members, Position No. 3 & 4

Appointment confirmation for Samantha Bolton to Salary Commission.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rachel Coker, Councilor
SECONDER:	Judy Chipman, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

Appointment of a citizen to serve on the Budget Advisory Committee

Appointment confirmation for Jake Bredstrand to Budget Advisory Committee.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Judy Chipman, Councilor
SECONDER:	Lee Wells, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

Appointment of a citizen to serve on Clark County Mosquito Control Board

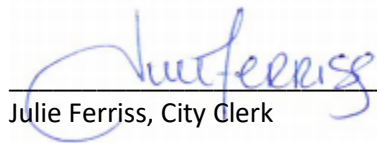
Appointment confirmation for Kevin Groshong to Clark County Mosquito Control Board.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Matt Cole, Councilor
SECONDER:	Rachel Coker, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

City Manager

Public Works Director Brenda Howell - Provided an update on Royle Road project.

ADJOURN - [8:44 PM](#)


Julie Ferriss, City Clerk
Jennifer Lindsay, Mayor