



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

June 8, 2017

Regular Meeting - 6:30 PM

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

Late changes to the agenda - [6:32 PM](#)

Late addition to claims: Vendor - FCI Custom Police Vehicle, increase claims by \$6,006.00.

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

Mark Hensley - Resident
Walter is a service animal.
Will be taking over 3 minutes to speak today.
I have turrets.
You have underestimated me, your officers are dumb enough to do it.
I will be polite at this point.
Your officers misread the situation.
Misunderstanding with the City.
Issues with ex wife, lost custody of children.
On disability.
You are on the hook and what you did is criminal.

Chief Brooks introduced new police officer Tyler King.

CONSENT AGENDA

1. Approval of Claims And/Or Payroll - [6:44 PM](#)

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

2. Approval of Minutes from May 25, 2017 Meeting

PRESENTATION

1. Economic Development Phase 1 Plan Update - [6:49 PM](#)

Columbia River Economic Development Council President Mike Bomar provided an update to City Council on Economic Development Phase 1 Plan.

2. Parks Board 1st Quarter Update

Parks Board Chair Marie Bouvier provided 1st quarter update to City Council.

BUSINESS

1. Ordinance No. 1233 – Second Reading of Quail Hill Development Agreement-Jeff Niten, Community Development Director

The Quail Hill at Union Ridge subdivision received preliminary approval on July 11, 2007. This Development Agreement satisfies a provision of the initial Agreement requiring a formalized open space concept prior to June 30, 2017. The open space concept developed by the applicant is attached, and shows a paved 5 foot wide loop around the basketball court located in the southeast corner of the property including picnic areas with tables and benches. The 5 foot wide paved trail continues south for approximately 880 feet. A branch of the trail extends to the east and incorporates a loop proposed as a 4 to 5 foot wide gravel trail, approximately 1,330 feet in length with locations designated for benches, picnic tables, and viewing areas.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1233 AS PRESENTED.

Council member Wertz - good residential project and acceptable for Ridgefield, but use of the land is misallocation of prime job space. Will be voting against this but not because this particular project as presented as residential development is unfit, I think it is fit but it's not where it should be. This land should have been used for commercial purpose as intendent.

RESULT:	ADOPTED [6 TO 1]
MOVER:	Don Stose, Councilor
SECONDER:	David Taylor, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Main, Day
NAYS:	Wertz

2. Ordinance No. 1235 – First Reading of 35th Avenue Roundabout Right of Way Public Use and Necessity-Bryan Kast, Public Works Director

The City of Ridgefield received a grant for the design and construction of the 35th Avenue Roundabout from the Washington Transportation Improvement Board in late 2015. The City has acquired all right-of-way necessary, with the exception of the southeast corner of the roundabout on property owned by Karen Lahti. City staff first met with Ms. Lahti about the project in June of 2016, and Universal Field Services completed an appraisal of the property in August of 2016. Beginning in November of 2016 the project team began contacting Ms. Lahti to set up a meeting with her to present an offer of compensation. In March of 2017, the project team was able to arrange a meeting with Ms. Lahti on the property and presented her with an offer of \$110,769 based on the appraised value of the property

before and after the right of way acquisition. The ROW to be acquired with this offer included all right-of-way necessary along Pioneer Street for the proposed and future frontage improvements, as well as right-of-way on S. 35th Ave and area for stormwater improvements. The City has subsequently revised the offer to 122,905 to take into account the sale of the property directly to the east that took place after the appraisal was completed. To date the City has not been able to reach an agreement on the acquisition price. To avoid further delays to the project the City is proceeding with condemnation of the right-of-way necessary for the project. The property to be condemned has been reduced from the original acquisition offer to only that area that is necessary for the construction of the 35th Avenue Roundabout project. The City has mailed notice to Ms. Lahti via certified mail and has posted notice in both the Reflector and the Columbian to provide required notification per RCW 8.25.290.

First reading conducted.

3. Motion - 35Th Avenue Construction Contract - [7:28 PM](#)

In late 2015 the City applied for and received a TIB Grant for the design and construction of the 35th Avenue Roundabout. The project will construct a 2-lane roundabout and associated bicycle, pedestrian and stormwater improvements. The City contracted with HDJ Design Group (which was acquired by PBS Engineering during design) to complete the design of the project, and bids for the project were opened on May 19th. The City received four bids on the project; however, two of the four bidders neglected to include a list of subcontractors and were found to be non-responsive. Tapani Inc submitted the lowest responsive bid.

MOTION: MOVED TO REJECT BIDS FOR THE 35TH AVENUE ROUNDABOUT PROJECT AND AUTHORIZE STAFF TO REBID THE PROJECT.

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

PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1227 – Sign Code Amendment-Jeff Niten, Community Development Director

Cities around the country are amending their sign ordinances to comply with a recent U.S. Supreme Court decision, Reed v. Town of Gilbert. The basic premise municipalities must follow is that sign regulations must be content neutral. In other words, a municipal government must regulate signs in a way which doesn't require reading the content. The Association of Washington Cities has developed a model sign ordinance which will regulate signs in our community in a manner which we believe is compliant with the decision issued by the Supreme Court. Staff has tailored the model ordinance to match our community needs and also match previous work the Planning Commission has done on ordinances including the Commercial Design Standards and the optional Mixed Use overlay. The Planning Commission conducted a public hearing on November 2, 2016 and extensively discussed several aspects of the proposed code section. One point of discussion was temporary signage. The Planning Commission ultimately recommended temporary signage be permitted for 60 days. Following the Planning Commission meeting staff engaged in discussions with community groups and others interested in regulation of signage in the Ridgefield community and incorporated some suggestions to improve the regulation proposal to match to unique needs of Ridgefield.

Mayor opened the hearing: 7:56PM.

Rian Davis - Clark County Association of Realtors

Concerns regarding temporary signs.

Size and height concerns regarding the general real estate sign.

Distance of sign posting consideration.

60 day maximum limitation for posting of signs, longer time allowance for consideration.

Limitation of 1 temporary sign concerns.

Joe Melroy - Resident

Suggesting - give consideration to businesses and their needs.

Signage is the most important thing for bringing.

Roy Garrison - Resident

Sign ordinance is very hassling.

Question - is there a method of enforcement or is it driven by complaint only?

Mayor closed the hearing: 8:04PM.

Staff response - have met several times with business community regarding signage proposal.
Enforcement of temporary signs will be driven by complaint only.

City Council conducted discussion.

First reading conducted.

Formal public record to stay open until the next City Council meeting.

2. Public Hearing and First Reading of Ordinance No. 1234 – Ridgefield Development Code Amendment-Jeff Niten, Community Development Director

The Ridgefield Development Code established zoning regulations for residential and nonresidential development throughout the City, and needs periodic updating. The proposed package of 2017 updates includes clarifications to code language to better implement the original intent of the code, based on feedback from staff and code users over the past year. The majority of updates relate to issues identified by staff and code users during implementation or mandated updates that can be roughly broken into the following categories: planned Unit Development requirements, clarification of definitions, correcting outdated code references and typographical errors, use consistent terminology throughout the code.

City Council conducted discussion.

Mayor opened the hearing: 8:47PM.

Pat Jeffries - Non Resident

Fencing and landscaping options on 45th Avenue, need to know what direction code is going so we can proceed with project.

6 foot solid wall fencing, different rock patterns available.

Storage facilities are needed, look out for your residents.

Roy Garrison - Resident

Community needs storage.

Don't eliminate storage space.

John Girod - Developer
Storage facilities - housing should be design in coordination with storage.
Self-storage is the answer.

Mark Jeffries - Non Resident
Mini storage's are needed.
Don't like when garage are full of stuff.
Storages are not bad, they keep community looking nice.

Mayor closed the hearing: 8:57PM.

First reading conducted.

Formal public record to stay open until the next City Council meeting.

PUBLIC COMMENT - 9:02 PM

Joe Melroy - Port of Ridgefield Commissioner
Thank you to the City for a great big paddle event.

Mayor Onslow - Thank you to Joe for all his hard work before and during the event.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council - 9:04 PM

Council member Stose - Attended briefing with City Manager.
Council member Day - Attended briefing with City Manager.
Council member Taylor - Attended High School breakfast for senior's event, briefing with City Manager, big paddle event.
Council member Wertz - Attended briefing with City Manager.
Council member Main - Attended C-Tran board meeting.
Council member Wells - Attended briefing with City Manager.

Mayor - 9:07 PM

Attended BBQ at the High School for senior's, briefing with City Manager and great big paddle event.

Proclamation - Ridgefield High School Recognition

Proclamation read into the record.

City Manager - 9:12 PM

City Manager Steve Stuart- City Council retreat is scheduled for Monday, June 12th, trailers demolition starting Monday on Mill and Main Avenue, Community Service day is Saturday June 17th.

City Attorney Janean Parker - litigation update provided.

Community Development Jeff Niten - Employees have been getting additional trainings.

Public Works Director Bryan Kast - Main Avenue overlay project updated provided.

Police Chief John Brooks - Currently working on updating parking ordinance.

FROM THE COUNCIL

ADJOURN - 9:18 PM



Julie Basarab, City Clerk

Ron Onslow, Mayor