



CITY OF RIDGEFIELD, WASHINGTON
City Council MEETING MINUTES
May 27, 2021

Regular Meeting - 6:30 PM

STUDY SESSION - 5:30 P.M.

1. Marijuana Retail, Production and Processing

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL

Attendee Name	Title	Status	Arrived
Ron Onslow	Councilor	Present	
Lee Wells	Councilor	Present	
Don Stose	Mayor	Present	
Sandra Day	Councilor	Present	
Jen Lindsay	Councilor	Present	
Rob Aichele	Councilor	Present	
Dana Ziemer	Councilor	Present	

LATE CHANGES TO THE AGENDA

None

COUNCIL MEMBER DAY RECOGNITION FOR TIME SERVED ON RIDGEFELD CITY COUNCIL

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/>

Nathan McCann
Kathleen Huber
Jill Karmy
Abigayle Coleman
Justin Wood
David Lampe
Angie Simas
Marie Bouvier
Judah Smith
Roy Garrison
Megan Thompson
Cristyn

Caitlyn Havens
Nikki Duke

CONSENT AGENDA - APPROVE AS PRESENTED

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	Jen Lindsay, Councilor
AYES:	Onslow, Wells, Stose, Day, Lindsay, Aichele, Ziemer

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the May 6, 2021 Meeting**

PRESENTATION

- 1. 1st Quarter 2021 Financial Report**
- 2. Pioneer Street East Roundabout Design Concepts**

BUSINESS

- 1. Second Reading of Ordinance No. 1339 – Ridgefield Municipal Code Title 18 - Housing Code Updates - Claire Lust, Community Development Director**

In 2020 and 2021, Community Development staff have worked with MAKERS architecture and urban design to draft housing code updates. The core purpose is to update the development standards for duplexes and triplexes and to improve review processes for missing middle housing in order to meet the Department of Commerce grant requirements under HB 1923: Increasing urban residential building capacity. The code updates also address development standards for single-family detached housing, overall subdivision design, and open space/trails. On March 3, 2021, Planning Commission held a public hearing and forwarded a recommendation of approval of the Housing Code Updates to City Council. On March 25, 2021, Council held a public hearing on the proposed updates. Based on feedback received during the public hearing and from Council in their discussion, staff and the project consultants have made a number of changes to the proposed code. Housing code updates document includes those sections that have been revised, removed, or added since the Planning Commission and City Council hearings.

City Council discussion.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1339 AS PRESENTED.

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

- 2. Second Reading of Ordinance No. 1343 - Shoreline Master Program Update - Anne McNamara, Associate Planner**

In 2019, the Community Development Department received \$16,800 in grant funding from the Department of Ecology to conduct a periodic review of the City's Shoreline Master program to enact changes related to updated Department of Ecology definitions, adding Carty Lake to the shoreline designation map, revisions to maintain consistency with state laws, changes to nonconforming use and development provisions, and adopting the City's Critical Areas regulations by reference. The periodic

review is required under the Shoreline Management Act. A required joint City of Ridgefield/Department of Ecology hearing per WAC 173-26-104 was held at the April 7, 2021 Planning Commission meeting. Council conducted a public hearing on the proposed updates on May 6, 2021. Since the May 6 hearing, staff have incorporated into the draft minor housekeeping updates suggested by Ecology in their initial determination.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1343 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rob Aichele, Councilor
SECONDER:	Jen Lindsay, Councilor
AYES:	Onslow, Wells, Stose, Day, Lindsay, Aichele, Ziemer

3. Resolution No. 593 – Approval of Designation of Official Newspaper - Kirk Johnson, Finance Director

RCW 35A.21.230 provides that “Each code city shall designate an official newspaper by resolution. The newspaper shall be of general circulation in the city and have the qualifications prescribed by chapter 65.16 RCW”. City procurement policy requires services, including selection of the official newspaper, to be obtained using due diligence for both price and quality. Therefore, the city must have one official newspaper that it should contract with based on an annual bid process. The city may, of course, publish notices in newspapers in addition to the official newspaper. A request for bids was published in the Reflector and the Columbian with a deadline for submission no later than 2:00 PM on May 5, 2021. The bid is for publications during the period of June 1, 2021 through May 31, 2022. The city received one bid from the Columbian. The Columbian has been the official newspaper for the city for the past 3 years. There is no change to advertising rates when compared to the previous year. The Columbian has the highest circulation in Southwest Washington for any newspaper and includes online posting for legal notices.

MOTION: MOVED TO ADOPT RESOLUTION NO. 593 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sandra Day, Councilor
SECONDER:	Lee Wells, Councilor
AYES:	Onslow, Wells, Stose, Day, Lindsay, Aichele, Ziemer

4. Motion - Approval of McCormick Creek Phase 2 Final Plat

The Ridgefield Hearing Examiner approved the preliminary plat for the Keller Seton Mixed Use Master Plan and Preliminary Subdivision on June 27, 2018, as PLZ-18-0035. The project subdivided the parent parcel into three commercial lots (Keller), three residential tracts to include 126 single-family residential lots (Seton), and an intervening open space tract. Staff approved the Keller Seton Mixed Use Post Decision Review on November 27, 2019, as PLZ-19-0107. The purpose of the PDR was to allow single-family attached units as an alternative to the approved single-family detached units, without changing the approved lot configuration or total number of dwelling units. The PDR also clarified the applicant’s request to average wetland buffers as proposed in the preliminary application but not adequately memorialized in the final order. The applicant has renamed the residential portion of the project as McCormick Creek. The plat is not subject to a development agreement. The applicant proposes to subdivide the 3.69-acre site with 42 single-family residential lots. Per the preliminary subdivision decision and the post decision review, both detached single-family and attached single-family (townhouse) are permitted products in McCormick Creek Phase 2. The applicant states that the lots in Phase 2 will be detached. The lots in Phase 2 are numbered 35-37, 69-70, 87-118, and 122-126. The lots range from

2,478 square feet (Lots 104-111) to 3,404 square feet (Lot 70), consistent with the lot sizes and density approved through the Seton preliminary subdivision. The average lot area is 2,602 square feet.

MOTION: MOVED TO APPROVE MCCORMICK CREEK PHASE 2 FINAL PLAT AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rob Aichele, Councilor
SECONDER:	Ron Onslow, Councilor
AYES:	Onslow, Wells, Stose, Day, Lindsay, Aichele, Ziemer

5. Motion - Approval of Taverner Ridge Phase 5 Final Plat

Ridgefield City Council approved the preliminary plat for Taverner Ridge Planned Unit Development on January 9, 1997. The plat is also subject to the development agreement made between the city of Ridgefield and New Vista Properties, LLC recorded under AF #5308399, records of Clark County, WA. Taverner Ridge has eleven phases. Phases 1-4 and 6-11 have received final plat approval, and Phase 5 is the final phase to request final plat approval. The applicant proposes to subdivide the 9.51-acre site with Assessor’s #986056221 into 10 single-family residential lots. The lots range from 13,895 square feet (Lot 8) to 92,005 square feet (Lot 4), consistent with the lot sizes and density approved through the Taverner Ridge preliminary PUD. The average lot area is 35,431 square feet.

City Council discussion.

MOTION: MOVED TO APPROVE TAVERNER RIDGE PHASE 5 FINAL PLAT AS PRESENTED.

RESULT:	ADOPTED [6 TO 1]
MOVER:	Sandra Day, Councilor
SECONDER:	Jen Lindsay, Councilor
AYES:	Wells, Stose, Day, Lindsay, Aichele, Ziemer
NAYS:	Onslow

PUBLIC COMMENT

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Chuck Green
Jill Karmy

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Day last report - Attended tons of meetings. We have a great City Council.

Public Works Director Bryan Kast presented options for splash pad at Overlook Park

Mayor

Executive Session - City Manager Performance Evaluation Pursuant to RCW 42.30.110(1)(G)

Mayor Stose announced that City Council will enter into Executive Session to discuss City Manager performance evaluation pursuant to RCW 42.30.110(1)(g) for approximately 15 minutes and action is anticipated (9:07PM).

Attendees: City Council, City Manager Steve Stuart.

City Council back in session: 9:23PM.

MOTION: Council Member Lindsay moved to raise City Manager's annual salary by 4% and a bonus of \$15,000.

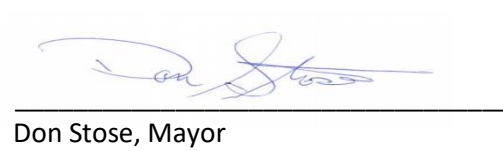
SECOND: Council Member Day.

MOTION PASSED.

ADJOURN - [9:23 PM](#)



Julie Ferriss, City Clerk



Don Stose, Mayor