



CITY OF RIDGEFIELD, WASHINGTON
City Council MEETING MINUTES
May 6, 2021

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	
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

PROCLAMATION

Dementia Friends

PUBLIC COMMENT

Resident, Marie Bouvier provided public comment.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the April 22, 2021 Meeting**

PRESENTATION

- 1. 2020 Commission on Aging Annual Report**

BUSINESS

- 1. Motion - Approval of Cloverhill Phase 8 Final Plat**

The Ridgefield Hearing Examiner approved the preliminary plat for Cloverhill Planned Unit Development on April 11, 2017. The plat is also subject to the 2017 development agreement. Staff approved the Cloverhill Phase 7 & 8 Post Decision Review on October 22, 2019. The purpose of the PDR was to increase the total number of lots in Phases 7 and 8 from 52 to 92, in order to compensate for the loss of 40 approved lots due to existing environmental conditions in Phases 2, 3, 4, and 9. Administrative adjustments to reduce the minimum lot area and lot width and increase the maximum building coverage and impervious surface coverage by 20 percent in Phases 7 and 8 were approved concurrently with the PDR. The applicant proposes to subdivide the 5.8-acre site with Assessor's #986051853 into 55 single-family attached residential (townhouse) lots. Townhouses may be attached in groups of two, three, or four; the Phase 8 townhouses are primarily proposed in groups of two, with some groups of three. The lots range from 2,007 square feet (Lot 443) to 2,948 square feet (Lot 476), consistent with the lot sizes and density approved through the Phase 7 & 8 PDR and administrative adjustments. The average lot area is 2,325 square feet.

MOTION: MOVED TO APPROVE CLOVERHILL PHASE 8 FINAL PLAT AS PRESENTED.

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

2. Motion - Approval of Contract with PBS Engineering for Royle Rd Plans

The City's Transportation Capital Facilities Plan includes improvements to Royal Road including widening to a 2 lane roadway with a planted center median, a roundabout at Wells Drive/S.15th St and pedestrian facilities. Developments along the Pioneer Street Corridor have been paying a pro-rata share for these Improvements and the City will be taking the lead on construction with the first phase of this work in 2021, beginning with the roundabout and widening work south to S. 19th. In 2019 PBS Engineering completed design of the entire corridor to the 90-percent level which would allow for a private developer to complete the work. With the City now taking the lead on the first segment final design including bid documents, specifications, utility coordination and minor adjustments to the stormwater system design are required.

MOTION: MOVED TO AWARD THE FINAL DESIGN CONTRACT FOR ROYLE ROAD TO PBS AS PRESENTED.

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

PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1341 – Viewridge Hollow Development Agreement - Steve Stuart, City Manager

The City of Ridgefield approved the Hillhurst Heights PUD in 2019. The approved preliminary plat included a pocket park and a trail system north of the ravine on the site, however there was no trail on the south side of the ravine or bridge to access that portion of the property originally included in the proposal. In 2020 the City was approached by the developer about expanding the trail system on the site to the south side of the ravine and construction of a footbridge over the ravine. The trail system will extend to the west across Hillhurst Heights and then cross the ravine to tie into the Eagle Ridge subdivision. The trail will also stub to the east for future connection.

Mayor Opened Public Hearing: 7:06PM

No testimony received.

Mayor Closed Public Hearing: 7:06PM

MOTION: MOVED TO WAIVE SECOND READING AND ADOPT ORDINANCE NO. 1341 AS PRESENTED.

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

2. Public Hearing and First Reading of Ordinance No. 1342 - Ridgefield Crossing Development Agreement - Steve Stuart, City Manager

The City of Ridgefield approved the Ridgefield Crossing mixed use development in 2017. The residential phases of the project are attached townhomes, and no park amenity was included as a part of the original design. In 2020 the City was approached by the developer about converting one of the residential lots into a park that would serve the development and surrounding area. This park will feature a Timberform Playground and a circuit of Greenfield outdoor fitness equipment as shown in the attached exhibit. The park will connect to a public trail system that serves the development and will connect to the surrounding area, including Clark College, as the area is built out.

Mayor Opened Public Hearing: 7:22PM

Resident, Roy Garrison provided public testimony.

Mayor Closed Public Hearing: 7:24PM

MOTION: MOVED TO WAIVE SECOND READING AND ADOPT ORDINANCE NO. 1342 AS PRESENTED.

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

3. Public Hearing and First 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.

Mayor Opened Public Hearing: 7:32PM

No testimony received.

Mayor Closed Public Hearing: 7:32PM

MOTION: COUNCIL MEMBER WELLS MOVED TO WAIVE SECOND READING AND ADOPT ORDINANCE NO. 1343 AS PRESENTED.

SECOND: COUNCIL MEMBER ZIEMER.

MOTION PASSED.

MOTION: COUNCIL MEMBER AICHELE MOVED TO RECONSIDER PREVIOUS ACTION TAKEN ON ORDINANCE NO. 1343.

SECOND: COUNCIL MEMBER DAY.

MOTION PASSED.

PUBLIC COMMENT

None received.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Onslow - Attended RTC meeting.

Council Member Aichele - Provided an update on the construction of High School stadium entrance, attended pre-application conference meetings, SW WA equity and coalition meeting.

Council Member Day - Attended City Manager briefing, friends of the refuge meeting, SW WA equity and coalition meeting.

Council Member Wells - Attended City Manager briefing, Port of Ridgefield photo opportunity with Cowlitz Indian Tribe, acknowledge Council Member Aichele for his help with the High School stadium project.

Council Member Ziemer - Acknowledge Council Member Aichele for his help with the High School stadium project, CREDC education committee meeting, Cowlitz Tribe hotel groundbreaking ceremony.

Council Member Lindsay - Cowlitz Tribe hotel groundbreaking ceremony, pre-application conference meeting, SW WA equity and coalition meeting.

Mayor

Great job to everyone that participated in the State of the City video. Great in person first Saturday event, kudos to City staff to putting it together.

City Manager

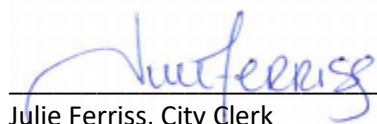
City Manager Steve Stuart - Raptors update, park laundry property update provided.

Public Works Director Bryan Kast - FLAP grant update provided.

Community Development Claire Lust - Community Development project update provided.

Finance Director Kirk Johnson - State Auditor update, exit conference meeting is schedule.

ADJOURN - [7:51 PM](#)



Julie Ferriss, City Clerk



Don Stose, Mayor