



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

April 14, 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	Present	
Lee Wells	Councilor	Present	
Jen Lindsay	Mayor	Absent	
Rob Aichele	Councilor	Present	
Judy Chipman	Councilor	Present	
Rachel Coker	Councilor	Present	

MOTION: Council Member Chipman moved to excuse Mayor Lindsay from the meeting.

SECOND: Council Member Onslow.

Motion Passed.

LATE CHANGES TO THE AGENDA

PROCLAMATION

Volunteer Week

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/>](https://ridgefieldwa.us/government/city-council-meeting-audio-files/)

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

1. Approval of Claims And/Or Payroll

2. Approval of Minutes from the March 24, 2022 Meeting

PRESENTATION

Lifesaving Award to RPD Officers -Chief Brooks

BUSINESS

1. Resolution No. 609 – Approval of Intent to Annex - Zim Pro LLC - 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. The 2016 Ridgefield Urban Area Comprehensive Plan zoning map shows Residential Low Density 6 (RLD-6) zoning on the site. RDC 18.210.015.A states that the RLD-4, RLD-6, and RLD-8 zoning districts shall implement the UL comprehensive plan designation.

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.

MOTION: MOVE TO ADOPT RESOLUTION NO. 609 AND AUTHORIZE THE NOTICE OF PETITION TO ANNEX TO BE CIRCULATED.

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

2. Motion - Approval of Kemper Grove Phase 4 & 5 Final Plat

The Hearing Examiner approved the Kemper Grove preliminary planned unit development (PUD) plat on February 13, 2019, as PLZ-18-0080. Kemper Grove includes five phases with a total of 188 residential lots. The Kemper Grove project area includes Residential Lot Density 4 (RLD-4), Residential Low Density 6 (RLD-6) and Residential Medium Density 16 (RMD-16) zoning. The Phase 4 & 5 final plat is located in the RMD-16 and RLD-6 zones.

The applicant proposes to subdivide Phase 4 (Parcel #986060429, 8.76 acres, less 4.71 acres set aside for Phase 3) into 29 single-family detached residential lots. The lots range from 3,008 square feet (Lots 156-161, 164) to 7,933 square feet (Lot 168), consistent with the lot sizes and density approved through the Kemper Grove preliminary PUD. The average lot area is 3,915 square feet.

The applicant proposes to subdivide Phase 5 (Parcel #213708000, 4.8 acres, less 3.84 acres set aside for Demelo Park) into 6 single-family detached residential lots. The lots range from 5,920 square feet (Lot 184) to 6,000 square feet (Lots 185-188). The average lot area is 5,984 square feet.

The overall average lot area for Phases 4 & 5 is 4,219 square feet.

Public streets provide direct access to each of the lots in Phases 4 & 5.

Tract Q is a 4.71-acre tract to be retained by the developer for future construction of Kemper Grove Phase 3.

Tract N is a 0.06-acre storm tract to be owned and maintained by the HOA, with an access and inspection easement granted to the City.

Tract M is a 0.24-acre open space tract to be owned and maintained by the HOA. It includes a 5-foot-wide bark chip pedestrian trail extending the existing trail in Phase 2 north to Pioneer Canyon Drive.

Tract O is a 0.04-acre open space tract to be owned and maintained by the HOA. It includes an 8-foot-wide compacted gravel trail providing access from Pioneer Canyon Drive north to the trail system in

Kemper Loop.

Tract P is a 3.84-acre open space, wetland, and storm tract to be owned and maintained by the City as Demelo Park. All open spaces and trails are open and accessible to the public.

MOTION: MOVED TO APPROVE KEMPER GROVE PHASE 4 & 5 FINAL PLAT AS PRESENTED.

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

PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1364 - Kemper Grove Development Agreement - Steve Stuart, City Manager

The Hearing Examiner approved the Kemper Grove preliminary planned unit development (PUD) plat on February 13, 2019, as PLZ-18-0080. Kemper Grove includes five phases with a total of 188 residential lots. The Kemper Grove project area includes Residential Lot Density 4 (RLD-4), Residential Low Density 6 (RLD-6) and Residential Medium Density 16 (RMD-16) zoning. The preliminary PUD plat also included a 3.84 acre park which has been named Demelo Park (as per City guidelines for park naming). The City Council of Ridgefield is considering approval of the final plat for Kemper Grove Subdivision Phases 4 and 5 (RMD-16 and RLD-6) at their regularly scheduled April 14, 2022 public meeting. As part of the final plat, Demelo Park is being proposed to serve the development and surrounding area.

Mayor Pro Tem Aichele Opened Public Hearing: 7:21PM

No testimony received.

Mayor Pro Tem Aichele Closed Public Hearing: 7:21PM

First reading only.

2. Public Hearing and Approval of Resolution No. 610 – Ridgefield School District Proposition No 8 - General Obligation Bonds - Steve Stuart, City Manager

Resolution regarding Ridgefield School District Proposition No. 8.

Mayor Pro Tem Aichele Opened Public Hearing: 7:33PM

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

Mayor Pro Tem Aichele Closed Public Hearing: 7:34PM

MOTION: MOVE TO APPROVE RESOLUTION NO. 610 AS PRESENTED.

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

PUBLIC COMMENT

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Chipman - Attended CREDC Board of Directors meeting, CRWWD meeting, Main Street meeting.

Council Member Coker - Kudos to Public Works crew for the clean up after the storm.

Council Member Onslow - Attended volunteer workday at Onslow park, City Manager briefing, CTRAN board meeting, AWC Board of Directors meeting.

Council Member Wells - Attended City Manager briefing.

Mayor Pro Tem

Attended Port of Ridgefield meeting.

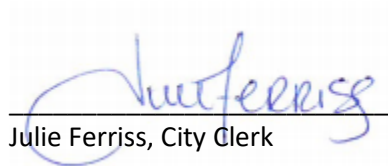
City Manager

City Manager Steve Stuart - City Council applicant appointment process update, Spring Cleanup update.

Finance Director Kirk Johnson - State Auditor entrance meeting update.

Police Chief John Brooks - Neighbors on Watch update.

ADJOURN - [7:48 PM](#)


Julie Ferriss, City Clerk
Jennifer Lindsay, Mayor