



CITY OF RIDGEFIELD, WASHINGTON
City Council MEETING MINUTES
April 11, 2019

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	Councilor	Present	
David Taylor	Councilor	Present	
Lee Wells	Councilor	Present	
Don Stose	Mayor	Present	
Darren Wertz	Councilor	Present	
Sandra Day	Councilor	Present	
Jen Lindsay	Councilor	Present	

LATE CHANGES TO THE AGENDA

PUBLIC COMMENT - [6:31 PM](#)

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED

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

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from March 28, 2019 Meeting**

PRESENTATION - [6:32 PM](#)

- 1. Commission on Aging Annual Update**

BUSINESS

- 1. Ordinance No. 1289 – First Reading of 2019 Budget Amendment - Kirk Johnson, Finance Director**

The budget amendment totals \$2,882,240 in total appropriations, including a net amount of \$1,278,140 in capital project fund and operating fund transfers. No ongoing costs are included in the appropriation requests.

City Council discussion.

MOTION: MOVED TO WAIVE SECOND READING AND ADOPT ORDINANCE NO. 1289 AS PRESENTED.

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

2. Motion - Approval of Union Ridge Ranch Final Plat - [7:26 PM](#)

The Ridgefield Hearing Examiner issued a Final Order approving the preliminary plat for Union Ridge Ranch on May 11, 2108 PLZ-18-0024. Union Ridge Ranch PUD will divide 14.8 acres into 67 single-family lots ranging from 4,324 to 7,689 square feet, public infrastructure, and Tracts A, B, C, D and E to be owned and maintained by the Homeowner's Association.

City Council discussion.

MOTION: MOVED TO APPROVE UNION RIDGE RANCH FINAL PLAT AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Wells, Councilor
SECONDER:	Jen Lindsay, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Day, Lindsay

3. Motion - Approval of Cloverhill Phase 4 Final Plat - [7:34 PM](#)

The Ridgefield Hearing Examiner approved the preliminary plat for Cloverhill Planned Unit Development (PUD) on April 11, 2017, as PLZ-16-0088. The plat is also subject to the 2017 development agreement made between the City of Ridgefield (Grantee) and Robert A. Royle, LLC, ELRO LLC, Estate of Robert Royle and Lionel Royle, Kenneth A. Royle, Lucille E. Hollis, Margaret L. Svir, Marcella R. Sather, and Fortress Enterprises, Inc. (Grantors), record 5432425 of Clark County, WA. The project (Phase 4) proposes to subdivide a 14.68-acre site, Assessor's #986047333, into 65 single family residential lots. The lots range from 6,000 square feet (Lot 269) to 7,857 square feet (Lot 267), consistent with the lot size approved for Cloverhill. The average lot size in Phase 4 is 6,692 square feet. Phase 4 also includes easement tracts A (3,489 sq. ft.), B (5,124 sq. ft.), and E (836 sq. ft.), and open space tracts C (2,265 sq. ft.) and D (36,913 sq. ft.), to be owned and maintained by the HOA. Phase 4 includes public and private streets.

City Council discussion.

MOTION: MOVED TO APPROVE CLOVERHILL PHASE 4 FINAL PLAT AS PRESENTED.

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

4. Motion - Approval of Royal Terrace Final Plat (Cloverhill Phase 5A/B) - [7:46 PM](#)

The Ridgefield Hearing Examiner approved the preliminary plat for Cloverhill Planned Unit Development (PUD) on April 11, 2017, as PLZ-16-0088. The plat is also subject to the 2017 development agreement made between the City of Ridgefield (Grantee) and Robert A. Royle, LLC, ELRO LLC, Estate of Robert Royle and Lionel Royle, Kenneth A. Royle, Lucille E. Hollis, Margaret L. Svir, Marcella R. Sather, and Fortress Enterprises, Inc. (Grantors), record 5432425 of Clark County, WA. The project name has been changed from Cloverhill Phase 5 to Royal Terrace. The project proposes to subdivide an 18.36-acre site, comprised

of Assessor's #986043213 and #986047308, into 32 single-family residential lots. The western portion of the parcel is zoned RLD-4 and the eastern portion of the parcel is zoned RLD-8. The lots range from 8,573 sq. ft. (Lot 312) to 15,778 sq. ft. (Lot 322), consistent with the lot size approved for Cloverhill. The average lot area is 10,099 sq. ft. Royal Terrace also includes Parks 4, 5, 6, 10, and 11, and Open Space/Recreation Tracts 2B, 3, 4, 5A, and 6B, all to be owned and maintained by the HOA. The park and open space in Royal Terrace totals 4.42 acres. Several wetland, buffer, and Gee Creek tracts totaling 4.14 acres are also to be owned and maintained by the HOA. There is one public street, S Royal Court, and one private drive, S Victory Court. There are also driveway, sanitary sewer, stormwater, waterline, and wall easements.

City Council discussion.

MOTION: MOVED TO APPROVE ROYLE TERRACE FINAL PLAT AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	David Taylor, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Day, Lindsay

PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1290 - Ridgefield Municipal Code Updates 2019 - Part 1 - Steve Stuart, City Manager

The City is proposing a series of housekeeping amendments and changes to the Ridgefield Municipal Code (RMC), including the Ridgefield Development Code (RDC), which establishes zoning regulations for residential and nonresidential development throughout the City. This update to the code focuses on code refinements to clarify the interpretation of certain sections, adjust the details of a policy, reflect desired design standards, or simplify review procedures. The majority of updates relate to issues identified by staff and code users during implementation over the past year, or looking ahead to future applications.

City Council discussion.

Mayor opened the hearing: 8:55PM

Joe Melroy - Resident
Concerns regarding signs; businesses depend on signs
Suggesting regarding feather flags
Consider golf cart zone extension

Scott Hughes - Port of Ridgefield Commissioner
Conversation needs to start regarding dark fiber between City and the Port
Dark fiber is very important for the future

Rob Aichele - Resident
Temporary event signs placement and timing
In favor of the ordinance

Chris Sundstrom - Builder
Signs are important for businesses
Allow temporary feather signs

Clyde Burkle - Resident
Concerns regarding small signs along Pioneer/Hillhurst

Mayor closed the hearing: 9:10PM

PUBLIC COMMENT - [9:10 PM](#)

Patrick McLaughlin - Resident
Concerns over the rapid growth in Ridgefield
Other citizens in the community are also concerned

Rob Aichele - Resident
Royle road traffic concerns at Cloverhill Subdivision entrance, potential blind spot hazard

COUNCIL/PRESIDING OFFICER/STAFF REPORTS - [9:14 PM](#)

Council

Council Member Onslow - Attended dinner at Gouger Cellars hosted by Gary Gouger.
Council Member Taylor- no report.
Council Member Wells - no report.
Council Member Wertz - Attended City Manager Briefing
Council Member Lindsay - Attended City Manager Briefing.
Council Member Day - Attended Big paddle meeting.

Mayor

Attended school board meeting.

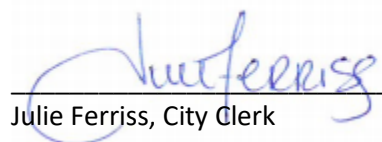
City Manager

City Manager Steve Stuart - Corps Regulatory Program Outreach Event is tomorrow at 10AM.

Finance Director Kirk Johnson - State Auditors are on site.

Public Works Director Bryan Kast - Kelly Melroy has been hired as permanent employee, Royle Road will be open during the hours of the Spring Clean-up day.

ADJOURN - [9:20 PM](#)


Julie Ferriss, City Clerk
Don Stose, Mayor