



CITY OF RIDGEFIELD, WASHINGTON
City Council MEETING MINUTES
March 25, 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

PUBLIC COMMENT

None received.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the March 11, 2021 Meeting**

PRESENTATION

- 1. 4Th Quarter 2020 Financial Report**

PUBLIC HEARING/BUSINESS

- 1. Public Hearing and First Reading on Ordinance No. 1338 - Specht Development Corporation Development Agreement - Steve Stuart, City Manager**

The City of Ridgefield conducted a pre-application conference with Specht development regarding development of parcels #214215000 and 215337000 in Union Ridge. Specht is proposing to construct

two warehouse/distribution speculative shell buildings totaling 363,000 sf total and associated site improvements. The site is bordered by Dolan road on the west, S. 5th Street on the north and S. 10th Street to the South. To provide for the future overpass connection between S. 10th Street and S. 11th street the planned alignment of S. 10th street curves to the north, impacting approximately 3.5 acres of parcel 215337000. City standards require that the developer complete a half-width improvement of Dolan Road. Staff have determined that Dolan Road is not designed to accommodate commercial/industrial traffic and have required that the site not take access off of Dolan Road. Due to the lack of site access from Dolan and the greater than typical impacts of the S. 10th Street alignment on the property, City Staff have worked with Specht to draft a development agreement that will provide for the dedication of the approximately 3.5 acres of right-of way necessary for the 10th street overpass. In exchange the City will not require half-width improvements to Dolan Road where it borders the project. The developer will construct S. 10th Street from the existing end west approximately 424 feet to the entrance of the site, following the preliminary design for the 10th Street overpass. The right-of-way dedication and extension for S.10th Street will allow the City to proceed with design and construction of the overpass.

City Council discussion.

Mayor Opened Public Hearing: 7:05PM

Brent Hedberg, Representative addressed City Council during the hearing.

Mayor Closed Public Hearing: 7:06PM

First reading conducted.

2. Public Hearing and First Reading of Ordinance No. 1339 – Ridgefield Municipal Code Title 18 - Housing Code Updates - Claire Lust, Community Development Director

In 2020, the Community Development Department received \$50,000 in grant funding from the Department of Commerce to develop code updates to increase urban residential building capacity under HB 1923. Ridgefield's required grant actions focus on improving the review processes and development standards for duplexes and triplexes, though the project scope also includes small single-family detached residences, townhouses, cottage housing, and overall subdivision design.

City Council conducted discussion.

Mayor Opened Public Hearing: 8:23PM

Following individuals addressed City Council during the hearing.

Ryan Styder
David Lampe
Roy Garrison
Aaron Helmes
Kathleen Huber
Travis Johnson
Clare Imel

City Council received numerous emails regarding tree ordinance from citizens.

Mayor Closed Public Hearing: 8:56PM

First reading conducted.

PUBLIC COMMENT

None received.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Day - Attended Port of Ridgefield meeting, City Manager briefing.

Council Member Lindsay - Attended CREDC board of directors meeting.

Council Member Onslow - Attended Ridgefield High School stadium improvement project meeting, alliance meeting.

Council Member Aichele - Attended Ridgefield High School stadium improvement project meeting, Friends of the Library meeting.

Council Member Wells - Attended Ridgefield High School stadium improvement project meeting, Port of Ridgefield meeting.

Council Member Ziemer - Attended AWC Lobby Days.

Mayor

Attended numerous meetings with State Legislators.

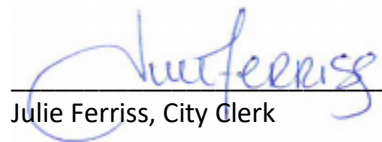
City Manager

City Manager Steve Stuart - Legislative priorities update provided.

Public Works Director Bryan Kast - I-5 S connection project update.

Finance Director Kirk Johnson - State Auditors update provided.

ADJOURN - [9:10 PM](#)



Julie Ferriss, City Clerk



Don Stose, Mayor