



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

March 9, 2017

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

Flag Salute - [6:30 PM](#)

ROLL CALL

Attendee Name	Title	Status	Arrived
Ron Onslow	Mayor	Absent	
David Taylor	Councilor	Present	
Lee Wells	Councilor	Present	
Don Stose	Councilor	Present	
Darren Wertz	Councilor	Present	
John Main	Councilor	Present	
Sandra Day	Councilor	Present	

MOTION: Council member Don Stose moved to excuse Mayor Ron Onslow from the meeting.

SECOND: Council member Sandra Day.

Vote - Yes: Council member Stose, Day, Taylor, Wertz, Main and Mayor Pro Tem Wells.

Vote - No: None

Motion Passed.

Late changes to the agenda - [6:31 PM](#)

Addition to Claims: Vendor: Columbia Ford, Increase claims by: \$19,680.63.

PUBLIC COMMENT - [6:32 PM](#)

Cynthia Carlson - County Resident.

Concerns regarding the extension of N 31st - Map provided into the record.

Learned that own property and neighbors were designated as future 70 foot public right away road - have not heard this before.

Have not heard of the extension of N 35th before.

35th is currently a safety hazard

Street lighting concerns.

When was the decision made for the extension?

What are the future plans for my property?

Staff Response: The property in question is not inside the Ridgefield urban growth boundary and as such is not planned for any roadways.

CONSENT AGENDA - MOTION TO APPROVE AS AMENDED. - [6:37 PM](#)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Don Stose, Councilor
SECONDER:	Sandra Day, Councilor
AYES:	Taylor, Wells, Stose, Wertz, Main, Day
ABSENT:	Onslow

1. Approval of Claims And/Or Payroll - [6:37 PM](#)

2. Approval of Minutes from February 23, 2017 Meeting - [6:37 PM](#)

PUBLIC HEARING/BUSINESS - [6:40 PM](#)

1. Public Hearing and First Reading of Ordinance No. 1201 – Ridgefield Heights Development Agreement- Jeff Niten, Community Development Director

The preliminary plat for the Kemper subdivision was approved in December 2007. The subdivision is located at 498 S. 25th Place, 26315 NW 51st Avenue. The development agreement proposes a number of changes to bring the project closer into alignment with current development code standards, which it is not required to meet because it is vested to standards in place in 2007 when originally approved, in exchange for the City agreeing to change the functional classification of Bertsinger Road, and pursuing annexation along S. 35th Avenue. The agreement proposes to:

The developer agrees to comply with environmental, storm water, architectural and lighting standards in effect at the time of complete application, or the effective date of the proposed Development Agreement, whichever is later.

The agreement, if approved, would change the classification of S. Bertsinger Rd. and remove the replacement bridge project required by the 2007 Final Order. Additionally, this agreement would limit access to S. Bertsinger Rd. and require construction and trips from the new sub-division access the site from 45th Ave.

The agreement establishes 35th Ave. as the eventual access to the property when the property currently outside City Limits is annexed.

City acceptance and PIF credits for any park amenities besides the trail are wholly discretionary. This Development Agreement would vest the land use and zoning approvals from the 2007 Hearing Examiner Final Order.

The Developer agrees to dedicate and construct park improvements as required by Title 18 of the Ridgefield Municipal Code.

City Council conducted discussion.

Mayor Pro Tem Wells opened the hearing: 6:48PM.

Jamie Howsley - Attorney for the developer.

This development still has to go through a public process.

Have spent time redesigning the project and incorporating comments from last hearings.

Worked with staff to refine the vision.

Memorandum submitted into the record that outlines differences between the existing approvals of Kemper PUD against what proposed within the Ridgefield Heights development agreement.

This is a great project for the community.

David Jardin - Clark County Public Works

The approval of the proposed agreement is premature.

County is requesting for prosecuting attorney office to review the document and submit County

comments.

If Council decides to approve the development agreement as written, County will review the impacts and take necessary actions to protect the County infrastructure.

Restricting vehicle weight over the County portion of the road that will be used, closing access if it gets bad.

County request to not approve the development agreement and allow time for the County the review of the document.

Bob Sawyer - County Resident

Proposed development agreement is improvement but almost identical to May, 2016 agreement.

Would appreciate if the density was a little less.

Lot sizes are identical from what I can find.

Bertsinger Rd - maintain for 2 lane traffic.

Objection to closing Bertsinger Rd both ways.

Would like to see the whole project fenced.

Written comments were also received via e-mail from Robert Sawyer prior to the meeting.

Kevin Stadelman - County Resident

Have lived here for over 15 years - 6 homes have been built in the last 2 years down 10th Way.

10th way to 45th Ave traffic concerns.

What will that do to our investment of the land?

Will you let us develop our land?

Safety is the main concern - traffic that goes down 10th Way.

Look at the people and the community of Ridgefield.

Joe Burton - County Resident

35th Ave concerns.

Great to hear the widening of 10th Way.

Traffic concerns.

Questioning the closure of Bertsinger Rd.

Rich Chose - County Resident

Currently in the process of building a house in downtown Ridgefield - single story house, 6,000 sq. foot lot. Received approved for setbacks variance to fit 1,700 sq. foot house.

125 lots in proposed development are 6,000 sq. foot lots.

Houses will be square boxes and right next to each other.

Roads are already busy.

Minimum size lots should be similar to Taverner Ridge development.

Let's do bigger lots.

Let's make a really nice subdivision and be proud of.

Linda Graham - County Resident

Concerns regarding 35th Ave is the "eventual" access to the property - that statement does not address how the developer will finish that road. We all know that the road will not be built.

Don't want the development to come in on the assumptions.

Concerns regarding the traffic.

Ok with the development coming in but it needs to be safe.

Let's put big lots and nice houses.

Make something that Ridgefield is proud of.

Fencing on the east of the development line -what will it look like?

Peter Zwingli - County Resident

Issue - new proposal of the agreement was just made available yesterday.

Look at the financials cost for residents and address that issue.

35th Ave needs to be finished before houses are built.

Road quality of 10th Way - pot holes, needs to be completely replaced.

We do not live in the place that has gated community.

Jim Johnston - Resident

City needs to do something about potholes on Hillhurst.

We need to have a water out there - need a water tower for all the developments.

Ridgefield is growing.

Young kids are building million dollar homes.

For the proposed development.

Ridgefield is entitled for gated community.

Kevin Stadelman - County Resident

We care about our area/community and the developer does not.

David Jardin - Clark County Public Works

Timing of the agreement - codes have changed.

What codes are they trying vest?

Steve Jackson - County Resident

Aware of lousy developers.

Slow down and do a good job with the review of the developments.

Roy Garrison - County Resident

I live in the County and part of the donut hole.

Question - Property we are talking about is City limits, Clark County employee is testifying. Who is he representing?

Denise Gervais - County Resident

Urge to push for maximum benefits for our community.

We all have concerns.

Protect our community.

Mason Finley - County Resident

Growth will happen - Lot sizes are too small for the development.

Ridgefield is growing fast.

Written comments were received prior to the meeting from John Christianson regarding the public hearing.

Mayor Pro Tem Wells Closed the Hearing: 7:39

First reading of Ordinance No. 1201 conducted.

BUSINESS

1. Ordinance No. 1228 – Second Reading on Quail Hill Development Agreement -Jeff Niten, Community Development Director

The Quail Hill at Union Ridge subdivision received preliminary approval on July 11, 2007. The applicant has requested a one year extension of the preliminary plat approval to July 11, 2018. As part of this agreement the applicant has agreed to provide LED lights, the establishment of a Home Owners Association, and has agreed to meet the architectural design guidelines contained in the Ridgefield Development Code 18.210.060. Further, development of this 9.0 acre property will include a minimum of 13% of the gross total site area, or 1.17 acres, as open space, with placement of three bench features for use by the public to be located in consultation with city staff. The agreement also provides for land made available from adjacent parcel number 215383000 to satisfy additional open space requirements up to 17% of the original 9.0 acre site total. Finally, the agreement proposes to use adjacent parcel number 215383000, including a trail and bench features, to satisfy the open space requirements for subject 9.0 acre parcel, plus parcels 215443004 and 215443006.

MOTION: Moved to adopt Ordinance No. 1228 as presented.

RESULT:	ADOPTED [5 TO 1]
MOVER:	Sandra Day, Councilor
SECONDER:	Don Stose, Councilor
AYES:	Taylor, Wells, Stose, Main, Day
NAYS:	Wertz
ABSENT:	Onslow

2. Resolution No. 524 – Approval of I-5 Corridor and Improvement Priority of Statewide Significance-Steve Stuart, City Manager

A resolution recommending to the legislature of the State of Washington approve legislation that designates a future I-5 bridge replacement project as a transportation project of statewide significance.

MOTION: Moved to adopt Resolution No. 524 as presented.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Don Stose, Councilor
SECONDER:	Sandra Day, Councilor
AYES:	Taylor, Wells, Stose, Wertz, Main, Day
ABSENT:	Onslow

PUBLIC COMMENT - [7:58 PM](#)

None received.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council - [7:58 PM](#)

Council member Taylor - Attended City Manager briefing.

Council member Main - Attended First Saturday event.

Council member Day - Attended WSU filming - North American Indian culture, First Saturday event.

Council member Stose - Attended First Saturday event and City Manager briefing.

Council member Wertz - Attended City Manager briefing, Hazel Dell business association meeting.

Mayor - [8:02 PM](#)

Mayor Pro Tem Wells - Attended 5 meeting and tour of Quail Hill property.

City Manager - [8:04 PM](#)

City Manager Steve Stuart- Open House on Main Avenue Access Project on March 13th, YMCA meeting is scheduled for March 14th.

Community Development Director Jeff Niten - Community Development update report provided.

Public Works Director Bryan Kast - Dusten Weichman been promoted to Development Inspector/Code Enforcement Officer.

Police Chief John Brooks - Meeting coming up next week regarding law enforcement with Ilani Casino staff.

FROM THE COUNCIL

ADJOURN - [8:07 PM](#)



Julie Basarab, City Clerk



Ron Onslow, Mayor