



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

February 28, 2019

Regular Meeting - 6:30 PM

RIBBON CUTTING/OPEN HOUSE - 5:30 PM

GENERAL SESSION CALL TO ORDER - 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

PROCLAMATION

Ridgefield Youth Arts Month

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

Pat Jeffries - Builder

Provided additional cost information regarding fire sprinkler system

Paul Stenbak - Ridgefield Little League

Addressed concerns regarding Abrams Park land use fees being proposed in the agreement between the City and Little League

Ryan Styger - Builder

Increase costs concerns for new housing development, costs keeps increasing

Concerns regarding fire sprinkler costs installation requirements

Shawn Macfarlane - Builder

Building community we are all proud of

Everything we do costs more everyday

Concerns regarding the cost value for fire sprinkler installation

Dan Browning - Ridgefield Little League
Concerns regarding field use agreement between the City and Ridgefield Little League

John Dotson - Resident
There are different types of fire sprinkler systems - dry and wet
Installed fire sprinkler system years ago in Oregon

Niki Cantrell - Non Resident
Spoke regarding affordable housing, new construction, increasing costs and current economy

Drew Helmes - Builder
Affordable housing and concerns regarding fire sprinkler costs

Jason Neiberger - Ridgefield Little League
Concerns regarding Abrams Park land use fees being proposed in the agreement between the City and Little League
We are a good community member

Matt Criss - Ridgefield Little League
Concerns regarding Abrams Park land use fees being proposed in the agreement between the City and Little League
Hoping we can come to an agreement

Sandy Schill - Director of 4th of July Committee/Resident
Thanked the City for great partnership
Have not had a chance to read new rules and guideline for the use of City parks
Appreciate the guidelines but we need to remember our community resources and exemptions

Ryan Makinster - BIA of Clark County
Clarifying the fire sprinkler costs provided at the last Council meeting

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED

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

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the February 14, 2019 Meeting**

PRESENTATION

Backyard Habitat Certification Program - Sunrise O'Mahoney, Watershed Alliance of SW Washington - [7:03 PM](#)

Neighbors On Watch, John Brooks, Chief of Police - [7:14 PM](#)

Chief Brooks recognized citizens that have graduated from Neighbors On Watch training.

BUSINESS

- 1. Motion - Approval of Kennedy Farms Phase 2 Final Plat - [7:19 PM](#)**

The Ridgefield Hearing Examiner approved the preliminary plat for Kennedy Farms Planned Unit Development (PUD) on June 7, 2017, as PLZ-17-0028-31. The project is also subject to a 2008 Development Agreement (DA) and 2016 DA Amendment. Phase 2 includes 141 single family residential lots. The Phase 2 lots range from 4,827 sf (Lot 182) to 11,636 sf (Lot 19), consistent with the lot size approved for Kennedy Farms preliminary PUD. The average lot area in Phase 2 is 5,679 sf. Private driveway Tract B is to be owned and maintained by the lots which it serves, with an access and inspection easement over its entirety dedicated to the City of Ridgefield. Open space and landscaping Tract F is to be owned and maintained by the HOA. Stormwater facility Tract G is to be owned and maintained by the HOA with an access and inspection easement over its entirety dedicated to the City of Ridgefield. Trail Tract H is to be owned and maintained by the HOA, with an access and inspection easement dedicated to the City of Ridgefield.

MOTION: MOVED TO APPROVE KENNEDY FARMS PHASE 2 FINAL PLAT AS PRESENTED.

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

2. Motion - Approval of Concomitant Agreement Addition with Troy Developers, LLC. - [7:25 PM](#)

Eagle Ridge Estates is proposed for parcels 215877-000 and 215818-000 which contain approximately 10.0 acres. On November 1, 2018, Council agreed to a concomitant rezone agreement which, if signed and effected, would bind the city to a change to the zoning designation from Residential Low Density 4 (RLD-4) to Residential Low Density 8 (RLD-8). The agreement would also require larger lots be located adjacent to Hillhurst Road. Additionally, the agreement would require dedication of approximately 5.0 acres of open space to the city, and require that all homes constructed in the development be constructed using the adopted National Green Building Standards. The approved agreement did not specify a term/length for the agreement, which Staff is currently bringing before Council to remedy.

City Council conducted discussion.

MOTION: MOVED TO APPROVE THE CONCOMITANT AGREEMENT ADDITION WITH TROY DEVELOPERS, LLC AS PRESENTED.

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

3. Motion - Approval of Bid Award for S 8Th Avenue Improvement Project - [7:31 PM](#)

In 2018 the City applied for and received a CDBG Grant for construction of improvements to South 8th Avenue. The project will construct sidewalk on the east side of the street, rain gardens to replace the existing open ditches, and roadway improvements including curb and asphalt. The project will also replace and upsize the existing 4-inch water main on S. 8th and Shobert Street. This project will increase safety for pedestrians including children that walk to school from this neighborhood, improve drainage and fire flow, and will beautify the street and increase property values. The low bid was submitted by Advanced Excavating Specialists (AES) of Longview. The additive did not provide the savings anticipated, and staff is recommending awarding the project without the additive.

City Council conducted discussion.

MOTION: MOVED TO AWARD THE SOUTH 8TH AVENUE IMPROVEMENT PROJECT TO AES IN THE AMOUNT OF \$476,537.25.

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

4. Second Reading of Ordinance No. 1283 – Area Wide Rezone of Undeveloped Residential Low Density 6 Parcels - Steve Stuart, City Manager

City staff has been directed to review zoning for undeveloped parcels in the Ridgefield corporate boundary and re-designate parcels zoned Residential Low Density (RLD)-6 to either RLD-4 or RLD-8. The primary purpose is to ensure appropriately scaled residential development for Ridgefield in light of Growth Management Act requirements to plan for densities at an average of six dwelling units per acre. The undeveloped parcels reviewed for this analysis range in size from .46 acres to 39.43 acres. Because our Ridgefield Mixed Use Development code allows densities up to 28 units per acre, and has been successful promoting mixed use development within the 45th and Pioneer sub-area plan and Ridgefield Junction sub-area plan it is appropriate to rezone currently undeveloped parcels zoned RLD-6 to RLD-4 and meet our targets for housing density, and to provide a variety of housing types by balancing the need for larger single family home lots with more dense residential products. The total undeveloped RLD-6 acreage is 228.48.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1283 AS PRESENTED.

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

5. Second Reading of Ordinance No. 1287 – Residential Fire Sprinklers Amendment - Steve Stuart, City Manager

RCW 19.27.030 contains statutory provisions for the adoption of the State Building Codes, which are inclusive of the International Building, Residential, Mechanical, and Fire Codes. RMC 14.03 adopts by reference all of those codes. Amendments to the adopted Fire Code exist in RMC 14.03.050. Appendix V to the State Building Code requires an approved automatic fire sprinkler system be installed in new one-family and two-family dwellings and townhouses, with reference to the standards as set forth in Appendix Q to the State Building Code. The provisions within Appendix V are not mandatory, unless specifically referenced in an adopting ordinance. A longstanding priority of the City Council has been to assure growth in Ridgefield is of a high quality. A critical success measure identified in the 2018 City Council Retreat was to “frame the growth in Ridgefield as ‘growth done well/right’ to differentiate from growth in other jurisdictions”. Direction has been given to Staff to continuously look for ways to meet that measure and continue enhancing the quality of new development in Ridgefield. Those measures have included architectural design standards for all new development, parks and open space set-asides for new subdivisions, incentives for green building and visitability measures, and other measures seeking to create better quality communities. A measure which has been associated with creating higher quality, safer communities, in nearby jurisdictions is the requirement for life-saving automatic fire sprinkler systems in every new dwelling unit. Currently, Ridgefield requires automatic fire sprinkler systems in residences over 5,000 square feet in size, and in residences with lower fire flow potential such as those on flag lots. The proposed ordinance would extend that requirement to all new dwelling units.

City Council conducted discussion.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1287 AS PRESENTED.

RESULT:	DEFEATED [2 TO 5]
MOVER:	Lee Wells, Councilor
SECONDER:	Sandra Day, Councilor
AYES:	Stose, Wertz
NAYS:	Onslow, Taylor, Wells, Day, Lindsay

6. Second Reading of Ordinance No. 1288 – Parks Use and Special Events Amendment (RMC 5.40 & 8.18.050) - Lee Knottnerus, Deputy City Manager

With the addition of new City parks and the increased demand for the use of City parks for private and public events, clarification is necessary in the City ordinance regarding Special Events Permits and use of park property and facilities. Chapter 5.40, Special Events, should be updated to: Clarify the timeline for filing a special event permit. Under the revised ordinance, applications must be submitted a minimum of sixty days and not more than one year prior to the event. Outline priorities for scheduling of special events. Priorities for scheduling events will be given to the City, City partners, and annual or semi-annual events. Identify the conditions for receipt of a special event permit. The conditions clarify safety requirements, necessary permits from other public agencies and traffic circulation requirements. Identify the city official(s) who has authority to issue a special event permit. The City manager or designee has authority to issue, deny or revoke an application. Chapter 8.18.050, Agreements for use of park property and facilities, should be updated to provide for three types of permits: Conducting business. "Business" is defined as sale of goods or services. This type of permit can be issued for up to one year. The most common application is anticipated to be a food cart. Concessions agreements. A concessions agreement may be recommended to City Council for the exclusive right to provide a service in a City park or facility. The most common agreement would be refreshments in connection with sporting events. Temporary Park & Facility Use Permit. This type of permit would be issued for a special event in a City park, for the reserved use of a park or facility, or for an activity in a city park or facility that may expose the City to increased liability. This type of permit may be issued for a maximum of four days. A common application would be to reserve the use of Bennett Kitchen at Abrams Park, to hold a special event at Overlook Park, or to install an inflatable ride or structure. City staff has developed a specific procedure and application for implementation of each type of permit. The information and application forms will be available on the City's website, and in hard copy at City Hall. City Staff has also created two brochures to be distributed with the permit applications that describe the application process, permit conditions and park regulations.

City Council conducted discussion.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1288 AS PRESENTED.

RESULT:	ADOPTED [6 TO 1]
MOVER:	Sandra Day, Councilor
SECONDER:	David Taylor, Councilor
AYES:	Taylor, Wells, Stose, Wertz, Day, Lindsay
NAYS:	Onslow

PUBLIC COMMENT - [8:21 PM](#)

Sandy Schill - Resident

Spoke in regards to fire sprinkler incentive discussion

City should not provide incentives, it should be addressed through Fire Department

John Dotson - Resident

Builders could provide different incentives to residents and work together with the City

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council - 8:25 PM

Council Member Day - Attended all County Parks Board meeting.

Council Member Onslow - Attended CDBG tour, Community Development Director interviews.

Council Member Taylor - Attended green eggs and ham event at the schools.

Council Member Wells - Attended CRWWD meeting.

Council Member Wertz - Attended City Manager briefing, ribbon cutting tonight, Community Development Director interviews, Port of Ridgefield meeting, green eggs and ham event at the schools.

Council Member Lindsay - Attended community center board reception event and green eggs and ham event at the schools.

Mayor

Attended Main Street meeting and Chamber of Commerce meeting.

City Manager

City Manager Steve Stuart - State of the City address is March 5, thank you to everyone who participated in Community Development interviews.

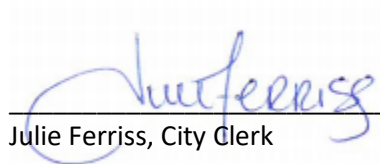
City Attorney Janean Parker - Provided court case update.

Public Works Director Bryan Kast - Update provided on "no parking" signs posting.

Finance Director Kirk Johnson - Investment portfolio update provided.

Police Chief John Brooks - Attended literacy event at South Ridge hosted by Police Activities League.

ADJOURN - 8:40 PM



Julie Ferriss, City Clerk

Don Stose, Mayor