



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

February 14, 2019

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	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

1. Cowlitz Indian Tribe

PUBLIC COMMENT - [6:35 PM](#)

Clyde Burkle - Resident

Kudos to Public Works for taking care of the roads during the storm

Concern - Builder signs on main roadways, counted total 135 on Pioneer, Main and Hillhurst. Signs need to be removed.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED

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

1. Approval of Claims And/Or Payroll

2. Approval of Minutes from the January 24, 2019 Meeting

BUSINESS

1. First 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 and first reading of the Ordinance.

2. Motion - Approval of Concessions Agreement for Ridgefield Outdoor Recreation Complex - [6:52 PM](#)

The proposed concessions agreement with RCM (Ridgefield Concessions Management) sets a rolling 3-year term, which automatically takes effect unless either party exercises the termination clause. RCM is responsible for working with the City and its designees to provide concessions for User Groups' games and tournaments and to maintain the concessions facilities. RCM agrees to provide a share of the gross sales (minus applicable taxes) to User Groups. If a User Group provides staffing for the concessions, they are entitled to 25% of the gross sales. If a User Group chooses not to provide staffing, they will receive 15% of the gross sales. If there are multiple User Groups using the RORC at the same time, the groups will receive a proportionate share of sales based on the number of fields they are renting. RCM is responsible for a full accounting of the sales and revenue sharing to the City.

City Council conducted discussion.

MOTION: MOVED TO APPROVE THE TERMS FOR CONCESSIONS MANAGEMENT OF THE RORC AND AUTHORIZE THE CITY MANAGER TO SIGN THE CONCESSIONS AGREEMENT FOR THE RIDGEFIELD OUTDOOR RECREATION COMPLEX WITH THESE TERMS.

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

PUBLIC HEARING/BUSINESS

1. Public Hearing and First 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.

City Council conducted discussion.

Mayor Opened the Hearing: 7:11PM

No testimony received.

Mayor Closed the Hearing: 7:11PM

First reading of Ordinance conducted.

2. Public Hearing and First 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.

Mike Jackson from Clark County Fire and Rescue provided additional information to the staff report.

City Council conducted discussion

Mayor Opened the Hearing: 7:49PM

Gary Rightenour - Resident

Consider increased cost for the builder

Insurance cost and benefits

Appreciate the staff report from Mr. Jackson and answering questions that I had

Ryan Mckinster - BIA of Clark County

Any dollar you add will affect construction costs

Cost goes up and housing can't be afforded

Caution to look at all information with critical eye before making a decision

Tim Dawdy - Resident

Recently build a house with residential fire sprinkler

Welcome everyone to come and tour the house

Get educated on what's happening

Residential fire sprinklers will save lives

Roy Garrison - Resident

Volunteered at Fire Department for many years

In favor of the Ordinance if it would save lives

But how many will be able to afford it?

Are special materials required for sprinklers?

Would like to know all the requirements

How many companies do installs?

Pat Jeffries - Builder

Read the staff report, can make numbers say anything

No saving on insurance or installation of fire hydrants, piping underground is still required

1" meter is more expensive than the 5/8"

Fire sprinkler done by a commercial shop, consider installation cost which is high.

Mark Jeffries - Builder

We pay all other costs besides the permits

Fire incidents happen very little

Cost a lot more then you think

In the last 10 years how many people have died due to fire incident, would like to see numbers

You will be eliminating buyers

Rob Aichele - Resident

Where there's smoke there's fire

Costs have gone up, when does it stop?

Not in favor

Mayor Closed the Hearing: 8:09PM

First reading conducted

PUBLIC COMMENT - [8:09 PM](#)

Mark Jeffries - Builder

Ridgefield Outdoor Recreation complex is beautiful

Roy Garrison - Resident

Great location for meetings

Thank you for moving and working with the school district

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Taylor - Nothing to report.

Council Member Wertz - Attended briefing with City Manager.

Council Member Onslow - Olympia trip to testify for Clark College with Bob Knight.

Council Member Wells - Kudos to City staff for taking care of the roads during the rain storm, Clark County assessors meeting.

Council member Lindsay - Met with Port of Ridgefield CEO, briefing with City Manager.

Council Member Day - Attended Port of Ridgefield meeting, Chamber of Commerce meeting, Clark Regional Wastewater meeting.

Mayor

Friends of the Refuge Award "Spirit of the Wild received.

Appointment of Parks Board Member, Position No. 7

Spencer Velott, term expires 12-31-2020.

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

City Manager

City Manager Steve Stuart - Kudos to staff for taking care of the roads during the rain storm and the move to the RACC. CDD report provided. February 25th Community Development director interviews.

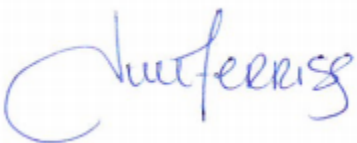
City Attorney Janean Parker - Provided court case update.

Public Works Director Bryan Kast - Kudos to PW crew for all recent events due to snow, rain and CDD move. Ridgefield Outdoor Recreation Complex construction update.

Police Chief John Brooks - Working on the agreement with WSU professors, WSU students will be able to intern with the Police Department.

Council Member Wertz - Tom McCarthy passed away, memorial service will be held on February 17th at the Ridgefield Veterans Memorial in downtown.

ADJOURN - [8:29 PM](#)



Julie Ferriss, City Clerk

Don Stose, Mayor