



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

February 13, 2020

Regular Meeting - 6:30 PM

STUDY SESSION - 5:30 P.M.

1. Ridgefield Community Survey Update

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

Bill Baumann

Provided an updated on Green Bag Program (Clark County Neighbors Food Project)

CONSENT AGENDA - MOTION TO APPROVE AS AMENDED (CLAIMS INCREASED BY \$54,000; CHECK #31599)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, 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 January 23, 2020 Meeting

PRESENTATION

Pink Patch Project Donation - Ridgefield Police Department

BUSINESS

1. Second Reading of Ordinance No. 1310 - Traffic Impact Fee Update - Bryan Kast, Public Works Director

The City of Ridgefield's Capital Facilities Plan (CFP) is used by the City to plan the future roadway network, establish requirements for developments and to plan, design, and fund City led transportation improvements. The current CFP update evaluates the transportation system as a whole, reviews existing conditions with a focus on recent development activity, updates the transportation model to include completed and vested development, and identifies system expansion and transportation system needs to develop a list of projects to meet the current and future demand. This ordinance will remove the Traffic Impact Fee (TIF) list from the CFP to allow better flexibility to amend or update the list. In addition, project costs for Royle Road were updated to reflect the design work that has been completed along that corridor over the past few years. Lastly the public share and TIF share of projects on the main Arterials of the city (Pioneer Street, Royle Road, and Hillhurst) were updated. The public share now reflects the cost to repair the pavement on these roads to a PCI of 100, and the TIF share was adjusted up to reflect the reduction of the public share. All other costs and rankings have not changed.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1310 AS PRESENTED.

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

2. Second Reading of Ordinance No. 1311 - Pioneer Frontage Development Agreement - Bryan Kast, Public Works Director

Ridgefield Development Standards require developers to complete frontage improvements to roadways that are adjacent to the projects. For the past few years City staff have been working with several developers west of Royle road on the improvements to Pioneer Street. From east to west these projects are Pioneer Village, Century Link, Horns Corner Community Park, Ridgefield Apartments and Heron Woods. Due to the timing of the projects coinciding, WSDOT required that the frontage improvements along Pioneer Street for all of these projects be constructed as one large project. Hinton development and SGA Engineering have taken the lead in designing the improvements and together the partners have drafted an agreement to identify the responsibilities of each of the parties. To facilitate the project the City will be responsible for providing TIF credits for the improvements. Additionally, the City will be responsible for wetland permitting and mitigation bank credits for the wetland impacts along the park site. Costs for the design and construction of the improvements will be divided among the other parties.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1311 AS PRESENTED.

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

3. Motion - Approval of Cloverhill Phase 3A Final Plat

The applicant proposes to subdivide the 6.8-acre site with Assessor's #986051854 into 34 single-family detached residential lots, as approved with the preliminary PUD. The lots are numbered 143-176. The lots range from 6,000 square feet (Lots 172-175) to 9,435 square feet (Lot 149), consistent with the lot sizes and density approved through the Cloverhill preliminary PUD. The average lot size is 6,603 square feet. N 43rd Place, S 16th Way, S 44th Place, and S 17th Way are public streets that provide access to Lots

143-176. These public streets connect to S 15th Street to the north and to Cloverhill Phase 4 to the west. S 43rd Place and S 44th Place stub south to future Cloverhill Phase 3B. Cloverhill Phase 3A includes stormwater easements across Lots 157-168 and 171-176, to be owned and maintained by the individual lot owners with an inspection and maintenance easement to the HOA and an inspection easement to the City. Cloverhill Phase 3A does not contain any critical areas or open space tracts. An integrated system of sidewalks and trails connects residential lots to open space tracts throughout the Cloverhill PUD.

City Council conducted discussion.

MOTION: MOVED TO APPROVE CLOVERHILL PHASE 3A FINAL PLAT AS PRESENTED.

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

PUBLIC COMMENT

Michael Jennings

Providing free help with communication brochures for citizens

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Ziemer - Attended numerous meetings regarding school bond.

Council Member Onslow - Attended AWC City Actions Days, CDGB meeting.

Council Member Wells - Attended pre-application conference meeting.

Council Member Aichele - Attended Lions Club meeting.

Council Member Lindsay - Attended AWC City Actions Days, pre-application meeting, CREDC investors annual meeting.

Council Member Day - Attended First Saturday event, City Manage briefing, AWC City Action Days.

Mayor

Met with the new Director of USFWS Headquarter.

City Manager

City Manager Steve Stuart - Main Avenue Access Project Ribbon Cutting schedule on February 14th at 1PM, downtown new business's update.

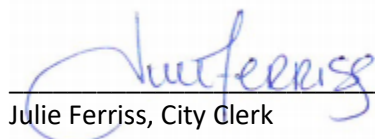
Community Development Director Louisa Garbo - Carty Road Subarea plan update.

Public Works Director Bryan Kast - Public Works new equipment update, Overpass project update.

Deputy City Manager Lee Kottnerus - Recruitment update provided.

Police Chief John Brooks - New representative to the Public Health Advisory Council, provided an update on an incident occurred with the Amtrak.

ADJOURN - [7:20 PM](#)


Julie Ferriss, City Clerk
Don Stose, Mayor