



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

February 8, 2018

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL

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

MOTION: Council Member Don Stose moved to excuse Council Member John Main from the meeting.

SECOND: Council Member Day.

Vote - Yes: Council Member Stose, Day, Taylor, Wertz, Wells and Mayor Onslow.

Vote - No: None.

Motion Passed.

LATE CHANGES TO THE AGENDA

Late change to the claims report - remove invoice from BergerABAM.

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

None received.

CONSENT AGENDA - MOVED TO APPROVE AS AMENDED.

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

1. Approval of Claims And/Or Payroll

2. Approval of Minutes from the January 25, 2018 Meeting

BUSINESS

1. Second Reading of Ordinance No. 1256 – Development Agreement APN 213741-000 and 213742-000 - Steve Stuart, City Manager

Parcel number 213741000, currently owned by Realvest Corporation, has an underlying zoning classification of RMD-16, allowing for a maximum density of 16 units per net developable acre. Realvest Corporation, and its assignee, intend that parcel number 213741000 be developed at a higher density than allowed currently under RMD-16 zoning classification. Parcel number 213742000, adjacent to the Realvest parcel, has an underlying zoning classification of General Commercial (GC). P45, LLC. intends to purchase parcel number 213742000 and develop it to include a mix of commercial/retail uses and multifamily uses. The City, through the 2016 Parks and Recreation Comprehensive Plan, identified a need for a community park in the area that generally includes parcel number 213741000 and 213742000. In order to facilitate a horizontal and vertical mix of uses including multifamily housing, commercial/retail development, and community park, while demonstrating innovative measures to achieve required density targets established in Countywide Planning Policies, the City intends to master plan parcel numbers 213741000 and 213742000 under RDC 18.235.060(D), the City's Mixed Use Overlay "RMUO". Through application of the RMUO, the Parties will all achieve their stated interests.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1256 AS PRESENTED.

Ott Gaither - Thank you to Steve Stuart for all his hard work, look forward to working with everyone on this project.

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

2. Motion - Approval of Taverner Ridge Phase 9 Final Plat - [6:39 PM](#)

Ridgefield City Council approved the preliminary plat for Taverner Ridge on January 9, 1997, as PLZ-95-0000. The plat is also subject to the Development Agreement between the City of Ridgefield and New Vista Properties, LLC, most recently amended on July 27, 2016 and recorded under AF #5308399, records of Clark County, WA. The project (Phase 9) proposes to subdivide an 8.01-acre site into 9 single-family residential lots ranging from 10,947 sf to 20,891 sf. The Final Plat must demonstrate compliance with the findings and condition of approval in the preliminary plat approval and with applicable City regulations and standards. The public improvements required for the subdivision are complete.

MOTION: MOVED TO APPROVE TAVERNER RIDGE PHASE 9 FINAL PLAT AS PRESENTED.

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

3. Motion - Approval of the Village at Canyon Ridge Final Plat - [6:43 PM](#)

The Ridgefield Hearing Examiner approved the preliminary plat for The Village at Canyon Ridge Planned Unit Development on May 30, 2017. The project proposes to subdivide the 4.61-acre parcel into 22 attached and 1 detached single family residential lots averaging approximately 2,100 sq. ft. The Final Plat

must demonstrate compliance with the findings and conditions of approval in the Final Order, post-decision reviews and with applicable City regulations and standards. The private improvements required for the subdivision are complete and the applicant is required to post a bond equal to 120% of the remaining public improvements. The bond amount is \$200,945.10.

MOTION: MOVED TO APPROVE THE VILLAGE AT CANYON RIDGE FINAL PLAT AS PRESENTED.

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

4. Motion - Approval of Bid Award for Downtown Accessibility Project - [6:57 PM](#)

In 2016 the City applied for and received a CDBG Grant for construction of sidewalk and curb ramps throughout the downtown area. This project will complete gaps in the sidewalk network and add ADA compliant curb ramps to areas where no curb ramps currently existing. In 2017 the City contracted with Otak Inc. to complete the design. Since the original grant application was submitted material costs for concrete have escalated significantly, and at the suggestion of CDBG the project was broken in to two schedules to ensure that project cost did not exceed the available funding. Schedule A will complete 1130 feet of sidewalk and 15 curb ramps filling seven gaps in the sidewalk network. Schedule B includes 560 feet of sidewalk on and one ramp on 4th Ave between Mill and Division. Bids were opened on February 1st and the City received eight bids on the project, with the lowest bid submitted by Advanced Excavating Specialists (AES) of Longview.

Council member Taylor made a motion then withdrawn due to stating incorrect name of the project.

MOTION: MOVED TO AWARD SCHEDULE A FOR THE DOWNTOWN ACCESSIBILITY PROJECT TO AES IN THE AMOUNT OF \$152,739 AS PRESENTED.

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

PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1257 – Ridgefield Municipal Code 8.17.010: Permitted Overnight Camping - John Brooks, Police Chief

Seeing that our municipal code is silent on matters having to do with camping, it was recommended that an ordinance be drafted to offer guidance and a framework of rules having to do with camping within the city limits. This ordinance has been drafted with input from our city attorney, our WCIA legal representatives and in light of current court decisions regarding public camping.

Mayor opened the hearing: 7:15PM

Sandy Schill - Resident

If the vehicle is moved then returns back does 72 hours starts again?

That could be a person that takes advantage of our code.

Additional language needed is it's the same vehicle.

There's people that will do that.

Roy Garrison - Resident

Had experience with squatters last summer, Police Department came out and handled it very well.

This code is needed for Ridgefield.

We also need to look into RV Park, consider parcels in Abrams Park.

Mayor closed the hearing: 7:20PM

First reading conducted.

PUBLIC COMMENT - [7:20 PM](#)

Chuck Greene - Non Resident

Rotary Club of Three Creeks is presenting Dancing with the Local Stars fundraiser, March 23rd at Windy Hills Winery.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council - [7:21 PM](#)

Council member Taylor - Attended various meeting during the Washington DC Trip.

Council member Stose - Attended Ridgefield School District capital facilities advisory committee meeting.

Council member Wertz - Attended various meeting during the Washington DC Trip.

Council member Day - Attended big paddle planning meeting, Home Owners Association meeting for Hillhurst subdivision.

Council member Wells - Attended 3 meetings and public hearing on quail hill pre-plat.

Mayor - [7:32 PM](#)

Attended various meeting during Washington DC Trip and meeting with Corwin Beverage.

City Manager - [7:42 PM](#)

City Manager Steve Stuart - no additional report, thank you for all the hard work.

Community Development Director Jeff Niten - Short Course on Local Planning is in Vancouver next month, please let me know if anyone is interested in attending.

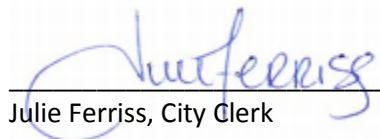
Public Works Director Bryan Kast - Street light LED conversion project is currently underway.

Finance Director Kirk Johnson - Melissa Parnell is back with the City and working with Finance Department.

Police Chief John Brooks - Ridgefield Police Department is hiring for a new police officer.

FROM THE COUNCIL

ADJOURN - [7:48 PM](#)


Julie Ferriss, City Clerk
Ron Onslow, Mayor