



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

January 25, 2018

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

Flag Salute - [6:31 PM](#)

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	Present	
Sandra Day	Councilor	Present	

LATE CHANGES TO THE AGENDA

Move agenda item Appointment of Planning Commission Member to after the Consent Agenda approval.

PUBLIC COMMENT

Tevis Laspa - Resident

Thank you to Sandra Day, David and Donna Tylor and David Kelly for their donations for the new library - 270,000 raised so far for the new library.

At the last meeting I made comments regarding Gee Greek concerns- we still have a problem and I have not heard from staff regarding my concerns.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the January 11, 2018 Meeting**

PLANNING COMMISSION APPOINTMENT

Appointment of Planning Commission Member, Position No. 7 - [6:38 PM](#)

Appointment of Patrick Flynn to Planning Commission, Position No. 7.

Patrick Flynn introduced himself and his family to City Council.

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

PRESENTATION

1. Parks Board Update and 2018 Work Plan - [6:41 PM](#)

Chair Marie Bouvier presented Parks Board Update and 2018 Work Plan to City Council.

BUSINESS

1. Second Reading of Ordinance No. 1255 - Economic Catalyst Program - Jeff Niten, Community Development Director

The Economic Catalyst program is intended to encourage development of employment and/or commercial uses that will have a positive effect on the surrounding area by spurring additional job development, increasing sales tax revenue, increasing property values, or improving city residents' quality of life. Two sub-area plans, the Junction sub-area plan and the 45th and Pioneer sub-area plan, adopted by Council in 2015, identified land uses and future development potential that will have a significant impact on the Ridgefield built environment in the future. Because these two sub-areas are incredibly important to how the city grows, and because residents of Ridgefield consistently express the need for increased services and job opportunities, encouraging employment and commercial development in these two areas is a priority for the city. The ordinance identifies several criteria which the City Manager may use to evaluate potential catalyst projects, and bring potential projects forward for consideration by the City Council. Existing and/or future land uses, property values, assemblage potential, proximity to Employment Centers, job creation, taxable value calculations, including sales tax, and improvement of quality of life for Ridgefield residents are all potential criteria. If any of these criteria are met the ordinance provides the Council with the opportunity to spur development by reducing or eliminating fees including permitting fees for land use, engineering, construction and Traffic Impact Fees.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1255 AS PRESENTED.

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

2. Motion - Approval of Amendment to EMS Interlocal Cooperation Agreement - [7:01 PM](#)

This staff report proposes Amendment to the Interlocal Agreement between the county and EMS District 2 and the cities of La Center, Ridgefield and Woodland to lengthen the term of city representatives to two years, allow appropriation of monies for expenses, and change the ending date for the agreement to correct a scrivener's error. The changes will improve the administration of the agreement in anticipation of re-negotiation of the substance of agreements relating to ambulance service in 2018.

MOTION: MOVED TO APPROVE PROPOSED AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN THE COUNTY AND EMS DISTRICT 2 AND THE CITIES OF LA CENTER, RIDGEFIELD AND WOODLAND TO

LENGTHEN THE TERM OF CITY REPRESENTATIVES TO TWO YEARS AS PRESENTED.

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

3. Motion - Approval of Cloverhill Phase 1 Final Plat - [7:05 PM](#)

The Ridgefield Hearing Examiner approved the preliminary plat for Cloverhill Planned Unit Development (PUD) on April 11, 2017, as PLZ-16-0088. The plat is also subject to the July 26, 2017 development agreement made between the City of Ridgefield (Grantee) and Robert A. Royle, LLC, ELRO LLC, Estate of Robert Royle and Lionel Royle, Kenneth A. Royle, Lucille E. Hollis, Margaret L. Svir, Marcella R. Sather, and Fortress Enterprises, Inc. (Grantors), record 5432425 of Clark County, WA. The project (Phase 1) proposes to subdivide the 18.91-acre site into 63 single family residential lots ranging from 6,808 sq. ft. to 10,136 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.

MOTION: MOVED TO APPROVE CLOVERHILL PHASE 1 FINAL PLAT AS PRESENTED.

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

PUBLIC HEARING/BUSINESS

1. Public Hearing and First 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). Edwards Construction Group 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.

Mayor opened the hearing: 7:16PM

Ron Edwards - Edwards Construction Group

Was approached by Mayor Onslow regarding the project.

Was also introduced to Multi-Family developers and all agreed to manage and develop project together.

Plan to include farming ideas and community in the project plan.

Have opportunity to go vertical.

We are excited for this project, thanks to Steve Stuart for his help.

Tom Files - Development Partner with Ron Edwards
Familiar with Ridgefield and the area.
We have the opportunity to build something special.
Increase the value for local property owners.
Glad to be part of this project.

Ott Gaither - Developer
Representing the apartment developer.
I have been developing apartment for 25 years.
We take pride in what we construct and approach we take.
This been a positive experience and thanks to Steve Stuart for all his help.

Mayor closed the hearing: 7:22PM

First reading of the Ordinance conducted.

PUBLIC COMMENT - [7:25 PM](#)

Tevis Laspa - Resident
At the last Council meeting asked questions regarding the Catalyst Ordinance - to this date I have not received answers.
Very upset.
Why asked citizens to ask questions if they are not going to be answered.

Staff - responded to questions brought up at the last Council meeting by Tevis Laspa.

Cyrus Yamin - Resident
Received letter from the City regarding improvement to Royal Road.
Asked the City for the project information - road improvements documents were provided.
There was no indication that additional right away will be needed.
Why does the City need 10 feet from my property? Why do I hear from the appraisal and not the staff?
You need to communicate with the residents about projects.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council member Taylor - Attended AWC City Action Days conference.
Council member Main - Attended State of Clark College address.
Council member Day - Attended AWC City Action Days conference, CREDC investor meeting event.
Council member Wertz - Attended AWC City Action Days conference and participated in AWC economic development panel presentation.
Council member Stose - Attended economic development forecast breakfast.
Council member Wells - Attended 7 meetings and AWC City Action Days conference.

Mayor

Attended main street program meeting, Vancouver to Ridgefield trail alignment stakeholders meeting and AWC City Action Days conference.

City Manager

City Manager Steve Stuart - Thank you to Council for all their hard work during AWC City Action Days conference.

Public Works Director Bryan Kast - Response provided regarding a questions brought up at the last Council

meeting concerning an erosion control measures requirements.

Deputy City Manager Lee Knottnerus - Next first Saturday event is tailgate party and chili challenge contest.

FROM THE COUNCIL

ADJOURN - [7:50 PM](#)



Julie Ferriss, City Clerk



Ron Onslow, Mayor