



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

January 23, 2020

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM - [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

Move agenda item to beginning of the meeting - Cemetery Board Appointments

PUBLIC COMMENT

Roy Garrison - Resident
Support of naming "Horns Corner Park" in Pioneer Village.

Norman Ferrell - Resident
Provided an update on Gleaner's Club.

Clarence Thomas - Resident
Columbia Hills HOA, stormwater at Sevier and Hillhurst - HOA maintenance but City claims as public.
Concerned about future impacts.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

1. Approval of Claims And/Or Payroll

2. Approval of Minutes from the January 9, 2020 Meeting

CEMETERY BOARD

Cemetery Board Appointments

Position 1, Term Expires: 12/31/2022 - Sue Farkash

Position 2, Term Expires: 12/31/2021 - Cynthia Mumford

Position 3, Term Expires: 12/31/2020 - Claudia Shobert

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

PRESENTATION

1. 2020 Planning Commission Work Program

2. 2020 Parks Board Work Program

BUSINESS

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

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.

City Council discussion.

First reading conducted.

2. Second Reading of Ordinance No. 1309 – Gress Property Mixed Use Overlay Removal - Louisa Garbo, Community Development Director

On December 19, 2019 Council adopted a series of ordinances annexing the Gress property into the Ridgefield city limits and establishing the Residential Medium Density 16 base zone, changing the comprehensive plan designation from Urban Medium to General Commercial on the eastern 40 percent of the property, and changing the zoning designation from RMD-16 to Commercial Community Business on the eastern 40 percent of the property. The proposal is to remove the mixed use zoning overlay from the Gress property.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1309 AS PRESENTED.

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

3. Motion - Approval of Kemper Grove Phase 1 Final Plat

The applicant proposes to subdivide the 4.81-acre site with Assessor's #213729000 into 32 single-family attached residential lots and 4 single-family detached residential lots, as approved with the preliminary PUD. The lots range from 2,500 square feet (Lots 1, 28-30) to 3,675 square feet (Lot 19), consistent with the lot sizes and density approved through the Kemper Grove preliminary PUD. The average lot size is 2,740 square feet. N Pioneer Canyon Drive and N 30th Drive are public streets that provide direct access to Lots 1-36. Kemper Grove Phase 1 contains one storm facility, Tract C, to be owned and maintained by the HOA. Kemper Grove Phase 1 contains two open space tracts to be owned and maintained by the HOA. Tract A is 0.83 acres located in the southeast portion of the site. The eastern portion of Tract A contains a wetland. The western portion includes a paved trail connecting to N Pioneer Canyon Drive to the north and future phases of Kemper Grove to the south. Tract B is 0.37 acres to be left in its natural state.

City Council discussion.

MOTION: MOVE TO ADOPT KEMPER GROVE PHASE 1 FINAL PLAT AS PRESENTED.

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

4. Motion - Approval of the Crossing Final Plat

The applicant proposes to subdivide the 4.01-acre site with Assessor's #986052946 into 36 single-family attached (townhouse) residential lots. The lots range from 1,677 square feet (Lot 12) to 6,153 square feet (Lot 1), consistent with the lot sizes approved through the Ridgefield Crossing mixed use master plan and preliminary subdivision plat. The average lot size is 2,766 square feet.

City Council discussion.

Applicant representative provided additional history on existing trail system and access to the wetland.

MOTION: MOVED TO ADOPT CROSSING FINAL PLAT AS PRESENTED.

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

5. Motion - Approval of Park Naming in Pioneer Village

At the January 9th meeting the City Council expressed interest in naming the plaza around the historic Pear tree in Pioneer Village after the Gretsche Family and having the park name reflect the historic name of "Horns Corner" for this area of the City. Staff has reached out to the Pioneer Village developer they were supportive of the idea to name the plaza after the Gretsche Family.

MOTION: MOVED TO NAME THE PARK IN PIONEER VILLAGE AS "HORNS CORNER PARK".

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

PUBLIC HEARING/BUSINESS

1. Public Hearing and Approval of Resolution No. 570 – Ridgefield School District Proposition No. 5 General Obligation Bonds - Lee Knottnerus, Deputy City Manager

Staff recommends that the Council hold a Public Hearing to receive comments for and against Ridgefield School District Proposition No. 5. Once the Public Hearing has afforded approximately equal opportunity for the expression of opposing views, staff recommends closing the Public Hearing and deliberating/acting upon Resolution No. 570.

Mayor Opened Public Hearing: 7:46PM

No testimony received.

Mayor Closed Public Hearing: 7:46PM

MOTION: MOVED TO ADOPT RESOLUTION NO. 570 AS PRESENTED.

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

2. Public Hearing and First 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, Gretsche 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.

Mayor Opened Public Hearing: 7:49PM

No testimony received.

Mayor Closed Public Hearing: 7:49PM

First reading conducted.

PUBLIC COMMENT

Michael Jennings - Resident

Spoke is regarding to how well Ridgefield government is managed.

School Bond advertisement is not sufficient.

Roy Garrison - Resident

Ridgefield government is good due to Councilmembers availability.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Day - Attended 19th meeting and meaningful movie series at Liberty Theater.

Council Member Lindsay - Attended walk through at the vocational school organized by the School District.

Council Member Aichele - Attended Pre-application conference.

Council Member Wells - Attended 6 meeting, City/Port legislative breakfast.

Council Member Ziemer - Attended CREDC committee meeting.

Council Member Onslow - Attended City of La Center Council meeting.

Mayor

Attended Economic Forecast meeting.

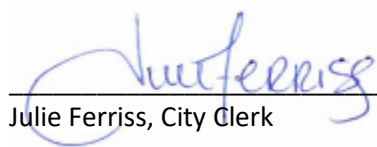
City Manager

Deputy City Manager Lee Knottnerus - First Saturday event updates.

Community Development Director Louisa Garbo - Community Development report provided, permit technician position filled.

Finance Director Kirk Johnson - Investment portfolio report provided. Received certificate of achievement for excellence in financial reporting.

ADJOURN - [8:08 PM](#)



Julie Ferriss, City Clerk



Don Stose, Mayor