



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

January 9, 2020

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	
Lee Wells	Councilor	Present	
Don Stose	Mayor	Present	
Sandra Day	Councilor	Present	
Jen Lindsay	Councilor	Present	
Rob Aichele	Councilor	Present	
Dana Ziemer	Councilor	Present	

CITY COUNCIL MEMBERS OATH OF OFFICE

SELECTION OF MAYOR AND MAYOR PRO TEM

Mayor Appointment:

Motion: Council member Sandra Day nominated Don Stose.

Second: Council member Rob Aichele.

Motion passed.

Mayor Pro-Tem Appointment:

Motion: Council member Sandra Day nominated Lee Wells.

Second: Council Member Rob Aichele.

Motion Passed.

LATE CHANGES TO THE AGENDA

Remove: Resolution No. 570, agenda item moved to 01-23-2020 City Council meeting.

OATH OF OFFICE FOR LIEUTENANT DORIOT - JOHN BROOKS, POLICE CHIEF

OATH OF OFFICE FOR SERGEANT PETTIT - JOHN BROOKS, POLICE CHIEF

OATH OF OFFICE FOR OFFICER MORGAN - JOHN BROOKS, POLICE CHIEF

PUBLIC COMMENT

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

1. Approval of Claims And/Or Payroll
2. Approval of Minutes from the December 19, 2019 Meeting

PRESENTATION

1. Third Quarter 2019 Financial Report

BUSINESS

1. Second Reading of Ordinance No. 1308 - Eagle Ridge Estates Zone Change - Louisa Garbo, Community Development Director

In the fall of 2018, the City of Ridgefield entered into a Concomitant Agreement (Agreement) regarding PIN 215877000 and PIN 215818000 (Properties) with Troy Developer LLC (Applicant/Owner.) The purpose of Ordinance No. 1308 is to implement the Council's intent to rezone the subject properties to RLD-8 consistent with the Development Agreement and Ordinance No. 1276 adopted in the fall of 2018.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1308 AS PRESENTED.

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

2. Resolution No. 569 - Intent to Annex - Fell - Louisa Garbo, Community Development Director

Diana Fell and Sean Fell own the subject parcels with Assessor's #215859000 and #215854000. The Fell property is within the Ridgefield Urban Growth Area (UGA). The Fell property is contiguous with the Ridgefield city limits to the west. Therefore, the property is eligible for annexation. The current Clark County zoning of the property is Single-Family Residential (R1-10), with the Urban Holding - 10 (UH-10) overlay. The 2016 Ridgefield Urban Area Comprehensive Plan designation is Urban Low Density Residential (UL). RDC 18.210.015.B states that the RLD-4, RLD-6, and RLD-8 zoning districts shall implement the UL comprehensive plan designation. Per the Gee Creek Plateau Subarea Plan, the future City of Ridgefield zoning for the property is Residential Low Density - 6 (RLD-6). The Gee Creek Plateau Subarea Concept Plan shows an Open Space overlay on the majority of the property, as well as an Open Space/Park zoning designation in the northeast corner. The proposed future Gee Creek Trail alignment is also shown across the northeast corner of the site. Per the applicant's introductory statement and application materials, there are no immediate plans to develop the property. The applicant does intend to establish an access easement across the eastern twenty feet of the northern parcel (#215859000) granting access to the southern parcel (#215854000). Access and environmental challenges exist on the property that will need to be addressed prior to any future development. The direct petition method of annexation requires that owners of 10% or more of the land value of the proposed annexation area must sign the Notice of Intent to Annex. Road values are not included in this calculation. Diana Fell and Sean Fell own 100% of the land value of the property proposed for annexation, exceeding the 10% threshold of the Notice of Intent to Annex.

City Council conducted discussion.

MOTION: MOVED TO ADOPT RESOLUTION NO. 569 AS PRESENTED.

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

3. Motion - Approval of the Crossing Final Plat

The Ridgefield Hearing Examiner approved the Ridgefield Crossing mixed use master plan and preliminary subdivision plat on July 27, 2018, as PLZ-17-0129. Ridgefield Crossing includes three residential phases with a total of 133 single-family attached lots. The subject final plat, The Crossing, was formerly known as Ridgefield Crossing Phase 2. 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. S 68th Court is a public street that provides direct access to Lots 1-10, 18-20, and 25-36. Private roads provide access from S 68th Court to Lots 11-17 and 22-24. Private Road A is to be owned and maintained by Lots 11-14 equally. Private Road B is to be maintained by Lots 15-17 and the Homeowners Association (HOA) equally, with an access and inspection easement granted to the City for private storm facility B. Private Road C is to be owned and maintained by Lots 22-24. The Crossing also contains three parking spaces and one storm facility to be owned and maintained by the HOA. An inspection easement on the private storm easement and a water meter easement are dedicated to the City. A sanitary sewer easement is dedicated to Clark Regional Wastewater District. Tract C is to be retained by the developer for future right-of-way development. The Crossing contains three open space tracts to be owned and maintained by the HOA. Tract K is south of Lot 18, Tract L is east of Lots 15-17, and Tract M is south of Lot 28. All three open space tracts are accessible from S 68th Court. The Crossing is bounded on the west and south sides by Ridgefield Crossing Tract D, which contains protected critical areas.

City Council conducted discussion.

City Council requested for agenda item to be brought back on January 23rd with additional information as discussed.

4. Motion - Approval of Park Naming in Pioneer Village

Ridgefield Municipal code defines the process for the naming of park facilities. The process requires that suggested names for parks are collected and presented to the Parks Board for review and consideration at a public meeting. Following this presentation and any public testimony the Parks Board makes a recommendation to City Council for the name of the park. At Experience Ridgefield in September 2019 city staff and Parks board members staffed a booth for input on the City's Parks. At this booth a plan and information about the new park at Pioneer Village was presented, along with a box where the public could suggest names for the new park. After experience Ridgefield the same information was put on the City's social media pages to allow further input and name suggestions. In total 67 suggestions of names were submitted. A list of the names and numbers of suggestions is attached. Some names, or variations of names, received multiple suggestions. At their November meeting the Parks Board reviewed the suggested names for the park. They focused on the names that had historical significance, and that

represented the function of the park. They paid particular attention to names that had received multiple suggestions. No public testimony was received. At the November meeting the Board requested that staff reach out to the Gretsches family to confirm that they were supportive of having the park named after them. At the December Parks Board meeting staff confirmed that the Gretsches family was in favor of the name and the Parks Board passed a unanimous vote to recommend that the park be named "Gretsches Community Park" to recognize the former owner of the land, and the function of the park.

City Council conducted discussion.

City Council requested for agenda item to be brought back on January 23rd with additional information as discussed.

PUBLIC HEARING/BUSINESS

1. Public Hearing and First 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 (RMD-16) base zone, changing the comprehensive plan designation from Urban Medium (UM) to General Commercial (GC) on the eastern 40 percent of the property, and changing the zoning designation from RMD-16 to Commercial Community Business (CCB) on the eastern 40 percent of the property. The proposal is to remove the mixed use zoning overlay from the Gress property.

Mayor Opened Public Hearing: 7:34PM

No testimony received.

Mayor Closed Public Hearing: 7:34PM

First reading conducted.

PUBLIC COMMENT

Michael Jennings - Resident

Spoke in regards to planned methanol plant in Kalama

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Day - Attended Port of Ridgefield meeting, library design meeting.

Council Member Lindsay - Attended City Manager briefing.

Council Member Aichele - Received an invite to attend a high school class and help students with a project.

Council Member Wells - Attended town hall meeting for Sen. Ann Rivers.

Council Member Ziemer - Attended special school board meeting.

Council Member Onslow - Attended town hall meeting for Sen. Ann Rivers, Camas City Council meeting, RTC meeting.

Mayor

Welcome new Council members, exciting year ahead of us.

City Manager

City Manager Steve Stuart - Welcome new Council members.

City Attorney - Litigation update provided.

Community Development Director - Community Development report provided.

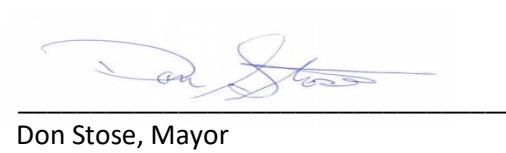
Finance Director Kirk Johnson - AWC workers comp retro program update.

Public Works Director Bryan Kast - Public Works crew is ready for snow.

ADJOURN - [7:49 PM](#)



Julie Ferriss, City Clerk



Don Stose, Mayor