

**CITY OF RIDGEFIELD, WASHINGTON  
CITY COUNCIL MEETING MINUTES**

**DATE** August 14, 2008

**ATTENDANCE**

**PRESENT:** Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz.

**ABSENT:** Mayor Ron Onslow.

**STAFF:** Finance Division Director Gaylynn Brien; City Manager Justin Clary; Chief of Police Carrie Greene; Director of Finance & Administration/City Clerk Kay Kammer; Senior Planner Dale Schulze; City Attorney Chris Sundstrom; Public Works Director Steve Wall.

**CALL TO ORDER** [6:30:44 PM](#)

**PLEDGE OF ALLIEGANCE**

MOTION: Council member Darren Wertz moved to excuse Mayor Onslow from tonight's meeting

SECOND: Council member Lee Wells.

Vote: 4-0

Yes: Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz

No: None

Abstained: None

Absent: Mayor Ron Onslow

Motion unanimously passed.

**LATE CHANGES TO THE AGENDA**

None

**MAYOR/COUNCIL REPORTS**

Mr. Wertz	Attended worksession on governance manual and breakfast for potential County Commissioner candidates.
Mr. Wells	Attended governance manual worksession, Port, Parks Board and Planning Commission meetings
Mr. Taylor	Attended the State Auditor entrance meeting, budget advisory meeting, National Night Out, Planning Commission meeting, council briefing, and Parks Board meeting
Mayor Pro Tem Swindell	Attended the governance manual study session, met with Dave Mercier regarding the City Manager evaluation, National Night Out, North County Leadership group, council briefing, Capital Facilities Plans study session, Three Creeks advisory meeting

## **CITIZEN COMMUNICATIONS**

David Roe, resident

Area set aside as open space in subdivision – view from home would be a water tank  
Concerns regarding citing of water storage tanks in residential views

Sheryl Kennon, non-resident

Concerns regarding removal of skate park equipment  
Community Development Block Grant indicated that skate facilities would be in the park  
Action Committee was formed the last time the park was vandalized and disbanded when the kids adhered the rules - need to have citizen's involvement again  
Break contractual agreement with granting agencies

Marie Stephenson, resident

Thank you to responsible party for cutting down shrubs at the corner of 9<sup>th</sup> and Pioneer

## **CONSENT AGENDA**

1. Approval of claims and payroll in the amount of \$354,481.45  
Claims  
10936 through 10986 in the amount of \$195,724.71  
Automated Clearing in the amount of \$518.99  
Payroll  
Direct deposit of \$122,436.62  
10929 through 10935 in the amount of \$41,301.37  
1209 in the amount of \$3,252.83  
Electronic transfer of \$45,449.08 and automatic clearing of \$26,797.85
2. Approval of minutes from July 24 and July 31, 2008
3. Acceptance of \$250.00 from the Bank of Clark County for the National Night Out event

MOTION: Council member Lee Wells moved to approve the consent agenda as presented

SECOND: Council member David Taylor.

[6:50:15 PM](#)

<u>Vote:</u>	4-0
Yes:	Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz
No:	None
Abstained:	None
Absent:	Mayor Ron Onslow

Motion unanimously passed.

## **PUBLIC HEARING**

1. Ridgefield School District Capital Facilities Plan

Opened [6:50:42 PM](#)  
Justin Clary presented information regarding the updated plan

Marnie Allen, Attorney for Ridgefield School District  
Appreciate staff bringing forward plan and council consideration  
Plan provides road map on how the district will build schools  
Outlines schools, how many students for each school, education programs, portables, and vacant property owned by the school district.  
Current enrollment is 2,100 and projection for enrollment in six years is 3,000  
500 students are currently housed in 25 portables  
Plan is for a new high school, converting the current high school into the middle school and upgrade elementary schools  
Funding sources are state funding, bonds and impact fees

Closed [6:58:57 PM](#)

2. Continuation of the Parks Capital Facilities Plan from July 24, 2008

Opened [6:59:20 PM](#)

Justin Clary presented information regarding the continuation for the public hearing

Vern Veysey, non-resident

Apologize for being unaware what was happening and actions at last meeting

Municipal park district is not the appropriate place in the plan

National park standard is 5 acres per 1,000 and Community Parks were included

Closed [7:04:18 PM](#)

3. Amendment to the 2008-2013 Six-Year Transportation Improvement Program

Opened [7:04:34 PM](#)

Steve Wall presented information regarding the amendment

No testimony received

Closed [7:06:01 PM](#)

## BUSINESS

### 1. Ordinance No. 1012

First reading of Amendment to Park Impact Fee

First reading conducted

Population projection in 2004 Capital Facilities Plan (CFP) was 12,000

Current projection is double for population

CFP plan had \$9,000,000 in parks and trails acquisition and development

2006 Council adopted Parks & Recreation plan which is more ambitious

Three options available from the Comprehensive Parks & Recreation plan

Council discussion:

Growth rate 11% per year for 20 years

Reduction factor

Formula calculation is codified

Project specific – need to be identified in CFP

Municipal Parks District would need to go before a vote before the citizens

Residents have indicated that they would like to see more parks

Residents and developers would both share in and support parks

Direction to staff is to move forward with Option 2 with caveat to review reduction factor and schedule study session before coming back with second reading

Vern Veysey, non-resident

No park professionals on staff only planners

Have 20 years experience in parks

Get the land or forget your parks program

If you don't get the land then you reduce your standards

Involve the people who are going to use the park and then they will take care of it

Municipal parks district will provide funding for maintenance

Parks Board chose Option 3 and council should go with Option 3

### 2. Ordinance No. 1013

First reading of Amendment to Transportation Impact Fee (TIF)

First reading conducted

Revised impact fee from 2004 plan

Proposed to increase to from \$203 to \$313 per daily trip

Discussed scenarios including Bertsinger realignment, 35<sup>th</sup> Avenue, 51<sup>st</sup> Avenue and whether or not they would be included

TIF share of projects and eligible or not

Fee implementation

Vesting opportunities for current developers

Council Directive:

51<sup>st</sup> Avenue to be on capital improvement project list with 40 percent of project from Pioneer St to 20th St being transportation impact fee eligible  
Historical Downtown (excluding waterfront) remains eligible for impact fee exemption  
35<sup>th</sup> Avenue on is on capital improvement project list but not TIF eligible  
Bertsigner on capital improvement project list but not TIF eligible  
Delay fee implementation for 12 months

Steve Madsen, Building Industry Association (BIA)

Larger builders construct in volume

12 months is optimistic for recovery

Set a different time when fees are collected - change to occupancy instead of building permit

Written testimony received from Matt Lewis and Paul DeBoni concur with Mr. Madsen's comments

Read Stapleton

Consider TIF share between Pioneer and 20<sup>th</sup> for 51st Avenue

20<sup>th</sup> is the city limits

Discussion:

Risk is shifted to city when shifting timeline for collection of fees

3. Ordinance No. 1014

First reading of Amendment to Sewer System Development Charge (SDC)

First reading conducted

Increase fee to adequately fund necessary facilities

Current fee is \$6,950 and potential increase up to \$10,050

SDC needs to be set appropriately so as to not have to increase utility rates to pay for debt service on projects

Based on a ten year improvement program

4. Ordinance No. 1015

First reading of Amendment to Ridgefield School District Impact Fees

First reading conducted

2008 – 2014 Capital Facilities Plan

Single family unit: current \$3,819.72 to proposed \$4,490.17

Multi family unit: current \$1,077.12 to proposed \$2,314.65

Marnie Allen, Attorney

Delay impact fee to January 1, 2009

Proposed fee will still be the third lowest fee in Clark County

Steve Madsen, BIA

Affordability analysis for the Vancouver market was completed

Median price home is \$250,000

Median income is \$54,000 – could afford a \$175,000 home

Wages have not increased dramatically in the last ten years

5. Ordinance No. 1005  
Second reading of City of Ridgefield Comprehensive Plan

2004 Comprehensive Plan was adopted  
2005 County Commissioners reopened plan  
Urban Growth Boundary adopted by the county was different than what was proposed in 2005  
Work sessions, public hearings and an open house were conducted

Lee Wells declared that he owned property within the comprehensive plan but feels that he can act holistic for the whole plan

Council did not feel there would be a problem with Mr. Wells voting on plan and no comments were received from the public

Need to include General Facilities Capital Facilities Plan Section 1.4 in the motion

Read Stapleton,  
Mapping error  
Isolated approximate 1 acre parcel  
Change to medium density

Derrick Chisholm, Parametrix  
Could be classified as a scrivener's error  
Should have been included as medium density

Roy Garrison, non-resident  
Employment Mixed Use Overlay (EMUO) zoning does not appear on the map

Derrick Chisholm, Parametrix  
City code will continue to make use of employment mixed use zoning  
Makes for an inconsistent and complicated plan  
Implementing zoning map will have some EMUO included

Eric Clayton, Realtor  
Proposed road through Boschma property was to connect with Union Ridge Parkway and not 74<sup>th</sup> Place  
Impacts to high impact retail currently being marketed

Discussion:  
EMUO is still in effect for zoning  
Road was drawn incorrectly

MOTION: Council member David Taylor moved to adopt Ordinance No. 1005 with the amendment to include citation of the General Facilities Capital Facilities Plan in Section 1.4

SECOND: Council member Darren Wertz.

[8:58:19 PM](#)

Vote: 4-0  
Yes: Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz  
No: None  
Abstained: None  
Absent: Mayor Ron Onslow

Motion unanimously passed.

6. Ordinance No. 1006  
Second reading of Amendment to General Capital Facilities Plan

Provides a list of general facilities

MOTION: Council member Darren Wertz moved to adopt Ordinance No. 1006 as presented

SECOND: Council member David Taylor.

[9:00:46 PM](#)

Vote: 4-0  
Yes: Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz  
No: None  
Abstained: None  
Absent: Mayor Ron Onslow

Motion unanimously passed.

7. Ordinance No. 1007  
Second reading of Amendment to Parks Capital Facilities Plan

Provides a list of capital improvement projects

MOTION: Council member David Taylor moved to adopt Ordinance No. 1007

SECOND: Council member Lee Wells.

Discussion:

Maker cannot speak against the motion but the seconder can

Will vote it down

[9:08:22 PM](#)

Vote: 0-4  
Yes: None  
No: Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz  
Abstained: None  
Absent: Mayor Ron Onslow

Motion unanimously failed.

8. Ordinance No. 1008  
Second reading of Amendment to Transportation Capital Facilities Plan

Remove the clause regarding the SW Washington Health Systems  
Summarized potential amendments

MOTION: Council member Darren Wertz moved to adopt Ordinance No. 1008 with the amendments to include that 51<sup>st</sup> Avenue to be on plan and the portion from Pioneer to 20<sup>th</sup> be TIF eligible, the TIF exemption remains eligible for the Historical Downtown, 35<sup>th</sup> Avenue to remain on the list but not TIF eligible and Bertsinger to be on list but not TIF eligible

SECOND: Council member David Taylor.

Mr. Wells declared ownership of property noted on CFP

[9:14:35 PM](#)

<u>Vote</u> :	3-0
Yes:	Council member Matt Swindell, David Taylor and Darren Wertz
No:	None
Abstained:	Council member Lee Wells due to perceived conflict of interest
Absent:	Mayor Ron Onslow

Motion unanimously passed.

9. Ordinance No. 1009  
Second reading of Amendment to Water Capital Facilities Plan

MOTION: Council member Lee Wells moved to adopt Ordinance No. 1009 as presented

SECOND: Council member Darren Wertz.

[9:17:10 PM](#)

<u>Vote</u> :	4-0
Yes:	Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz
No:	None
Abstained:	None
Absent:	Mayor Ron Onslow

Motion unanimously passed.

10. Ordinance No. 1010  
Second reading of Amendment to Sewer Capital Facilities Plan

MOTION: Council member David Taylor moved to adopt Ordinance No. 1010 as presented

SECOND: Council member Lee Wells.

[9:20:34 PM](#)

<u>Vote</u> :	4-0
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Yes: Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz  
No: None  
Abstained: None  
Absent: Mayor Ron Onslow

Motion unanimously passed.

11. Ordinance No. 1011

Second reading of Amendment to Ridgefield School District Capital Facilities Plan

MOTION: Council member Darren Wertz moved to adopt Ordinance No. 1011 as presented

SECOND: Council member Lee Wells.

[9:23:18 PM](#)

Vote: 4-0  
Yes: Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz  
No: None  
Abstained: None  
Absent: Mayor Ron Onslow

Motion unanimously passed.

12. Resolution No. 360

Amendment to the 2008-2013 Six-Year Transportation Improvement Program

MOTION: Council member Lee Wells moved to adopt Resolution No. 357 as presented

SECOND: Council member David Taylor.

[9:24:18 PM](#)

Vote: 4-0  
Yes: Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz  
No: None  
Abstained: None  
Absent: Mayor Ron Onslow

Motion unanimously passed.

13. Motion – Adoption of 2008 Washington State Department of Transportation (WSDOT) Standard Specifications

Need to adopt standards to be able to obtain federal transportation funds

MOTION: Council member David Taylor moved to adopt the 2008 Washington State Department of Transportation Standard Specifications for Road, Bridge, and Municipal Construction for transportation related projects that will rely wholly or in part on federal funding sources administered through Washington State Department of Transportation Highways and Local Programs

SECOND: Council member Lee Wells.

[9:26:19 PM](#)

<u>Vote:</u>	4-0
Yes:	Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz
No:	None
Abstained:	None
Absent:	Mayor Ron Onslow

Motion unanimously passed.

### **CITIZEN COMMUNICATIONS**

Steve Madsen, BIA

Met with staff to discuss how we can help each other market the area

Try to organize production builders for coordination

**ADJOURN**      [9:33:08 PM](#)

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**Kay Kammer**  
**Director of Finance & Administration**  
**City Clerk**

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**Matt Swindell**  
**Mayor Pro Tempore**