RIDGEFIELD CITY COUNCIL
MEETING AGENDA

Thursday, July 13, 2023
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642

I. PUBLIC BRIEFING - 5:00 P.M.

1. **Public Briefing: Local Tax Increment Financing - Kirk Johnson, Finance Director**

II. GENERAL SESSION CALL TO ORDER - 6:30 PM

1. **Flag Salute**
2. **Roll Call**
3. **Late changes to the agenda**

III. INTRODUCTION AND SWEARING-IN CEREMONY FOR LIEUTENANT ANDREW - CHIEF DORIOT

IV. INTRODUCTION AND SWEARING-IN CEREMONY FOR OFFICER BENTON - CHIEF DORIOT

V. INTRODUCTION AND SWEARING-IN CEREMONY FOR OFFICER COBLENTZ - CHIEF DORIOT

VI. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

VII. CONSENT AGENDA

1. **Approval of Claims And/Or Payroll**
2. **Approval of Minutes from the June 29, 2023 Meeting**

VIII. BUSINESS

1. **Motion - Awards for On-Call Emergency, Facility and Utility and Infrastructure Construction & Repair Contracts - Chuck Green, Public Works Director**

2. **Resolution No. 629 - The Bluffs Suite 210 Fee Waiver Approval - Claire Lust, Community Development Director**

3. **Second Reading of Ordinance No. 1406 - Spring 2023 Ridgefield Municipal Code (RMC) Amendments - Claire Lust, Community Development Director**

IX. PUBLIC HEARING/BUSINESS

1. **Public Hearing and First Reading of Ordinance No. 1405 - Amendment to the Development Agreement for Paradise Point - Steve Stuart, City Manager**

X. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

XI. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. **Council**

2. **Mayor**

3. **City Manager**

XII. ADJOURN

CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: July 13, 2023

AGENDA ITEM NAME: Public Briefing: Local Tax Increment Financing

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GOVERNING LEGISLATION

RCW 39.114 Tax Increment Financing

PREVIOUS COUNCIL ACTION TAKEN:

Council has been briefed previously on the process to implement Local Tax Increment Financing

SUMMARY/BACKGROUND:

Public briefing on Local Tax Increment Financing.

BUDGET/FINANCIAL IMPACTS:

See attached presentation and draft of the project analysis report

RECOMMENDED ACTION OR MOTION:

No action requested. This is a public briefing.

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

1. Tax Increment Financing Public Briefing 7.13.2023
2. Ridgefield_TIA_Report_2023_06_01

City of Ridgefield
Tax Increment Area

1

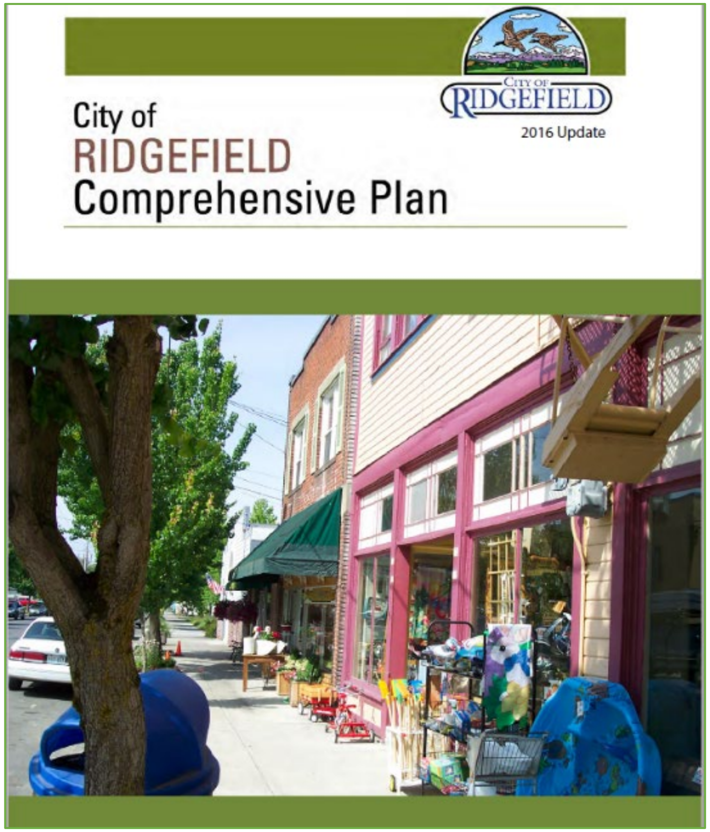
Agenda

- Why is Ridgefield considering a Tax Increment Area (TIA)?
- Timeline
- What is a TIA?
- Proposed TIA Boundary & Projects
- Impacts to Local Economy
- Taxing Districts
- How to Provide Input

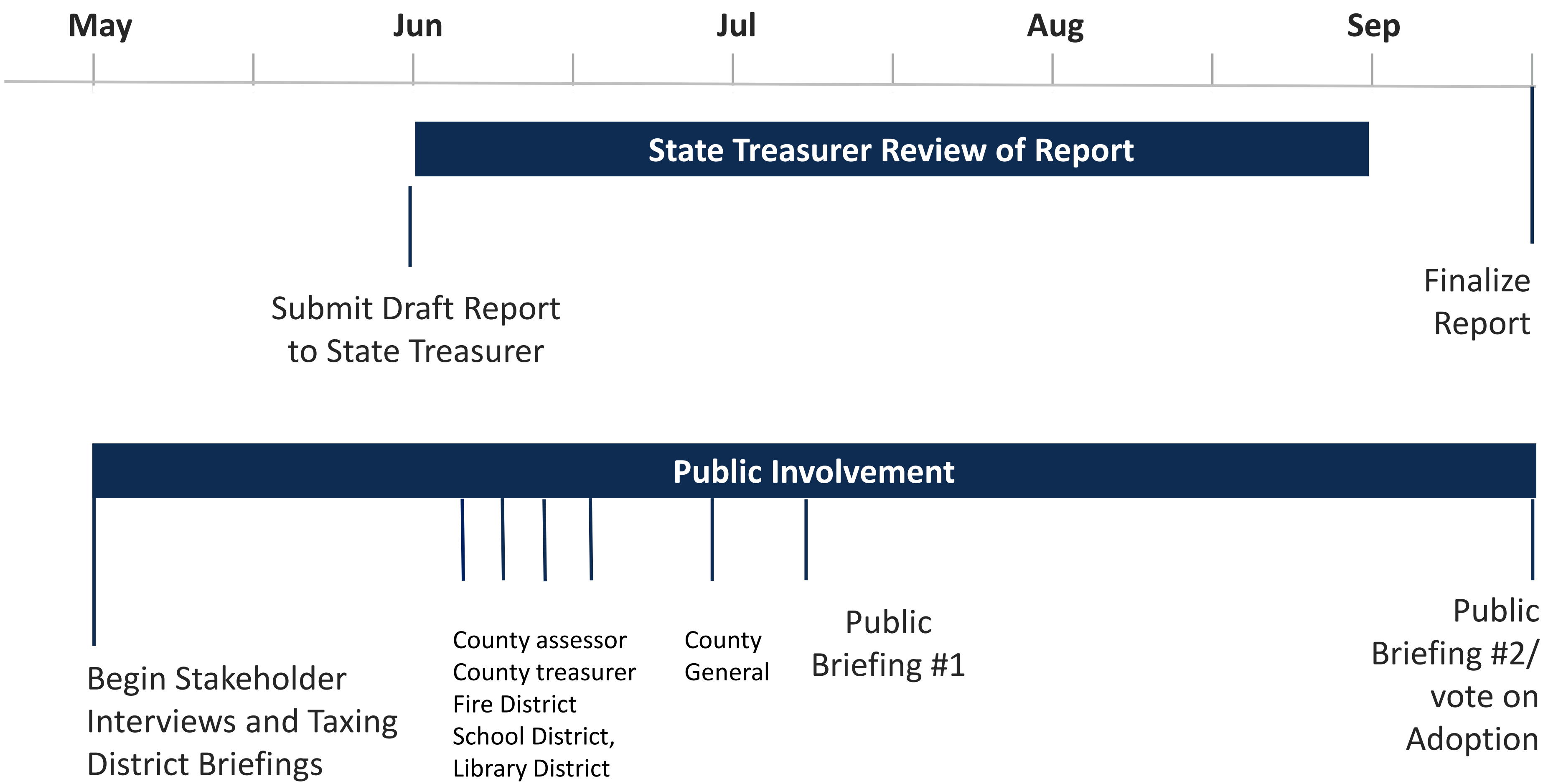
Why is Ridgefield Considering a TIA?

Comprehensive Plan

- Regional employment center
- Quality neighborhoods
- Complete Community
- Protection of Critical Areas
- Managed Growth



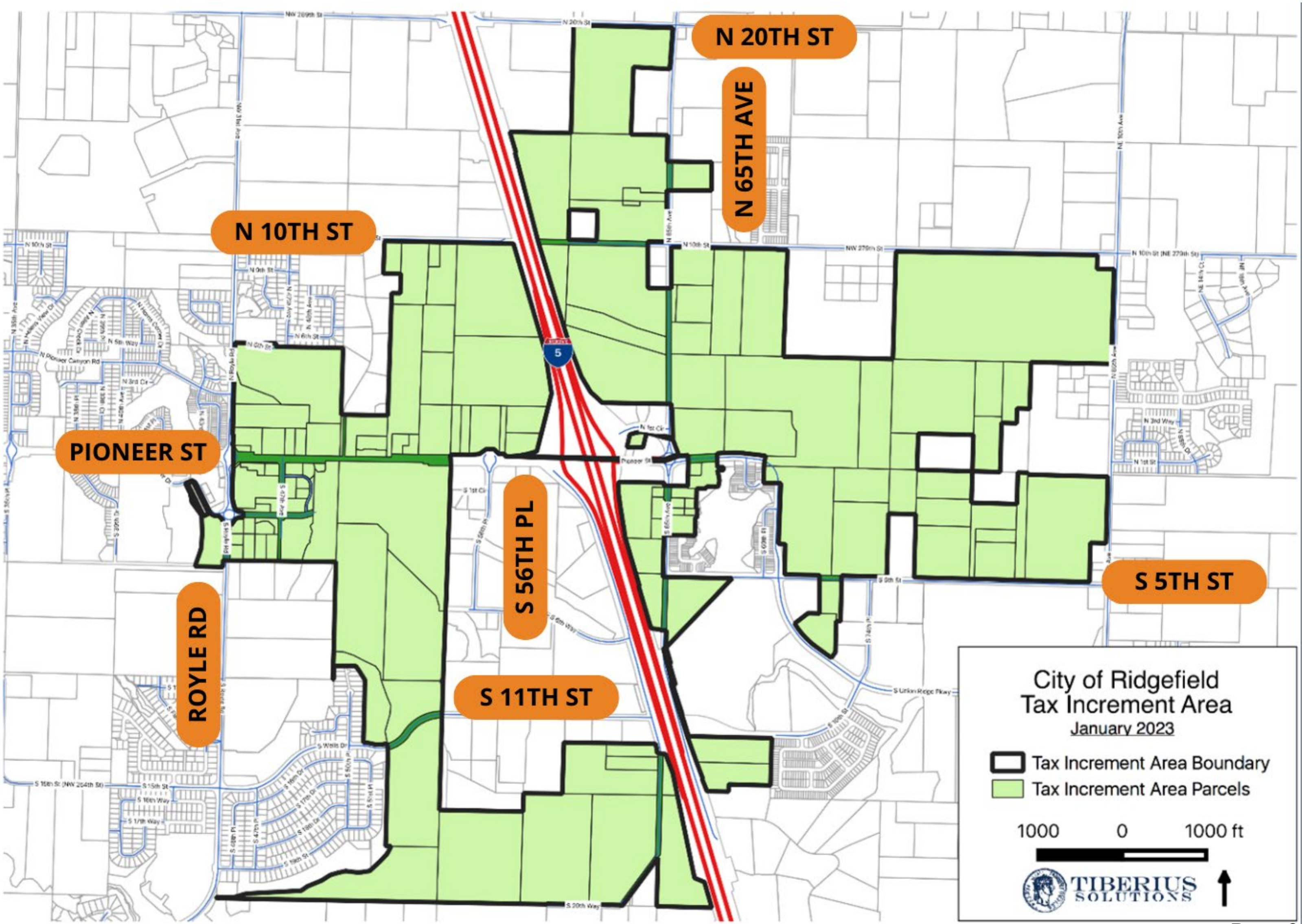
Project Timeline



What is a Tax Increment Area?

- RCW 39.114: HB 1189 enacted in 2021
- Cities, counties, and Ports can establish Tax Increment Areas (TIAs) to fund public improvements that enable private development
- Some property taxes paid in TIA are collected by the TIA to pay for specific public projects
- New in Washington, most other states have been actively using for decades

Proposed TIA Boundary



Proposed Project List – Key Projects

1. Widen Pioneer Street (4 lanes) from 56th Place to Royle Road

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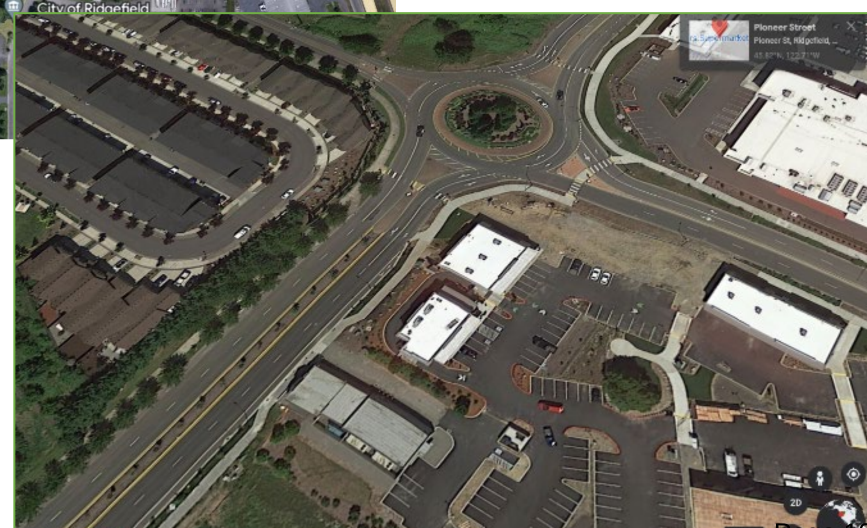


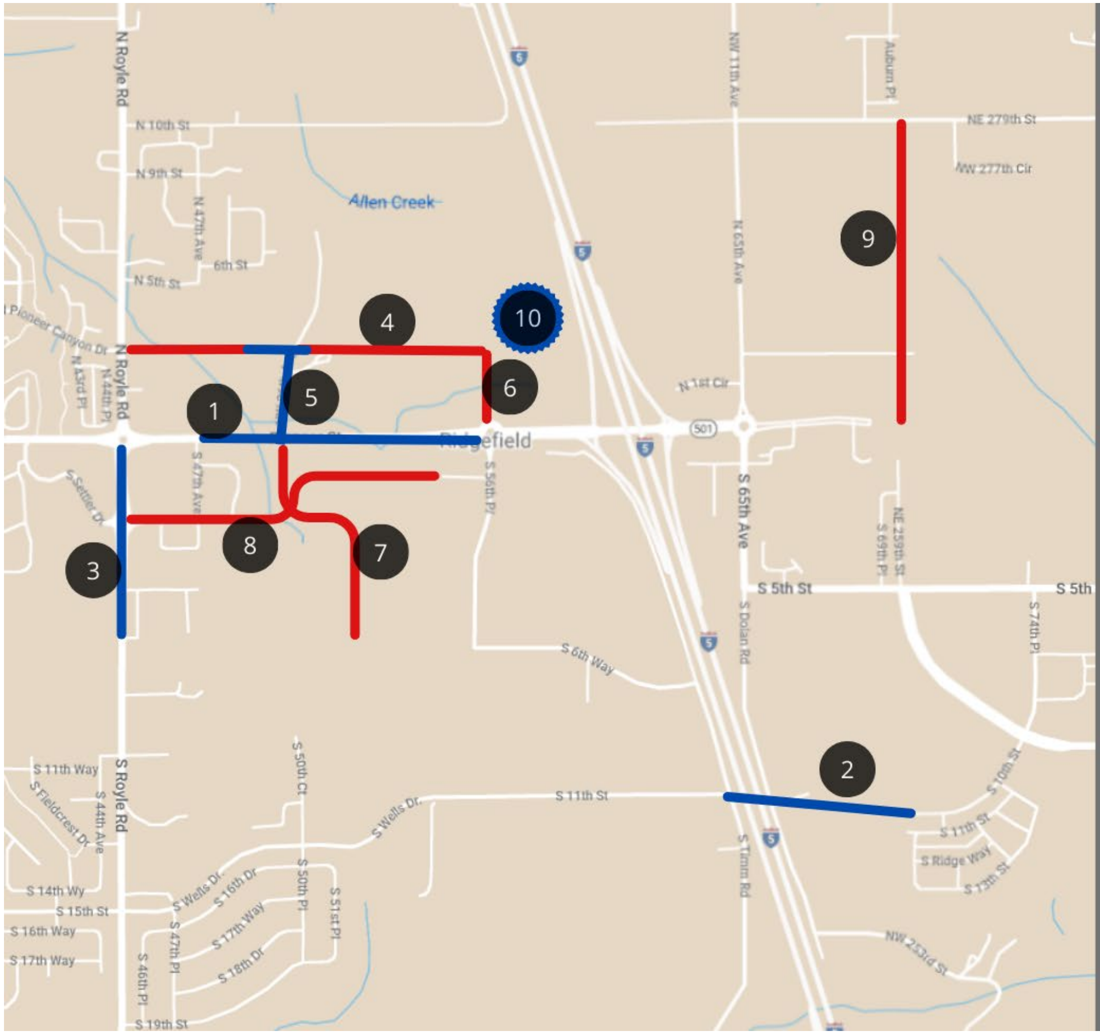
Proposed Project List – Key Projects

2. Build the South 10/11th Street corridor and I-5 overpass

Proposed Project List - Projects

3. Widen Royle Road to minor arterial (3 lanes)
4. Build Pioneer Canyon Drive as industrial/commercial collector
5. Build N 51st Ave as industrial/commercial collector
6. Build N 56th Ave as industrial/commercial collector
7. Build S 51st Ave as minor arterial
8. Build new east-west collector south of Pioneer (SR 501)
9. Build new north-south connector east of I-5
10. Build regional stormwater facility at I-5 Junction

Projects Map



City Project

Developer Project

1. Widen Pioneer Street, 56th to Royle
2. Build S 10/11th Street corridor & overpass
3. Widen Royle Road
4. Build Pioneer Canyon Drive as collector
5. Build N 51st Ave as collector
6. Build N 56th Ave as collector
7. Build S 51st Ave as minor arterial
8. Build new East-West Collector
9. Build new North-South Connector
10. Build Regional Stormwater facility

Project Timing

Project	Years of Construction
1.Widen Pioneer Street (4 lanes) from 56th Place to Royle	2024/2025
2.Build the South 10/11th Street corridor and I-5 overpass	2028
3.Widen Royle Road to minor arterial (3 lanes)	2024/2025
4.Build 5th Street or Pioneer Canyon Drive as industrial/co	2024
5.Build N 51st Ave as industrial/commercial collector	2024/2025
6.Build N 56th Ave as industrial/commercial collector	2024
7.Build S 51st Ave as minor arterial	2024
8.Build new east-west collector south of Pioneer (SR 501)	2024/2025
9.Build new north-south connector east of I-5	2024/2025
10.Build regional stormwater facility at I-5 Junction	2024

Positive Impacts to Local Economy

- $700M in private development (2023 $)
- 6,400 temporary construction jobs plus additional indirect jobs totaling 9,374 full time positions and $552.7M in labor income
- 1,890 ongoing direct jobs at full build-out
- Total 2,370 jobs at full build out (direct and indirect)
- Annual labor income of $85M
- $1.25B total economic output from construction
- $295M annual economic output from operations

Positive Impacts to the Economy - Taxes

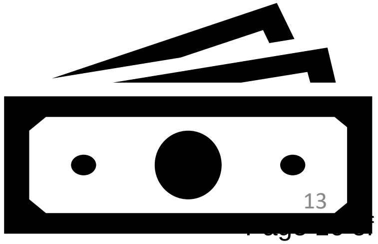
- Construction: $26.5 M in state and local tax revenue (excluding property taxes)

    $104.3M federal taxes

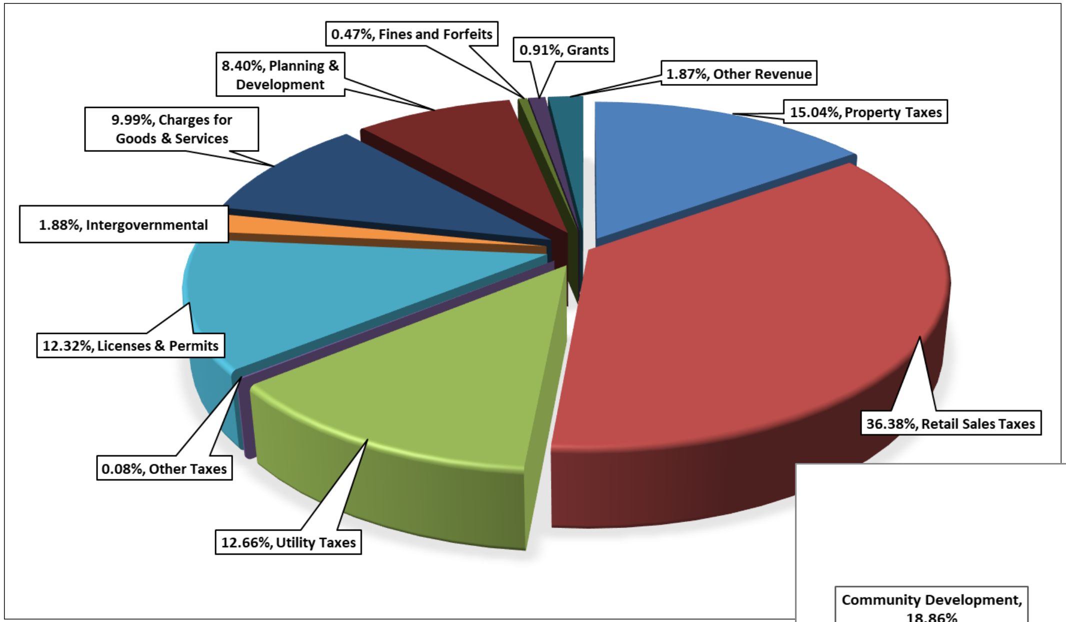
- When completed, $3.4 M per year in state and local taxes (excluding property taxes)

    $7.2M in federal taxes

- Sales tax during construction of $19.5M
- Sales tax (annual) after construction $3.4M

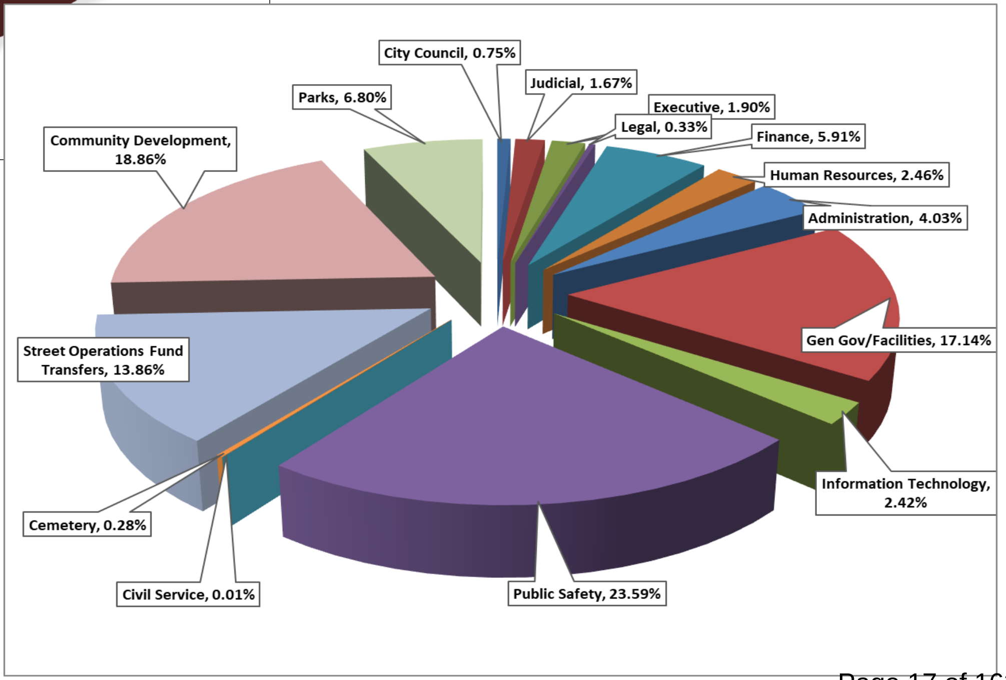


City Budget Expenses and Revenues



Revenues = 36% Sales Tax

Expenses = 23% Public Safety
14% Street Operations Fund



Anticipated Sources of Funds – Leveraging Funds

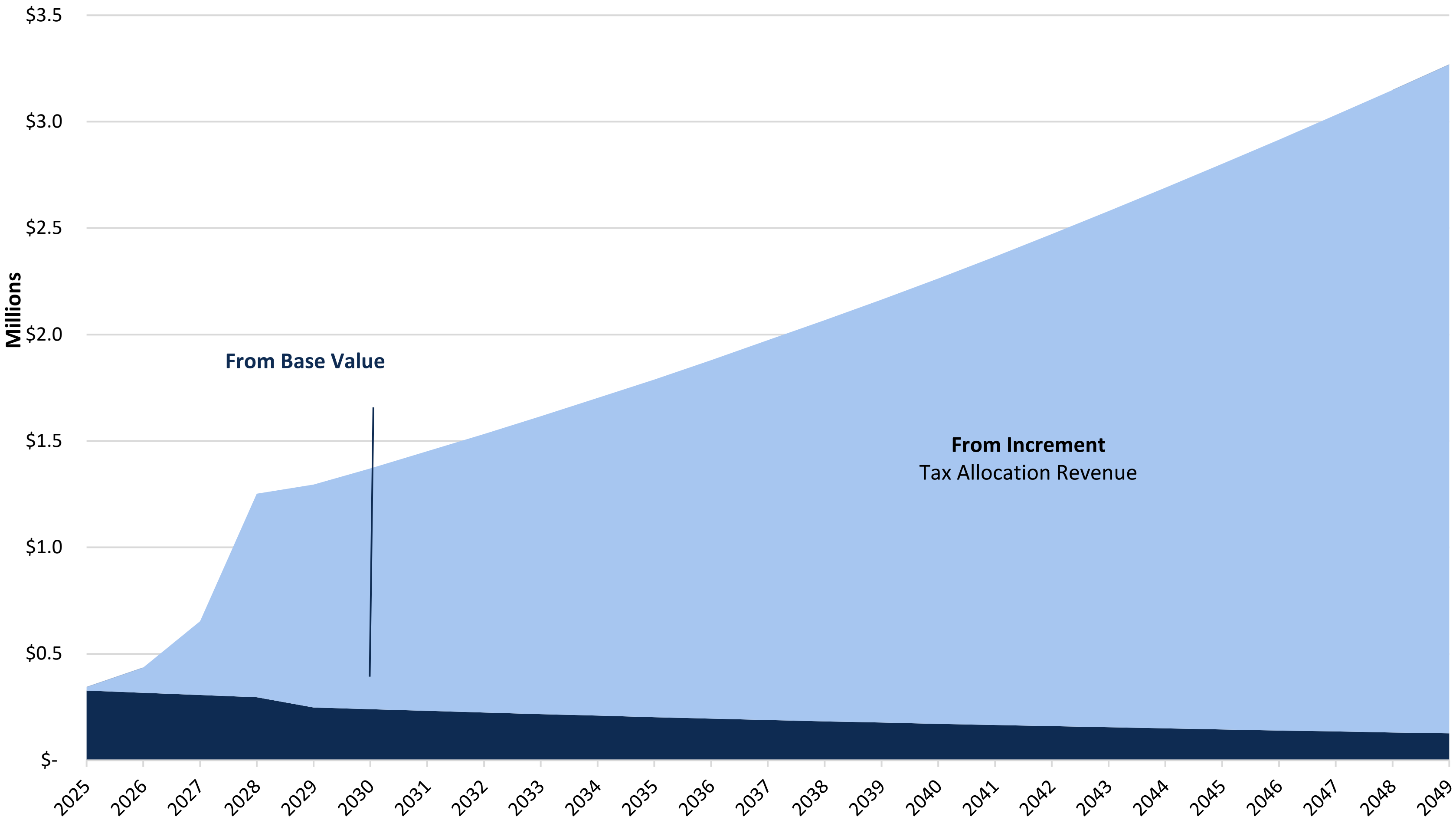
Tax Allocation Revenue

		Anticipated Sources of Funds					
	Project	LTGO Debt	Developer Contributions	Grants	Traffic Impact Fees	Other	Total
A	Widen Royle Road			$ 1,400,000	$ 4,200,000		$ 5,600,000
B	5th Street or Pioneer Canyon Drive		$ 4,900,000				$ 4,900,000
C	N 51st Avenue		$ 2,700,000				$ 2,700,000
D	N 56th Avenue		$ 2,100,000				$ 2,100,000
E	S 51st Avenue		$ 7,000,000				$ 7,000,000
F	Pioneer Widening	$ 26,250,000		$ 8,750,000			$ 35,000,000
G	E/W Collector		$ 1,900,000				$ 1,900,000
H	Regional Stormwater Facility					$ 900,000	$ 900,000
I	North-South Connector		$ 6,300,000				$ 6,300,000
J	S. 10th/11th Street Corridor	$ 21,825,000		$ 7,275,000			$ 29,100,000
	Total	**$ 48,075,000**	**$ 24,900,000**	**$ 17,425,000**	**$ 4,200,000**	**$ 900,000**	**$ 95,500,000**

Taxing Districts Investments

Taxing District	Total over 25 years in Year of Expenditure $	Average Per Year	Average % of Permanent Rate Levy	Average % of Permanent Rate Levy - Without Speculative Development
County Current Expense	$10,100,000	$404,000	0.40%	0.20%
Clark County Conservation Futures	$375,000	$15,000	0.40%	0.20%
City of Ridgefield	$8,600,000	$344,000	11.80%	7.10%
Clark-Cowlitz Fire Rescue	$17,200,000	$688,000	3.60%	2.10%
Clark-Cowlitz Fire Rescue EMS	$181,000	$7,240	3.90%	2.30%
Fort Vancouver Library	$3,700,000	$148,000	0.40%	0.20%
Port of Ridgefield	$1,700,000	$68,000	6.20%	3.60%
Total	**$41,856,000**			

Tax Increment Area Chart Showing Frozen Base



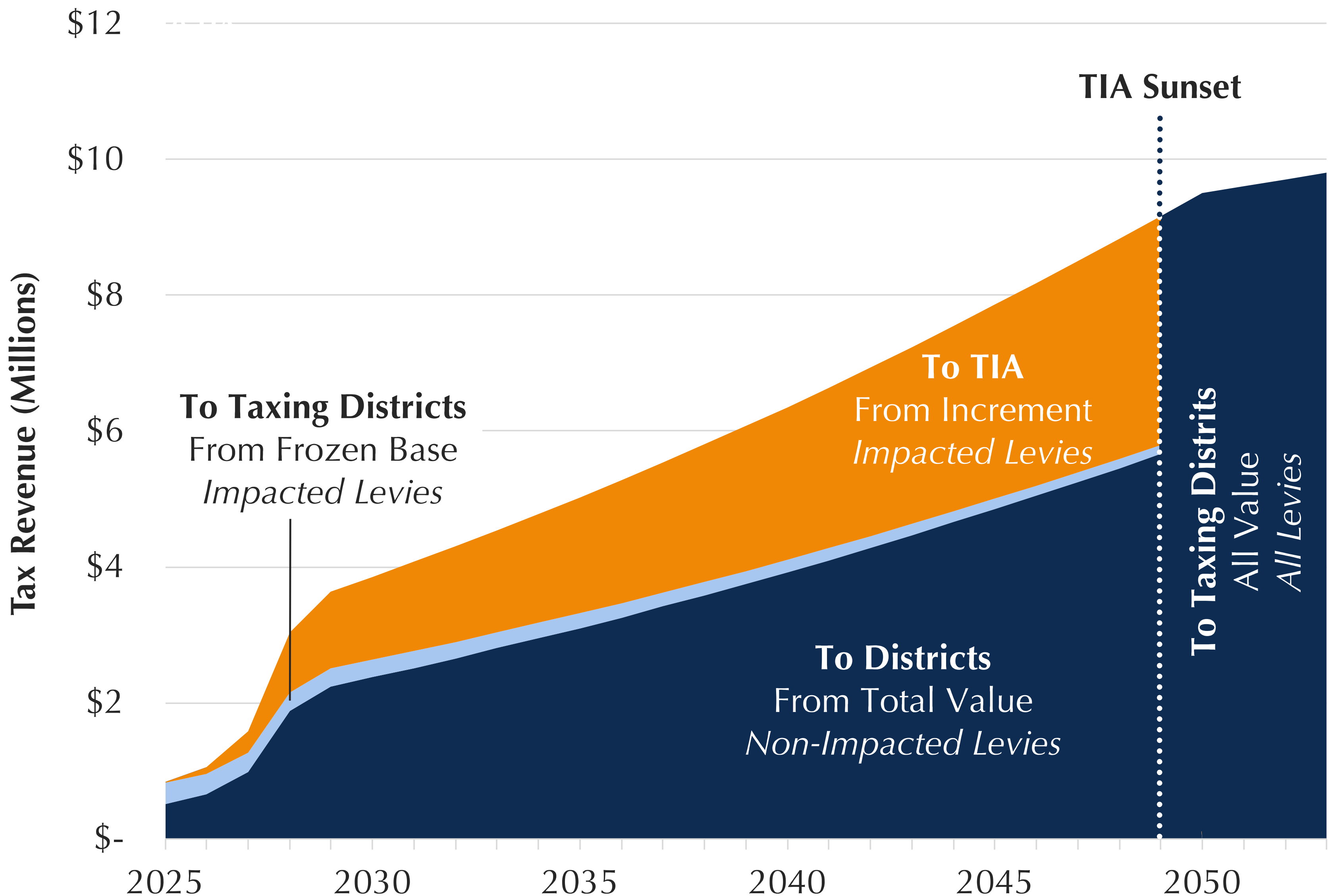
Taxing District Levies NOT Impacted

- State Schools (Part 1 and 2)
- Ridgefield School District Debt
- Ridgefield School District Enrichment

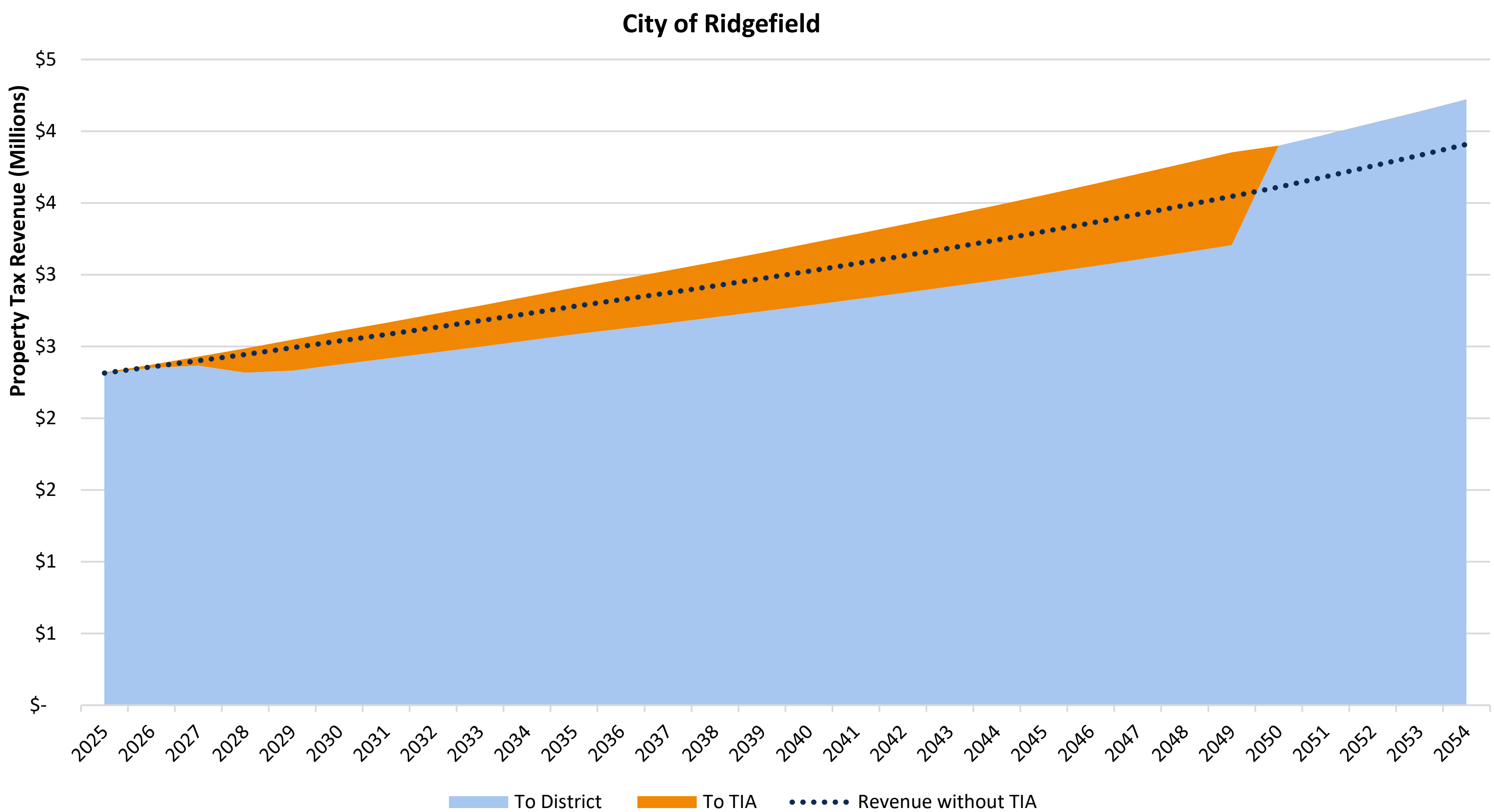
Positive Impacts to Schools

- The tax base will become more diversified: residents will be paying a smaller percentage of taxes
- Total taxes paid by TIA over 25 years:
  - State School Fund: $32M
  - Local Enrichment: $19.8M
  - Local Debt Service: $16.9M

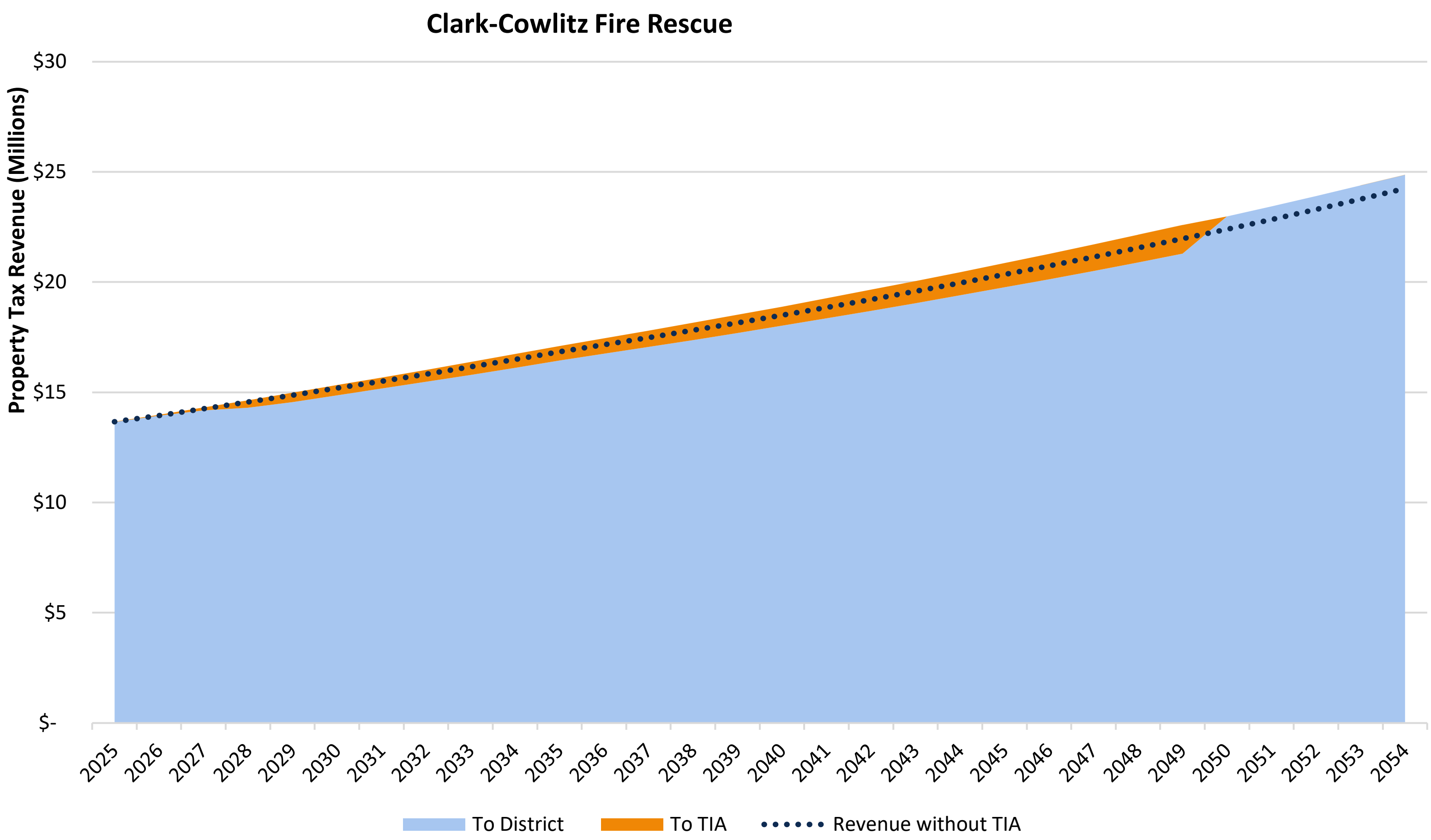
Tax Revenue Forecast



City Investment



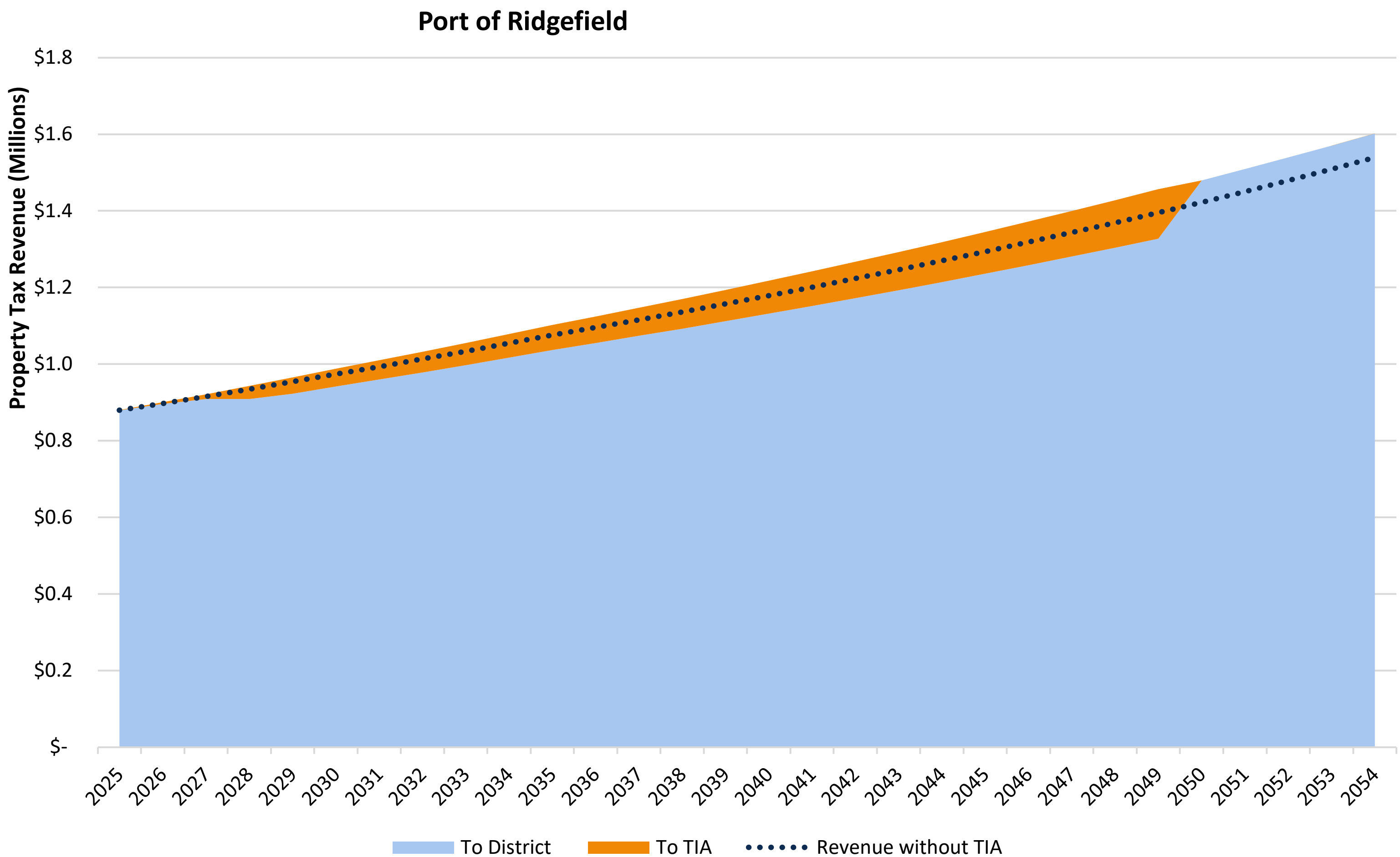
Clark-Cowlitz Fire & Rescue District



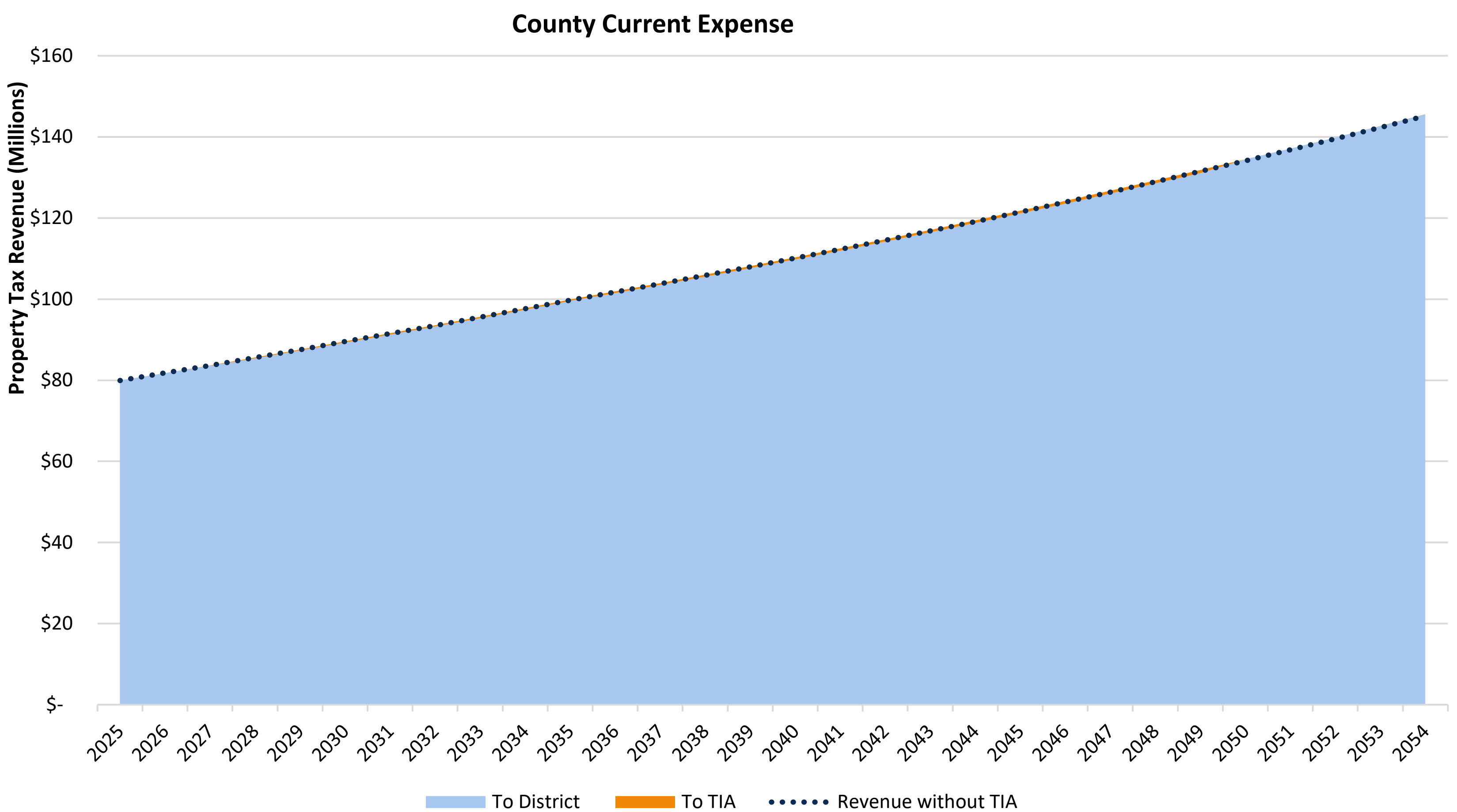
Working with Clark-Cowlitz Fire Rescue

- City Staff have continued to meet with Fire District Staff
- Getting information from District on anticipated impacts including call volume and capital facility needs
- Potential Mitigation Measures
  1. Support Implementation of Fire Impact Fees
  2. Scheduled Review of TIA Impact

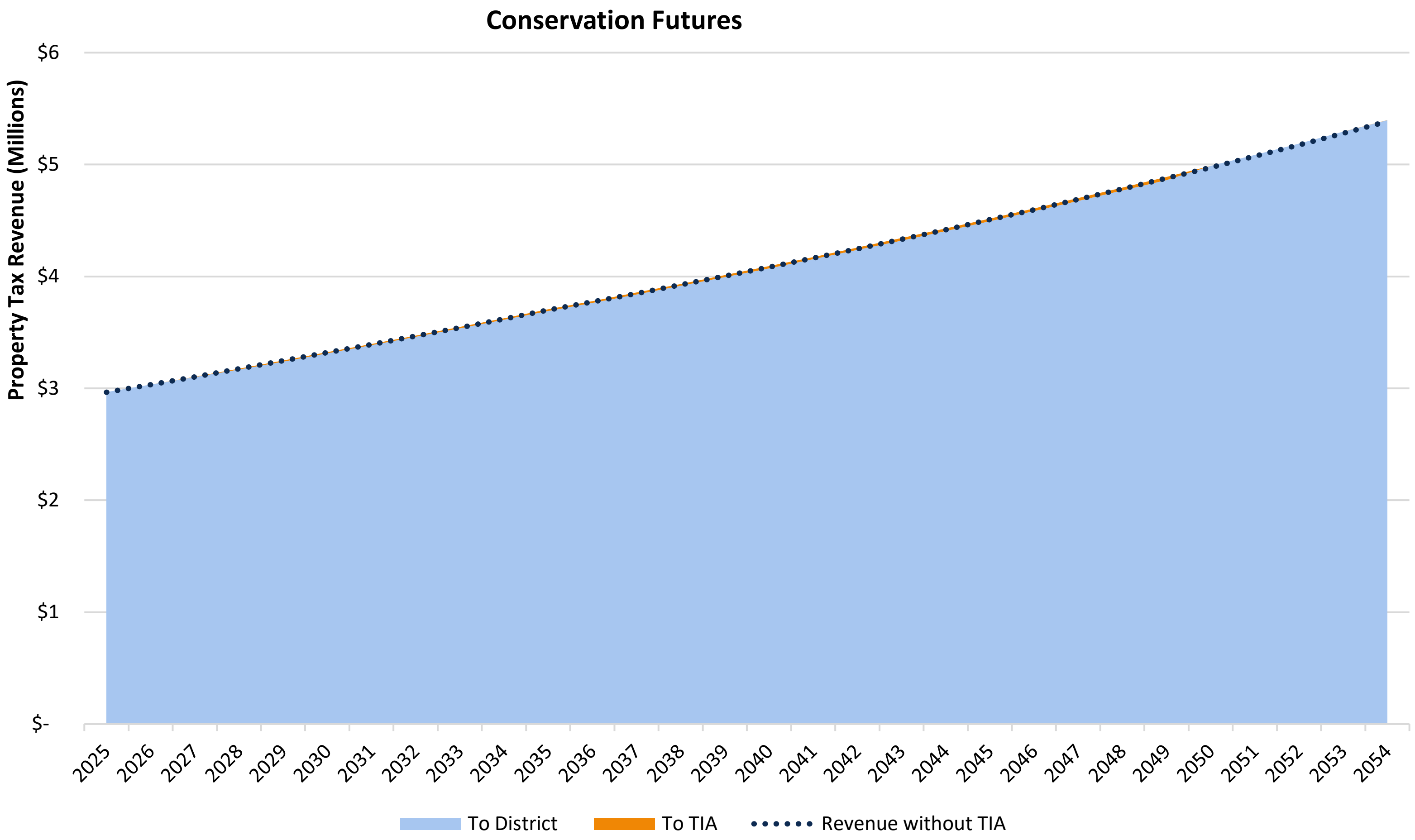
Port of Ridgefield



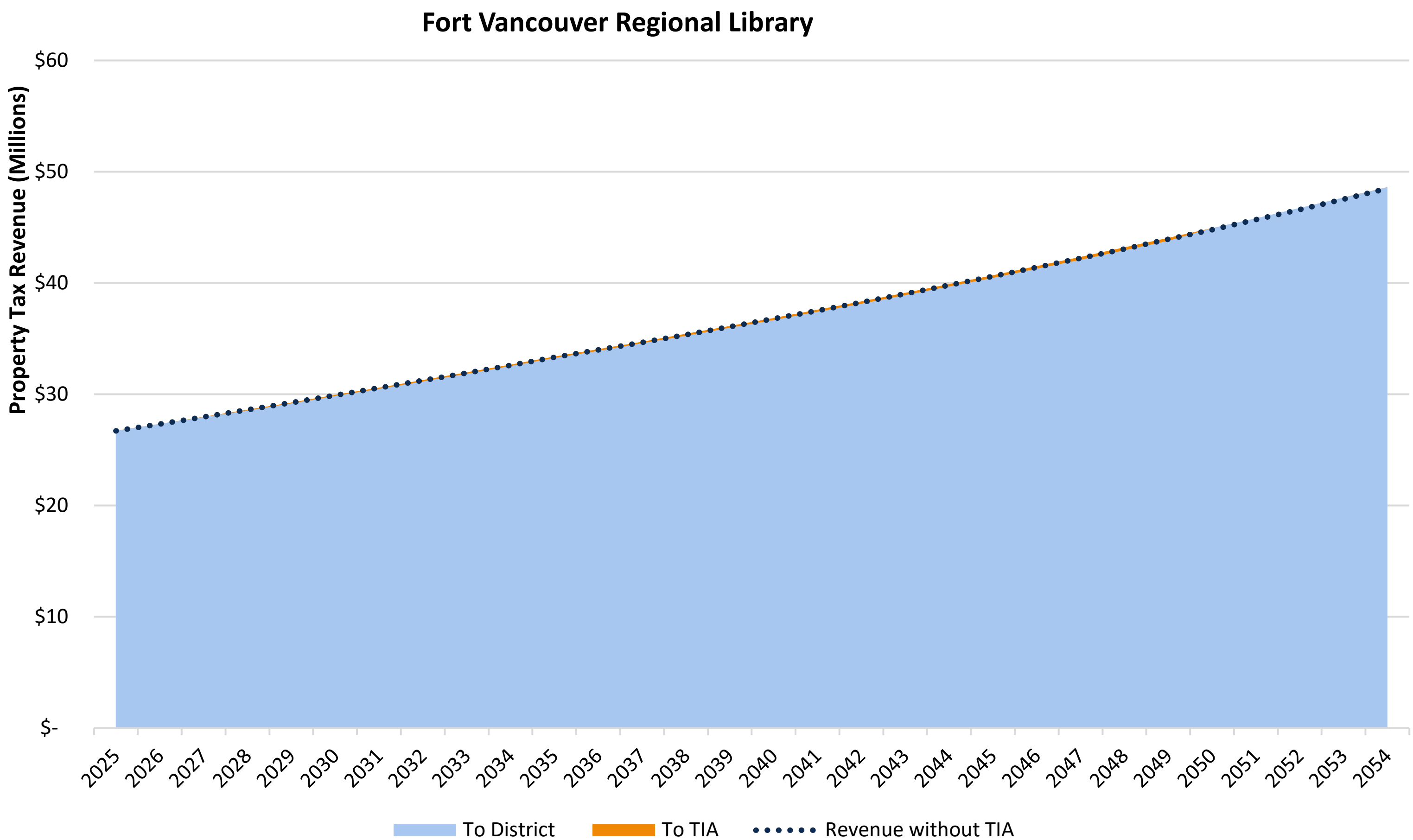
County General Fund



County Conservation Futures



Fort Vancouver Regional Library



How to Provide Input

- Send e mails to: city.clerk@ridgefieldwa.us
- Attend second public briefing in the fall
- www.RidgefieldRoundtable.org/Tax-Increment-Area

City of Ridgefield
Tax Increment Area

Project Analysis Report DRAFT

City of Ridgefield
230 Pioneer Street |PO BOX 608
Ridgefield, WA 98642

Acknowledgments

This report was prepared for the City of Ridgefield by Tiberius Solutions, a limited liability corporation headquartered in Portland, Oregon. Tiberius Solutions specializes in infrastructure funding and tax increment financing analysis, helping clients achieve their economic and financial goals.

Tiberius Solutions is not a registered municipal advisor as defined in Section 15B of the Securities Exchange Act, as amended by Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act. The contents of this report are intended to provide factual information and is not intended to be construed as advice or recommendations regarding any specific municipal financial products. The City should discuss any information and material contained in this report with any and all internal or external advisors and experts that the City deems appropriate before acting on this information.

Other firms that contributed to this report include:

- Elaine Howard Consulting, LLC led the City's efforts for public outreach and community engagement on this project.
- Johnson Economics conducted technical analysis related to the forecast of future private development in the area, and economic impacts related to job creation and housing affordability.
- PFM Financial Advisors LLC (PFM) served as the City's municipal financial advisor, providing advice on reasonable assumptions for the terms of future indebtedness.
- Pacifica Law Group served as the City's bond counsel, providing legal advice on the City's authority to incur future indebtedness.

Tiberius Solutions acknowledges the assistance and data provided by staff at the City who were deeply involved in the preparation of this report, providing input on key assumptions and review of all analysis. Tiberius Solutions would also like to thank the valuable contributions made by the Clark County Assessor's Office and the Office of the Washington State Treasurer, who provided data used in the analysis and guidance on the content of this report. Despite the assistance of other public and private-sector entities, Tiberius Solutions is responsible for the contents of this report.

Table of Contents

Summary

How Tax Increment Financing Works

In 2021, the Washington State Legislature passed House Bill 1189, allowing some municipalities (cities, counties, and ports) to establish Tax Increment Areas (TIAs) to fund public improvements that allow for new private development to occur. Revised Code of Washington (RCW) 39.114 describes the legislative requirements for tax increment financing in Washington. Each TIA must have a clearly defined boundary and a list of public improvement projects to be funded in the area. Some of the property taxes generated by increases in assessed value in a TIA are allocated to the TIA to help pay for the public projects in the area. The result is each TIA redirects some of the taxes that would have been collected by other taxing districts for the TIA projects instead. Revenues generated from the growth in assessed value within a TIA are not restricted by other RCW provisions that would otherwise limit the jurisdiction's levy amount to no more than 101 percent of the prior year's levy authority.

With a TIA, a municipality can borrow money to fund important public projects in an area, and then pay back the cost of those projects with property tax revenues generated by the increased property value of new private development inside the TIA. TIAs can collect property taxes for no more than 25 years. The projects funded by a TIA are intended to stimulate new construction that occurs sooner or with higher values than would otherwise be expected to occur. Thus, some of the property taxes received by TIAs would not exist without the new public projects paid for by the TIA.

When a municipality establishes a TIA, the current value of property in the TIA is "frozen" and called the *base value*. Property taxes paid on the base value are paid as usual to the taxing districts that collect property taxes in the area. Over time, the property values in the TIA are expected to increase. Property value above the base value is called the *increment value*. Some property taxes paid on the increment value are distributed to the TIA, called *tax allocation revenues*. Some taxes, like school district excess levies, are identified in RCW as not impacted by TIAs. Thus, some taxing districts continue to receive taxes paid on the increment value, like usual.

Anticipated Public Improvements

The proposed City of Ridgefield (City) TIA is centered around the intersection of I-5 and SR 501/Pioneer Street. The boundary includes properties stretching as far north as North 20th Street, east as North 85th Ave, south as South 20th Way, and west as Royle Road. The boundary includes 939.1 acres. The development of this area is vital to the City's goal to become a regional employment center for Clark County and Southwest Washington that provides a wealth of living-wage employment opportunities for residents. For this development to occur, the City must complete many significant infrastructure projects, including:

- Widen Royle Road to a minor arterial (3 lanes)
- Build N 5th Street or Pioneer Canyon Drive as an industrial/commercial collector (3 lanes)
- Build N 51st Avenue as an industrial/commercial collector (3 lanes)
- Build N 56th Avenue as an industrial/commercial collector (3 lanes)
- Build S 51st Avenue as a minor arterial (3 lanes)
- Build a new east-west collector roadway south of Pioneer Street/SR 501 (2 lanes)
- Widen Pioneer Street (4 lanes)
- Build a Regional Stormwater Facility at the I-5 junction
- Build a new north-south connector roadway east of I-5
- Build the South 10/11th Street Corridor and I-5 Overcrossing

The cost of these projects is estimated to total $95.5 million in nominal dollars, and tax allocation revenues from the proposed TIA would provide essential funding for these projects. When considering the impacts of inflation and interest on debt, the cost of the public projects would be more than the amount of tax allocation revenues generated in the proposed TIA. The City assumes some of the project costs would need to be paid for by additional funding sources.

Anticipated Private Development

As of the writing of this report, the City is aware of 21 planned development projects within the proposed TIA boundary, totaling 1.6 million square feet with an expected improvement value of $222.8 million (in tax year 2023 dollars). Additional market analysis was completed to identify speculative future development opportunities based on current market conditions. It is estimated that future speculative development in the proposed TIA through would result in an additional $482.6 million (in tax year 2023 dollars) in improvement value being added to the tax rolls over the life of the proposed TIA (by 2049).

Impacts to Taxing Districts

The proposed TIA is forecast to receive $44.0 million in tax allocation revenues over the course of 25 years, ending in 2049. This would result in an equal amount of “foregone” property tax revenues from impacted taxing district levies. However, RCW 84.55.010 allows taxing districts to increase the amount of their levy to account for growth in assessed value inside a TIA. This would result in slightly higher overall levy amounts and tax rates for impacted taxing districts. Thus, the net impact the TIA would have on taxing district levies is $41.6 million, which is less than the total amount of tax allocation revenues received. The proposed TIA would receive tax allocation revenues from the following levies:

- Clark County: Current Expense and Conservation Futures
- City of Ridgefield

- Fort Vancouver Regional Library District
- Clark-Cowlitz Fire Rescue
- Port of Ridgefield (excludes portion of levy imposed to pay debt service)
- Clark-Cowlitz Fire Rescue Emergency Medical Services (EMS)

The following levies are not impacted by the proposed TIA, and therefore would receive additional property tax revenues from new private development in the proposed TIA as soon as construction is complete:

- State Schools (Part 1 and 2)
- Ridgefield School District Debt
- Ridgefield School District Enrichment

Economic Impacts

The proposed TIA is expected to generate substantial economic impacts for the local and regional economy. The infrastructure investments supported by the proposed TIA would support a significant level of development, with substantial employment from construction as well as ongoing business activity. The total estimated economic impacts (direct, indirect, and induced) from the construction phase are roughly 9,374 FTE positions and $552.7 million in labor income (2023 dollars).

Following development, the completed structures are expected to provide for ongoing impacts to the local and regional economy. Employees at the office and retail spaces are expected to generate income that would circulate in the local economy, supporting additional employment and tax revenues. The overall level of employment in the study area is estimated at 2,370 when completed and tenanted.

The remainder of this Report details all assumptions used for the analysis of the potential TIA.

1 Background

1.1 Purpose

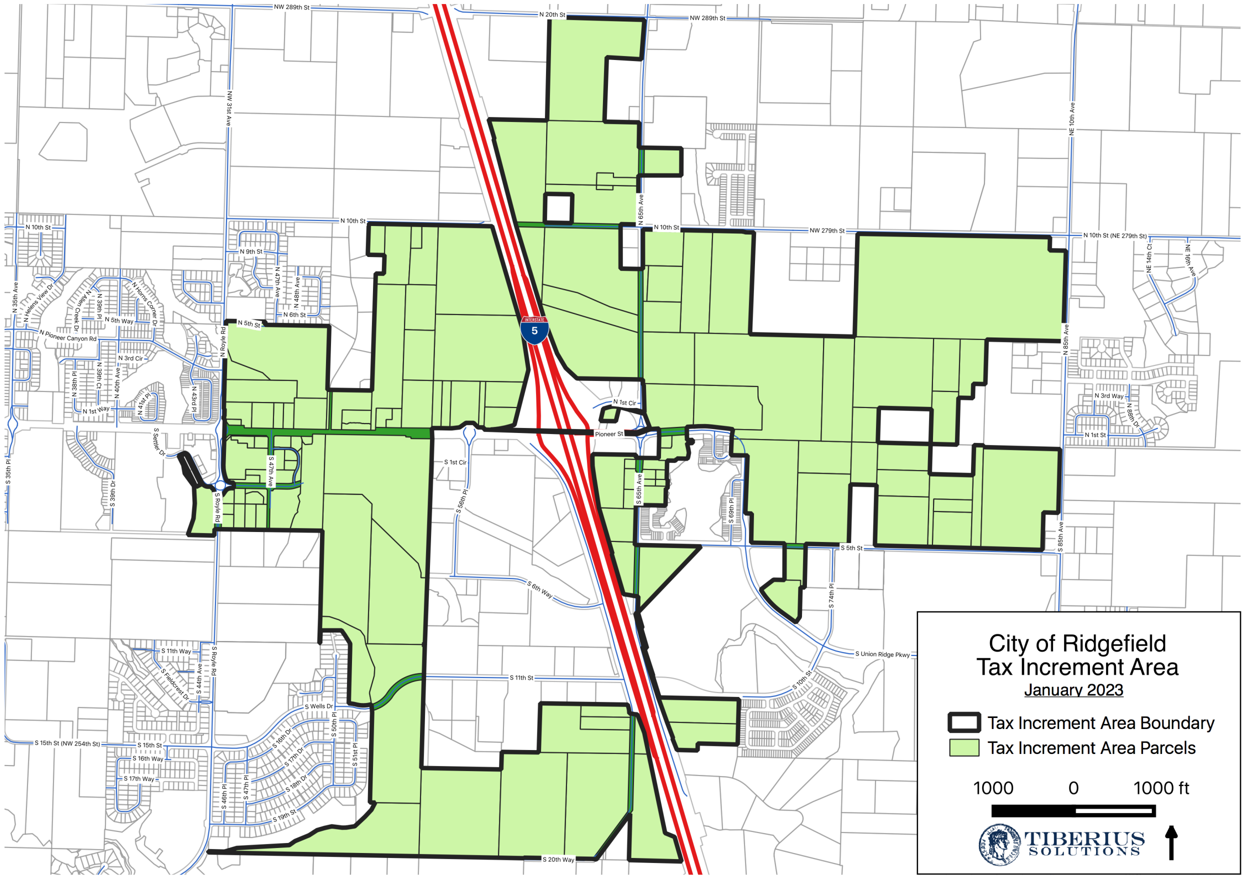
One of five guiding principles in the City's 2016-2035 Comprehensive Plan is to support the development of Ridgefield as a regional employment center for Clark County and Southwest Washington that provides a wealth of living-wage employment opportunities for residents, particularly near the Interstate 5 junction. The proposed TIA is intended to help the City implement that vision. The proposed TIA boundary includes much of the City's vacant and developable land suitable for commercial and employment land uses. Development of this area would ensure that the City has a better balance between its population and employment, and that residents of the City can access a wide-range of commercial needs and services without having to travel elsewhere in the region.

The public improvements identified in this report are specifically selected to remove barriers to development in this area, and fully unlock the development potential within the proposed TIA. These projects would result in substantial upgrades to the transportation infrastructure in the area, including widening Pioneer Street. Without these critical infrastructure improvements, key transportation corridors in the area lack sufficient capacity to accommodate additional development, hindering the City from achieving its employment and living-wage goals.

1.2 Boundary

Exhibit 1 shows a map of the boundary for the proposed Ridgefield Tax Increment Area (TIA), including all tax lots included within the boundary. Generally, the proposed TIA is centered around the intersection of I-5 and SR 501/Pioneer Street. The boundary includes properties stretching as far north as North 20th Street, east as North 85th Ave, south as South 20th Way, and west as Royle Road. The boundary includes 939.1 acres. All parcels are zoned Community Commercial, Regional Commercial, or Employment. Excluding rights-of-way, parcels zoned Employment compose 62% of the acreage and 26% of the current taxable assessed real property value. Community Commercial-zoned parcels compose 7% of acreage, and 30% of taxable assessed real property value, and Regional Commercial-zoned parcels compose 31% of acreage, and 44% of taxable assessed real property value.

Exhibit 1. Proposed Ridgefield TIA Boundary



Source: Tiberius Solutions with data from the Clark County Assessor's Office

Appendix A provides a list of all 130 tax lots included within the proposed TIA boundary. These properties are located within tax code areas 122000, 122019, 122024, and 122027. They had a combined market value of $131,142,153 and assessed value of $90,973,115 for tax year 2023.

RCW 39.114 establishes limits for the taxable assessed value of all property included within TIAs for a jurisdiction. When the ordinance establishing the TIA is passed, the TIA may not have an assessed valuation of more than $200 million or 20 percent of the total assessed valuation of the City of Ridgefield (whichever is less). The total assessed valuation of the City in tax year 2023 was $3,379,164,060, which means that 20 percent of that assessed valuation is $675,832,812. Thus, $200 million is the applicable threshold for the maximum amount of assessed value that can be included in the proposed TIA. As stated previously, all of the tax lots within the proposed TIA boundary have a total taxable assessed value of $90,973,115. Thus, the proposed TIA boundary complies with the limitations on assessed value described in RCW. These calculations are shown below in Exhibit 2.

Exhibit 2. Calculations of Limitations on Assessed Value, Proposed Ridgefield TIA, Tax Year 2023

Total Assessed Value, City of Ridgefield	$ 3,379,164,060
20% of Total Assessed Value	$ 675,832,812
Statutory Limit	$ 200,000,000
Assessed Value of TIA	$ 90,973,115
In Compliance with RCW?	Yes
Remaining Capacity	$ 109,026,885

Source: Tiberius Solutions with data provided by the Clark County Assessor's Office

RCW 39.114 requires the City to identify any property that it intends to acquire within the proposed TIA boundary. At the time of writing this report, the City has not identified any specific properties it intends to acquire within the proposed TIA boundary.

1.3 Objectives

In alignment with its Comprehensive Plan, the City has identified the following goals and objectives for the proposed TIA:

Goals

- Support the development of Ridgefield as a regional employment center for Clark County and Southwest Washington that provides a wealth of living-wage employment opportunities for residents.
- Protect critical environmental resource areas as the city develops.
- At 45th and Pioneer: Create appropriately-scaled and attractive development within a walkable community with multimodal connections, and provide flexibility to adapt to changing economic development opportunities over time.
- At the Ridgefield Junction: Create a mixed-use destination that provides an attractive, distinctive gateway to Ridgefield and serves as an important employment and commerce center for the city and region. Key institutions and industrial anchors will be the foundation for the Junction's vitality, and new development will reinforce Ridgefield's aesthetic appeal and capitalize on its scenic setting.

Objectives

- Ensure urban-level services are provided concurrently with, and allow for, new development to occur/ provide urban services to support economic development and long-term stability.
- Develop and maintain an interconnected and overlapping multimodal transportation system with excellent roadways for automobiles and freight, pedestrian walkways, bicycle facilities, and transit service.

- Ensure major transportation system investments facilitate freight mobility, job creation, regional competitive position, and revenue growth.
- Develop recurring and dedicated funding for a complete transportation program, including capital improvements.
- Maintain an adequate level of service for traffic on all transportation facilities in the area, as described in the Transportation Capital Facilities Plan component of the Comprehensive Plan.
- Design streets to manage vehicular traffic, and to provide safe and comfortable routes for walking, bicycling, and public transportation, encourage livability, increase use of alternate modes of transportation, enable convenient and active travel as part of daily activities, reduce pollution, and meet the needs of all users.

2 Anticipated Development

2.1 Public Improvements

Recent transportation impact studies for major developments along Pioneer Street/ SR 501 corridor and in the Pioneer Junction area (I-5 at Pioneer Street interchange) have indicated that, by the Year 2030, levels-of-service at the I-5 ramp intersections, the 56th Avenue/Pioneer Roundabout, and the bottleneck segment between Royle Road and 56th Avenue will fall to level of service E, defined as unstable flow, or lower. This indicates concurrency failure and likely impacts the ability of future development to be approved.

With the two-lane segment of Pioneer Street/ SR 501 between Royle Road and 56th Avenue being a bottleneck, peak period traffic queues by the year 2030 are projected to extend:

- Westbound, from the bottleneck through the 56th Avenue roundabout and into the I-5 interchange
- Eastbound, through the Royle Road roundabout and toward the 35th Avenue roundabout.

Given the interaction with the I-5 off-ramps, especially the northbound off-ramp, the queuing on Pioneer Street will in turn lead to traffic queuing down the off-ramps toward the I-5 mainline. Queuing on the off-ramps increases the risk of collisions with vehicles exiting the freeway and vehicles traveling along the freeway.

The current comprehensive planning horizon is 2035, but is in the process of being extended to 2045. The traffic level-of-service/ concurrency, queuing and safety issues will be exacerbated after 2030, limiting the City's ability to attract economic development.

The City's Transportation Capital Facilities Plan (CFP) has identified several priority projects in the proposed TIA which would alleviate these issues:

- Pioneer widening (multiple projects) between Royle Road and 56th Avenue
- A new I-5 overcrossing and minor arterial corridor, S. 10th/11th Street, between Union Ridge Parkway and Timm Road/Wells Drive.
- Royle Road widening
- 50th/51st Avenue projects from Pioneer Canyon Drive to Wells Drive/15th Street.

Completing these projects provides substantial transportation capacity and provides an alternative east-west route for multimodal transportation modes to Pioneer Street/SR 501, which is currently the only east-west route in the City which crosses I-5.

Therefore, the following public improvements may be funded in part or whole by tax allocation revenues generated by the proposed TIA:

A. **Widen Royle Road to a minor arterial (3 lanes).** This project would widen the existing two-lane roadway to three lanes and include multi modal and stormwater treatment, as well new water mains to complete the water system loop. Included would be undergrounding power lines and combining utilities into a "joint utility trench". This project would provide increased multimodal transportation capacity to serve development in the Pioneer/45th Avenue (Royle Road) subarea. This project would add non-existing multi modal and turn lanes to improve traffic flow and safer access. It also would improve water system reliability and pressure and stormwater quality that would be impacted from added development.

B. **Build N 5th Street or Pioneer Canyon Drive as an industrial/commercial collector (3 lanes).** This project would add a new road to provide secondary access to the I-5 junction retail development and a parallel route to Pioneer Street. This project, required due to the completed traffic study, would provide direct access to the retail projects at the junction.

C. **Build N 51st Avenue as an industrial/commercial collector (3 lanes).** This project would add a new road to provide secondary access to I-5 junction retail development, the YMCA, and the additional developable area. It would provide a key secondary direct access to the planned development in the proposed TIA.

D. **Build N 56th Avenue as an industrial/commercial collector (3 lanes), Pioneer to N. 10th Street.** This project would provide direct access to and transportation capacity for planned development.

E. **Build S 51st Avenue as a minor arterial (3 lanes).** This multi-phase set of projects would build a minor arterial south from Pioneer Street to S. to 11th St, and eventually extend the corridor to Carty Road. This new roadway would service new and existing development and would provide an important north-south transportation alternative to I-5.

F. **Widen Pioneer Street (4 lanes).** This project would include a roundabout at 51st Ave, widen Pioneer to a 4-lane boulevard with a center median and multi-modal improvements, and include stormwater system and water system improvements. This project is intended to relieve congestion to the main access point to Ridgefield and support future development.

G. **Build a new east-west collector roadway south of Pioneer Street/SR 501 (2 lanes).** This project would extend Settler Drive/3rd Way east to S 56th Place. It would allow parallel access for new development on the south side of Pioneer Street.

H. **Build a Regional Stormwater Facility at the I-5 junction.** This stormwater facility would be located on the NW parcels of the I-5 junction, and would provide stormwater treatment for new development and new road construction.

I. **North-South Connector East of I-5.** This project would be a new commercial/industrial connection from Pioneer at Union Ridge Parkway to N 10th Street. It would allow for traffic circulation in the north Union Ridge area, including Clark College and PeaceHealth campuses, and is intended to relieve the surrounding collector and arterial system.

J. **Build the 10/11th Street Corridor and I-5 Overcrossing.** This future 2/3 lane collector with bicycle and pedestrian facilities would provide an important link between the east and west parts of the City that are currently split by the I-5 corridor. It would extend from Union Ridge Parkway on the east to Timm Road/Wells Drive on the west, with an overcrossing of I-5. The overcrossing would allow for transportation circulation for future development and is also intended to relieve the Pioneer Street/SR-501 corridor, which is approaching capacity.

Exhibit 3 summarizes the estimated cost and timing of construction for each of these public improvements. Collectively, these projects are estimated to cost $89.4 million in 2023 dollars. Assuming annual inflation of 3.0% and construction occurring between 2024 to 2028, these projects are estimated to cost $95.5 million in year-of-expenditure dollars (i.e., “nominal” dollars), which is the estimated maximum amount of obligations contemplated.

Exhibit 3. Public Improvements to be Funded with Tax Allocation Revenues, Proposed Ridgefield TIA

		Estimated Project Cost		Years of
	Project Location	**2023 $**	**Nominal $**	**Construction**
A	Widen Royle Road (S 15th Street/Pioneer Street)	$ 5,400,000	$ 5,600,000	2024/2025
B	5th Street or Pioneer Canyon Drive (Royle Road/N 56th Place)	$ 4,800,000	$ 4,900,000	2024
C	N 51st Avenue (Pioneer Street/N 5th Street)	$ 2,600,000	$ 2,700,000	2024/2025
D	N 56th Avenue (Pioneer Street/N 5th Street)	$ 2,100,000	$ 2,100,000	2024
E	S 51st Avenue (Pioneer Street/S 20th Way)	$ 6,700,000	$ 7,000,000	2024
F	Pioneer Widening (Discovery Ridge/56th Place)	$ 34,000,000	$ 35,000,000	2024
G	E/W Collector South of Pioneer Street (Pioneer at 42nd/56th Ave)	$ 1,800,000	$ 1,900,000	2024/2025
H	Regional Stormwater Facility (I-5 Junction)	$ 900,000	$ 900,000	2024
I	North-South Connector (Pioneer & Clark College Area/N 10th St)	$ 6,000,000	$ 6,300,000	2024/2025
J	S 10th/11th Street Corridor and I-5 overcrossing (Union Ridge Parkway/South Wells Drive & Timm Road)	$ 25,100,000	$ 29,100,000	2028
Total		**$ 89,400,000**	**$ 95,500,000**	

Source: City of Ridgefield
Note: All project cost estimates are rounded

Exhibit 4 summarizes the anticipated sources of funding for the planned public improvements in the proposed TIA. LTGO debt, secured in part by the projected tax allocation revenues is estimated to be the largest source of funding. Developer contributions are estimated to be the second largest source of funding. The City anticipates providing developers with credits that reduce their traffic impact fee liabilities in exchange for building some of the planned public improvements in the area. These credits reduce the total amount of traffic impact fees collected by the City. To the extent that future tax allocation revenues are available, the City may choose to reimburse the traffic impact fee fund with tax allocation revenues. Other smaller sources of funding expected to help pay for public improvements in the proposed TIA include grants, traffic impact fees, and other City funds.

Exhibit 4. Anticipated Sources of Funds for Public Improvements, Proposed Ridgefield TIA (Nominal $)

		Anticipated Sources of Funds					
	Project	LTGO Debt	Developer Contributions	Grants	Traffic Impact Fees	Other	Total
A	Widen Royle Road			$ 1,400,000	$ 4,200,000		$ 5,600,000
B	5th Street or Pioneer Canyon Drive		$ 4,900,000				$ 4,900,000
C	N 51st Avenue		$ 2,700,000				$ 2,700,000
D	N 56th Avenue		$ 2,100,000				$ 2,100,000
E	S 51st Avenue		$ 7,000,000				$ 7,000,000
F	Pioneer Widening	$ 26,250,000		$ 8,750,000			$ 35,000,000
G	E/W Collector		$ 1,900,000				$ 1,900,000
H	Regional Stormwater Facility					$ 900,000	$ 900,000
I	North-South Connector		$ 6,300,000				$ 6,300,000
J	S. 10th/11th Street Corridor	$ 21,825,000		$ 7,275,000			$ 29,100,000
	Total	**$ 48,075,000**	**$ 24,900,000**	**$ 17,425,000**	**$ 4,200,000**	**$ 900,000**	**$ 95,500,000**

Source: City of Ridgefield

RCW 39.114.020 requires the City to impose a deadline by which commencement of construction of the public improvements shall begin, "which deadline must be at least five years into the future..." Thus, for the Ridgefield proposed TIA the deadline for construction of public improvements to begin is 2028.

2.2 Private Development

Exhibit 5 summarizes the private development forecast to occur in the proposed TIA. As of the writing of this report, the City is aware of 21 planned development projects within the TIA boundary, totaling 1.6 million square feet with an expected improvement value of $222.8 million (in tax year 2023 dollars).

Additional market analysis was completed to identify speculative future development opportunities based on current market conditions. The analysis was conducted by Johnson Economics, using proprietary development models to evaluate the likelihood of future development on all tax accounts inside the proposed TIA that were not associated with known development projects. The analysis estimated the residual land value of each tax lot, based on zoning and current market conditions. Properties with the lowest ratio of real market value to estimated residual land value were forecast to have the highest likelihood of future development. The likelihood of development for each parcel over the 25-year forecast period ranged from under 5% to 50%. The result of the analysis was an annual estimate of assessed value from speculative new construction over the 25-year duration of the TIA. The forecast conservatively assumes that less than half of the properties within the TIA would develop over this timeframe.

When new projects complete construction, there is a delay before that increase in assessed value is reflected on the tax roll. This evaluation conservatively assumes that new construction in the proposed TIA is added two years after construction is completed, as informed by conversations with representatives of the Clark County Assessor. It is estimated that future speculative development in the proposed TIA would result in an additional $482.6 million in improvement value (in tax year 2023 dollars) being added to the tax rolls over the life of the proposed TIA (construction occurring through 2047, and coming on the tax roll through 2049).

Exhibit 5. Summary of Estimated Private Development, Proposed Ridgefield TIA (2023 $)

		Improvement Value		
Year Built	**Year on Tax Roll**	**Known Development**	**Speculative Development**	**Total**
2024	2026	$ 5,146,041	$ 18,480,000	$ 23,626,041
2025	2027	$ 36,912,079	$ 18,480,000	$ 55,392,079
2026	2028	$ 137,846,418	$ 18,480,000	$ 156,326,418
2027	2029	$ 42,902,512	$ 18,480,000	$ 61,382,512
2028	2030	$ -	$ 18,480,000	$ 18,480,000
2029	2031	$ -	$ 19,380,000	$ 19,380,000
2030	2032	$ -	$ 19,380,000	$ 19,380,000
2031	2033	$ -	$ 19,380,000	$ 19,380,000
2032	2034	$ -	$ 19,380,000	$ 19,380,000
2033	2035	$ -	$ 19,380,000	$ 19,380,000
2034	2036	$ -	$ 20,320,000	$ 20,320,000
2035	2037	$ -	$ 20,320,000	$ 20,320,000
2036	2038	$ -	$ 20,320,000	$ 20,320,000
2037	2039	$ -	$ 20,320,000	$ 20,320,000
2038	2040	$ -	$ 20,320,000	$ 20,320,000
2039	2041	$ -	$ 21,300,000	$ 21,300,000
2040	2042	$ -	$ 21,300,000	$ 21,300,000
2041	2043	$ -	$ 21,300,000	$ 21,300,000
2042	2044	$ -	$ 21,300,000	$ 21,300,000
2043	2045	$ -	$ 21,300,000	$ 21,300,000
2044	2046	$ -	$ 21,300,000	$ 21,300,000
2045	2047	$ -	$ 21,300,000	$ 21,300,000
2046	2048	$ -	$ 21,300,000	$ 21,300,000
2047	2049	$ -	$ 21,300,000	$ 21,300,000
Total		**$ 222,807,049**	**$ 482,600,000**	**$ 705,407,049**

Source: Johnson Economics and Tiberius Solutions with data and input from City of Ridgefield

Each of the known development projects has begun the process of land use approval from the City. At a minimum, these project developers have met with City staff for a pre-application conference, and many of these projects have already received full land use approval. Each of these projects would be consistent with the City's zoning and development standards.

Several of the known development projects require transportation infrastructure improvements to occur concurrent with their development, either to improve their own frontage or to improve the level of service for transportation facilities in the area. Some of these transportation improvements are assumed to be built by the private developers in exchange for traffic impact fee credits. The magnitude of traffic impact fee credits issued as a result of this development would reduce the City's future traffic impact fee revenues and thus the ability to use traffic impact fee revenues to fund other transportation projects within the proposed TIA and elsewhere in the City. These transportation projects have been included on the proposed TIA project list, so that if future tax allocation revenues are sufficient, the City has the option to pay for these projects with tax allocation revenues.

Long-term speculative development in the area requires more substantial infrastructure investments to be made; projects of such a magnitude that they would be impractical for any one developer to build as a condition of approval. Specifically, the Pioneer Widening and S. 10^{th}/11^{th} Street corridor and I-5 overcrossings are estimated to cost a combined $59.1 million (2023 dollars). Without these vital infrastructure improvements, the City is unlikely to be able to approve future development in the area due to failing level of service for transportation facilities in the area. The City plans to use tax allocation revenue from the proposed TIA, combined with other City resources and applicable grants to fund these transportation improvements, allowing subsequent development to occur within the proposed TIA.

The anticipated value and timing of long-term speculative development was estimated based on the characteristics of individual tax lots within the proposed TIA boundary and current market conditions. Properties with known short-term development projects were excluded from this analysis. The remaining tax lots were assigned an estimated residual land value per square foot based on zone, which was compared to the current real market value per square foot. Properties with a low ratio of real market value to residual land value were assumed to have the highest likelihood of development or redevelopment in the future. The result of the analysis was an estimate of the total improvement value of new construction likely to occur within the proposed TIA each year for the duration of the 25-year forecast period. Collectively, this long-term speculative development is estimated to add $482.6 million (in tax year 2023 dollars) in improvement value being added to the tax rolls over the life of the proposed TIA (2049). As stated above, this speculative future development is unlikely to occur without the public infrastructure projects that the City intends to fund in part by tax allocation revenues from the proposed TIA.

3 Finance Plan

3.1 Forecast of Tax Allocation Revenues

Tax allocation revenues generated within the proposed TIA would provide a critical source of funding to pay for the public improvements identified in this report. The tax increment area is expected to take effect on June 1, 2024, following the adoption of the ordinance establishing the proposed TIA. Based on this timing, the first year the proposed TIA would be eligible to receive tax allocation revenues is 2025.

The duration of the proposed TIA shall be no more than 25 years after the first year in which tax allocation revenues are collected. This analysis assumes that the final year the proposed TIA would be eligible to receive tax allocation revenues is 2049. In the remainder of this section, the assumptions and methods for forecasting future tax allocation revenues are described.

Determine the Annual Levy Rates

Property tax levies included in the calculation of tax allocation revenues are limited to "regular property taxes" as defined in RCW 84.04.140, except regular property taxes levied by port districts and public utility districts to repay general obligation debt and regular property taxes levied by the state for the support of common schools. Regular property taxes also do not include any levies that are exempt from aggregate limits for junior/senior limits in RCW 84.52.043 or excess property taxes levied by local school districts.

Exhibit 6 shows the regular property tax levies that are included in the calculation of tax allocation revenues for the proposed TIA, and the rates associated with each of these levies in 2023. Although the proposed TIA overlaps four individual tax code areas (122000, 122019, 122024, and 122027), the property tax levies included in each are the same. This report therefore does not calculate tax allocation revenues nor report values by individual tax code area, but instead groups all tax code areas together.

Exhibit 6. Levies Included in Calculation of Tax Allocation Revenues, Proposed Ridgefield TIA, All Tax Code Areas, Tax Year 2023

Taxing District	2023 Levy Rate (Per $1,000 AV)
County Current Expense	$ 0.774490
Conservation Futures	$ 0.028729
City of Ridgefield	$ 0.651021
Clark-Cowlitz Fire Rescue	$ 1.319045
Fort Vancouver Library	$ 0.279473
Port of Ridgefield General	$ 0.130554
Clark-Cowlitz Fire Rescue EMS	$ 0.500000
Total	**$ 3.683312**

Source: Tiberius Solutions with data provided by the Clark County Assessor's Office

These levy rates are expected to change over time, based on increases in each jurisdiction's levy authority and changes in assessed value of property within those jurisdictions. Historically, these tax rates have decreased over time, as growth in assessed value has outpaced growth in levy authority. This analysis assumes that those historical trends would continue, with rates decreasing over time.

To forecast future changes in tax rates for jurisdictions impacted by the proposed Ridgefield TIA, we forecast growth in assessed value for each jurisdiction, distinguishing between growth from appreciation of existing property and growth from new construction. Recent historical trends for assessed value growth in Clark County have been unsustainably high and are unrealistic to assume will continue for the 25-year duration of the proposed TIA. Instead, we look at long-term historical trends for personal income growth as the basis for forecasting appreciation of existing property values, and we look at forecasts of population growth as the basis for forecasting the increase in assessed value from new construction.

Personal income growth is strongly correlated with growth in property values. Data from the Federal Reserve for personal income growth in Clark County shows that the five-year rolling average from 1977 to 2012 was always between 3.7% to 5.0% per year. Growth has been more rapid over the last decade, but that rapid growth is unlikely to be sustainable in the future. Based on the long-term trends, we assume average annual growth of 4.5% for personal income, and thus 4.5% annual growth in assessed value from appreciation of existing properties for all years of the forecast period.

Assessed value growth from new construction is correlated with population growth. The most recent State Growth Management Act (GMA) population forecasts for Clark County were conducted in 2017 and cover the period from 2020 to 2040. This forecast calls for gradual slowing of population growth in the County, with an average annual growth rate of 1.6% from 2020 to 2025, but growth of only 1.0% per year from 2035 to 2040. We apply those same percentage growth assumptions to our forecast of assessed value from new construction countywide, and extend the 1.0% per year growth rate through the duration of our forecast period (2049). This forecast of future growth in assessed value from new construction countywide is not directly tied to forecasts of construction activity within the proposed TIA, as the annual growth in assessed value in the proposed TIA is estimated to be only a fraction of the total forecast countywide in any given year.

Exhibit 7 shows the forecast of future levy rates applicable for the TIA. The total applicable levy rate for the proposed TIA is forecast to decrease from $3.683312 in 2023 to $1.330264 in 2049. The Clark-Cowlitz Fire Rescue EMS levy is a six-year voter-approved levy, with the first collection occurring in tax year 2023 and final collection occurring in tax year 2028. This analysis conservatively assumes that no potential future levies would be approved by voters.

Exhibit 7. Forecast of Future Levy Rates, Proposed Ridgefield TIA

Tax Year	County Current Expense	Conservation Futures	City of Ridgefield	Clark-Cowlitz Fire Rescue	Fort Vancouver Library	Port of Ridgefield General	Clark-Cowlitz Fire Rescue EMS	Total
2023	$ 0.774490	$ 0.028729	$ 0.651021	$ 1.319045	$ 0.279473	$ 0.130554	$ 0.500000	**$3.683312**
2024	$ 0.748941	$ 0.027782	$ 0.629545	$ 1.275533	$ 0.270254	$ 0.126247	$ 0.483506	**$3.561808**
2025	$ 0.724268	$ 0.026866	$ 0.609575	$ 1.234011	$ 0.261352	$ 0.122167	$ 0.467767	**$3.446005**
2026	$ 0.700308	$ 0.025978	$ 0.589415	$ 1.193191	$ 0.252706	$ 0.118126	$ 0.452293	**$3.332017**
2027	$ 0.677160	$ 0.025119	$ 0.570389	$ 1.154048	$ 0.244353	$ 0.114268	$ 0.437456	**$3.222794**
2028	$ 0.654777	$ 0.024289	$ 0.551950	$ 1.116168	$ 0.236277	$ 0.110534	$ 0.423097	**$3.117091**
2029	$ 0.633143	$ 0.023486	$ 0.534349	$ 1.079701	$ 0.228471	$ 0.106947	$ -	**$2.606097**
2030	$ 0.612213	$ 0.022710	$ 0.517044	$ 1.044240	$ 0.220919	$ 0.103448	$ -	**$2.520573**
2031	$ 0.591945	$ 0.021958	$ 0.500034	$ 1.009738	$ 0.213605	$ 0.100034	$ -	**$2.437314**
2032	$ 0.572349	$ 0.021231	$ 0.483586	$ 0.976379	$ 0.206534	$ 0.096733	$ -	**$2.356812**
2033	$ 0.553401	$ 0.020528	$ 0.467678	$ 0.944121	$ 0.199697	$ 0.093541	$ -	**$2.278966**
2034	$ 0.535081	$ 0.019849	$ 0.452292	$ 0.912928	$ 0.193086	$ 0.090454	$ -	**$2.203690**
2035	$ 0.517366	$ 0.019192	$ 0.437412	$ 0.882765	$ 0.186694	$ 0.087469	$ -	**$2.130898**
2036	$ 0.500206	$ 0.018555	$ 0.422992	$ 0.853543	$ 0.180502	$ 0.084577	$ -	**$2.060375**
2037	$ 0.483616	$ 0.017940	$ 0.409051	$ 0.825290	$ 0.174515	$ 0.081781	$ -	**$1.992192**
2038	$ 0.467575	$ 0.017345	$ 0.395569	$ 0.797971	$ 0.168727	$ 0.079077	$ -	**$1.926264**
2039	$ 0.452067	$ 0.016769	$ 0.382531	$ 0.771557	$ 0.163130	$ 0.076463	$ -	**$1.862516**
2040	$ 0.437072	$ 0.016213	$ 0.369921	$ 0.746016	$ 0.157720	$ 0.073934	$ -	**$1.800877**
2041	$ 0.422575	$ 0.015675	$ 0.357727	$ 0.721320	$ 0.152489	$ 0.071490	$ -	**$1.741276**
2042	$ 0.408560	$ 0.015155	$ 0.345937	$ 0.697444	$ 0.147431	$ 0.069126	$ -	**$1.683653**
2043	$ 0.395008	$ 0.014653	$ 0.334535	$ 0.674357	$ 0.142541	$ 0.066841	$ -	**$1.627935**
2044	$ 0.381907	$ 0.014167	$ 0.323508	$ 0.652035	$ 0.137813	$ 0.064631	$ -	**$1.574061**
2045	$ 0.369240	$ 0.013697	$ 0.312844	$ 0.630450	$ 0.133242	$ 0.062494	$ -	**$1.521968**
2046	$ 0.356993	$ 0.013243	$ 0.302531	$ 0.609580	$ 0.128823	$ 0.060428	$ -	**$1.471597**
2047	$ 0.345152	$ 0.012803	$ 0.292558	$ 0.589401	$ 0.124550	$ 0.058430	$ -	**$1.422893**
2048	$ 0.333704	$ 0.012379	$ 0.282912	$ 0.569889	$ 0.120419	$ 0.056497	$ -	**$1.375800**
2049	$ 0.322635	$ 0.011968	$ 0.273584	$ 0.551022	$ 0.116425	$ 0.054629	$ -	**$1.330264**

Source: Tiberius Solutions

Forecast Future Assessed Value in TIA

Future growth in assessed value in the proposed TIA would come from new construction and the appreciation of existing property. This report assumes 4.5% annual growth assessed value for existing property value, based on long-term trends in personal income for Clark County as described above.

As stated previously, much of the new construction forecast to occur in the proposed TIA is predicated on City providing adequate infrastructure, including the projects identified in this report. The expected increases in assessed value from new construction anticipated to occur in the proposed TIA over its lifetime were shown previously in Exhibit 5.

In addition to the value of new construction, there are vacant properties in the proposed TIA that are currently receiving the Farm and Agricultural Land Current Use Exemption, where part of their land assessed value is exempt from property tax. The aggregate value of this exemption for properties within the proposed TIA is $27.7 million. As these properties develop, the exemption would expire, bringing the land value back on the tax roll as shown in Exhibit 8.[1] In addition to properties where known development is expected to occur in the short-term, the analysis assumes half of all remaining properties currently receiving the exemption would see their exemption expire due to new development in the area, spread evenly over the next 25 years (beginning in 2025). This results in $16.4 million in land value (2023 $) expected to be returned to the tax rolls due to the expiration of the current use exemption through 2049.

Exhibit 8. Forecast Agricultural Land Use Current Use Exemption Expiration, Proposed Ridgefield TIA

Year Built of Related Development	Year on Tax Roll	Assessed Value (2023 $)	Assessed Value (Nominal $)
2024	2025	$ 493,275	$ 538,669
2025	2026	$ 493,275	$ 562,909
2026	2027	$ 2,362,886	$ 2,817,786
2027	2028	$ 2,692,311	$ 3,355,109
2028	2029	$ 493,275	$ 642,372
2029	2030	$ 493,275	$ 671,279
2030	2031	$ 493,275	$ 701,487
2031	2032	$ 493,275	$ 733,054
2032	2033	$ 493,275	$ 766,041
2033	2034	$ 493,275	$ 800,513
2034	2035	$ 493,275	$ 836,536
2035	2036	$ 493,275	$ 874,180
2036	2037	$ 493,275	$ 913,518
2037	2038	$ 493,275	$ 954,626
2038	2039	$ 493,275	$ 997,585
2039	2040	$ 493,275	$ 1,042,476
2040	2041	$ 493,275	$ 1,089,387
2041	2042	$ 493,275	$ 1,138,410
2042	2043	$ 493,275	$ 1,189,638
2043	2044	$ 493,275	$ 1,243,172
2044	2045	$ 493,275	$ 1,299,115
2045	2046	$ 493,275	$ 1,357,575
2046	2047	$ 493,275	$ 1,418,666
2047	2048	$ 493,275	$ 1,482,506
2048	2049	$ 493,275	$ 1,549,218
Total		**$ 16,400,522**	**$ 28,975,827**

Source: Tiberius Solutions with data provided by the Clark County Assessor's Office

[1] We have assumed a one-year delay between construction completion and the value being added back to the tax roll.

Exhibit 9 summarizes all of the anticipated increase in assessed value from new construction, including known development, speculative development, and the expiration of current use exemptions. This exhibit includes the value of new development in both constant 2023 dollars and nominal dollars, which account for appreciation of property values between now and when the projects complete construction.[2] Assuming annual appreciation of 4.5% as described above, the total increase in assessed value from new construction in estimated to be $721.8 million constant 2023 dollars, and $1.2 billion in nominal dollars.

Exhibit 9. Assessed Value from New Construction, Proposed Ridgefield TIA

	2023 $				Nominal $
Tax Year	From Known Development	From Speculative Development	From Expiration of Tax Exemptions	Total	Total
2025	$ -	$ -	$ 493,275	$ 493,275	$ 538,669
2026	$ 5,146,041	$ 18,480,000	$ 493,275	$ 24,119,316	$ 26,363,137
2027	$ 36,912,079	$ 18,480,000	$ 2,362,886	$ 57,754,965	$ 66,029,350
2028	$ 137,846,418	$ 18,480,000	$ 2,692,311	$ 159,018,729	$ 189,777,270
2029	$ 42,902,512	$ 18,480,000	$ 493,275	$ 61,875,787	$ 77,136,149
2030	$ -	$ 18,480,000	$ 493,275	$ 18,973,275	$ 24,737,046
2031	$ -	$ 19,380,000	$ 493,275	$ 19,873,275	$ 27,074,989
2032	$ -	$ 19,380,000	$ 493,275	$ 19,873,275	$ 28,293,364
2033	$ -	$ 19,380,000	$ 493,275	$ 19,873,275	$ 29,566,565
2034	$ -	$ 19,380,000	$ 493,275	$ 19,873,275	$ 30,897,060
2035	$ -	$ 19,380,000	$ 493,275	$ 19,873,275	$ 32,287,428
2036	$ -	$ 20,320,000	$ 493,275	$ 20,813,275	$ 35,334,491
2037	$ -	$ 20,320,000	$ 493,275	$ 20,813,275	$ 36,924,543
2038	$ -	$ 20,320,000	$ 493,275	$ 20,813,275	$ 38,586,147
2039	$ -	$ 20,320,000	$ 493,275	$ 20,813,275	$ 40,322,524
2040	$ -	$ 20,320,000	$ 493,275	$ 20,813,275	$ 42,137,038
2041	$ -	$ 21,300,000	$ 493,275	$ 21,793,275	$ 46,104,313
2042	$ -	$ 21,300,000	$ 493,275	$ 21,793,275	$ 48,179,008
2043	$ -	$ 21,300,000	$ 493,275	$ 21,793,275	$ 50,347,063
2044	$ -	$ 21,300,000	$ 493,275	$ 21,793,275	$ 52,612,681
2045	$ -	$ 21,300,000	$ 493,275	$ 21,793,275	$ 54,980,252
2046	$ -	$ 21,300,000	$ 493,275	$ 21,793,275	$ 57,454,363
2047	$ -	$ 21,300,000	$ 493,275	$ 21,793,275	$ 60,039,809
2048	$ -	$ 21,300,000	$ 493,275	$ 21,793,275	$ 62,741,601
2049	$ -	$ 21,300,000	$ 493,275	$ 21,793,275	$ 65,564,972
Total	**$ 222,807,049**	**$ 482,600,000**	**$ 16,400,522**	**$ 721,807,571**	**$ 1,224,029,832**

Source: Tiberius Solutions with data and input from the Clark County Assessor and City of Ridgefield

[2] Note that no additional inflation is assumed between the date the construction is completed and the date the increased value appears on the tax roll based on conversations with representatives of the Clark County Assessor.

In addition to increases in assessed value from new construction, all property values in the proposed TIA are estimated to increase by 4.5% per year from appreciation. Exhibit 10 summarizes the forecast total growth in assessed value in the TIA from new construction and appreciation.

Exhibit 10. Assessed Value Forecast, Proposed Ridgefield TIA (Nominal $)

Tax Year	Prior Year	PLUS: Appreciation of Existing Property	PLUS: New Construction	Total
2023				$ 90,973,115
2024	$ 90,973,115	$ 4,093,790	$ -	$ 95,066,905
2025	$ 95,066,905	$ 4,278,011	$ 538,669	$ 99,883,585
2026	$ 99,883,585	$ 4,494,761	$ 26,363,137	$ 130,741,483
2027	$ 130,741,483	$ 5,883,367	$ 66,029,350	$ 202,654,200
2028	$ 202,654,200	$ 9,119,439	$ 189,777,270	$ 401,550,909
2029	$ 401,550,909	$ 18,069,791	$ 77,136,149	$ 496,756,849
2030	$ 496,756,849	$ 22,354,058	$ 24,737,046	$ 543,847,953
2031	$ 543,847,953	$ 24,473,158	$ 27,074,989	$ 595,396,100
2032	$ 595,396,100	$ 26,792,825	$ 28,293,364	$ 650,482,289
2033	$ 650,482,289	$ 29,271,703	$ 29,566,565	$ 709,320,557
2034	$ 709,320,557	$ 31,919,425	$ 30,897,060	$ 772,137,042
2035	$ 772,137,042	$ 34,746,167	$ 32,287,428	$ 839,170,637
2036	$ 839,170,637	$ 37,762,679	$ 35,334,491	$ 912,267,807
2037	$ 912,267,807	$ 41,052,051	$ 36,924,543	$ 990,244,401
2038	$ 990,244,401	$ 44,560,998	$ 38,586,147	$ 1,073,391,546
2039	$1,073,391,546	$ 48,302,620	$ 40,322,524	$ 1,162,016,690
2040	$1,162,016,690	$ 52,290,751	$ 42,137,038	$ 1,256,444,479
2041	$1,256,444,479	$ 56,540,002	$ 46,104,313	$ 1,359,088,794
2042	$1,359,088,794	$ 61,158,996	$ 48,179,008	$ 1,468,426,798
2043	$1,468,426,798	$ 66,079,206	$ 50,347,063	$ 1,584,853,067
2044	$1,584,853,067	$ 71,318,388	$ 52,612,681	$ 1,708,784,136
2045	$1,708,784,136	$ 76,895,286	$ 54,980,252	$ 1,840,659,674
2046	$1,840,659,674	$ 82,829,685	$ 57,454,363	$ 1,980,943,722
2047	$1,980,943,722	$ 89,142,467	$ 60,039,809	$ 2,130,125,998
2048	$2,130,125,998	$ 95,855,670	$ 62,741,601	$ 2,288,723,269
2049	$2,288,723,269	$ 102,992,547	$ 65,564,972	$ 2,457,280,788

Note: Dollar values in this summary exhibit may differ than other exhibits in the report due to rounding
Source: Tiberius Solutions

Forecast of Tax Allocation Revenues

Exhibit 11 shows the forecast of annual tax allocation revenues, combining the forecasts of future assessed value in the proposed TIA and applicable tax rates. Annual tax allocation revenues are expected to be $16,598 in 2025, increasing to over $3.1 million in its final year in 2049. Total tax allocation revenue over 25 years is expected to equal $44.0 million.

Exhibit 11. Tax Allocation Revenues, Proposed Ridgefield TIA (Nominal $)

Tax	Assessed Value				Tax Allocation
Year	**Total**	**Base Value**	**Increment**	**Levy Rate**	**Revenues**
2023	$ 90,973,115	$ 90,973,115		$ 3.683312	$ -
2024	$ 95,066,905	$ 95,066,905	$ -	$ 3.561808	$ -
2025	$ 99,883,585	$ 95,066,905	$ 4,816,680	$ 3.446005	$ 16,598
2026	$ 130,741,483	$ 95,066,905	$ 35,674,578	$ 3.332017	$ 118,868
2027	$ 202,654,200	$ 95,066,905	$ 107,587,295	$ 3.222794	$ 346,732
2028	$ 401,550,909	$ 95,066,905	$ 306,484,004	$ 3.117091	$ 955,338
2029	$ 496,756,849	$ 95,066,905	$ 401,689,944	$ 2.606097	$ 1,046,843
2030	$ 543,847,954	$ 95,066,905	$ 448,781,049	$ 2.520573	$ 1,131,185
2031	$ 595,396,101	$ 95,066,905	$ 500,329,196	$ 2.437314	$ 1,219,460
2032	$ 650,482,290	$ 95,066,905	$ 555,415,385	$ 2.356812	$ 1,309,010
2033	$ 709,320,558	$ 95,066,905	$ 614,253,653	$ 2.278966	$ 1,399,863
2034	$ 772,137,043	$ 95,066,905	$ 677,070,138	$ 2.203690	$ 1,492,052
2035	$ 839,170,638	$ 95,066,905	$ 744,103,733	$ 2.130898	$ 1,585,609
2036	$ 912,267,808	$ 95,066,905	$ 817,200,903	$ 2.060375	$ 1,683,740
2037	$ 990,244,402	$ 95,066,905	$ 895,177,497	$ 1.992192	$ 1,783,365
2038	$ 1,073,391,547	$ 95,066,905	$ 978,324,642	$ 1.926264	$ 1,884,511
2039	$ 1,162,016,690	$ 95,066,905	$ 1,066,949,785	$ 1.862516	$ 1,987,211
2040	$ 1,256,444,479	$ 95,066,905	$ 1,161,377,574	$ 1.800877	$ 2,091,498
2041	$ 1,359,088,793	$ 95,066,905	$ 1,264,021,888	$ 1.741276	$ 2,201,011
2042	$ 1,468,426,797	$ 95,066,905	$ 1,373,359,892	$ 1.683653	$ 2,312,261
2043	$ 1,584,853,066	$ 95,066,905	$ 1,489,786,161	$ 1.627935	$ 2,425,276
2044	$ 1,708,784,135	$ 95,066,905	$ 1,613,717,230	$ 1.574061	$ 2,540,089
2045	$ 1,840,659,674	$ 95,066,905	$ 1,745,592,769	$ 1.521968	$ 2,656,736
2046	$ 1,980,943,723	$ 95,066,905	$ 1,885,876,818	$ 1.471597	$ 2,775,251
2047	$ 2,130,126,000	$ 95,066,905	$ 2,035,059,095	$ 1.422893	$ 2,895,672
2048	$ 2,288,723,271	$ 95,066,905	$ 2,193,656,366	$ 1.375800	$ 3,018,032
2049	$ 2,457,280,790	$ 95,066,905	$ 2,362,213,885	$ 1.330264	$ 3,142,369
Total					**$ 44,018,582**

Source: Tiberius Solutions

Factors Affecting the Accuracy of the Forecast

The biggest factor affecting the accuracy of the tax allocation revenues forecast is the value and timing of new construction in the proposed TIA. The amount of future tax allocation revenues is, in part, dependent upon new construction. If that construction occurs on a different schedule, or with different values than has been assumed, it could impact the accuracy of the forecast.

In addition to the timing and value of new construction, actual tax allocation revenues for the proposed TIA would depend upon the actual appreciation/depreciation in assessed value in the area as well as the actual levy rates imposed. There is significant uncertainty with these factors over the next 25 years. However, these factors are related in ways that help to provide some confidence for this forecast. Changes in property values in the proposed TIA from appreciation/depreciation are likely to follow a similar pattern to changes in property values from appreciation/depreciation countywide. And, those countywide changes in appreciation/depreciation would determine annual changes in the levy rates imposed.

If property values increase faster than forecasted, it would result in lower levy rates and a similar forecast of annual tax allocation revenues. Similarly, if property values increase slower than forecasted (or decrease), it would result in higher levy rates and a similar forecast of annual tax allocation revenues.

The accuracy of the tax allocation revenues forecast is more impacted by the **relative** growth in assessed value within the proposed TIA versus countywide. In theory, rates of appreciation/depreciation in these two geographies should be similar over time. However, if they do differ, it has the potential to significantly impact the tax allocation revenues forecast. If properties within the proposed TIA appreciate faster than the county as a whole, it would lead to more tax allocation revenues than what is forecasted. Conversely, if properties within the proposed TIA appreciate slower than the county as a whole, it would lead to less tax allocation revenues than what is forecasted.

Impact on Overlapping Tax Levies

Tax allocation revenues are generated through the reallocation of tax levies. In other words, the financial impact of the proposed TIA is primarily borne by the affected, overlapping taxing districts. These impacts occur as “foregone” tax revenues. Thus, these jurisdictions are not losing revenue relative to what they collect today, but instead these districts would temporarily forego the future increase in revenue generated within the proposed TIA. Once the proposed TIA ceases to collect tax allocation revenues (limited to no more than 25 years), then these impacted jurisdictions would begin to receive the full amount of annual taxes from the new construction that has occurred within the proposed TIA.

RCW 84.55.010 allows taxing districts to increase the amount of their levy to account for growth in assessed value inside a TIA. This would result in slightly higher overall levy amounts and tax rates for impacted taxing districts. Thus, the net impact the TIA would have on taxing district levies is less than the total amount of tax allocation revenues received.

Exhibit 12 summarizes the annual tax revenues forecast to be foregone by the affected taxing districts. The jurisdictions estimated to be most impacted are Clark-Cowlitz Fire Rescue, Clark County (current expense levy), and the City of Ridgefield. Other impacted levies would include the County Conservation Futures levy, Fort Vancouver Regional Library District, and the Port of Ridgefield. Collectively, these jurisdictions are expected to forego $41,645,947 in tax revenue over the life of the proposed TIA. While this is a significant amount of foregone tax revenues, it is not expected that much of this private development could or would occur within this area without the public investments proposed to be funded by the proposed TIA. Thus, a portion of these foregone revenues likely would not exist but for the investments made by the proposed

TIA. Following the expiration of the proposed TIA, these revenues would be redirected to the overlapping taxing districts.

Exhibit 12. Impact on Overlapping Tax Levies, Proposed Ridgefield TIA (Nominal $)

Tax Year	County Current Expense	Conservation Futures	City of Ridgefield	Clark-Cowlitz Fire Rescue	Fort Vancouver Library	Port of Ridgefield General	Clark-Cowlitz Fire Rescue EMS	Total
2023	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2024	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2025	$ 119	$ 4	$ 96	$ 200	$ 43	$ 20	$ 76	$ 558
2026	$ (21,273)	$ (789)	$ (17,905)	$ (36,245)	$ (7,676)	$ (3,588)	$ (13,739)	$ (101,216)
2027	$ (66,665)	$ (2,473)	$ (56,158)	$ (113,616)	$ (24,056)	$ (11,250)	$ (43,067)	$ (317,285)
2028	$ (192,054)	$ (7,124)	$ (161,899)	$ (327,390)	$ (69,303)	$ (32,421)	$ (124,101)	$ (914,293)
2029	$ (241,784)	$ (8,969)	$ (204,070)	$ (412,324)	$ (87,248)	$ (40,842)	$ -	$ (995,236)
2030	$ (259,714)	$ (9,634)	$ (219,351)	$ (442,996)	$ (93,719)	$ (43,886)	$ -	$ (1,069,300)
2031	$ (280,113)	$ (10,391)	$ (236,624)	$ (477,819)	$ (101,080)	$ (47,337)	$ -	$ (1,153,365)
2032	$ (300,757)	$ (11,156)	$ (254,118)	$ (513,069)	$ (108,529)	$ (50,832)	$ -	$ (1,238,460)
2033	$ (321,682)	$ (11,933)	$ (271,857)	$ (548,803)	$ (116,080)	$ (54,374)	$ -	$ (1,324,729)
2034	$ (342,895)	$ (12,720)	$ (289,848)	$ (585,035)	$ (123,735)	$ (57,966)	$ -	$ (1,412,199)
2035	$ (364,405)	$ (13,517)	$ (308,095)	$ (621,775)	$ (131,497)	$ (61,609)	$ -	$ (1,500,898)
2036	$ (387,029)	$ (14,357)	$ (327,292)	$ (660,422)	$ (139,661)	$ (65,441)	$ -	$ (1,594,202)
2037	$ (409,944)	$ (15,207)	$ (346,746)	$ (699,574)	$ (147,930)	$ (69,324)	$ -	$ (1,688,726)
2038	$ (433,193)	$ (16,069)	$ (366,490)	$ (739,299)	$ (156,320)	$ (73,263)	$ -	$ (1,784,633)
2039	$ (456,780)	$ (16,944)	$ (386,528)	$ (779,607)	$ (164,831)	$ (77,261)	$ -	$ (1,881,952)
2040	$ (480,715)	$ (17,832)	$ (406,868)	$ (820,513)	$ (173,468)	$ (81,318)	$ -	$ (1,980,714)
2041	$ (505,879)	$ (18,765)	$ (428,256)	$ (863,522)	$ (182,549)	$ (85,584)	$ -	$ (2,084,556)
2042	$ (531,383)	$ (19,711)	$ (449,946)	$ (907,120)	$ (191,752)	$ (89,909)	$ -	$ (2,189,821)
2043	$ (557,273)	$ (20,672)	$ (471,970)	$ (951,382)	$ (201,095)	$ (94,299)	$ -	$ (2,296,691)
2044	$ (583,556)	$ (21,647)	$ (494,336)	$ (996,321)	$ (210,580)	$ (98,758)	$ -	$ (2,405,197)
2045	$ (610,240)	$ (22,637)	$ (517,050)	$ (1,041,950)	$ (220,209)	$ (103,285)	$ -	$ (2,515,370)
2046	$ (637,332)	$ (23,642)	$ (540,119)	$ (1,088,282)	$ (229,985)	$ (107,882)	$ -	$ (2,627,242)
2047	$ (664,840)	$ (24,662)	$ (563,549)	$ (1,135,330)	$ (239,912)	$ (112,550)	$ -	$ (2,740,844)
2048	$ (692,773)	$ (25,698)	$ (587,348)	$ (1,183,107)	$ (249,992)	$ (117,291)	$ -	$ (2,856,209)
2049	$ (721,136)	$ (26,750)	$ (611,521)	$ (1,231,627)	$ (260,227)	$ (122,106)	$ -	$ (2,973,367)
Total	**$ (10,063,295)**	**$ (373,294)**	**$ (8,517,847)**	**$ (17,176,930)**	**$ (3,631,392)**	**$ (1,702,357)**	**$ (180,832)**	**$ (41,645,947)**

Source: Tiberius Solutions

Not all overlapping taxing districts would be impacted by the proposed TIA. The following property tax levies would be **excluded** from the calculation of tax allocation revenues:

- State Schools (Part 1 and 2)
- Ridgefield School District Debt
- Ridgefield School District Enrichment

All taxing districts listed above, whose rates would be **excluded** in the calculation of tax allocation revenues would not experience any foregone revenues from the proposed TIA. This includes the Ridgefield School District. For these jurisdictions, the proposed TIA would generate increased property tax revenues once the anticipated private development comes on the tax roll, or would reduce the property tax rate needed to produce the authorized levy amount.

3.2 Proposed Indebtedness

To finance the public improvements identified in this report, the City anticipates issuing limited tax general obligation bonds. These bonds would be secured by a pledge of the City's full faith and credit, including its regular property tax levy, and would be subject to statutory limitations and constraints on general obligation indebtedness. The actual terms of indebtedness are uncertain and would be based upon the ultimate timing and amount of indebtedness the City chooses to incur, tax allocation revenues collected, and financial market conditions at the time of issuance. For the purposes of this analysis, the City consulted with their municipal financial advisors, PFM to estimate terms of indebtedness based upon current market conditions and the proposed timing and amount of future indebtedness.

The City assumes two series of limited tax general obligation bonds would be issued, first in 2024 and later in 2028. The total principal amount of the bonds is estimated to be $43.4 million, which is expected to generate approximately $48.1 in project funds. Both series of bonds are assumed to be structured to be fully repaid by 2049, the final year the proposed TIA would be eligible to collect tax allocation revenue. The estimated terms of indebtedness, including principal amount, project funds, timing, and true interest cost are shown in Exhibit 13. For the purposes of this analysis, it is assumed that the bonds would be issued on a tax-exempt basis and structured with net original issue premium. Appendix C includes an evaluation of an alternative finance plan with more conservative assumptions.

Exhibit 13. Estimated Terms of Indebtedness for Proposed Ridgefield TIA Public Improvements

	Series 2024	Series 2028	Total
Closing Month	July 2024	July 2028	
Aggregate Par (Principal)	$ 23,870,000	$ 19,560,000	**$43,430,000**
Project Funds	$ 26,250,000	$ 21,825,000	**$48,075,000**
True Interest Cost	4.21%	3.74%	

Source: PFM Financial Advisors LLC

The public improvements within the Proposed TIA are anticipated to be funded through limited tax general obligation bonds, which are constrained by the City's statutory capacity for non-voted general obligation indebtedness. This analysis conservatively assumes average annual growth of 5.9% in total taxable value for the City from 2023 through the final year in which the Proposed TIA indebtedness would be expected to be incurred (2028). Existing debt service includes outstanding indebtedness incurred in previous years for purposes other than the Proposed TIA public improvements. Exhibit 14 shows the calculated statutory authority for non-voted general obligation indebtedness for the City through 2028.

Exhibit 14. Statutory Authority for General Obligation Indebtedness, City of Ridgefield, 2023-2028

	2023	2024	2025	2026	2027	2028
Taxable AV	$ 3,379,164,060	$ 3,585,293,068	$ 3,803,995,945	$ 4,024,627,709	$ 4,258,056,116	$ 4,505,023,371
Debt Limit (% of AV)	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Debt Limit Amount	$ 50,687,461	$ 53,779,396	$ 57,059,939	$ 60,369,416	$ 63,870,842	$ 67,575,351
Outstanding Debt - Existing	$ 19,190,000	$ 18,176,000	$ 17,136,000	$ 16,325,000	$ 15,482,000	$ 14,612,000
Outstanding Debt - TIA	$ 23,870,000	$ 23,870,000	$ 23,870,000	$ 23,870,000	$ 23,870,000	$ 43,430,000
Outstanding Debt - Total	$ 43,060,000	$ 42,046,000	$ 41,006,000	$ 40,195,000	$ 39,352,000	$ 58,042,000
Remaining Debt Capacity	$ 7,627,461	$ 11,733,396	$ 16,053,939	$ 20,174,416	$ 24,518,842	$ 9,533,351

Source: City of Ridgefield and PFM Financial Advisors LLC

Based on the assumed terms of indebtedness shown in Exhibit 13, the City's financial advisors have estimated annual debt service payments as shown in Exhibit 15. Annual payments are structured to be lowest in the early years of the TIA, including interest-only payments on the 2024 bonds through 2031. This payment structure is intended to better align annual payments with the anticipated tax allocation revenues and minimize the amount of other general fund resources the City would need to use to pay debt service in each year. By deferring a portion of the debt until 2028, the City retains the flexibility to adjust the overall amount and structure of debt to reflect actual new development and tax allocation revenues during the first few years of the proposed TIA. After factoring in the cost of interest, the $43,430,000 of principal indebtedness to fund TIA projects is estimated to require $79,735,260 in debt service payments over the life of the proposed TIA.

Exhibit 15. Estimated Debt Service Payments, LTGO Debt for Proposed Ridgefield TIA Public Projects (Nominal $)

	Series 2024			Series 2028			Total Debt Service
Year	Principal	Interest	Total	Principal	Interest	Total	
2024	$ -	$ 493,976	$ 493,976	$ -	$ -	$ -	**$ 493,976**
2025	$ -	$ 1,193,500	$ 1,193,500	$ -	$ -	$ -	**$ 1,193,500**
2026	$ -	$ 1,193,500	$ 1,193,500	$ -	$ -	$ -	**$ 1,193,500**
2027	$ -	$ 1,193,500	$ 1,193,500	$ -	$ -	$ -	**$ 1,193,500**
2028	$ -	$ 1,193,500	$ 1,193,500	$ -	$ 404,783	$ 404,783	**$ 1,598,283**
2029	$ -	$ 1,193,500	$ 1,193,500	$ 385,000	$ 968,375	$ 1,353,375	**$ 2,546,875**
2030	$ -	$ 1,193,500	$ 1,193,500	$ 490,000	$ 946,500	$ 1,436,500	**$ 2,630,000**
2031	$ 5,000	$ 1,193,375	$ 1,198,375	$ 605,000	$ 919,125	$ 1,524,125	**$ 2,722,500**
2032	$ 95,000	$ 1,190,875	$ 1,285,875	$ 635,000	$ 888,125	$ 1,523,125	**$ 2,809,000**
2033	$ 195,000	$ 1,183,625	$ 1,378,625	$ 670,000	$ 855,500	$ 1,525,500	**$ 2,904,125**
2034	$ 300,000	$ 1,171,250	$ 1,471,250	$ 700,000	$ 821,250	$ 1,521,250	**$ 2,992,500**
2035	$ 410,000	$ 1,153,500	$ 1,563,500	$ 740,000	$ 785,250	$ 1,525,250	**$ 3,088,750**
2036	$ 530,000	$ 1,130,000	$ 1,660,000	$ 775,000	$ 747,375	$ 1,522,375	**$ 3,182,375**
2037	$ 660,000	$ 1,100,250	$ 1,760,250	$ 815,000	$ 707,625	$ 1,522,625	**$ 3,282,875**
2038	$ 800,000	$ 1,063,750	$ 1,863,750	$ 860,000	$ 665,750	$ 1,525,750	**$ 3,389,500**
2039	$ 945,000	$ 1,020,125	$ 1,965,125	$ 900,000	$ 621,750	$ 1,521,750	**$ 3,486,875**
2040	$ 1,100,000	$ 969,000	$ 2,069,000	$ 950,000	$ 575,500	$ 1,525,500	**$ 3,594,500**
2041	$ 1,265,000	$ 909,875	$ 2,174,875	$ 995,000	$ 526,875	$ 1,521,875	**$ 3,696,750**
2042	$ 1,445,000	$ 842,125	$ 2,287,125	$ 1,045,000	$ 475,875	$ 1,520,875	**$ 3,808,000**
2043	$ 1,635,000	$ 765,125	$ 2,400,125	$ 1,100,000	$ 422,250	$ 1,522,250	**$ 3,922,375**
2044	$ 1,835,000	$ 678,375	$ 2,513,375	$ 1,155,000	$ 365,875	$ 1,520,875	**$ 4,034,250**
2045	$ 2,050,000	$ 581,250	$ 2,631,250	$ 1,215,000	$ 306,625	$ 1,521,625	**$ 4,152,875**
2046	$ 2,275,000	$ 473,125	$ 2,748,125	$ 1,280,000	$ 244,250	$ 1,524,250	**$ 4,272,375**
2047	$ 2,515,000	$ 353,375	$ 2,868,375	$ 1,345,000	$ 178,625	$ 1,523,625	**$ 4,392,000**
2048	$ 2,770,000	$ 221,250	$ 2,991,250	$ 1,415,000	$ 109,625	$ 1,524,625	**$ 4,515,875**
2049	$ 3,040,000	$ 76,000	$ 3,116,000	$ 1,485,000	$ 37,125	$ 1,522,125	**$ 4,638,125**
Total	**$ 23,870,000**	**$ 23,731,226**	**$ 47,601,226**	**$ 19,560,000**	**$ 12,574,033**	**$ 32,134,033**	**$ 79,735,260**

Source: PFM Financial Advisors LLC

Exhibit 16 shows the combination of revenue sources expected to pay the debt service payments. It is expected that $44,018,582 of tax allocation revenues and $35,716,678 of the City's property tax levy or other available revenues would be required to cover the full amount of debt service payments to fund the proposed TIA public improvements. If actual tax allocation revenues are higher or lower than estimated it would affect the amount of the City's property tax levy or other resources that would be required to cover the debt service payments.

Exhibit 16. Tax Allocation Revenues and Debt Service Payments

Year	Payment	Revenue Source: Tax Allocation Revenue	Revenue Source: General Fund Resources	Tax Allocation Revenue Debt Service Coverage
2024	$ 493,976	$ -	$ 493,976	0.00
2025	$ 1,193,500	$ 16,598	$ 1,176,902	0.01
2026	$ 1,193,500	$ 118,868	$ 1,074,632	0.10
2027	$ 1,193,500	$ 346,732	$ 846,768	0.29
2028	$ 1,598,283	$ 955,338	$ 642,945	0.60
2029	$ 2,546,875	$ 1,046,843	$ 1,500,032	0.41
2030	$ 2,630,000	$ 1,131,185	$ 1,498,815	0.43
2031	$ 2,722,500	$ 1,219,460	$ 1,503,040	0.45
2032	$ 2,809,000	$ 1,309,010	$ 1,499,990	0.47
2033	$ 2,904,125	$ 1,399,863	$ 1,504,262	0.48
2034	$ 2,992,500	$ 1,492,052	$ 1,500,448	0.50
2035	$ 3,088,750	$ 1,585,609	$ 1,503,141	0.51
2036	$ 3,182,375	$ 1,683,740	$ 1,498,635	0.53
2037	$ 3,282,875	$ 1,783,365	$ 1,499,510	0.54
2038	$ 3,389,500	$ 1,884,511	$ 1,504,989	0.56
2039	$ 3,486,875	$ 1,987,211	$ 1,499,664	0.57
2040	$ 3,594,500	$ 2,091,498	$ 1,503,002	0.58
2041	$ 3,696,750	$ 2,201,011	$ 1,495,739	0.60
2042	$ 3,808,000	$ 2,312,261	$ 1,495,739	0.61
2043	$ 3,922,375	$ 2,425,276	$ 1,497,099	0.62
2044	$ 4,034,250	$ 2,540,089	$ 1,494,161	0.63
2045	$ 4,152,875	$ 2,656,736	$ 1,496,139	0.64
2046	$ 4,272,375	$ 2,775,251	$ 1,497,124	0.65
2047	$ 4,392,000	$ 2,895,672	$ 1,496,328	0.66
2048	$ 4,515,875	$ 3,018,032	$ 1,497,843	0.67
2049	$ 4,638,125	$ 3,142,369	$ 1,495,756	0.68
Total	**$ 79,735,260**	**$ 44,018,582**	**$ 35,716,678**	**0.55**

Source: PFM Financial Advisors LLC and Tiberius Solutions

4 Economic Impacts

4.1 Job Creation

The proposed TIA would be expected to generate substantial economic impacts for the local and regional economy. The infrastructure investments supported by the proposed TIA would support a significant level of development, with substantial employment from construction as well as ongoing business activity. Impacts during the construction phase would be temporary, while the impacts from operations once construction is complete would be ongoing.

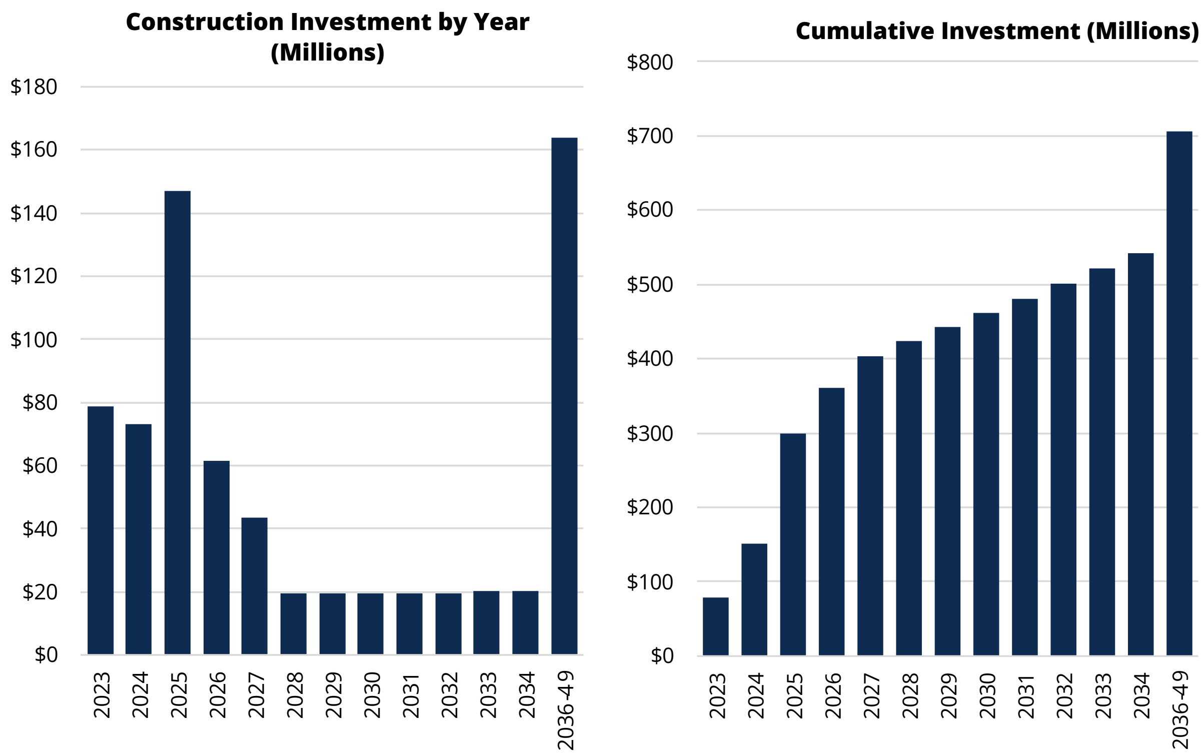
These impacts include direct impacts (jobs and spending occurring directly in the TIA), as well indirect and induced impacts. Indirect impacts are secondary impacts generated by the portion of direct expenditures that are spent on goods and services provided by local businesses. Induced impacts are secondary impacts generated by local expenditures made by employees who received personal income from the direct and indirect expenditures. The induced impacts are often referred to as the “multiplier effect” as the initial direct expenditures are re-spent multiple times, rippling through the local economy.

To model the economic impacts of various activities, Johnson Economics utilized the IMPLAN (IMPact for PLANning)[3] economic multiplier model. IMPLAN is an economic impact model designed for analyzing the effects of industry activity (employment, income, or business revenues) upon all other industries in an economic area.

Private development activity in the area would be expected to exceed $700 million in tax year 2023 dollars over the next 25 years. Of that, over $222 million is currently under construction, planned, or in the permitting process, expected to be completed over the next five years. Additionally, construction spending on public infrastructure projects that would be funded in part or whole by the proposed TIA is expected to total $89.4 million (2023$). Exhibit 17 illustrates these planned expenditures within the TIA over time.

[3] Minnesota IMPLAN Group (MIG), Stillwater, Minnesota

Exhibit 17. Summary of Predicted Construction Investment by Year, Proposed Ridgefield TIA (2023 $)



Source: Johnson Economics

To evaluate the temporary construction impacts of the proposed development programs, we calculated the ***total*** construction spending of the project measured as a direct industry change in construction of new nonresidential and residential commercial structures. Estimated construction expenditures were converted into estimated contributions to employment income and output at the Clark County level (Exhibit 18) Key findings include:

- Construction spending would translate into an estimated 6,402 direct full-time equivalent (FTE) jobs over the construction period. Direct jobs would pay an estimated average of roughly $62,700 per FTE for wages and benefits.
- Because the development period is estimated to extend over multiple years, the direct construction jobs projected would likely represent some of the same employees, employed throughout the project lifecycle over multiple buildings/phases.
- Each direct construction job would support approximately 0.46 indirect and induced jobs during the construction period. This translates into roughly 2,972 FTE jobs and labor income of $151.4 million during the construction period.
- The total estimated economic impacts (direct, indirect, and induced) from the construction phase are roughly 9,374 FTE positions and $552.7 million in labor income (2023$). The average annual impact over the 25-year period would be 375 FTE positions and $22.1 million in labor income.

Exhibit 18. Summary of Projected Impacts During Construction Phase, Proposed Ridgefield TIA (2023 $)

	Projected Impacts, Clark County (2023 $)			
	Employment	Labor Income	Value Added	Output
Construction				
Direct Effect	6,402	$ 401,338,673	$ 436,108,175	$ 794,107,338
Indirect Effect	1,181	$ 63,149,586	$ 91,906,795	$ 182,824,542
Induced Effect	1,791	$ 88,211,082	$ 163,752,535	$ 282,226,179
Total Effect	**9,374**	**$ 552,699,341**	**$ 691,767,505**	**$ 1,259,158,059**

Source: Johnson Economics, based on assumed future development forecasts

The preceding table also summarizes projected impacts on value added and output. The following is a brief description of what these terms represent:

- **Output** is the value of an industry's production. It can be measured in two ways: from the sales (income) perspective or the expenditures (spending) perspective. From the income perspective, output is the sum of sales to final users in the economy (gross domestic product or "GDP"), sales to other industrial (intermediate inputs), and inventory change. From the spending perspective, output is the sum of an industry's "value added" and intermediate inputs.
- **Value added** is defined as the total market value of all final goods and services produced within a region in a given period of time. It is the sum of all added value at every stage of production of all final goods and services produced within a country in a given period of time. In other words, it is the wealth created by industry activity. Value added in a social accounting matrix model such as IMPLAN is equal to GDP.

Following development, the completed structures would be expected to provide for ongoing impacts to the local and regional economy. Employees at the office and retail spaces would be expected to generate income that would circulate in the local economy, supporting additional employment and tax revenues. The program at full buildout would be expected to contain a mix of retail and office space, with an overall direct investment of $705 million in construction. These impacts are summarized in Exhibit 19. Key findings include:

- On an ongoing basis, the study area would be expected to accommodate 1,890 employees, with direct labor income of $64.1 million and $216.7 million in economic output.
- The associated ancillary indirect and induced impacts would be estimated to account for 480 jobs and $23.9 million in labor income.
- The total annual impact would be estimated to be 2,370 full-time equivalent positions with annual labor income in current dollars over $85.0 million.

Exhibit 19. Summary of Projected Ongoing Impacts from Operations, Proposed Ridgefield TIA (2023 $)

	Projected Annual Impacts, Clark County (2023 $)			
	Employment	Labor Income	Value Added	Output
Ongoing - Annual				
Direct Effect	1,890	$ 61,147,234	$ 104,903,187	$ 216,680,190
Indirect Effect	204	$ 10,284,655	$ 16,852,132	$ 34,419,371
Induced Effect	276	$ 13,601,699	$ 25,247,169	$ 43,514,804
Total Effect	**2,370**	**$ 85,033,589**	**$ 147,002,488**	**$ 294,614,365**

Source: Johnson Economics, based on assumed future development forecasts

The overall impacts have been separately calculated for known, short-term development projects that are actively planned and proposed. While the proposed TIA is expected to realize the level of development summarized previously, these known projects represent near-term impacts with a higher level of certainty. As summarized in Exhibit 20, known projects would be expected to support 3,677 FTE positions and $216.8 million in labor income during construction, with ongoing annual employment of 749 with associated labor income of $26.9 million.

Exhibit 20. Summary of Impacts, Known Projects and Infrastructure, Ridgefield TIA (2023 $)

	Projected Impacts, Clark County (2023 $)			
	Employment	Labor Income	Value Added	Output
Construction				
Direct Effect	2,511	$ 157,434,563	$ 171,073,721	$ 311,507,338
Indirect Effect	463	$ 24,771,915	$ 36,052,609	$ 71,717,240
Induced Effect	703	$ 34,602,878	$ 64,235,795	$ 110,709,877
Total Effect	**3,677**	**$ 216,809,356**	**$ 271,362,124**	**$ 493,934,455**
	Projected Annual Impacts, Clark County (2023 $)			
	Employment	**Labor Income**	**Value Added**	**Output**
Ongoing - Annual				
Direct Effect	597	$ 19,313,721	$ 33,134,301	$ 68,439,738
Indirect Effect	64	$ 3,248,470	$ 5,322,847	$ 10,871,565
Induced Effect	87	$ 4,296,178	$ 7,974,470	$ 13,744,412
Total Effect	**749**	**$ 26,858,369**	**$ 46,431,618**	**$ 93,055,715**

Source: Johnson Economics, based on assumed future development forecasts

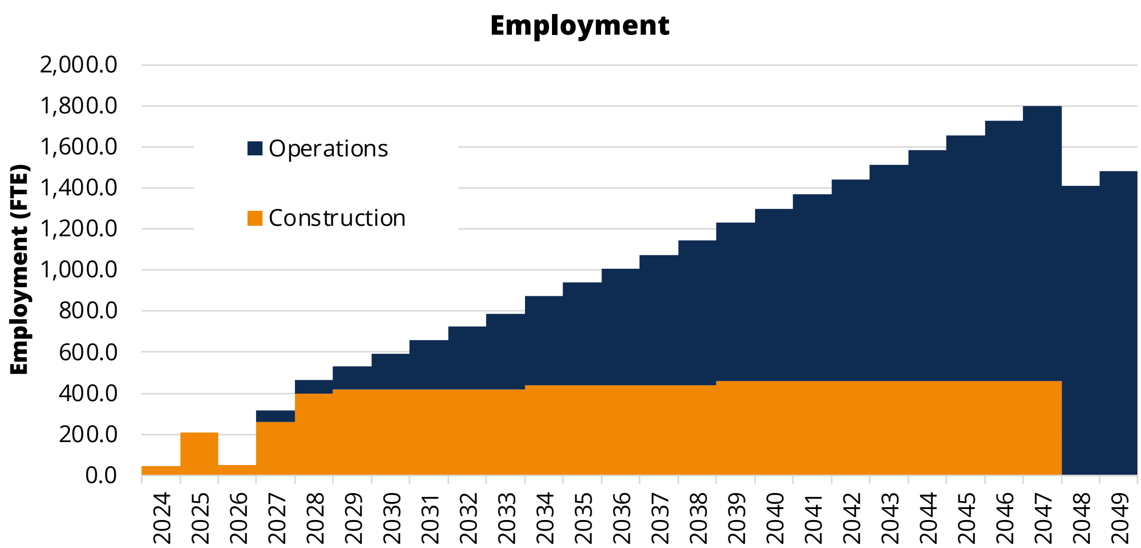
Construction and operation of the multiple development programs in the study area would support a sizable number of jobs directly, as well as having significant indirect and induced impacts. Exhibit 21 and Exhibit 22 show the construction and ongoing operation of developments in the area would be estimated to support over 24,433 full time equivalent positions through 2049, reflecting average annual support of approximately 977 jobs, with roughly $57.5 million per year in labor income in nominal dollars.

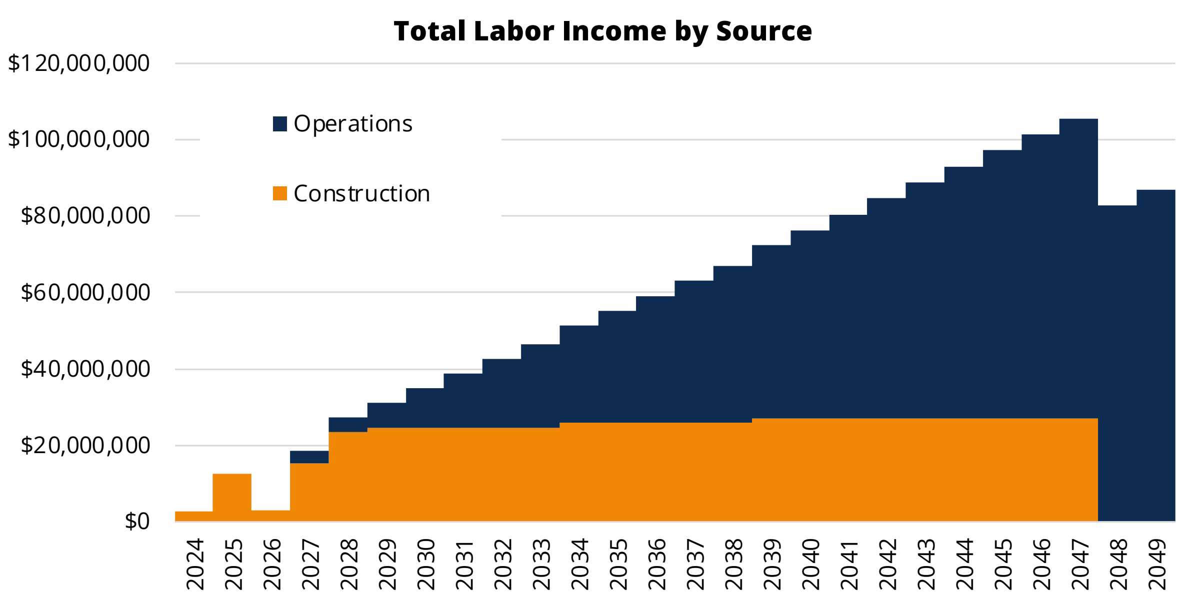
Exhibit 21. Summary of Average Annual Impacts Through 2049, Proposed Ridgefield TIA (2023 $)

	Employment	Payroll
Direct Effect	736.4	$ 31,593,813
Indirect Effect	99.1	$ 11,273,496
Induced Effect	141.8	$ 14,587,515
Total	**977.3**	**$ 57,454,824**

Source: Johnson Economics, based on assumed future development forecasts

Exhibit 22. Summary of Projected Impacts over Time, Proposed Ridgefield TIA (2023 $)





Source: Johnson Economics, based on assumed future development forecasts

4.2 Fiscal Impacts

In addition to economic impacts, development, and operation of the various development parcels in the proposed TIA would have fiscal implications for the City of Ridgefield, Clark County, other local service providers, and the State of Washington. These impacts include sales tax, property taxes, income and business taxes, and development charges and fees.

Sales taxes would represent the most significant fiscal contribution, during both the construction and ongoing phases. The next largest source of local and state tax revenue would be property taxes, while the federal government would be expected to realize a substantive level in income taxes.

Exhibit 23 and Exhibit 24 present an estimate of tax contributions, such as income and business taxes, from the construction and operations based on the modeling assumptions in the IMPLAN scenarios. Estimates are broken down by federal vs. state and local contributions. These fiscal impacts exclude direct property taxes, as property tax revenue from the planned development within the TIA is calculated and reported separately in this report. While direct property taxes are excluded from the tables below, the analysis does include some property taxes from indirect and induced activity that occurs outside of the proposed TIA. Key findings include:

- Through the construction period, the projects would be expected to contribute $104.3 million at the federal level, and $26.5 million in state and local tax revenues (excluding property taxes).
- When completed and operational, the combined program would be expected to generate $3.4 million per year in state and local taxes (excluding property taxes), while generating $7.2 million in federal taxes.
- Sales taxes would represent the largest source of state and local revenue, with close to $19.5 million in sales taxes during construction and an additional $2.7 million per year going forward.

Exhibit 23. Summary of Anticipated Tax Revenues Associated with Construction (2023 $)

Description	Employee & Proprietor Compensation	Tax on Production and Imports	Households	Corporations	Total
Federal					
Social Ins Tax- Employee Contribution	$ 28,208,796				$ 28,208,796
Social Ins Tax- Employer Contribution	$ 31,527,628				$ 31,527,628
Tax on Production and Imports: Excise Taxes		$ 1,596,303			$ 1,596,303
Tax on Production and Imports: Custom Duty		$ 673,572			$ 673,572
Tax on Production and Imports: Fed NonTaxes		$ -			$ -
Corporate Profits Tax				$ 6,373,602	$ 6,373,602
Personal Tax: Income Tax			$ 35,915,356		$ 35,915,356
Total Federal Tax	**$ 59,736,424**	**$ 2,269,875**	**$ 35,915,356**	**$ 6,373,602**	**$ 104,295,257**
State and Local					
Dividends				$ 33,470	$ 33,470
Social Ins Tax- Employee Contribution	$ 143,087				$ 143,087
Social Ins Tax- Employer Contribution	$ 253,654				$ 253,654
Tax on Production and Imports: Sales Tax		$ 19,474,970			$ 19,474,970
Tax on Production and Imports: Motor Vehicle Lic		$ 251,396			$ 251,396
Tax on Production and Imports: Severance Tax		$ 53,364			$ 53,364
Tax on Production and Imports: Other Taxes		$ 2,282,088			$ 2,282,088
Tax on Production and Imports: S/L NonTaxes		$ 1,093,067			$ 1,093,067
Corporate Profits Tax					$ -
Personal Tax: Income Tax					$ -
Personal Tax: NonTaxes (Fines- Fees			$ 1,901,947		$ 1,901,947
Personal Tax: Motor Vehicle License			$ 595,557		$ 595,557
Personal Tax: Other Tax (Fish/Hunt)			$ 225,853		$ 225,853
Total State and Local	**$ 396,741**	**$ 23,154,885**	**$ 2,723,357**	**$ 33,470**	**$ 26,308,453**

Note: Excludes Property Taxes

Source: Johnson Economics, Minnesota IMPlan Group, based on assumed future development forecasts

Exhibit 24. Summary of Anticipated Ongoing Tax Revenues, Excluding Property Taxes (2023 $)

Description	Employee & Proprietor Compensation	Tax on Production and Imports	Households	Corporations	Total
Federal					
Social Ins Tax- Employee Contribution	$ 1,695,908				$ 1,695,908
Social Ins Tax- Employer Contribution	$ 1,903,955				$ 1,903,955
Tax on Production and Imports: Excise Taxes		$ 223,016			$ 223,016
Tax on Production and Imports: Custom Duty		$ 94,103			$ 94,103
Tax on Production and Imports: Fed NonTaxes					$ -
Corporate Profits Tax				$ 1,182,878	$ 1,182,878
Personal Tax: Income Tax			$ 2,154,974		$ 2,154,974
Total Federal Tax	**$ 3,599,863**	**$ 317,119**	**$ 2,154,974**	**$ 1,182,878**	**$ 7,254,834**
State and Local					
Dividends				$ 6,212	$ 6,212
Social Ins Tax- Employee Contribution	$ 8,641				$ 8,641
Social Ins Tax- Employer Contribution	$ 15,318				$ 15,318
Tax on Production and Imports: Sales Tax		$ 2,720,801			$ 2,720,801
Tax on Production and Imports: Motor Vehicle Lic		$ 35,122			$ 35,122
Tax on Production and Imports: Severance Tax		$ 7,455			$ 7,455
Tax on Production and Imports: Other Taxes		$ 318,825			$ 318,825
Tax on Production and Imports: S/L NonTaxes		$ 152,710			$ 152,710
Corporate Profits Tax					$ -
Personal Tax: Income Tax					$ -
Personal Tax: NonTaxes (Fines- Fees			$ 114,120		$ 114,120
Personal Tax: Motor Vehicle License			$ 35,734		$ 35,734
Personal Tax: Other Tax (Fish/Hunt)			$ 13,552		$ 13,552
Total State and Local	**$ 23,959**	**$ 3,234,913**	**$ 163,406**	**$ 6,212**	**$ 3,428,490**

Note: Excludes Property Taxes

Source: Johnson Economics, Minnesota IMPlan Group, based on assumed future development forecasts

4.3 Affordable and Low-Income Housing

The proposed TIA is anticipated to have a substantial impact on affordable and low-income housing in the region. The proposed TIA may have minor impacts on housing affordability due to indirect impacts on housing affordability associated with economic activity generated within the proposed TIA.

Housing Construction in the TIA

New construction within the proposed TIA is expected to primarily consist of commercial land uses. Of the 21 known developments in the TIA, only two projects are expected to include residential units. The Lahti Mixed-Use development includes 54 single-family townhomes, which are expected to be completed in 2027. Kirkland Senior Living is expected to include 148 age-restricted multifamily units, with completion expected in 2025. Both projects are expected to provide market-rate units. The new construction is anticipated to be privately funded.

Although there are no known low-income housing units anticipated to be built within the proposed TIA, the market-rate construction within the proposed TIA could still help to improve housing affordability in the region. Housing prices are determined based on the factors of supply and demand. Thus, any new construction of housing units in the region that increases housing supply should reduce price pressure in the local housing market. Indeed, most housing economists identify a persistent lack of new construction in past years for the rapid increases in home values in recent years.

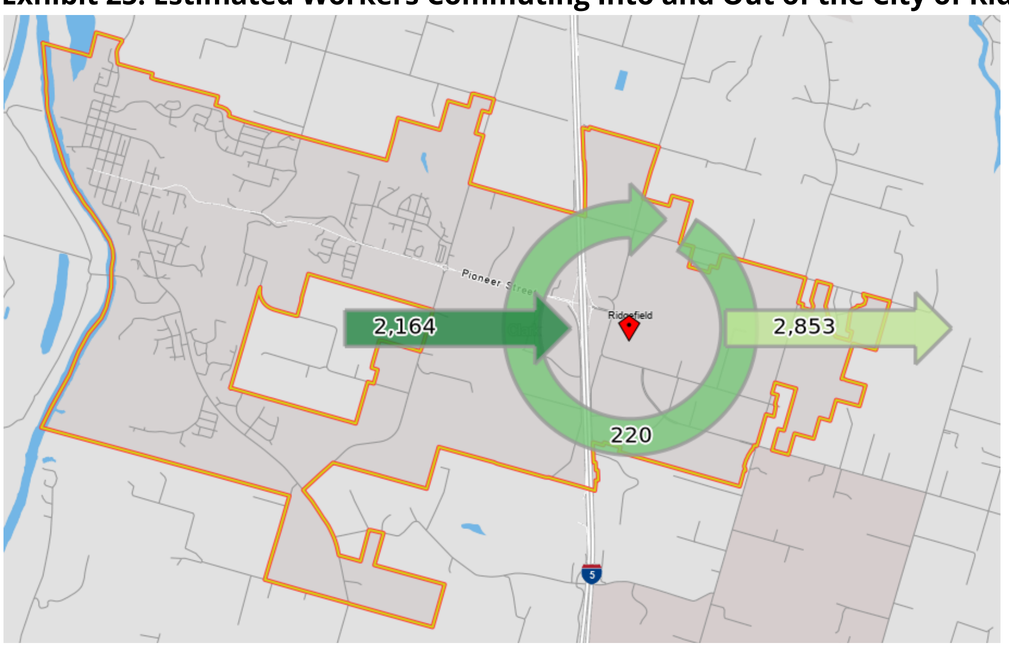
The process by which construction of new market-rate homes helps to improve housing affordability is known as "filtering." Construction of a new market-rate home allows a household to move out of a lower-quality, existing home to purchase the new home. The previous home occupied by that household is now vacant, and available to another household at a lower price than the new home. Thus, constructing new homes at virtually any price point should ultimately improve the availability of homes at all income levels.

Impacts on Housing Affordability from Economic Activity

Evaluations of housing affordability often focus on the cost of housing, but affordability is defined as the ability of someone to pay for a good or service. Thus, this evaluation of housing affordability also considers household incomes. Increases in household income would increase the ability of households to pay for housing, thus increasing housing affordability. The economic impacts generated by the new development anticipated within the proposed TIA would be expected to lead to increases in household incomes, helping to support regional housing affordability.

The Ridgefield area is a relatively well-balanced community in terms of jobs and housing. An estimated 2,164 workers were estimated to commute into the City for employment in 2019, while 2,853 commuted to jobs outside of the community. These commuting patterns are shown in Exhibit 25.

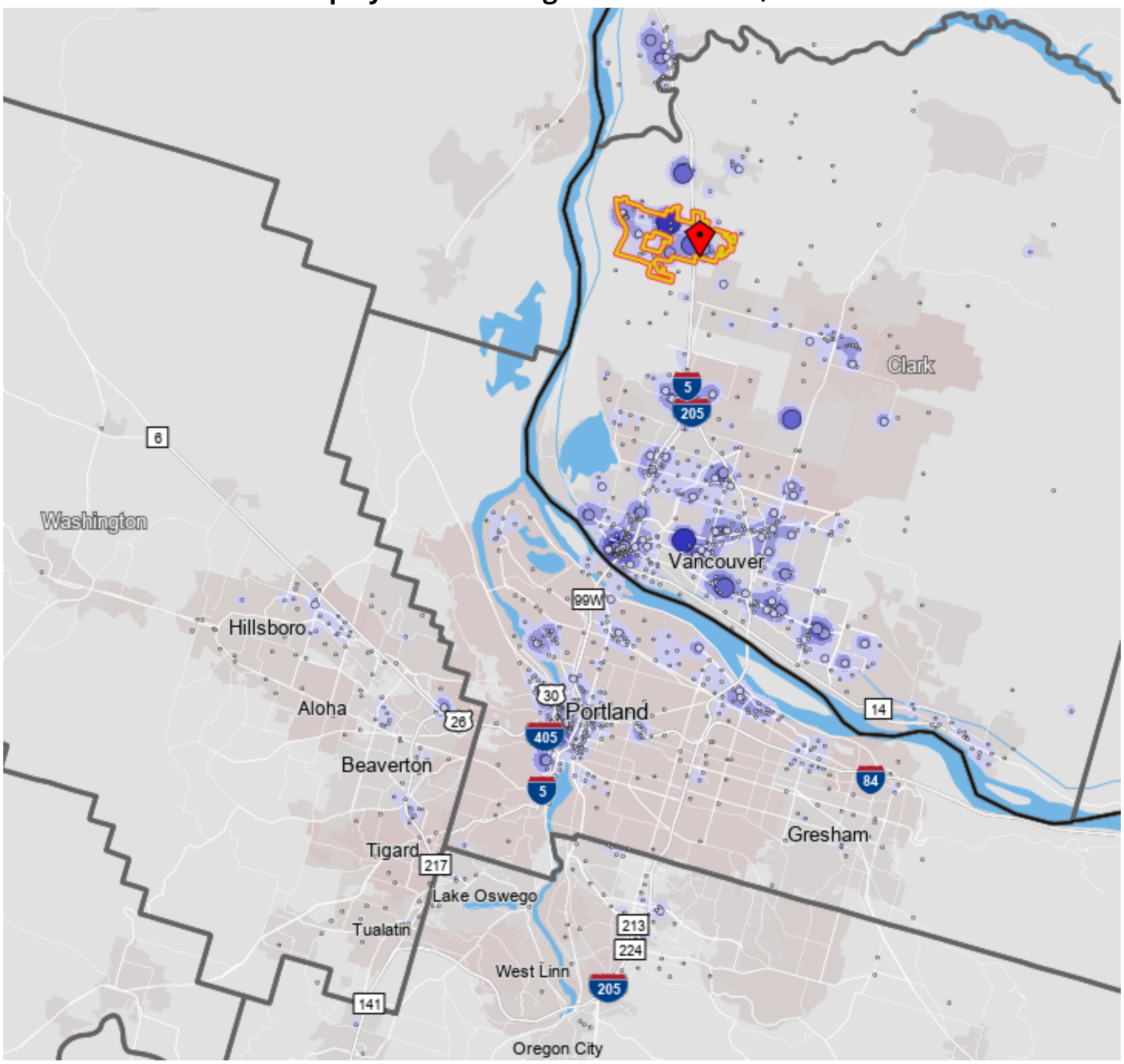
Exhibit 25. Estimated Workers Commuting Into and Out of the City of Ridgefield, 2019



Source: US Census Bureau, LEHD Database

Exhibit 26 shows the locations of employment for Ridgefield residents. Ridgefield residents who commute out of the City for employment are largely employed in Vancouver to the south, as well as further south in Portland. Development of the proposed TIA would provide additional employment opportunities in Ridgefield, which could reduce the need for local residents to commute. The resulting reduction in commute times and expenditures can provide substantial financial benefits, increasing the level of income available to meet housing needs.

Exhibit 26. Location of Employment for Ridgefield Residents, 2019



Source: US Census Bureau, LEHD Database

4.4 Local Business Community

This section to be left blank in the initial draft of the report and will be filled in after the City has completed community outreach and conducted interviews with representatives of local businesses.

This section will summarize key points from those interviews. Full notes from interviews with business representatives to be included as an appendix to the report.

4.5 Local School District

As stated earlier in this report, the property tax levies for the Ridgefield School District and the State Schools fund would not be included in the calculation of tax allocation revenues, and therefore would not experience any foregone revenues from the TIA. Private development anticipated to occur as a result of public improvements within the proposed TIA would generate increased property tax revenues for state school funding reduce the levy rate for local school levies. Exhibit 27 shows the forecasts of the future property tax revenues that could be generated for state levies over the 25-year duration of the proposed TIA. Development within the proposed TIA would be estimated to generate $32.0 million in property tax revenues for State school funding over the 25-year forecast period.

Exhibit 27. Property Tax Revenues for State Schools, Proposed Ridgefield TIA (Nominal $)

Tax Year	Increment Value	State Schools - Original Levy Rate	State Schools - Original Revenue	State Schools Part 2 Levy Rate	State Schools Part 2 Revenue	Total Revenue from Increment
2025	$ 4,816,680	$ 1.417666	$ 6,828	$ 0.759507	$ 3,658	**$ 10,487**
2026	$ 35,674,578	$ 1.370768	$ 48,902	$ 0.734382	$ 26,199	**$ 75,100**
2027	$ 107,587,295	$ 1.325421	$ 142,598	$ 0.710087	$ 76,396	**$ 218,995**
2028	$ 306,484,004	$ 1.281575	$ 392,782	$ 0.686597	$ 210,431	**$ 603,213**
2029	$ 401,689,944	$ 1.239178	$ 497,765	$ 0.663883	$ 266,675	**$ 764,441**
2030	$ 448,781,049	$ 1.198185	$ 537,723	$ 0.641921	$ 288,082	**$ 825,805**
2031	$ 500,329,196	$ 1.158510	$ 579,636	$ 0.620665	$ 310,537	**$ 890,173**
2032	$ 555,415,385	$ 1.120149	$ 622,148	$ 0.600114	$ 333,312	**$ 955,460**
2033	$ 614,253,653	$ 1.083058	$ 665,272	$ 0.580242	$ 356,416	**$ 1,021,688**
2034	$ 677,070,138	$ 1.047195	$ 709,024	$ 0.561029	$ 379,856	**$ 1,088,880**
2035	$ 744,103,733	$ 1.012519	$ 753,419	$ 0.542452	$ 403,640	**$ 1,157,060**
2036	$ 817,200,903	$ 0.978929	$ 799,981	$ 0.524456	$ 428,586	**$ 1,228,567**
2037	$ 895,177,497	$ 0.946452	$ 847,243	$ 0.507057	$ 453,906	**$ 1,301,149**
2038	$ 978,324,642	$ 0.915053	$ 895,219	$ 0.490235	$ 479,609	**$ 1,374,828**
2039	$ 1,066,949,785	$ 0.884696	$ 943,926	$ 0.473971	$ 505,704	**$ 1,449,630**
2040	$ 1,161,377,574	$ 0.855346	$ 993,380	$ 0.458247	$ 532,198	**$ 1,525,578**
2041	$ 1,264,021,888	$ 0.826970	$ 1,045,308	$ 0.443045	$ 560,018	**$ 1,605,326**
2042	$ 1,373,359,892	$ 0.799535	$ 1,098,049	$ 0.428346	$ 588,274	**$ 1,686,323**
2043	$ 1,489,786,161	$ 0.773010	$ 1,151,619	$ 0.414136	$ 616,974	**$ 1,768,593**
2044	$ 1,613,717,230	$ 0.747365	$ 1,206,036	$ 0.400397	$ 646,127	**$ 1,852,163**
2045	$ 1,745,592,769	$ 0.722571	$ 1,261,315	$ 0.387113	$ 675,742	**$ 1,937,057**
2046	$ 1,885,876,818	$ 0.698599	$ 1,317,472	$ 0.374271	$ 705,829	**$ 2,023,301**
2047	$ 2,035,059,095	$ 0.675423	$ 1,374,526	$ 0.361854	$ 736,395	**$ 2,110,921**
2048	$ 2,193,656,366	$ 0.653016	$ 1,432,492	$ 0.349850	$ 767,450	**$ 2,199,942**
2049	$ 2,362,213,885	$ 0.631352	$ 1,491,388	$ 0.338243	$ 799,003	**$ 2,290,390**
Total			**$ 20,814,053**		**$ 11,151,016**	**$ 31,965,069**

Source: Tiberius Solutions

Development within the proposed TIA would be estimated to generate additional property tax revenues for local school funding over the 25-year forecast period. This tax revenue would not result in a net increase in total tax revenue for the local school district, but rather would reduce the levy rate that the school district imposes to produce the approved annual levy amounts for debt service and enrichment.

4.6 Local Fire Service

> This section can be expanded upon to include a summary of any feedback received directly from the Fire District during the outreach phase of the project.

Exhibit 12 shown earlier in this report summarized the impact from foregone property tax revenue the proposed TIA is expected to have on each taxing district, including Clark-Cowlitz Fire Rescue. These annual impacts would be estimated to begin at 41,000 per year in 2026, increasing over time to $1,234,000 in 2049, the final year of the proposed TIA. Cumulatively, it is estimated Clark-Cowlitz Fire Rescue would forego $17.3 million of property tax revenue over the 25-year life of the TIA, or an average of $690,000 per year. The Clark-Cowlitz Fire Rescue EMS levy would also be impacted by foregone property tax revenue to the proposed TIA. The levy is only approved for a limited duration, through 2028. During this time, the levy would forego a total of $180,832 of property tax revenue, or an average of $45,208 per year for the four impacted years.

RCW requires any TIA to include a mitigation plan if the TIA will impact at least 20 percent of the assessed value of an impacted fire district. Clark-Cowlitz Fire Rescue provides service within the proposed TIA boundary and would be the only fire service provider impacted by the proposed TIA. The total assessed value of the Clark Cowlitz Fire Rescue (Clark County portion) is $9.8 billion in 2023, and is forecast to grow to $50.0 billion by 2049. Increment value for the proposed TIA would be $0 in 2024 and is forecast to grow gradually over time to nearly $2.4 billion in 2049. Thus, the proposed TIA increment value is estimated to be less than 6% of the total assessed value for Clark-Cowlitz Fire Rescue in each year of the proposed TIA, and therefore would not require a mitigation plan. The ratio of increment value to total value for Clark-Cowlitz Fire Rescue is shown in Exhibit 28.

Exhibit 28. Forecast Proposed Ridgefield TIA Increment Value as a Share of Clark-Cowlitz Fire Rescue Total Assessed Value (Tax Year 2023 to 2049).

Tax Year	District Total AV	Ridgefield TIA Increment	% of District Total
2023	$ 9,838,265,193	$ -	0.0%
2024	$ 10,438,399,370	$ -	0.0%
2025	$ 11,075,141,731	$ 4,816,680	0.0%
2026	$ 11,717,499,952	$ 35,674,578	0.3%
2027	$ 12,397,114,949	$ 107,587,295	0.9%
2028	$ 13,116,147,616	$ 306,484,004	2.3%
2029	$ 13,876,884,178	$ 401,689,944	2.9%
2030	$ 14,681,743,460	$ 448,781,049	3.1%
2031	$ 15,518,602,837	$ 500,329,196	3.2%
2032	$ 16,403,163,199	$ 555,415,385	3.4%
2033	$ 17,338,143,501	$ 614,253,653	3.5%
2034	$ 18,326,417,681	$ 677,070,138	3.7%
2035	$ 19,371,023,488	$ 744,103,733	3.8%
2036	$ 20,436,429,780	$ 817,200,903	4.0%
2037	$ 21,560,433,418	$ 895,177,497	4.2%
2038	$ 22,746,257,256	$ 978,324,642	4.3%
2039	$ 23,997,301,406	$ 1,066,949,785	4.4%
2040	$ 25,317,152,983	$ 1,161,377,574	4.6%
2041	$ 26,709,596,397	$ 1,264,021,888	4.7%
2042	$ 28,178,624,199	$ 1,373,359,892	4.9%
2043	$ 29,728,448,530	$ 1,489,786,161	5.0%
2044	$ 31,363,513,199	$ 1,613,717,230	5.1%
2045	$ 33,088,506,425	$ 1,745,592,769	5.3%
2046	$ 34,908,374,278	$ 1,885,876,818	5.4%
2047	$ 36,828,334,863	$ 2,035,059,095	5.5%
2048	$ 38,853,893,281	$ 2,193,656,366	5.6%
2049	$ 40,990,857,412	$ 2,362,213,885	5.8%

Source: Tiberius Solutions

5 Evaluation of Risk Factors

Certain statements contained in this document reflect not historical facts but forecasts and forward-looking statements. All projections, forecasts, assumptions, and other forward-looking statements are expressly qualified in their entirety by the cautionary statements set forth in this report. All forward-looking statements are inherently subject to a variety of risks and uncertainties that could cause actual results or performance to differ materially from those that have been projected. Such risks and uncertainties include, among others, changes in regional, domestic, and international political, social, and economic conditions; federal, state, and local statutory and regulatory initiatives; litigation, population changes; technological change; and various other events, conditions, and circumstances, many of which are beyond the control of the City.

5.1 General Economic Conditions

The City monitors economic changes in the region and on the national landscape. The City has seen reduced single-family residential permits issued in 2022 when compared to the previous two years. Current land use applications are up for commercial retail projects. Many businesses continue to struggle to fill job openings and supply chain issues have caused inflationary pressures on residents and the City. The City has seen increased costs for public works construction projects, basic services and supplies that support the public services provided to Ridgefield residents.

5.2 Future Assessed Values and Tax Rates

This report forecasts future property tax allocation revenues based on the assumed timing and value of new construction in the proposed TIA, future appreciation of those properties once they have been constructed, and future changes in property tax rates applicable to the calculation of tax allocation revenues. All of these factors are subject to uncertainty, and future tax allocation revenues could be higher or lower than forecast in this report. Factors that could result in lower collections of tax allocation revenues include:

- **Delays in construction of private projects in the proposed TIA.** The proposed TIA is limited to 25 years of tax allocation revenue collection. Any delay in private construction would reduce the total amount of tax allocation revenues collected during the 25-year duration.
- **Lower than anticipated valuation of private projects in the proposed TIA.** This report estimates the value of new construction based on assumed construction costs. The Clark County Assessor would ultimately determine the value of new construction, in part, based on the net operating income of the properties at stabilization. It is likely that the Assessor would determine the market value of improvements in the proposed TIA would exceed their construction costs, but the actual determination of value depends on market conditions at the time the new construction is added to the tax roll. If the

Assessor values new construction in the proposed TIA at less than the amounts assumed in this report, it would reduce the total amount of tax allocation revenues collected during the 25-year duration.

- **Lower appreciation of property values for properties inside the proposed TIA than countywide.** The rate of appreciation of property values countywide determines annual changes in applicable tax rates. This report assumes property values inside the proposed TIA would appreciate at the same rate as properties countywide. If properties in the proposed TIA appreciate at a faster rate than countywide, it would increase the total amount of tax allocation revenues collected during the 25-year duration. However, if properties in the proposed TIA appreciate more slowly than properties countywide, it would reduce the total amount of tax allocation revenues collected during the 25-year duration.

5.3 Future Public Costs of Construction and/or Borrowing

This report estimates the future timing and value of construction of public projects partially or fully funded by the proposed TIA. The actual timing and cost of these projects is uncertain and could be affected by factors outside of the City's control. The terms of future indebtedness are also uncertain. Changes in interest rate, amortization period, and other factors could result in a total cost of borrowing that exceeds the assumptions used in this report. Borrowing assumptions in this report were developed with the assistance of the City's financial advisors and reflect conservative financing assumptions based on current market conditions.

Ultimately, if public construction costs are higher than anticipated or the cost of borrowing is higher than anticipated in this report, the City could cover those higher costs by allocating more of its general tax levy than is forecast in this report. Alternatively, the City could seek other funding sources or eliminate or redesign elements of the public improvements to reduce the total cost to the City.

5.4 Other City Revenues

The City would expect to pay a portion of the costs of the public infrastructure in the proposed TIA with other legally available City revenues. General economic conditions, in addition to conditions within the proposed TIA could affect taxable sales, real estate transactions, and other taxable events. The City would be obligated to pay debt service on its limited tax general obligation bonds even if City revenues are negatively affected by these or other conditions.

5.5 Non-Voted Debt Limit

The City's ability to issue limited tax general obligation bonds is limited by assessed value within the City at the time the bonds are issued. A decline in assessed value in the City, or growth that is slower than expected, could constrain the City's non-voted debt capacity and ability to finance proposed TIA (and other) projects with non-voted debt. If the City is required to fund a greater share of project costs on a pay-go basis due to debt capacity constraints, the pace of the investment may be slowed with resulting impacts on private development.

5.6 Seismic Activity and Other Natural Disasters

The City can give no assurance regarding the effect of an earthquake, a tsunami from seismic activity in Washington or in other areas, a volcano, mudslide, or other natural disaster, or that surrounding facilities and infrastructure could or would be rebuilt and reopened in a timely manner following a major earthquake or other natural disaster.

5.7 Initiatives and Referenda

In recent years, there have been a number of initiatives filed in the State, including initiatives targeting fees and taxes imposed by local governments or subjecting local governments to additional requirements. The City cannot predict whether this trend will continue, whether any filed initiatives will receive the requisite signatures to be certified for the ballot, whether such initiatives will be approved by the voters, whether, if challenged, such initiatives will be upheld by the courts and whether any current or future initiative could have a material adverse impact on the City's finances or operations.

5.8 City of Ridgefield's Approach to Financial Uncertainty

The City has considered all of the issues identified above. The City intends to secure the debt with a pledge of both tax allocation revenues and the City's general tax levy. Some of the potential risk factors could be addressed by delaying the timing of the proposed indebtedness or reducing the list of projects to be funded by the indebtedness. The City anticipates incurring the indebtedness in 2024 when multiple private development projects within the proposed TIA should either be completed or under construction. If those private construction efforts are delayed or substantially reduced in value, the City could choose to alter their approach to the planned indebtedness. The City has considered, and will continue to consider alternative financing structures that may be employed to address any of the risk factors identified in this report.

Appendix A: Tax lots included in the Proposed Ridgefield TIA Boundary

Property Identification Number	Tax Code Area	Total Market Value	Total Taxable Value	Acres	Zone
213954000	122000	$230,670	$230,670	0.9	CRB
213955000	122000	$213,290	$213,290	0.3	CCB
213956001	122000	$1,223,530	$1,223,530	5.2	CRB
213959000	122000	$191,840	$803	2.2	CCB
213960000	122000	$3,390,530	$11,447	20.5	CCB
213961000	122000	$321,530	$0	3.6	CCB
213962000	122000	$2,860	$0	0.0	CCB
213968000	122000	$1,250,480	$1,250,480	0.7	CCB
213969000	122000	$370,865	$370,865	8.2	E
213970000	122000	$424,050	$0	0.6	CCB
213971000	122000	$963,050	$963,050	2.4	CRB
213976000	122000	$1,086,910	$1,086,910	4.5	CRB
213978000	122000	$2,678,390	$2,678,390	21.7	CRB
213983000	122000	$210,760	$210,760	0.7	CRB
213989000	122000	$2,328,926	$128,570	33.3	E
213997000	122000	$873,400	$873,400	2.0	CCB
213998000	122000	$913,660	$913,660	2.0	CCB
214001000	122000	$358,481	$358,481	1.0	CRB
214009000	122000	$366,520	$354,420	0.9	CCB
214012000	122000	$316,580	$316,580	1.0	CCB
214013000	122000	$582,780	$582,780	5.9	CRB
214014000	122000	$150,260	$0	1.4	CRB
214016000	122000	$418,000	$418,000	1.5	CRB
214018000	122000	$476,850	$476,850	4.9	CRB
214019000	122000	$769,560	$769,560	3.4	CRB
214021000	122000	$1,227,600	$1,227,600	13.9	CRB
214022000	122000	$1,258,400	$1,258,400	5.8	CCB
214026000	122000	$503,140	$0	3.6	CRB
214038000	122000	$693,550	$693,550	4.9	CRB
214039000	122000	$773,410	$773,410	5.5	CRB

Property Identification Number	Tax Code Area	Total Market Value	Total Taxable Value	Acres	Zone
214054000	122000	$419,650	$419,650	0.9	CRB
214058000	122000	$366,520	$366,520	1.5	CRB
214071000	122000	$7,151,400	$7,151,400	4.5	CCB
986052056	122000	$110,000	$0	0.3	E
986052540	122000	$962,940	$962,940	0.5	CCB
986052541	122000	$460,020	$460,020	0.8	CCB
986052542	122000	$238,040	$238,040	0.5	CCB
986052543	122000	$217,360	$217,360	0.4	CCB
986052544	122000	$551,980	$551,980	1.0	CCB
986052545	122000	$1,770,945	$1,770,945	3.9	CCB
986052546	122000	$0	$0	0.4	CCB
986052547	122000	$0	$0	0.4	CCB
986054859	122000	$1,438,700	$1,438,700	0.6	CCB
986054860	122000	$1,439,400	$1,439,400	0.6	CCB
986054861	122000	$1,439,400	$1,439,400	0.7	CCB
986054862	122000	$1,439,400	$1,439,400	0.6	CCB
986054863	122000	$0	$0	0.4	CCB
986056272	122000	$420,915	$0	0.6	CCB
986056273	122000	$984,720	$984,720	0.7	CCB
986056274	122000	$486,310	$486,310	0.5	CCB
986056275	122000	$310,805	$0	0.5	CCB
986056276	122000	$455,400	$0	0.7	CCB
986056277	122000	$580,745	$0	1.0	CCB
986056278	122000	$580,745	$0	1.0	CCB
986056279	122000	$638,825	$0	1.0	CCB
986060219	122000	$3,632,750	$3,632,750	21.4	CRB
986061643	122000	$1,385,046	$1,385,046	20.1	E
986061644	122000	$1,564,566	$1,564,566	22.4	E
986062364	122000	$200,864	$200,864	0.8	CRB
215620000	122000	$2,628,387	$890,819	27.7	E
215624000	122000	$1,943,729	$6,146	18.0	E
215605000	122000	$1,336,140	$288,923	24.8	E
215592000	122000	$861,520	$7,956	20.6	E
215396000	122000	$453,420	$3,488	11.6	E
215590000	122000	$1,183,460	$241,825	25.2	E

Property Identification Number	Tax Code Area	Total Market Value	Total Taxable Value	Acres	Zone
215593000	122000	$971,531	$3,681	11.3	E
215609000	122000	$296,252	$129,833	2.2	E
215608000	122000	$286,220	$810	2.2	E
213979000	122000	$3,408,400	$3,408,400	5.8	CRB
214069000	122000	$1,293,710	$1,293,710	3.7	CRB
214017000	122000	$778,140	$778,140	3.5	CRB
213994000	122000	$373,890	$373,890	0.9	CRB
213999000	122000	$407,770	$407,770	0.9	CRB
214068000	122000	$204,820	$204,820	0.4	CRB
986052937	122000	$623,920	$623,920	0.9	CRB
986052942	122000	$1,140,398	$1,140,398	1.7	CRB
986052940	122000	$214,665	$214,665	0.3	CRB
986052939	122000	$315,288	$315,288	0.5	CRB
986052938	122000	$254,925	$254,925	0.4	CRB
986052941	122000	$194,535	$194,535	0.3	CRB
986053060	122000	$362,230	$362,230	0.5	CRB
214215000	122000	$1,067,281	$1,067,281	7.4	E
215367000	122000	$1,389,132	$1,389,132	6.6	E
215369000	122000	$1,288,764	$1,288,764	5.5	E
214002000	122000	$665,500	$665,500	0.8	CRB
213963000	122000	$4,253,150	$4,253,150	17.6	CRB
214053015	122000	$982,300	$982,300	6.7	CRB
213973000	122000	$506,960	$495,740	4.2	E
214053000	122000	$5,599,880	$5,599,880	21.4	CRB
212790000	122019	$719,950	$719,950	16.1	E
212806000	122019	$1,469,160	$1,469,160	9.8	E
212804000	122019	$22,990	$22,990	0.3	E
212808000	122019	$234,300	$234,300	1.5	E
212770000	122019	$2,287,450	$2,287,450	19.5	E
212769000	122019	$4,209,150	$4,174,500	26.3	E
986047190	122027	$367,290	$367,290	3.7	E
214213000	122024	$1,151,194	$1,151,194	5.2	CRB
214228000	122024	$1,048,630	$3,810	10.5	CRB
214225000	122024	$393,360	$5,055	15.1	CRB
214224000	122024	$570,350	$1,198	4.1	CRB

Property Identification Number	Tax Code Area	Total Market Value	Total Taxable Value	Acres	Zone
214232000	122024	$639,760	$1,587	4.4	CRB
214199000	122024	$1,123,144	$3,311	9.6	CRB
214207000	122024	$775,544	$775,544	19.1	E
214233000	122024	$182,050	$2,195	6.1	E
214208000	122024	$710,930	$710,930	13.4	E
214231000	122024	$88,000	$1,264	4.0	E
214198000	122024	$270,490	$4,149	11.5	E
214206000	122024	$420,860	$7,195	20.0	E
214244000	122024	$93,720	$1,145	3.3	E
214237000	122024	$163,350	$1,688	5.1	E
214238000	122024	$79,200	$1,841	4.9	E
214192000	122024	$503,624	$349,088	9.4	E
214219000	122024	$2,413,840	$28,870	76.3	E
214240000	122024	$177,760	$1,740	5.0	E
214241000	122024	$161,040	$1,729	4.9	E
214239000	122024	$220,000	$1,833	5.0	E
214194000	122024	$2,319,254	$586,463	25.7	E
214229000	122024	$160,160	$160,160	3.6	E
214234000	122024	$780,640	$780,640	4.9	E
214202002	122024	$183,480	$1,655	4.7	E
215444003	122000	$608,533	$608,533	2.4	E
215444004	122000	$927,175	$927,175	4.0	E
986059599	122000	$3,348,730	$3,348,730	4.4	CCB
215336000	122000	$130,733	$130,733	1.3	E
214197000	122024	$4,745,227	$244,407	36.5	CRB
986052936	122000	$1,355,090	$1,355,090	2.0	CRB
213957000	122024	$184,030	$337	0.6	CRB
214195000	122000	$2,890,250	$0	7.6	CRB
214227000	122024	$74,800	$74,800	1.7	EM
214196000	122024	$3,833,280	$0	10.1	CRB
Total		$131,142,153	$90,973,115		

Source: Tiberius Solutions with data provided by the Clark County Assessor's Office

Appendix B: Summary of Public Outreach

Summary of all public outreach conducted for the project and feedback received.

Appendix C: Alternate Scenario

The City evaluated a more conservative financial scenario, in terms of both the anticipated growth within the TIA, and the financing terms for indebtedness incurred. This alternative scenario retained the anticipated value from the short-term known development projects in the TIA, but reduced the anticipated value of long-term speculative new construction by 50%. Additionally, the scenario increased the assumed interest rate on future LTGO bonds by 0.5%. This alternative scenario is intended to inform the City of the potential impact on tax allocation revenues and the City's general fund resources, if conditions are less favorable than anticipated.

Exhibit 29 shows the assumed value from new construction in the alternate scenario.

Exhibit 29. Assessed Value from New Construction, Alternate Scenario, Proposed Ridgefield TIA

	2023$				Nominal $
Tax Year	From Known Development	From Speculative Development	Expiration of Tax Exemptions	Total	Total
2025	$ -	$ -	$ 246,638	$ 246,638	$ 269,334
2026	$ 5,146,041	$ 9,240,000	$ 246,638	$ 14,632,679	$ 15,991,371
2027	$ 36,912,079	$ 9,240,000	$ 2,116,249	$ 48,268,327	$ 55,190,855
2028	$ 137,846,418	$ 9,240,000	$ 2,445,674	$ 149,532,091	$ 178,451,043
2029	$ 42,902,512	$ 9,240,000	$ 246,638	$ 52,389,149	$ 65,300,242
2030	$ -	$ 9,240,000	$ 246,638	$ 9,486,638	$ 12,368,524
2031	$ -	$ 9,690,000	$ 246,638	$ 9,936,638	$ 13,537,494
2032	$ -	$ 9,690,000	$ 246,638	$ 9,936,638	$ 14,146,682
2033	$ -	$ 9,690,000	$ 246,638	$ 9,936,638	$ 14,783,282
2034	$ -	$ 9,690,000	$ 246,638	$ 9,936,638	$ 15,448,530
2035	$ -	$ 9,690,000	$ 246,638	$ 9,936,638	$ 16,143,714
2036	$ -	$ 10,160,000	$ 246,638	$ 10,406,638	$ 17,667,245
2037	$ -	$ 10,160,000	$ 246,638	$ 10,406,638	$ 18,462,271
2038	$ -	$ 10,160,000	$ 246,638	$ 10,406,638	$ 19,293,073
2039	$ -	$ 10,160,000	$ 246,638	$ 10,406,638	$ 20,161,262
2040	$ -	$ 10,160,000	$ 246,638	$ 10,406,638	$ 21,068,519
2041	$ -	$ 10,650,000	$ 246,638	$ 10,896,638	$ 23,052,157
2042	$ -	$ 10,650,000	$ 246,638	$ 10,896,638	$ 24,089,504
2043	$ -	$ 10,650,000	$ 246,638	$ 10,896,638	$ 25,173,531
2044	$ -	$ 10,650,000	$ 246,638	$ 10,896,638	$ 26,306,340
2045	$ -	$ 10,650,000	$ 246,638	$ 10,896,638	$ 27,490,125
2046	$ -	$ 10,650,000	$ 246,638	$ 10,896,638	$ 28,727,181
2047	$ -	$ 10,650,000	$ 246,638	$ 10,896,638	$ 30,019,905
2048	$ -	$ 10,650,000	$ 246,638	$ 10,896,638	$ 31,370,800
2049	$ -	$ 10,650,000	$ 246,638	$ 10,896,638	$ 32,782,486
Total	**$ 222,807,049**	**$ 241,300,000**	**$ 10,234,585**	**$ 474,341,634**	**$ 747,295,470**

Source: Tiberius Solutions with data and input from the Clark County Assessor and City of Ridgefield

Exhibit 30 shows the assumed forecast of future growth in assessed value in the TIA with the more conservative assumptions for future construction value. The total assessed value of the TIA in its final year (2049) is estimated to be $1.7 billion, compared to nearly $2.5 billion in the baseline scenario, a reduction of nearly one-third of the total forecast value.

Exhibit 30. Assessed Value Forecast, Alternate Scenario, Proposed Ridgefield TIA (Nominal $)

Tax Year	Prior Year	PLUS: Appreciation of Existing Property	PLUS: New Construction	Total
2023				$ 90,973,115
2024	$ 90,973,115	$ 4,093,790	$ -	$ 95,066,905
2025	$ 95,066,905	$ 4,278,011	$ 269,334	$ 99,614,250
2026	$ 99,614,250	$ 4,482,641	$ 15,991,371	$ 120,088,262
2027	$ 120,088,262	$ 5,403,972	$ 55,190,855	$ 180,683,089
2028	$ 180,683,089	$ 8,130,739	$ 178,451,043	$ 367,264,871
2029	$ 367,264,871	$ 16,526,919	$ 65,300,242	$ 449,092,032
2030	$ 449,092,032	$ 20,209,141	$ 12,368,524	$ 481,669,697
2031	$ 481,669,697	$ 21,675,136	$ 13,537,494	$ 516,882,327
2032	$ 516,882,327	$ 23,259,705	$ 14,146,682	$ 554,288,714
2033	$ 554,288,714	$ 24,942,992	$ 14,783,282	$ 594,014,988
2034	$ 594,014,988	$ 26,730,674	$ 15,448,530	$ 636,194,192
2035	$ 636,194,192	$ 28,628,739	$ 16,143,714	$ 680,966,645
2036	$ 680,966,645	$ 30,643,499	$ 17,667,245	$ 729,277,389
2037	$ 729,277,389	$ 32,817,483	$ 18,462,271	$ 780,557,143
2038	$ 780,557,143	$ 35,125,071	$ 19,293,073	$ 834,975,287
2039	$ 834,975,287	$ 37,573,888	$ 20,161,262	$ 892,710,437
2040	$ 892,710,437	$ 40,171,970	$ 21,068,519	$ 953,950,926
2041	$ 953,950,926	$ 42,927,792	$ 23,052,157	$ 1,019,930,875
2042	$ 1,019,930,875	$ 45,896,889	$ 24,089,504	$ 1,089,917,268
2043	$ 1,089,917,268	$ 49,046,277	$ 25,173,531	$ 1,164,137,076
2044	$ 1,164,137,076	$ 52,386,168	$ 26,306,340	$ 1,242,829,584
2045	$ 1,242,829,584	$ 55,927,331	$ 27,490,125	$ 1,326,247,040
2046	$ 1,326,247,040	$ 59,681,117	$ 28,727,181	$ 1,414,655,338
2047	$ 1,414,655,338	$ 63,659,490	$ 30,019,905	$ 1,508,334,733
2048	$ 1,508,334,733	$ 67,875,063	$ 31,370,800	$ 1,607,580,596
2049	$ 1,607,580,596	$ 72,341,127	$ 32,782,486	$ 1,712,704,209

Note: Dollar values in this summary exhibit may differ than other exhibits in the report due to rounding
Source: Tiberius Solutions

Exhibit 31 shows the forecast of tax allocation revenues in the alternate scenario, combining the forecasts of future assessed value in the proposed TIA and applicable tax rates. Annual tax allocation revenues are expected to be $15,670 in 2025, increasing to $2.1 million in its final year in 2049. Total tax allocation revenue over 25 years is expected to equal $32.8 million, which is 25% lower than the $44.0 million forecast in the baseline scenario.

Exhibit 31. Tax Allocation Revenues, Alternate Scenario, Proposed Ridgefield TIA (Nominal $)

Tax	Assessed Value				Tax
Year	Total	Base Value	Increment	Levy Rate	Allocation
2023	$ 90,973,115	$ 90,973,115		$ 3.683312	$ -
2024	$ 95,066,905	$ 95,066,905	$ -	$ 3.561808	$ -
2025	$ 99,614,250	$ 95,066,905	$ 4,547,345	$ 3.445910	$ 15,670
2026	$ 120,088,262	$ 95,066,905	$ 25,021,357	$ 3.331921	$ 83,369
2027	$ 180,683,089	$ 95,066,905	$ 85,616,184	$ 3.222564	$ 275,904
2028	$ 367,264,871	$ 95,066,905	$ 272,197,966	$ 3.116737	$ 848,369
2029	$ 449,092,032	$ 95,066,905	$ 354,025,127	$ 2.605687	$ 922,479
2030	$ 481,669,698	$ 95,066,905	$ 386,602,793	$ 2.520070	$ 974,266
2031	$ 516,882,329	$ 95,066,905	$ 421,815,424	$ 2.436728	$ 1,027,849
2032	$ 554,288,716	$ 95,066,905	$ 459,221,811	$ 2.356144	$ 1,081,993
2033	$ 594,014,990	$ 95,066,905	$ 498,948,085	$ 2.278223	$ 1,136,715
2034	$ 636,194,195	$ 95,066,905	$ 541,127,290	$ 2.202879	$ 1,192,038
2035	$ 680,966,648	$ 95,066,905	$ 585,899,743	$ 2.130025	$ 1,247,981
2036	$ 729,277,392	$ 95,066,905	$ 634,210,487	$ 2.059447	$ 1,306,123
2037	$ 780,557,146	$ 95,066,905	$ 685,490,241	$ 1.991209	$ 1,364,955
2038	$ 834,975,291	$ 95,066,905	$ 739,908,386	$ 1.925232	$ 1,424,496
2039	$ 892,710,441	$ 95,066,905	$ 797,643,536	$ 1.861441	$ 1,484,766
2040	$ 953,950,930	$ 95,066,905	$ 858,884,025	$ 1.799762	$ 1,545,787
2041	$ 1,019,930,879	$ 95,066,905	$ 924,863,974	$ 1.740127	$ 1,609,380
2042	$ 1,089,917,273	$ 95,066,905	$ 994,850,368	$ 1.682470	$ 1,673,805
2043	$ 1,164,137,081	$ 95,066,905	$ 1,069,070,176	$ 1.626722	$ 1,739,080
2044	$ 1,242,829,589	$ 95,066,905	$ 1,147,762,684	$ 1.572822	$ 1,805,226
2045	$ 1,326,247,046	$ 95,066,905	$ 1,231,180,141	$ 1.520706	$ 1,872,264
2046	$ 1,414,655,344	$ 95,066,905	$ 1,319,588,439	$ 1.470317	$ 1,940,214
2047	$ 1,508,334,740	$ 95,066,905	$ 1,413,267,835	$ 1.421598	$ 2,009,098
2048	$ 1,607,580,603	$ 95,066,905	$ 1,512,513,698	$ 1.374491	$ 2,078,937
2049	$ 1,712,704,216	$ 95,066,905	$ 1,617,637,311	$ 1.328946	$ 2,149,752
Total					**$ 32,810,517**

Source: Tiberius Solutions

Exhibit 32 shows the more conservative estimated terms of indebtedness for the alternate scenario. The total amount of project funds are estimated to be the same, but the true interest cost and aggregate par amount are higher than in the baseline scenario.

Exhibit 32. Estimated Terms of Indebtedness for Proposed Ridgefield TIA Public Improvements, Alternate Scenario

	Series 2024	Series 2028	Total
Closing Month	July 2024	July 2028	
Aggregate Par (Principal)	$ 24,830,000	$ 20,270,000	**$45,100,000**
Project Funds	$ 26,250,000	$ 21,825,000	**$48,075,000**
True Interest Cost	4.51%	4.11%	

Source: PFM Financial Advisors LLC

Exhibit 33 shows the estimated debt service payments in the alternate scenario. Total debt service payments are estimated to cost $82.7 million over the life of the TIA, compared to $79.7 million in the baseline scenario.

Exhibit 33. Estimated Debt Service Payments, LTGO Debt for Proposed Ridgefield TIA Public Projects (Nominal $), Alternate Scenario

	Series 2024			Series 2028			Total Debt Service
Year	Principal	Interest	Total	Principal	Interest	Total	
2024	$ -	$ 513,843	$ 513,843	$ -	$ -	$ -	**$ 513,843**
2025	$ -	$ 1,241,500	$ 1,241,500	$ -	$ -	$ -	**$ 1,241,500**
2026	$ -	$ 1,241,500	$ 1,241,500	$ -	$ -	$ -	**$ 1,241,500**
2027	$ -	$ 1,241,500	$ 1,241,500	$ -	$ -	$ -	**$ 1,241,500**
2028	$ -	$ 1,241,500	$ 1,241,500	$ -	$ 419,476	$ 419,476	**$ 1,660,976**
2029	$ -	$ 1,241,500	$ 1,241,500	$ 430,000	$ 1,002,750	$ 1,432,750	**$ 2,674,250**
2030	$ -	$ 1,241,500	$ 1,241,500	$ 540,000	$ 978,500	$ 1,518,500	**$ 2,760,000**
2031	$ 35,000	$ 1,240,625	$ 1,275,625	$ 625,000	$ 949,375	$ 1,574,375	**$ 2,850,000**
2032	$ 130,000	$ 1,236,500	$ 1,366,500	$ 655,000	$ 917,375	$ 1,572,375	**$ 2,938,875**
2033	$ 230,000	$ 1,227,500	$ 1,457,500	$ 690,000	$ 883,750	$ 1,573,750	**$ 3,031,250**
2034	$ 335,000	$ 1,213,375	$ 1,548,375	$ 725,000	$ 848,375	$ 1,573,375	**$ 3,121,750**
2035	$ 450,000	$ 1,193,750	$ 1,643,750	$ 765,000	$ 811,125	$ 1,576,125	**$ 3,219,875**
2036	$ 570,000	$ 1,168,250	$ 1,738,250	$ 800,000	$ 772,000	$ 1,572,000	**$ 3,310,250**
2037	$ 700,000	$ 1,136,500	$ 1,836,500	$ 845,000	$ 730,875	$ 1,575,875	**$ 3,412,375**
2038	$ 840,000	$ 1,098,000	$ 1,938,000	$ 885,000	$ 687,625	$ 1,572,625	**$ 3,510,625**
2039	$ 990,000	$ 1,052,250	$ 2,042,250	$ 930,000	$ 642,250	$ 1,572,250	**$ 3,614,500**
2040	$ 1,145,000	$ 998,875	$ 2,143,875	$ 980,000	$ 594,500	$ 1,574,500	**$ 3,718,375**
2041	$ 1,320,000	$ 937,250	$ 2,257,250	$ 1,030,000	$ 544,250	$ 1,574,250	**$ 3,831,500**
2042	$ 1,500,000	$ 866,750	$ 2,366,750	$ 1,080,000	$ 491,500	$ 1,571,500	**$ 3,938,250**
2043	$ 1,690,000	$ 787,000	$ 2,477,000	$ 1,135,000	$ 436,125	$ 1,571,125	**$ 4,048,125**
2044	$ 1,895,000	$ 697,375	$ 2,592,375	$ 1,195,000	$ 377,875	$ 1,572,875	**$ 4,165,250**
2045	$ 2,115,000	$ 597,125	$ 2,712,125	$ 1,255,000	$ 316,625	$ 1,571,625	**$ 4,283,750**
2046	$ 2,340,000	$ 485,750	$ 2,825,750	$ 1,320,000	$ 252,250	$ 1,572,250	**$ 4,398,000**
2047	$ 2,585,000	$ 362,625	$ 2,947,625	$ 1,390,000	$ 184,500	$ 1,574,500	**$ 4,522,125**
2048	$ 2,845,000	$ 226,875	$ 3,071,875	$ 1,460,000	$ 113,250	$ 1,573,250	**$ 4,645,125**
2049	$ 3,115,000	$ 77,875	$ 3,192,875	$ 1,535,000	$ 38,375	$ 1,573,375	**$ 4,766,250**
Total	**$ 24,830,000**	**$ 24,567,093**	**$49,397,093**	**$ 20,270,000**	**$ 12,992,726**	**$ 33,262,726**	**$ 82,659,819**

Source: PFM Financial Advisors LLC

Exhibit 34 shows the estimated annual debt service payments in the alternate scenario, including both tax allocation revenues and other general fund resources. Tax allocation revenues are expected to cover 40% of the total costs of debt service, requiring $49.8 million of other general fund resources, compared to the baseline scenario which would only require $35.7 million of general fund resources over the expected life of the TIA.

Exhibit 34. Tax Allocation Revenues and Debt Service Payments, Proposed Ridgefield TIA, Alternate Scenario

		Revenue Source		
Year	**Payment**	**Tax Allocation Revenue**	**General Fund Resources**	**Tax Allocation Revenue Debt Service Coverage**
2024	$ 513,843	$ -	$ 513,843	0.00
2025	$ 1,241,500	$ 15,670	$ 1,225,830	0.01
2026	$ 1,241,500	$ 83,369	$ 1,158,131	0.07
2027	$ 1,241,500	$ 275,904	$ 965,596	0.22
2028	$ 1,660,976	$ 848,369	$ 812,607	0.51
2029	$ 2,674,250	$ 922,479	$ 1,751,771	0.34
2030	$ 2,760,000	$ 974,266	$ 1,785,734	0.35
2031	$ 2,850,000	$ 1,027,849	$ 1,822,151	0.36
2032	$ 2,938,875	$ 1,081,993	$ 1,856,882	0.37
2033	$ 3,031,250	$ 1,136,715	$ 1,894,535	0.37
2034	$ 3,121,750	$ 1,192,038	$ 1,929,712	0.38
2035	$ 3,219,875	$ 1,247,981	$ 1,971,894	0.39
2036	$ 3,310,250	$ 1,306,123	$ 2,004,127	0.39
2037	$ 3,412,375	$ 1,364,955	$ 2,047,420	0.40
2038	$ 3,510,625	$ 1,424,496	$ 2,086,129	0.41
2039	$ 3,614,500	$ 1,484,766	$ 2,129,734	0.41
2040	$ 3,718,375	$ 1,545,787	$ 2,172,588	0.42
2041	$ 3,831,500	$ 1,609,380	$ 2,222,120	0.42
2042	$ 3,938,250	$ 1,673,805	$ 2,264,445	0.43
2043	$ 4,048,125	$ 1,739,080	$ 2,309,045	0.43
2044	$ 4,165,250	$ 1,805,226	$ 2,360,024	0.43
2045	$ 4,283,750	$ 1,872,264	$ 2,411,486	0.44
2046	$ 4,398,000	$ 1,940,214	$ 2,457,786	0.44
2047	$ 4,522,125	$ 2,009,098	$ 2,513,027	0.44
2048	$ 4,645,125	$ 2,078,937	$ 2,566,188	0.45
2049	$ 4,766,250	$ 2,149,752	$ 2,616,498	0.45
Total	**$ 82,659,819**	**$ 32,810,517**	**$ 49,849,303**	**0.40**

Source: PFM Financial Advisors LLC and Tiberius Solutions

CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: July 13, 2023

AGENDA ITEM NAME: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION

Revised Code of Washington Title 35A

PREVIOUS COUNCIL ACTION TAKEN:

The City Council approves claims and/or payroll of the City on a regular basis.

SUMMARY/BACKGROUND:

Vendor claims

BUDGET/FINANCIAL IMPACTS:

See vendor details attached

RECOMMENDED ACTION OR MOTION:

Approve the claims and/or payroll by making the following motion:
"I move to approve the consent agenda as presented"

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

1. July 13, 2023 Claims Report

City of Ridgefield

Claims Payment Report

For Approval on:

July 13th, 2023

Sum of Amount Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ADRENALINE ARMORY LLC	3772	1286	Public Safety	Magpul PMAG	108.60
ADRENALINE ARMORY LLC Total					**108.60**
ADVANCED EXCAVATING SPECIALISTS LLC	2066	P21001-2066-1	Genl Govt/Facilities	Pioneer Street Extension - Retainage	11,680.25
		P21001-2066-2	Public Works	06.2023 S Pioneer Extension/Roundabout	881,575.57
ADVANCED EXCAVATING SPECIALISTS LLC Total					**893,255.82**
Blackwell Bryan	UB*00900	(blank)	Genl Govt/Facilities	Refund Check 009951-000 205 N 38th Pl	91.81
Blackwell Bryan Total					**91.81**
BLAIRCO INC	1493	23C-1872	Public Works	PW Ops Replace HVAC Unit	11,918.04
BLAIRCO INC Total					**11,918.04**
BOSTEC INC.	3023	48232	Public Safety	Breath Alcohol Testing Supplies	241.04
BOSTEC INC. Total					**241.04**
BSK ASSOCIATES	2119	VG02708	Public Works	06.2023 Coliform Testing	550.00
BSK ASSOCIATES Total					**550.00**
BUD CLARY CHEVROLET	654	96018540	Community Development	2022 Ford Escape - 74579D	290.71
BUD CLARY CHEVROLET Total					**290.71**
Christine & Jon Patterson	UB*00816	(blank)	Genl Govt/Facilities	Refund Check 013912-000 810 N Raven Dr	2.42
Christine & Jon Patterson Total					**2.42**
Christopher Stone	UB*000861	(blank)	Genl Govt/Facilities	Refund Check 013103-000 2649 S Harper Valley Way	68.62
Christopher Stone Total					**68.62**
CITIES DIGITAL INC.	3382	57559	Information Technology	Megan Hitchcock LF License	899.05
CITIES DIGITAL INC. Total					**899.05**
CLARK COUNTY	102	CI053026	Judicial	05.2023 Pretrial Supervision & Investigation	1,870.00
CLARK COUNTY Total					**1,870.00**
CLARK REGIONAL WASTEWATER DISTRICT	3600	3600-20230713	Public Works	2013-2023 Overlook Park Wastewater	16,197.15
CLARK REGIONAL WASTEWATER DISTRICT Total					**16,197.15**
COLUMBIAN PUBLISHING	116	42853	Genl Govt/Facilities	Public Briefing Ridgefield TIA	109.80
		42815	Finance	Ord 1383 - 2023 Budget	43.20
COLUMBIAN PUBLISHING Total					**153.00**
COWLITZ TRIBAL GAMING AUTHORITY	3919	5162023.2	Genl Govt/Facilities	City Council Retreat	(43.50)
			Council	City Council Retreat	543.50
COWLITZ TRIBAL GAMING AUTHORITY Total					**500.00**
CSD ATTORNEYS AT LAW P.S.	3294	116904	Genl Govt/Facilities	05.2023 Park Laundry	192.00
CSD ATTORNEYS AT LAW P.S. Total					**192.00**
Curtis Robert Monahan & Cinthia	UB*00897	(blank)	Genl Govt/Facilities	Refund Check 013355-000 2174 S Chukar Dr	126.36
Curtis Robert Monahan & Cinthia Total					**126.36**
DICK'S TIRE FACTORY	158	D67607	Public Safety	2014 Explorer 55290D - Spare Vehicle	55.26
		D67611	Public Safety	2015 Explorer 55293D - Benton	55.26
DICK'S TIRE FACTORY Total					**110.52**
E2 LAND USE PLANNING SERVICES LLC	485	0485-202306	Community Development	06.2023 Planning Consulting Services	2,950.00
E2 LAND USE PLANNING SERVICES LLC Total					**2,950.00**

City of Ridgefield

Claims Payment Report
For Approval on:
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EASTSIDE STEEL INC.	**3134**	2-289869	**Genl Govt/Facilities**	Supplies for Downtown Flower Baskets	94.57
EASTSIDE STEEL INC. Total					**94.57**
ELCOR INC	**2081**	16328	**Public Safety**	IT Setup & Troublesooting - New Police Station	12,130.92
ELCOR INC Total					**12,130.92**
ELITE COLLISION CENTER INC.	**2878**	21913	**Public Works**	2006 Ford F-350 - Parks	5,926.39
ELITE COLLISION CENTER INC. Total					**5,926.39**
ELITE CONTRACTING CO INC.	**3850**	2998	**Genl Govt/Facilities**	Street Light Repair Near 39th Drive - Tax Only	532.98
ELITE CONTRACTING CO INC. Total					**532.98**
ENCORE ONE LLC	**3890**	224088	**Genl Govt/Facilities**	06.2023 Janitorial Services	313.62
			Public Safety	06.2023 Janitorial Services	464.31
			Public Works	06.2023 Janitorial Services	436.49
			Community Development	06.2023 Janitorial Services	71.29
			Public Works	06.2023 Janitorial Services	141.13
ENCORE ONE LLC Total					**1,426.84**
FCS GROUP	**958**	3731-22306052	**Public Works**	2023 Water and Stormwater Rate Study	7,028.75
FCS GROUP Total					**7,028.75**
FERGUSON ENTERPRISES INC # 8423	**181**	1207394	**Public Works**	Water Meters	216.42
FERGUSON ENTERPRISES INC # 8423 Total					**216.42**
FIDELITY NATIONAL TITLE COMPANY	**3923**	612890521-1	**Public Works**	Title Report Abrams Park Properties	217.40
		612890518-1	**Public Works**	Title Report Abrams Park Properties	217.40
		612890520-1	**Public Works**	Title Report Abrams Park Properties	217.40
		612890519-1	**Public Works**	Title Report Abrams Park Properties	217.40
		612890133-1	**Public Works**	ROW Processing Fee	271.75
		612890149-1	**Public Works**	ROW Processing Fee	271.75
FIDELITY NATIONAL TITLE COMPANY Total					**1,413.10**
GALINA BURLEY	**3766**	3766-20230713A	**Public Works**	Skate Park Meeting Lunch Reimb. - Burley	14.90
		3766-20230713B	**Public Works**	Vancouver DW Meeting Parking Reimb. - Galina	3.50
GALINA BURLEY Total					**18.40**
GISI MARKETING GROUP	**2811**	275858	**Public Safety**	Business Cards - RPD	146.01
		275743	**Public Safety**	Business Cards - Andy Marvitz	264.38
GISI MARKETING GROUP Total					**410.39**
GLOBAL SECURITY & SAFETY COMMUNICATIONS IN	**3447**	4569165	**Genl Govt/Facilities**	07.2023 PW Ops Alarm Monitoring Services	6.54
			Public Works	07.2023 PW Ops Alarm Monitoring Services	108.25
			Community Development	07.2023 PW Ops Alarm Monitoring Services	13.36
GLOBAL SECURITY & SAFETY COMMUNICATIONS INC. Total					**128.15**
GRAYLING ENGINEERS PLLC	**3877**	756	**Public Works**	Water Main Replacement - Pioneer to Shobert	10,423.30
GRAYLING ENGINEERS PLLC Total					**10,423.30**
HARPER HOUF PETERSON RIGHELLIS INC.	**1678**	56539	**Community Development**	05.2023 51st Ave Roundabout & Pioneer Widening	10,200.67
HARPER HOUF PETERSON RIGHELLIS INC. Total					**10,200.67**
HARRY'S KEY SERVICE INC.	**982**	01-23180	**Public Safety**	New Police Station Automatic Aluminum Door Bottoms	754.38
HARRY'S KEY SERVICE INC. Total					**754.38**
HONEY BUCKETS	**223**	553542034	**Public Works**	06.16.2023-07.13.2023 Davis Park Port-a-Potty	373.00
HONEY BUCKETS Total					**373.00**
HP Washington One LLC	**UB*00678**	(blank)	**Genl Govt/Facilities**	Refund Check 011866-001 1889 S Harrier Rd	52.30

City of Ridgefield

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HP Washington One LLC Total					**52.30**
HUMANE SOCIETY FOR SW WASHINGTON	**526**	5454	**Public Safety**	Q2.2023 Animal Control	1,593.75
HUMANE SOCIETY FOR SW WASHINGTON Total					**1,593.75**
J2 BLUE PRINT SUPPLY	**243**	AR138862	**Genl Govt/Facilities**	4th of July Float	44.57
		AR138595	**Public Works**	Splash Pad Construction Sign	90.23
		AR138756	**Community Development**	06.2023 Plotter Contract	97.64
J2 BLUE PRINT SUPPLY Total					**232.44**
James Hoke	**UB*00778**	(blank)	**Genl Govt/Facilities**	Refund Check 014192-000 162 N 44th Pl	1.12
James Hoke Total					**1.12**
Jeffries Construction LLC	**UB*00901**	(blank)	**Genl Govt/Facilities**	Refund Check 015424-001 Hydrant Meter 110 S 65th Ave	216.60
Jeffries Construction LLC Total					**216.60**
KARL JOHANSSON	**3569**	21001-26	**Public Works**	05.2023 YMCA Site Plan	2,166.13
KARL JOHANSSON Total					**2,166.13**
Kerrie Blanton	**UB*00737**	(blank)	**Genl Govt/Facilities**	Refund Check 012834-001 2300 S Nisqually Ave	7.57
Kerrie Blanton Total					**7.57**
KEYSTONE CONTRACTING	**2657**	P21004-2657-2	**Genl Govt/Facilities**	Overlook Park Splash Pad	(14,675.00)
			Public Works	Overlook Park Splash Pad	319,034.50
KEYSTONE CONTRACTING Total					**304,359.50**
KHALED RASHED	**3859**	3859-20230713	**Genl Govt/Facilities**	B1 ICC Exam and IRC Book Reimb. - Rached	(9.22)
			Community Development	B1 ICC Exam and IRC Book Reimb. - Rached	474.15
KHALED RASHED Total					**464.93**
Kimbrell Cheri	**UB*00898**	(blank)	**Genl Govt/Facilities**	Refund Check 011377-000 1835 S Taverner Dr	83.12
Kimbrell Cheri Total					**83.12**
L.N. CURTIS AND SONS	**3075**	INV715487	**Public Safety**	PD Uniforms - Andrew	230.44
		INV717037	**Public Safety**	PD Uniforms - Benton	264.64
L.N. CURTIS AND SONS Total					**495.08**
MARTA L. OCHOA-RUTHERFORD	**3396**	582	**Judicial**	06.15.2023 Interpreting Services	65.00
MARTA L. OCHOA-RUTHERFORD Total					**65.00**
Melvin Carly	**UB*00902**	(blank)	**Genl Govt/Facilities**	Refund Check 005904-000 929 N 1st Ave	0.13
Melvin Carly Total					**0.13**
METROPOLITAN TRANSPORTATION COMMISSION	**2115**	4926-AR13023	**Genl Govt/Facilities**	07.2023-07.2024 Street Saver Software Support Annual Sub	(174.00)
			Public Works	07.2023-07.2024 Street Saver Software Support Annual Sub	2,174.00
METROPOLITAN TRANSPORTATION COMMISSION Total					**2,000.00**
MINUTEMAN PRESS (NORTH)	**3278**	8553	**Public Works**	Parks Board Name Badges	34.46
MINUTEMAN PRESS (NORTH) Total					**34.46**
Misty Price	**UB*000842**	(blank)	**Genl Govt/Facilities**	Refund Check 012613-000 4593 N Noble Loop	4.40
Misty Price Total					**4.40**
NAPA AUTO PARTS	**498**	377168	**Public Works**	Water Operational Supplies	286.20
		376423	**Public Works**	Water Operational Supplies	67.44
		375945	**Public Works**	Storm Equipment Maintenance	111.29
NAPA AUTO PARTS Total					**464.93**
NORTHSTAR CHEMICAL INC.	**1019**	256089	**Public Works**	Sodium Hypochlorite	1,371.80
NORTHSTAR CHEMICAL INC. Total					**1,371.80**
NW Natural	**UB*00090**	(blank)	**Genl Govt/Facilities**	Hydrant Meter Rental for RORC Project	404.70

City of Ridgefield

Claims Payment Report
For Approval on:
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NW Natural Total					**404.70**
ON-HOLD CONCEPTS INC	**2217**	608817	**Information Technology**	07.2023 On Hold Music Services	24.95
ON-HOLD CONCEPTS INC Total					**24.95**
PATRICK CLEMENT HAYES	**3922**	495	**Genl Govt/Facilities**	2016 Ford Focus - 57240D	13.89
			Public Works	2016 Ford Focus - 57240D	229.53
			Community Development	2016 Ford Focus - 57240D	28.33
PATRICK CLEMENT HAYES Total					**271.75**
PBS ENGINEERING AND ENVIRONMENTAL	**342**	0071069.010-9	**Public Works**	05.2023 Royle Rd Roundabout - Const. Inspection	2,233.82
		0071272.001-3	**Community Development**	05.2023 Developer Plan Review	4,935.00
		0071708.001-4	**Public Works**	05.2023 Overlook Park Construction Mgmt Services	16,537.12
		0071069.009-17	**Public Works**	05.2023 Royle Road Corridor Completion	27,143.02
		0078071.000-2	**Public Works**	05.2023 5th Street Roadway Repairs	16,637.85
PBS ENGINEERING AND ENVIRONMENTAL Total					**67,486.81**
PORTLAND ENGINEERING INC	**2082**	11866	**Public Works**	06.2023 Q178V Ridgefield Cellular Telemetry	228.27
PORTLAND ENGINEERING INC Total					**228.27**
PUBLIC SAFETY TESTING	**354**	PSTI23-184	**Public Safety**	Background Checks & Investigation Reports	2,077.00
PUBLIC SAFETY TESTING Total					**2,077.00**
Rebekkah Emerson	**UB*00750**	(blank)	**Genl Govt/Facilities**	Refund Check 013793-000 8516 N 2nd Loop	20.21
Rebekkah Emerson Total					**20.21**
Richard Bartman	**UB*00485**	(blank)	**Genl Govt/Facilities**	Refund Check 011024-000 138 N 44th Pl	31.96
Richard Bartman Total					**31.96**
RIDGEFIELD ART ASSOCIATION	**2501**	2501-20230713	**Genl Govt/Facilities**	2023 City Partnership Contribution	1,200.00
RIDGEFIELD ART ASSOCIATION Total					**1,200.00**
RIDGEFIELD COMMUNITY GLEANERS ASSOCIATION	**2996**	2996-20230713	**Genl Govt/Facilities**	2023 City Partnership Contribution	1,200.00
RIDGEFIELD COMMUNITY GLEANERS ASSOCIATION Total					**1,200.00**
RIDGEFIELD GARDEN CLUB	**2495**	2495-20230713	**Genl Govt/Facilities**	2023 City Partnership Contribution	1,200.00
RIDGEFIELD GARDEN CLUB Total					**1,200.00**
RIDGEFIELD HARDWARE	**376**	0376-202208	**Genl Govt/Facilities**	08.2022 Operational Supplies/Tools/Events	96.42
			Public Safety	08.2022 Operational Supplies/Tools/Events	61.74
			Public Works	08.2022 Operational Supplies/Tools/Events	938.18
			Community Development	08.2022 Operational Supplies/Tools/Events	52.07
		0376-202211	**Genl Govt/Facilities**	11.2022 Operational Supplies/Tools/Events	373.61
			Public Works	11.2022 Operational Supplies/Tools/Events	687.34
			Community Development	11.2022 Operational Supplies/Tools/Events	58.87
			Administration	11.2022 Operational Supplies/Tools/Events	29.32
RIDGEFIELD HARDWARE Total					**2,297.55**
RIDGEFIELD LANDSCAPE PRODUCTS	**3021**	3021-202305	**Public Works**	05.2023 Other Operations/Maintenance	543.50
RIDGEFIELD LANDSCAPE PRODUCTS Total					**543.50**
RIDGEFIELD MULTICULTURAL INITIATIVE	**3920**	3920-20230713	**Genl Govt/Facilities**	2023 City Partnership Contribution	1,200.00
RIDGEFIELD MULTICULTURAL INITIATIVE Total					**1,200.00**
Rivercrest Construction LLC	**UB*000843**	(blank)	**Genl Govt/Facilities**	Refund Check 014964-000 2201 S 19th Way	205.29
Rivercrest Construction LLC Total					**205.29**
Shoshanah Epstein	**UB*00851**	(blank)	**Genl Govt/Facilities**	Refund Check 012840-000 107 S 2nd Pl	112.81
Shoshanah Epstein Total					**112.81**

City of Ridgefield

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SMOKED PNW	3596	3596-20210722	Genl Govt/Facilities	1SAT Vendor Fee Refund	125.00
SMOKED PNW Total					**125.00**
STERICYCLE INC	2504	8004208648	Genl Govt/Facilities	05.2023 Secure Shredding - PD/PW Ops	4.98
			Public Safety	05.2023 Secure Shredding - PD/PW Ops	45.80
			Public Works	05.2023 Secure Shredding - PD/PW Ops	82.34
			Community Development	05.2023 Secure Shredding - PD/PW Ops	10.16
		8004249958	Genl Govt/Facilities	06.2023 Secure Shredding - RACC/CH	59.74
			Community Development	06.2023 Secure Shredding - RACC/CH	24.52
STERICYCLE INC Total					**227.54**
Taverner Ridge Homeowners Association	UB*00899	(blank)	Genl Govt/Facilities	Refund Check 011909-002 Hydrant Meter S 60th & S Timm Rd	376.63
Taverner Ridge Homeowners Association Total					**376.63**
THE MASTERS TOUCH LLC	1786	87157	Public Works	06.2023 Backflow Test Letters	322.83
		P87157	Public Works	06.2023 Backflow Test Letters - Postage	165.00
THE MASTERS TOUCH LLC Total					**487.83**
THE PARR COMPANY	964	26660023	Public Works	Greely Farms Park Concrete Mix	48.81
		26660285	Genl Govt/Facilities	4th of July Float	84.81
		26658378	Public Works	Street Signs Concrete Mix	4.88
		26659902	Public Safety	PD Ammo Rack Supplies	26.96
THE PARR COMPANY Total					**165.46**
TIBERIUS SOLUTIONS LLC	3799	1907	Finance	05.2023 TIA Analysis	7,847.50
TIBERIUS SOLUTIONS LLC Total					**7,847.50**
TRI MOUNTAIN INVESTORS LLC	3866	2023-15	Public Safety	04.2023 Wastewater - New PD Station	72.43
TRI MOUNTAIN INVESTORS LLC Total					**72.43**
UNIFIRST CORPORATION	3904	2240000498	Genl Govt/Facilities	06.27.2023 PW Mats and Uniforms	10.81
			Public Works	06.27.2023 PW Mats and Uniforms	198.14
			Community Development	06.27.2023 PW Mats and Uniforms	5.52
		2240000499	Genl Govt/Facilities	06.27.2023 Floor Mats - RACC	2.76
			Community Development	06.27.2023 Floor Mats - RACC	7.73
		2240000500	Public Safety	06.27.2023 Floor Mats	39.52
		2240000501	Genl Govt/Facilities	06.27.2023 Floor Mats - CH	16.46
UNIFIRST CORPORATION Total					**280.94**
WALTER E. NELSON COMPANY	3553	64267	Public Works	Abrams Park Paper Products Refund	(118.64)
		18000879	Public Works	Abrams Park Paper Products & Hand Soap	138.52
WALTER E. NELSON COMPANY Total					**19.88**
WALTER NYMAN	3921	3921-20230713	Public Works	Oregon DOT Mileage & Driving Record Reimb. - Nyman	70.66
WALTER NYMAN Total					**70.66**
WASHINGTON STATE PATROL	463	I23007247	Genl Govt/Facilities	05.2023 Background Checks - CPL	233.00
WASHINGTON STATE PATROL Total					**233.00**
WELLWORKS FOR YOU	3414	25379	Human Resources	06.2023 Wellness Program	847.86
WELLWORKS FOR YOU Total					**847.86**
Grand Total					**1,383,476.19**

CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: July 13, 2023

AGENDA ITEM NAME: Approval of Minutes from the June 29, 2023 Meeting

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GOVERNING LEGISLATION

N/A

PREVIOUS COUNCIL ACTION TAKEN:

N/A

SUMMARY/BACKGROUND:

Staff has prepared the minutes for Council consideration of adoption for the Council meeting(s).

BUDGET/FINANCIAL IMPACTS:

N/A

RECOMMENDED ACTION OR MOTION:

Approve the minutes by making the following motion:

1. "I move to approve the consent agenda"

STAFF CONTACT:

ATTACHMENTS:

1. 06-29-2023

CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
JUNE 29, 2023

Regular Meeting - 6:30 PM

I. GENERAL SESSION CALL TO ORDER - 6:30 PM

1. Flag Salute

2. Roll Call

Present:
Mayor Jennifer Lindsay
Mayor Pro Tem Rob Aichele
Council Member Matt Cole
Council Member Lee Wells
Council Member Ron Onslow
Council Member Judy Chipman
Council Member Clyde Burkle

3. Late changes to the agenda

Yes, adding executive session pursuant to RCW 42.30.110(1)(i) related to providing police services to the City of La Center.

II. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

Comments received during public testimony can be heard on the City's website under https://ridgefieldwa.us/government/city-council-meeting-audio-files/.

III. CONSENT AGENDA

MOTION TO APPROVE AS PRESENTED.

RESULT:	**(UNANIMOUS)**
MOVER:	Mayor Pro Tem Rob Aichele
SECONDER:	Council Member Judy Chipman
AYES:	Mayor Lindsay, Mayor Pro Tem Aichele, Council Member Cole, Council Member Wells,

Council Member Onslow, Council Member Chipman, Council Member Burkle

1. **Approval of Claims And/Or Payroll**

2. **Approval of Minutes from the June 8, 2023 Meeting**

3. **Approval of Interlocal Cooperative Purchasing Agreement with Snohomish County**

IV. BUSINESS

1. **Motion - Approve Funding Proposal for City of Ridgefield Energy Efficiency Upgrades - Kirk Johnson, Finance Director**

The funding approval letter is a requirement to show the City is invested in completing the investment grade audit and moving forward on any potential energy reduction projects that show a high return on investment. Council previously approved the budget amount of $104,300 to complete the investment grade audit. After the return of the funding letter, the Washington State Department of Enterprise Services (DES) will enter into a contract with Willdan Energy Solutions to manage the project on behalf of the City of Ridgefield.The Energy Efficiency Upgrades is a program bid and managed by DES to benefit public municipalities in the State of Washington. The program is intended to be a cost effective process to complete design-build energy upgrades and retrofits. DES will assign a project manager to manage the scope of work on behalf of Ridgefield.

The City Council conducted a discussion.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER TO SIGN THE FUNDING APPROVAL LETTER FOR AGREEMENT NO. 2023-299 A (1) CITY OF RIDGEFIELD ENERGY EFFICIENCY UPGRADES.

RESULT:	**(UNANIMOUS)**
MOVER:	Council Member Matt Cole
SECONDER:	Council Member Lee Wells
AYES:	Mayor Lindsay, Mayor Pro Tem Aichele, Council Member Cole, Council Member Wells, Council Member Onslow, Council Member Chipman, Council Member Burkle

2. **Motion - Approve Award of Contract with Otak, Inc. for Professional Engineering Services for the Garrison Ridge Slide - Chuck Green, Public Works Director**

City of Ridgefield staff discovered that a slide had occurred in the Garrison Ridge/Osprey Pointe area along Gee Creek. The site of the slide, Garrison Ridge Storm Facility is located at S 13th Circle in Ridgefield, Washington. The slide appears to have obliterated a private (HOA) stormwater facility and the adjacent hillside, and crossed over the Gee Creek Trail, resulting in its indefinite closure. While the slide does not appear to have encroached into Gee Creek, it is close to doing so.An emergency site visit was conducted by geotechnical consultant in January, who provided some on-site advice as to stabilizing the situation and providing site closures to ensure public safety. Since that time, City staff has provided a temporary runoff connection with a different stormwater detention pond and has closed off the area, including the Gee Creek Trail, to public access.A Request for Qualifications was issued in April 2023 soliciting proposals from expert consultant teams to conduct a forensic engineering assessment to determine the probable cause of the slide, develop alternative options and range of costs to repair the slide and the stormwater facility, and to advise on the stability of the area to consider reopening a currently-closed trail between Garrison Ridge and Cassini View. Two Statements of Qualification were received, from Schabel Engineering and from Otak, Inc. A round of interviews was conducted as part of the review. The Otak, Inc. team was the highest scoring team; however, the Schabel Engineering team scored highly with their experience on conducting forensic engineering assessments, similar to the one needed in the Garrison Ridge slide case. Staff determined that the optimal solution was to request Otak, Inc. add Schabel Engineering to their team to lead the forensic engineering assessment, with Otak, Inc. providing overall project management and geotechnical and design services. The result of this contracted work would be to produce a set of repair options and costs for consideration by the city in developing a path forward for the actual repair (and for a potential insurance claim to cover the costs of the repair). Otak, Inc. would be retained for final design and construction management which would be a contract amendment once the decision is made on the preferred option. This future phase may also require a budget amendment to cover the costs of the repair, potentially to be reimbursed by insurance.

MOTION: MOVE TO AWARD THE GARRISON RIDGE SLIDE REPAIR PROFESSIONAL SERVICES CONTRACT TO THE OTAK, INC TEAM, INCLUDING SCHABEL ENGINEERING AND GRI GEOTECHNICAL SERVICES, IN THE AMOUNT OF $129.500.

RESULT:	**(UNANIMOUS)**
MOVER:	Mayor Pro Tem Rob Aichele
SECONDER:	Council Member Clyde Burkle
AYES:	Mayor Lindsay, Mayor Pro Tem Aichele, Council Member Cole, Council Member Wells, Council Member Onslow, Council Member Chipman, Council Member Burkle

3. **Motion - Approve Award of Contract with Clark and Sons Excavating, Inc. for 2023 Asphalt Repairs Project - Chuck Green, Public Works Director**

To accommodate and prepare for the major pavement overlays slurry seal work, the City issued an invitation to bid from highly qualified contractors to provide all labor, supplies, equipment and materials for the improvement of roadways within the City limits. This work needs to be completed prior to the larger pavement overlays and slurry sealing project which is anticipated to begin in mid July.

Two bids were received:

Clark and Sons Excavating, Inc. from Battle Ground for $174,309
Western United Civil Group, LLC from Yacolt for $194,431.50.

The lowest responsive bidder is Clark and Sons Excavating, Inc.

MOTION: MOVED TO AWARD THE CONTRACT FOR THE 2023 ASPHALT REPAIRS PROJECT TO CLARK AND SONS EXCAVATING, INC. FROM BATTLE GROUND, WA IN THE AMOUNT NOT TO EXCEED $174.309.

RESULT:	**(UNANIMOUS)**
MOVER:	Council Member Lee Wells
SECONDER:	Council Member Judy Chipman
AYES:	Mayor Lindsay, Mayor Pro Tem Aichele, Council Member Cole, Council Member Wells, Council Member Onslow, Council Member Chipman, Council Member Burkle

V. PUBLIC HEARING/BUSINESS

1. **Public Hearing and First Reading of Ordinance No. 1406 - Spring 2023 Ridgefield Municipal Code (RMC) Amendments - Claire Lust, Community Development Director**

The proposed amendments intend to update the code to address issues identified when applying the existing code and issues anticipated for future projects in Ridgefield. For this round of updates, staff identified two generalities of proposed code amendments: housekeeping updates and policy changes:

1. Housekeeping items:address clerical errors and clarify existing code language without substantive changes to the content.
2. Policy changes:add or modify content to strengthen the code with the goal of better implementing the Ridgefield Comprehensive Plan (RUACP) and existing City policies and practices.

The Planning Commission held a public hearing on the proposed code amendments on May 3, 2023.No public testimony was received. Commissioners discussed and asked questions about the amendments, as noted in the preceding table, and requested more time before taking a vote. Commissioners requested more details on the shooting range topic from staff before their June meeting. The Planning Commission continued their review of the proposed amendments at their regularly scheduled public meeting on June 7, 2023. The commission voted to recommend approval of the proposed code amendment to Council, with changes to consider increasing the building permit exemption size of structures to 200 square feet and to restrict all firearm ranges from being located outside due to noise issues.

City Council conducted discussion on the proposed amendments.

Mayor Lindsay opened the Public Hearing: 8:03PM

Comments received during a public hearing can be heard on the City's website under https://ridgefieldwa.us/government/city-council-meeting-audio-files/..

Mayor Lindsay closed the Public Hearing: 8:03PM

First reading conducted.

VI. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

Comments received during public testimony can be heard on the City's website under https://ridgefieldwa.us/government/city-council-meeting-audio-files/.

VII. EXECUTIVE SESSION PURSUANT TO RCW 42.30.110(1)(i) RELATED TO PROVIDING POLICE SERVICES TO THE CITY OF LA CENTER

8:05PM - The City Council will recess into executive session to discuss the potential legal risks of a proposed action, pursuant to RCW 42.30.110(1)(i) related to providing police services to the City of La Center. The executive session will last approximately 20 minutes and we will return to open session at 8:25PM. There may be action taken following the executive session.

Attendees: Mayor, City Council, City Manager Steve Stuart, Deputy City Manager Lee Knottnerus, Police Chief Cathy Doriot, City Attorney Janean Parker.

8:25PM - Deputy City Manager Lee Knottnerus announced that City Council will continue the executive session until 8:35PM.

8:35PM - the Mayor reconvened the meeting and City Council conducted a discussion.

MOTION: DISENGAGE A CONVERSATION WITH THE CITY OF LA CENTER REGARDING POLICING OF THEIR CITY.

RESULT:	**(UNANIMOUS)**
MOVER:	Mayor Pro Tem Rob Aichele
SECONDER:	Council Member Ron Onslow
AYES:	Mayor Lindsay, Mayor Pro Tem Aichele, Council Member Cole, Council Member Wells, Council Member Onslow, Council Member Chipman, Council Member Burkle

VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Onslow - No report
Council Member Burkle - Attended AWC Conference.
Council Member Aichele - No report.
Council Member Wells - Attended a City tour with Congresswoman Marie Gluesenkamp Perez.
Council Member Chipman - No report.
Council Member Cole - No report.

2. Mayor

No report.

3. City Manager

No staff report.

IX. ADJOURN

8:47PM

_________________________________ _________________________________

Julie Ferriss, City Clerk Jennifer Lindsay, Mayor

CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: July 13, 2023

AGENDA ITEM NAME: Motion - Awards for On-Call Emergency, Facility and Utility and Infrastructure Construction & Repair Contracts

GOVERNING LEGISLATION

Revised Code of Washington Title 35 – Cities and Towns, Title 35A Optional Municipal Code, Title 39 - Public Contracts and Indebtedness, and City Financial Policy #04: Procurement of Goods & Services.

PREVIOUS COUNCIL ACTION TAKEN:

None

SUMMARY/BACKGROUND:

The City's Public Works Department frequently has small and medium size repair and construction projects which require outside contractors. Previously, each request required a separate, full procurement. Recent changes in state law now enable jurisdictions to have on-call contracts with contractors to do these minor projects without the need to go out for full procurements each time. The City of Battle Ground has been using this on-call services arrangement to hire contractors for this type of work. Because this system has been efficient and effective in deploying a range of small and medium repair and construction service work orders, the City of Ridgefield desires to use a similar process.

The City of Ridgefield sought bids from highly qualified contractors to construct and repair utilities related to minor tasks, as designated by City staff, and provide all equipment, labor, cleanup, parts and supplies needed to complete the specified work, in accordance with these Contract Provisions and the attached Special Provisions.

Up to two (2) contractors are to be awarded contracts.

Three bids were received and the two lowest bidders are: Parker Pacific Excavating of Ridgefield, WA and Halme Excavating of Battle Ground, WA. The work shall be for one (1) year with an option to renew up to four (4) additional years. The total amount for the life of the contract shall not exceed $300,000 per contractor and all work is subject to prevailing wage requirements. Each work order performed under these contracts will be provided on an as-needed basis at hourly rates with an individual work order value not to exceed $50,000.

BUDGET/FINANCIAL IMPACTS:

Work to be performed under these contracts is included in the 2023 operating and maintenance budgets for the Public Works Department.

RECOMMENDED ACTION OR MOTION:

Council action is requested on this item.

A suggested motion is "I move to award the On-Call Emergency, Facility and Utility and Infrastructure Construction & Repair Contracts to Parker Pacific Excavating of Ridgefield, WA and Halme Excavating of Battle Ground, WA, in amounts not to exceed $300,000 for each contract.

STAFF CONTACT: Chuck Green, Public Works Director

ATTACHMENTS:

1. On-Call Repair Bid_Halme
2. On-Call Repair Bid_Parker Pacific

Certification of Compliance with Wage Payment Statutes

The bidder hereby certifies that, within the three-year period immediately preceding the bid solicitation date (05/11/2023), the bidder is not a "willful" violator, as defined in RCW 49.48.082, of any provision of chapters 49.46, 49.48, or 49.52 RCW, as determined by a final and binding citation and notice of assessment issued by the Department of Labor and Industries or through a civil judgment entered by a court of limited or general jurisdiction.

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Halme Excavating, Inc
Bidder's Business Name

x [signature]
Signature of Authorized Official*

Andrew Halme
Printed Name

President
Title

June 1, 2023	Battle Ground	WA
Date	City	State

Check One:

Sole Proprietorship ☐ Partnership ☐ Joint Venture ☐ Corporation ☒

State of Incorporation, or if not a corporation, State where business entity was formed:
Washington

If a co-partnership, give firm name under which business is transacted:

** If a corporation, proposal must be executed in the corporate name by the president or vice-president (or any other corporate officer accompanied by evidence of authority to sign). If a co-partnership, proposal must be executed by a partner.*

Bid Form

Bidder certifies they have read and thoroughly understand the Plans and Specifications and Contract governing the work included in this project and the method by which payment will be made for said work and hereby propose to undertake and complete the work included in this improvement in accordance with said Plans, Specifications and Contract and at the following schedule of rates and prices for the following project:

The City of Ridgefield is seeking bids from highly qualified contractors to construct and repair utilities related to minor tasks, as designated by City staff, and provide all equipment, labor, cleanup, parts and supplies needed to complete the specified work, in accordance with these Contract Provisions and the attached Special Provisions.

The Work shall be for one (1) year with an option to renew up to four (4) additional years. Repair service work will be provided on an as-needed basis at hourly rates with an individual contract value not to exceed $50,000. The total amount for the life of the contract shall not exceed $300,000.

The quantities and items of work represent the City's best approximation of the work required to meet the objectives of the project. The City of Ridgefield reserves the right to reject any or all proposals if found to be higher than the estimated cost, or to contract for only one Schedule of the proposed work, and to waive any formality or technicality in any proposal in the interest of the City. The contractor shall be paid for work performed at the line item unit rates. The City is not responsible for restocking charges or for unused materials because of variations in quantities.

- Show prices in legible figures (not words) written in ink or typed and expressed in U.S. dollars and cents.
- Where conflict occurs unit price shall prevail.
- Unit Prices required for all non-Lump Sum bid items.
- The Total Price for Non-Lump Sum Bid Items should be calculated as follow:
    - Approx. Quantity (as listed for that bid item) x Unit Price = Total Price
- Your bid will be considered irregular and will be rejected if:
    - The unit price is left blank and a price per unit cannot be determined by equally dividing the "Approx. Quantity" into the Total Price and rounding the result to the nearest two decimal places number.
    - Your bid is "qualified" in that qualifiers or conditions are added to the bid.

Bid For

P23013: On-Call Emergency, Facility and Utility and Infrastructure Construction & Repair

UTILITY CONSTRUCTION & REPAIR – LABOR

Item No.	Item	Estimated Quantity	Unit	Unit Price	Total Price
1.	Labor	1	CALC	$10,000.00	$10,000.00
1a.	Markup Percentage	35	%	3,500.–	$ 3,500 –
			Labor Total		$ 13,500. –

UTILITY CONSTRUCTION & REPAIR – MATERIALS

Item No.	Item	Estimated Quantity	Unit	Unit Price	Total Price
2.	Materials	1	CALC	$10,000.00	$10,000.00
2a.	Markup Percentage	20	%	2,000. –	$ 2,000. –
			Materials Total		$ 12,000. –

UTILITY CONSTRUCTION & REPAIR – EQUIPMENT

Item No.	Item	Estimated Quantity	Unit	Unit Price	Total Price
3.	Equipment	1	CALC	$5,000.00	$5,000.00
3a.	Markup Percentage	20	%	1,000. –	$ 1,000. –
			Equipment Total		$ 6,000. –

UTILITY CONSTRUCTION & REPAIR – SUBCONTRACTORS

Item No.	Item	Estimated Quantity	Unit	Unit Price	Total Price
4.	Subcontractors	1	CALC	$2,000.00	$2,000.00
4a.	Markup Percentage	15	%	A.H 300. –	$ 300. –
			Subcontractors Total		$ 2,300. –

UTILITY CONSTRUCTION & REPAIR – OTHER

Item No.	Item	Estimated Quantity	Unit	Unit Price	Total Price
5.	Miscellaneous	1	CALC	$1,000.00	$1,000.00
			Other Total		$1,000.00

Subtotal	$ 34,800.—
Sales Tax – 8.7%	$ 3,027.60
Grand Total	$37,827.60

Bid Signature Page

The bidder is hereby advised that by signature of this bid the bidder is deemed to have acknowledged all requirements and signed all certificates contained herein. **Bids submitted without a signature below will be rejected.**

The bidder shall insert the number and date of each Addendum received; leave blank if none received. Bidder is responsible for verifying the actual number of addenda issued prior to submitting a Bid.

No. 1 **Date:** 5.25.23 **No.**______ **Date:** _______ **No.** _____ **Date:** ________
No.____ **Date:** _______

The bidder, under penalty of perjury, hereby certifies that said person(s), firm, association, LLC, or corporation has (have) not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with the project for which this proposal is submitted.

The undersigned declares that before preparing their bid, they read carefully the specifications and requirements for bidders and that their bid is made with the full knowledge of the kind, quality and quantity of services and equipment to be furnished, and their said bid is as stated on these pages. By signing this page of the bid, the Bidders acknowledges and agrees to the terms and conditions of each of the forms (the bid bond form must be signed separately), included in the bid documents.

x [signature]	June 1, 2023
Authorized Official (Signature)	Date
Andrew Halme	President
Print Name of Authorized Official	Title of Authorized Official
Halme Excavating, Inc	360-687-7399
Company Name	Telephone Number
22514 NE 72nd Avenue	Battle Ground, WA 98604
Address	City, State, Zip
office@halmepnw.com	
Email Address	

State Contractor's License Number, Expiration Date: HALMEEI991BJ 4-30-25

Federal Employee I.D. #: 91-2090339

Washington Unified Business Identifier (UBI#): 602-071-706

Employment Security Reference Number: 138494 007

Bid Form

Bidder certifies they have read and thoroughly understand the Plans and Specifications and Contract governing the work included in this project and the method by which payment will be made for said work and hereby propose to undertake and complete the work included in this improvement in accordance with said Plans, Specifications and Contract and at the following schedule of rates and prices for the following project:

The City of Ridgefield is seeking bids from highly qualified contractors to construct and repair utilities related to minor tasks, as designated by City staff, and provide all equipment, labor, cleanup, parts and supplies needed to complete the specified work, in accordance with these Contract Provisions and the attached Special Provisions.

The Work shall be for one (1) year with an option to renew up to four (4) additional years. Repair service work will be provided on an as-needed basis at hourly rates with an individual contract value not to exceed $50,000. The total amount for the life of the contract shall not exceed $300,000.

The quantities and items of work represent the City's best approximation of the work required to meet the objectives of the project. The City of Ridgefield reserves the right to reject any or all proposals if found to be higher than the estimated cost, or to contract for only one Schedule of the proposed work, and to waive any formality or technicality in any proposal in the interest of the City. The contractor shall be paid for work performed at the line item unit rates. The City is not responsible for restocking charges or for unused materials because of variations in quantities.

- Show prices in legible figures (not words) written in ink or typed and expressed in U.S. dollars and cents.
- Where conflict occurs unit price shall prevail.
- Unit Prices required for all non-Lump Sum bid items.
- The Total Price for Non-Lump Sum Bid Items should be calculated as follow:
    - Approx. Quantity (as listed for that bid item) x Unit Price = Total Price
- Your bid will be considered irregular and will be rejected if:
    - The unit price is left blank and a price per unit cannot be determined by equally dividing the "Approx. Quantity" into the Total Price and rounding the result to the nearest two decimal places number.
    - Your bid is "qualified" in that qualifiers or conditions are added to the bid.

Bid For

P23013: On-Call Emergency, Facility and Utility and Infrastructure Construction & Repair

UTILITY CONSTRUCTION & REPAIR – LABOR

Item No.	Item	Estimated Quantity	Unit	Unit Price	Total Price
1.	Labor	1	CALC	$10,000.00	$10,000.00
1a.	Markup Percentage		%	30%	$ 3,000.00
			Labor Total		$ 13,000.00

UTILITY CONSTRUCTION & REPAIR – MATERIALS

Item No.	Item	Estimated Quantity	Unit	Unit Price	Total Price
2.	Materials	1	CALC	$10,000.00	$10,000.00
2a.	Markup Percentage		%	19%	$ 1,900.00
			Materials Total		$ 11,900.00

UTILITY CONSTRUCTION & REPAIR – EQUIPMENT

Item No.	Item	Estimated Quantity	Unit	Unit Price	Total Price
3.	Equipment	1	CALC	$5,000.00	$5,000.00
3a.	Markup Percentage		%	19%	$ 950.00
			Equipment Total		$ 5,950.00

UTILITY CONSTRUCTION & REPAIR – SUBCONTRACTORS

Item No.	Item	Estimated Quantity	Unit	Unit Price	Total Price
4.	Subcontractors	1	CALC	$2,000.00	$2,000.00
4a.	Markup Percentage		%	10%	$ 200.00
			Subcontractors Total		$ 2,200.00

UTILITY CONSTRUCTION & REPAIR – OTHER

Item No.	Item	Estimated Quantity	Unit	Unit Price	Total Price
5.	Miscellaneous	1	CALC	$1,000.00	$1,000.00
			Other Total		$1,000.00

Subtotal	$ 34,050.00
Sales Tax – 8.7%	$ 2,962.35
Grand Total	$ 37,012.35

City of Ridgefield
Task Order Form

Contract Title: 2023 Emergency, Facility and Utility and Infrastructure Construction & Repair
Contractor Name:
Total Contract: $50,000

Total Prev. Task Costs:
Contract Remaining:

Task Order #:
Task Order Name:
Task Order Amount:
Task Description:

LABOR

Item No.	Item	Estimated Quantity	Unit	Unit Price	Total Price
1.	Labor	1	CALC	$10,000.00	$ 10,000.00
1a.	Markup Percentage		%	30%	$ 3,000.00
			Labor Total		$ 13,000.00

MATERIALS

Item No.	Item	Estimated Quantity	Unit	Unit Price	Total Price
2.	Materials	1	CALC	$ 10,000.00	$ 10,000.00
2a.	Markup Percentage		%	19%	$ 1,900.00
			Materials Total		$ 11,900.00

EQUIPMENT

Item No.	Item	Estimated Quantity	Unit	Unit Price	Total Price
3.	Equipment	1	CALC	$ 5,000.00	$ 5,000.00
3a.	Markup Percentage		%	19%	$ 950.00
			Equipment Total		$ 5,950.00

SUBCONTRACTORS

Item No.	Item	Estimated Quantity	Unit	Unit Price	Total Price
4.	Subcontractors	1	CALC	$$2,000.00	$ $2,000.00
4a.	Markup Percentage		%	10%	$ 200.00
			Subcontractors Total		$ 2,200.00

OTHER

Item No.	Item	Estimated Quantity	Unit	Unit Price	Total Price
5.	Miscellaneous	1	CALC	$ 1,000.00	$ 1,000.00
			Other Total		$ 1,000.00

Subtotal	$ 34,050.00
Sales Tax – 8.7%	$ 2,962.35
Grand Total	$ 37,012.35

Bid Signature Page

The bidder is hereby advised that by signature of this bid the bidder is deemed to have acknowledged all requirements and signed all certificates contained herein. **Bids submitted without a signature below will be rejected.**

The bidder shall insert the number and date of each Addendum received; leave blank if none received. Bidder is responsible for verifying the actual number of addenda issued prior to submitting a Bid.

No. 1 **Date:** 05/25/23 **No.**_______ **Date:** _______ **No.** _____ **Date:** _________
No._____ **Date:** ________

The bidder, under penalty of perjury, hereby certifies that said person(s), firm, association, LLC, or corporation has (have) not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with the project for which this proposal is submitted.

The undersigned declares that before preparing their bid, they read carefully the specifications and requirements for bidders and that their bid is made with the full knowledge of the kind, quality and quantity of services and equipment to be furnished, and their said bid is as stated on these pages. By signing this page of the bid, the Bidders acknowledges and agrees to the terms and conditions of each of the forms (the bid bond form must be signed separately), included in the bid documents.

Authorized Official (Signature): [signature]
Date: 05/31/2023

Print Name of Authorized Official: Blake Parker
Title of Authorized Official: Owner/President

Company Name: Parker Pacific Development LLC
Telephone Number: 503-449-0534

Address: 4206 NW 299th St.,
City, State, Zip: Ridgefield, WA 98642

Email Address: blake@parkerpacificexc.com

State Contractor's License Number, Expiration Date: PARKEPE815RE; 12/2023

Federal Employee I.D. #: 47-4715601

Washington Unified Business Identifier (UBI#): 604-268-623

Employment Security Reference Number: 000-534333-00-6

CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: July 13, 2023

AGENDA ITEM NAME: Resolution No. 629 - The Bluffs Suite 210 Fee Waiver Approval

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GOVERNING LEGISLATION

RMC 18.070 – Impact Fees
RMC 3.70 – Fees for Services

PREVIOUS COUNCIL ACTION TAKEN:

Ordinance No. 1178 RDC Amendments (including impact fees) adopted February 12, 2015; effective March 20, 2015.
Ordinance No. 1388 Downtown Fee Waiver adopted January 26, 2023; effective March 2, 2023.
Resolution No. 625 The Bluffs Fee Waiver adopted March 9, 2023.

SUMMARY/BACKGROUND:

The City of Ridgefield has two programs pertaining to fee waivers in the downtown area.

Ridgefield Municipal Code (RMC) 18.070.140 (C) authorizes the City Council to grant a partial or full transportation impact fee (TIF) exemption for development projects created within the downtown area including the central mixed use (CMU) zoning district and the downtown transition area (DTA); provided, any exemption shall be paid into the impact fee fund established under RMC 18.070.180 out of general funds or other lawful sources of funding.

RMC 3.70.030-060 authorizes the City Council to waive development fees (not including system development charges, Washington State Building Code Council surcharges, or fees collected on behalf of outside agencies) for developments in the CMU or Waterfront Mixed Use (WMU) zoning districts. The applicant must demonstrate that the project is for the redevelopment of the property and the meets or exceeds the development and design standards for the underlying zone. No federal, state, or local rule or regulation may prohibit the waiver. The waiver shall not apply to any fees or portions of any fees that the City would be required to remit to the State or another government entity. Fee waiver requests must be submitted prior to final City approval of the projects; provided, however, that no fees paid to the City will be reimbursed.

In reviewing a fee waiver request under RMC 3.70, Council may also consider the following factors:

1. The nature of the development project and the impact the redevelopment will have on downtown and waterfront areas;
2. Comparable waivers or deferrals issued by the City;
3. Any other identified public benefit resulting from the development project; and
4. Any other factor the City deems appropriate.

On February 8, 2023, the applicant (FDM Development) requested a fee waiver for The Bluffs development project located at 101 Mill Street. At the time, the project included the shell building and three tenant improvements (TI): Port of Ridgefield TI, Ridgefield Police Department TI, and FDM Development Suites TI. Council adopted Resolution No. 625 waiving the known eligible fees in the amount of $42,911.80 on March 9, 2023.

On May 8, 2023, the applicant submitted for an additional tenant improvement permit for The Bluffs Suite 210 (COM-23-0029, Franklin Dean Suites 210 Tenant Improvement). The applicant subsequently requested a fee waiver for Suite 210. Staff finds that the project is eligible for fee waivers under RMC 18.070.140 and 3.70.030-060 due to its location in the CMU zone. Pertaining to the additional eligibility criteria in RMC 3.70.050, the project is for redevelopment of the subject property and was found to meet or exceed the CMU development and design standards through the land use review and approval process (site plan file no. PLZ-19-0124). No federal, state, or local rule or regulation would prohibit the waiver.

To date, the applicant has paid $0.00 in development fees for The Bluffs Suite 210 (see Attachment A). The total fee amount remaining due is $15,100.85. Of this amount, **$15,075.85** is eligible to be waived. The remaining $25.00 is the Washington State surcharge, which may not be waived per RMC 3.70.030. The TIF waived (up to $10,259.80 out of the $15,075.85 total) would be required to be paid into the impact fee fund out of general funds per RMC 18.070.140.C.

BUDGET/FINANCIAL IMPACTS:

Waiver of $15,075.85 in development fees.

RECOMMENDED ACTION OR MOTION:

To waive the full eligible fee amount:

“I move to adopt Resolution No. 629 as presented, waiving The Bluffs Suite 210 development fees in the amount of $15,075.85.”

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. Attachment A - The Bluffs Suite 210 Fees_20230706
2. Attachment B - Fee Waiver Request

RESOLUTION NO. 629

A RESOLUTION WAIVING ELIGIBLE FEES FOR THE BLUFFS SUITE 210 DEVELOPMENT PROJECT

WHEREAS, Chapter 18.070.140 (C) of the Ridgefield Municipal Code (RMC) authorizes the City Council to grant a partial or full transportation impact fee (TIF) exemption for development projects in the Central Mixed Use (CMU) zone; provided, any exemption shall be paid into the impact fee fund established under RMC 18.070.180 out of general funds or other lawful sources of funding; and

WHEREAS, RMC Chapter 3.70.030-060 authorizes the City Council to waive certain development fees for developments in the CMU zone meeting the eligibility criteria therein; and

WHEREAS, Council may also consider the approval factors in RMC 3.70.060 (D); and

WHEREAS, The Bluffs Suite 210 development project is located at 101 Mill Street in the CMU zone; and

WHEREAS, the applicant submitted a request to the City to waive eligible development fees associated with The Bluffs on July 5, 2023; and

WHEREAS, the total fee amount eligible to be waived for The Bluffs under RMC 18.070.140 (C) and RMC 3.70.030-060 is $15,075.85, including $10,259.80 in TIF; and

WHEREAS, Council reviewed the fee waiver request during their regular meeting on July 13, 2023, and found that the request meets the applicable eligibility criteria and other approval factors including public benefit resulting from the development;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON, AS FOLLOWS:

<u>Section 1.</u> **Fee Waiver**. The City Council hereby waives eligible development fees for The Bluffs Suite 210 (101 Mill Street) in the total amount of $15,075.85 (See Attachment A).

<u>Section 2.</u> **Traffic Impact Fees**. The Traffic Impact Fees (TIF) waived under Section (1) in the amount of $10,259.80 shall be paid into the impact fee fund out of the general fund per RMC 18.070.140.C.

ADOPTED AT THE REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 13TH DAY OF MARCH 2023.

CITY OF RIDGEFIELD

____

Jennifer Lindsay, Mayor

ATTEST/AUTHENTICATED:

____
Julie Ferriss
City Clerk

Attachment A - The Bluffs Suite 210 Fees

Attachment B – Fee Waiver Request

The Bluffs Suite 210 TI Fee Status - 07/06/2023

	Permit number	**Description**	**Components**
Building permits	COM-23-0029	Tenant improvement permit	Building permit fee
			Plan check fee
			Traffic impact fee
			WA State surcharge
	MEC-23-0033	Mechanical permit	Mechanical permit fee
			Mechanical plan check fee
	PLM-23-0114	Plumbing permit	Plumbing permit fee
			Plumbing plan check fee
TOTAL			

Fees paid	Fees due	Fees eligible to be waived (fees due less unpaid WA state surcharge)
$0.00	$2,707.00	$2,707.00
$0.00	$1,759.55	$1,759.55
$0.00	$10,259.80	$10,259.80
$0.00	$25.00	$0.00
$0.00	$110.00	$110.00
$0.00	$27.50	$27.50
$0.00	$147.00	$147.00
$0.00	$65.00	$65.00
$0.00	**$15,100.85**	**$15,075.85**

July 5, 2023

Tri-mountain Investors LLC
PO Box 353
Ridgefield, WA 98642

To: City of Ridgefield

Tri-mountain Investors LLC is requesting a fee waiver in the amount of $15,075.85 for the Franklin Dean Suite 210 tenant improvement at The Bluffs. These fees include the Commercial Building Permit, Mechanical Permit, and Plumbing Permit. As the applicant we feel that we have met all criteria outlined in RMC 3.70.050 and that the development project is for the redevelopment of the property and the development project meets or exceeds the development and design standards for the underlying zone. The development is located in the Ridgefield central mixed use zoning district. We are unaware of any federal, state, or local rule or regulations that prohibit this waiver. Thank you for your consideration.

Tri-Mountain Investors
FDM Development

CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: July 13, 2023

AGENDA ITEM NAME: Second Reading of Ordinance No. 1406 - Spring 2023 Ridgefield Municipal Code (RMC) Amendments

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GOVERNING LEGISLATION

RCW 36.70A - Growth Management

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

See attached staff report.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

To adopt the Spring 2023 RMC Amendments:

"I move to adopt Ordinance No. 1406 with [Attachment A or Attachment B]."

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. Spring 2023 RMC Amendments_Staff Report_Council_20230706
2. Attachment A - Spring 2023 RMC Text Amendments_Council
3. Attachment B - Revised Spring 2023 RMC Amendments_Council

ORDINANCE NO. 1406

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON
Amending Chapters within TItleS 8, 9, 12, 14, 15, and 18 of the Ridgefield Municipal Code

WHEREAS, the Community Development department has reviewed the provisions within the Ridgefield Municipal Code for updates to assure that the provisions reflect current law and best practices for development and implement the Ridgefield Urban Area Comprehensive Plan; and

WHEREAS, the City of Ridgefield, located in Clark County, Washington, is required to plan under the Growth Management Act (GMA), Revised Code of Washington (RCW) Chapter 36.70A; and

WHEREAS, Ridgefield adopted the Ridgefield Urban Area Comprehensive Plan (RUACP), as amended, consistent with the GMA; and

WHEREAS, RCW 36.70A.040 and WAC 367-195-800 require jurisdictions planning under the GMA to adopt development regulations that are consistent with the adopted Comprehensive Plan and which implement the Comprehensive Plan polices goals and policies; and

WHEREAS, Title 18 of the Ridgefield Municipal Code (RMC) was established in 1995 by Ordinance 676 and amended thereafter, and is intended to implement the Ridgefield Comprehensive Plan; and

WHEREAS, the Ridgefield City Council passed additional resolutions after this time period that revised the development regulations; and

WHEREAS, the City of Ridgefield submitted notice of the proposed amendments to the Washington State Department of Commerce on April 6, 2023 consistent with RCW 36.70A; and

WHEREAS, the Ridgefield Planning Commission, after conducting a public hearing on the proposed amendments on May 3 2023, forwarded a recommendation to amend the Ridgefield Municipal Code to the City Council on June 7, 2023; and

WHEREAS, consistent with WAC 197-11-340(2), on June 1, 2023 the City of Ridgefield issued a SEPA Determination of Non-significance (DNS) regarding the proposed amendments; and

WHEREAS, the SEPA DNS public comment period expired on June 15, 2023 and the City addressed all comments received; and

WHEREAS, the Ridgefield City Council conducted a public hearing and the first reading of the proposed amendments during their meeting held on June 29, 2023; and

WHEREAS, the Ridgefield City Council conducted a second ordinance reading on the proposed amendments during their meeting held on July 13, 2023; and

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest to adopt amendments to Titles 8, 9, 12, 14, 15, and 18 of the Ridgefield Municipal Code.

Section 2. Amendments to the Ridgefield Municipal Code. The Ridgefield City Council hereby amends certain Chapters of Titles 8, 9, 12, 14, 15, and 18 as set forth below in Exhibit A, attached hereto and incorporated by this reference.

Section 3. Compliance with RCW 36.70A.130. The City of Ridgefield has met its obligations under RCW 36.70A.130 and finds no additional compliance actions are necessary.

Section 4. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, zoning district names, ordinance numbering, section/subsection numbers and any references thereto.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance, or its application to or any other person or circumstance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection or portion thereof, irrespective of the fact that any one or more of the other portions be declared invalid or unconstitutional.

Section 6. Applicability. This ordinance shall be applied in the current city limits and City of Ridgefield Urban Growth Area (UGA) as adopted by the Clark County Board of County Commissioners and the subsequent acceptance by the Ridgefield City Council.

Section 7. Effective Date. This ordinance shall be in full force and effect thirty (30) calendar days after adoption and publication pursuant to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 13th DAY OF JULY, 2023.

____

Jennifer Lindsay, Mayor

ATTEST/AUTHENTICATED:

____

Julie Ferriss,
City Clerk

APPROVED AS TO FORM:

____

Janean Parker, City Attorney

First Reading: June 29, 2023
Second Reading/Passage: July 13, 2023
Date of Publication:
Effective Date:

Attachment A - Spring 2023 RMC Amendments
Attachment B - Spring 2023 RMC Amendments v2

THE CITY OF RIDGEFIELD
510 Pioneer Street Suite B | P.O. Box 608 | Ridgefield, WA 98642

Proposed Amendments to the Ridgefield Municipal Code (RMC)
City Council Staff Report
Ordinance No. 1406 | July 13, 2023

BACKGROUND

The Community Development Department is proposing a series of amendments to the Ridgefield Municipal Code (RMC). The purpose of the proposed amendments is to keep the code up-to-date and to address current development issues in order to better serve the Ridgefield community.

DISCUSSION

Types of Amendments

The proposed amendments intend to update the code to address issues identified when applying the existing code and issues anticipated for future projects in Ridgefield. For this round of updates, staff identified two general types of proposed code amendments: housekeeping updates and policy changes:

1. Housekeeping items: address clerical errors and clarify existing code language without substantive changes to the content.
2. Policy changes: add or modify content to strengthen the code with the goal to better implement the Ridgefield Comprehensive Plan (RUACP) and existing City policies and practices.

Summary of Changes

The following table summarizes the proposed changes; full text amendments are in Attachment A.

Housekeeping items:

Code section(s)	Reason(s) for amendment	PC/public comments
8.20.020	Correct RCW code section reference	None
12.08.130.B	Change wording to match engineering standards	None
14.03.050 Section 110.4	Correct code section reference	None

18.100.010	Update adult family home requirements to match RCW	None
18.100.012	Better define "building coverage" to match the definition of "building"	None
18.100.026, 18.310.030.G, 18.310.030.H, 18.310.040.C, 18.310.050.G, 18.310.060.B, 18.310.070.A, 18.310.070.E, 18.310.070.E.1, 18.310.080.B.1, 18.310.080.D, 18.310.080.G, 18.310.080.G.1, 18.310.090.C, 18.310.090.F.2, 18.310.100.A, 18.310.100.C	Remove mail from code and change to send or provided to allow for email correspondence	None
18.206.020.E..1	Add front façade variety requirements back into the RDC, which were erroneously dropped during a previous round of amendments	None
18.210.135.E.1	Remove example as it was incorrect	None
18.235.060.C.2.a.i	Update with the correct code reference	None
18.235.060.F.1	Adjust dwelling units to be consistent with RDC 18.235.060.P.3.ii	None
18.401.090	Add letter S and update lettering sequence	None
18.600.020	Update with the correct code reference	None
18.610.080	Revise code to match RCW	None
18.620.080.C.3	Correct grammatical error	None
18.620.145.A	Update with the correct code reference	None

Policy Changes:

Code section(s)	Reason(s) for amendment	PC/public comments

9.07.150	Update weapons discharge section to permit uses allowed in the development code.	None
9.07.152 – New section	Add safety standards and specification to weapons code.	Clarify what is commercial and what is private.
14.03.040	Adjust code section to match current practice re: items exempt from building permits.	• Prefer 200 square foot exemption versus 120 square foot limitation. • Clarify what is allowed in the reduced setback. • Clarify which structures fall within this exemption (what are temporary structures and attached/detached structures).
15.24.020.F	Repeal section as Clark County governs and enforces noxious weeds.	None
15.24.020.F	Add negligent discharge, trees encroaching in right-of-way, and depositing debris in right-of-way as items subject to code enforcement, to match current practice.	None
18.100.018.A	Add definition for “Axe Throwing Lounge”	None
18.100.018.E	Update emergency services definition to include “Law Enforcement Training Facilities”	None
18.100.022.G	Add definition for “Guesthouse” – received from Clark County building department to decipher between a guesthouse and an ADU.	• Provide clarification. • Will this exempt an ADU that is small? • National Association of Realtors (NAR) – looking at redefining definitions of ADU and Guesthouse.
18.100.026.I	Update Indoor Entertainment Facility definition to specify that a shooting range includes firearms, archery and axe throwing.	None
18.205.020 Master Use Table	Update Indoor Entertainment Facility, Community Recreation and Social Facility and Emergency Services to add limitations.	• Unanimously suggested to not allow outdoor shooting ranges – noise issue
18.205.030.H and 18.205.030.U	Add special requirements for shooting ranges, axe throwing lounges and archery facilities permitted as part of Indoor Entertainment	None

	Facility and Community Recreation and Social Facility uses.	
18.205.030.P	Add special requirements for law enforcement training facilities permitted as part of Emergency Services uses.	None
18.210.040.C.3 and 18.220.040.B.3	Update to prohibit projections and structures in access and stormwater easements	None
18.220.125.A.3, 18.230.050.G.2, 18.235.020.H.8, 18.235.040.g.6 18.235.060.A.7 and 18.401.090.O	Add requirement for trash enclosures to be covered and in compliance with stormwater regulations. Both Clark County and CRWWD have this requirement, per stormwater and sewer regulations, currently.	None
18.280.050.B and 18.810.110.A	Add requirement that critical area reports be assessed within 5 years of development. This is standard practice throughout jurisdictions and has been requested by the Department of Ecology since environmental conditions can reasonably be expected to change within 5 years.	None
18.280.050.B	Add detail to the project narrative submittal requirement for critical areas review, at request of Washington Department of Fish and Wildlife.	Requested by WDFW in their SEPA comment letter.
18.620.150	Update plat alteration code to match the RCW.	None
18.740.030.B	Remove Type II review requirement for fences in the E zone.	None

PLANNING COMMISSION

Planning Commission held a public hearing on the proposed code amendments on May 3, 2023. No public testimony was received. Commissioners discussed and asked questions about the amendments, as noted in the preceding table, and requested more time before taking a vote. Commissioners requested more detail on the shooting range topic from staff before their June meeting.

Planning Commission continued their review of the proposed amendments at their regularly scheduled public meeting on June 7, 2023. The commission voted to recommend approval of the proposed code amendments to Council, with changes to consider increasing the building permit exemption size of structures to 200 square feet and to restrict all firearm ranges from being located outside due to noise issues. The text amendments in Attachment A are those Planning Commission reviewed on June 7; if Council requests similar changes staff will make updates prior to the second reading.

CITY COUNCIL PUBLIC HEARING AND FIRST READING

City Council held a public hearing and first reading of Ordinance No. 1406 on June 29, 2023. No public testimony was received. Councilors discussed building permit exemption thresholds for accessory structures, shooting ranges, and tree branches encroaching in the right-of-way. Attachment B has revisions to the proposed text amendments based on this discussion (Attachment A has the proposed text amendments as presented on June 29):

- Accessory structures: No change to proposed text amendments. Codify 120-sf threshold for requiring a building permit for accessory structures. Matches current practice and existing 120-sf threshold for accessory structures that can encroach up to three feet into side and rear yard setbacks.
- Shooting ranges: Update proposed text amendments to prohibit outdoor firearm ranges. Add Clark Cowlitz Fire Rescue to list of required approvers for all shooting ranges including firearm ranges, archery ranges, and axe throwing lounges.
- Trees: Remove "All limbs of trees, shrubs, bushes, weeds, or any other vegetative growth which are less than fourteen feet above the surface of any street or less than nine feet above the surface of any sidewalk" from proposed items to be added to the list of nuisances subject to code enforcement. Public Works and Community Development will coordinate on a more comprehensive update to tree trimming standards outside the scope of this code update.

PROCESS

Date	Milestone
April 14, 2023	Notice of Planning Commission public hearing published
May 3, 2023	Planning Commission public hearing and 1st review
June 7, 2023	Notice of City Council public hearing published
June 7, 2023	Planning Commission 2nd review and recommendation to Council
June 29, 2023	City Council public hearing and 1st reading
July 13, 2023	City Council 2nd reading and vote on adoption

ATTACHMENTS

A. Attachment A – Spring 2023 RMC Text Amendments_Council

B. Attachment B – Revised Spring 2023 RMC Text Amendments_Council

Housekeeping Amendments	
Section	Text
8.20.020 Definitions	"Junk vehicle" means a junk vehicle as defined in RCW 46.55.010(5~~4~~) as now enacted or hereafter amended.
12.08.130.B House Numbers	If ~~two or more~~more than two residences are served by a single driveway, the driveway shall be considered, for the purposes of this section, a private road.
14.03.050 Section 110.4	110.4 violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine and or imprisonment as outlined in City of Ridgefield Municipal Code Section 1.08~~12~~.010. Each day that a violation continues after due notice has been served shall be deemed a separate offense. Fines shall be paid to the City of Ridgefield.
18.100.010 Definitions	Adult family home. A residential home in which a person or persons provide personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services. Eight adults may be allowed with proof of approval and compliance with RCW 70.128.066.
18.100.012 Definitions	**Building coverage**. The ratio of the horizontal area measured from the exterior surface of the exterior wall~~s~~, footing or foundation of the ground floor of all principal and accessory buildings on a lot to the total lot area. (See building definition in RDC 18.100.012)
18.100.026 Definitions	Issued. The date a recommendation or decision is ~~mailed~~ sent to the parties of record.
18.206.020.E.1 Residential Use Standards	Front façade variety. Dwellings with the same front façade located on the same side of a street shall be separated by no less than four lots, and dwellings with the same front façade located on opposite sides of a street shall be separated by no less than four lots, with the lot directly across the street not included in the four-lot calculation. In this context, the lot "directly across the street" means the lot with which the greatest portion of frontage aligns with the frontage of the subject lot.
18.210.135.E.1 Special provisions for the Gee Creek Plateau sub-area (Cluster Development).	Single family home lots shall be no less than six thousand and no more than fifteen thousand square feet with a minimum density of four dwelling units per acre based on net developable acres. ~~For example, a five-acre lot with three and five-tenths net developable acres will be required to produce sixteen single family lots.~~
18.235.060.C.2.a.i	Single-family attached residential meeting the standards of RDC 18.~~220.140~~206.060.

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Ridgefield Mixed Use Overlay	
18.235.060.C.2.b.i Ridgefield Mixed Use Overlay	Single-family attached residential meeting the standards of RDC 18.~~220.140~~206.060.
18.235.060.F.1 Density	Maximum residential density for development in CMU district shall be 16 dwelling units per net developable acre, except as modified by the density transfer or senior housing bonus up to a maximum of ~~32~~ 24 dwelling units per net developable acre. Minimum residential density shall be eight dwelling units per net developable acre, if residential uses are included in the development. RDC 18.235.060.P.3.ii. - Density Bonus. If a senior housing bonus application is approved, developments may exceed the allowed density of the CMU zone by as much as fifty percent, up to a maximum of twenty-four dwelling units per net developable acre.
18.310.030.G Pre-application review	The pre-application conference shall be scheduled at least seven days after the notice required by Section 18.310.030.E is ~~mailed~~ sent but not more than twenty-eight days after the review authority accepts the application for pre-application review. The review authority shall reschedule the conference and give new notice if the applicant cannot or does not attend the conference when scheduled.
18.310.030.H Pre-application review	Within fourteen days after the date of the pre-application conference, the review authority shall ~~mail~~ send to the applicant and to other parties who sign a register provided for such purpose at the pre-application conference or who otherwise request it in writing, a written summary of the pre-application review. An electronic copy shall be on file to email to any interested person or organization. The written summary generally shall:
18.310.040.C Review for counter complete status	Within seven days of receiving a development permit application the city clerk shall ~~mail~~ send or provide in person a written notice to the applicant stating either: That the application is counter complete; or that the application is incomplete and what is necessary to make the application complete.
18.310.050.G Review for technically complete status	If the planning director decides an application is technically complete, then the planning director shall send written notice to the applicant acknowledging acceptance, including the date of a hearing for a Type III process. To the extent known by the city, other agencies with jurisdiction over the project permit application shall be identified in the written notice. Such notice must be ~~mailed~~ sent or provided in person to the applicant within twenty-eight days after receipt of the project permit application. The city clerk shall provide written notice of the complete application to all city department heads, city council members, persons attending the pre-application conference, and persons or organizations which have filed a written request with the clerk's office to receive such notices. The status of the application shall be provided on the city website. This notice shall not preclude the city from requesting additional information or studies if new information is required or substantial changes in the proposed action occur.

18.310.060.B Type I procedure – Ministerial decision	Notice of a decision regarding a Type I process shall be posted on the city website and ~~mailed~~ sent to the applicant and applicant's representative. The applicant may appeal the decision pursuant to Section 18.310.100.
18.310.070.A Type II procedure – Administrative decision	Within fourteen days after the date an application subject to Type II review is accepted as technically complete, the city clerk shall issue a public notice of the pending review. The notice shall be posted on the city website and ~~mailed~~ sent to:
18.310.070.E Type II procedure – Administrative decision	Within the time provided by subsection C of this section, the planning director shall ~~mail~~ send the full decision to the parties listed in subsection A of this section and to other parties of record regarding the application pending review. The ~~mailing~~ notice shall include ~~a notice which includes~~ the following information:
18.310.070.E.1 Type II procedure – Administrative decision	A statement that the decision is ~~final, but~~final but may be appealed as provided in Section 18.310.100 to the Ridgefield hearing examiner within fourteen days after the notice is ~~mailed~~sent. The appeal closing date shall be listed in boldface type. The statement shall describe how a party must appeal the decision, including applicable fees and the elements of an appeal statement;
18.310.080.B.1 Type III procedure – Quasi-judicial decision	The city clerk shall ~~mail~~ send a copy of the notice to:
18.310.080.D Type III procedure – Quasi-judicial decision	At least seven days before the date of the hearing for an application(s), the planning director shall issue a written staff report and recommendation regarding the application(s), shall post on the city website, shall make available to the public a copy of the staff report for review and inspection, and shall ~~mail a paper~~send a copy of the staff report and recommendation to the applicant. The city clerk shall ~~mail or~~ provide a copy of the staff report at reasonable charge to other parties who request it.
18.310.080.G Type III procedure – Quasi-judicial decision	Within seven days from the date of the final order, the city clerk shall ~~mail~~ send the full decision to the applicant and those who requested a copy of the final decision in writing. Copying fees may be charged. Parties of record shall be ~~mailed~~ sent notice and instructed that a copy of the final order may be reviewed at city hall during regular hours. The ~~mailing shall include a notice which i~~notice shall includes~~s~~ the following information:
18.310.080.G.1 Type III procedure – Quasi-judicial decision	A statement that the decision is ~~final, but~~final but may be appealed as provided in Section 18.310.100 within fourteen days after the date the notice is ~~mailed~~sent. The appeal closing date shall be listed in boldface type. The statement shall describe how a party must appeal the decision, including applicable fees and the elements of a petition for review. The statement shall also describe SEPA appeal procedures;
18.310.090.C Type IV procedure –	At least seven days before the date of the first hearing for an application subject to Type IV review, the planning director shall issue a written staff report and recommendation regarding the application(s), shall make available to the public

Legislative decision	an electronic and paper copy of the staff report for review and inspection, and provide a copy of the staff report and recommendation to the review body. The city clerk shall ~~mail or~~ provide a copy of the staff report, at reasonable charge, to other parties who request it.
18.310.090.F.2 Type IV procedure – Legislative decision	~~Mail~~ Send a copy of that notice to the parties identified in subsection (B)(2) of this section and to parties who request it in writing;
18.310.100.A Appeal procedure	A decision regarding an application subject to a Type I or II procedure may be appealed by an interested party only if, within fourteen days after written notice of the decision is ~~mailed~~sent, a written appeal is filed with the city clerk. The city shall extend the appeal period for an additional seven days, if state or local rules adopted pursuant to Chapter 43.21C RCW allow public comment on a determination of nonsignificance issued as part of the appealable project permit decision.
18.310.100.C Appeal procedure	Within forty-five days of receipt of the appeal, the hearing examiner shall hear appeals of Type I and II decisions in an open record hearing. Notice of an appeal hearing shall be posted on the city website and ~~mailed~~ sent to parties entitled to notice of the decision. A staff report shall be prepared, an open record hearing shall be conducted, and a decision shall be made and noticed within ninety days.
18.401.090 Site plan requirements	"S" missing. Change lettering sequence to include "S" and adjust as needed.
18.600.020 Relationship to planned unit development (PUD) process	Chapter 18.401~~0~~, PUD, of this code allows for creative site planning and flexibility of design consistent with the policies of the RUACP. Whenever a proposed PUD involves the creation of one or more new lots, a separate subdivision or short plat application shall be filed and considered at the same time as the PUD application.
18.610.080 Resubdivision restricted	No lot within a recorded short plat shall be further divided in any manner within a period of five years without the filing of a final plat, except that when the short plat contains fewer than four parcels, nothing in this section shall prevent the owner who filed the short plat from filing an alteration within the five-year period to create up to a total of four lots within the original short plat boundaries~~further divided within a period of five years from the date of recording of the short plat, unless a final plat has been approved and filed for record~~ in accordance with the requirements of this title and pursuant to RCW 58.17.060(1).
18.620.080.C.3 Preliminary plat—Expiration of approval—Extension—Phasing—Conditions.	Subsequent phases shall ~~final~~ apply for final plat approval within five years after the city council approves the final plat for the preceding phase; and

18.620.145.A Homeowners' Association	Every subdivision shall have a homeowners' association and agreements to fund such an organization in order to secure appropriate provision of and ensure ongoing management of open space, recreation areas, infrastructure, and other common facilities as required by RDC 18.6240.050.A.4, unless exempted under Section B.

Policy Changes	
Section	Text
9.07.150 Weapons – Discharging firearms	It is unlawful for any person willfully and without lawful authority to fire, set off, or discharge any bomb, gun, pistol, or firearm of any kind and/or otherwise shoot or cast a projectile by means of any blowgun, air gun, rifle, pistol, slingshot, bow, or any other device capable of causing physical injury or property damage in the city, except that this subsection shall not apply: A. To police officers while in the discharge of their lawful duties or for persons exercising the right specified in RCW 9A.16.020; B. To persons continuing with best farm management practices currently in existence, including, but not limited to, the slaughtering or humane destruction of livestock or wildlife, or the hazing of wildlife or wildfowl in conformance with the requirements of the Washington State Fish and Game Department or its successors, the U.S. Department of Agriculture, and the United States Wildlife Service; C. To persons discharging firearms loaded with blank cartridges for signal or ceremonial purposes in any athletic or sports event, recognized public event, any public ceremonial functions such as military funeral salutes, or by any memorial or military organizations or service groups for ceremonial purposes. D. To uses permitted under Title 18.205 of the Ridgefield Municipal Code. E. Violation of this section is a misdemeanor.
9.07.052 Safety standards and specifications	New Section: All shooting ranges licensed pursuant to this chapter shall, at a minimum, comply with the following safety standards and specifications: 1. All structures, installations, operations and activities shall be located at such a distance from property lines as will protect adjoining properties from hazard, when the ranges are used in accordance with range safety rules and standards. 2. Range site design features and safety procedures shall be installed and maintained to discourage end rounds from escaping all shooting positions, when such positions are used in accordance with range safety rules and standards. 3. A plan shall be submitted with the license application which shows the location of all buildings, parking areas and access points; safety features of the firing range; elevations of range showing target area, backdrops or butts; and approximate location of buildings on adjoining property. 4. A safety plan shall be submitted which cites rules for each range. This should include sign-in procedures, if applicable, restrictions on activities and the use of ranges, and every safety plan shall prohibit loaded weapons, except at shooting positions and except for holstered handguns.

	5. All commercial shooting ranges shall have at least one safety officer on duty at all times shooting activities occur; provided, that when three (3) or fewer shooters are present, each may act as his own safety officer. 6. When urban residentially-zoned property or residential streets are located adjacent to property containing an outdoor shooting range, warning signs shall be installed and maintained along shooting range property lines. These signs shall be conspicuously posted at intervals of at least one for every one hundred (100) feet, and the range shall be fenced, when practical. 7. Shooting ranges shall be used for the shooting activities they were designed to accommodate unless redesigned to safely accommodate new shooting activities. 8. Ranges will include an adequate backstop or adequate range for shotdrop. 9. All shooting ranges shall provide a readily accessible telephone available to range participants and spectators for the purpose of contacting emergency medical services. 10. A person responsible for the shooting range, which, in the case of commercial shooting ranges means the safety officer or his designee, shall, within twenty-four (24) hours, report in writing to the City of Ridgefield Police and Planning Departments all accidents resulting from the discharge of firearms in use on the range. 11. On private shooting ranges, shooting activities shall only occur between 8:00 a.m. and dusk unless otherwise restricted by the shooting range license itself. On commercial shooting ranges, outdoor shooting activities shall only occur between 8:00 a.m. and 10:00 p.m., unless otherwise restricted by the shooting license itself. 12. In reviewing license applications for safety and upon reinspection for existing shooting ranges, the City of Ridgefield Police and Planning Departments shall be guided by the current edition of the "NRA Range Source Book" published by the National Rifle Association. (Sec. 5 of Ord. 1995-12-31; amended by Sec. 1 (Att. A § 1) of Ord. 2011-08-08)
14.03.040 Chapter 1 – Section R105	Subsection R105.2 Work Exempt from Permit is hereby proposed to be amended by ~~adding~~ revising ~~two~~ additional exemptions as enumerated by the number's ~~10 & 11~~ 1, 2 & 10 under the heading "Building", as follows: R105.2 Work exempt from permits. In addition to the exemptions enumerated in Chapter 1 of the 2018 International Residential Code, a permit shall not be required for the following: Building: ~~11. Decks or platforms with no roof or cover, which are not over 30 inches above finish grade at any point, are not attached to a dwelling, and do not serve the exit door required by Section R311.4.~~ 1. One-story detached accessory buildings used as a tool and storage shed, playhouse, greenhouse or similar use, provided the structure is less than ten feet high and the floor area does not exceed 120 square feet.

	2. Fences not over 6 feet high 10. Decks or platforms with no roof or cover, which are not over 30 inches above finish grade at any point, are not attached to a dwelling, and do not serve the exit door required by Section R311.4.
15.24.020.F Types of nuisances designated	~~F. The existence of any noxious weeds, growing or otherwise, without the proper retention in a covered receptacle, including, but not limited to, poison oak, poison ivy, Russian thistle, or other such weeds;~~ Repeal and update lettering to this section. All noxious weeds are governed and enforced by Clark County Vegetation Management per CCC 7.04.020 and RCW 17.10
15.24.020.F Types of nuisances designated	Update to add the following regulations: Q. The intentional or negligent discharge of items including but not limited to garbage, yard waste, solvents, antifreeze, oil, gas, fireplace ashes, paint, swimming pool water into a street, sidewalk, alley, storm sewer system, or water resource such as a wetland, creek, pond, or lake. This includes illegal discharge or discard of any item on to any public land within the city limits. R. All limbs of trees, shrubs, bushes, weeds, or any other vegetative growth which are less than fourteen feet above the surface of any street or less than nine feet above the surface of any sidewalk. S. Sweeping, pushing, throwing or depositing, or permitting to be thrown or deposited, any snow, dirt, leaves, sweepings of any house, store, shop or office onto the public sidewalk or into the street, alley or lane abutting said walk or premises.
18.100.010 "A" Definitions	Add definition - **Axe Throwing Lounge.** An indoor space designed to allow people to throw axes, hatchets, and other similar items at targets. Food and/or drinks may be offered for sale. This use type may or may not also include the accessory sale of alcohol for on-premises consumption subject to applicable standards in WAC 314-03-060.
18.100.014 "C" Definitions	**Community recreation and social facility.** Public, private, and non-profit recreational, social and multi-purpose facilities that are open to the public for free or fee (including membership fees). Examples include: community centers; senior centers; social and fraternal organizations; health/fitness clubs; indoor or outdoor tennis/racquetball and soccer clubs and other sports fields; indoor/outdoor swimming pools; golf courses; and shooting ranges, to include firearms, archery, and axe throwing. Accessory uses include clubhouses, pro shops, offices, locker rooms, restaurants/delis/concession stands, child care facilities, rest rooms, maintenance facilities, and parking. Excludes uses meeting the definition of "indoor entertainment facility."
18.100.018 "E" Definitions	**Emergency services.** Public safety facilities including police and fire stations, law enforcement training facilities, and emergency communications, but not including ambulance services (see "Fleet service").
18.100.022 "G" Definitions	**Guesthouse.** "Guesthouse" means an accessory building designed, constructed and used for the purpose of providing temporary living accommodations for guests, or for members of the same family as that occupying the main structure, and

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	containing no kitchen facilities. Any kitchen-like area must be minimal in all aspects: no stove, no oven, nor power or fuel source routed for such, nor provisions made for such (teed gas line, wiring, dedicated breaker, junction boxes… etc.) Only one "bar-style" sink may be provided which may be no larger than 256 square inches. No built-in appliances or outlets for such will be allowed (microwaves, hoods, dishwashers and similar).
18.100.026 "I" Definitions	Indoor entertainment facility. Commercial indoor facilities such as skating rinks, bowling alleys, arcades, shooting ranges (to include firearms, archery, and axe throwing), and movie and live performance theaters.
18.205.020 Master Use Table	Updated Indoor Entertainment Facility, Community Recreation and Social Facility, and Emergency Services to include "Limited Use".
18.205.020.H Community Recreation and Social Facility	1. In the residential zones, any lighted facilities shall be set back a minimum of fifty feet from abutting residentially zoned property. 2. Shooting ranges , as defined under Community Recreation and Social Facility, are subject to a Type II "Special Use" review through Community Development which requires approval from Ridgefield Police and Building Departments. The proposal shall be compliant with the standards in Title 18, Title 9.07 and WAC 332-52-145. 3. Axe throwing lounges, as defined in RDC 18.100.010, are subject to a Type II "Special Use" review through Community Development which requires approval from Ridgefield Police and Building Departments. The proposal shall be compliant with the standards in Title 18, Title 9.07 and WAC 314-03-060. ~~2.~~4. Archery facilities are subject to a Type II "Special Use" review through Community Development which requires approval from Ridgefield Police and Building Departments. The proposal shall be compliant with the standards in Title 18, Title 9.07 and WAC 332-52-145.
18.205.020.P Emergency Services	Emergency Services. In the residential and CNB zones: 1. In the residential and CNB zones , any buildings from which firefighting equipment emerges onto a street shall maintain a distance of thirty-five feet from the street; 2. In the residential and CNB zones, outdoor storage is not permitted; and 3. In the residential and CNB zones, if a fire facility abuts both an arterial and a non-arterial street, all access and egress shall be via the arterial. 4. Law enforcement training facilities are subject to a Type II "Special Use" review through Community Development which requires approval from Ridgefield Police and Building Departments. The proposal shall be compliant with the standards in Title 18, Title 9.07 and WAC 332-52-145.
18.205.020.U Indoor Entertainment Facility	Indoor Entertainment Facility. 1. Shooting ranges, as defined under Indoor Entertainment Facility, are subject to a Type II "Special Use" review through Community Development which requires approval from Ridgefield Police and Building Departments. The

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	proposal shall be compliant with the standards in Title 18, Title 9.07 and WAC 332-52-145. 2. Axe throwing lounges, as defined in definitions, are subject to a Type II "Special Use" review through Community Development which requires approval from Ridgefield Police and Building Departments. The proposal shall be compliant with the standards in Title 18, Title 9.07 and WAC 314-03-060. 3. Archery facilities are subject to a Type II "Special Use" review through Community Development which requires approval from Ridgefield Police and Building Departments. The proposal shall be compliant with the standards in Title 18, Title 9.07 and WAC 332-52-145.
18.210.040.C.3 Setbacks- Exceptions	No projections or vertical structures ~~projections~~ are allowed into an access or stormwater- easement.
18.220.040.B.3 Setbacks- Exceptions	No projections or vertical structures ~~projections~~ are allowed into an access or stormwater easement.
18.220.125.A.3 Storage space and service area location and screening	~~Site service areas, such as garbage enclosures, away from street fronts and pedestrian access.~~ Garbage collection and recycling areas, not including individual trash receptacles for public use, must be in an enclosed area and located in the areas of the site least visible from the public right-of-way and on-site pedestrian connections, typically in the rear or sides of the building. Enclosures should be complementary in design to the main buildings, and shall be constructed of fencing, walls, landscaping to a value of eighty percent year-round opacity, or a combination. If used, fences shall comply with RDC 18.230.100. Design of exterior storage areas shall comply with engineering standards and the Comprehensive Stormwater Management Plan (CSMP), including roof cover, paving, and runoff containment, to prevent nonstormwater discharges from entering the stormwater drainage system.
18.230.050.G.2 Site planning	Garbage collection and recycling areas, not including individual trash receptacles for public use, must be in an enclosed area and located in the areas of the site least visible from the public right-of-way and on-site pedestrian connections, typically in the rear or sides of the building. Enclosures should be complementary in design to the main buildings, and shall be constructed of fencing, walls, landscaping to a value of eighty percent year-round opacity, or a combination. If used, fences shall comply with RDC 18.230.100. Design of exterior storage areas shall comply with engineering standards and the Comprehensive Stormwater Management Plan (CSMP), including roof cover, paving, and runoff containment, to prevent nonstormwater discharges from entering the stormwater drainage system.
18.235.020.H.8 Special provisions for the central mixed use district.	The following accessory structures shall be screened by a fence or landscaping to a value of eighty percent year-round opacity from public view along Main Avenue or Pioneer Street: i. All on-site service areas, loading zones, outdoor storage areas, garbage collection, recycling areas, and similar activities. Design of exterior storage areas shall comply with engineering standards and the Comprehensive

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	Stormwater Management Plan (CSMP), including roof cover, paving, and runoff containment, to prevent nonstormwater discharges from entering the stormwater drainage system. ii. Utility vaults, ground-mounted mechanical units, trash receptacles and other similar structures. iii. Satellite dishes or pedestrian-oriented waste receptacles along walkways are not required to comply with this standard.
18.235.040.G.6 Special provisions for the waterfront low scale (WLS) district.	The following accessory structures shall be screened by a fence or landscaping to a value of eighty percent year-round opacity from public view along Mill Street: i. All on-site service areas, loading zones, outdoor storage areas, garbage collection, recycling areas, and similar activities. Design of exterior storage areas shall comply with engineering standards and the Comprehensive Stormwater Management Plan (CSMP), including roof cover, paving, and runoff containment, to prevent nonstormwater discharges from entering the stormwater drainage system ii. Utility vaults, ground-mounted mechanical units, trash receptacles and other similar structures. iii. Satellite dishes or pedestrian-oriented waste receptacles along walkways are not required to comply with this standard.
18.240.060.A.7 Site and building design	The following accessory structures and uses shall be screened by a fence or landscaping to a value of eighty percent year-round opacity from public view along an arterial, minor arterial or collector street: a. All on-site service areas, loading zones, outdoor storage areas, garbage collection, recycling areas, and similar activities. Design of exterior storage areas shall comply with engineering standards and the Comprehensive Stormwater Management Plan (CSMP), including roof cover, paving, and runoff containment, to prevent nonstormwater discharges from entering the stormwater drainage system. b. Utility vaults, ground-mounted mechanical units, trash receptacles and other similar structures. c. Satellite dishes or pedestrian-oriented waste receptacles along walkways are not required to comply with this standard.
18.280.050.B Submittal requirements	General Critical Areas Report Contents. At a minimum, the critical areas report shall have been prepared within 5 years prior to submittal and contain the following: 1. The name and contact information of the applicant, a description of the proposal, and identification of the permit requested. 2. A copy of the site plan for the development proposal including: a. A map to scale depicting critical areas, buffers, the development proposal, and any areas to be cleared; and

	b. Proposed stormwater management and sediment control plan for the development including a description of any impacts to drainage alterations. 3. The dates, names, and qualifications of the persons preparing the report and documentation of any fieldwork performed on the site. 4. Identification and scientific characterization of all critical areas and buffers. 5. An assessment of the probable impacts to critical areas and buffers and risk of injury or property damage including permanent, temporary, temporal, and indirect impacts resulting from development of the site and the operations of the proposed development. ~~5.~~6. A written response outlining how a project will avoid and minimize probable impacts to critical areas and buffers and a rationale when impacts cannot be avoided and minimized. ~~6.~~7. A written response to each of the approval criteria in RDC 18.280.060. ~~7.~~8. Plans for adequate mitigation, as needed, to offset any impacts, in accordance with RDC 18.280.050.E (Mitigation Plan Requirements). ~~8.~~9. A copy of the SEPA checklist, if required by RDC 18.810.
18.401.090.O Sit plan requirements	Refuse Storage. All outdoor trash, garbage and refuse storage areas shall be screened on all sides from public view and, at a minimum, be enclosed on three sides with a five and one-half feet high sight-obscuring fence or wall with a sight-obscuring gate for access. Design of exterior storage areas shall comply with engineering standards and the Comprehensive Stormwater Management Plan (CSMP), including roof cover, paving, and runoff containment, to prevent nonstormwater discharges from entering the stormwater drainage system.
18.620.150 Final plat—Alterations, vacations.	A. The alteration or vacation of final plats filed for record in the office of the Clark County auditor shall comply with the provisions of Chapter 58.17 Revised Code of Washington. B. Upon receipt of an application for alteration, the legislative body shall provide notice of the application to all owners of property within the subdivision, and as provided for in RCW 58.17.080 and 58.17.090. The notice shall either establish a date for a public hearing or provide that a hearing may be requested by a person receiving notice within fourteen days of receipt of the notice. C. Upon the request of a public hearing, the city clerk shall supply notice of public hearing in accordance with RDC 18.620.040. D. ~~B.~~ All petitions for plat alterations or vacations shall be reviewed by the city hearing examiner and a recommendation made thereon to the city council prior to city council action.
18.740.030.B Fences and Walls Design Criteria	E District Criteria. In the E zone~~, upon approval by the planning director through a Type II procedure,~~ fence height shall be no higher than eight feet from grade to the highest point of the structure, except that fence height shall be less than eight feet where:

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18.810.110.A Environmental checklist	A completed environmental checklist (or a copy), in the form provided in WAC 197-11-960, shall be filed at the same time as an application for a permit, license, certificate or other approval not specifically exempted in this chapter. All information shall be prepared within 5 years prior to submittal. However, a checklist is not needed if the city and applicant agree an EIS is required, SEPA compliance has been completed, or SEPA compliance has been initiated by another agency. The city shall use the environmental checklist to determine the lead agency and, if the city is the lead agency, for determining the responsible official and for making the threshold determination.

Housekeeping Amendments	
Section	Text
8.20.020 Definitions	"Junk vehicle" means a junk vehicle as defined in RCW 46.55.010(5) as now enacted or hereafter amended.
12.08.130.B House Numbers	If more than two residences are served by a single driveway, the driveway shall be considered, for the purposes of this section, a private road.
14.03.050 Section 110.4	110.4 violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine and or imprisonment as outlined in City of Ridgefield Municipal Code Section 1.08.010. Each day that a violation continues after due notice has been served shall be deemed a separate offense. Fines shall be paid to the City of Ridgefield.
18.100.010 Definitions	Adult family home. A residential home in which a person or persons provide personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services. Eight adults may be allowed with proof of approval and compliance with RCW 70.128.066.
18.100.012 Definitions	**Building coverage**. The ratio of the horizontal area measured from the exterior surface of the exterior wall, footing or foundation of the ground floor of all principal and accessory buildings on a lot to the total lot area. (See building definition in RDC 18.100.012)
18.100.026 Definitions	Issued. The date a recommendation or decision is sent to the parties of record.
18.206.020.E.1 Residential Use Standards	Front façade variety. Dwellings with the same front façade located on the same side of a street shall be separated by no less than four lots, and dwellings with the same front façade located on opposite sides of a street shall be separated by no less than four lots, with the lot directly across the street not included in the four-lot calculation. In this context, the lot "directly across the street" means the lot with which the greatest portion of frontage aligns with the frontage of the subject lot.
18.210.135.E.1 Special provisions for the Gee Creek Plateau sub-area (Cluster Development).	Single family home lots shall be no less than six thousand and no more than fifteen thousand square feet with a minimum density of four dwelling units per acre based on net developable acres.
18.235.060.C.2.a.i Ridgefield Mixed Use Overlay	Single-family attached residential meeting the standards of RDC 18.206.060.
18.235.060.C.2.b.i	Single-family attached residential meeting the standards of RDC 18.206.060.

Ridgefield Mixed Use Overlay	
18.235.020.F.1 Density	Maximum residential density for development in CMU district shall be 16 dwelling units per net developable acre, except as modified by the density transfer or senior housing bonus up to a maximum of 24 dwelling units per net developable acre. Minimum residential density shall be eight dwelling units per net developable acre, if residential uses are included in the development. RDC 18.235.060.P.3.ii. - Density Bonus. If a senior housing bonus application is approved, developments may exceed the allowed density of the CMU zone by as much as fifty percent, up to a maximum of twenty-four dwelling units per net developable acre.
18.310.030.G Pre-application review	The pre-application conference shall be scheduled at least seven days after the notice required by Section 18.310.030.E is sent but not more than twenty-eight days after the review authority accepts the application for pre-application review. The review authority shall reschedule the conference and give new notice if the applicant cannot or does not attend the conference when scheduled.
18.310.030.H Pre-application review	Within fourteen days after the date of the pre-application conference, the review authority shall send to the applicant and to other parties who sign a register provided for such purpose at the pre-application conference or who otherwise request it in writing, a written summary of the pre-application review. An electronic copy shall be on file to email to any interested person or organization. The written summary generally shall:
18.310.040.C Review for counter complete status	Within seven days of receiving a development permit application the city clerk shall send or provide in person a written notice to the applicant stating either: That the application is counter complete; or that the application is incomplete and what is necessary to make the application complete.
18.310.050.G Review for technically complete status	If the planning director decides an application is technically complete, then the planning director shall send written notice to the applicant acknowledging acceptance, including the date of a hearing for a Type III process. To the extent known by the city, other agencies with jurisdiction over the project permit application shall be identified in the written notice. Such notice must be sent or provided in person to the applicant within twenty-eight days after receipt of the project permit application. The city clerk shall provide written notice of the complete application to all city department heads, city council members, persons attending the pre-application conference, and persons or organizations which have filed a written request with the clerk's office to receive such notices. The status of the application shall be provided on the city website. This notice shall not preclude the city from requesting additional information or studies if new information is required or substantial changes in the proposed action occur.
18.310.060.B Type I procedure – Ministerial decision	Notice of a decision regarding a Type I process shall be posted on the city website and sent to the applicant and applicant's representative. The applicant may appeal the decision pursuant to Section 18.310.100.

18.310.070.A Type II procedure – Administrative decision	Within fourteen days after the date an application subject to Type II review is accepted as technically complete, the city clerk shall issue a public notice of the pending review. The notice shall be posted on the city website and sent to:
18.310.070.E Type II procedure – Administrative decision	Within the time provided by subsection C of this section, the planning director shall send the full decision to the parties listed in subsection A of this section and to other parties of record regarding the application pending review. The notice shall include the following information:
18.310.070.E.1 Type II procedure – Administrative decision	A statement that the decision is final but may be appealed as provided in Section 18.310.100 to the Ridgefield hearing examiner within fourteen days after the notice is sent. The appeal closing date shall be listed in boldface type. The statement shall describe how a party must appeal the decision, including applicable fees and the elements of an appeal statement;
18.310.080.B.1 Type III procedure – Quasi-judicial decision	The city clerk shall send a copy of the notice to:
18.310.080.D Type III procedure – Quasi-judicial decision	At least seven days before the date of the hearing for an application(s), the planning director shall issue a written staff report and recommendation regarding the application(s), shall post on the city website, shall make available to the public a copy of the staff report for review and inspection, and shall send a copy of the staff report and recommendation to the applicant. The city clerk shall provide a copy of the staff report at reasonable charge to other parties who request it.
18.310.080.G Type III procedure – Quasi-judicial decision	Within seven days from the date of the final order, the city clerk shall send the full decision to the applicant and those who requested a copy of the final decision in writing. Copying fees may be charged. Parties of record shall be sent notice and instructed that a copy of the final order may be reviewed at city hall during regular hours. The notice shall include the following information:
18.310.080.G.1 Type III procedure – Quasi-judicial decision	A statement that the decision is final but may be appealed as provided in Section 18.310.100 within fourteen days after the date the notice is sent. The appeal closing date shall be listed in boldface type. The statement shall describe how a party must appeal the decision, including applicable fees and the elements of a petition for review. The statement shall also describe SEPA appeal procedures;
18.310.090.C Type IV procedure – Legislative decision	At least seven days before the date of the first hearing for an application subject to Type IV review, the planning director shall issue a written staff report and recommendation regarding the application(s), shall make available to the public an electronic and paper copy of the staff report for review and inspection, and provide a copy of the staff report and recommendation to the review body. The city clerk shall provide a copy of the staff report, at reasonable charge, to other parties who request it.

18.310.090.F.2 Type IV procedure – Legislative decision	Send a copy of that notice to the parties identified in subsection (B)(2) of this section and to parties who request it in writing;
18.310.100.A Appeal procedure	A decision regarding an application subject to a Type I or II procedure may be appealed by an interested party only if, within fourteen days after written notice of the decision is sent, a written appeal is filed with the city clerk. The city shall extend the appeal period for an additional seven days, if state or local rules adopted pursuant to Chapter 43.21C RCW allow public comment on a determination of nonsignificance issued as part of the appealable project permit decision.
18.310.100.C Appeal procedure	Within forty-five days of receipt of the appeal, the hearing examiner shall hear appeals of Type I and II decisions in an open record hearing. Notice of an appeal hearing shall be posted on the city website and sent to parties entitled to notice of the decision. A staff report shall be prepared, an open record hearing shall be conducted, and a decision shall be made and noticed within ninety days.
18.401.090 Site plan requirements	"S" missing. Change lettering sequence to include "S" and adjust as needed.
18.600.020 Relationship to planned unit development (PUD) process	Chapter 18.401, PUD, of this code allows for creative site planning and flexibility of design consistent with the policies of the RUACP. Whenever a proposed PUD involves the creation of one or more new lots, a separate subdivision or short plat application shall be filed and considered at the same time as the PUD application.
18.610.080 Resubdivision restricted	No lot within a recorded short plat shall be further divided in any manner within a period of five years without the filing of a final plat, except that when the short plat contains fewer than four parcels, nothing in this section shall prevent the owner who filed the short plat from filing an alteration within the five-year period to create up to a total of four lots within the original short plat boundaries in accordance with the requirements of this title and pursuant to RCW 58.17.060(1).
18.620.080.C.3 Preliminary plat—Expiration of approval—Extension—Phasing—Conditions.	Subsequent phases shall apply for final plat approval within five years after the city council approves the final plat for the preceding phase; and
18.620.145.A Homeowners' Association	Every subdivision shall have a homeowners' association and agreements to fund such an organization in order to secure appropriate provision of and ensure ongoing management of open space, recreation areas, infrastructure, and other common facilities as required by RDC 18.620.050.A.4, unless exempted under Section B.

Minor Policy Changes	
Section	Text
9.07.150 Weapons – Discharging firearms	It is unlawful for any person willfully and without lawful authority to fire, set off, or discharge any bomb, gun, pistol, or firearm of any kind and/or otherwise shoot or cast a projectile by means of any blowgun, air gun, rifle, pistol, slingshot, bow, or any other device capable of causing physical injury or property damage in the city, except that this subsection shall not apply: A. To police officers while in the discharge of their lawful duties or for persons exercising the right specified in RCW 9A.16.020; B. To persons continuing with best farm management practices currently in existence, including, but not limited to, the slaughtering or humane destruction of livestock or wildlife, or the hazing of wildlife or wildfowl in conformance with the requirements of the Washington State Fish and Game Department or its successors, the U.S. Department of Agriculture, and the United States Wildlife Service; C. To persons discharging firearms loaded with blank cartridges for signal or ceremonial purposes in any athletic or sports event, recognized public event, any public ceremonial functions such as military funeral salutes, or by any memorial or military organizations or service groups for ceremonial purposes. D. To uses permitted under Title 18.205 of the Ridgefield Municipal Code. E. Violation of this section is a misdemeanor.
9.07.152 Safety standards and specifications	New Section: All shooting ranges licensed pursuant to this chapter shall, at a minimum, comply with the following safety standards and specifications: 1. All structures, installations, operations and activities shall be located at such a distance from property lines as will protect adjoining properties from hazard, when the ranges are used in accordance with range safety rules and standards. 2. Range site design features and safety procedures shall be installed and maintained to discourage end rounds from escaping all shooting positions, when such positions are used in accordance with range safety rules and standards. 3. A plan shall be submitted with the license application which shows the location of all buildings, parking areas and access points; safety features of the firing range; elevations of range showing target area, backdrops or butts; and approximate location of buildings on adjoining property. 4. A safety plan shall be submitted which cites rules for each range. This should include sign-in procedures, if applicable, restrictions on activities and the use of ranges, and every safety plan shall prohibit loaded weapons, except at shooting positions and except for holstered handguns. 5. All commercial shooting ranges shall have at least one safety officer on duty at all times shooting activities occur; provided, that when three (3) or fewer shooters are present, each may act as his own safety officer. 6. When urban residentially-zoned property or residential streets are located adjacent to property containing an outdoor shooting range, warning signs shall be installed and maintained along shooting range property lines. These signs shall be conspicuously posted at intervals of at least one for every one hundred (100) feet, and the range shall be fenced, when practical.

	7. Shooting ranges shall be used for the shooting activities they were designed to accommodate unless redesigned to safely accommodate new shooting activities. 8. Ranges will include an adequate backstop or adequate range for shotdrop. 9. All shooting ranges shall provide a readily accessible telephone available to range participants and spectators for the purpose of contacting emergency medical services. 10. A person responsible for the shooting range, which, in the case of commercial shooting ranges means the safety officer or his designee, shall, within twenty-four (24) hours, report in writing to the City of Ridgefield Police and Planning Departments all accidents resulting from the discharge of firearms in use on the range. 11. On private shooting ranges, shooting activities shall only occur between 8:00 a.m. and dusk unless otherwise restricted by the shooting range license itself. On commercial shooting ranges, outdoor shooting activities shall only occur between 8:00 a.m. and 10:00 p.m., unless otherwise restricted by the shooting license itself. 12. In reviewing license applications for safety and upon reinspection for existing shooting ranges, the City of Ridgefield Police and Planning Departments shall be guided by the current edition of the "NRA Range Source Book" published by the National Rifle Association. (Sec. 5 of Ord. 1995-12-31; amended by Sec. 1 (Att. A § 1) of Ord. 2011-08-08)
14.03.040 Chapter 1 – Section R105	Subsection R105.2 Work Exempt from Permit is hereby proposed to be amended by revising additional exemptions as enumerated by the number's 1, 2 & 10 under the heading "Building", as follows: R105.2 Work exempt from permits. In addition to the exemptions enumerated in Chapter 1 of the 2018 International Residential Code, a permit shall not be required for the following: Building: 1. One-story detached accessory buildings used as a tool and storage shed, playhouse, greenhouse or similar use, provided the structure is less than ten feet high and the floor area does not exceed 120 square feet. 2. Fences not over 6 feet high 10. Decks or platforms with no roof or cover, which are not over 30 inches above finish grade at any point, are not attached to a dwelling, and do not serve the exit door required by Section R311.4.
15.24.020.F Types of nuisances designated	Repeal and update lettering to this section. All noxious weeds are governed and enforced by Clark County Vegetation Management per CCC 7.04.020 and RCW 17.10
15.24.020.F	Update to add the following regulations:

Types of nuisances designated	Q. The intentional or negligent discharge of items including but not limited to garbage, yard waste, solvents, antifreeze, oil, gas, fireplace ashes, paint, swimming pool water into a street, sidewalk, alley, storm sewer system, or water resource such as a wetland, creek, pond, or lake. This includes illegal discharge or discard of any item on to any public land within the city limits. R. Sweeping, pushing, throwing or depositing, or permitting to be thrown or deposited, any snow, dirt, leaves, sweepings of any house, store, shop or office onto the public sidewalk or into the street, alley or lane abutting said walk or premises.
18.100.010 “A” Definitions	Add definition - **Axe Throwing Lounge.** An indoor space designed to allow people to throw axes, hatchets, and other similar items at targets. Food and/or drinks may be offered for sale. This use type may or may not also include the accessory sale of alcohol for on-premises consumption subject to applicable standards in WAC 314-03-060.
18.100.014 “C” Definitions	**Community recreation and social facility.** Public, private, and non-profit recreational, social and multi-purpose facilities that are open to the public for free or fee (including membership fees). Examples include: community centers; senior centers; social and fraternal organizations; health/fitness clubs; indoor or outdoor tennis/racquetball and soccer clubs and other sports fields; indoor/outdoor swimming pools; golf courses; and shooting ranges, to include firearms, archery, and axe throwing. Outdoor firearm ranges are prohibited. Accessory uses include clubhouses, pro shops, offices, locker rooms, restaurants/delis/concession stands, child care facilities, rest rooms, maintenance facilities, and parking. Excludes uses meeting the definition of “indoor entertainment facility.”
18.100.018 “E” Definitions	**Emergency services.** Public safety facilities including police and fire stations, law enforcement training facilities, and emergency communications, but not including ambulance services (see “Fleet service”). Outdoor firearm ranges are prohibited.
18.100.022 “G” Definitions	**Guesthouse.** “Guesthouse” means an accessory building designed, constructed and used for the purpose of providing temporary living accommodations for guests, or for members of the same family as that occupying the main structure, and containing no kitchen facilities. Any kitchen-like area must be minimal in all aspects: no stove, no oven, nor power or fuel source routed for such, nor provisions made for such (teed gas line, wiring, dedicated breaker, junction boxes… etc.) Only one “bar-style” sink may be provided which may be no larger than 256 square inches. No built-in appliances or outlets for such will be allowed (microwaves, hoods, dishwashers and similar).
18.100.026 “I” Definitions	Indoor entertainment facility. Commercial indoor facilities such as skating rinks, bowling alleys, arcades, shooting ranges (to include firearms, archery, and axe throwing), and movie and live performance theaters.
18.205.020 Master Use Table	Updated Indoor Entertainment Facility, Community Recreation and Social Facility, and Emergency Services to include “Limited Use”.

18.205.030.H Community Recreation and Social Facility	1. In the residential zones, any lighted facilities shall be set back a minimum of fifty feet from abutting residentially zoned property. 2. Shooting ranges, as defined under Community Recreation and Social Facility, are subject to a Type II “Special Use” review through Community Development which requires approval from Ridgefield Police and Building Departments and Clark Cowlitz Fire Rescue. The proposal shall be compliant with the standards in Title 18, Title 9.07 and WAC 332-52-145. 3. Axe throwing lounges, as defined in RDC 18.100.010, are subject to a Type II “Special Use” review through Community Development which requires approval from Ridgefield Police and Building Departments and Clark Cowlitz Fire Rescue. The proposal shall be compliant with the standards in Title 18, Title 9.07 and WAC 314-03-060. 4. Archery facilities are subject to a Type II “Special Use” review through Community Development which requires approval from Ridgefield Police and Building Departments and Clark Cowlitz Fire Rescue. The proposal shall be compliant with the standards in Title 18, Title 9.07 and WAC 332-52-145.
18.205.030.P Emergency Services	Emergency Services. In the residential and CNB zones: 1. In the residential and CNB zones , any buildings from which firefighting equipment emerges onto a street shall maintain a distance of thirty-five feet from the street; 2. In the residential and CNB zones, outdoor storage is not permitted; and 3. In the residential and CNB zones, if a fire facility abuts both an arterial and a non-arterial street, all access and egress shall be via the arterial. 4. Law enforcement training facilities are subject to a Type II “Special Use” review through Community Development which requires approval from Ridgefield Police and Building Departments and Clark Cowlitz Fire Rescue. The proposal shall be compliant with the standards in Title 18, Title 9.07 and WAC 332-52-145.
18.205.030.U Indoor Entertainment Facility	Indoor Entertainment Facility. 1. Shooting ranges, as defined under Indoor Entertainment Facility, are subject to a Type II “Special Use” review through Community Development which requires approval from Ridgefield Police and Building Departments and Clark Cowlitz Fire Rescue. The proposal shall be compliant with the standards in Title 18, Title 9.07 and WAC 332-52-145. 2. Axe throwing lounges, as defined in definitions, are subject to a Type II “Special Use” review through Community Development which requires approval from Ridgefield Police and Building Departments and Clark Cowlitz Fire Rescue. The proposal shall be compliant with the standards in Title 18, Title 9.07 and WAC 314-03-060. 3. Archery facilities are subject to a Type II “Special Use” review through Community Development which requires approval from Ridgefield Police and

	Building Departments and Clark Cowlitz Fire Rescue. The proposal shall be compliant with the standards in Title 18, Title 9.07 and WAC 332-52-145.
18.210.040.C.3 Setbacks-Exceptions	No projections or vertical structures are allowed into an access or stormwater easement.
18.220.040.B.3 Setbacks-Exceptions	No projections or vertical structures are allowed into an access or stormwater easement.
18.220.125.A.3 Storage space and service area location and screening	Garbage collection and recycling areas, not including individual trash receptacles for public use, must be in an enclosed area and located in the areas of the site least visible from the public right-of-way and on-site pedestrian connections, typically in the rear or sides of the building. Enclosures should be complementary in design to the main buildings, and shall be constructed of fencing, walls, landscaping to a value of eighty percent year-round opacity, or a combination. If used, fences shall comply with RDC 18.230.100. Design of exterior storage areas shall comply with engineering standards and the Comprehensive Stormwater Management Plan (CSMP), including roof cover, paving, and runoff containment, to prevent nonstormwater discharges from entering the stormwater drainage system.
18.230.050.G.2 Site planning	Garbage collection and recycling areas, not including individual trash receptacles for public use, must be in an enclosed area and located in the areas of the site least visible from the public right-of-way and on-site pedestrian connections, typically in the rear or sides of the building. Enclosures should be complementary in design to the main buildings, and shall be constructed of fencing, walls, landscaping to a value of eighty percent year-round opacity, or a combination. If used, fences shall comply with RDC 18.230.100. Design of exterior storage areas shall comply with engineering standards and the Comprehensive Stormwater Management Plan (CSMP), including roof cover, paving, and runoff containment, to prevent nonstormwater discharges from entering the stormwater drainage system.
18.235.020.H.8 Special provisions for the central mixed use district.	The following accessory structures shall be screened by a fence or landscaping to a value of eighty percent year-round opacity from public view along Main Avenue or Pioneer Street: i. All on-site service areas, loading zones, outdoor storage areas, garbage collection, recycling areas, and similar activities. Design of exterior storage areas shall comply with engineering standards and the Comprehensive Stormwater Management Plan (CSMP), including roof cover, paving, and runoff containment, to prevent nonstormwater discharges from entering the stormwater drainage system. ii. Utility vaults, ground-mounted mechanical units, trash receptacles and other similar structures. iii. Satellite dishes or pedestrian-oriented waste receptacles along walkways are not required to comply with this standard.

18.235.040.G.6 Special provisions for the waterfront low scale (WLS) district.	The following accessory structures shall be screened by a fence or landscaping to a value of eighty percent year-round opacity from public view along Mill Street: i. All on-site service areas, loading zones, outdoor storage areas, garbage collection, recycling areas, and similar activities. Design of exterior storage areas shall comply with engineering standards and the Comprehensive Stormwater Management Plan (CSMP), including roof cover, paving, and runoff containment, to prevent nonstormwater discharges from entering the stormwater drainage system. ii. Utility vaults, ground-mounted mechanical units, trash receptacles and other similar structures. iii. Satellite dishes or pedestrian-oriented waste receptacles along walkways are not required to comply with this standard.
18.240.060.A.7 Site and building design	The following accessory structures and uses shall be screened by a fence or landscaping to a value of eighty percent year-round opacity from public view along an arterial, minor arterial or collector street: a. All on-site service areas, loading zones, outdoor storage areas, garbage collection, recycling areas, and similar activities. Design of exterior storage areas shall comply with engineering standards and the Comprehensive Stormwater Management Plan (CSMP), including roof cover, paving, and runoff containment, to prevent nonstormwater discharges from entering the stormwater drainage system. b. Utility vaults, ground-mounted mechanical units, trash receptacles and other similar structures. c. Satellite dishes or pedestrian-oriented waste receptacles along walkways are not required to comply with this standard.
18.280.050.B Submittal requirements	General Critical Areas Report Contents. At a minimum, the critical areas report shall have been prepared within 5 years prior to submittal and contain the following: 1. The name and contact information of the applicant, a description of the proposal, and identification of the permit requested. 2. A copy of the site plan for the development proposal including: a. A map to scale depicting critical areas, buffers, the development proposal, and any areas to be cleared; and b. Proposed stormwater management and sediment control plan for the development including a description of any impacts to drainage alterations. 3. The dates, names, and qualifications of the persons preparing the report and documentation of any fieldwork performed on the site. 4. Identification and scientific characterization of all critical areas and buffers. 5. An assessment of the probable impacts to critical areas and buffers and risk of injury or property damage including permanent, temporary, temporal,

	and indirect impacts resulting from development of the site and the operations of the proposed development. 6. A written response outlining how a project will avoid and minimize probable impacts to critical areas and buffers and a rationale when impacts cannot be avoided and minimized. 7. A written response to each of the approval criteria in RDC 18.280.060. 8. Plans for adequate mitigation, as needed, to offset any impacts, in accordance with RDC 18.280.050.E (Mitigation Plan Requirements). 9. A copy of the SEPA checklist, if required by RDC 18.810.
18.401.090.O Sit plan requirements	Refuse Storage. All outdoor trash, garbage and refuse storage areas shall be screened on all sides from public view and, at a minimum, be enclosed on three sides with a five and one-half feet high sight-obscuring fence or wall with a sight-obscuring gate for access. Design of exterior storage areas shall comply with engineering standards and the Comprehensive Stormwater Management Plan (CSMP), including roof cover, paving, and runoff containment, to prevent nonstormwater discharges from entering the stormwater drainage system.
18.620.150 Final plat—Alterations, vacations.	A. The alteration or vacation of final plats filed for record in the office of the Clark County auditor shall comply with the provisions of Chapter 58.17 Revised Code of Washington. B. Upon receipt of an application for alteration, the legislative body shall provide notice of the application to all owners of property within the subdivision, and as provided for in RCW 58.17.080 and 58.17.090. The notice shall either establish a date for a public hearing or provide that a hearing may be requested by a person receiving notice within fourteen days of receipt of the notice. C. Upon the request of a public hearing, the city clerk shall supply notice of public hearing in accordance with RDC 18.620.040. D. All petitions for plat alterations or vacations shall be reviewed by the city hearing examiner and a recommendation made thereon to the city council prior to city council action.
18.740.030.B Fences and Walls Design Criteria	E District Criteria. In the E zone, fence height shall be no higher than eight feet from grade to the highest point of the structure, except that fence height shall be less than eight feet where:
18.810.110.A Environmental checklist	A completed environmental checklist (or a copy), in the form provided in WAC 197-11-960, shall be filed at the same time as an application for a permit, license, certificate or other approval not specifically exempted in this chapter. All information shall be prepared within 5 years prior to submittal. However, a checklist is not needed if the city and applicant agree an EIS is required, SEPA compliance has been completed, or SEPA compliance has been initiated by another agency. The city shall use the environmental checklist to determine the lead agency and, if the city is the lead agency, for determining the responsible official and for making the threshold determination.

CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: July 13, 2023

AGENDA ITEM NAME: Public Hearing and First Reading of Ordinance No. 1405 - Amendment to the Development Agreement for Paradise Point

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GOVERNING LEGISLATION

RCW 36.70B.170

PREVIOUS COUNCIL ACTION TAKEN:

SUMMARY/BACKGROUND:

The developer, HSR through RDGB Royal Farms LLC, RDGF River View Estates LLC, and RDGS Real View, LLC, is obligated under a Development/Pre-Annexation Agreement to construct and dedicate to the City certain road, park, and trail improvements as part of the Paradise Point PUD Subdivision. The City has identified a need for community park amenities in the area within its Comprehensive Plan and the parties have agreed to certain park and trail system improvements. The City has also identified a need for transportation circulation infrastructure in the area within its Comprehensive Plan and Capital Improvement Plan. The City is required to provide transportation impact fee credits and park impact fee credits for the construction and dedication of system improvements which are above and beyond the mitigation required for impacts the development creates.

The developer is seeking to amend terms of the Agreement to phase required street/park/trail improvements to match when development/need arises. The Agreement specifies that dedication of property for referenced park/trails occurs prior to or at final plat for Phase 1 of the development. In the Agreement, development of referenced park/trails/collector is to occur prior to final plat for the 130th single family lot. Developer is seeking a change to coordinate property and development dedication at the earlier of Phase 4 or 5 Final Plat, with a failsafe date of 9/30/26 and Bond to assure the work is completed.

Therefore, under the proposed amendment, the parties have agreed the developer will construct the improvements and dedicate them to the City. The developer agrees to contribute toward maintenance of the park and trail improvements and to set forth these maintenance provisions of the development agreement in any HOA recorded covenants related to the property to be approved by the City and binding on the Paradise Point lots.

BUDGET/FINANCIAL IMPACTS:

RECOMMENDED ACTION OR MOTION:

Staff recommends Council hold a public hearing and first reading for Ordinance No. 1405

STAFF CONTACT: Steve Stuart, City Manager

ATTACHMENTS:

1. First Amendment to Paradise Point DA
2. Paradise Amended DA - Ex A

ORDINANCE NO. 1405

AN ORDINANCE OF THE CITY OF RIDGEFIELD WASHINGTON APPROVING THE FIRST AMENDMENT TO A DEVELOPMENT AGREEMENT WITH HSR DEV - PARADIES LLC FOR ROAD, PARK, AND TRAIL IMPROVEMENT, DEDICATION, MAINTENANCE AND ALLOCATION OF IMPACT FEE CREDITS

WHEREAS, the City is a Washington Municipal Corporation with land use planning and permitting authority over all land within its corporate limits; and

WHEREAS, the City has the authority to enter into Development Agreement pursuant to RCW 36.70B.170; and

WHEREAS, HSR Dev – Paradise LLC owns property within the City of Ridgefield known as the Paradise Point PUD Subdivision ("Subdivision") and which includes portions of eighteen tax parcels within the City of Ridgefield, Clark County, Washington. The tax parcels are known as APN 213065000, 21366000, 213067000, 213068000, 213069000, 213070000, 213071000, 213072000, 213073000, 213074000, 213075000, 213076000, 213077000, 213078000, 213080000, 213081000, 213082000, and 986062384. The legal description of area to be dedicated for parks and trails is attached as **Exhibit A,** (collectively "Park Property").

WHEREAS, The City and RDGB Royal Farms LLC, a Washington limited liability company, RDGF River View Estates LLC, a Washington limited liability company, and RDGS Real View, LLC, a Washington limited liability company (collectively, "Predecessors"), entered into a Development and Pre-Annexation Agreement with an effective date of October 6, 2016 ("Agreement").

WHEREAS, The Agreement governs the development, use, and mitigation of certain impacts associated with annexation and development of real property located in Ridgefield, Washington, as more particularly described in the Agreement.

WHEREAS, Contemporaneous with sale of the property to Owner, Predecessors assigned to Owner all rights and obligations under the Agreement.

WHEREAS, Owner and the City have agreed to amend certain terms and conditions of the Agreement, as set forth herein.

wner desires to defer construction of certain required improvements until such time as minimum occupancy and traffic volumes warrant the improvements and the City desires to defer dedication of the improved areas until such time as the construction of the required improvements are complete.

WHEREAS, HSR Dev - Paradise LLC is proposing to construct and dedicate certain system street, park, and trail improvements on the Subdivision

WHEREAS, the City has identified a need for these park improvements within its adopted Comprehensive Plan and associated Capital Facilities Plans, and wishes to provide certain impact fee credits associated with the construction of these improvements; and

WHEREAS, the City Council held a public hearing for the proposed Development Agreement at a regular scheduled meeting held on July 13, 2023; and

WHEREAS, the City Council conducted a first reading of this ordinance on July 13, 2023

WHEREAS, the City and HSR Dev – Paradise LLC have reached agreement regarding amendments to certain terms and conditions of the Agreement;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON HEREBY ORDAINS AS FOLLOWS:

Section 1. **Public Interest.** The City Council for the City of Ridgefield, Washington finds, following a public hearing process, that it is in the public interest for the City of Ridgefield to approve the Development Agreement with property owners to clarify the PIF eligibility, and park improvement construction, ownership, and maintenance responsibilities. .

Section 2. **Development Agreement Amendment Approved.** The City Council for the City of Ridgefield hereby approves the Development Agreement Amendment **attached** hereto as Exhibit "A" and authorizes the City Manager to execute the Amendment substantially in the form attached and to take such other actions as may be necessary to effect this Amendment.

Section 3. **Corrections**. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 4. **Severability**. Any provision of this ordinance or its application to any person, legal entity, or circumstance is held invalid, the remainder of the ordinance or its application to other persons, legal entities, or circumstances is not affected.

Section 5. **Effective Date**. This ordinance shall be in full force and effect thirty (30) calendar days after adoption and publication pursuant to law.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS _______ DAY OF JULY 2023.

CITY OF RIDGEFIELD

____
Mayor, Jennifer Lindsey

ATTEST:

____
Julie Ferriss
City Clerk

APPROVED AS TO FORM:

____
Janean Parker, City Attorney

Public Hearing: July 13, 2023
First reading: July 13, 2023
Second Reading/Passage:
Date of Publication:
Effective Date:

When Recorded Return To:

City of Ridgefield,
Attn. City Manager
P.O. Box 605
Ridgefield, WA 98642

First Amendment to the Development and Pre-Annexation Agreement

This First Amendment to the Development and Pre-Annexation Agreement (the "Amendment") is made and entered into this ___ day of July, 2023 between the City of Ridgefield, a municipal corporation, ("City") and HSR Dev – Paradise, LLC, a Washington limited liability company ("Owner") (collectively, the "Parties").

EXPLANATORY STATEMENT

A. The City and RDGB Royal Farms LLC, a Washington limited liability company, RDGF River View Estates LLC, a Washington limited liability company, and RDGS Real View, LLC, a Washington limited liability company (collectively, "Predecessors"), entered into a Development and Pre-Annexation Agreement with an effective date of October 6, 2016 ("Agreement").

B. The Agreement governs the development, use, and mitigation of certain impacts associated with annexation and development of real property located in Ridgefield, Washington, as more particularly described in the Agreement.

C. Contemporaneous with sale of the property to Owner, Predecessors assigned to Owner all rights and obligations under the Agreement.

D. Owner desires to defer construction of certain required improvements until such time as minimum occupancy and traffic volumes warrant the improvements and the City desires to defer dedication of the improved areas until such time as the construction of the required improvements are complete.

E. Owner and the City have agreed to amend certain terms and conditions of the Agreement, as set forth herein.

NOW, THEREFORE, in consideration of the foregoing Explanatory Statement, the covenants and agreements set forth below and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Explanatory Statement. The Explanatory Statement of this Amendment forms an integral part of this Amendment and is hereby incorporated by reference. Initially capitalized terms used in this Amendment shall have the meanings ascribed to them in the Agreement unless the context clearly requires otherwise.

2. Amendment.

Section 6 (A). Section 6 (A) of the Agreement is hereby deleted in its entirety and is replaced with the following language:

"Dedicate a minimum of 15 acres of real property to the City for a community city park in the area generally indicated on the Preliminary Plat attached hereto as Exhibit A ("Community Park Property"). The Parties have evaluated the development and Owner assures its compliance with Open Space requirements set forth in Ridgefield Code of Ordinances § 18.401.080.

The Community Park Property dedicated to the City shall count towards, and be a part of, the park and open space set aside requirements for a planned unit development and is not in addition to such requirements.

Owner shall develop Community Park Property to City of Ridgefield Community Park standards, which development shall be completed consistent with the development of, and no later than final plat approval of the Phase abutting each area of Community Park Property, as depicted in Exhibit A.

Development of all Community Park Property as reflected on Exhibit A shall be completed no later than the date of final plat approval of the first to be approved of Phases 4 or 5, and Owner shall dedicate the completed Community Park Property to the City, to be held and maintained by the City, contemporaneous therewith."

Section 6 (B). Section 6 (B) of the Agreement is hereby deleted in its entirety and is replaced with the following language:

"Owner shall dedicate a trail network connecting the Community Park to the Annexation Area and shall design the network for future expansion and connection of existing and planned future trails on adjacent properties as generally depicted on the Preliminary Plat attached hereto as Exhibit A ("Trail Network").

The Trail Network dedicated to the City shall count towards, and be a part of, the park and open space set aside requirements for a planned unit development and is not in addition to such requirements.

Owner shall develop the Trail Network to City of Ridgefield trail standards which development shall be completed consistent with the development of, and no later than final plat approval of the Phase abutting each area of Trail Network, as depicted in Exhibit A.

Development of the trail network as reflected in Exhibit A shall be completed no later than the date of final plat approval of the first to be approved of Phases 4 or 5, and Owner shall dedicate the completed trail network to the City, to be held and maintained by the City, contemporaneous therewith."

Section 6 (C). Section 6 (C) of the Agreement is hereby deleted in its entirety and is replaced with the following language:

"Owner shall dedicate a right-of-way for the East–West Collector Road as reflected on Exhibit A which will connect the development to N Royle Road (the "EWCR").

The EWCR shall conform to the dimensions and layout of the City's standard collector cross section, and the conditions included in the Land Use Application, as approved. Owner shall construct the EWCR, including all underground utilities, according to the following schedule:

- The eastern half of the EWCR shall be completed no later than approval of the final plat for Phase 3 of the development, as reflected on Exhibit A.
- The western half of the EWCR shall be completed no later than final plat approval for the first to be approved of either Phase 4 or Phase 5, as reflected on Exhibit A.

Dedication of the EWCR, to thereafter be held and maintained by the City, shall occur no later than final plat approval for the first to be approved of either Phase 4 or Phase 5."

Section 6 (D) is added to the Agreement as follows:

"Final Plat approval for the first to be approved of either Phase 4 or Phase 5, as repeatedly referenced in the preceding Sections, shall occur no later than September 30, 2026. To ensure timely completion of improvements and dedication of same as contemplated hereunder, Owner shall obtain a cash bond, guaranteeing construction and dedication in the amount of the estimated costs of construction of all improvements.

Additionally, following the date of dedication of the improvements to the City, Owner (and the Association serving as its successor in interest) shall contribute $20,000 annually, to be paid on or about September 15th of each year following, towards City's maintenance of the dedicated improvements."

Section 7. Section 7 of the Agreement is hereby deleted in its entirety and is replaced with the following language:

"Upon dedication of each of the facilities identified in Paragraph 6, including the Community Park Property, the Trail Network, and the public roads, including the EWCR (the "Facilities"), Owner will receive a credit against City Impact Fees for improvement of the Facilities. City has classified the Facilities as system improvements under Ridgefield Municipal Code 18.070.150 and earmarked $8,240,000, for impact fee credits, of which $2,472,000 shall be available for the transportation impact fees for the public benefit. Park impact fee credits to Owner shall be approved at the base rate of $250,000 per acre, which has been determined to be the fair market value of the dedicated land, together with the actual construction costs of all improvements."

Section 10 (f). Section 10 (f) of the Agreement is hereby amended to replace the Notice recipients with the following:

Notice to City:
Steve Stuart
City of Ridgefield
230 Pioneer Street
P.O. Box 608
Ridgefield. WA 98642
Steve.Stuart@ridgefieldwa.us
Julie.Ferriss@ridgefieldwa.us (with a copy to)

Notice to Owner:
Andy Swanson

HSR Dev – Paradise, LLC
500 E Broadway St #120
Vancouver WA 98660
andy@hsr-capital.com
Joel@sterlingdesign.biz (with a copy to)

Notice to Owner's Representative:
Rachel Goldfarb
Praedium Law Group, PLLC
1111 Main St., Ste. 416
Vancouver, WA 98660
rachel@praediumlawgroup.com

3. **Conflict and Amendment**. Except as set forth in this Amendment, the Agreement shall continue in full force and in accordance with its terms. If there is conflict between the Agreement and this Amendment, this Amendment controls. This Amendment may be supplemented, amended, or modified only by the mutual written agreement of the Parties, their successors or assigns.

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment as of the date first written above.

City of Ridgefield

______________________________ Date: __________
By:
Its:

Attest:

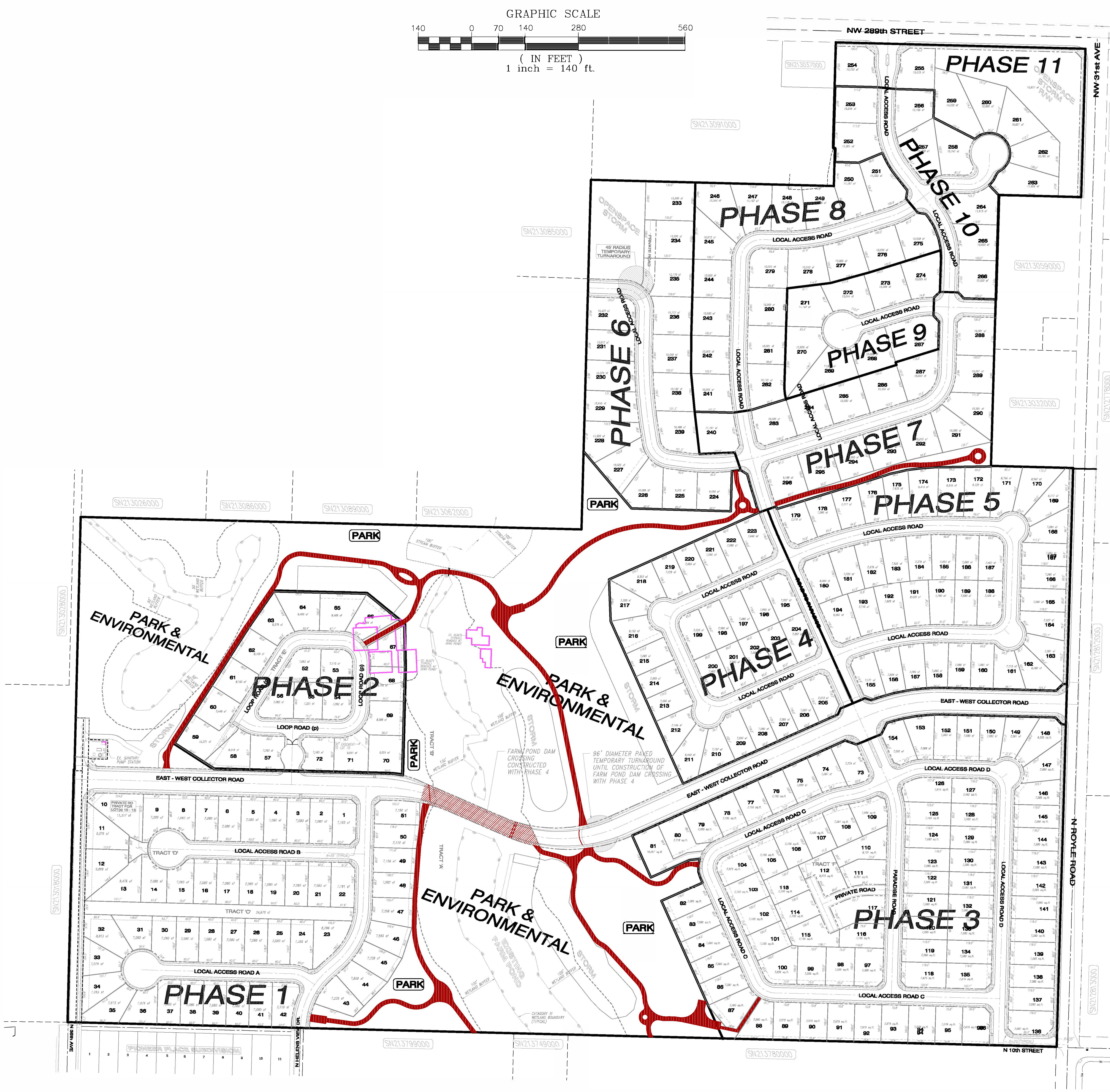
____
By:

Approved as to Form

____
By:

HSR Dev – Paradise, LLC

______________________________ Date: __________
By:
Its:



PUD SUBDIVISON PLAT

Total Lots: 296	
Minimum Lot Area:	7,079 sq.ft.
Maximum Lot Area:	14,222 sq.ft.
Average Lot Area (All Phases):	8,240 sq.ft.

Average Lot Area By Phase:

Phase 1 (51 Lots):	7,432 sq.ft.
Phase 2 (21 Lots):	8,167 sq.ft.
Phase 3 (82 Lots):	7,295 sq.ft.
Phase 4 (29 Lots):	7,322 sq.ft.
Phase 5 (40 Lots):	7,667 sq.ft.
Phase 6 (16 Lots):	10,752 sq.ft.
Phase 7 (15 Lots):	9,873 sq.ft.
Phase 8 (19 Lots):	10,348 sq.ft.
Phase 9 (8 Lots):	11,067 sq.ft.
Phase 10 (8 Lots):	10,827 sq.ft.
Phase 11 (7 Lots):	11,341 sq.ft.

PREPARED BY:
STERLING DESIGN, INC.
2208 E.EVERGREEN BLVD
VANCOUVER, WA 98661
PH. (360) 759-1794
FAX (360) 759-4983
mail@sterlingdesign.biz

STERLING DESIGN, INC.

Sheet Description:
PRELIMINARY PLAT OVERVIEW/ PHASING PLAN

Project:
PARADISE FOUND ESTATES
A PLANNED UNIT DEVELOPMENT
(TYPE 1 POST DECISION REVIEW)

JOEL GREGORY STIRLING
02/01/23

Scale: AS SHOWN
Project Number: 699
Design/Drawn: JGS
Drawing Date: FEB. 2023
Sheet 5 of 14 Sheet(s)