



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, December 19, 2019
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

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

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

II. RECOGNITION OF SERVICE FOR SERGEANT DAVID BONE - JOHN BROOKS, POLICE CHIEF

III. INTRODUCTION AND OATH OF OFFICE FOR OFFICER NIC SIEM - JOHN BROOKS, POLICE CHIEF

IV. 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 address. Comments are limited to three minutes. Written comments may be submitted to the City Clerk prior to the meeting.

V. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the December 5, 2019 Meeting**
- 3. Declaring Certain Accounts as Uncollectible and Authorizing Write-Off**
- 4. Waste Connections Contract**
- 5. Settlement Agreement - Hillhurst/Royle**

VI. PUBLIC HEARING/BUSINESS

- 1. Second Reading of Ordinance No. 1305 – 2019 Comprehensive Plan Amendment - Louisa Garbo, Community Development Director**
- 2. Continuation of Public Hearing and Second Reading of Ordinance No. 1303 – Gress Petition to Annex - Louisa Garbo, Community Development Director**
- 3. Second Reading of Ordinance No. 1306 – Gress Property Zone Change - Louisa Garbo, Community Development Director**
- 4. Public Hearing and First Reading of Ordinance No. 1307 – School Impact Fee Amendment - Louisa Garbo, Community Development Director**
- 5. Public Hearing and First Reading of Ordinance No. 1308 – Eagle Ridge PUD Zoning Map Amendment - Louisa Garbo, Community Development Director**
- 6. Resolution No. 568 - Approval of Master Fee Schedule - Louisa Garbo, Community Development Director**

7. **Resolution No. 567 - Declaring the Intent to Adopt a Credit Against State Sales and Use Tax for Affordable Housing in the City of Ridgefield - Kirk Johnson, Finance Director**
8. **Motion - Approval of TIB Grant for Hillhurst Overlay - Bryan Kast, Public Works Director**
9. **Motion - Approval of Washington State Legislative Agenda - Steve Stuart, City Manager**

VII. 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 address. Comments are limited to three minutes. Written comments may be submitted to the City Clerk prior to the meeting.

VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. **Council**
2. **Mayor**
 - Appointment of Planning Commission Members**
 - Appointment of Parks Board Members**
3. **City Manager**

IX. ADJOURN

**City Council Agenda Packet is available at the following link:
<http://ridgefieldwa.iqm2.com/Citizens/>**

City of Ridgefield
Claims Payment Report
For Approval on: December 19, 2019

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ACCELA INC.	2779	INV-ACC49604	Public Works	ACH Web Payments	1,417.00
ACCELA INC. Total					1,417.00
ACCELA INC. - EPAY	3386	191221926	Public Works	Cust. Web Ach Fees - Nov. 2019	335.16
ACCELA INC. - EPAY Total					335.16
ACCURATE AUTOMOTIVE	9	4422	Public Safety	PD Vehicle Maint.	432.95
ACCURATE AUTOMOTIVE Total					432.95
AIRGAS USA LLC	17	9095036652	Genl Govt/Facilities	Acetylene Cyl Rental	7.34
			Public Works	Acetylene Cyl Rental	113.19
AIRGAS USA LLC Total					120.53
Alt John	UB*00280	(blank)	Genl Govt/Facilities	Refund Check 007585-001 2036 N 8th Way	95.60
Alt John Total					95.60
ARAMARK UNIFORM SERVICES	32	864252563	Genl Govt/Facilities	City Hall Floor Mats	7.09
				CDD/PW/FIN Floor Mats	0.61
			Public Safety	PD Floor Mats	4.47
			Public Works	CDD/PW/FIN Floor Mats	3.30
			Community Development	CDD/PW/FIN Floor Mats	3.92
		864272133	Genl Govt/Facilities	PW Uniforms and Floor Mats	2.83
			Public Works	PW Uniforms and Floor Mats	53.48
		864262334	Genl Govt/Facilities	PW Floor Mats	1.69
				PW Uniforms	1.14
			Public Works	PW Floor Mats	26.03
				PW Uniforms	27.45
		864272134	Genl Govt/Facilities	Floor Mats - City Hall/PW/CDD/PD	7.70
			Public Safety	Floor Mats - City Hall/PW/CDD/PD	4.47
			Public Works	Floor Mats - City Hall/PW/CDD/PD	3.30
			Community Development	Floor Mats - City Hall/PW/CDD/PD	3.92
		864252562	Genl Govt/Facilities	PW Floor Mats	1.69
				PW Uniforms	1.14
			Public Works	PW Floor Mats	26.03
				PW Uniforms	27.45
		864262335	Genl Govt/Facilities	City Hall Floor Mats	7.09
				CDD/PW/FIN Floor Mats	0.61
			Public Safety	PD Floor Mats	4.47
			Public Works	CDD/PW/FIN Floor Mats	3.30
			Community Development	CDD/PW/FIN Floor Mats	3.92
ARAMARK UNIFORM SERVICES Total					227.10
Arambul John	UB*00285	(blank)	Genl Govt/Facilities	Refund Check 007865-000 1604 S 24th Pl	200.00
Arambul John Total					200.00
Ardizzone Jerry	UB*00273	(blank)	Genl Govt/Facilities	Refund Check 005369-002 309 N 33Rd Ct	121.05

Attachment: December 19, 2019 - Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: December 19, 2019

Ardizzone Jerry Total					121.05
ASSOCIATION OF WASHINGTON CITIES	41	77887	Council	Elected Official Essentials - Lindsay	45.00
ASSOCIATION OF WASHINGTON CITIES Total					45.00
ATLAS PLUMBING CONTRACTORS	2857	2857-20191219	Genl Govt/Facilities	Abrams Prk. Refundable Dep.	200.00
ATLAS PLUMBING CONTRACTORS Total					200.00
BLUEFIN PAYMENT SYSTEMS	2827	2827-20191219	Public Works	Citizen Pmt. Fees - Nov. 2019	30.10
BLUEFIN PAYMENT SYSTEMS Total					30.10
Cage Stacey	UB*00272	(blank)	Genl Govt/Facilities	Refund Check 005352-000 811 Pioneer St	67.01
Cage Stacey Total					67.01
CFM STRATEGIC COMMUNICATIONS INC.	2551	25292	Genl Govt/Facilities	Nov 2019 Lobbyist	5,200.00
CFM STRATEGIC COMMUNICATIONS INC. Total					5,200.00
CITIES DIGITAL INC.	3382	47439	Information Technology	Laserfiche Prof. Services	2,686.25
		47434	Community Development	CDD Scanning	1,091.89
CITIES DIGITAL INC. Total					3,778.14
CITY OF CAMAS	93	139476	Public Safety	EVOC Training - PD	469.00
CITY OF CAMAS Total					469.00
CITY OF RIDGEFIELD	95	PLZ-19-0146	Parks	Boyse Project	500.00
CITY OF RIDGEFIELD Total					500.00
CLARK COUNTY TREASURERS OFFICE	554	SIF201911	Genl Govt/Facilities	School Impact Fees	284,280.00
CLARK COUNTY TREASURERS OFFICE Total					284,280.00
CLARK PUBLIC UTILITIES	110	7206-456-1-20191219	Public Safety	116 N Main Avenue	210.30
		7206-555-0-20191219	Public Works	109 W Division St - Electricity	225.65
		7206-694-7-20191219	Public Works	255 S 56th Pl - Electricity	607.55
		7206-644-2-20191219	Public Works	City Park/Water Well	2,808.04
		7206-580-8-20191219	Public Works	301 N 3rd Ave	42.64
			Community Development	301 N 3rd Ave	42.63
		7206-605-3-20191219	Public Works	N 1st Cir & N 65th Ave - Park & Ride	77.35
		7207-402-4-20191219	Public Works	1504 NW Intertie 3 - Water	675.80
		7124-838-9-20191219	Public Works	Overlook Park - Electricity	89.68
		7206-578-2-20191219	Genl Govt/Facilities	230 Pioneer Ave	147.30
		7448-94-1-20191219	Public Works	N 35th Ave and Pioneer St	34.15
				N 35th and Pioneer St.	34.14
		7126-408-9-20191219	Public Works	2300 N 3rd Way Bellwood Trail Lights	34.26
		7206-648-3-20191219	Public Works	Municipal Lighting Lease	7,614.30
		7207-401-6-20191219	Public Works	800 NE 264 St Intertie 1 - Water	613.05
		7206-643-3-20191219	Public Works	400 N Abrams Park Rd	1,344.95
		7206-645-9-20191219	Public Works	N Abrams Park/E Division	183.21
		7453-365-4-20191219	Public Works	535 N Abrams Park Rd.	48.07
		7122-944-7-20191219	Public Works	512 N Allen Dr - Electricity	26.83
		7207-403-2-2019-1219	Public Works	911 N 65th Ave Intertie 2 - Water	101.34
		7503-626-9-20191219	Public Works	337 S Royal Rd.	70.90
		7206-552-7-20191219	Public Works	214 S Riverview Dr	290.79
		7122-942-1-20191219	Public Works	3701 N 3rd Cir - Electricity	26.91

Attachment: December 19, 2019 - Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: December 19, 2019

CLARK PUBLIC UTILITIES	110	7123-806-7-20191219	Public Works	Pioneer St. & Gee Creek Loop - Electricity	27.16
CLARK PUBLIC UTILITIES Total					15,377.00
CLARK REGIONAL WASTEWATER DISTRICT	741	032664-000-20191219	Public Works	301 N 3rd Ave CDD - Sewer	25.08
			Community Development	301 N 3rd Ave CDD - Sewer	25.07
		032695-000-20191219	Genl Govt/Facilities	109 W Division WWTP - Sewer	113.76
			Public Works	109 W Division WWTP - Sewer	113.75
		032899-000-20191219	Public Works	Abrams Park Former Mgr House - Sewer	43.43
		032895-000-20191219	Public Works	Abrams Park Restrooms - Sewer	74.01
		032752-000-20191219	Genl Govt/Facilities	230 Pioneer St City Hall - Sewer	103.97
		035480-000-20191219	Public Works	255 S 56th Pl Well & Reservoir - Sewer	40.03
		032894-000-20191219	Public Works	Abrams Park Kitchen - Sewer	145.56
		032712-000-20191219	Public Safety	116 N Main Ave PD - Sewer	47.09
CLARK REGIONAL WASTEWATER DISTRICT Total					731.75
CLEARGOV INC.	3109	INV-0735	Information Technology	Clear Gov Sub. - 2020	3,794.00
CLEARGOV INC. Total					3,794.00
COBALT COMMUNITY RESEARCH LLC	2380	1084	Genl Govt/Facilities	Community Surevey - 2019	8,493.00
COBALT COMMUNITY RESEARCH LLC Total					8,493.00
COLUMBIA RESOURCE COMPANY	114	25969	Public Works	Street Roadkill Disposal	17.30
		26277	Public Works	Street Roadkill Disposal	15.32
COLUMBIA RESOURCE COMPANY Total					32.62
COLUMBIAN PUBLISHING	116	17619	Genl Govt/Facilities	1SAT - Hometown Ad	600.00
		17808	Genl Govt/Facilities	CDD/WTR/STM/GEN Advertisements	46.80
			Public Works	CDD/WTR/STM/GEN Advertisements	90.00
			Community Development	CDD/WTR/STM/GEN Advertisements	158.40
		17396	Community Development	Type II Land Use - Pioneer Villa	109.80
		17965	Community Development	CDD Advertisements	214.20
COLUMBIAN PUBLISHING Total					1,219.20
COMCAST	2271	2271-20191219	Genl Govt/Facilities	Internet Services - City Hall	302.91
COMCAST Total					302.91
COMCAST BUSINESS	1666	91364075	Genl Govt/Facilities	Internet Services - 230 Pioneer St. - Nov. 2019	370.33
		89790663	Genl Govt/Facilities	Internet Services - 230 Pioneer St. - Oct. 2019	370.33
COMCAST BUSINESS Total					740.66
COMDATA NETWORK INC.	1101	20319923	Genl Govt/Facilities	Fuel PW - XN173 - 11/16/2019-11/30/2019	100.57
			Public Works	Fuel PW - XN173 - 11/16/2019-11/30/2019	1,550.92
			Community Development	Fuel CDD - XN173 - 11/16/2019-11/30/2019	305.72
		20319934	Public Safety	Fuel PD - XN795 - 11/16/2019-11/30/2019	989.89
COMDATA NETWORK INC. Total					2,947.10
CONSERVATION TECHNIX INC.	1821	875	Public Works	Ridgefield Parks & Rec Plan Updates	1,809.56
CONSERVATION TECHNIX INC. Total					1,809.56
COOK SECURITY GROUP	2268	737812	Genl Govt/Facilities	City Hall Alarm Monitoring 12/2019-11/2020	390.24
COOK SECURITY GROUP Total					390.24
DAVID M. COREY	530	3410	Public Safety	Post Offer Eval. - Morgan	420.00
DAVID M. COREY Total					420.00

Attachment: December 19, 2019 - Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: December 19, 2019

DEPARTMENT OF LICENSING - CPL	154	RG0000391-2019	Genl Govt/Facilities	CPL Fees - McCormack	18.00
DEPARTMENT OF LICENSING - CPL Total					18.00
DICK'S TIRE FACTORY	158	D45259	Genl Govt/Facilities	Tires - Webberly 2016 GMC	2.00
			Public Works	Tires - Webberly 2016 GMC	18.00
DICK'S TIRE FACTORY Total					20.00
DR Horton Inc	UB*00276	(blank)	Genl Govt/Facilities	Refund Check 007991-070 Hydrant Meter S 2042 Taverner Dr	580.18
DR Horton Inc Total					580.18
E2 LAND USE PLANNING SERVICES LLC	485	0485-20191219	Community Development	Planning Consulting Serv. - Oct-Nov 2019	12,137.38
E2 LAND USE PLANNING SERVICES LLC Total					12,137.38
EFFICIENT COMMUNICATION SOLUTIONS	2126	25844	Community Development	Phone for CDD Temp	330.58
EFFICIENT COMMUNICATION SOLUTIONS Total					330.58
ELCOR INC	2081	MSP-12111	Public Safety	IT Services - Nov. 2019	1,548.58
			Public Works	IT Services - Nov. 2019	1,328.69
			Community Development	IT Services - Nov. 2019	1,376.51
			Information Technology	IT Services - Nov. 2019	2,972.91
		12183	Public Safety	Computer Equip - PD/Admin/CDD/Grant	31.21
			Public Works	Computer Equip - PD/Admin/CDD/Grant	10.92
			Community Development	Computer Equip - PD/Admin/CDD/Grant	26.66
			Information Technology	Computer Equip - PD/Admin/CDD/Grant	30.04
ELCOR INC Total					7,325.52
Forsberg Jon	UB*00275	(blank)	Genl Govt/Facilities	Refund Check 005621-006 101 Elm St	84.60
Forsberg Jon Total					84.60
Fuller Shawna	UB*00284	(blank)	Genl Govt/Facilities	Refund Check 011416-000 55 N 41st Pl	709.96
Fuller Shawna Total					709.96
Galvin Rian	UB*00271	(blank)	Genl Govt/Facilities	Refund Check 009526-000 1719 S Sevier Rd	85.89
Galvin Rian Total					85.89
GISI MARKETING GROUP	2811	153353	Public Works	Utility Calendar Postcards	558.26
		153352	Genl Govt/Facilities	1SAT - Handbills - Lazy Days	379.40
GISI MARKETING GROUP Total					937.66
H.D. FOWLER COMPANY	2036	I5301946	Public Works	Water Oper. Supp.	996.11
		I5341013	Public Works	Water Meters	1,839.95
H.D. FOWLER COMPANY Total					2,836.06
HARRY'S LAWN AND POWER EQUIPMENT	214	172252	Public Works	Water/Streets/Parks/Storm Equip Maint.	471.52
		171965	Public Works	Streets/Parks Equip. Maint.	83.93
		172253	Public Works	Parks/Streets Equip	580.98
HARRY'S LAWN AND POWER EQUIPMENT Total					1,136.43
HOME DEPOT CREDIT CARD SERVICES	1805	5043051	Public Works	Abrams Prk. Fireplace Supp.	198.66
HOME DEPOT CREDIT CARD SERVICES Total					198.66
HONEY BUCKETS	223	551346869	Genl Govt/Facilities	1SAT Hometown Port-a-Potties	335.00
		551346868	Public Works	Davis Park Port-a-Potty	298.00
HONEY BUCKETS Total					633.00
IMAGINEERING GRAHICS INC	234	19409	Genl Govt/Facilities	Correction Notices	18.11
			Public Works	Correction Notices	279.33

Attachment: December 19, 2019 - Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: December 19, 2019

IMAGINEERING GRAHICS INC	234	19408	Community Development	Cert. Of Occupancy	218.35
IMAGINEERING GRAHICS INC Total					515.79
INSTANT IMPRINTS CASCADE PARK	2371	50255	Human Resources	Service Awards/Emp. Relations	399.98
INSTANT IMPRINTS CASCADE PARK Total					399.98
INTERMEDIA.NET INC	2187	1912165110	Information Technology	Voice Service - Nov 2019	86.64
INTERMEDIA.NET INC Total					86.64
J2 BLUE PRINT SUPPLY	243	AR77677	Genl Govt/Facilities	1SAT - Hometown Kids Crafts	384.71
J2 BLUE PRINT SUPPLY Total					384.71
JANEAN Z PARKER	2199	64	Public Works	Legal Services - Nov. 2019	50.00
			Community Development	Legal Services - Nov. 2019	2,700.00
			Legal	Legal Services - Nov. 2019	2,650.00
JANEAN Z PARKER Total					5,400.00
KENYON DISEND PLLC	1746	189573	Community Development	Prof. Attorney Svcs. - Comp Plan Appeal	521.50
KENYON DISEND PLLC Total					521.50
KILLA BITES INC.	3090	1921	Council	Counselor Taylor Farewell	308.94
KILLA BITES INC. Total					308.94
L.N. CURTIS AND SONS	3075	INV338169	Public Safety	PD Uniforms - Siem	72.41
		INV340047	Public Safety	PD Uniforms - Doriot	54.74
		INV340596	Public Safety	PD Uniforms - King	16.26
L.N. CURTIS AND SONS Total					143.41
Lamew James & Mary	UB*00283	(blank)	Genl Govt/Facilities	Refund Check 005401-000 1101 S Sunset Ln	109.72
Lamew James & Mary Total					109.72
LANGUAGE LINE SERVICES INC.	3122	4702178	Judicial	Interpretation Services	14.10
LANGUAGE LINE SERVICES INC. Total					14.10
LARCH CORRECTIONS CENTER	2088	LCC1911.805	Public Works	Parks Clean Up	251.92
LARCH CORRECTIONS CENTER Total					251.92
Lillie Richard and Kirstin	UB*00278	(blank)	Genl Govt/Facilities	Refund Check 011212-000 2790 S Red Tail Loop	26.25
Lillie Richard and Kirstin Total					26.25
LINKO TECHNOLOGY INC.	3337	6493	Genl Govt/Facilities	Web Tests - Nov. 2019	(1.51)
			Public Works	Web Tests - Nov. 2019	19.51
LINKO TECHNOLOGY INC. Total					18.00
M JULIETA RUBIO ROMERO	2164	2164-20191219	Genl Govt/Facilities	X-Mas Decor Reimb. - Rubio	108.40
M JULIETA RUBIO ROMERO Total					108.40
M.S. MARTIN ENTERPRISES INC.	3431	1857	Genl Govt/Facilities	PD Radar Trailer Part	(50.98)
			Public Safety	PD Radar Trailer Part	657.98
M.S. MARTIN ENTERPRISES INC. Total					607.00
MARIUS L MALATTIA	1817	132	Community Development	Design Reviews - Nov 2019	1,595.00
MARIUS L MALATTIA Total					1,595.00
MARTA L. OCHOA-RUTHERFORD	3396	311	Judicial	Intrepreting Services	130.00
		310	Judicial	Intrepreting Services	130.00
MARTA L. OCHOA-RUTHERFORD Total					260.00
McGraw Brandon	UB*00279	(blank)	Genl Govt/Facilities	Refund Check 009939-001 274 N 34th Ct	77.77
McGraw Brandon Total					77.77

Attachment: December 19, 2019 - Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: December 19, 2019

MIKE VENNE	2982	2982-20191219	Genl Govt/Facilities	Pesticide Online Training Reimb. - Venne	15.00
			Public Works	Pesticide Online Training Reimb. - Venne	135.00
		2982-20191219-B	Genl Govt/Facilities	Reimb. for CDL Compliance	29.12
			Public Works	Reimb. for CDL Compliance	262.04
MIKE VENNE Total					441.16
MINERT AND ASSOCIATES INC.	981	298500	Genl Govt/Facilities	DOT Screening - Brunson/Strickler	2.70
			Public Works	DOT Screening - Brunson/Strickler	155.30
MINERT AND ASSOCIATES INC. Total					158.00
MINUTEMAN PRESS	1432	2043	Council	Name Badges - Council	30.40
		86936	Community Development	CDD Stamp	125.15
MINUTEMAN PRESS Total					155.55
MJB CONSULTING INC	3117	1873	Genl Govt/Facilities	State Lobbyist - Nov. 2019	2,500.00
MJB CONSULTING INC Total					2,500.00
MUNICIPAL CODE CORP.	1185	337188	Genl Govt/Facilities	Codification	275.00
MUNICIPAL CODE CORP. Total					275.00
NAPA AUTO PARTS	498	153416	Public Works	Sweeper Maint.	49.42
		153354	Genl Govt/Facilities	PW Shop Supplies	2.36
			Public Works	PW Shop Supplies	36.42
		153707	Public Works	Street Sweeper Maintenance	32.86
		154453	Public Works	Vehic. Maint. - Bolling	61.96
NAPA AUTO PARTS Total					183.02
NORTHSTAR CHEMICAL INC.	1019	158514	Public Works	Sodium Hypochlorite	868.28
		158515	Public Works	Sodium Hypochlorite	868.28
NORTHSTAR CHEMICAL INC. Total					1,736.56
NORTHWEST NATURAL GAS	315	8578-7-20191219	Public Works	PW Shop - Natural Gas	253.47
		1000591-6-20191219	Public Safety	Police Department - Natural Gas	57.06
		8817-9-20191219	Genl Govt/Facilities	City Hall - Natural Gas	181.19
NORTHWEST NATURAL GAS Total					491.72
ONE CALL CONCEPTS	326	9119091	Public Works	Excavation Notif./Modem Ticket Delivery - Nov 2019	200.64
ONE CALL CONCEPTS Total					200.64
ON-HOLD CONCEPTS INC	2217	497773	Information Technology	On Hold Music Services	24.95
ON-HOLD CONCEPTS INC Total					24.95
OTAK INC.	1787	121900003	Public Works	RORC Phase 2 & Hillhurst Rd.	1,410.75
OTAK INC. Total					1,410.75
OWEN EQUIPMENT COMPANY	916	192734	Public Works	Street Sweeper Maintenance	338.31
OWEN EQUIPMENT COMPANY Total					338.31
PARKROSE HARDWARE	3104	J35636/S	Genl Govt/Facilities	PW Oper. Supp. - Gloves - Webberly	1.42
				PW Oper. Supp. - Gloves - Krebser	2.12
				PW Oper. Supp. - Gloves - Melroy	0.71
				PW Oper. Supp. - Gloves - Arends	2.12
				PW Oper. Supp. - Gloves - Johnson	0.71
				PW Oper. Supp. - Gloves - Venne	1.42
				PW Oper. Supp. - Gloves - Kauffman	2.12

Attachment: December 19, 2019 - Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: December 19, 2019

PARKROSE HARDWARE	3104	J35636/S	Public Works	PW Oper. Supp. - Gloves - Webberly	12.66
				PW Oper. Supp. - Gloves - Krebser	11.96
				PW Oper. Supp. - Gloves - Melroy	13.37
				PW Oper. Supp. - Gloves - Arends	11.96
				PW Oper. Supp. - Gloves - Johnson	13.37
				PW Oper. Supp. - Gloves - Venne	12.67
				PW Oper. Supp. - Gloves - Kauffman	11.96
PARKROSE HARDWARE Total					98.57
PATRICK HILDRETH BRAND AND DESIGN	2372	1549	Genl Govt/Facilities	Prof. Design & Web Maintenance	1,550.00
PATRICK HILDRETH BRAND AND DESIGN Total					1,550.00
PBS ENGINEERING AND ENVIRONMENTAL	342	0071272.000-17	Community Development	Developer Plan Review - Oct 2019	7,030.00
PBS ENGINEERING AND ENVIRONMENTAL Total					7,030.00
PIONEER PEST MANAGEMENT	2040	329986	Public Safety	Pest Management - PD	107.32
PIONEER PEST MANAGEMENT Total					107.32
PITNEY BOWES	341	3310129419	Genl Govt/Facilities	Postage Machine Lease - 3rd Qtr. 2019	466.77
PITNEY BOWES Total					466.77
PNWS-AWWA	1070	3686	Public Works	WWCU Dues 2020	250.00
PNWS-AWWA Total					250.00
POLICE EXECUTIVE RESEARCH FORUM	3432	1241	Public Safety	PERF Dues 2020	200.00
POLICE EXECUTIVE RESEARCH FORUM Total					200.00
POWER DMS INC.	2473	32234	Public Safety	PD Records Mgmt 2020 renewal-WA Sales Tax only	273.87
POWER DMS INC. Total					273.87
PROFORCE LAW ENFORCEMENT	1014	394147	Public Safety	PD Tasers	3,076.57
PROFORCE LAW ENFORCEMENT Total					3,076.57
PURCHASE POWER	356	29844852	Genl Govt/Facilities	Postage	500.00
PURCHASE POWER Total					500.00
QUICK LANE TIRE AND AUTO CENTER	3050	413370	Public Safety	PD Vehicle Maint. - King	55.43
QUICK LANE TIRE AND AUTO CENTER Total					55.43
RICOH USA INC.	1662	103016520	Public Safety	PD Copie Lease	193.61
RICOH USA INC. Total					193.61
RIDGEFIELD LANDSCAPE PRODUCTS	3021	3021-20191219	Public Works	Streets Debris Dump	468.29
RIDGEFIELD LANDSCAPE PRODUCTS Total					468.29
Rotschy Inc.	UB*00282	(blank)	Genl Govt/Facilities	Refund Check 011016-003 Hydrant Meter	3,230.13
Rotschy Inc. Total					3,230.13
SHANNON SCHICK	3430	1	Public Safety	PD Seasonal Decor	216.80
SHANNON SCHICK Total					216.80
SHRED-IT US JV LLC	2274	8128681992	Genl Govt/Facilities	Secure Shredding - RACC	1.00
			Public Works	Secure Shredding - RACC	15.64
			Community Development	Secure Shredding - RACC	16.64
		8128681991	Public Safety	Secure Shredding - PD	33.28
		8128681993	Genl Govt/Facilities	Secure Shredding - City Hall	40.95
SHRED-IT US JV LLC Total					107.51
SKAMANIA COUNTY SHERIFF'S OFFICE	1554	1554-20191219	Public Safety	Jail Beds Oct. 2019	660.00

Attachment: December 19, 2019 - Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: December 19, 2019

SKAMANIA COUNTY SHERIFF'S OFFICE Total					660.00	
SMARSH	2550	INV00565202	Information Technology	Social Media & Email Archiving	20.88	
SMARSH Total					20.88	
STAPLES CONTRACT & COMMERCIAL INC	2884	8056655656	Genl Govt/Facilities	Staples	237.79	
			Public Works	Staples	139.11	
			Community Development	Staples	404.56	
			Finance	Staples	11.95	
STAPLES CONTRACT & COMMERCIAL INC Total					793.41	
STATE OF WASHINGTON DEPARTMENT OF REVENUE	156	0-011-529-269	Genl Govt/Facilities	Nov 2019 B&O and Excise Tax	1,011.12	
			Public Works	Nov 2019 B&O and Excise Tax	15,565.39	
STATE OF WASHINGTON DEPARTMENT OF REVENUE Total					16,576.51	
TAC 1 SYSTEMS	1634	SI-008284	Genl Govt/Facilities	Radio Parts	(16.84)	
			Public Safety	Radio Parts	217.34	
TAC 1 SYSTEMS Total					200.50	
THE PARR COMPANY	964	26482112	Genl Govt/Facilities	X-Mas Tree	32.52	
		26480924	Public Works	Abrams Park Fireplace	350.89	
		26482041	Genl Govt/Facilities	X-Mas Tree	282.90	
		26481296	Public Works	Storm Supplies	18.87	
THE PARR COMPANY Total					685.18	
TRAFFIC SAFETY SUPPLY	432	INV021370	Genl Govt/Facilities	Surveyors Vests - Weichman	7.55	
			Public Works	Surveyors Vests - Weichman	15.11	
				Surveyors Vests - Williams	37.77	
			Community Development	Surveyors Vests - Weichman	52.87	
				Surveyors Vests - Williams	37.77	
					(3.93)	
		INV020690	Genl Govt/Facilities	Street Signs	50.73	
			Public Works	Street Signs	(77.17)	
		INV020693	Genl Govt/Facilities	Street Signs	995.92	
			Public Works	Street Signs	(7.43)	
		INV020405	Genl Govt/Facilities	Street Signs	95.93	
			Public Works	Street Signs		
TRAFFIC SAFETY SUPPLY Total					1,205.12	
VERIZON WIRELESS	452	9843126538	Genl Govt/Facilities	PW Cell Phones & 2 iPads	65.83	
				PW Director iPad	5.48	
				Julie iPad	36.39	
			Public Safety	PD Chief iPad	36.43	
				PD Cell Phones	1,026.95	
				PW Cell Phones & 2 iPads	1,015.08	
			Public Works	PW Director iPad	23.59	
				Finance Director iPad	36.43	
				CDD Cell Phones	551.53	
			Community Development	CDD Director iPad	36.42	
				PW Director iPad	7.29	
			Council	Council iPads	297.29	

Attachment: December 19, 2019 - Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: December 19, 2019

VERIZON WIRELESS	452	9843126538	Executive	City Manager iPad	36.42
			Administration	Deputy City Manager iPad	36.42
		9843126539	Public Works	Street Comm. - Nov. 2019	100.04
VERIZON WIRELESS Total					3,311.59
WABO	1024	MEMBER 2020	Community Development	WABO Membership Renewal - Perry	95.00
WABO Total					95.00
Washburn Courtney & Jorden	UB*00277	(blank)	Genl Govt/Facilities	Refund Check 011528-000 60 N 41st Pl	73.28
Washburn Courtney & Jorden Total					73.28
WASHINGTON STATE PATROL	463	I20003482	Genl Govt/Facilities	Background Checks - CPL	79.50
WASHINGTON STATE PATROL Total					79.50
WATKINS TRACTOR & SUPPLY CO.	3423	306621	Public Works	Stand on Mower & Mulch Kit	7,391.91
WATKINS TRACTOR & SUPPLY CO. Total					7,391.91
Watson Sarah & David	UB*00281	(blank)	Genl Govt/Facilities	Refund Check 005606-000 111 Northridge Dr	83.68
Watson Sarah & David Total					83.68
Wave Broadband	UB*00274	(blank)	Genl Govt/Facilities	Refund Check 012591-000 Hydrant Meter N 3rd and Simon	431.80
Wave Broadband Total					431.80
Wells Fargo	1681	201911-2960	Finance	Kirk Johnson - Visa	949.42
		201911-8764	Administration	Lee Knottnerus - Visa	772.39
		201911-7229	Administration	Tracy Blehm - Visa	1,744.35
		201911-5494	Administration	Jessica Kipp - Visa	1,654.85
		201911-4056	Administration	Julie Ferriss - Visa	876.70
		201911-8989	Public Safety	John Brooks - Visa	529.23
		201911-9760	Public Safety	Sandra Steelehoots - Visa	390.95
		201911-3663	Community Development	Louisa Garbo - Visa	(11.91)
		201911-1889	Executive	Steve Stuart - Visa	542.09
		201911-8453	Public Works	Bryan Kast - Visa	278.32
		201911-1133	Public Works	Scott Brunson - Visa	415.71
		201911-4015	Public Works	Tad Arends - Visa	894.56
Wells Fargo Total					9,036.66
WILCO FARM STORE	655	707323	Public Works	Parks Oper. Supp.	20.59
WILCO FARM STORE Total					20.59
Grand Total					438,045.87

Attachment: December 19, 2019 - Claims Report (Approval of Claims And/Or Payroll)



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

December 5, 2019

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL

Attendee Name	Title	Status	Arrived
Ron Onslow	Councilor	Present	
David Taylor	Councilor	Present	
Lee Wells	Councilor	Present	
Don Stose	Mayor	Present	
Darren Wertz	Councilor	Present	
Sandra Day	Councilor	Present	
Jen Lindsay	Councilor	Present	

LATE CHANGES TO THE AGENDA

Move: Appointment to the Clark County Arts Commission after II. Public Comment

Move: Presentation - Master Fee Schedule after VIII. Public Comment

PUBLIC COMMENT

Bart Brynestad - Builder

Spoke in regard to Ordinance No. 1304 - Employment Zone Initiative Program

APPOINTMENT TO THE CLARK COUNTY ARTS COMMISSION

1. Appointment of John Knoten to the Clark County Arts Commission

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

OATH OF OFFICE FOR SERGEANT JASON FERRISS - JOHN BROOKS, POLICE CHIEF

Attachment: 12-05-2019 (Approval of Minutes)

CONSENT AGENDA - MOTION TO APPROVE AS AMENDED

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

1. Approval of Claims And/Or Payroll
2. Approval of Minutes from the November 21, 2019 Meeting
3. Approval of City Manager's 2019-2020 Initiatives

BUSINESS

1. **Second Reading of Ordinance No. 1304 - Employment Zone Initiative Program - Louisa Garbo, Community Development Director**

The Ridgefield City Council recently adopted a code amendment to permit Computer and Electronic Manufacturing, a high-employment use, in the Employment zone. The intent of this amendment was to achieve economic development goals and increase the number of jobs with higher wages in the city. The code amendment established zoning groundwork for an economic development incentive program.

City Council conducted discussion.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1304 AS PRESENTED.

RESULT:	ADOPTED [5 TO 2]
MOVER:	Darren Wertz, Councilor
SECONDER:	Jen Lindsay, Councilor
AYES:	Taylor, Stose, Wertz, Day, Lindsay
NAYS:	Onslow, Wells

2. **Motion - Approval of Royal Terrace II Final Plat**

The Ridgefield Hearing Examiner approved the preliminary plat for Cloverhill Planned Unit Development on April 11, 2017. Council approved the Royal Terrace (formerly Cloverhill Phase 5A/5B) final plat on April 11, 2019. The subject final plat, Royal Terrace II, was formerly known as Cloverhill Phase 5C. The plat is also subject to the July 27, 2017 development agreement made between the City of Ridgefield (Grantee) and Robert A. Royle, LLC, ELRO LLC, Estate of Robert Royle and Lionel Royle, Kenneth A. Royle, Lucille E. Hollis, Margaret L. Svir, Marcella R. Sather, and Fortress Enterprises, Inc. (Grantors). The applicant proposes to subdivide a 4.39-acre site into 16 single-family detached residential lots. The lots range from 9,985 square feet (Lot 335) to 15,841 square feet (Lot 333), consistent with the lot size approved through the Cloverhill preliminary PUD process. The average lot size is 11,197 square feet.

City Council discussion.

MOTION: MOVED TO APPROVED ROYAL TERRACE II FINAL PLAT WITH CONDITIONS.

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

PUBLIC HEARING/BUSINESS

1. Continuation of Public Hearing and Second Reading of Ordinance No. 1303 - Gress Petition to Annex - Louisa Garbo, Community Development Director

Richard Gress, representing Ridgefield 45th Ave LLC, owns the property located at 607 S Royle Road. The Gress property is within the Ridgefield Urban Growth Area (UGA). The western half of the adjacent S Royle Road right-of-way is part of the UGA, and the eastern half of the adjacent S Royle Road right-of-way is in the Ridgefield city limits. Therefore, the combined area of the Gress property and adjacent half-width right-of-way is contiguous with the Ridgefield city limits and eligible for annexation. The current Clark County zoning of the property is Single-Family Residential (R1-6), with the Urban Holding - 10 (UH-10) overlay. The 2016 Ridgefield Urban Area Comprehensive Plan designation is Urban Medium Density Residential (UM). Per the 45th and Pioneer Subarea Plan and the Gee Creek Plateau Subarea Plan, the conceptual zoning for the property is Residential Medium Density - 16 (RMD-16) with a mixed-use overlay on the eastern portion of the property adjacent to S Royle Road. Per RDC 18.220.015.B, the city shall designate all newly annexed lands designated for urban medium density residential as RMD-16.

Mayor Stose Opened Public Hearing: 7:26PM.

Richard Gress - Applicant

Had good conversations with the Jones family

Request that City Council continue the public hearing until next City Council meeting

Mayor Stose announced that Public Hearing will stay open until December 19th meeting.

2. Public Hearing and First Reading of Ordinance No. 1305 - 2019 Comprehensive Plan Amendment - Louisa Garbo, Community Development Director

The City is proposing two annual amendments to the Ridgefield Urban Area Comprehensive Plan (RUACP). The first amendment is to amend the land use designation on a property (Assessor's Parcel #213784000/607) located in the City Urban Growth Area from Urban Medium (UM) to Urban Medium (UM) on 60% of the subject property and General Commercial (GC) on 40% of the property. The second amendment is to amend Chapter 8 "Transportation" of RUACP by removing the Traffic Impact Fee (TIF) information to a TIF program ordinance. On November 6, 2019, the Planning Commission conducted a public hearing on the proposed amendments to the RUACP. No members in the public spoke on the proposed amendment. Planning Commission voted unanimously in favor of forwarding the amendments to Council as proposed.

Mayor Opened Public Hearing: 7:30PM

Richard Gress - Applicant

Spoke in agreement of the proposed Ordinance

Mayor Closed Public Hearing: 7:31PM

First reading conducted.

3. Public Hearing and First Reading of Ordinance No. 1306 - Gress Property Zone Change and Urban Holding Removal - Louisa Garbo, Community Development Director

On October 29, 2019, the City received a zone change application for 607 S Royle Road related to the Gress Annexation project and proposed 2019 Comprehensive Plan Amendment. Following annexation of 607 S Royle Road and an initial city zoning designation of Residential Medium Density - 16, the applicant proposes to change the zoning designation on the parcel to include both RMD-16 on the western 60 percent of the parcel and Commercial Community Business on the eastern 40 percent of the parcel.

Mayor Opened the Hearing: 7:32PM

No testimony received.

Mayor Closed the Hearing: 7:32PM

First reading conducted.

PUBLIC COMMENT

Joe Melroy - Port Commissioner
Spoke in regard to the upcoming legislative session.

PRESENTATION

1. Master Fee Schedule Study

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Day - Attended Big Paddle planning meeting.
Council Member Lindsay - Met with District 18 legislator, Brandon Vick.
Council Member Wertz - Attended groundbreaking for Columbia Credit Union.
Council Member Wells - Attended Port of Ridgefield meeting.
Council Member Taylor - Thanked everyone that came out tonight to celebrate.
Council Member Onslow - Attended groundbreaking ceremony for Columbia Credit Union.

Mayor

Hometown celebration and opening of the store this Saturday.

City Manager

City Manager Steve Stuart - Big celebration this weekend with opening of Rosauers and hometown celebration in downtown. N Main Avenue project update.
Community Development Director Louisa Garbo - Community Development report provided.
Finance Director Kirk Johnson - 2020 budget books are out and available per request.
Deputy City Manager Lee Knottnerus - Hometown Celebration update.

ADJOURN - [8:12 PM](#)

Julie Ferriss, City Clerk

Don Stose, Mayor

Exhibit "A"**December 19, 2019 Utility Account Write Off of Uncollectible Balance**

Account	Name	Bal Fwd	Water	Tax	Storm	Comments
005070-000		236.15	185.31	13.48	37.36	Sent to Collections 7/19/2018
005707-000		14.30	6.39	1.29	6.62	Low Balance
006984-000		201.31	153.91	8.10	39.30	Sent to Collections 6/8/2018
007845-000		155.75	129.27	5.05	21.43	Sent to Collections 4/20/2019
009087-000		13.33	9.91	0.79	2.63	Low Balance
009776-174		0.33	0.33	-	-	Low Balance
010143-000		82.62	59.23	4.74	18.65	Sent to Collections 6/8/2018
011023-000		20.53	15.23	1.22	4.08	Low Balance
		<u>724.32</u>	<u>559.58</u>	<u>34.67</u>	<u>130.07</u>	

Attachment: Collection Write-Off December 2019 (Declaring Certain Accounts as Uncollectible and Authorizing Write-Off)

UPDATED COLLECTION AGREEMENT FOR SOLID WASTE, RECYCLABLE MATERIALS AND YARD DEBRIS

THIS AGREEMENT is made and entered into this ____ day of _____, 2019, by and between the CITY OF RIDGEFIELD, a municipal corporation of the state of Washington (herein "City"), and WASTE CONNECTIONS OF WASHINGTON, INC., a Washington corporation (herein "Contractor"). This Agreement is effective as of January 1, 2020.

NOW, THEREFORE, in consideration of the mutual covenants and provisions contained herein, the parties hereto enter into this Agreement for curbside collection of residential and commercial solid waste and recyclable materials including yard debris.

1. **Exclusive Right.** The City hereby grants to Contractor the exclusive right during the term of this Agreement to collect, transport and dispose of all garbage and solid waste generated by residential and commercial customers and all commercial and residential recyclables, as "garbage" and/or "solid waste" are defined by City ordinance and the Comprehensive Solid Waste Plan of Clark County. This grant of exclusive right applies to all residences and commercial establishments within the municipal boundaries of the City of Ridgefield pursuant to the conditions, restrictions and covenants stated herein and is made pursuant to RMC 18.12 et seq. and 18.13 et seq. of the City of Ridgefield. Contractor acknowledges the City's obligation to the Clark County Solid Waste Management Plan of April 1994 (as updated in September, 2015), and the interlocal Agreement between the City and Clark County, dated August 18, 2015. The City may, in its sole discretion, enforce the exclusivity provisions of the Agreement against third-party violators, taking into account the cost of doing so and other factors. Contractor may independently enforce the exclusivity provisions of the Agreement against third-party violators, including, but not limited to, seeking injunctive relief and/or damages, and the City shall use good-faith efforts to cooperate in such enforcement actions brought by Contractor. The City shall use its best efforts to adopt ordinances, rules or regulations that have the effect of requiring third parties, including, without limitation, customers, to comply with the provisions of the Agreement, including, without limitation, the exclusive service rights granted to Contractor pursuant to the Agreement.

2. **Services.** In accordance with the terms and provisions of this Agreement, the Contractor shall provide to all residential and commercial customers within the City, a complete collection service for solid waste, recyclable materials and yard debris. Yard debris pick up and recyclable materials collection service are optional and are available by subscription and are to be provided on an every other week basis, alternating curbside recyclable materials collection one week and yard debris the next. Contractor shall furnish all skilled labor, equipment, materials and containers for residential and commercial solid waste services, yard debris and recyclable materials. In addition, Contractor will provide billing facilities, transportation facilities, and all other items necessary to the provision of services and operations detailed herein. To assist Contractor in providing collection services for solid waste and recyclable materials, City shall periodically furnish Contractor with a listing of new and terminated utility service customers. Uniform service and price will apply to all customers in the City of Ridgefield including any areas annexed during the term of this Agreement.

Within the first 90 days of the start of the contract the Contractor will provide all City residential customers with a roll cart for use in garbage service. Once delivery has taken place residential garbage service will be collected by an automated service truck.

Contractor and the City will negotiate in good faith to add services for the collection of Organics from residential and commercial customers. Upon reaching mutually agreeable terms for providing collection of Organics, Contractor and the City will add such services to this Agreement by signing a mutually agreeable amendment.

3. Definitions.

3.1 “*Bags*” means plastic sacks designed to store solid waste with sufficient wall strength to maintain physical integrity when lifted by the top. Total weight of a bag and its contents shall not exceed fifty (50) pounds per thirty (30) gallons of capacity.

3.2 “*Bulky Waste*” means cartons, boxes, crates, cans, appliances or other solid waste materials set out for collection and disposal as overflow to a customer's regular can, cart or other solid waste detachable collection service container.

3.3 “*Bundle*” means tree, shrub and brush trimmings or similar materials securely tied together forming an easily handled package not exceeding four (4) feet in length or fifty (50) pounds in weight.

3.4 “*Can*” means a receptacle with a maximum capacity of thirty-two (32) gallons, constructed of plastic or metal, and having a tight-fitting lid capable of preventing entrance into the container by vectors. The weight of a can and its contents shall not exceed seventy-five (75) pounds.

3.5 “*Cart*” means a plastic receptacle on wheels with handles and a tight-fitting cover, capable of being mechanically unloaded into collection vehicles operated by the Contractor in accordance with this Agreement. Carts shall not exceed 65 pounds per 32 gallons of nominal capacity (e.g., a 96-gallon cart would have a weight limit of 195 pounds).

3.6 “*City*” means the City of Ridgefield.

3.7 “*City Manager*” means the Ridgefield official responsible for various duties including the administration of this Agreement for the City.

3.8 “*Commercial*” means all classes of services other than those provided to residences.

3.9 “*Commingled Recyclable Materials*” means those Recyclable Materials as defined in 3.28 in Category One, below, mixed together in containers or receptacles for curbside collection by Contractor.

3.10 “*Compacted Solid Waste*” means solid waste that has been subject to prior consolidation and compaction such that its density exceeds 150 pounds per cubic yard prior to tender for pickup by Contractor.

3.11 “*Container*” means a receptacle with a capacity of between one cubic yard and eight cubic yards, constructed of material suitable to the City of Ridgefield, having lids of either metal or plastic capable of preventing entrance into the container by vectors.

3.12 “*County*” means Clark County, Washington.

3.13 “*Curbside*” refers to the 10-foot portion of right-of-way adjacent to paved or traveled City roadways (including alleys). Curbside collection shall be made at the street side or alley side at the Contractor’s sole discretion.

3.14 “*Customers*” includes all residential and commercial entities within the municipal boundaries of the City, for which the service herein memorialized is rendered.

3.15 “*Disposal Site*” means the Finley Buttes Landfill (through the Columbia Resource Company transfer system) or, in the alternative, the location where any final treatment, utilization, processing or deposit of recyclable materials and/or solid waste occurs. A solid waste disposal site (includes but is not limited to a sanitary landfill, transfer station, and waste processing/separation facilities) duly licensed, permitted or approved by all appropriate governmental bodies.

3.16 “*Drop Box*” means a receptacle with a capacity of between 10 cubic yards and 50 cubic yards, which may or may not have lids. Drop boxes must be physically removed from a customer’s premises for disposal and returned to the customer’s premises for further use.

3.17 “*Extra Material*” means material set out in addition to the customer’s subscribed service level.

3.18 “*Franchise fee*” means a fee levied on the Contractor by the City that is included in the rates.

3.19 “*Glass Bins*” means a Contractor owned and provided container suitable for household glass collection, storage and curbside placement of source separated glass for pick up by Contractor.

3.20 *Hazardous Waste*: “Hazardous Waste” under the Resource Conservation and Recovery Act, 42 U.S.C. Ch. 82 Sec. 69.01 et seq., as amended, or rules and regulations thereunder, or identified or defined as “extremely hazardous wastes” or as “dangerous wastes” under Chapters 70.105 or 70.105A RCW, or dangerous wastes as defined in WAC 173-303, or rules and regulations thereunder, or when applicable, as identified or defined as hazardous, toxic, or dangerous by ORS §§ 459.005 and 466.005.

3.21 “*HELICO Service*” means “Handicapped, Elderly and Low Income” and is a carry-out collection service provided at the HELICO/Lifeline rate to certain qualified residents, as defined by RMC 8.12.010, who are elderly or physically unable to move a receptacle (Can, Cart or Container) to the curb and who are eligible to receive USDA food stamps in accordance with federal, state and local law.

3.22 “*Jurisdictional Health Department*” means the Clark County Department of Health or its successor.

3.23 “*Landfill*” means a disposal facility or part of a facility at which solid waste is placed in or on land.

3.24 “*Loose Solid Waste*” means solid waste that has not been subject to prior consolidation and compaction such that its volume density is less than 150 pounds per cubic yard prior to tender for pickup by Contractor. NOTE: Loose material dumped into the Contractor's packer truck vehicle will be subject to the rates for non-compacted material even though the material may be subject to subsequent compaction in Contractor's vehicle. Solid waste exceeding 150 pounds per cubic yard is Compacted Solid Waste.

3.25 “*Minican*” means a receptacle with a maximum capacity of approximately twenty (20) gallons, constructed of plastic or metal, and having a tight-fitting lid capable of preventing entrance into the container by vectors. The weight of a can and its contents shall not exceed fifty (50) pounds.

3.26 “*Multiple Family Residence*” means any structure, housing two or more dwelling units that has consolidated collection services and billing.

3.27 “*Organics*” means any organic waste material that is source-separated for processing or composting, such as Yard Debris and food scraps generated by any Residential or Commercial customers.

3.28 “*Recyclable Materials*” consists of the following three categories and container location/designations:

3.28.1 Category One - Co-Mingled Cart/Mixed Recyclables:

- Mixed waste paper
- Newspaper
- Cardboard including pizza boxes
- Milk Cartons and drink boxes (aseptic containers)
- Plastic bottles with narrow necks
- Yogurt and margarine tubs
- Clean plastic buckets and nursery pots (5 gallons or less)
- Aluminum containers
- Steel and tin containers including empty aerosols

- Scrap metal no longer than 24 inches in any dimension or heavier than 35 pounds

3.28.2 Category Two - Bin Beside Cart:

- Glass Containers (all colors)

3.28.3 Category Three (Placed/Set Near Bin or on Top of Cart):

- Used motor oil and antifreeze in clear plastic jugs with screwed on lids beside the cart
- Household Batteries (placed in sealed bag on top of cart)

Upon notice to the City, Contractor reserves the right to add or delete items from the above list should a local secondary market for the materials become financially untenable. Contractor also agrees to meet with City to address the circumstances surrounding the loss of marketability for these items and to address the prospect of their return and/or replacement with other recyclable materials.

3.29 “*Recycling*” means transforming or re-manufacturing waste materials into usable or marketable materials for use other than landfill disposal or incineration.

3.30 “*Recycling Facility*” means a facility which separates, transforms or manufactures recyclable material, received from the public or other third party solid waste generators into usable or marketable materials for reuse or resale rather than disposal by landfilling or incineration.

3.31 “*Refuse*” is as defined in Section 8.12.010 of the Ridgefield Municipal Code, as from time to time amended.

3.32 “*Residence, Residential*” means any house, dwelling, multi-unit residence, apartment house, trailer court or any building put to residential use.

3.33 “*Single Family Residence*” means a single-family dwelling unit, including duplex, triplex and quadriplex housing units with individual collection and billing.

3.34 “*Solid Waste*” shall be defined by RCW 70.95.030, WAC 173-304-100 (73) or ORS 459.005(24), and shall not include sludge from wastewater treatment plants, septage from septic tanks, extremely hazardous waste, dangerous waste, biomedical waste, special waste and problem wastes as defined in WAC 173-303, 304 and RCW 70.105 and 70.105A.

3.35 “*Source Separation*” means the separation of different kinds of solid waste at the place where the waste originates.

3.36 “*Unacceptable Wastes*” are those items and/or components of the solid waste stream not meeting the definition of “Solid Waste” above, or those classified as hazardous or otherwise non-conforming wastes under state and/or federal law and/or this Agreement.

3.37 “*Yard Debris*” means compostable organic material including leaves, grass, branches, brush, flowers, weeds, tree wood waste and other biodegradable waste that may be designated by the City Manager, which is intended for recycling or reuse. Yard debris includes limbs and branches not to exceed four inches in diameter or four feet in length. Yard debris does not include animal waste, rocks, dirt, fruits, vegetables, significant amounts of sod, plastic or plastic bags, construction debris, demolition debris such as concrete, wall board, lumber or roofing material, except incidental amounts.

4. **Schedule of Residential Collection Service.** Contractor shall provide weekly, every other week or monthly collection of solid waste as requested by each residential customer. Contractor shall also provide every other week collection of recyclable materials and yard debris to each residential customer requesting service of Contractor within the municipal boundaries of the City of Ridgefield. All cans, bags and containers shall be placed at curbside by 7:00 a.m. on the designated collection day.

5. **Location of Containers for Recyclable Materials.** The customer shall place all solid waste and recyclable materials in their proper container and shall separate the material as designated on the literature provided by Contractor to the customer. The recyclable materials container shall be placed at the curbside within a range of zero to five feet from the curb or edge of the street or alley adjacent to the customer’s residence or place of business.

6. **Location of Cans, Bags, Bundles, Carts and Containers for Solid Waste or Yard Debris.** The customer shall place all yard debris materials in their proper container and shall separate the material as designated on the literature provided by Contractor to the customer. The can, bag, bundle, cart or container shall be placed at the curbside within a range of zero to ten feet from the curb or edge of the street or alley adjacent to the customer’s residence or place of business.

7. **Collection Operations.**

7.1 **Hours of Operation.** Collection of residential and commercial solid waste and recyclable materials and yard debris shall be only between 7:00 a.m. and 5:00 p.m. on the collection day. Exceptions to collection hours shall be effected only upon mutual agreement of the City and the Contractor or the specific customer.

7.2 **Holidays.** Contractor will observe New Years, Thanksgiving and Christmas each year and will suspend collection service on those holidays. If the holiday falls on the collection day or a day which precedes collection services for the week, Contractor shall provide collection service on the day following the regular service day.

7.3 **Complaints.** All complaints shall be directed to the Contractor and shall be given prompt and courteous attention. In the case of alleged missed schedule collections, the Contractor shall investigate and if such allegations are verified shall provide double service the

following week at no extra charge to the customer. If health or safety concerns require Contractor to provide immediate service, Contractor shall arrange for the collection of the uncollected solid waste and/or recyclable materials and yard debris within twenty-four hours after the complaint is received.

7.4 Office Hours. Contractor will maintain an office and telephone service from 8:00 a.m. to 5:00 p.m. on regular collection days except Saturdays, Sundays and holidays through which the City and customers may contact the Contractor on any matters which relate to the performance of its services under this Agreement.

7.5 Equipment. Contractor shall provide an adequate number of vehicles for the regular collection of solid waste and recyclable materials and yard debris, in addition, shall provide all necessary containers or bins for recyclable materials and yard debris consisting of paper, plastic, certain metals, and glass supplied by the customer. All vehicles, storage containers and other equipment shall be kept in good repair, appearance, and in a sanitary condition at all times. Each vehicle shall have clearly visible on each side the identity and telephone number of the Contractor. Containers for motor oil or other petroleum products shall be provided by the customer. All equipment provided by the Contractor shall remain owned and/or operated by the Contractor and Contractor shall retrieve the containers if the customer terminates the services. Contractor reserves the right to assess the customer a reasonable replacement cost for containers that are not returned or are returned damaged beyond reasonable de minimis repair cost. Customers and the City (as applicable) shall have care, custody and control of the containers while at the service locations. Customers and the City shall not overload (by weight or volume) or alter the containers, and shall use the containers only for their proper and intended purpose. Customers and the City must provide unobstructed access to the containers on the scheduled collection days.

7.6 Transport of Solid Waste, Recyclables and Yard Debris. All solid waste and recyclable materials and yard debris hauled by the Contractor shall be so contained, tied or enclosed that leaking, spilling or blowing are prevented.

7.7 Non-Acceptable Wastes. Bulky and other wastes not acceptable at the Contractor's designated disposal site(s) shall be transported to another permitted site.

7.8 Disposition of Unacceptable Wastes. Any amounts of Unacceptable Wastes that are tendered to or received by Contractor may, at Contractor's election, be transported by Contractor to a fully permitted disposal site applicable to that waste stream by Contractor, and the Customer who generates or tenders the waste to Contractor for disposal shall be responsible for payment of all costs for the collection, transportation and disposal of such Unacceptable Wastes.

7.9 Inclement Weather; Uncontrollable Circumstances. When weather conditions or other conditions beyond Contractor's reasonable control are such that the Contractor's collection of Solid Waste, Recyclables or Yard Debris is prevented or would result in danger to the Contractor's staff, area residents, or property, the Contractor shall collect only in areas that are not prevented and that in its reasonable discretion do not pose a danger to life or property. The Contractor shall notify the City Manager or his/her designee in the event Contractor cannot service all areas and provide an anticipated date of service based on Contractor's best

reasonable estimate. The Contractor shall resume collection as soon as the serviced are no longer prevented and weather no longer poses a danger to life or property. Following a service interruption, the Contractor shall provide collection service on the day following the regular service day, with the following day's services provided on the next day, and so forth at no additional charge. If service is interrupted for several days, the Contractor shall collect reasonable accumulated amounts of Solid Waste and Yard Debris at no extra charge, on the following week's regularly scheduled collection day.

7.10 Recyclable Materials. Customers and the City must comply with any description of and/or procedures with respect to removal of contaminants or preparation of recyclable materials as reasonably provided by Contractor. If any Customer or the City fails to do so, Contractor may decline to collect such materials without being in breach of this Agreement. Contractor shall not be responsible for and has not made any representation regarding the ultimate recycling of such recyclable materials by any third party facilities.

8. Annual Community Cleanup Events. In addition to the provision of service to local customers, Contractor agrees to provide drop-off containers once per year at a location designated by the City for the purpose of allowing residents to drop-off bulky items, miscellaneous residential recyclable materials and yard debris. The drop-off program shall be on a date in the Spring mutually agreed to by the City and Contractor.

9. Additional Free Service Offerings to City. In addition to the annual Community Cleanup Events noted above, Contractor shall provide the following:

- .
- Free weekly service involving three, 3 yard commercial containers that are stationed at the Ridgefield Police Department/City Hall, the Ridgefield Public Works Shop, RORC and Abrams Park. Should any of these locations be transferred during the term of this Agreement, City and Contractor agree to negotiate in good faith to continue such service depending on the continuing ability of Contractor to provide the service at a reasonable cost. Two additional 3-yard containers shall be provided by the Contractor with free weekly service during the contract period to allow for City expansion of staffing and facilities. Service at new City locations will be negotiated in good faith.
- Free event service involving one, 3 yard commercial container positioned at a location designated by City, and receptacle and collection of garbage and recycling throughout the event area as needed and determined by Contractor. Potential events shall include the City's 4th of July celebration, Birdfest, National Night Out, Heritage Days, Oktoberfest, Multi Cultural Festival and Hometown Celebration. One additional event each five years may be added at the City's request.

- **Public Information and Education.** The Contractor shall design, prepare and implement a public information and education program for customers within the City consistent with that provided by the Contractor to other municipalities within the County at the cost of the Contractor. The program shall, at a minimum, familiarize people with essential waste reduction and recycling concepts; explain the benefits of recycling, explain the purpose and the manner of the program, show the convenience of recycling opportunities; and outline how those interested can obtain further information about the program.

10. **Contract.**

10.1 **Terms.** This Agreement shall be effective as of January 1, 2020 and shall terminate ten (10) years from its effective date unless it is sooner terminated in accordance with the provisions of this Agreement or extended by mutual agreement. In addition to the 10-year term, there shall be the option of two five (5) year contract renewal terms under the same terms and conditions as contained herein upon mutual agreement by both the Contractor and the City prior to September 1, 2029. During the term of the Agreement, all rates and charges shall increase by eighty-two percent (82%) of the CPI annually as provided in Paragraph 14, below. Provided however, any increase in disposal prices during the entire term of this Agreement shall be entirely passed through to all customers on the implementation of any such price increases, whenever that increase is effective.

10.2 **Service Enhancements.** The Contract may, upon the mutual consent of the City and the Contractor, be extended or modified for mutually agreed upon terms in order to facilitate the changes associated with the implementation of new technology not required by this Contract or for changes in service level frequency that improve the efficiencies and levels of service.

11. **Waiver of Rights under RCW 35A.14.900.** In consideration of the grant to Contractor of a ten (10) year exclusive agreement (plus two five year renewal options) to provide solid waste, recyclable materials and yard debris collection and disposal service within the City under the terms and conditions outlined in this Agreement, Contractor hereby waives any and all claims or rights for compensation or damages as specified in RCW 35A.14.900 from the City, its agents, officers or assigns arising out of the cancellation of the affected portion of its previous certificate, permit or franchise issued by the Washington Utilities and Transportation Commission up to the date of execution of this Agreement.

12. **Rates and Charges.** The collection fees to be charged by the Contractor for the collection of solid waste, recyclable materials and yard debris are set forth on the rate schedule attached hereto as Exhibit "A," and incorporated herein by reference, or such other adjusted levels as specified below per month, and will be billed by Contractor as a separate charge in their solid waste bills to customers. Any adjustment to the collection rates stated hereunder shall be made only upon the consent of the City Council which consent shall not be unreasonably withheld and shall take effect sixty (60) days after the Council so approves with the exception of adjustments to

collection rates for specified service levels which adjustments shall be made by mutual agreement between the Contractor and the City Manager, where circumstances require.

13. **Franchise Fee.** Contractor shall pay to City a fee of ten percent (10%) of the rates collected (gross revenues, excluding roll off/drop box disposal charges by Contractor) from customers within the City of Ridgefield, payable on a monthly basis.

14. **Compensation Adjustments.** All adjustments to Contractor rates and City franchise fees under this Contract shall be made in accordance with Exhibit A whenever there is an annual increase or decrease in the Consumer Price Index CPI or whenever there is an increase or decrease in the County Disposal System charges for solid waste, recyclable materials and/or yard debris. For purposes of this Contract, "CPI" shall mean the Consumer Price Index for the Seattle-Tacoma-Bellevue Area for Urban Wage Earners and Clerical Workers, All Items (Revised Series) (CPI-W, 1967=100), prepared and reported in January each year by the United States Department of Labor, Bureau of Labor Statistics, or a replacement index.

Any adjustment due to changes in the CPI shall be 82% of such CPI change and shall be made effective January 1 of each year such adjustment is warranted, with the first such adjustment beginning January 1, 2021. Any adjustment due to changes in the County Disposal System charge (disposal fee) for Solid Waste shall be made effective on the date the new charge becomes effective and is actually charged to the Contractor. Adjustments to Contractor rates or City Franchise Fees shall be made in units of \$0.01, rounded to the nearest whole cent.

On or before October 1 of each year, beginning October 1, 2020, the Contractor shall submit to the City for approval a rate adjustment statement calculating the new rates to be charged to City Customers. Provided that rates are approved by the City, those rates shall take effect on the first day of January of the subsequent year.

The Contractor shall be responsible for notifying Customers of impending rate changes in accordance with applicable laws and meeting legal notification requirements, whether changes are due to CPI adjustments or disposal fee changes.

Should the Contractor be required by the City to use a permitted Disposal Site or Recycling facilities selected by the City, the Contractor will submit a detailed proposal for the adjustment of rates to reflect any additional processing and transportation costs or savings to the Contractor. The City and Contractor agree to negotiate in good faith any changes to the rates to offset these transportation and processing costs or savings.

Additionally, Contractor may pass through any documented increases in disposal fees and any increases in and newly imposed taxes, fees or other governmental charges assessed against or passed through to Contractor (other than income or real property taxes).

15. **Disposal of Recyclable Material.** Contractor shall transport all recyclable materials to Columbia Resource Company or such other facility or location, as defined by the County Solid Waste Management Plan or County Disposal System facility, as the recycling facility. Contractor shall sell the recyclable materials and shall be allowed to directly receive and

retain the proceeds. Under no circumstances shall the Contractor deposit said recyclable materials at anything other than an appropriate recycling facility unless authorized by the City. Any deposit of recyclable materials in a sanitary landfill shall be done only in accordance with the Solid Waste Management Plan of Clark County.

16. **Disposal of Solid Waste.**

16.1 Disposal for all solid waste collected by the Contractor in the City of Ridgefield shall be directed to the Finley Buttes Landfill through the Columbia Resource Company transfer system; provided, however, that if the Finley Buttes Landfill is unavailable to receive or accept the solid waste or if it refuses to accept the waste for any reason or the City directs the Contractor to deliver the waste to an alternative disposal or storage site(s), the City shall indemnify and hold the Contractor harmless from any and all extraordinary or unanticipated costs, liabilities associated with the designated disposal site(s), or obligations incurred by the Contractor in connection with collection and transportation of the waste to the alternate disposal or storage site(s). To the extent the City has entered into an agreement for the disposal of the solid waste, the Contractor may offset any costs and expenses of said alternate disposal or storage against amounts, if any, then due and owing by the Contractor to the Finley Buttes Landfill.

16.2 The City shall at all times be responsible for approving the final site(s) for disposal of all the City's solid waste.

16.3 The City shall hold the Contractor harmless and indemnify it against any and all liability, obligations, demands, judgments, causes of action, costs and expenses (including attorneys fees) relating to or arising from the treatment, processing or disposal of the City's solid waste at the disposal site(s) designated by the City after December 31, 1991.

17. **Ownership.** Title to solid waste and/or recyclable materials and/or yard debris placed at curbside and collected by the Contractor in the manner specified pursuant to this Agreement shall remain with the customer (RCW 36.58.060) until they are delivered to and accepted at the designated purchasing, transfer and/or disposal site(s).

18. **Billing and Payments.** Contractor shall be responsible for billing and collecting of fees for all solid waste, recyclable materials and yard debris, and for the transportation and disposal thereof. Contractor shall be responsible for providing all billing services to customers and notices of delinquency shall be sent by the Contractor to the customers and, where reasonably ascertainable, the owners of the property of the residential and commercial units which are delinquent. Enforcement provisions set forth in the Ridgefield Municipal Code are hereby incorporated by reference.

19. **Financial Assurance.** Unless the City and the Contractor otherwise agree, Contractor shall maintain a Twenty-five Thousand Dollars (\$25,000.00) performance bond for the benefit of and in form acceptable to the City or such other financial assurance as the City shall determine provides equivalent assurance in the event of nonperformance under this Agreement. Said bond or other financial assurance approved by the City shall provide assurance that the Contractor shall at all times fully and faithfully perform all conditions of this Agreement and shall

promptly pay all just claims for any labor or skill rendered or equipment or material used in the performance of this Agreement.

20. **Indemnification.** Contractor will indemnify and hold harmless the City, its officers, agents and employees from and against any and all suits, actions, legal proceedings, claims, demands, damages, costs, expenses and reasonable attorney's fees to the extent arising out of a willful or negligent act or omission of the Contractor, its officers, agents, and employees; provided, however, that the Contractor shall not be liable for any suits, actions, legal proceedings, claims, demands, damages, costs, expenses and reasonable attorneys' fees to the extent arising out of the award of this Agreement or a willful or negligent act or omission of the City, its officers, agents and employees.

21. **Insurance.** Upon execution of this Agreement, Contractor shall file with the City appropriate proof of insurance from an approved insurance company with the following minimum limits:

Commercial General Liability (Combined Bodily Injury & Property Damage Liability)	\$1,000,000 Limit
Automobile Liability	\$1,000,000 Limit
Hired/Non-Owned Automobile Liability Umbrella	\$1,000,000; \$10,000,000 Limit

21.1 The City shall be named as an additional insured on the above policies.

21.2 During the term of this Agreement, the City shall provide the following insurance at its sole cost and expense in the stated minimum amounts, covering its obligations under this Agreement, including its obligation to indemnify Contractor:

Commercial General Liability (Combined Bodily Injury & Property Damage Liability)	\$1,000,000 Limit
Automobile Liability	\$1,000,000 Limit
Hired/Non-Owned Automobile Liability Umbrella	\$1,000,000; \$10,000,000 Limit

21.3 Contractor shall be named as an additional insured and subrogation shall be waived as to Contractor.

21.4 Contractor and the City shall furnish each other a copy of insurance certificates evidencing the coverages required above prior to the performance of any services under this Agreement. Each certificate shall stipulate whether coverage is provided on a "claims made"

or “occurrence” form, and shall require that Contractor or the City, as the case may be, receive thirty (30) days written notice prior to the effective date of any cancellation, non-renewal, or material change in the coverage.

21.5 Contractor’s insurance requirements may be satisfied by a combination of primary and excess or umbrella coverages.

22. **Default.**

22.1 If the Contractor abandons, willfully delays in the performance of, or in any manner fails to comply with any of the terms of this Agreement or in any material manner violates the Interlocal Agreement between the City and Clark County or the Comprehensive Solid Waste Management Plan of Clark County or files a proceeding under chapter 7 of the United States Bankruptcy Code, the City Manager shall notify the Contractor in writing of such abandonment, delay, refusal, failure or neglect, and direct the Contractor to comply within thirty (30) days with all provisions of this or any other Agreement. Provided, however, it will not be deemed to be non-compliance of either the Interlocal Agreement or the Comprehensive Plan if Contractor does not comply with Clark County Ordinance 1990-04-18 after a Court of competent jurisdiction renders said Ordinance unenforceable. Copies of such written notice shall be mailed to the surety on the performance bond and delivered to the City Manager. The City may, at its sole option:

22.1.1 Declare a default under the Agreement effective immediately if the City Manager determines that an emergency exists and Contractor fails to cure the default within five (5) days following Contractor’s receipt of written notice.

22.1.2 Declare a default effective sixty (60) days after Contractor’s receipt of written notice to the Contractor, should Contractor fail to cure its deficiency, if no emergency exists.

22.2 The City will also notify the surety on the performance bond of such declaration of default and take such other action as it may deem advisable, provided a strike or labor dispute shall not constitute ground for default. Any and all costs of performing the work by the City during a strike or labor dispute shall be paid by Contractor.

22.3 Upon default, the Contractor agrees that it will discontinue the work hereunder, whereupon the surety on the bond may assume the work the City Manager has ordered discontinued, and proceed to perform the same at its own cost and expense and/or the City may proceed against other forms of financial assurance which have been approved in lieu of a surety bond.

22.4 Upon default, all payments due the Contractor shall be received by the City and applied to the completion of this Agreement and to damages suffered and expenses incurred by the City by reason of such default. If the surety on the performance bond shall assume this Agreement, all payments remaining due to the Contractor at the time of default, less amounts due to the City from the Contractor and less all sums due the City for damages suffered and expenses

incurred by reason of such default, shall be due and payable to such surety. Thereafter, such surety will receive monthly payments equal to those that would have been paid to the Contractor had it continued to perform this Agreement.

23. **Notices.** All notices required under this Agreement shall be personally delivered or mailed by certified or registered mail, postage prepaid, as follows:

IF TO THE CITY:	City of Ridgefield 230 Pioneer Avenue P.O. Box 608 Ridgefield, Washington 98642 Attention: City Manager
WITH A COPY TO:	Janean Parker Law Office of Janean Parker PO Box 298 Adna, Washington 98532
IF TO THE CONTRACTOR:	Waste Connections of Washington, Inc. 9411 N.E. 94th Avenue Vancouver, Washington 98662 Attention: District Manager
WITH A COPY TO:	Waste Connections 3 Waterway Square Place, Suite 110 The Woodlands, TX 77380 Attention: Legal Department
	David W. Wiley Williams, Kastner & Gibbs PLLC Two Union Square 601 Union Street, Suite 4100 P.O. Box 21926 Seattle, WA 98111-3926

or to such other address as either party shall specify by written notice so given, and shall be deemed to have been given as of the date so delivered or three (3) days following the date postmarked.

24. **Laws, Licenses and Taxes.** The Contractor shall comply with all applicable laws and regulations and shall obtain all necessary licenses and permits and shall promptly pay all taxes required by the City, County, State of Washington and United States.

25. **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto. The Contractor shall be entitled to perform this Agreement through any wholly-owned subsidiary or affiliate thereof.

26. **Transferability of Contract.** No assignment of the contract shall by operation of law or otherwise be made in whole or in part by the Contractor without the express consent of the City, which consent shall not be unreasonably withheld. In the event of any assignment, the assignee shall assume the liability of the Contractor.

27. **Disputes.** Any dispute, controversy or claim arising out of or relating to this agreement, including any question regarding breach, termination or invalidity thereof, shall be resolved by binding arbitration in Vancouver, Washington in accordance with the rules and jurisdiction of the American Arbitration Association, which rules are deemed to be incorporated by reference into this clause. The number of arbitrators shall be three or one on agreement of the parties. The parties waive, to the extent permitted by law, any rights to appeal or any review of such award by any court or tribunal of competent jurisdiction. The parties agree and recognize that any arbitration award may be enforced by any court having jurisdiction. Any claim, suit, action or other proceeding shall be forever barred and waived unless filed within six months after the loss or damage, upon which any such claim is based, was to have been sustained. In any claim, suit, action or other proceeding relating in any way to this agreement or any claims arising out of this agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorneys' fees.

28. **Applicable Law and Jurisdiction.** This agreement shall be governed by the laws of the State of Washington. Captions used in this agreement are for the convenience and reference of the parties only, and shall have no force or effect in construing or enforcing this agreement. Although the agreed to and designated primary dispute resolution method is arbitration as set forth above, in the event any claim, dispute or action arising from or relating to this agreement cannot be submitted to arbitration then it shall be commenced in the Cowlitz or Clark County Superior Court or the United States District Court, Western District of Washington as appropriate. As with all arbitration costs, the prevailing party in any such action before the courts shall be entitled to recover its costs of suit and reasonable attorneys' fees.

29. **Severability.** Any provision of this Agreement prohibited by any rule of law, statutory provision or administrative regulation shall be ineffective to the extent of such prohibition without invalidating the remaining provisions herein and shall be deemed modified to conform to such rule of law, statutory provision or agency regulation.

EXECUTED the day and year first above written.

**WASTE CONNECTIONS OF
WASHINGTON, INC.**

CITY OF RIDGEFIELD, WASHINGTON

By: _____
DAN SCHOOLER, REGIONAL VICE
PRESIDENT – WESTERN REGION

By: _____
STEVE STUART, CITY MANAGER

APPROVED AS TO FORM:

JANEAN PARKER, CITY ATTORNEY

Attachment: City of Ridgefield WA. Collection Agreement 2020 (Waste Connections Contract)

EXHIBIT A

City of Ridgefield
Schedule of Rates

Container Size	Frequency	Jan. 1, 2020
Curbside Residential Rates - Carts		
1-32 Gal	Weekly	\$16.04
2-32 Gal	Weekly	\$24.01
3-32 Gal	Weekly	\$31.93
4-32 Gal	Weekly	\$39.88
32 Gal	EOW	\$13.25
32 Gal	Monthly	\$8.16
1-20 Gal	Weekly	\$13.29
32 Gal	Extra Can or Bag	\$6.26
32 Gal	Go Back	\$12.27
32 Gal	Overweight/Overfill	\$6.26
32 Gal	Drive in	\$10.21
32 Gal	Distance Charge	\$3.07
Residential Recycling Collection		
1-96 Gal	EOW	\$3.94
Residential Recycling Surcharge		TBD
Residential Yard Debris Collection		
96 Gal	EOW	\$8.80
	Container Delivery & Redelivery	\$6.68
	Container Replacement	\$78.90
HELICO/Lifeline Rates		
32 Gal	Weekly	\$11.80
2-32 Gal	Weekly	\$17.77
3-32 Gal	Weekly	\$23.76
32 Gal	EOW	\$9.67
32 Gal	Monthly	\$5.98
1-20 Gal	Weekly	\$9.69
32 Gal	Extra Can or Bag	\$4.71
32 Gal	Go Back	\$9.23
32 Gal	Overweight/Overfill	\$4.71
32 Gal	Drive in	\$7.65
32 Gal	Distance Charge	\$2.28
Commercial Cart Service (Loose)		
32 Gal	Weekly	\$17.69

2-32 Gal	Weekly	\$25.74
3-32 Gal	Weekly	\$35.12
32 Gal	EOW	\$16.03
32 Gal	Monthly	\$10.90

Commercial Container Service (Loose)

1 YD	Weekly	\$101.60
1.5 YD	Weekly	\$125.33
2 YD	Weekly	\$160.24
3 YD	Weekly	\$209.16
4 YD	Weekly	\$278.85
6 YD	Weekly	\$348.91
8 YD	Weekly	\$418.69
Roll Out		
Charge	Per Pick Up	\$10.90
Access Charge	Per Pick Up	\$6.80
Container Delivery Charge		\$20.42
Container Return Trip Charge		\$20.42
Overfilled Container		\$22.15
Extra Yard (Beside Container)		\$27.72

Commercial Container Rental Charges Permanent Containers

1 YD	Monthly	\$13.60
1.5 YD	Monthly	\$14.95
2 YD	Monthly	\$16.31
3 YD	Monthly	\$17.71
4 YD	Monthly	\$19.04
6 YD	Monthly	\$21.75
8 YD	Monthly	\$24.50

Temporary Containers (no more than 90 days)

1 YD	Pickup	\$41.86
2 YD	Pickup	\$48.91
3 YD	Pickup	\$56.03
	Delivery Placement Fee	\$20.42
	Removal Fee	\$20.42

Roll off/Drop Box Service

Rental	Month	\$88.45
Delivery	Occurrence	\$71.04
Disposal	Current Rate	\$85.03
Transaction Fee	Load	\$10.00
15 YD	Occurrence	\$122.43
20 YD	Occurrence	\$129.25
30 YD	Occurrence	\$136.06
40 YD	Occurrence	\$149.66
Lid Fee	Month	\$47.62

Tarping Fee	Occurrence	\$10.21
Commercial Compactor Service (Non Roll Off)		
1 YD	Weekly	\$278.28
1.5 YD	Weekly	\$348.22
2 YD	Weekly	\$418.23
3 YD	Weekly	\$523.71
4 YD	Weekly	\$629.01
5 YD	Weekly	\$734.42
6 YD	Weekly	\$839.78
8 YD	Weekly	\$1,050.59
Roll Off Compactor Service		
15-20 YD	Per Occurrence	\$149.45
30-40 YD	Per Occurrence	\$166.49
Disconnect Fee	Per Occurrence	\$11.72
Bulky Goods and Special Pick up (per unit)		
	Stove, Washer, Dryer	\$20.47
	Refrigerator or AC Unit w/Freon	\$40.86
	Sofa, Mattress, Other	\$20.47
	Tires	\$5.49
	Time Charge	\$63.93

SETTLEMENT AGREEMENT AND RELEASE

This Settlement Agreement and Release ("Agreement" or "Settlement Agreement") is entered into by and between the City of Ridgefield (the "City"), a municipal corporation, and Qwest Corporation d/b/a CenturyLink QC ("CenturyLink"), a Colorado Corporation, dated this 5 day of December, 2019.

I. RECITALS

1. The construction of road improvements to Hillhurst Road in the City of Ridgefield in City Project No. P18001 ("Hillhurst Road Project") required the relocation of certain CenturyLink utility facilities.

2. A dispute arose between the City and CenturyLink regarding the responsibility and cost of CenturyLink's relocation for the Hillhurst Road Project.

3. In November 2018, the City submitted a claim for damages to CenturyLink in the amount of \$149,160.00 and CenturyLink disputed the claim and also raised a claim for payment by the the City for \$9,703.28 for certain work CenturyLink performed for the City related to the Hillhurst Road Project pursuant to City Purchase Order 2018000023.

4. The Parties each dispute the claims of the other and wish to resolve the dispute to avoid further costs of litigation or dispute resolution.

II. AGREEMENTS

In consideration of the mutual covenants and promises contained herein, the City and Claimants agree as follows:

1. Recitals. The foregoing recitals are incorporated into and made part of the Agreement.

2. Settlement Payment. CenturyLink agrees to pay the City a total of \$87,998.00 (the "Settlement Payment"). Payment shall be made by check to the City of Ridgefield within thirty (30) days of the date of this Settlement Agreement.

3. Mutual Release.

Except for those Exempted Acts set forth in section 5, below, the City accepts the benefits contained in this Settlement Agreement as full satisfactions of all rights and agrees to release, acquit and forever discharge and promises not to sue, make any claims, or initiate any legal or equitable action of any kind whatsoever against CenturyLink, its officials, its administrators, any of its departments or sub-units officers, employees, consultants, past, present and future, from any and all actions and claims, including but not limited to causes of action, claims or demands for damages, attorney fees, costs, past, current or future liability related to

CenturyLink's performance or failure to perform the relocation of facilities as a part of the Hillhurst Road Project, including any and all damages, whether known or unknown, sought in this claim which could or should have been raised in any administrative appeal or civil lawsuit whether such allegations or claims be based on contract, statute, tort, administrative regulation, or any other theory of law or damages whatsoever.

Except for those Exempted Acts set forth in section 5, below, CenturyLink accept the benefits contained in this Settlement Agreement as full satisfactions of all rights and agrees to release, acquit and forever discharge and promises not to sue, make any claims, or initiate any legal or equitable action of any kind whatsoever against the City of Ridgefield, its elected officials, its administrators, any of its departments or sub-units officers, employees, consultants, past, present and future, from any and all actions and claims, including but not limited to causes of action, claims or demands for damages, attorney fees, costs, past, current or future liability related to the City's performance or failure to perform the relocation of facilities as a part of the Hillhurst Road Project, including any and all damages, whether known or unknown, sought in this claim which could or should have been raised in any administrative appeal or civil lawsuit whether such allegations or claims be based on contract, statute, tort, administrative regulation, or any other theory of law or damages whatsoever.

4. No Evidence or Admission of Liability or Damages. The parties understand and agree that this Agreement represents a full compromise of all disputed claims, and that neither this Agreement nor performance pursuant to the terms of this Agreement constitutes, an admission of liability, fault, or responsibility, or an admission as to the existence or extent of any damages and/or losses allegedly suffered by any party, or any other purpose.

5. Exempted Acts. Nothing contained in paragraph 3 shall be construed as constituting a release by either Party of any claim that is based on the following:

- a. The construction and repair of the sidewalk north of the school driveway, which was a part of the Hillhurst Road Project, but separate from the special construction costs at issue in this Agreement, and which is still in dispute and to be resolved at a later time; and
- b. any acts or failures to act by the other Party which arise after the date of this Settlement Agreement.

6. Miscellaneous

a. Effect on Successors. This Agreement and all the terms and provisions herein shall inure to the benefit of, and be legally binding upon the heirs, executors, personal representatives, successors, and assigns of the parties hereto.

b. Voluntary Agreement. Each Party is fully aware of the terms contained in this Settlement Agreement and each has voluntarily and without coercion or duress of any kind entered into this Settlement Agreement, having had a full and fair opportunity to seek the advice of counsel or such other professional advice as each may have deemed necessary.

c. Governing Law. This Settlement Agreement will be interpreted in accordance with the laws of the State of Washington without giving effect to its conflict of laws principles.

d. Entire Agreement; Modification. This Settlement Agreement is intended by the Parties as a final expression of their agreement and as a complete statement of the terms and conditions of their agreement and supersedes all prior understandings and agreements with

respect to the matters addressed herein, whether written or oral. Any modifications or amendments of this Settlement Agreement will be in writing and signed by both Parties.

e. Counterparts. This Settlement Agreement may be executed in a number of counterparts, each of which will be considered an original instrument, but all of which together will be considered but one and the same instrument. This Settlement Agreement will be binding on all signatories hereto and thereto, even if executed in several counterparts.

f. Representations and Warranties. Each Party represents and warrants to the other that: (a) it has formal power and actual authority to execute, deliver, and perform the provisions of this Settlement Agreement and all such action has been duly and validly authorized by all necessary proceedings on its part; (b) this Settlement Agreement has been duly and validly executed by it and constitutes a legal, valid, and binding obligation of it, enforceable in accordance with the terms of this Settlement Agreement; and (c) neither the execution and delivery of this Settlement Agreement nor the consummation of the transactions contemplated in this Settlement Agreement, nor the performance of or compliance with the terms and conditions of this Settlement Agreement, will violate any law or court order applicable to such party.

In witness whereof, the parties have subscribed their names on the dates below:

City of Ridgefield

Qwest Corporation d/b/a CenturyLink QC

Steve Stuart

Title:



Name: David Sisson

Title: Sr Manager Local Network Implementation

Dated: _____

Dated: _____ 12/5/19 _____

Approved as to form:

Janean Parker, City Attorney

1

Attachment: CTL signed Settlement charges Hillhurst/Royle



THE CITY OF RIDGEFIELD

510 Pioneer Street Ste B | P.O. Box 608 | Ridgefield, WA

ORD 1305: Amendment to Ridgefield Urban Area Comprehensive Plan City Council Staff Report

BACKGROUND

The City is proposing two annual amendments to the Ridgefield Urban Area Comprehensive Plan (RUACP). The first amendment is to amend the land use designation on a property (Assessor's Parcel #213784000/607) located in the City Urban Growth Area from Urban Medium (UM) to Urban Medium (UM) on 60% of the subject property and General Commercial (GC) on 40% of the property as shown on Exhibit A. The second amendment is to amend Chapter 8 "Transportation" of RUACP by removing the Traffic Impact Fee (TIF) information to a TIF program ordinance (Exhibit B).

DISCUSSION

1. Amendment to Land Use Designation

Following annexation of Assessor's Parcel #213784000/607 S Royle Road and an initial city zoning designation of Residential Medium Density – 16 (RMD-16), staff proposes to amend the Comprehensive Plan designation on Assessor's Parcel #213784000 to accommodate the applicant's proposal as described below.

The annexation applicant and property owner, Richard Gress, intends to develop the parcel with a mix of uses including commercial development on the eastern portion (approximately 40 percent) of the parcel adjacent to S Royle Road, and medium-density residential development on the western portion (approximately 60 percent) of the parcel. This proposal is consistent with the adopted 45th and Pioneer Subarea Plan and Gee Creek Plateau Subarea Plan, which envision a mix of commercial and residential uses on the parcel. Development plans for land use review, including preliminary short plat and preliminary site plan review, will be submitted to the City for review at a later date. To facilitate the applicant's future development, staff proposes to amend the Comprehensive Plan designation as follows (see also Exhibit A):

Parcel	Existing RUACP designation	RUACP designation upon annexation	Proposed RUACP designation
607 S Royle Road / Assessor's #213784000	Urban Medium (UM)	Urban Medium (UM)	Western 60%: Urban Medium (UM) Eastern 40%: General Commercial (GC)

The future development will also require a rezone of the eastern portion (approximately 40%) of the parcel from RMD-16 to CCB to align with the amended Comprehensive Plan designation. This proposed change is also scheduled for second reading and adoption before City Council today, December 19, 2019.

Proposed Timeline

City Council adoption of the proposed Gress property land use designation and concurrent rezone will occur as proposed:

September 26, 2019	Gress intent to annex approved and petition to annex authorized, City Council
November 6, 2019	2019 Comprehensive Plan amendments public hearing, Planning Commission
November 6, 2019	Gress property rezone public hearing, Planning Commission
November 21, 2019	Gress petition to annex 1 st reading and public hearing, City Council
December 5, 2019	Gress petition to annex continued public hearing, City Council
December 5, 2019	2019 Comprehensive Plan amendments 1st reading and public hearing, City Council
December 5, 2019	Gress property rezone 1 st reading and public hearing, City Council
December 19, 2019	Gress petition to annex continued public hearing, 2 nd reading and adoption, City Council
December 19, 2019	2019 Comprehensive Plan amendments 2nd reading and adoption, City Council
December 19, 2019	Gress property rezone 2 nd reading and adoption, City Council
January 18, 2020	Approximate effective date, Gress petition to annex
January 18, 2020	Approximate effective date, 2019 Comprehensive Plan amendments
January 18, 2020	Approximate effective date, Gress property rezone

2. Amendment to Capital Facilities Plan

Staff proposes minor updates to the Ridgefield Capital Facilities Plan (CFP) in order to clarify procedures related to adoption and amendment of traffic impact fees (TIF), and to remove the TIF information from the CFP to a TIF program ordinance (see Exhibit B for proposed text amendments).

PLANNING COMMISSION PUBLIC HEARING

On November 6, 2019, the Planning Commission conducted a public hearing on the proposed amendments to the RUACP. No members in the public spoke on the proposed amendment. Planning Commission voted unanimously in favor of forwarding the amendments to Council as proposed.

CITY COUNCIL PUBLIC HEARING AND 1ST READING

On December 5, 2019 the City Council conducted a public hearing and 1st reading on the proposed Comprehensive Plan Amendment.

RECOMMENDATION

Staff recommends the City Council adopt Ordinance No. 1305 by making the following motion:

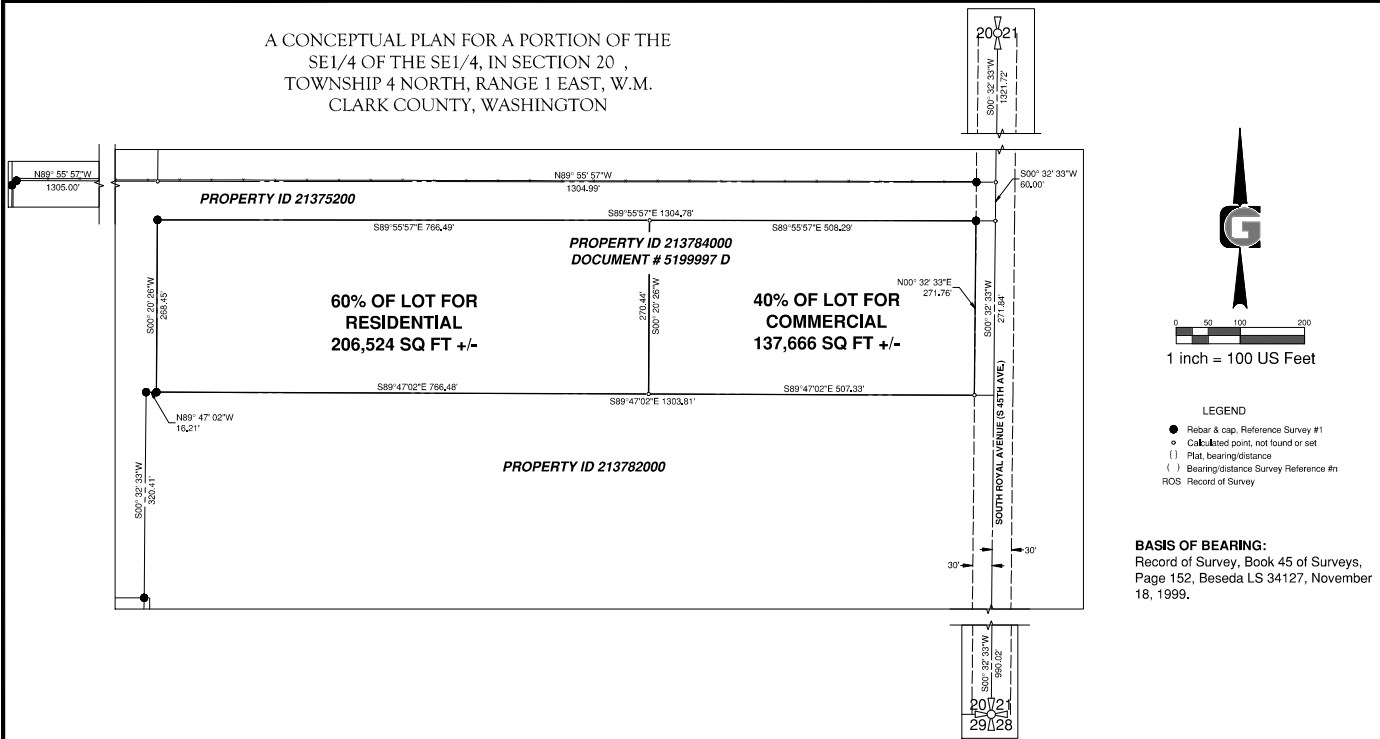
“I move to adopt Ordinance No. 1305, 2019 Comprehensive Plan Amendment, as presented.”

ATTACHMENTS

Exhibit A: Proposed Land Use Designation

Exhibit B: Proposed CFP Text Amendments

A CONCEPTUAL PLAN FOR A PORTION OF THE
SE1/4 OF THE SE1/4, IN SECTION 20 ,
TOWNSHIP 4 NORTH, RANGE 1 EAST, W.M.
CLARK COUNTY, WASHINGTON



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SHOW
A CONCEPTUAL PLAN FOR A SHORT
SUBDIVISION PROPOSED FOR CLARK
COUNTY PROPERTY IDENTIFICATION
NUMBER 213784000, DESCRIBED UNDER
DOCUMENT NUMBER 5199997 D, RECORDS
OF CLARK COUNTY, WASHINGTON.

NO FIELD WORK WAS PERFORMED AND NO
MONUMENTS WERE LOCATED. ALL POINTS
AND BEARINGS CALCULATED BASED ON
SURVEY REFERENCE #1.

AUDITOR'S INDEX:
SE1/4 OF THE SE1/4 OF
SECTION 20, T4N, R1E, W.M.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR
UNDER MY DIRECTION IN ACCORDANCE WITH THE REQUIREMENTS
OF THE SURVEY RECORDING ACT AT THE REQUEST OF
RICHARD GRESS, IN OCTOBER, 2019.

SURVEYOR - DANIEL D. BERGMAN

PLS 43270
CERTIFICATE NO.



SURVEY REFERENCES:

- Record of Survey, Book 45 of Surveys, Page 152, Beseda LS 34127, November 18, 1999.

NAME OF SUBDIVIDER:
RIDGEFIELD 4TH AVE LLC
385 E. 11TH ST., 200
VANCOUVER, WA 98660

CITY OF RIDGEFIELD
SHORT SUBDIVISION
XX-XXX

GIBBS & OLSON, INC. MAKES NO WARRANTIES AS TO
MATTERS OF UNWRITTEN TITLE, SUCH AS ACQUIESCENCE,
ESTOPPEL, ADVERSE POSSESSION, ETC.



GIBBS & OLSON
PO BOX 400, LONGVIEW, WA 98632
360.425.0991 Tel | 360.425.2162 Fax
www.gibbs-olson.com

Section 5. Project List

Project ID	Description	From	To	Estimated Cost (2018 Dollars)	TIF Eligible
1	Extend Pioneer Street (SR 501) to Port of Ridgefield as minor arterial (3 lanes)	Division Street	Main Street	\$14,660,000	no
2	Upgrade Main Avenue to minor arterial (3 lanes)	Depot Street	North UGB	\$450,000	no
3	Extend Division Street as collector (2 lanes)	Pioneer Street (SR 501)	N Abrams Park Road	\$4,650,000	no
4	Construct signal at Pioneer Street (SR 501) and Hillhurst Road (9th Avenue)	-	-	\$400,000	Yes
5	Widen Hillhurst Road to minor arterial (3 lanes)	Pioneer Street (SR 501)	Sevier Road	\$6,350,000	Yes
6	Replace Pioneer Street (SR 501) bridge over Gee Creek	-	-	\$3,130,000	no
7	Build bridge at Reiman and Pioneer Canyon Dr connection	Pioneer Canyon Dr	Reiman Road	\$2,000,000	Yes
8	Build Pioneer Canyon Dr as collector (2 lanes)	32nd Avenue	Reiman Road	\$3,480,000	Yes
9	Rebuild S 25th Place as collector (2 lanes)	S 10th Way	S 4th Way	\$1,020,000	no
10	Rebuild S 10th Way as collector (2 lanes)	S 35th Place	S 25th Place	\$3,610,000	no
11	Build new east-west collector (2 lanes)	Hillhurst Road	new rural minor collector roadway	\$4,300,000	Yes
12	Extend N 35th Avenue as collector (2 lanes)	N Pioneer Canyon Drive	N 14th Street	\$3,300,000	no
13	Build/Rebuild S 35th Ave as collector (3 lanes)	Pioneer Street (SR 501)	S 15th Street	\$7,420,000	Yes
14	Rebuild S 15th Street (2 lanes)	S Royle Road (45th Avenue)	S 35th Avenue	\$4,830,000	Yes
15	Upgrade Hillhurst Road to principal arterial (5 lanes)	Sevier Road	UGA/Williams Rd	\$10,000,000	Yes
16	Build N 14th Street as a collector (2 lanes)	N 35th Avenue	Royle Road (45th Avenue)	\$8,240,000	no
17	Build N 10th Street as collector (2 lanes)	Royle Road (45th Avenue)	35th Avenue	\$4,000,000	no
18	Widen Pioneer Street (SR 501) (4 lanes)	35th Avenue Roundabout	Royle Road (45th Avenue) Roundabout	\$4,140,000	Yes

19	Extend S 6th Way as collector (2 lanes)	Royle Road (45th Avenue)	35th Avenue	\$6,500,000	no	6.1.c
20	Widen S Royle Road to minor arterial (3 lanes)	Hillhurst Road	S 15th Street	\$3,500,000	Yes	
21	Build a roundabout at Royle Road (45th Avenue) and S 15th Street	-	-	\$2,250,000	Yes	Attachment: Exhibit B - Proposed CFP Text Amendments_Comp Plan Amendment (2019 Comprehensive Plan Amendment)
22	Widen Royle Road (45th Avenue) to minor arterial (3 lanes)	S 15th Street	Pioneer Street (SR 501)	\$4,200,000	Yes	
23	Build roundabout at Royle Road (45th Avenue) and new collector south of Pioneer Street (SR 501)	-	-	\$2,250,000	yes	
24	Construct 2-lane roundabout at Pioneer Street (SR 501) at Royle Road (45th Avenue)	-	-	\$100,000	Yes	
25	Widen Royle Road (45th Avenue) to minor arterial (3 lanes)	Pioneer Street (SR 501)	N 10th Street	\$3,300,000	Yes	
26	Build a signal or roundabout at N 10th Street and Royle Road (45th Avenue)	-	-	\$2,250,000	no	
27	Construct signal or roundabout at N 20th Street (NW 289th Street) and N Royle Road (45th Avenue)/NW 31st Avenue	-	-	\$1,030,000	no	
28	Widen N 10th St to industrial/commercial collector (3 lanes)	Royle Road (45th Avenue)	west side of I-5	\$4,000,000	no	
29	Build N 5th Street as industrial/commercial collector (3 lanes)	Royle Road (45th Avenue)	N 56th Place	\$3,700,000	no	
30	Build N 51st Avenue as industrial/commercial collector (3 lanes)	Pioneer Street (SR 501)	N 5th Street	\$2,000,000	no	
31	Build N 56th Avenue as industrial/commercial collector (3 lanes)	Pioneer Street (SR 501)	N 5th Street	\$1,590,000	no	
32	Widen Pioneer Street (SR 501) (4 lanes)	Royle Road (45th Avenue) Roundabout	51st Avenue	\$2,570,000	Yes	
33	Construct 2-lane roundabout at	-	-	\$1,490,000	Yes	

	Pioneer Street (SR 501) at 51st Avenue				6.1.c
34	Widen Pioneer Street (SR 501) (4 lanes)	51st Avenue	56th Avenue	\$2,570,000	Yes
35	Build second northbound lane (right turn lane) at Pioneer Street (SR 501) and 56th Ave roundabout	-	-	\$800,000	no
36	Build new east-west collector roadway south of Pioneer Street (SR 501) (2 lanes)	Royle Road (45th Avenue)	56th Avenue	\$4,300,000	no
37	Build S 51st Avenue as minor arterial (3 lanes)	Pioneer Street (SR 501)	S 20th Way	\$5,150,000	no
38	Extend S 6th Way as industrial/commercial collector (3 lanes)	S 56th Place	Royle Road (45th Avenue)	\$5,250,000	no
39	Build S 15th St as a minor arterial (3 lanes)	S Royle Road (45th Avenue)	S 11th Street	\$4,570,000	Yes
40	Construct roundabout at S 11th Street and S 51st Avenue extension	-	-	\$1,030,000	no
41	Upgrade Carty Road to minor arterial (3 lanes)	Hillhurst Road	I-5	\$15,270,000	no
42	Extend NW 219th Street as rural major collector outside UGA (2 lanes)	I-5	NW 31st Avenue/Hillhurst Road	\$18,820,000	no
43	Build new north-south rural minor collector roadway outside UGA (2 lanes)	NW Carty Road	NW 219th Street	\$3,500,000	no
44	Upgrade Ecklund Road/NW 11th Ave to rural minor collector outside UGA (2 lanes)	NW Carty Road	NW 219th Street	\$4,000,000	no
45	Build S 51st Avenue as minor arterial (3 lanes)	S 20th Way	NW Carty Road	\$4,000,000	no
46	Construct SB auxiliary lane along I-5	Pioneer Street (SR 501)	219th Street	\$9,260,000	no
47	Construct NB auxiliary lane along I-5	219th Street	Pioneer Street (SR 501)	\$10,120,000	no
48	Widen Timm Road to industrial/commercial collector (3 lanes)	S 11th Street	S 20th Way	\$2,330,000	Packet Pg. 45

	49	Widen S 20th Way to industrial/commercial collector (3 lanes)	Timm Road	S 51st Avenue	\$2,980,000	no	6.1.c
	50	Build N 20th Street (NW 289th Street) overcrossing over I-5	-	-	\$12,180,000	no	
	51	Widen N 20th Street (NW 289th Street) to minor arterial (3 lanes)	I-5	N 65th Avenue (NW 11th Avenue)	\$2,860,000	no	
	52	Widen N 65th Avenue (NW 11th Avenue) to minor arterial (3 lanes)	Pioneer Street (SR 501)	N 20th Street (NW 289th Street)	\$3,130,000	Yes	
	53	Widen N 10th Street to collector (2 lanes)	east side of I-5	N 65th Avenue	\$1,460,000	no	
	54	Widen S 65th Avenue (NW 11th Avenue) to collector (2 lanes)	Pioneer Street (SR 501)	S 10th Street	\$2,350,000	no	
	55	Extend Pioneer Street (SR 501) to Union Ridge Parkway (4 lanes)	65th Avenue Roundabout	S 5th Street	\$9,000,000	Yes	
	56	Build a signal or roundabout at Union Ridge Parkway extension and 74th Place extension	-	-	\$2,500,000	Yes	
	57	Build a signal or roundabout at Union Ridge Parkway and S 5th Street	-	-	\$2,500,000	Yes	
	58	Build S 11th Street overcrossing over I-5 (3 lanes)	Timm Road	Dolan Road	\$17,150,000	Yes	
	59	Extend S 10th Street as minor arterial (3 lanes)	S 10th Street	I-5 overpass	\$2,290,000	Yes	
	60	Widen S 5th Street to collector (2 lanes)	Union Ridge Parkway	N 85th Avenue	\$3,080,000	no	
	61	Build new industrial/commercial collector (3 lanes)	Union Ridge Parkway	S 5th Street	\$7,820,000	no	
	62	Build new north-south collector roadway (2 lanes)	N 10th Street	new collector extending 74th Place	\$4,000,000	no	
	63	Build new east-west industrial/commercial collector (3 lanes)	N 65th Avenue	N 85th Avenue	\$7,820,000	no	
	64	Upgrade N 10th Street to collector (2 lanes)	N 65th Avenue	N 85th Avenue	\$4,930,000	no	
	65	Widen 85th Avenue to minor arterial (3 lanes)	S 5th Street	NE 279th Street	\$4,230,000	Yes	
	66	Upgrade N 10th Street to collector (2 lanes)	N 85th Avenue	105th Ave (NE 20th Avenue)	\$4,700,000	no	Packet Pg. 46

67	Build new east-west collector roadway (2 lanes)	N 85th Avenue	new local roadway	\$4,100,000	no
68	Widen S 85th Avenue to minor arterial (3 lanes)	NE 259th Street	S 5th Street	\$1,090,000	Yes
69	Build a signal or roundabout at Union Ridge Parkway and 85th Avenue	-	-	\$2,500,000	Yes
70	Upgrade NE 259th Street to collector (2 lanes)	N 85th Avenue	105th Avenue (NE 20th Ave)	\$4,700,000	no
71	Build 105th Ave (NE 20th Avenue) as collector (2 lanes)	N 10th Street	NE 259th Street	\$7,050,000	no
72	Widen Pioneer Street (SR 501) (3 lanes)	Reiman Road	35th Avenue Roundabout	\$6,550,000	no

Section 6. Funding

This section details the future transportation funding to help prioritize city investments in the transportation system to meet identified needs over the next 20 years.

Current Funding Sources

The city uses three funding sources for transportation infrastructure, as summarized below.

■ State Fuel Tax

The state motor vehicle fuel tax revenues are distributed on a per capita basis to cities and counties, and by statute may use the money for any road-related purpose, including walking, biking, bridge, street, signal, and safety improvements. The gas tax in Washington increased to 49.4 cents per gallon during the summer of 2016. The city typically uses State gas tax revenue for system maintenance needs.

■ Miscellaneous Grants and General Fund Transfers

The city receives grant money, general fund transfers, and other monies. This revenue could be available on a project-specific basis, but none will be assumed for funding the Transportation CFP.

■ Transportation Impact Fee (TIF)

The city also collects TIF's from new developments, which provide a funding source for transportation system capacity projects. The funds collected can pay for constructing or improving portions of roadways impacted by new development and increased traffic demands. The TIF is a one-time fee.

Transportation Impact Fees

The TIF structure for Ridgefield is designed to determine the fair share of improvement costs that may be charged for new development. Traffic impact fees are therefore only paid by new developments or redevelopment which would add trips compared to its current use. For the purposes of Ridgefield's traffic impact fee program, the bounds of the Ridgefield UGA are also the bounds of the traffic impact fee service area.

In simple terms, the TIF rate is determined by dividing the cost of all necessary improvements required by growth by the number of new trips generated by that growth. The TIF eligible projects (shown in Table 6) are those that are triggered by future growth and expected to be completed within the next 20 years. The non-TIF eligible projects are projects needed in the long-term (7 to 20 years) that are not triggered by growth or those located in the unincorporated UGA.

Criteria for TIF eligible roadways were established as follows:

- Roads classified as principal arterial, minor arterial, collector, and state highways
- Roads that serve primarily citywide trips, regional trips or trips over multiple land uses that serve the majority of trips to and from Ridgefield
- Roads that serve to reduce impacts on adjacent facilities

Non-TIF roads on the Capital Facilities Plan would be built by development to comply with city street standards, or would be funded as a public project (or some public/private combination that does not involve TIF).

To help keep the TIF rate “affordable”, the parts of the improvements on the TIF program that are TIF-eligible include:

- The core roadway section, including stormwater costs, right-of-way costs, bike lane costs and environmental mitigation.
- Frontage improvements, including landscaping, and sidewalks are not included in TIF calculation. The costs of frontage improvements will be borne by the adjacent development.

TIF Zone Structure

The Ridgefield TIF includes a single-zone system. By having one zone, the TIF funding pool can be used on any TIF-eligible roadway citywide, and TIF credits can be used regardless of geographic location in the city.

Trip Basis

The Ridgefield TIF implements a daily trip system. Average Daily Trips are used to calculate the TIF Fee. The advantages of using Daily trips are:

- Captures all trips generated by new development
- Captures trips generated by land uses that typically do not generate trips during the peak period (warehousing, medical services, etc.)
- Also captures truck trips that tend to occur outside peak hours

Pass-by Trip Reductions

Pass-by-trips are those trips already on the system that access new developments as they pass-by (e.g. gas stations, fast food, etc.). Table 7 lists pass-by trips by land use.

		Reduction*
820	Shopping center	34%
850	Supermarket	36%
851	Convenience market	51%
912	Drive-in bank	35%
931	Quality restaurant	44%
932	High turnover restaurant	43%
934	Fast food restaurant—with drive thru	50%
944	Service station	42%
Source: ITE Trip Generation Manual, 10th edition, PM peak hour of generator rate		

Public vs. Private Split

The total project costs were split between public (grants, WSDOT, city) and private (TIF, direct private contributions, and developing provided frontage improvements not subject to TIF credits) funding shares. Overall, the total Capital Facility Plan project costs were split 40 percent public and 60 percent private. Of the private share, 20 percent (or \$40,238,428) was assumed to be funded through the TIF.

Trip Generation

The main criterion used in determining the impacts of new development is the number of trips that will be generated. The accepted source of trip generation rates is the "Trip Generation Manual" published by the Institute of Transportation Engineers. To reduce debate during the development review process, many jurisdictions codify a standardized rate for each common development type

in their regulations. For small developments it is fairly easy to ascertain the number of new trips by using the standard table. For large developments, a separate traffic study may be appropriate to determine the new trips that would be generated. The cost per trip multiplied by the total trips generated by a particular land use gives the impact fee for that use.

TIF Rate Calculation

It is forecasted that by the year 2040, there will be an increase of 91,200 daily motor vehicle trips over current traffic volumes within the Ridgefield urban growth area. The detailed TIF rate calculation is shown below:

$$\begin{aligned} &\text{TIF Eligible Project Cost } (\$40,238,428) / \text{New Daily Trips } (91,200) \\ &= \text{Cost per new Daily Trip } (\$441.21) \end{aligned}$$

To fully fund the TIF eligible projects, a TIF rate of \$441.21 per daily trip is required. Traffic impact fees are assessed for each new development/redevelopment by multiplying the number of new daily trips generated by the TIF rate.



COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642
(360) 887-3557 | Fax: (360) 887-0861 | www.ci.ridgefield.wa.us

Gress Petition to Annex City Council Staff Report: Continuation of Public Hearing, 2nd Reading, and Adoption File No. PLZ-19-0119

I. Basic Facts

1st Reading and Public Hearing: November 21, 2019

Continuation of Public Hearing: December 5, 2019

Continuation of Public Hearing, 2nd Reading, and Adoption: December 19, 2019

Applicant/Property Owner: Richard Gress, Realvest Asset Management. 205 E 11th St Ste 200 / Vancouver, WA 98660. Contact: 360.694.6000, rgress@realvestcorp.com

Property Information: 607 S Royle Rd / Ridgefield, WA 98642. #63 S20 T4N R1E WM, Assessor's #213784000, 8.28 acres. Annexation area includes adjacent half-width S Royle Road right-of-way.

Current Zoning: Clark County Single-Family Residential (R1-6), Urban Holding – 10 (UH-10) overlay

Gee Creek Plateau Subarea Plan and 45th & Pioneer Subarea Plan Conceptual Zoning: Residential Medium Density – 16 (RMD-16), Mixed-Use Overlay

Current Comprehensive Plan Designation: Urban Medium Density Residential (UM)

Staff Contact: Claire Lust, Planner. 360.857.5024, Claire.lust@ci.ridgefield.wa.us

II. Background and Proposal

Richard Gress, representing Ridgefield 45th Ave LLC, owns the property located at 607 S Royle Road. The Gress property is within the Ridgefield Urban Growth Area (UGA). The western half of the adjacent S Royle Road right-of-way is part of the UGA, and the eastern half of the adjacent S Royle Road right-of-way is in the Ridgefield city limits. Therefore, the combined area of the Gress property and adjacent half-width right-of-way is contiguous with the Ridgefield city limits and eligible for annexation. The Gress property information is as follows:

Property Owner	Legal	Square Feet	Acres	2019 Assessed Property Value	Site Address
Ridgefield 45 th Ave LLC (Richard Gress)	#63 S20 T4N R1E WM, Assessor's #213784000	360,677	8.28	\$411,522.00	607 S Royle Rd / Ridgefield, WA 98642

The current Clark County zoning of the property is Single-Family Residential (R1-6), with the Urban Holding – 10 (UH-10) overlay. The 2016 Ridgefield Urban Area Comprehensive Plan designation is Urban Medium Density Residential (UM). Per the 45th and Pioneer Subarea Plan and the Gee Creek Plateau Subarea Plan, the conceptual zoning for the property is Residential Medium Density – 16 (RMD-16) with a mixed-use overlay on the eastern portion of the property adjacent to S Royle Road. Per RDC 18.220.015.B, the city shall designate all newly annexed lands designated for urban medium density residential (UM) as RMD-16.

Richard Gress, the applicant, signed the Intent to Annex and the Petition to Annex. Following Council adoption of the annexation request, the applicant intends to develop the eastern portion (approximately 40%) of the site with commercial uses, and the remaining western portion (approximately 60%) of the site with residential uses. To achieve this mix of uses, the city and the applicant propose to amend the Comprehensive Plan and zoning designation on the site to be split between commercial and residential. The Comprehensive Plan amendment and zone change request are scheduled for second reading and adoption before Council on December 19, 2019. Future development of the property must be consistent with the Ridgefield Urban Area Comprehensive Plan and with the Ridgefield Municipal Code.

III. Procedure

Direct Petition (60% petition) method for owner-initiated annexation

The Direct Petition method requires that owners of 60% or more of the land value of the proposed annexation area must sign and be included in the Petition to Annex. Road values are not included in this calculation. Mr. Gress, representing Ridgefield 45th Ave LLC, owns 100% of the land value of the property proposed for annexation, exceeding the 60% threshold of the Notice of Petition to Annex.

The Clark County Assessor's office found, "The petition represents the affirmative consent of properties totaling more than 60% of the value according to the assessed valuation for general taxation purposes of the property proposed for annexation."

Prior steps:

- Petitioners submitted 10% Notice of Intent to Annex on July 31, 2019. The City Council, on September 26, 2019, agreed to review a Petition for Annexation.
- Richard Gress subsequently submitted the Petition to Annex his 8.28-acre parcel along with the adjacent public right-of-way of Royle Road.
- The city forwarded the Petition to Annex and survey of the annexation area to Clark County for Certification of Sufficiency to annex.
- Clark County reviewed and approved the legal descriptions and Certification of Sufficiency, determined that the owners of 60% or more of the land value of the proposed annexation area signed the Petition.
- The City Engineer determined that public services, if provided by a future developer, will likely be available to serve the future residential development.

IV. Budget Impact

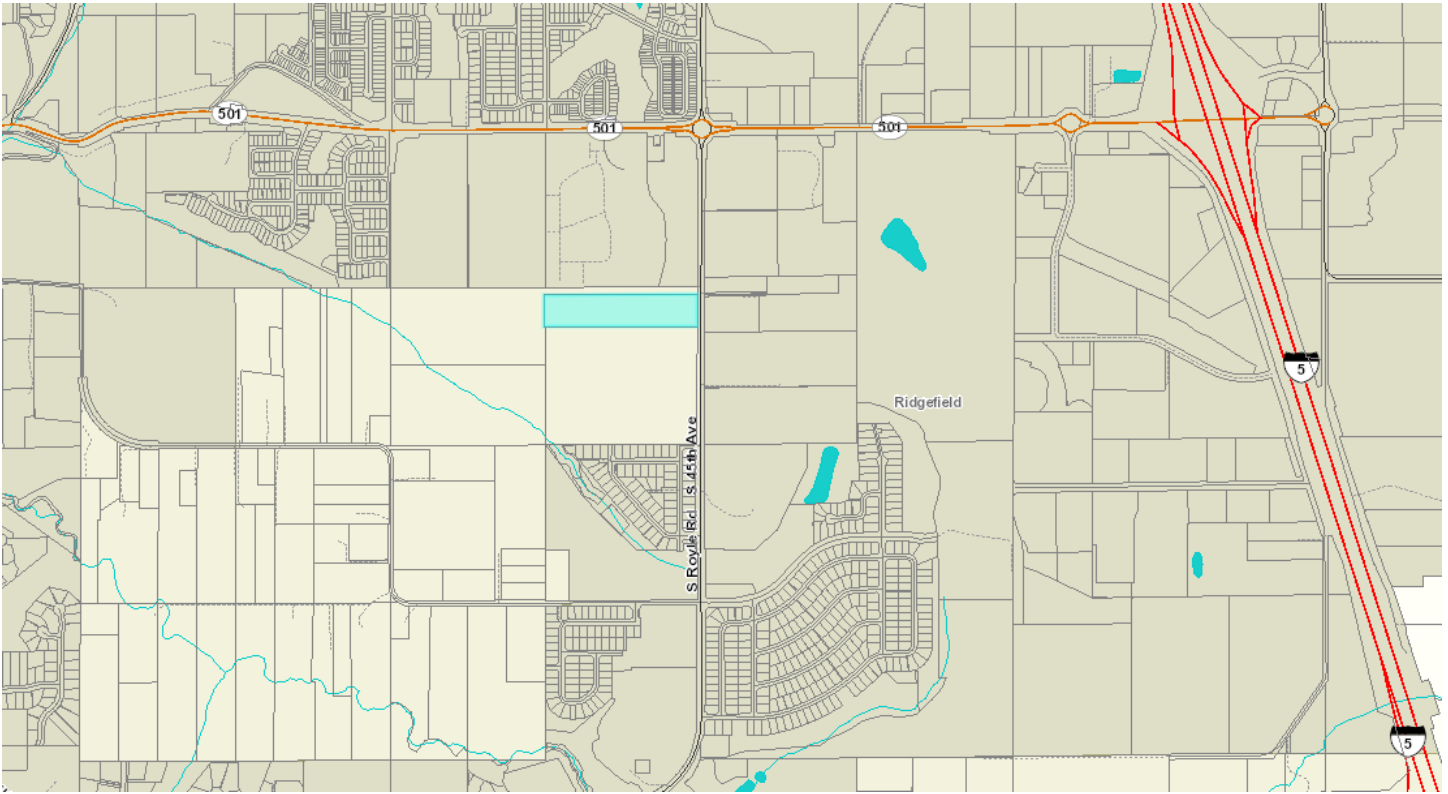
There is no budget impact from the City authorizing a Petition to Annex to proceed.

V. Recommendation/Motion

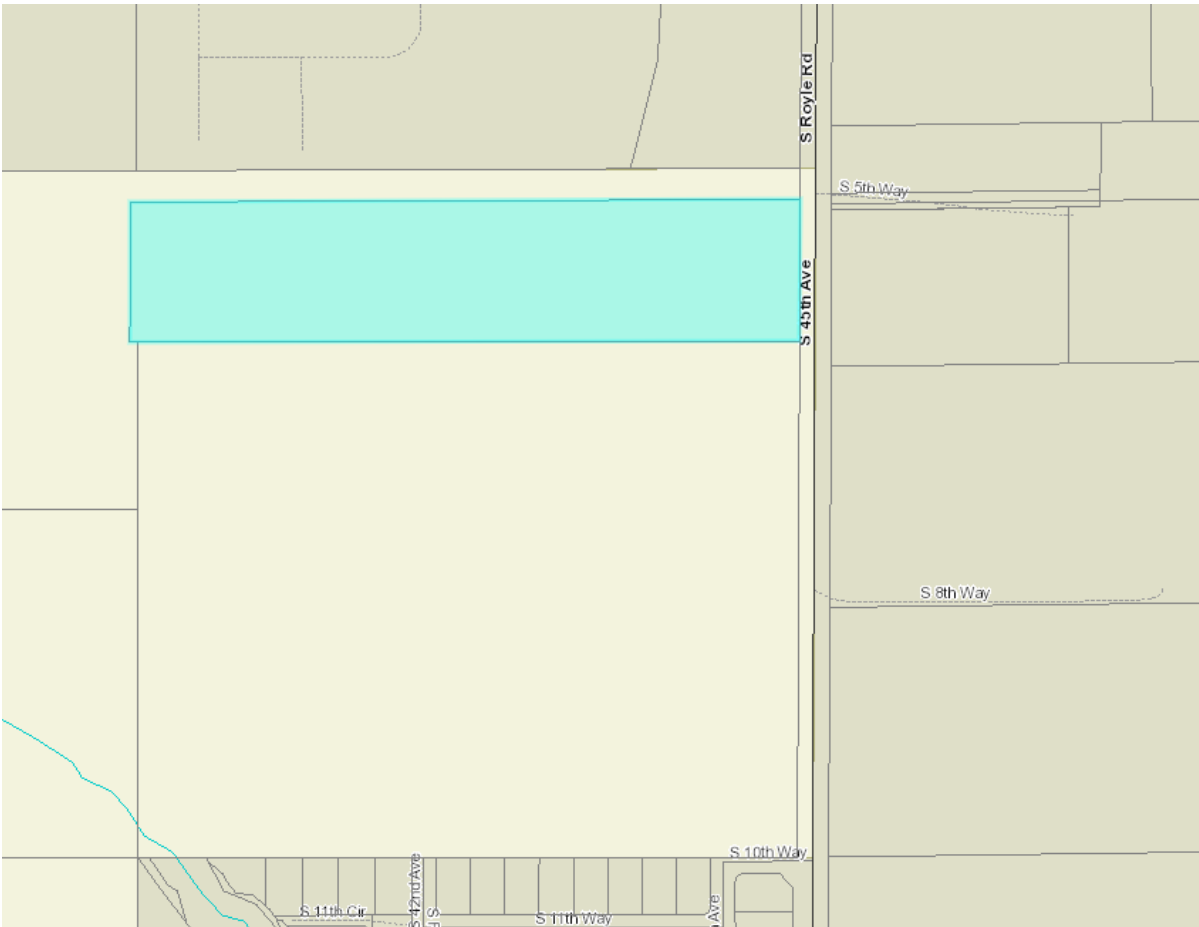
Staff recommends Council adopt Ordinance No. 1303 by making the following motion:

"I move to adopt Ordinance No. 1303, Gress Annexation, as presented."

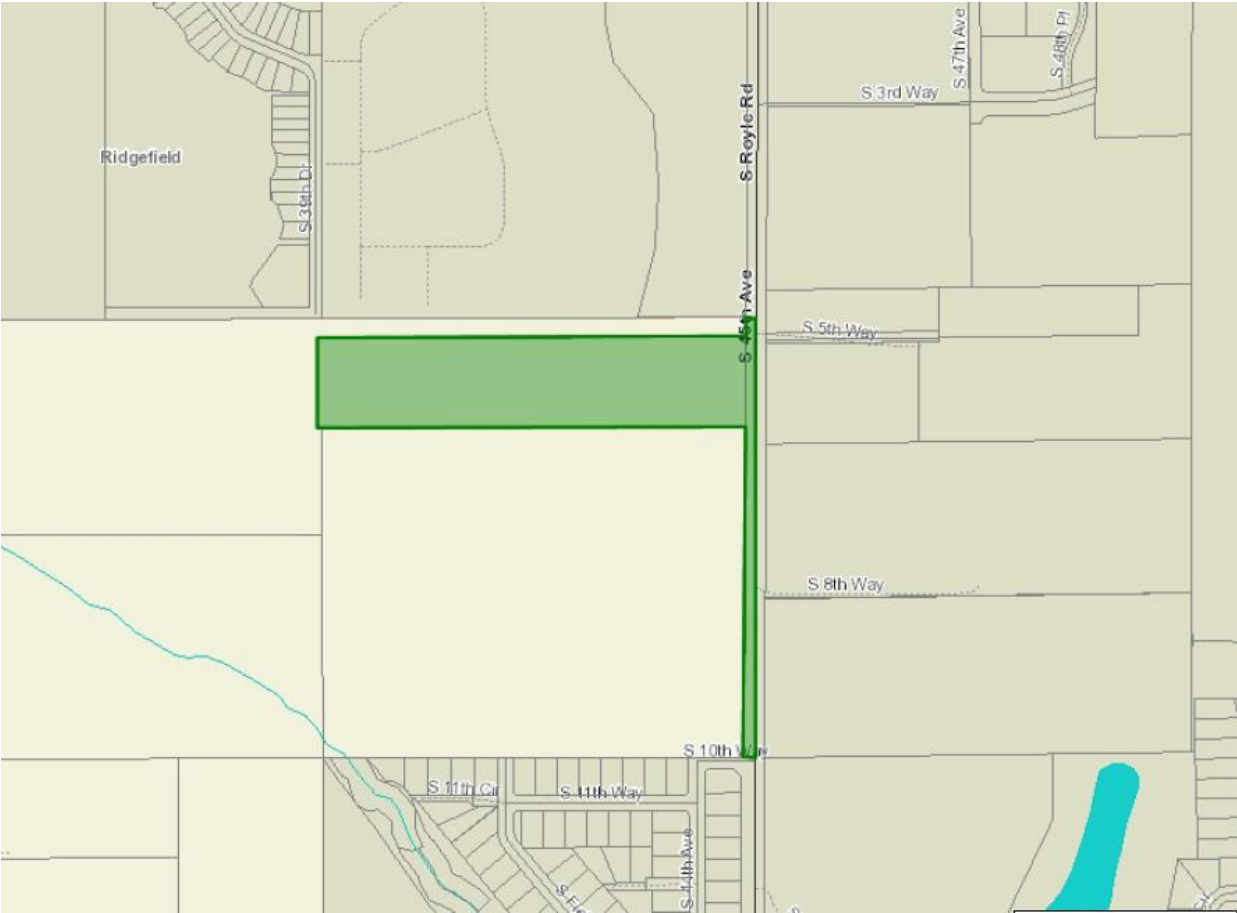
Vicinity Map

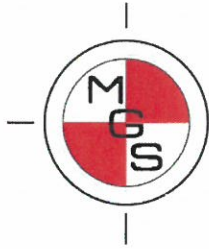


Gress Property



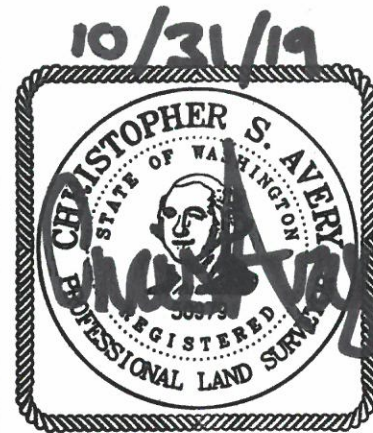
Gress Annexation Area





MINISTER-GLAESER SURVEYING INC.

Vancouver Office – 2200 E. Evergreen Blvd., Vancouver, Washington 98661
(360) 694-3313 (360) 694-8410 FAX
Pasco Office – 6303 Burden Blvd, Suite E, Pasco, Washington 99301
(509) 544-7802 (509) 544-7862 FAX



OCTOBER 31, 2019

DESCRIPTION FOR GRESS ANNEXATION:

A tract of land located in a portion of the Southwest and Southeast quarters of the Southeast quarter of Section 20, Township 4 North, Range 1 East of the Willamette Meridian, City of Ridgefield, Clark County, Washington, more particularly described as follows;

BEGINNING at the Southeast corner of said Section 20, said point being on the existing corporate limits of the City of Ridgefield;

Thence North $01^{\circ}50'54''$ East, along the East line of said Section 20, for a distance of 1321.82 feet, to the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 20;

Thence North $88^{\circ}37'27''$ West, along the North line of said Southeast quarter of the Southeast quarter, for a distance of 30.00 feet, to a point on the West right-of-way of S. Royle Road/S. 45th Ave as established in Clark County Road Book 1, Page 219;

Thence South $01^{\circ}50'54''$ West, along said West right-of-way, for a distance of 60.00 feet, to the Northeast corner of the "Ridgefield 45th Ave LLC" tract as described under Clark County Auditor's file number 5199997 recorded August 4th, 2015;

Thence along the North line of said Ridgefield 45th Ave LLC tract, North $88^{\circ}37'27''$ West, being 60.00 feet South of and parallel with the North line of said Southeast quarter of the Southeast quarter, for a distance of 1291.00 feet, to a point 16.21 feet West of the West line of said Southeast quarter of the Southeast quarter;

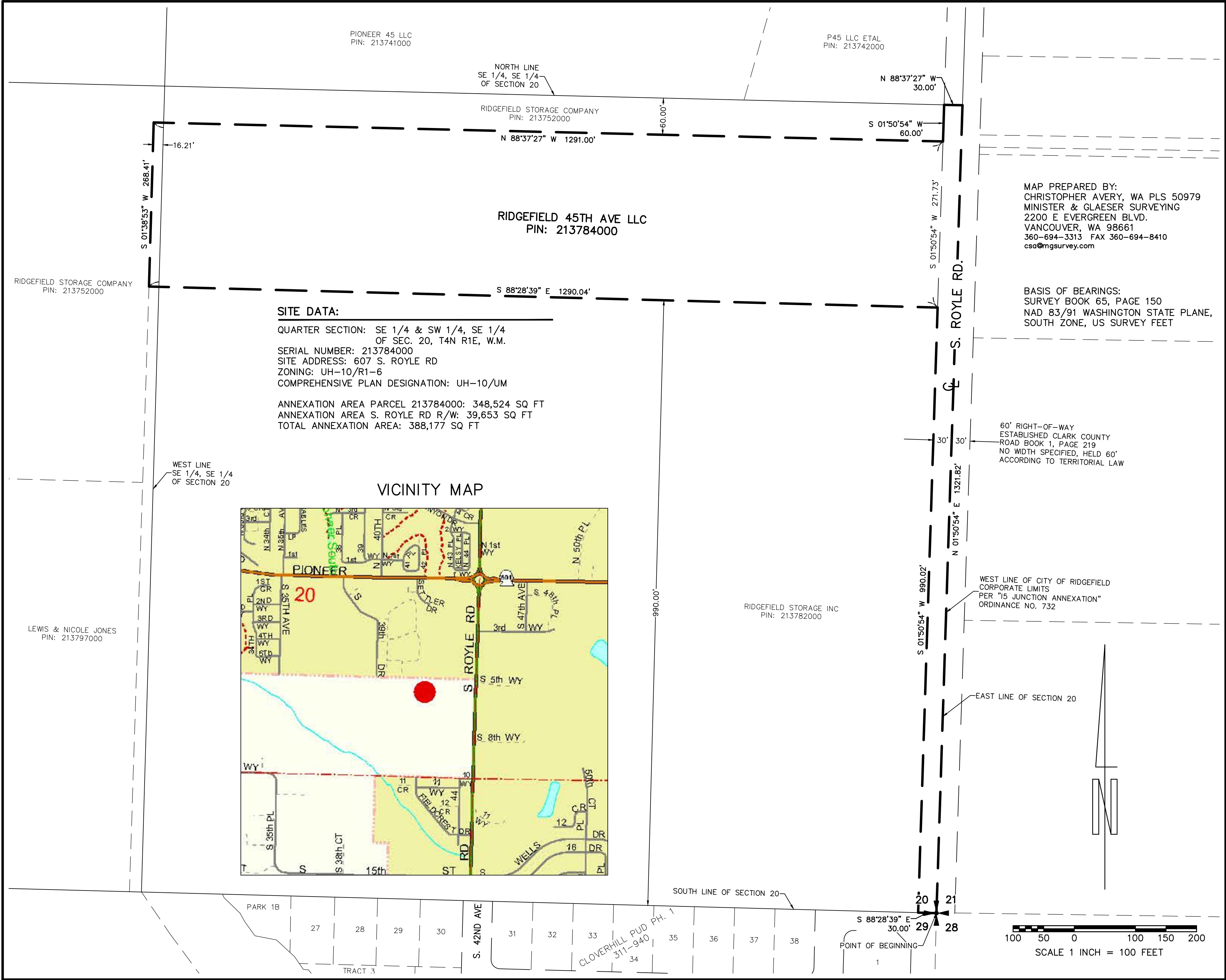
Thence along the West line of said Ridgefield 45th Ave LLC tract, South $01^{\circ}38'53''$ West, being 16.21 feet West of and parallel with the West line of said Southeast quarter of the Southeast quarter, for a distance of 268.41 feet;

Thence along the South line of said Ridgefield 45th Ave LLC tract, South $88^{\circ}28'39''$ East, being 990.00 feet North of and parallel with the South line of said Southeast quarter of the Southeast quarter, for a distance of 1290.04 feet, to a point on said West right-of-way;

Thence South 01°50'54" West, along said West right-of-way, for a distance of 990.02 feet, to the South line of said Section 20;

Thence South 88°28'39" East, along said South line, for a distance of 30.00 feet to the **POINT OF BEGINNING**.

CONTAINING: 388,177 square feet of land, more or less.

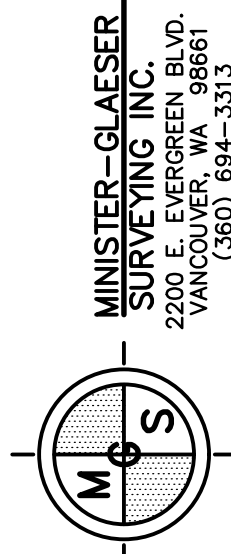
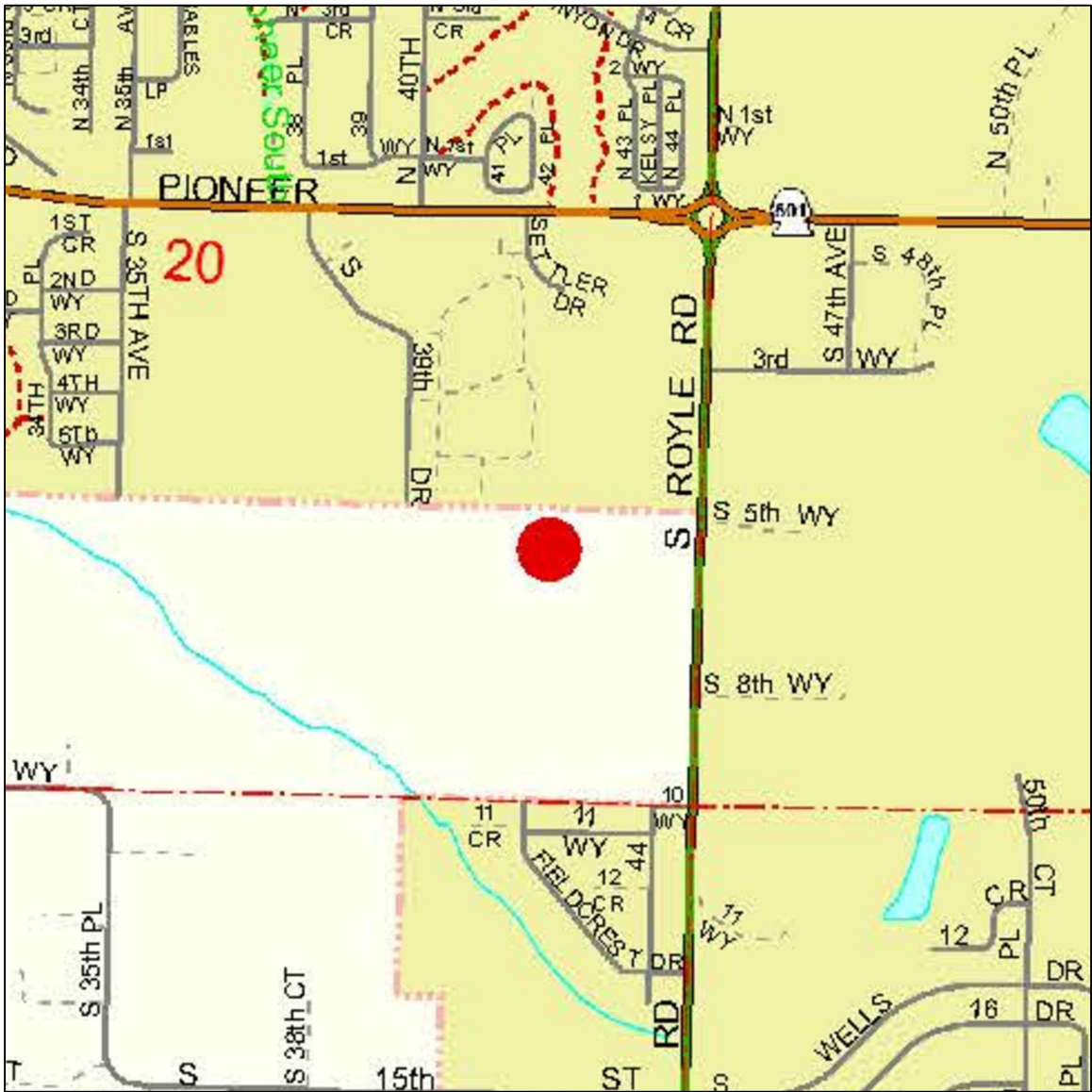


SITE DATA:

QUARTER SECTION: SE 1/4 & SW 1/4, SE 1/4
OF SEC. 20, T4N R1E, W.M.
SERIAL NUMBER: 213784000
SITE ADDRESS: 607 S. ROYLE RD
ZONING: UH-10/R1-6
COMPREHENSIVE PLAN DESIGNATION: UH-10/UM

ANNEXATION AREA PARCEL 213784000: 348,524 SQ FT
ANNEXATION AREA S. ROYLE RD R/W: 39,653 SQ FT
TOTAL ANNEXATION AREA: 388,177 SQ FT

VICINITY MAP



MAP PREPARED BY:
CHRISTOPHER AVERY, WA PLS 50979
MINISTER & GLAESER SURVEYING
2200 E EVERGREEN BLVD.
VANCOUVER, WA 98661
360-694-3313 FAX 360-694-8410
cso@mgsurvey.com

BASIS OF BEARINGS:
SURVEY BOOK 65, PAGE 150
NAD 83/91 WASHINGTON STATE PLANE,
SOUTH ZONE, US SURVEY FEET

SITE MAP FOR:

GRESS ANNEXATION

JOB #:	19-437
FILE:	19437PR1
DATE:	10/31/19
DRAWN BY:	CSA
SHEET	1 OF 1



THE CITY OF RIDGEFIELD

510 Pioneer Street Ste B | P.O. Box 608 | Ridgefield, WA

ORD 1306: Gress Zone Change City Council Staff Report

BACKGROUND

On October 29, 2019, the City received a zone change application for 607 S Royle Road related to the Gress Annexation project and proposed 2019 Comprehensive Plan Amendment.

DISCUSSION

Gress Property Zone Change

Following annexation of Assessor's Parcel #213784000/607 S Royle Road and an initial city zoning designation of Residential Medium Density – 16 (RMD-16), the applicant proposes to change the zoning designation on the parcel to include both RMD-16 and Commercial Community Business (CCB).

The applicant and property owner, Richard Gress, intends to develop the parcel with a mix of uses including commercial development on the eastern portion (approximately 40 percent) of the parcel adjacent to S Royle Road, and medium-density residential development on the western portion (approximately 60 percent) of the parcel. This proposal is consistent with the adopted 45th and Pioneer Subarea Plan and Gee Creek Plateau Subarea Plan, which envision a mix of commercial and residential uses on the parcel. Development plans for land use review, including preliminary short plat and preliminary site plan review, will be submitted to the City for review at a later date. To facilitate the applicant's future development, the applicant proposes to change the zoning designation as follows (see also Exhibit A):

Parcel	Existing zoning/overlay	Zoning/overlay upon annexation	Proposed zoning/overlay
607 S Royle Road / Assessor's #213784000	Single-Family Residential (R1-6) base zone Urban Holding (UH-10) overlay	Residential Medium Density (RMD-16) base zone Urban Holding (UH-10) overlay	Western 60%: Residential Medium Density (RMD-16) base zone Eastern 40%: Commercial Community Business (CCB) base zone Urban Holding (UH-10) overlay

This request of zone change is contingent upon City Council adoption of a Comprehensive Plan amendment to change the land use designation from Urban Medium (UM) to General Commercial (GC) on the eastern portion (40%) of the property.

PROPOSED TIMELINE

City Council adoption of the proposed Gress property land use designation and concurrent rezone will occur following Council adoption of the Gress Petition to Annex on December 19, 2019. Important milestones in these processes are described as follows:

September 26, 2019	Gress intent to annex approved and petition to annex authorized, City Council
November 6, 2019	2019 Comprehensive Plan amendments public hearing, Planning Commission
November 6, 2019	Gress property rezone public hearing, Planning Commission
November 21, 2019	Gress petition to annex 1st reading and public hearing, City Council
December 5, 2019	Gress petition to annex continued public hearing, City Council
December 5, 2019	2019 Comprehensive Plan amendments 1st reading and public hearing, City Council
December 5, 2019	Gress property rezone 1st reading and public hearing, City Council
December 19, 2019	Gress petition to annex continued public hearing, 2 nd reading, and adoption, City Council
December 19, 2019	2019 Comprehensive Plan amendments 2nd reading and adoption, City Council
December 19, 2019	Gress property rezone 2nd reading and adoption, City Council
January 18, 2020	Approximate effective date, Gress petition to annex
January 18, 2020	Approximate effective date, 2019 Comprehensive plan amendments
January 18, 2020	Approximate effective date, Gress property rezone

PLANNING COMMISSION PUBLIC HEARING

On November 6, 2019 the Planning Commission conducted a public hearing on the proposed zone change. Planning Commission voted 4-1 in favor of forwarding the amendments to Council as proposed, with the dissenting vote citing concerns with the amendment to the land use designation which would allow higher density to be developed in the area.

CITY COUNCIL PUBLIC HEARING AND 1ST READING

On December 5, 2019 the City Council conducted a public hearing and 1st reading on the proposed zone change.

RECOMMENDATION

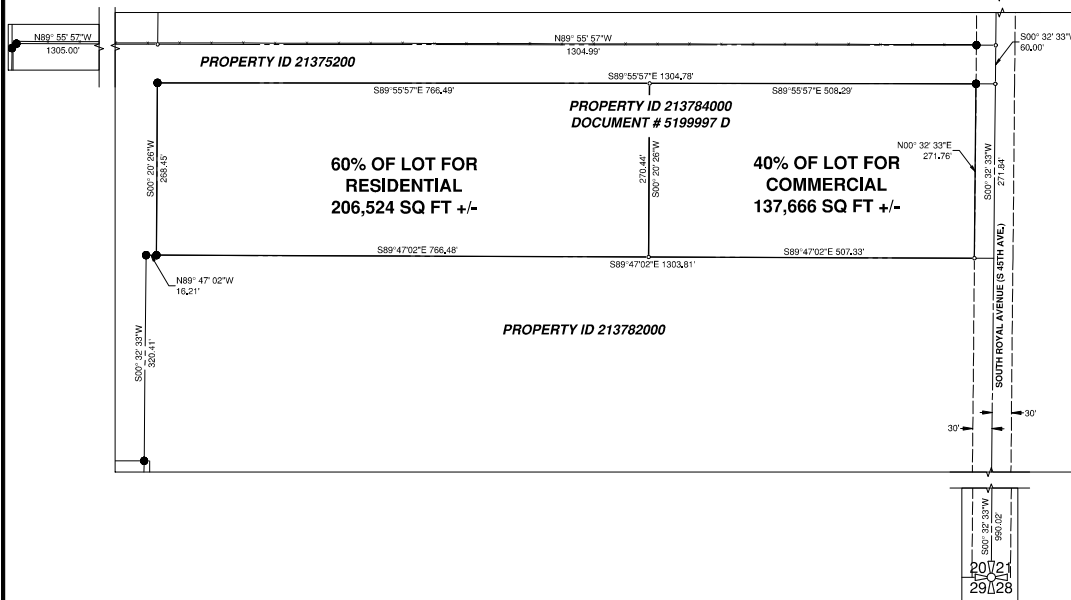
Staff recommends the City Council adopt Ordinance No. 1306 by making the following motion:

“I move to adopt Ordinance No. 1306, Gress Property Zone Change, as presented.”

ATTACHMENTS

Exhibit A: Proposed Zoning Split

A CONCEPTUAL PLAN FOR A PORTION OF THE
SE1/4 OF THE SE1/4, IN SECTION 20 ,
TOWNSHIP 4 NORTH, RANGE 1 EAST, W.M.
CLARK COUNTY, WASHINGTON



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SHOW
A CONCEPTUAL PLAN FOR A SHORT
SUBDIVISION PROPOSED FOR CLARK
COUNTY PROPERTY IDENTIFICATION
NUMBER 213784000, DESCRIBED UNDER
DOCUMENT NUMBER 5199997 D, RECORDS
OF CLARK COUNTY, WASHINGTON.

NO FIELD WORK WAS PERFORMED AND NO
MONUMENTS WERE LOCATED. ALL POINTS
AND BEARINGS CALCULATED BASED ON
SURVEY REFERENCE #1.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR
UNDER MY DIRECTION IN ACCORDANCE WITH THE REQUIREMENTS
OF THE SURVEY RECORDING ACT AT THE REQUEST OF
RICHARD GRESS, IN OCTOBER, 2019.

SURVEYOR - DANIEL D. BERGMAN

PLS 43270
CERTIFICATE NO.

SURVEY REFERENCES:

- Record of Survey, Book 45 of Surveys, Page 152, Beseda LS 34127, November 18, 1999.

AUDITOR'S INDEX:
SE1/4 OF THE SE1/4 OF
SECTION 20, T4N, R1E, W.M.



NAME OF SUBDIVIDER:
RIDGEFIELD 4TH AVE LLC
385 E. 11TH ST., 200
VANCOUVER, WA 98660

CITY OF RIDGEFIELD
SHORT SUBDIVISION
XX-XXX

GIBBS & OLSON, INC. MAKES NO WARRANTIES AS TO
MATTERS OF UNWRITTEN TITLE, SUCH AS ACQUESCENCE,
ESTOPPEL, ADVERSE POSSESSION, ETC.



GIBBS & OLSON
PO BOX 400, LONGVIEW, WA 98632
360.425.0991 Tel | 360.425.2162 Fax
www.gibbs-olson.com



COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642
(360) 887-3557 | Fax: (360) 887-0861 | www.ci.ridgefield.wa.us

STAFF REPORT Eagle Ridge Zone Change

Report Date	December 12, 2019
Proposal	Zoning map amendment: Rezone land designated Residential Low Density RLD-4 to Residential Low Density RLD-8 consistent with the adopted Ridgefield Comprehensive Plan 'Residential/Urban Low' designation and RDC 18.200.010 and 18.200.030 and with an adopted Development Agreement
Location	2361 S Hillhurst Rd / Ridgefield, WA 98642; #82 of Sec 29 T4N R1E WM, 5.A, Assessor's PIN 215877000, 5 acres AND 2363 S. Hillhurst Rd / Ridgefield, WA 98642; #23 Sec 29 T4N R1E WM 5.A, Assessor's PIN 215818000
Property Owner/ Applicant	Troy Developers, LLC and Urban NW Homes LLC, 1004 W 13 th St, Ste 240 / Vancouver, WA 98660. Contact: Troy Johns, 360.600.4425, troy@urbannw.com
Review Type	Type IV Legislative Amendment
Applicable Criteria	RDC 18.200 - Establishment of zoning districts and maps; RDC 18.210- Residential low-density districts (RLD-4, RLD-6 and RLD-8); RDC 18.310.090 Type IV procedure - legislative decision; RDC 18.310.150 - Development Agreements; RDC 18.320 - Amendments; RDC 18.810 - Environmental standards (SEPA)
Staff Contact	Louisa Garbo, Community Development Director
Recommendation	Adopt proposed RLD-8 zoning map amendment

I. Purpose of Request

Implement the Council's intent to rezone the subject properties to RLD-8 consistent with the Development Agreement and Ordinance 1276 adopted in the fall of 2018.

II. Background Information

In the fall of 2018, the City of Ridgefield entered into a Concomitant Agreement (Agreement) regarding PIN 215877000 and PIN 215818000 (Properties) with Troy Developer LLC (Applicant/Owner) (See City of Ridgefield Ordinance 1276 and Concomitant Rezone Agreement.) The relevant terms of the Agreement are:

1. Land Use Zone Designation. The City agreed to rezone Properties from RLD-4 to RLD-8 and to govern the development of the Properties under RLD-8 standards. The lots along Hillhurst will be larger than the lots in the interior of the development.

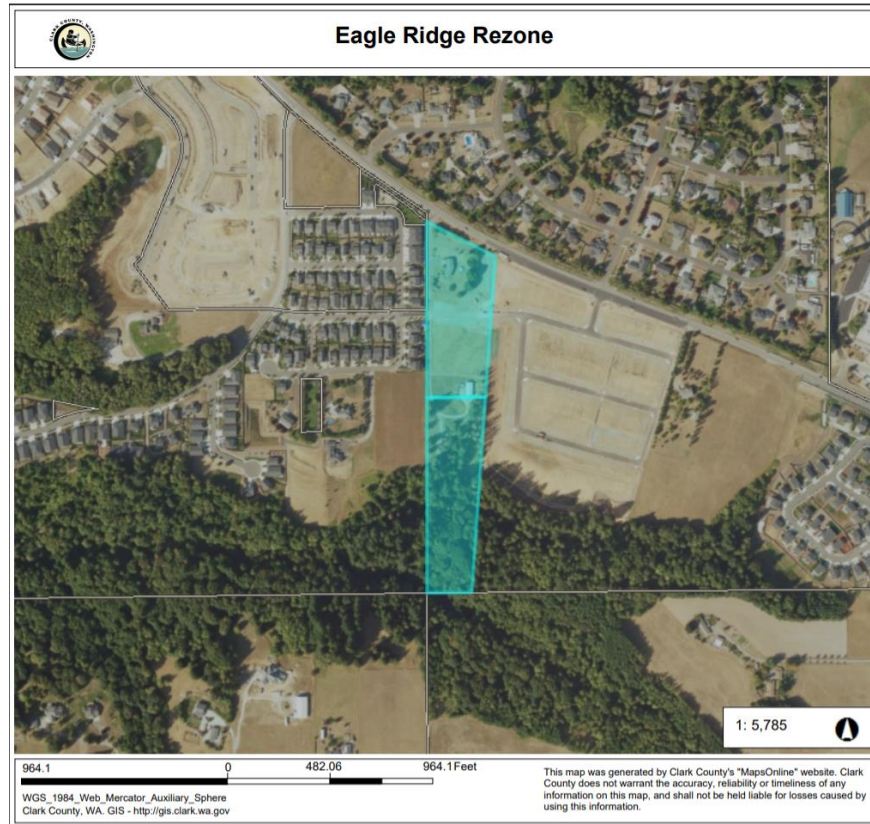
2. Dedication of Open Space. Troy Developers will dedicate approximately 5 total acres of open space on the Properties. Approximately four (4) acres of open space will be designated on Parcel No. 215818000, and approximately one (1.5) acres of open space will be designated on Parcel No. 215877000. Within twelve (12)

months of the Effective Date of the Agreement, Troy Developers agreed to record an Amended Plat Map for the Properties providing for the dedication and management of the open space.

3. National Green Building Standard. Troy Developers will build all homes on the Properties to the National Green Building Standard.

III. Location Map

Subject Properties (Properties highlighted in light blue) Abutting lands are Urban Low Density Residential except for Columbia Hills which is designated Medium Density Residential.



IV. Discussion

On February 5, 2019 Troy Developers LLC submitted a land use application for Preliminary Subdivision and PUD to create 23 single family residential lots. (See PLZ-19-0010 through PLZ-19-0013) The Ridgefield Hearing Examiner will conduct a public hearing on the Eagle Ridge Preliminary PUD on January 21, 2019.

Prior to processing the land use application and prior to the rezoning the properties, the City placed the land use application on hold until the Applicant/Owner signed and recorded the Agreement and the provided evidence of ownership of both Properties. Thereafter, the City initiated the mandatory public process required to amend the official Ridgefield Zoning Map. The City:

- Issued a SEPA DNS for the Eagle Ridge Preliminary PUD (ECY file # 201906238),
- Requested Expedited Review (granted) from the WA Department of Commerce as required under RCW 36.70A.016,
- Published notice in the Columbian of the City Council hearings on the zoning map amendment.

V. Findings

The City considers amendments to the official Zoning Map under RDC 18.320, Amendments. The approval criteria for amending the Zoning Map are described in RDC 18.320.050.A-D:

A. *Zoning district map amendments shall be consistent with the RUACP map. Where the proposed amendment is not consistent with the RUACP map, the petitioner shall also file a petition to amend the RUACP map. Amendments to zoning district maps or text must be consistent with the goals and policies of the RUACP.*

Staff Finding

The Properties have an Urban Low Density Residential (UL) Comprehensive Plan land use designation. RLD-8 zoning is one of the three low density residential zoning districts provided for under the UL land use designation. Staff concludes that the proposed rezone from RLD-4 to RLD-8 is consistent with the UL Comprehensive Plan land use designation.

B. *Amendments to this title or to the RUACP must be consistent with the concurrency requirements of the CFP and shall not result in level-of-service deficiency for any capital facility or service identified in the CFP.*

Staff Finding

The applicable Capital Facilities Plans (CFPs) – Transportation, Parks and Recreation, and Public Utilities – anticipated development of the subject Properties at an UL density. The proposed zoning map amendment is consistent with the UL land use designation and the impacts anticipated in the applicable CPFs.

C. *If the petition necessitates a RUACP text or a CFP project amendment, the applicant shall demonstrate that changed circumstances affecting the public health, safety, and general welfare justifies the amendment.*

Staff Finding

The proposed zoning map amendment will not necessitate a change in the adopted RUACP text or a CFRP project.

D. *The city shall not approve any amendment petition which is contrary to state or federal law.*

Staff Finding

As described above the City has fulfilled its obligation under SEPA (RCW 43.21c) and RCW 36.70A (Growth Management Act). Staff is not aware that the proposal is inconsistent with any applicable federal law or regulation.

V. Recommendation

After review and consideration of the Agreement, applicable state law, and RDC approval criteria, The Community Development Department recommends the City Council **APPROVE** the request to rezone the Properties, parcels 215877000 and 215818000, to RLD-8 consistent with the terms of the Agreement.

Signed:



Louisa Garbo, Community Development Director

Date: December 12, 2019

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

A. City Personnel Costs	
Building Official	\$ 75 90.00
Building Inspector	\$ 65 75.00
Public Safety	\$75.00
Public Works	\$50.00
Park Attendant	\$15.00
All Other City Personnel	Actual Cost + 10%
B. Land Use Planning Permits	
Payment. All fees are due at the time an application is submitted. Simultaneous Development Permit Submittal. Applicants may submit for Land Use, Public Works/Engineering and Building permits simultaneously. Public Works/Engineering and Building permits shall not be issued until final Land Use permits have been issued. Refunds. The Community Development Director (Director) shall refund the full amount of any fee paid hereunder which was erroneously paid or collected. The Director may authorize refunding of not more than 80 percent of a fee paid when an application has been withdrawn or canceled before any work has been done under an application review or before any plan reviewing has been done. The Director shall not authorize refunding of any fee paid except upon receipt of a written application for a refund submitted by the original applicant not later than 180 days after the date of application. All refund requests must be	

Resolution No. 568

~~March 1, 2019~~ January 1, 2020

Page 1

Attachment: Jan 2020 Master Fee Schedule (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

<u>submitted in writing by the original applicant, or include an authorization from the original applicant, within 180 days after the date of application.</u>	
Annexation:	
Notice of Intent	\$250 450
Notice of Petition to Annex	\$1,000 2,000
Appeal:	
Review by recognized City Neighborhood Organization or HOA	\$250
Appeal involving an individual single-family residence or duplex	\$350
All Others land use appeal to Hearing Examiner	\$2,000
Archaeological Pre-Determination Review	\$350
Boundary Line Adjustment	\$400
Comprehensive Plan Amendment/Zone Change Request	
Comprehensive Plan	\$3,000
Zone Change Request	\$3,750
Conditional Use Permit:	
New Use	\$3,750
Existing Use – Minor Alteration	\$450
Existing Use – Major Alteration	\$2,000
Covenant Release: Full or Partial	\$1,000
Critical or Sensitive Area Review (Fee for Each Required Review)	
Fish & Wildlife Habitat Conservation Areas	\$600
Frequently Flooded Areas	\$600
Geologic Hazard Areas	\$600
Wetlands	\$600
Critical Aquifer Recharge Areas	\$600

Resolution No. 568

~~March 1, 2019~~ January 1, 2020

Page 2

Attachment: Jan 2020 Master Fee Schedule (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

Minor Exception Request	\$600
Reasonable Use Exception Request	\$600
Development Agreement	\$750 \$1,000
Development Agreement – Amendment	\$750
Director's Interpretation	\$250 \$350
Extensions of Land Use Approval:	
Preliminary PUD or Preliminary Plat	\$350
All Others	\$150
Final Plat:	
Final Subdivision Plat	\$2,000
Final Short Plat	\$500
Final Binding Site Plan	\$500
<u>Map of Dedication</u>	
<u>Map of Dedication (not part of a Subdivision or PUD)</u>	\$500
<u>Amendment to a Map of Dedication Type III</u>	\$2,000
<u>Amendment to a Map of Dedication Type I and Type II</u>	\$500
Home Occupation	\$150
Legal Lot Determination:	
Up to Two Lots	\$450
Plus Fee-per-lot for Each Lot Over 2	\$50
Legislative Text Amendment	\$2,530 \$000
Master Planned/Mixed Use Development	\$2,530 \$000
(Plus Corresponding PUD or Subdivision Fee)	
Nonconforming Situations:	
Type I Alteration of Nonconforming Situation	\$150
Type II Alteration of Nonconforming Situation	\$450

Formatted: Font: (Default) Arial

Resolution No. 568

~~March 1, 2019~~ January 1, 2020

Page 3

Attachment: Jan 2020 Master Fee Schedule (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

Type III Alteration of Nonconforming Situation	\$3,250
Type II Determination or Discontinuance of Nonconforming Situation	\$150
Type II Reconstruction of a Nonconforming Situation	\$450
Planned Residential Development (PUD):	
10 – 25 Lots	\$4,000
26 – 50 Lots	\$5,500
51 Lots or More	\$5,500
Plus Fee-per-lot for Each Lot Over 50	\$25
Modification of Preliminary PUD (plus applicable Map of Dedication fee)	
Minor Modification	\$650
Major Modification	\$2,000
Plat Alteration or Vacation	\$2,000
Plat Modification (plus applicable Map of Dedication fee)	\$12,000
Post-Decision Review:	
Type I	\$150
Type II	\$450 \$2,500
Type III	\$3,250
Engineering Review (If Required)	\$500
Pre-Application Conference:	\$1,250
If Development Permit Application Submitted within 6 Months	\$500 Credit
Pre-Application Waiver	\$65
SEPA Review:	

Resolution No. 568

~~March 1, 2019~~ January 1, 2020

Page 4

Attachment: Jan 2020 Master Fee Schedule (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

SEPA Review	\$500
SEPA Review for One Single Family Residence	\$150
Shoreline Permit:	
Shoreline Statement of Exemption	\$150
Shoreline Substantial Development Permit	\$3,000
Shoreline Conditional Use Permit	\$3,000
Shoreline Variance	\$2,100
Sign Permit:	
Sandwich Board or "A" Frame	\$50
Permanent (Plus Applicable Building and Land Use Permit Fees in Section "B and D")	\$5100
<u>Master sign plan</u>	\$250
Site Plan Review:	
Minor Site Plan	\$150
Basic Site Plan	\$1,52,500
<u>Binding-Major Site Plan</u>	\$2,1003,500
<u>Final Site Plan Review</u>	\$450
<u>Residential Plot Plan Review or Revision</u>	\$58
Short Plat (Preliminary)	\$5001,500
<u>Preliminary Binding Site Plan</u>	\$4,000
Subdivision (Preliminary):	
10 – 25 Lots	\$4,000
26 – 50 Lots	\$5,500
51 Lots or More	\$5,500
Plus Fee-per-lot for Each Lot Over 50	\$25

Formatted: Centered

Resolution No. 568

~~March 1, 2019~~ January 1, 2020

Page 5

Attachment: Jan 2020 Master Fee Schedule (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

Temporary Use Permit:	
Type I	\$150
Type II	\$450
Type I Review (All Others)	\$150
Type II Review (All Others)	\$450
Type III Review (All Others)	\$3,250
Variance/Administrative Adjustment	
Administrative Adjustment	\$350
Variance	\$3,250
Variance Filed in Conjunction with Another Type III Application	\$1,050
Zoning Confirmation Letter	\$150
C. Public Works Permits	
• Payment. All fees are due at the time an application is submitted. Any additional charges shall be paid prior to receipt of a Final Decision, Final Plat Approval or Statement of Completion as applicable. • Simultaneous Development Permit Submittal. Applicants may submit for Land Use, Public Works/Engineering and Building permits simultaneously. Public Works/Engineering and Building permits shall not be issued until final Land Use permits have been issued. • Refunds. The Community Development Director (Director) shall refund the full amount of any fee paid hereunder which was erroneously paid or collected. The Director may authorize refunding of not more than 80 percent of a fee paid when an application has been withdrawn or canceled before any work has been done under an application review	

Resolution No. 568

~~March 1, 2019~~ January 1, 2020

Page 6

Attachment: Jan 2020 Master Fee Schedule (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

or before any plan reviewing has been done. All refund requests must be submitted in writing by the original applicant, or include an authorization from the original applicant, within 180 days after the date of application. The Director shall not authorize refunding of any fee paid except upon receipt of a written application for a refund submitted by the original applicant not later than 180 days after the date of application.	
Right of Way/Road Encroachment Permit:	
Right of Way/Road Blocking Only	\$75 125
1-200 Linear Feet of Pavement Disturbed	\$150 300
Over 200 Linear Feet of Pavement Disturbed	\$150 300
Plus Fee Per Linear Foot over 200	\$0.75
Extension (90 Day)	\$75
Grading Permit:	
Under 50 Cubic Yards of Total Cut and Fill	No Fee
50-100 Cubic Yards of Total Cut and Fill	\$50
101-500 Cubic Yards of Total Cut and Fill	\$200
501-1,000 Cubic Yards of Total Cut and Fill	\$500
1,001-10,000 Cubic Yards of Total Cut and Fill	\$750
10,001-50,000 Cubic Yards of Total Cut and Fill	\$1,000
50,001-100,000 Cubic Yards of Total Cut and Fill	\$1,500
100,001-200,000 Cubic Yards of Total Cut and Fill	\$1,750 2,500
Over 200,000 Cubic Yards of Total Cut and Fill	\$2,000 5,000
Grading Permit Extension (12 Months)	50% of Original Fee
Street Tree Removal (Permit Required):	

Resolution No. 568

~~March 1, 2019~~ January 1, 2020

Page 7

Attachment: Jan 2020 Master Fee Schedule (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

Fee if Existing Tree is Replaced within Timeframe on Permit	\$0
Fee if Existing Tree is Not Replaced within Timeframe on Permit	\$50
Water Utility Fees:	
Administrative Termination	\$50
Hydrant Meter Rental Deposit	\$500
Meter Accuracy Testing (One Free Test per 12 Month Period)	\$60
Utility Account Set Up	\$10
Service Call	\$15
Water Meter Installation Fee	
5/8-3/4 Inch Meter	\$425
1.0 Inch Meter	\$490
1.5 Inch Meter	\$775
2.0 Inch Meter	\$980
3.0 Inch Meter	Time & Materials
4.0 Inch Meter	Time & Materials
6.0 Inch Meter	Time & Materials
8.0 Inch Meter	Time & Materials
Water Service Installation	Time & Materials
Water Utility Availability Determination	\$25
Engineering Review:	
Engineering Site Plan	\$4,000 8,000
Engineering Site Plan with Off-site Infrastructure	\$5,000 12,000
Engineering Short Plat (2-9 Lots)	\$4,000 10,000
Engineering Subdivision/PUD (More than 9 Lots)	\$4,000 10,000
Plus Fee Per Lot	\$100

Resolution No. 568

~~March 1, 2019~~ January 1, 2020

Page 8

Attachment: Jan 2020 Master Fee Schedule (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

Fee for Each City Plan Review in Excess of 3	\$500
D. Building Permits • Payment. All plan review fees are due at the time an application is submitted. All building permit fees are due when the permit is picked up by the applicant. Any additional charges shall be paid prior to the issuance of a building permit. • * Use of Outside Professional Consultants. The City reserves the right to use the services of outside professional consultants. The applicant is responsible for any City costs in excess of the fee amount paid. All such costs shall be billed to the applicant and shall include a \$30 processing fee. Any additional charges shall be paid prior to issuance of a building permit. • Simultaneous Development Permit Submittal. Applicants may submit for Land Use, Public Works/Engineering and Building permits simultaneously. Public Works/Engineering and Building permits shall not be issued until final Land Use permits have been issued. • Building Valuation. Building Valuation shall be calculated by the Building Official based on the cost of the construction as stated by the applicant and/or by utilizing the square footage of the proposed construction and valuation data published by the International Code Council. Valuation data shall be updated annually (2016 data for 2018 permits). • Refunds. The Community Development Director (Director) shall refund the full amount of any fee paid hereunder which was erroneously paid or collected. The Director may authorize refunding of not more than 80 percent of a fee paid when an application has been withdrawn or	

Resolution No. 568

~~March 1, 2019~~ January 1, 2020

Page 9

Attachment: Jan 2020 Master Fee Schedule (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

canceled before any work has been done under an application review or before any plan reviewing has been done. All refund requests must be submitted in writing by the original applicant, or include an authorization from the original applicant, within 180 days after the date of application. The Director shall not authorize refunding of any fee paid except upon receipt of a written application for a refund submitted by the original applicant not later than 180 days after the date of application.	
Building Plan Review:	65% of Building Permit Fee
Minimum Plan Review Fee	\$25
Maximum Plan Review Fee	\$32,500
Outside Structural Plan Review: Exception Only (ex: Hospitals)	* City Cost
Fee for Each City Plan Review in Excess of 3	\$500
Changes or additions to plans that required additional review - fee per hour	\$75
Re-activation of 180-day Plan Approval Fee	\$250
Building Permit:	
<i>Valuation per International Code Council – Two Year Lag</i>	
\$1-\$500 (Minimum)	\$25
\$501-\$2,000	\$50
\$2,001 - \$25,000 Base	\$50
Plus \$/1,000 Over \$2,000 (and Any Fraction Thereof)	\$14
\$25,001 - \$50,000 Base	\$372
Plus \$/1,000 Over \$25,000 (and Any Fraction Thereof)	

Formatted Table

Formatted Table

Formatted Table

Resolution No. 568

~~March 1, 2019~~ January 1, 2020

Page 10

Attachment: Jan 2020 Master Fee Schedule (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

\$50,001 - \$100,000 Base	\$10
Plus \$/\$1,000 Over \$50,000 (and Any Fraction Thereof)	\$622
\$100,001 - \$500,000 Base	\$87
Plus \$/\$1,000 Over \$100,000 (and Any Fraction Thereof)	\$1,022
\$500,001 - \$1,000,000 Base	\$65
Plus \$/\$1,000 Over \$500,000 (and Any Fraction Thereof)	\$3,400
Over \$1,000,000 Base	\$54
Plus \$/\$1,000 Over \$1,000,000 (and Any Fraction Thereof)	\$7,375
Maximum Building Permit Fee	\$54
Foundation Permit/Early Start <u>At-Risk</u> Agreement: Early foundation permit for commercial building will be deducted from permit fee upon full submittal.	\$50,000
	25% of Building Permit Fee \$250
Inspection Fees:	
Base Inspection Cost per Hour	
Inspections Outside of Normal Business Hours	\$65 \$75
Re-Inspection Fees (If Separate Inspection Fee is Applicable)	4 Hour Minimum
Adult Family Home	1 Hour Minimum
Special Occupancies	2 Hour Minimum
Special Inspections Requested by the Applicant	2 Hour Minimum
Other Inspections (If Separate Inspection Fee is Applicable)	2 Hour Minimum
Mechanical Plan Review Fees:	1 Hour Minimum
	25% of Mechanical Permit Fee
Mechanical Permit Fees:	
Permit Issuance	
Supplemental Permit (Original Permit Not Expired)	

Resolution No. 568

~~March 1, 2019~~ January 1, 2020

Page 11

Attachment: Jan 2020 Master Fee Schedule (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

<u>Furnaces</u>	\$6530.00
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3 kW)	\$15.00
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 kW)	\$1815.00
For the installation or relocation of each floor furnace, including vent	\$20.00
For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$15.00
<u>Heat Pumps/AC</u>	
Heat Pump/AC 0-3	\$15.00
Heat Pump/AC 3-15	
Heat Pump/AC 15-30	\$12.00
Heat Pump/AC 30-50	\$20.00
Heat Pump/AC >50	\$25.00
<u>Wood/Pellet/Gas Stoves</u>	\$35.00
Wood/Pellet/Gas Stove Insert	\$60.00
Wood/Pellet/Gas Stove Free Standing	
<u>Gas Piping Systems</u>	\$58.00
For each gas piping system of one to five outlets	\$58.00
For each additional outlet over five, each	
<u>Appliance Vents</u>	\$7.00
For the installation, relocation, or replacement of each appliance vent installed and not included in an appliance permit	\$2.00

Resolution No. 568

~~March 1, 2019~~ January 1, 2020

Page 12

Attachment: Jan 2020 Master Fee Schedule (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

<u>Repairs or Additions</u>	
For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code	\$8.00
<u>Boilers, Compressors, and Absorption Systems</u>	
For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW)	\$14.00
For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	\$15.00
For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)	\$30.00
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)	\$40.00
For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)	\$55.00

Formatted Table

Resolution No. 568

~~March 1, 2019~~ January 1, 2020

Page 13

Attachment: Jan 2020 Master Fee Schedule (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

<u>Air Handlers</u>	
For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto	\$95.00
Note: This fee does not apply to an air handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code	
For each air-handling unit over 10,000 cfm (4719 L/s)	\$15.00
<u>Evaporative Coolers</u>	
For each evaporative cooler other than portable type	\$20.00
<u>Commercial Ducts</u>	
For each duct	\$15.00
<u>Ventilation and Exhaust</u>	
For each ventilation fan connected to a single duct	\$9.00
For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	\$8.00
For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	\$15.00
<u>Incinerators</u>	
For the installation or relocation of each domestic-type incinerator	\$15.00
For the installation or relocation of each commercial or industrial-type incinerator	\$20.00
<u>Miscellaneous</u>	
For each appliance or piece of equipment regulated by the Mechanical Code but not classified in other appliance categories, or for which no other fee is listed in the table	\$15.00

Resolution No. 568

Page 14

~~March 1, 2019~~ January 1, 2020

Attachment: Jan 2020 Master Fee Schedule (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

Plumbing Plan Review Fees:	
Plumbing Permit Fees:	\$15.00
Permit Issuance	25% of Plumbing Permit Fee
Supplemental Permit (Original Permit Not Expired)	
Fixtures and Vents	
For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow prevention thereof)	\$30 65.00
For repair or alteration of drainage or vent piping, each fixture	\$15.00
Industrial Waste and Rainwater Systems	
For each industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps	\$10.00
Rainwater systems – per drain inside building	\$7.00
Water Piping and Water Heaters	
For installation, alteration, or repair of water piping or water-treatment equipment, or both, each	\$20.00
For each water heater including vent (for vents only, see Mechanical Permit Fee Table)	\$10.00
Gas Piping Systems	
For each gas piping system of one to five outlets	\$7.00
For each additional outlet over five, each	\$15.00
Lawn Sprinklers, Vacuum Breakers and Backflow Protection Devices	
	\$7.00

Resolution No. 568

~~March 1, 2019~~ January 1, 2020

Page 15

Attachment: Jan 2020 Master Fee Schedule (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

For each lawn sprinkler system on any one meter, including backflow protection devices thereof	\$2.00
For atmospheric-type vacuum breakers or backflow protection devices not included above:	
1 to 5 devices	\$15.00
Over 5 devices, each	
For each backflow-protection device other than atmospheric-type vacuum breakers:	\$15.00
2 inches (50.8 mm) and smaller	\$3.00
Over 2 inches (50.8 mm)	
Swimming Pools	\$15.00
For each swimming pool or spa (in addition to other permits/fees):	\$25.00
Public Pool	
Public Spa	
Private Pool	\$95.00
Private Spa	\$65.00
Pools over 5,000 gallons	\$65.00
Miscellaneous	\$35.00
For each appliance or piece of equipment regulated by the Plumbing Code but not listed in other appliance categories, or for which no other fee is listed	\$100.00
Mobile Home Permit Fees:	
Placement of a Temporary Mobile Home/Trailer	\$10.00
Manufactured Home Inspection	
Temporary Storage of a Mobile Home	

Resolution No. 568

Page 16

~~March 1, 2019~~ January 1, 2020

Attachment: Jan 2020 Master Fee Schedule (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

Other Building Permit and Inspection Fees:	\$100.00
Accessibility Review	\$100.00
Change of Occupancy	\$100.00
Change of Use	
Demolition Permit	\$100.00
Energy/Indoor Air Quality	\$100.00
Moving Permit	\$100.00
Roof Permit:	\$100.00
Full Tear Off	\$100.00
Full Tear Off with Sheathing Replaced	\$100.00
Temporary Certificate of Occupancy	
Temporary Revocable Commercial Certificate of Occupancy	\$1595.00
0-90 Days	\$100.00
91 Days and Over	
Temporary Tents, Canopies, and Air Supported Structures	
• For public use, inclusive of all tents for a single event	\$250.00
• Not applicable to tents less than 200 sq. ft., canopies less than 400 sq. ft., or tents used for non-commercial events	\$500.00
Fire Code Fees (to be collected by Fire District):	
Permit Fees (Refer to Appendix "A", Clark County Fire and Rescue Permit Fees)	\$100.00
Life, Health and Safety Permit	
• Payable to the City of Ridgefield	
• Required for all Clark County Fire and Rescue reviews and inspections	\$50.00

Resolution No. 568

~~March 1, 2019~~ January 1, 2020

Page 17

Attachment: Jan 2020 Master Fee Schedule (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

Fire Alarm, Sprinkler and Other Protection Systems:	
- All plan check and review fees, inspections, and permits for installation of separate fire alarm system or sprinkler system applications and other fire protection systems shall be payable to the City of Ridgefield for Clark County Fire and Rescue - Annual inspections will be billed by and payable to Clark County Fire and Rescue	
Washington State Building Code Council (W.S.B.C.C.) Surcharge:	
Commercial	
First Living Unit	
Each Additional Unit (In a Multi-Family Project)	
Collected on each permit that is issued in accordance with the Ridgefield Building Code	\$25.00
	\$6.50
Systems Development Charges and Impact Fees (See Notes):	\$2.00
Traffic Impact Fees (1)(5)	
Single Family (Per Dwelling Unit)	
Multi Family (Per Dwelling Unit)	
Commercial (Per Average Daily Trip)	
Park Impact Fees (2)(5)	\$3,683.34
Single Family (Per Dwelling Unit)	\$2,255.41
Multi Family (Per Dwelling Unit)	\$384.89
School Impact Fees (3)(6)	
Single Family (Per Dwelling Unit)	\$3,185.70
Multi Family (Per Dwelling Unit)	\$3,185.70
Water System Development Charge (4)(7)	

Resolution No. 568

~~March 1, 2019~~ January 1, 2020

Page 18

Attachment: Jan 2020 Master Fee Schedule (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

5/8"-3/4" Meter	\$8,883.75 10,100
1" Meter	\$8,883.75 10,100
1.5" Meter	
2" Meter	\$4,272.26
3" Meter	\$10,680.64
4" Meter	\$21,361.28
6" Meter	\$34,178.05
8" Meter	\$64,083.85
Outside City Limits	\$106,806.42
Notes:	\$213,612.84
1. Traffic Impact Fees charged are based upon average daily trip (ADT) generation of the proposed use.	\$341,780.54
2. Park Impact Fees reflect a mix of acquisition and development. Trail cost estimates make allowance for required compliance with the Americans with Disabilities Act. Development costs can be significantly reduced by calculating deductions made for other exactions, e.g. dedication of a public easement through an open space corridor earmarked for trail or park development.	1.5x In-City SDC
3. School Impact Fees are based on the improvement cost of needed school facilities identified in the most current Ridgefield School District Capital Facility Plan.	
4. Water System Development Charges are based upon meter equivalent size (M.E.S.).	
5. Per Ridgefield Municipal Code 18.070.080-18.070.090, the planning director shall calculate annual inflation adjustments	

Resolution No. 568

~~March 1, 2019~~ January 1, 2020

Page 19

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

	in the Traffic Impact Fee rate and the Park Impact Fee rate. The annual inflation adjustment shall be effective January 1 and will be equal to the change in the West Region All Urban Consumer Price Index (CPI-U) for the first half of the previous year (Ex: January 1, 2019 impact fee increase to reflect the increase in the CPI-U index from the first half of 2017 to the first half of 2018). 6. Per Ridgefield Municipal Code 18.070.100, the planning director shall calculate annual inflation adjustments in the School Impact Fee rate. The annual inflation adjustment shall be effective January 1 and will be equal to the change in the Rider Levett Bucknall Construction Cost Index (RLB) for the first half of the previous year (Ex: January 1, 2019 impact fee increase to reflect the increase in the RLB index from the 2nd quarter publication of the 2018 RLB index). 7. Per Ridgefield Municipal Code 13.30.010 Water System Development Charges are set forth in the Master Fee Schedule. The Public Works Director shall calculate annual inflation adjustments in the Water System Development Charges. The annual inflation adjustment shall be effective January 1 and will be equal to the change in the West Region All Urban Consumer Price Index (CPI-U) for the first half of the previous year (Ex: January 1, 2019 impact fee increase to reflect the increase in the CPI-U index from the first half of 2017 to the first half of 2018).	
--	--	--

Resolution No. 568

~~March 1, 2019~~ January 1, 2020

Page 20

Attachment: Jan 2020 Master Fee Schedule (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

8. All Impact Fees and System Development Charges are collected at the time of occupancy. Per Ridgefield Municipal Code 13.30.020 meter size 3" and larger or single family residential homes moving from well source to municipal water source may be eligible for payment plans.

Appendix "A"

Clark County Fire and Rescue Permit Fees

Permit / Process	Review	Inspection
Development Review		
Commercial Site Plans	\$195.00	\$195.00
Subdivision or Planned Residential Development	\$164.00	\$164.00
Pre-Application Conference	\$95.00	NA
Other Land Use Applications	\$132.00	\$132.00
Building Construction / Change of Use or Occupancy		
A, B, E, F, M, R Occupancies 0-1,000 sq.ft.	\$100.00	\$69.00
A, B, E, F, M, R Occupancies 1,001-5,000 sq.ft.	\$132.00	\$100.00
A, B, E, F, M, R Occupancies 5,001-10,000 sq.ft.	\$163.00	\$132.00
A, B, E, F, M, R Occupancies 10,001-20,000 sq.ft.	\$203.00	\$163.00
A, B, E, F, M, R Occupancies 20,001-40,000 sq.ft.	\$242.00	\$194.00
Each Additional 20,000 sq. ft. (or portion thereof)	\$40.00	\$32.00
Building or Structure for Special or Temporary Use	\$148.00	\$148.00
H1 Occupancy or H2 Occupancy	\$391.00	\$210.00

Resolution No. 568

~~March 1, 2019~~ January 1, 2020

Page 21

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

H3-Occupancy	\$433.00	\$210.00
H4-Occupancy	\$296.00	\$210.00
H5-Occupancy	\$538.00	\$236.00
I-Occupancy	\$296.00	\$195.00
Portable Classroom	\$148.00	\$148.00
S-Occupancy up to 10,000 sq. ft.	\$195.00	\$195.00
Each Additional 10,000 sq. ft. (or portion thereof)	\$100.00	\$100.00
Fire Alarm		
Fire Alarm System — Minor Alteration	NA	\$100.00
Fire Alarm Zoned System — One Zone	\$148.00	\$148.00
Each Additional Zone	\$68.00	\$68.00
Fire Alarm Addressable System — 1 to 20 Devices	\$148.00	\$148.00
Each Additional Device	\$2.00	\$2.00
Fire Suppression System		
Commercial Cooking Extinguishing System/Protection	\$126.00	\$126.00
Permit / Process	Review	Inspection
Fire Suppression System		
Fire Pumps and Private or Dedicated Fire Hydrant Systems	\$186.00	\$186.00
Fire Hydrant — Witnessed Flow Test (1-4) Hydrants	NA	\$100.00
Fire Hydrant — Each Additional Hydrants	NA	\$40.00

Resolution No. 568

~~March 1, 2019~~ January 1, 2020

Page 22

Attachment: Jan 2020 Master Fee Schedule (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

Fire Sprinkler — Alteration to Existing System(s)	\$100.00	\$100.00
Fire Sprinkler — New System — NFPA 13 — Single Riser	\$236.00	\$236.00
NFPA 13 — Each Additional Riser	\$236.00	\$236.00
Fire Sprinkler — New System — NFPA 13D (Single Family)	\$100.00	\$100.00
Fire Sprinkler — New System — NFPA 13R (Per Building)	\$195.00	\$195.00
Other Extinguishing Systems	\$186.00	\$186.00
Standpipe System	\$100.00	\$100.00
Underground Fire Sprinkler Mains	\$126.00	\$126.00
Hazardous Operations		
Aerosols	\$148.00	\$148.00
Application of Flammable Finishes	\$186.00	\$186.00
CO2 Monitoring Systems	NA	\$100.00
Combustible/Flammable Liquids Above Ground Tanks — Dispensing and Use of	\$164.00	\$132.00
Combustible/Flammable Liquids Underground Tanks — Dispensing and Use of	\$391.00	\$391.00
Commercial Drying Ovens	\$126.00	\$126.00
Compressed Gas System (greater than exempt amounts)	\$126.00	\$126.00
Dip Tanks, Listed Spray Booths	\$126.00	\$100.00

Resolution No. 568

~~March 1, 2019~~ January 1, 2020

Page 23

Attachment: Jan 2020 Master Fee Schedule (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

Unlisted Spray Booths	\$186.00	\$132.00
LPG — Dispensing and Use of	\$156.00	\$132.00
LPG — Tank Installation (greater than 125 gal.)	\$126.00	\$148.00
Organic Coating Systems	\$148.00	\$148.00
Other Hazardous Material Equipment and Systems	\$243.00	\$243.00
Refrigeration Systems	\$243.00	\$132.00
Semiconductor Fabrication HPM Tool Installation	\$243.00	\$243.00
Smoke Removal Systems	\$243.00	\$243.00
Hazardous Materials		
Decommission Underground Storage Tank(s)	\$148.00	\$100.00
Permit / Process	Review	Inspection
Hazardous Materials		
HMIS	\$186.00	NA
HMMP	\$186.00	NA
Storage, Dispensing and Use of Hazardous Materials	\$200.00	\$156.00
Cryogenic Systems, Process or Product	\$148.00	\$148.00
Each Additional Tank or Vessel	\$48.00	\$42.00
Explosives		
Explosive Storage and Use/Blast Permit	\$391.00	\$195.00
Blast Permit — If Costs Exceed Standard Fees	Actual Cost	Actual Cost
Fireworks Display	\$108.00	\$100.00

Resolution No. 568

~~March 1, 2019~~ January 1, 2020

Page 24

Attachment: Jan 2020 Master Fee Schedule (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

Fireworks Stand	\$50.00	\$50.00
Magazines (Explosives)	\$195.00	\$195.00
Manufacture, Assembly, Testing of Ammunition, Fireworks, Blasting Agents, and Other Explosives or Explosive Material	\$132.00	\$100.00
Pyrotechnic Special Effects	\$100.00	\$100.00
Storage of Black or Smokeless Powder, Small Arms Ammunition, Precession Caps, and Primers for Consumer Consumption	\$100.00	\$100.00
Other Storage, Use, Handling, or Demolition of Explosives or Explosive Material	\$156.00	\$132.00
High-Piled Combustible Storage		
Designated Storage Area 501 – 2,500 sq. ft.	\$126.00	\$100.00
Designated Storage Area 2,501 – 12,000 sq. ft.	\$156.00	\$132.00
Designated Storage Area 12,001 – 20,000 sq. ft.	\$186.00	\$164.00
Designated Storage Area 20,001 – 30,000 sq. ft.	\$236.00	\$195.00
Each Additional 30,000 sq. ft. (or portion thereof)	\$236.00	\$243.00
Other Fire Permits		
Candles and Open Flames in Places of Assembly	\$21.00	NA
Emergency Generators	\$100.00	\$100.00
Gates – Privacy/Security	\$50.00	\$50.00
Hot Work	\$100.00	\$100.00

Resolution No. 568

~~March 1, 2019~~ January 1, 2020

Page 25

Attachment: Jan 2020 Master Fee Schedule (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

Investigation Fee (work started without a permit)	Double Permit Fee	
Other Plan Reviews or Permits Required by the IFC and/or Municipal Code \$100 Per Hour Review + \$100 Per Hour Inspection	Calculated	Calculated
Re-inspection Fees	NA	\$100.00
Revision to Plan Previously Submitted — \$100.00 Per Hr.	Calculated	NA
Use of Consultant for Plan Review and Inspections	Actual Cost	Actual Cost
Tents / Temporary Membrane (greater than 400 SF)	NA	\$100.00
Fire & Life Safety Inspections (existing occupancies)	Inspection Fee	Operational Permit Fee (if any)
Occupancy Size		Each Permit per Washington State Fire Code
1 to 4,999 SF	\$100.00	\$50.00
5,000 to 24,999 SF	\$150.00	\$50.00
25,000 to 74,999 SF	\$200.00	\$50.00
75,000 to 149,999 SF	\$250.00	\$50.00
150,000 to 249,999 SF	\$300.00	\$50.00
Greater Than 249,999 SF	\$350.00	\$50.00

Resolution No. 568

~~March 1, 2019~~ January 1, 2020

Page 26

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

E. Park Rental & Special Events	
Special Events. Request for City Services such as Police and Public Works labor are available by request. Refer to Special Event Fees for more information.	
Abram's Park Rentals	
Bennett Hall:	
First Hour	\$25.00
Each Additional Hour	\$15.00
Maximum Fee	\$100.00
Refundable Deposit	\$50.00
Bennett Hall & Kitchen:	
First Hour	\$25.00
Each Additional Hour	\$15.00
Maximum Fee	\$100.00
Refundable Deposit	\$100.00
Bennett Hall & Plaza: (May or may not include kitchen)	
First Hour	\$35.00
Each Additional Hour	\$25.00
Maximum Fee	\$160.00
Refundable Deposit	\$100.00
Bennett Hall, Plaza & Open Space: (May or may not include kitchen)	
First Hour	\$40.00
Each Additional Hour	\$30.00
Maximum Fee	\$190.00
Refundable Deposit	\$100.00

Resolution No. 568

Page 27

~~March 1, 2019~~ January 1, 2020

Attachment: Jan 2020 Master Fee Schedule (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

Grass Fields, Baseball, Softball, and T-Ball Fields:	
Per Hour	\$10.00
3 Month Session (Maximum of 2 times per week for two hours)	\$80.00
Refundable Deposit	\$100.00
Overlook Park Rentals:	
Plaza & Stage	
Per Hour	\$40.00
Maximum Fee	\$240.00
Refundable Deposit	\$300.00
Plaza, Stage & Upper Grassy Area	
Per Hour	\$45.00
Maximum Fee	\$270.00
Refundable Deposit	\$300.00
Entire Park	
Per Hour	\$50.00
Maximum Fee	\$300.00
Refundable Deposit	\$300.00
All other City Parks are available to the public on a first come, first served basis. Reservations are not accepted.	
	No Charge
Special Events:	
Special Event Permit Application	No Charge
City Personnel Costs	Section A
City Services (Cost + Admin Fee of \$30.00)	Actual Cost
F. Other Fees and Permits	
Business License Fees:	

Resolution No. 568

~~March 1, 2019~~ January 1, 2020

Page 28

Attachment: Jan 2020 Master Fee Schedule (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

Annual Resident Business License	\$50
Annual Non-Resident Business License	\$50
Annual Peddler and Solicitors License	\$50
Plus One-Time Background Check	\$40
Copy/Record Duplication Fees:	
Copy of audio tapes, video tapes, photos, maps or other records needing reproduction	Actual City Cost
Black & White 8.5x11.0 Inch	\$0.15 per page
Black & White 8.5x14.0 Inch	\$0.35 per page
Black & White 11.0x17.0 Inch	\$0.40 per page
Color 8.5x11.0 Inch	\$1.00 per page
Color 8.5x14.0 Inch	\$1.00 per page
Color 11.0x17.0 Inch	\$1.50 per page
Records scanned into electronic format	\$0.10 per page
Electronic files uploaded to email, cloud storage service, or other electronic delivery system	\$0.05 every four files
Transmission of electronic records	\$0.10 per gigabyte
Hiring information technology expertise – external	Actual City Cost w/10% deposit
Annual Budget (Bound Copy)	\$30.00
Comprehensive Annual Financial Report (Bound Copy)	\$30.00
City Comprehensive Plan (Bound Copy)	\$30.00
Park & Recreation Comprehensive Plan (Bound Copy)	\$30.00
City Engineering Standards (Bound Copy)	\$30.00

Resolution No. 568

~~March 1, 2019~~ January 1, 2020

Page 29

Attachment: Jan 2020 Master Fee Schedule (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

Administrative Processing Fee:	
Fee Added to Each Billing/Invoice for Reimbursable Costs	\$30.00
Fee Added to Each Remittance for Impact Fees or SDCs	\$30.00
Fee Added to Each Remittance for Fire Code Fees	\$30.00
Administrative Fees:	
NSF Check	\$35.00
Cemetery Lot – Purchase	\$600.00
Cemetery Lot – Marking	\$25.00
Notary Fee	\$5.00
Latecomer Agreement Application	\$500.00
Latecomer Agreement Processing	\$125.00
Latecomer Agreement Appeal	\$250.00
Administrative Billing Late Fee (After 60 Days Past Due)	1% Per Month
Police Department Fees:	
Fingerprint Card	\$20.00
Release of Property to Finder Fee	*\$10.00
Neighborhood Electric Vehicle/Golf Cart Registration (One Time)	\$30.00
Concealed Weapon Permit	
Concealed Weapon Permit Application (Good for 5 Years)	\$49.25
Concealed Weapon Permit Renewal	\$32.00
Late Renewal Penalty	\$42.00
Replacement Permit	\$10.00
Dog Licenses	
Spayed or Neutered – Annual Fee	\$20.00
Not Spayed or Neutered – Annual Fee	\$30.00

Resolution No. 568

~~March 1, 2019~~ January 1, 2020

Page 30

Attachment: Jan 2020 Master Fee Schedule (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 1, 2019~~ January 1, 2020



Formatted: Highlight

FEE AMOUNT

Lifetime Dog License (Altered or Unaltered) Non-Transferrable	\$50.00
Hobby Kennels (5-10 Dogs)	\$50.00
Commercial Kennels (11+ Dogs)	\$100.00
*Plus Actual Cost of Publication of Notice (RCW 63.21.030)	

Resolution No. 568

~~March 1, 2019~~ January 1, 2020

Page 31

Attachment: Jan 2020 Master Fee Schedule (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule
Effective Date: January 1, 2020



6.6.b

FEE AMOUNT

A. City Personnel Costs	
Building Official	\$90.00
Building Inspector	\$75.00
Public Safety	\$75.00
Public Works	\$50.00
Park Attendant	\$15.00
All Other City Personnel	Actual Cost + 10%
B. Land Use Planning Permits	
• Payment. All fees are due at the time an application is submitted. • Simultaneous Development Permit Submittal. Applicants may submit for Land Use, Public Works/Engineering and Building permits simultaneously. Public Works/Engineering and Building permits shall not be issued until final Land Use permits have been issued. • Refunds. The Community Development Director (Director) shall refund the full amount of any fee paid hereunder which was erroneously paid or collected. The Director may authorize refunding of not more than 80 percent of a fee paid when an application has been withdrawn or canceled before any work has been done under an application review or before any plan reviewing has been done. All refund requests must be submitted in writing by the original applicant, or include an authorization from the original applicant, within 180 days after the date of application.	
Annexation:	

Resolution No. 568
January 1, 2020

Page 1

Attachment: Jan 2020 Master Fee Schedule - clean version (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule
Effective Date: January 1, 2020



6.6.b

FEE AMOUNT

Notice of Intent	\$450
Notice of Petition to Annex	\$2,000
Appeal:	
Review by recognized City Neighborhood Organization or HOA	\$250
Appeal involving an individual single-family residence or duplex	\$350
All land use appeal to Hearing Examiner	\$2,000
Archaeological Pre-Determination Review	\$350
Boundary Line Adjustment	\$400
Comprehensive Plan Amendment/Zone Change Request	
Comprehensive Plan	\$3,000
Zone Change Request	\$3,750
Conditional Use Permit:	
New Use	\$3,750
Existing Use – Minor Alteration	\$450
Existing Use – Major Alteration	\$2,000
Covenant Release: Full or Partial	\$1,000
Critical or Sensitive Area Review (Fee for Each Required Review)	
Fish & Wildlife Habitat Conservation Areas	\$600
Frequently Flooded Areas	\$600
Geologic Hazard Areas	\$600
Wetlands	\$600
Critical Aquifer Recharge Areas	\$600
Minor Exception Request	\$600
Reasonable Use Exception Request	\$600
Development Agreement	\$1,000

Resolution No. 568
January 1, 2020

Page 2

Attachment: Jan 2020 Master Fee Schedule - clean version (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule
Effective Date: January 1, 2020



6.6.b

FEE AMOUNT

Development Agreement – Amendment	\$750
Director's Interpretation	\$350
Extensions of Land Use Approval:	
Preliminary PUD or Preliminary Plat	\$350
All Others	\$150
Final Plat:	
Final Subdivision Plat	\$2,000
Final Short Plat	\$500
Final Binding Site Plan	\$500
Map of Dedication	
Map of Dedication (not part of a Subdivision or PUD)	\$500
Amendment to a Map of Dedication Type III	\$2,000
Amendment to a Map of Dedication Type I and Type II	\$500
Home Occupation	\$150
Legal Lot Determination:	
Up to Two Lots	\$450
Plus Fee-per-lot for Each Lot Over 2	\$50
Legislative Text Amendment	\$3,000
Master Planned/Mixed Use Development	\$3,000
(Plus Corresponding PUD or Subdivision Fee)	
Nonconforming Situations:	
Type I Alteration of Nonconforming Situation	\$150
Type II Alteration of Nonconforming Situation	\$450
Type III Alteration of Nonconforming Situation	\$3,250
Type II Determination or Discontinuance of Nonconforming Situation	\$150

Resolution No. 568
January 1, 2020

Page 3

Attachment: Jan 2020 Master Fee Schedule - clean version (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule
Effective Date: January 1, 2020



6.6.b

FEE AMOUNT

Type II Reconstruction of a Nonconforming Situation	\$450
Planned Residential Development (PUD):	
10 – 25 Lots	\$4,000
26 – 50 Lots	\$5,500
51 Lots or More	\$5,500
Plus Fee-per-lot for Each Lot Over 50	\$25
Modification of Preliminary PUD (plus applicable Map of Dedication fee)	
Minor Modification	\$650
Major Modification	\$2,000
Plat Alteration or Vacation	\$2,000
Plat Modification (plus applicable Map of Dedication fee)	\$2,000
Post-Decision Review:	
Type I	\$150
Type II	\$2,500
Type III	\$3,250
Pre-Application Conference:	\$1,250
If Development Permit Application Submitted within 6 Months	\$500 Credit
Pre-Application Waiver	\$65
SEPA Review:	
SEPA Review	\$500
SEPA Review for One Single Family Residence	\$150
Shoreline Permit:	

Resolution No. 568
January 1, 2020

Page 4

Attachment: Jan 2020 Master Fee Schedule - clean version (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule
Effective Date: January 1, 2020



6.6.b

FEE AMOUNT

Shoreline Statement of Exemption	\$150
Shoreline Substantial Development Permit	\$3,000
Shoreline Conditional Use Permit	\$3,000
Shoreline Variance	\$2,100
Sign Permit:	
Sandwich Board or "A" Frame	\$50
Permanent (Plus Applicable Building and Land Use Permit Fees in Section "B and D")	\$100
Master sign plan	\$250
Site Plan Review:	
Minor Site Plan	\$150
Basic Site Plan	\$2,500
Major Site Plan	\$3,500
Residential Plot Plan Review or Revision	\$58
Short Plat (Preliminary)	\$1,500
Preliminary Binding Site Plan	\$4,000
Subdivision (Preliminary):	
10 – 25 Lots	\$4,000
26 – 50 Lots	\$5,500
51 Lots or More	\$5,500
Plus Fee-per-lot for Each Lot Over 50	\$25
Temporary Use Permit:	
Type I	\$150
Type II	\$450
Type I Review (All Others)	\$150

Resolution No. 568
January 1, 2020

Page 5

Attachment: Jan 2020 Master Fee Schedule - clean version (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule
Effective Date: January 1, 2020



6.6.b

FEE AMOUNT

Type II Review (All Others)	\$450
Type III Review (All Others)	\$3,250
Variance/Administrative Adjustment	
Administrative Adjustment	\$350
Variance	\$3,250
Variance Filed in Conjunction with Another Type III Application	\$1,050
Zoning Confirmation Letter	\$150
C. Public Works Permits	
• Payment. All fees are due at the time an application is submitted. Any additional charges shall be paid prior to receipt of a Final Decision, Final Plat Approval or Statement of Completion as applicable. • Simultaneous Development Permit Submittal. Applicants may submit for Land Use, Public Works/Engineering and Building permits simultaneously. Public Works/Engineering and Building permits shall not be issued until final Land Use permits have been issued. • Refunds. The Community Development Director (Director) shall refund the full amount of any fee paid hereunder which was erroneously paid or collected. The Director may authorize refunding of not more than 80 percent of a fee paid when an application has been withdrawn or canceled before any work has been done under an application review or before any plan reviewing has been done. All refund requests must be submitted in writing by the original applicant, or include an authorization from the original applicant, within 180 days after the date of application.	
Right of Way/Road Encroachment Permit:	

Resolution No. 568
January 1, 2020

Page 6

Attachment: Jan 2020 Master Fee Schedule - clean version (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule
Effective Date: January 1, 2020



6.6.b

FEE AMOUNT

Right of Way/Road Blocking Only	\$125
1-200 Linear Feet of Pavement Disturbed	\$300
Over 200 Linear Feet of Pavement Disturbed	\$300
Plus Fee Per Linear Foot over 200	\$0.75
Extension (90 Day)	\$75
Grading Permit:	
Under 50 Cubic Yards of Total Cut and Fill	No Fee
50-100 Cubic Yards of Total Cut and Fill	\$50
101-500 Cubic Yards of Total Cut and Fill	\$200
501-1,000 Cubic Yards of Total Cut and Fill	\$500
1,001-10,000 Cubic Yards of Total Cut and Fill	\$750
10,001-50,000 Cubic Yards of Total Cut and Fill	\$1,000
50,001-100,000 Cubic Yards of Total Cut and Fill	\$1,500
100,001-200,000 Cubic Yards of Total Cut and Fill	\$2,500
Over 200,000 Cubic Yards of Total Cut and Fill	\$5,000
Grading Permit Extension (12 Months)	50% of Original Fee
Street Tree Removal (Permit Required):	
Fee if Existing Tree is Replaced within Timeframe on Permit	\$0
Fee if Existing Tree is Not Replaced within Timeframe on Permit	\$50
Water Utility Fees:	
Administrative Termination	\$50
Hydrant Meter Rental Deposit	\$500
Meter Accuracy Testing (One Free Test per 12 Month Period)	\$60
Utility Account Set Up	\$10

Resolution No. 568
January 1, 2020

Page 7

Attachment: Jan 2020 Master Fee Schedule - clean version (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule
Effective Date: January 1, 2020



6.6.b

FEE AMOUNT

Service Call	\$15
Water Meter Installation Fee	
5/8-3/4 Inch Meter	\$425
1.0 Inch Meter	\$490
1.5 Inch Meter	\$775
2.0 Inch Meter	\$980
3.0 Inch Meter	Time & Materials
4.0 Inch Meter	Time & Materials
6.0 Inch Meter	Time & Materials
8.0 Inch Meter	Time & Materials
Water Service Installation	Time & Materials
Water Utility Availability Determination	\$25
Engineering Review:	
Engineering Site Plan	\$8,000
Engineering Site Plan with Off-site Infrastructure	\$12,000
Engineering Short Plat (2-9 Lots)	\$10,000
Engineering Subdivision/PUD (More than 9 Lots)	\$10,000
Plus Fee Per Lot	\$100
Fee for Each City Plan Review in Excess of 3	\$500
D. Building Permits	
Payment. All plan review fees are due at the time an application is submitted. All building permit fees are due when the permit is picked up by the applicant. Any additional charges shall be paid prior to the issuance of a building permit.	

City of Ridgefield, WA
Master Fee Schedule
Effective Date: January 1, 2020



6.6.b

FEE AMOUNT

- *** Use of Outside Professional Consultants.** The City reserves the right to use the services of outside professional consultants. The applicant is responsible for any City costs in excess of the fee amount paid. All such costs shall be billed to the applicant and shall include a \$30 processing fee. Any additional charges shall be paid prior to issuance of a building permit.
- **Simultaneous Development Permit Submittal.** Applicants may submit for Land Use, Public Works/Engineering and Building permits simultaneously. Public Works/Engineering and Building permits shall not be issued until final Land Use permits have been issued.
- **Building Valuation.** Building Valuation shall be calculated by the Building Official based on the cost of the construction as stated by the applicant and/or by utilizing the square footage of the proposed construction and valuation data published by the International Code Council. Valuation data shall be updated annually (2016 data for 2018 permits).
- **Refunds.** The Community Development Director (Director) shall refund the full amount of any fee paid hereunder which was erroneously paid or collected. The Director may authorize refunding of not more than 80 percent of a fee paid when an application has been withdrawn or canceled before any work has been done under an application review or before any plan reviewing has been done. All refund requests must be submitted in writing by the original applicant, or include an authorization from the original applicant, within 180 days after the date of application.

Resolution No. 568
January 1, 2020

Page 9

Attachment: Jan 2020 Master Fee Schedule - clean version (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule
Effective Date: January 1, 2020



6.6.b

FEE AMOUNT

Building Plan Review:	65% of Building Permit Fee
Minimum Plan Review Fee	\$25
Maximum Plan Review Fee	\$32,500
Outside Structural Plan Review: Exception Only (ex: Hospitals)	* City Cost
Fee for Each City Plan Review in Excess of 3	\$500
Changes or additions to plans that required additional review - fee per hour	\$75
Re-activation of 180-day Plan Approval Fee	\$250
Building Permit:	
<i>Valuation per International Code Council – Two Year Lag</i>	
\$1-\$500 (Minimum)	\$25
\$501-\$2,000	\$50
\$2,001 - \$25,000 Base	\$50
Plus \$/\$1,000 Over \$2,000 (and Any Fraction Thereof)	\$14
\$25,001 - \$50,000 Base	\$372
Plus \$/\$1,000 Over \$25,000 (and Any Fraction Thereof)	\$10
\$50,001 - \$100,000 Base	\$622
Plus \$/\$1,000 Over \$50,000 (and Any Fraction Thereof)	\$7
\$100,001 - \$500,000 Base	\$1,022
Plus \$/\$1,000 Over \$100,000 (and Any Fraction Thereof)	\$5
\$500,001 - \$1,000,000 Base	\$3,400
Plus \$/\$1,000 Over \$500,000 (and Any Fraction Thereof)	\$4
Over \$1,000,000 Base	\$7,375
Plus \$/\$1,000 Over \$1,000,000 (and Any Fraction Thereof)	\$4
Maximum Building Permit Fee	

Resolution No. 568
January 1, 2020

Page 10

Attachment: Jan 2020 Master Fee Schedule - clean version (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule
Effective Date: January 1, 2020



6.6.b

FEE AMOUNT

Foundation Permit/Early Start At-Risk Agreement:	\$50,000
Inspection Fees:	\$250
Base Inspection Cost per Hour	
Inspections Outside of Normal Business Hours	
Re-Inspection Fees (If Separate Inspection Fee is Applicable)	\$75
Adult Family Home	4 Hour Minimum
Special Occupancies	1 Hour Minimum
Special Inspections Requested by the Applicant	2 Hour Minimum
Other Inspections (If Separate Inspection Fee is Applicable)	2 Hour Minimum
Mechanical Plan Review Fees:	2 Hour Minimum
	1 Hour Minimum
Mechanical Permit Fees:	25% of
Permit Issuance	Mechanical
Supplemental Permit (Original Permit Not Expired)	Permit Fee
Furnaces	
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3 kW)	\$65.00
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 kW)	\$15.00
For the installation or relocation of each floor furnace, including vent	\$18.00
For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$20.00
	\$15.00

Resolution No. 568
January 1, 2020

Page 11

Attachment: Jan 2020 Master Fee Schedule - clean version (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule
Effective Date: January 1, 2020



6.6.b

FEE AMOUNT

<u>Heat Pumps/AC</u>	
Heat Pump/AC 0-3	\$15.00
Heat Pump/AC 3-15	
Heat Pump/AC 15-30	\$12.00
Heat Pump/AC 30-50	\$20.00
Heat Pump/AC >50	\$25.00
<u>Wood/Pellet/Gas Stoves</u>	\$35.00
Wood/Pellet/Gas Stove Insert	\$60.00
Wood/Pellet/Gas Stove Free Standing	
<u>Gas Piping Systems</u>	\$58.00
For each gas piping system of one to five outlets	\$58.00
For each additional outlet over five, each	
<u>Appliance Vents</u>	\$7.00
For the installation, relocation, or replacement of each appliance vent installed and not included in an appliance permit	\$2.00
<u>Repairs or Additions</u>	
For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code	\$8.00
<u>Boilers, Compressors, and Absorption Systems</u>	
For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW)	\$14.00

Resolution No. 568
January 1, 2020

Page 12

Attachment: Jan 2020 Master Fee Schedule - clean version (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule
Effective Date: January 1, 2020



6.6.b

FEE AMOUNT

For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	\$15.00
For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)	\$30.00
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)	\$40.00
For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)	\$55.00
	\$95.00
<u>Air Handlers</u>	
For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto	\$15.00
Note: This fee does not apply to an air handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code	
For each air-handling unit over 10,000 cfm (4719 L/s)	\$20.00
<u>Evaporative Coolers</u>	
For each evaporative cooler other than portable type	\$15.00

Resolution No. 568
January 1, 2020

Page 13

Attachment: Jan 2020 Master Fee Schedule - clean version (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule
Effective Date: January 1, 2020



6.6.b

FEE AMOUNT

<u>Commercial Ducts</u>	
For each duct	\$9.00
<u>Ventilation and Exhaust</u>	
For each ventilation fan connected to a single duct	\$8.00
For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	\$15.00
For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	\$15.00
<u>Incinerators</u>	
For the installation or relocation of each domestic-type incinerator	\$20.00
For the installation or relocation of each commercial or industrial-type incinerator	\$15.00
<u>Miscellaneous</u>	
For each appliance or piece of equipment regulated by the Mechanical Code but not classified in other appliance categories, or for which no other fee is listed in the table	\$15.00
Plumbing Plan Review Fees:	25% of Plumbing Permit Fee
Plumbing Permit Fees:	
Permit Issuance	\$ 65.00
Supplemental Permit (Original Permit Not Expired)	\$15.00
<u>Fixtures and Vents</u>	
For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow prevention thereof)	\$10.00
For repair or alteration of drainage or vent piping, each fixture	\$7.00

Resolution No. 568
January 1, 2020

Page 14

Attachment: Jan 2020 Master Fee Schedule - clean version (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule
Effective Date: January 1, 2020



6.6.b

FEE AMOUNT

<u>Industrial Waste and Rainwater Systems</u>	
For each industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps	\$20.00
Rainwater systems – per drain inside building	\$10.00
<u>Water Piping and Water Heaters</u>	
For installation, alteration, or repair of water piping or water-treatment equipment, or both, each	\$7.00
For each water heater including vent (for vents only, see Mechanical Permit Fee Table)	\$15.00
<u>Gas Piping Systems</u>	
For each gas piping system of one to five outlets	\$7.00
For each additional outlet over five, each	\$2.00
<u>Lawn Sprinklers, Vacuum Breakers and Backflow Protection Devices</u>	
For each lawn sprinkler system on any one meter, including backflow protection devices thereof	\$15.00
For atmospheric-type vacuum breakers or backflow protection devices not included above:	
1 to 5 devices	\$15.00
Over 5 devices, each	\$3.00
For each backflow-protection device other than atmospheric-type vacuum breakers:	
2 inches (50.8 mm) and smaller	\$15.00
Over 2 inches (50.8 mm)	\$25.00
<u>Swimming Pools</u>	

Resolution No. 568
January 1, 2020

Page 15

Attachment: Jan 2020 Master Fee Schedule - clean version (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule
Effective Date: January 1, 2020



6.6.b

FEE AMOUNT

For each swimming pool or spa (in addition to other permits/fees):	
Public Pool	\$95.00
Public Spa	\$65.00
Private Pool	\$65.00
Private Spa	\$35.00
Pools over 5,000 gallons	\$100.00
Miscellaneous	
For each appliance or piece of equipment regulated by the Plumbing Code but not listed in other appliance categories, or for which no other fee is listed	\$10.00
Mobile Home Permit Fees:	
Placement of a Temporary Mobile Home/Trailer	\$100.00
Manufactured Home Inspection	\$100.00
Temporary Storage of a Mobile Home	\$100.00
Other Building Permit and Inspection Fees:	
Accessibility Review	\$100.00
Change of Occupancy	\$100.00
Change of Use	\$100.00
Demolition Permit	\$100.00
Energy/Indoor Air Quality	\$100.00
Moving Permit	\$100.00
Roof Permit:	
Full Tear Off	\$95.00
Full Tear Off with Sheathing Replaced	\$100.00
Temporary Certificate of Occupancy	

Resolution No. 568
January 1, 2020

Page 16

Attachment: Jan 2020 Master Fee Schedule - clean version (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule
Effective Date: January 1, 2020



6.6.b

FEE AMOUNT

Temporary Revocable Commercial Certificate of Occupancy	
0-90 Days	
91 Days and Over	\$250.00
Temporary Tents, Canopies, and Air Supported Structures	\$500.00
• For public use, inclusive of all tents for a single event	
• Not applicable to tents less than 200 sq. ft., canopies less than 400 sq. ft., or tents used for non-commercial events	
Washington State Building Code Council (W.S.B.C.C.) Surcharge:	\$100.00
Commercial	
First Living Unit	\$25.00
Each Additional Unit (In a Multi-Family Project)	\$6.50
Collected on each permit that is issued in accordance with the Ridgefield Building Code	\$2.00
Systems Development Charges and Impact Fees (See Notes):	
<u>Traffic Impact Fees (1)(5)</u>	
Single Family (Per Dwelling Unit)	
Multi Family (Per Dwelling Unit)	\$3,683.34
Commercial (Per Average Daily Trip)	\$2,255.41
<u>Park Impact Fees (2)(5)</u>	\$384.89
Single Family (Per Dwelling Unit)	
Multi Family (Per Dwelling Unit)	\$3,185.70
<u>School Impact Fees (3)(6)</u>	\$3,185.70
Single Family (Per Dwelling Unit)	
Multi Family (Per Dwelling Unit)	\$10,100
<u>Water System Development Charge (4)(7)</u>	\$10,100

Resolution No. 568
January 1, 2020

Page 17

Attachment: Jan 2020 Master Fee Schedule - clean version (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule
Effective Date: January 1, 2020



6.6.b

FEE AMOUNT

5/8"-3/4" Meter	
1" Meter	\$4,272.26
1.5" Meter	\$10,680.64
2" Meter	\$21,361.28
3" Meter	\$34,178.05
4" Meter	\$64,083.85
6" Meter	\$106,806.42
8" Meter	\$213,612.84
Outside City Limits	\$341,780.54
<u>Notes:</u>	1.5x In-City SDC
1. Traffic Impact Fees charged are based upon average daily trip (ADT) generation of the proposed use. 2. Park Impact Fees reflect a mix of acquisition and development. Trail cost estimates make allowance for required compliance with the Americans with Disabilities Act. Development costs can be significantly reduced by calculating deductions made for other exactions, e.g. dedication of a public easement through an open space corridor earmarked for trail or park development. 3. School Impact Fees are based on the improvement cost of needed school facilities identified in the most current Ridgefield School District Capital Facility Plan. 4. Water System Development Charges are based upon meter equivalent size (M.E.S.). 5. Per Ridgefield Municipal Code 18.070.080-18.070.090, the planning director shall calculate annual inflation adjustments	

Resolution No. 568
January 1, 2020

Page 18

Attachment: Jan 2020 Master Fee Schedule - clean version (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule
Effective Date: January 1, 2020



6.6.b

FEE AMOUNT

	in the Traffic Impact Fee rate and the Park Impact Fee rate. The annual inflation adjustment shall be effective January 1 and will be equal to the change in the West Region All Urban Consumer Price Index (CPI-U) for the first half of the previous year (Ex: January 1, 2019 impact fee increase to reflect the increase in the CPI-U index from the first half of 2017 to the first half of 2018). 6. Per Ridgefield Municipal Code 18.070.100, the planning director shall calculate annual inflation adjustments in the School Impact Fee rate. The annual inflation adjustment shall be effective January 1 and will be equal to the change in the Rider Levett Bucknall Construction Cost Index (RLB) for the first half of the previous year (Ex: January 1, 2019 impact fee increase to reflect the increase in the RLB index from the 2nd quarter publication of the 2018 RLB index). 7. Per Ridgefield Municipal Code 13.30.010 Water System Development Charges are set forth in the Master Fee Schedule. The Public Works Director shall calculate annual inflation adjustments in the Water System Development Charges. The annual inflation adjustment shall be effective January 1 and will be equal to the change in the West Region All Urban Consumer Price Index (CPI-U) for the first half of the previous year (Ex: January 1, 2019 impact fee increase to reflect the increase in the CPI-U index from the first half of 2017 to the first half of 2018).	
--	--	--

Attachment: Jan 2020 Master Fee Schedule - clean version (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule
Effective Date: January 1, 2020



6.6.b

FEE AMOUNT

Refundable Deposit	\$100.00
Bennett Hall, Plaza & Open Space: (May or may not include kitchen)	
First Hour	\$40.00
Each Additional Hour	\$30.00
Maximum Fee	\$190.00
Refundable Deposit	\$100.00
Grass Fields, Baseball, Softball, and T-Ball Fields:	
Per Hour	\$10.00
3 Month Session (Maximum of 2 times per week for two hours)	\$80.00
Refundable Deposit	\$100.00
Overlook Park Rentals:	
Plaza & Stage	
Per Hour	\$40.00
Maximum Fee	\$240.00
Refundable Deposit	\$300.00
Plaza, Stage & Upper Grassy Area	
Per Hour	\$45.00
Maximum Fee	\$270.00
Refundable Deposit	\$300.00
Entire Park	
Per Hour	\$50.00
Maximum Fee	\$300.00
Refundable Deposit	\$300.00
All other City Parks are available to the public on a first come, first served basis. Reservations are not accepted.	No Charge

Resolution No. 568
January 1, 2020

Page 21

Attachment: Jan 2020 Master Fee Schedule - clean version (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule
Effective Date: January 1, 2020



6.6.b

FEE AMOUNT

Special Events:	
Special Event Permit Application	No Charge
City Personnel Costs	Section A
City Services (Cost + Admin Fee of \$30.00)	Actual Cost
F. Other Fees and Permits	
Business License Fees:	
Annual Resident Business License	\$50
Annual Non-Resident Business License	\$50
Annual Peddler and Solicitors License	\$50
Plus One-Time Background Check	\$40
Copy/Record Duplication Fees:	
Copy of audio tapes, video tapes, photos, maps or other records needing reproduction	Actual City Cost
Black & White 8.5x11.0 Inch	\$0.15 per page
Black & White 8.5x14.0 Inch	\$0.35 per page
Black & White 11.0x17.0 Inch	\$0.40 per page
Color 8.5x11.0 Inch	\$1.00 per page
Color 8.5x14.0 Inch	\$1.00 per page
Color 11.0x17.0 Inch	\$1.50 per page
Records scanned into electronic format	\$0.10 per page
Electronic files uploaded to email, cloud storage service, or other electronic delivery system	\$0.05 every four files
Transmission of electronic records	\$0.10 per gigabyte

Resolution No. 568
January 1, 2020

Page 22

Attachment: Jan 2020 Master Fee Schedule - clean version (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule
Effective Date: January 1, 2020



6.6.b

FEE AMOUNT

Hiring information technology expertise – external	Actual City Cost w/10% deposit
Annual Budget (Bound Copy)	\$30.00
Comprehensive Annual Financial Report (Bound Copy)	\$30.00
City Comprehensive Plan (Bound Copy)	\$30.00
Park & Recreation Comprehensive Plan (Bound Copy)	\$30.00
City Engineering Standards (Bound Copy)	\$30.00
Administrative Processing Fee:	
Fee Added to Each Billing/Invoice for Reimbursable Costs	\$30.00
Fee Added to Each Remittance for Impact Fees or SDCs	\$30.00
Fee Added to Each Remittance for Fire Code Fees	\$30.00
Administrative Fees:	
NSF Check	\$35.00
Cemetery Lot – Purchase	\$600.00
Cemetery Lot – Marking	\$25.00
Notary Fee	\$5.00
Latecomer Agreement Application	\$500.00
Latecomer Agreement Processing	\$125.00
Latecomer Agreement Appeal	\$250.00
Administrative Billing Late Fee (After 60 Days Past Due)	1% Per Month
Police Department Fees:	
Fingerprint Card	\$20.00
Release of Property to Finder Fee	*\$10.00
Neighborhood Electric Vehicle/Golf Cart Registration (One Time)	\$30.00
<u>Concealed Weapon Permit</u>	

Resolution No. 568
January 1, 2020

Page 23

Attachment: Jan 2020 Master Fee Schedule - clean version (2020 Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule
Effective Date: January 1, 2020



6.6.b

FEE AMOUNT

Concealed Weapon Permit Application (Good for 5 Years)	\$49.25
Concealed Weapon Permit Renewal	\$32.00
Late Renewal Penalty	\$42.00
Replacement Permit	\$10.00
<u>Dog Licenses</u>	
Spayed or Neutered – Annual Fee	\$20.00
Not Spayed or Neutered – Annual Fee	\$30.00
Lifetime Dog License (Altered or Unaltered) Non-Transferrable	\$50.00
Hobby Kennels (5-10 Dogs)	\$50.00
Commercial Kennels (11+ Dogs)	\$100.00
*Plus Actual Cost of Publication of Notice (RCW 63.21.030)	



City of Ridgefield
3-W-950(003)-1
FY 2021 Overlay Project
Multiple Locations

STATE OF WASHINGTON
TRANSPORTATION IMPROVEMENT BOARD
AND
City of Ridgefield
AGREEMENT

THIS GRANT AGREEMENT (hereinafter "Agreement") for the FY 2021 Overlay Project, Multiple Locations (hereinafter "Project") is entered into by the WASHINGTON STATE TRANSPORTATION IMPROVEMENT BOARD (hereinafter "TIB") and City of Ridgefield, a political subdivision of the State of Washington (hereinafter "RECIPIENT").

1.0 PURPOSE

TIB hereby grants funds in the amount of \$500,000 for the project specified above, pursuant to terms contained in the RECIPIENT'S Grant Application, supporting documentation, chapter 47.26 RCW, title 479 WAC, and the terms and conditions listed below.

2.0 SCOPE AND BUDGET

The Project Scope and Budget are initially described in RECIPIENT'S Grant Application and incorporated by reference into this Agreement. Scope and Budget will be further developed and refined, but not substantially altered during the Design, Bid Authorization and Construction Phases. Any material alterations to the original Project Scope or Budget as initially described in the Grant Application must be authorized by TIB in advance by written amendment.

3.0 PROJECT DOCUMENTATION

TIB requires RECIPIENT to make reasonable progress and submit timely Project documentation as applicable throughout the Project. Upon RECIPIENT'S submission of each Project document to TIB, the terms contained in the document will be incorporated by reference into the Agreement. Required documents include, but are not limited to the following:

- a) Project Funding Status Form
- b) Bid Authorization Form with plans and engineers estimate
- c) Award Updated Cost Estimate
- d) Bid Tabulations
- e) Contract Completion Updated Cost Estimate with final summary of quantities
- f) Project Accounting History

4.0 BILLING AND PAYMENT

The local agency shall submit progress billings as project costs are incurred to enable TIB to maintain accurate budgeting and fund management. Payment requests may be submitted as often as the RECIPIENT deems necessary, but shall be submitted at least quarterly if billable

Attachment: TIB Fuel Tax Grant Agreement (Approval of TIB Grant for Hillhurst Overlay)



- a) RECIPIENT is not making reasonable progress toward correction and compliance.
- b) TIB denies the RECIPIENT's request to amend the Project.
- c) After investigation TIB confirms RECIPIENT'S non-compliance.

TIB reserves the right to order RECIPIENT to immediately stop work on the Project and TIB may stop Project payments until the requested corrections have been made or the Agreement has been terminated.

9.3 TERMINATION

- a) In the event of default by the RECIPIENT as determined pursuant to Section 9.2, TIB shall serve RECIPIENT with a written notice of termination of this Agreement, which shall be served in person, by email or by certified letter. Upon service of notice of termination, the RECIPIENT shall immediately stop work and/or take such action as may be directed by TIB.
- b) In the event of default and/or termination by either PARTY, the RECIPIENT may be liable for damages as authorized by law including, but not limited to, repayment of grant funds.
- c) The rights and remedies of TIB provided in the AGREEMENT are not exclusive and are in addition to any other rights and remedies provided by law.

9.4 TERMINATION FOR NECESSITY

TIB may, with ten (10) days written notice, terminate this Agreement, in whole or in part, because funds are no longer available for the purpose of meeting TIB's obligations. If this Agreement is so terminated, TIB shall be liable only for payment required under this Agreement for performance rendered or costs incurred prior to the effective date of termination.

10.0 USE OF TIB GRANT FUNDS

TIB grant funds come from Motor Vehicle Fuel Tax revenue. Any use of these funds for anything other than highway or roadway system improvements is prohibited and shall subject the RECIPIENT to the terms, conditions and remedies set forth in Section 9. If Right of Way is purchased using TIB funds, and some or all of the Right of Way is subsequently sold, proceeds from the sale must be deposited into the RECIPIENT's motor vehicle fund and used for a motor vehicle purpose.

11.0 INCREASE OR DECREASE IN TIB GRANT FUNDS

At Bid Award and Contract Completion, RECIPIENT may request an increase in the TIB funds for the specific project. Requests must be made in writing and will be considered by TIB and awarded at the sole discretion of TIB. All increase requests must be made pursuant to WAC 479-05-202 and/or WAC 479-01-060. If an increase is denied, the recipient shall be liable for costs incurred in excess of the grant amount. In the event that final costs related to the specific project are less than the initial grant award, TIB funds will be decreased and/or refunded to TIB in a manner that maintains the original ratio between TIB funds and total project costs.



Washington State Transportation Improvement Board
Fuel Tax Grant Agreement

3-W-950(003)-1

15.0 ENTIRE AGREEMENT

This Agreement, together with the RECIPIENT'S Grant Application, the provisions of chapter 47.26 Revised Code of Washington, the provisions of title 479 Washington Administrative Code, and TIB Policies, constitutes the entire agreement between the PARTIES and supersedes all previous written or oral agreements between the PARTIES.

16.0 RECORDS MAINTENANCE

The RECIPIENT shall maintain books, records, documents, data and other evidence relating to this Agreement and performance of the services described herein, including but not limited to accounting procedures and practices which sufficiently and properly reflect all direct and indirect costs of any nature expended in the performance of this Agreement. RECIPIENT shall retain such records for a period of six years following the date of final payment. At no additional cost, these records, including materials generated under the Agreement shall be subject at all reasonable times to inspection, review or audit by TIB personnel duly authorized by TIB, the Office of the State Auditor, and federal and state officials so authorized by law, regulation or agreement.

If any litigation, claim or audit is started before the expiration of the six (6) year period, the records shall be retained until all litigation, claims, or audit findings involving the records have been resolved.

Approved as to Form
Attorney General

By:

Signature on file

Guy Bowman
Assistant Attorney General

Lead Agency

Transportation Improvement Board

Chief Executive Officer

Date

Executive Director

Date

Print Name

Print Name

Attachment: TIB Fuel Tax Grant Agreement (Approval of TIB Grant for Hillhurst Overlay)

6.8.b





City of Ridgefield 2020 State Legislative Agenda

Introduction – The City of Ridgefield is one of the State’s fastest growing Cities, values greatly our partnership with the State of Washington, and appreciates the important role local Legislators play in fostering and enhancing that relationship. Looking ahead to the next two years, our City will continue to be challenged in meeting increasing demands for municipal services and equally challenged in meeting our needs in terms of infrastructure. Our state legislative agenda is oriented toward asking our local legislators to help us meet these challenges.

Ridgefield Requests

South Ridgefield I-5 access – The City is grateful to have received planning money for this project during the 2019 Legislative Session. Unfortunately, the project is one of many on hold after the passage of I-976. We request your support to ensure these funds are allocated following the Legislature’s intent.

Ridgefield Public Library – The City is supporting the request of the Fort Vancouver Regional Library District for \$1,000,000 to expand the existing Ridgefield Community Library. The 2,055 square foot space which has housed the library since 1994 does not come close to meeting the needs for one of the fastest growing communities in the State. A 2014 study found that at least 10,000 square feet is necessary for the needs of the community. Over \$3 million has already been raised from the Friends of the Library, Library Foundation, and FVRL. There are still funds necessary to complete construction and provide the technology and materials for a new facility. We join the request for funds to finalize funding for this incredibly important community asset.

Ridgefield YMCA – We are asking the Legislature to support \$250,000 for design funding to move from study and land acquisition to being ready for construction of a Ridgefield YMCA. In 2016, the City of Ridgefield and YMCA jointly funded a needs analysis and market study for a YMCA facility in Ridgefield. The study clearly identified a highly viable, necessary community asset which would meet membership targets and program enrollment goals from day 1. Since that time, the City has been named the fastest growing City in the State 3 times and has created a hub of activity which includes commercial businesses and multi-family housing but without a needed amenity such as the YMCA. The City has also been working with the YMCA to identify a physical location. The City purchased approximately 7 acres along SR-501 adjacent to our activity center that is a perfect location for a YMCA. The City has demonstrated a clear commitment to bring the community a YMCA, and the YMCA is an excited partner. We also have private partners who are already bringing ideas to the table for how a public-private partnership could get a facility built quicker and cheaper.

Clark College Ridgefield campus – The City supports the \$50 million Capital Budget request of Clark College to fund the construction costs associated with the Ridgefield campus, Clark College at Boschma Farms. The project is now in the top 5 on the priority list submitted by the State Board of Community and Technical Colleges, which we fully support for legislative funding.

General Legislative Requests

Public Works Assistance Account “reform” – The City is seeking legislative support to protect all existing fund balance and future loan repayments in the Public Works Assistance Account. We support efforts to authorize new loans from this Account utilizing these funds and encourage consideration of legislation to assist local governments that have difficulty with access to the private bond market. We also support creation of a multi-party task force to examine what role the State should play in assisting local governments with infrastructure investments and report their findings and legislative recommendations at the end of 2018.

Clark County Transportation Alliance 2020 Policy Statement – The City supports the 2020 Policy Statement of the Clark County Transportation Alliance. The City has been a member of this alliance since its inception 15 years ago and joins with other local private and public sector interests in calling for legislative attention to regional transportation needs. These include addressing the I-5/Vancouver Corridor including Columbia River bridge replacement; pursuing funding opportunities for critical regional projects; support for public transit; investing in Ports and freight; and, enhancing state-local infrastructure and economic development partnerships. Also included in the policy statement this year is our Ridgefield specific request mentioned above for planning money for a South Ridgefield I-5 access point to be allocated.

Growth Management Act – The City is aware and has participated in the Roadmap to Washington’s Future, funded by the State Legislature. The City will be monitoring this ongoing initiative and others to identify opportunities to make positive enhancements to GMA.

Fiscal Sustainability and Flexibility – Ridgefield, like Washington’s 280 other cities, has been on the receiving end of a decade-long pattern of cost shifts, shared revenue reductions and fund “sweeps” that have significantly reduced city revenues. The imposition of unfunded and underfunded mandates along with increased costs due to state mandates has further exacerbated this problem. The recession is over and State tax revenues are growing. We call on our local legislators to oppose all cuts in state shared revenues, cost shifts, fund sweeps and imposition of unfunded and underfunded mandates, to support legislation to enhance local fiscal control and authority and reduce state-imposed mandates.

Association of Washington Cities Priorities – The City supports the 2019 AWC Legislative Priorities.

Local Control and Unfunded Mandates – The City would oppose any efforts to preempt local control and the imposition of any new unfunded or underfunded mandates.

For more information contact:

City Manager Steve Stuart, 360-887-3557 or steve.stuart@ci.ridgefield.wa.us

Mike Burgess, 360-223-3020 or mikejburg@comcast.net