



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, December 5, 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. 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.

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

IV. CONSENT AGENDA

- 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**

V. PRESENTATION

- 1. Master Fee Schedule Study - Louisa Garbo, Community Development Director**

VI. BUSINESS

- 1. Second Reading of Ordinance No. 1304 - Employment Zone Initiative Program - Louisa Garbo, Community Development Director**
- 2. Motion - Approval of Royal Terrace II Final Plat - Louisa Garbo, Community Development Director**

VII. PUBLIC HEARING/BUSINESS

- 1. Continuation of Public Hearing and Second Reading of Ordinance No. 1303 - Gress Petition to Annex - Louisa Garbo, Community Development Director**
- 2. Public Hearing and First Reading of Ordinance No. 1305 - 2019 Comprehensive Plan Amendment - Louisa Garbo, Community Development Director**
- 3. Public Hearing and First Reading of Ordinance No. 1306 - Gress Property Zone Change and Urban Holding Removal - Louisa Garbo, Community Development Director**

VIII. 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.

IX. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

2. Mayor

Appointment to the Clark County Arts Commission

3. City Manager

X. ADJOURN

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

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: December 05, 2019
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION:

Revised Code of Washington Title 35A

PREVIOUS COUNCIL ACTION TAKEN:

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

BACKGROUND:

Vendor claims

BUDGET/FINANCIAL IMPACTS:

See vendor detail attached

RECOMMENDED ACTION OR MOTION:

Staff recommends Council approve the claims and/or payroll by making the following motion:

“I move to approve the consent agenda as presented”

STAFF CONTACT: Kirk Johnson, Finance Director
ATTACHMENTS: December 05 2019 Claims Report (PDF)

City of Ridgefield
Claims Payment Report
For Approval on: December 05, 2019

4.1.a

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ACCESS SERVICES NORTHWEST LLC	2919	17291	Judicial	Sign Language Intrepreter Services	150.00
ACCESS SERVICES NORTHWEST LLC Total					150.00
AMERICA'S TIRE	2046	2231219	Genl Govt/Facilities	Vehicle Tires - Brunson	48.49
			Public Works	Vehicle Tires - Brunson	921.36
AMERICA'S TIRE Total					969.85
AMIRA SONNTAG	726	19-107B	Judicial	Spanigh Intrepreting Services	33.33
AMIRA SONNTAG Total					33.33
ARAMARK UNIFORM SERVICES	32	864164532	Genl Govt/Facilities	PW Floor Mats	1.87
				PW Uniforms	1.02
			Public Works	PW Floor Mats	28.86
				PW Uniforms	24.56
		864164533	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
		864242796	Genl Govt/Facilities	PW Floor Mats	1.69
				PW Uniforms	1.14
			Public Works	PW Floor Mats	26.03
				PW Uniforms	27.45
		864154675	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
		864154674	Genl Govt/Facilities	PW Uniforms/Floor Mats	2.90
			Public Works	PW Uniforms/Floor Mats	53.41
			864233040	Genl Govt/Facilities	City Hall Floor Mats
				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
		864242797	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
		864233039	Genl Govt/Facilities	PW Floor Mats	1.69
				PW Uniforms	1.14
			Public Works	PW Floor Mats	26.03
				PW Uniforms	27.45
ARAMARK UNIFORM SERVICES Total					302.80

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BLUEFIN PAYMENT SYSTEMS	2827	2827-20191205	Public Works	Citizen Payment Fees - Oct. 2019	34.03
BLUEFIN PAYMENT SYSTEMS Total					34.03
BRITTANI FREIMUTH	3418	3418-20191205	Genl Govt/Facilities	Postage Reimb. - Freimuth	1.15
BRITTANI FREIMUTH Total					1.15
BSK ASSOCIATES	2119	V903688	Public Works	Coliform Testing	475.00
BSK ASSOCIATES Total					475.00
CENTRO BUSINESS FORMS INC	2936	220008	Genl Govt/Facilities	W2 & 1099 Forms	263.91
CENTRO BUSINESS FORMS INC Total					263.91
CITY OF BATTLE GROUND	92	INV00224	Judicial	Court Costs - Oct 2019	10,419.00
CITY OF BATTLE GROUND Total					10,419.00
CITY OF VANCOUVER	97	5655	Public Works	ADA Curb Ramp Trng-Kast/Howell/Weichman/Williams	600.00
CITY OF VANCOUVER Total					600.00
CLARK COUNTY	102	CI008264	Judicial	Oct. 2019 Supervisions & Pretrials	408.24
CLARK COUNTY Total					408.24
CLEAN WORLD MAINTENANCE INC	3105	44326	Genl Govt/Facilities	(blank)	355.92
			Public Safety	(blank)	230.40
			Public Works	(blank)	231.22
CLEAN WORLD MAINTENANCE INC Total					817.54
COLUMBIAN PUBLISHING	116	17190	Community Development	Ordinance No. 1297 & 1300	95.40
		17177	Community Development	Emp. Zone/Comp Plan/Gress Petition Ad	311.40
		17299	Community Development	Sepa DNS PLZ-19-0114	115.20
		17313	Community Development	Sepa DNS - Hillhurst Heights	140.40
COLUMBIAN PUBLISHING Total					662.40
COMCAST	2271	2271-201912-510	Genl Govt/Facilities	NOV-DEC 2019 RACC Communications	71.85
			Public Works	NOV-DEC 2019 RACC Communications	61.86
			Community Development	NOV-DEC 2019 RACC Communications	259.56
		2271-201912-109	Genl Govt/Facilities	PW Shop Communicatiions	24.38
			Public Works	PW Shop Communicatiions	376.14
COMCAST Total					793.79
COMDATA NETWORK INC.	1101	20319455	Genl Govt/Facilities	Fuel PW - XN173	80.07
			Public Works	Fuel PW - XN173	1,234.69
			Community Development	Fuel CDD - XN173	350.94
		20319454	Public Safety	Fuel PD - XN795	1,047.09
COMDATA NETWORK INC. Total					2,712.79
DEPARTMENT OF LICENSING - CPL	154	RG0000389-2019	Genl Govt/Facilities	CPL Fees - Skeels	18.00
		RG0000390-2019	Genl Govt/Facilities	CPL Fees - Popov	18.00
DEPARTMENT OF LICENSING - CPL Total					36.00
DKS ASSOCIATES	1565	71892	Community Development	On Call Review Services - Oct. 2019	60.00
DKS ASSOCIATES Total					60.00
DON STOSE	1223	1223-20191205	Council	SWWA Mayor's Dinner	184.01
DON STOSE Total					184.01
DZ AND FAMILY	1497	16435	Public Works	Water Equip. Maint.	113.30
		16424	Public Works	Water Equip Maint.	196.63
DZ AND FAMILY Total					309.93

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EAST FORK LEWIS MITIGATION PARTNERS LLV	3424	3424-20191205	Public Works	Claim for mitigation credits	23,760.00
EAST FORK LEWIS MITIGATION PARTNERS LLV Total					23,760.00
FASTENAL COMPANY	1491	WAWOA80772	Public Works	Street Sweeper Maint.	24.17
FASTENAL COMPANY Total					24.17
FCS GROUP	958	3070-21911067	Community Development	Building Fee Review	11,332.50
FCS GROUP Total					11,332.50
FDM DEVELOPMENT INC.	3036	PLZ-19-0123	Genl Govt/Facilities	Refund PLZ-19-0123	550.00
FDM DEVELOPMENT INC. Total					550.00
FERGUSON ENTERPRISES INC # 8423	181	831582	Genl Govt/Facilities	Water Meters	(671.36)
			Public Works	Water Meters	8,663.82
FERGUSON ENTERPRISES INC # 8423 Total					7,992.46
FRED CRIPPEN	191	0191-20191205	Public Works	DOE & DOH Cert. Reimb. - Crippen	106.00
FRED CRIPPEN Total					106.00
FRIENDS OF THE RIDGEFIELD COMM LIBRARY	2402	2402-20191205	Genl Govt/Facilities	1SAT - Roaring 20's Catering	3,402.00
FRIENDS OF THE RIDGEFIELD COMM LIBRARY Total					3,402.00
FRIENDS OF WILDLIFE REFUGE	193	0193-20191205	Genl Govt/Facilities	2019 Birdfest - Tourism	2,500.00
FRIENDS OF WILDLIFE REFUGE Total					2,500.00
GALLS LLC	3088	13772870	Genl Govt/Facilities	Belt - Doriot	(2.73)
			Public Safety	Belt - Doriot	35.18
GALLS LLC Total					32.45
GRAY AND OSBORNE INC	207	19299.00-1	Community Development	Discovery Ridge Phase I Final Plat	742.24
		19273.00-3	Public Works	Junction VFD Upgrade Proj.	3,472.43
		19298.00-1	Community Development	Ridgefield Crossing Phase II - Final Plat	803.02
		19234.00-10	Public Works	Water System Plan Update	7,867.24
		18274.00-17	Public Works	Abrams Park Well 11 Prelim Design/Well Drilling	5,133.21
GRAY AND OSBORNE INC Total					18,018.14
GREATER VANCOUVER CHAMBER OF COMMERCE	2938	240320	Genl Govt/Facilities	2020 Membership Renewal - Vanc. Chamber	889.00
GREATER VANCOUVER CHAMBER OF COMMERCE Total					889.00
GSI WATER SOLUTIONS INC.	2971	0727.001-17	Public Works	Hrdrological Study	3,606.00
GSI WATER SOLUTIONS INC. Total					3,606.00
H.D. FOWLER COMPANY	2036	I5336400	Public Works	Hillhurst Storm Proj. Supp.	262.00
		I5326829	Public Works	Water Supplies	149.78
H.D. FOWLER COMPANY Total					411.78
HARPER HOUF PETERSON RIGHELLIS INC.	1678	46892	Public Works	9th Ave Waterline	6,405.25
		46868	Public Works	Heron Dr. Treatment Pond	510.45
HARPER HOUF PETERSON RIGHELLIS INC. Total					6,915.70
HONEY BUCKETS	223	551313265	Public Works	Davis Park Port-A-Potty	298.00
HONEY BUCKETS Total					298.00
L.N. CURTIS AND SONS	3075	INV336011	Public Safety	PD Uniforms - Siem	31.91
		INV337668	Public Safety	PD Uniforms	244.98
L.N. CURTIS AND SONS Total					276.89
MARIE BOUVIER	3306	3306-20191206	Public Works	Mileage Reimb. - Bouvier	57.50
MARIE BOUVIER Total					57.50
MUNICIPAL CODE CORP.	1185	336423	Genl Govt/Facilities	Codification	2,022.48

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MUNICIPAL CODE CORP. Total					2,022.48
MUNICIPAL EMERGENCY SERVICES INC	2235	IN1395383	Public Safety	Custom ID Panels	45.53
MUNICIPAL EMERGENCY SERVICES INC Total					45.53
NAPA AUTO PARTS	498	151431	Genl Govt/Facilities	Vehicle Maint. - Melroy/Shop	2.01
			Public Works	Vehicle Maint. - Melroy/Shop	34.68
		152174	Genl Govt/Facilities	Chevy 3500 Maint.	29.35
			Public Works	Chevy 3500 Maint.	452.57
		151203	Genl Govt/Facilities	Vehicle Maint - 2005 Chevy	9.92
			Public Works	Vehicle Maint - 2005 Chevy	152.96
		151258	Genl Govt/Facilities	Vehicle Maint - 2005 Chevy	0.75
			Public Works	Vehicle Maint - 2005 Chevy	11.63
		152316	Genl Govt/Facilities	Backhoe Maint.	8.48
			Public Works	Backhoe Maint.	130.78
		151253	Genl Govt/Facilities	Vehicle Maint - 2005 Chevy	8.75
			Public Works	Vehicle Maint - 2005 Chevy	134.91
		152402	Genl Govt/Facilities	Backhoe Maint.	3.53
			Public Works	Backhoe Maint.	54.39
		150330	Genl Govt/Facilities	Vehicle Maint - Kauffman	1.45
			Public Works	Vehicle Maint - Kauffman	8.14
		151154	Genl Govt/Facilities	Vehicle Maint - 2005 Chevy	11.53
			Public Works	Vehicle Maint - 2005 Chevy	177.76
		152377	Public Works	John Deere Maint.	49.59
		152532	Public Works	John Deere Maint.	58.10
NAPA AUTO PARTS Total					1,341.28
ODYSSEY CONTRACTING LLC	3408	67A	Public Works	Heron Dr. Storm Pond - Less 5% Retainage	39,263.38
ODYSSEY CONTRACTING LLC Total					39,263.38
OTAK INC.	1787	111900423	Public Works	Refuge Park Improvements	2,876.91
OTAK INC. Total					2,876.91
PACIFIC OFFICE AUTOMATION	1564	65830648	Genl Govt/Facilities	RACC Copier Lease	17.54
				(blank)	5.01
				City Hall Copier Lease	575.35
			Public Works	RACC Copier Lease	270.14
				(blank)	77.20
				Community Development	RACC Copier Lease
PACIFIC OFFICE AUTOMATION Total					1,232.92
PACIFIC POWER GROUP	819	482265-00	Public Works	S. 56th Generator Repair	1,023.83
PACIFIC POWER GROUP Total					1,023.83
PATRICK HILDRETH BRAND AND DESIGN	2372	1524	Information Technology	Website Rebuild	4,750.00
PATRICK HILDRETH BRAND AND DESIGN Total					4,750.00
PIONEER PEST MANAGEMENT	2040	330171	Genl Govt/Facilities	Pest Management - City Hall	129.00
PIONEER PEST MANAGEMENT Total					129.00
PLATT ELECTRIC SUPPLY	766	X568642	Genl Govt/Facilities	PW Oper Supp./Sm. Tools	2.74
			Public Works	PW Oper Supp./Sm. Tools	42.31
PLATT ELECTRIC SUPPLY Total					45.05

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PMI TRUCK BODIES INC. (WA)	3425	20564	Public Works	Vehicle Maint. - Strickler	52.78
		20565	Public Works	Vehicle Maint - Crippen	50.62
PMI TRUCK BODIES INC. (WA) Total					103.40
POSTMASTER	348	0348-20191205	Genl Govt/Facilities	First Class Presort Permit #40- 2020 Renewal	235.00
POSTMASTER Total					235.00
POWER DMS INC.	2473	Q-76264	Public Safety	PD Records Management 2020 Renewal	3,260.35
POWER DMS INC. Total					3,260.35
POWER RENTS LLC	2798	53491-2	Public Works	Davis Park Tool Rental	43.08
POWER RENTS LLC Total					43.08
PUBLIC SAFETY TESTING	354	PST119-0204	Public Safety	Background Check & Investigation Report	3,617.95
PUBLIC SAFETY TESTING Total					3,617.95
R.SCOTT BRUNSON	1467	1467-20191205	Genl Govt/Facilities	Boot Reimb- Brunson	(5.87)
			Public Works	Boot Reimb- Brunson	175.87
R.SCOTT BRUNSON Total					170.00
REGAN J. WAUGH	2926	2926-20191205	Human Resources	Emp. Holiday Lunch	1,116.52
REGAN J. WAUGH Total					1,116.52
RICK BUCKNER POLYGRAPH	1092	20191109	Public Safety	Polygraph Testing	600.00
RICK BUCKNER POLYGRAPH Total					600.00
RIDGEFIELD LANDSCAPE PRODUCTS	3021	2829	Public Works	Streets Debris Dump	156.10
		2864	Public Works	Water Supplies	52.03
		2911	Public Works	Storm Debris Dump	69.38
		2836	Public Works	Streets Debris Dump	173.44
				Parks Debris Dump	173.44
		2846	Public Works	Streets Debris Dump	69.38
		2839	Public Works	Streets Debris Dump	260.16
		2878	Public Works	Streets Debris Dump	52.03
		2837	Public Works	Streets Debris Dump	104.06
		2946	Public Works	Parks Supplies	138.75
RIDGEFIELD LANDSCAPE PRODUCTS Total					1,248.77
Ridgefield School District	UB*00261	(blank)	(blank)	Refund Check 000011-001 Hydrant Meter	409.12
Ridgefield School District Total					409.12
SUNITA MODY	3427	2	Judicial	Interpreting Services - Case# 9Z0559938	217.40
		1	(blank)	Interpreting Services- Case# 9Z0559938	949.60
SUNITA MODY Total					1,167.00
SW CONSULTING ENGINEERING	3398	0822193-F	Community Development	Legacy Trails Comm Bldg Consulting Svcs	292.00
		0821193-F	Community Development	Legacy Trails Apts Consulting Svcs	401.50
SW CONSULTING ENGINEERING Total					693.50
THE HOLT GROUP	3400	BLD-19-0426	Genl Govt/Facilities	Refund BLD-19-0426	1,080.56
THE HOLT GROUP Total					1,080.56
TIJA MEDINA PHOTOGRAPHY	3426	1011	Genl Govt/Facilities	1SAT - Hometown Santa Photo Shoot	300.00
TIJA MEDINA PHOTOGRAPHY Total					300.00
UNLIMITED FENCE CO.	2559	1339	Public Works	Fencing - Heron Dr Storm	4,289.60
UNLIMITED FENCE CO. Total					4,289.60
USA BLUEBOOK	444	59656	Genl Govt/Facilities	Door Cards - PW/CDD	14.30

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USA BLUEBOOK	444	59656	Public Works	Door Cards - PW/CDD	299.46
		59180	Public Works	Well 9 Oper. Supp.	151.71
USA BLUEBOOK Total					465.47
WA STATE DEPARTMENT OF AGRICULTURE	717	0717-20191205	Genl Govt/Facilities	2020 Pesticide License Renewals	10.05
			Public Works	2020 Pesticide License Renewals	220.95
WA STATE DEPARTMENT OF AGRICULTURE Total					231.00
WALLIS ENGINEERING	464	14767	Public Works	S. 3rd Improvements	15,186.72
WALLIS ENGINEERING Total					15,186.72
WELLS FARGO	1681	201910-5494	Genl Govt/Facilities	Kipp Amazon Hometown	33.15
				Kipp Walmart Halloween Hall	67.05
				Kipp Amazon First Saturday	236.26
				Kipp Amazon Halloween Hall	99.13
				Kipp Storyboard Delights First Saturday	270.95
				Kipp Walmart Halloween Hall*	41.84
				Kipp Amazon Events	148.50
				Kipp Cheapfavorshop.com First Saturday	497.07
				Kipp Facilitron Inc Facility reservation	15.00
				Kipp Dollar Tree First Saturday	45.53
				Kipp iTunes Events	10.83
				Kipp iTunes City Hall supplies	14.08
			Public Works	Kipp Ace Hardware Bennett Hall Operational Supp.	151.04
			Human Resources	Kipp Fred Meyer Employee Relations	135.67
				Kipp Costco Wellness	206.27
		201910-7229	Genl Govt/Facilities	Blehm Red Lion Hotel Training-Brenda Howell	16.28
				Blehm Holiday Inn Express Training Cross Connection-Lisa Blake	2.61
				Blehm Fred Pryor Training-Lisa Blake	2.98
				Blehm Target Events	128.24
				Blehm The Birds and The Beans Safety Training	43.36
				Blehm Dollar Tree Supplies	24.93
				Blehm Target Supplies	76.57
				Blehm Subway Safety Training Luncheon	146.31
				Blehm Amazon Events	87.69
				Blehm Costco Safety Training Luncheon	94.23
			Public Safety	Blehm Comfort Inn Training-Tyler King	254.92
			Public Works	Blehm Red Lion Hotel Training-Brenda Howell	162.78
				Blehm Holiday Inn Express Training Cross Connection-Lisa Blake	127.77
				Blehm Fred Pryor Training-Lisa Blake	146.02
				Blehm Eco Training-Grant Williams	150.00
				Blehm Holiday Inn Express Training Cross Connection-Jim Strickle	130.38
				Blehm Urgent Medical Centers CDL Medical renewal-Jeff Bolling	90.00
			Community Development	Blehm Red Lion Hotel Training-Brenda Howell	146.50
				Blehm Eco Training-Grant Williams	150.00
				Blehm American Planning Training-Claire Lust	210.00
				Blehm American Planning Membership dues - Lust	119.00

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WELLS FARGO	1681	201910-7229	Human Resources	Blehm Target Wellness	41.78		
				Blehm Costco All Hands meeting	123.32		
				Blehm Party City Halloween Supplies	7.58		
				Blehm Dollar Tree Halloween Supplies	9.76		
				Information Technology	Blehm Itunes iCloud storage fee	0.99	
			201910-1889	Genl Govt/Facilities	Stuart Uber Unauthorized Expense	29.23	
					Stuart Arco Unauthorized Expense	13.63	
				Executive	Stuart The Sportsman Meeting with Councilors re: upcoming City a	83.75	
					Stuart Uber Transportation for ICMA Conference	10.15	
					Stuart Uber Tip for \$11.31 Uber fare from hotel to Nashville Air	3.00	
					Stuart Uber Tip for \$24.14 Uber fare from hotel to Nashville Air	5.00	
					Stuart UVC Transportation from DCA to USDOT Building for meeting	20.44	
					Stuart Country Cafe ½ Meeting with Councilors re: upcoming City ag	56.99	
					Stuart Uber Transportation from Capitol Hill to DCA after meetin	35.56	
					Stuart Adobe Monthly Subscription	16.25	
					Stuart Uber Transportation from hotel to Nashville Airport	11.31	
					Stuart Alaska Air Baggage Check for flight from Nashville to PDX	30.00	
					Stuart Mayflower Park Hotel Lodging for Cascadia Innovation Corr	80.60	
					Stuart Westin Hotels Lodging for ICMA Conference (Buxton booked	916.83	
					Stuart Alaska Air Refund for upgraded fare that was cancelled	(89.00)	
					Stuart Alaska Air Baggage Check for flight from PDX to Nashville	30.00	
					Stuart My Business Transportation from Nashville Airport to Hote	30.00	
					Stuart Uber Transportation from Nashville Airport to Hotel	16.08	
					Stuart Uber Transporation from hotel to Nashville Airport	24.14	
				201910-8764	Genl Govt/Facilities	Knottnerus Facebook Marketing - November First Saturday	130.00
						Knottnerus Ridgefield Pioneer First Saturday November	19.48
					Council	Knottnerus Association of Washington Training - Jennifer Lindsay	45.00
					Information Technology	Knottnerus Canvas Host Website Domain Renewal	14.99
						Knottnerus Amazon Website	0.89
						Knottnerus Eclinchier Community Engagement - Marketing	49.00
						Knottnerus TxtSignal.com Community Engagement - Marketing	39.00
						Knottnerus Adobe Community Engagement - Marketing	57.44
				201910-4015	Genl Govt/Facilities	Arends Building Material Resource Abrams Fireplace	(25.50)
						Arends Amazon 2005 Chevy 3500 seat cover	11.23
						Arends Urgent Medical Centers CDL Physical	13.50
					Public Works	Arends Building Material Resource Abrams Fireplace	329.10
						Arends Amazon 2005 Chevy 3500 seat cover	173.16
						Arends Amazon Dog Water Valve- Overlook Park	34.61
						Arends Towmeup.com board and bat for Abrams Kitchen	50.91
						Arends Urgent Medical Centers CDL Physical	76.50
				201910-1133	Genl Govt/Facilities	Brunson Dabney's Alignment & Brakes F-550	6.60
					Public Works	Brunson Dabney's Alignment & Brakes F-550	101.80
						Brunson New Creations Ryan's seat	189.70
				201910-2960	Genl Govt/Facilities	Johnson Costco Coffee - RACC	9.41

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WELLS FARGO	1681	201910-2960	Genl Govt/Facilities	Johnson Costco Coffee - PW	2.43	
				Johnson Costco Dish Soap - CH	12.78	
			Public Works	Johnson Costco Coffee - RACC	50.57	
				Johnson WA DOL Report of Sale - Crane Truck	13.25	
				Johnson Costco Coffee - PW	37.53	
				Johnson EB Harpers Playground Parks Board Member - Bouvier Works	293.38	
				Johnson Ridgefield Pack and Ship Ship handhelds back to vendor	11.33	
			Community Development	Johnson Costco Coffee - RACC	59.99	
				Johnson Brown Paper Tickets Plan review training Howell & Willia	75.48	
				Johnson eFax CDD Fax	16.95	
		201910-8453	Finance	Johnson Ridgefield Pack and Ship Ship WFOA banner to committee m	10.50	
			Genl Govt/Facilities	Kast Cabelas.com Boots for Development inspector - Weichman	14.09	
				Kast Carol's Corner PW Director Meeting	0.90	
				Kast Building Material Resource WA Sales Tax	(66.25)	
			Public Works	Kast Cabelas.com Boots for Development inspector - Weichman	28.18	
				Kast Carol's Corner PW Director Meeting	5.89	
				Kast Building Material Resource Bennet Kitchen Fireplace	854.89	
			Community Development	Kast Cabelas.com Boots for Development inspector - Weichman	98.64	
				Kast Carol's Corner PW Director Meeting	2.26	
			201910-9760	Public Safety	Hoots Amazon office door name plates	21.64
				Hoots Washington Asssociation WAPRO Membership fee (yearly)	25.00	
				Hoots Amazon Tylonal - office	17.68	
				Hoots Extended Stay Hotel for WAPRO conference	142.99	
				Hoots Transunion Back ground investigations	54.20	
				Hoots Amazon flashlight battery - latex gloves	37.70	
		Human Resources		Hoots Craft Warehouse Roy Rhine's retirement shadow box	130.07	
				Hoots Amazon Coin display case for Roy retirement	38.05	
		201910-3663		Community Development	Garbo Planning Ethics Training	35.00
					Garbo Amazon Phone Case - Perry	11.91
			201910-8989	Public Safety	Brooks On The Spot Engraving Retirement Engraving	32.52
				Brooks Radisson Hotels Hotel in Chicago - Training - IACP	1,580.54	
				Brooks Amazon Office Supplies	39.27	
				Brooks The Columbian Newspaper - Digital	9.99	
		201910-4056	Genl Govt/Facilities	Ferriss Fred Meyer First Saturday Event	128.07	
				Ferriss Sticker Mule First Saturday Event	38.77	
			Council	Ferriss Leadership Clark County Leadership Clark County event -	35.00	
WELLS FARGO Total				11,018.34		
WELLWORKS FOR YOU	3414		7812	Human Resources	Wellness Program - Nov 2019	356.00
WELLWORKS FOR YOU Total					356.00	
Grand Total					197,729.12	

Attachment: December 05 2019 Claims Report (Approval of Claims And/Or Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: December 05, 2019

ITEM:

AGENDA ITEM TITLE: Approval of Minutes from the November 21, 2019 Meeting

AGENDA ITEM TITLE:

Approval of minutes from the following meeting(s) of the council:

GOVERNING LEGISLATION:

Not applicable

PREVIOUS COUNCIL ACTION TAKEN:

Not applicable

SUMMARY/BACKGROUND:

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

BUDGET/FINANCIAL IMPACTS:

Not applicable

RECOMMENDED ACTION OR MOTION:

Staff recommends Council approve the minutes by making the following motion:

1. "I move to approve the consent agenda"

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS: 11-21-2019 (PDF)



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

November 21, 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

PUBLIC COMMENT

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

1. Approval of Claims And/Or Payroll
2. Approval of Minutes from the November 7, 2019 Meeting

BUSINESS

1. Second Reading of Ordinance No. 1298 –2020 Water Utility Rate Code Amendment - Kirk Johnson, Finance Director

City staff contracted with FCS group, one of the most preeminent consultants in our region, to conduct a rate analysis as required by the City's Budget Policy. The rate analysis was conducted in 2016 and looked at expenses and revenues for the next 10 years for the Water Utility. Factors included assumptions for inflationary cost escalators, labor agreements, capital facility plans and growth assumptions. City staff use the model created during the rate analysis and update annually to determine proper rates to maintain the water system. As a result of the update to the rate model, it was determined that rates for

Attachment: 11-21-2019 (Approval of Minutes)

2020 should increase at a rate of 3%, to account for the minimum increase for inflation. However, the city has seen higher than expected growth from 2018 to 2019. As a result of the growth, staff have calculated the rate increase can be brought down to 1.5% due to the increase in accounts and usage. The city has been able to buy down the rate increase in previous years as well, 2016 and 2017 to 0% and 2018 to 1.5% due to the high growth rate for new accounts and usage.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1298 AS PRESENTED.

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

2. Second Reading of Ordinance No. 1299 - 2020 Storm Water Utility Rate Code Amendment - Kirk Johnson, Finance Director

Ordinance No. 1299 proposes a 5.5% rate increase or \$1.00 per bi-monthly billing, per Equivalent Dwelling Unit (EDU).

MOTION: MOVED TO ADOPT ORDINANCE NO. 1299 AS PRESENTED.

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

3. Motion - Interlocal Agreement with Clark County

Revised Code of Washington (RCW) Chapter 39.34 allows for governmental agencies to enter into interlocal agreements whereby each party can utilize the other party's services when it is determined to be in the best interest of both parties. Clark County owns and operates the Whatley decant facility, located at 11203 NE 76th Street in Vancouver. This agreement will allow the City to utilize the facility for disposal of street sweeping and vector debris. Other entities including WSDOT, Vancouver, Camas, La Center Battle Ground and Washougal have similar agreements to use the Whatley facility. A Steering Committee serves as an advisory role in the operation and management of the Facility. This committee had no objection to allowing Ridgefield to join in use of the facility.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF RIDGEFIELD AND CLARK COUNTY FOR DECANT AND/OR STREET SWEEPING PROCESSING AND DISPOSAL SERVICES, AS PRESENTED.

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

PUBLIC HEARING/BUSINESS

1. Public Hearing and Second Reading of Ordinance No. 1302 – 2020 Proposed Budget - Kirk Johnson, Finance Director

The 2020 budget proposes total revenues of \$22.4 million and \$18.8 million in expense. The 2020 budget proposes an operating budget of \$12,374,126, capital budget of \$3,221,300, special revenue

budget of \$0, capital service budget of \$2,413,038 and a debt service budget of \$807,650 (General Government), for a total budget of \$18,816,114. The net impact on overall fund balance is an increase of \$3,628,989. Transfers between funds included in the budget total \$4,158,505, with \$846,927 associated with the operating funds, transfers to the equipment replacement fund in the amount of \$343,388, transfers for debt service in the amount of \$1,006,190 (\$807,650 General Govt. and \$198,540 for Water Utility), and \$1,962,000 for capital projects. Total revenues and the use of fund balance and/or designated reserves are projected to sufficiently support the proposed budget. The 2020 proposed budget includes funding for four new full-time equivalent positions. The new positions are for an associate planner, building inspector/code enforcement officer, police clerk, and a procurement specialist. The total FTE count for the City of Ridgefield with these additions is 52.75, which includes 51 full-time positions and 3 part-time positions.

Mayor Opened Public Hearing: 6:40PM

No testimony received

Mayor Closed Public Hearing: 6:40PM

MOTION: MOVED TO ADOPT ORDINANCE NO. 1302 AS PRESENTED.

2. Public Hearing and First 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 (UM) as RMD-16. 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 public hearing before Council on December 5, 2019. Future development of the property must be consistent with the Ridgefield Urban Area Comprehensive Plan and with the Ridgefield Municipal Code

City Council discussion.

Mayor Opened Public Hearing: 6:44PM

Todd Johnson - Applicant Representative

Spoke in favor of the annexation

Asked Mayor to hold the Public Hearing open, will be reaching out to property owners of the northern

flag portion to consider being added to the annexation process.

Mayor continued Public Hearing to December 5th meeting: 6:47PM

First reading conducted.

3. Public Hearing and First 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. The City will not be able to implement these economic development and employment goals and objectives without also eliminating uses that consume large areas of land but generate minimal jobs in the Employment zone. The proposed program to attract certain uses that will increase the number of jobs per acre, particularly jobs that generate higher wages, in the Employment zone, has two components: Amendment to Ridgefield Development Code (RDC) Table 18.205.020-1, Master Use Table, to eliminate uses in the Employment zone that occupy large land areas while generating minimal employment in the city. Staff proposes to eliminate freight/cargo movements and storage, fleet service, and warehousing in the Employment zone (Attachment C, Use Definitions). The Employment zone is further governed by RDC 18.240, and staff proposes eliminating “wholesale trade and warehousing” from the purpose statement in RDC 18.240.010.A to align with the amended use table. Development Incentives proposed for developments in the Employment zone, for uses such as Computer and Electronic Manufacturing, that will increase the number of jobs with higher wages in the Employment zone.

City Council conducted discussion.

Mayor opened Public Hearing: 7:04PM

No testimony received.

Mayor closed Public Hearing: 7:04PM

First reading conducted.

PUBLIC COMMENT

John Nohr - Clark County Fire and Rescue Chief
Provided an updated on the construction of the new Fire Station

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Day - Attended Veterans Ceremony, Port of Ridgefield annual planning meeting, Main Street meeting.

Council Member Lindsay - Attended Main Street meeting, Port of Ridgefield bid opening meeting, Library open house meeting.

Council Member Wertz - Attended Veterans Ceremony, Color Guard participation at Union Ridge school, Port of Ridgefield meeting, Shoreline Master Program open house, Main Street meeting, briefing with City Manager.

Council Member Wells - Attended Port of Ridgefield bid opening meeting.

Council Member Taylor - Attended library open house meeting, Shoreline Master Program open house, Veterans Ceremony, Thanksgiving feast at Union Ridge.

Mayor

City Manager

City Manager Steve Stuart - Rosauers grant opening is December 7th, Columbia Credit Union groundbreaking ceremony is December 3rd, Taco Bell should be opening their doors in 3 weeks, selection of wine label for Ridgefield Roundabout Red.

Community Development Director Louisa Garbo - Provided an update on the Shoreline Master Program open house.

Finance Director Kirk Johnson - Investment portfolio update.

Public Works Director Bryan Kast - Update on street sweeper provided.

Deputy City Manager Lee Knottnerus - Recruitment updates, Hometown Celebration is December 7th, City's new website is now up and running.

Police Chief John Brooks - Officer Wattson rescued an owl and released it back into the wild.

ADJOURN - [7:30 PM](#)

Julie Ferriss, City Clerk

Don Stose, Mayor

Attachment: 11-21-2019 (Approval of Minutes)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: December 05, 2019

ITEM:

AGENDA ITEM TITLE: Approval of City Manager's 2019-2020 Initiatives

Approval of City Manager's 2019-2020 Initiatives

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS: RF CM Perf Comp Agmt_12_5_19 (PDF)

City of Ridgefield, Washington
City Manager Performance Compensation Agreement
Performance Period: April 2019-April 2020



The City of Ridgefield and Steve Stuart, City Manager hereby agree to the following terms and conditions regarding the availability of a bonus for the City Manager's 2019-2020 performance period. The bonus is available to the City Manager as provided by the City Manager's employment agreement (Agreement) dated March 13, 2014. This memo and its associated terms and conditions constitute the City Manager's 2018-2019 goals and performance objectives as outlined in the Agreement. Nothing contained in this memo alters the City Manager's regular salary.

The City of Ridgefield agrees to make an additional lump sum payment to the City Manager of up to \$12,500 prior to June 2020 contingent upon substantial and satisfactory completion of the initiatives set forth below by April 14, 2020.

1) Partnerships

- a. Pioneer Street Overpass under construction
- b. Partnership/purchase formalized for Public Works Ops
- c. Complete Discovery Corridor Adaptive Infrastructure Study and present results to Council
- d. Begin regional conversation re: long-term water supply

2) Projects

- a. The opening of Rosauers and associated commercial businesses
- b. Complete Boyse park property purchase
- c. Secure a commitment from developers to complete construction of a portion of Royle Road
- d. Finalize Consent Decree, property purchase, and associated documents to begin Park Laundry remediation
- e. Begin transition to State storm water requirements for 10k+ cities
- f. Finalize contract and details for first bottling of Ridgefield Roundabout Red
- g. Complete a development agreement with Clark College for the initial phase of their proposed development in Ridgefield
- h. Complete Carty Road Subarea Plan

3) Organizational Management

- a. Complete at least one LEAN process improvement project
- b. Schedule and complete regular field visits with department staff throughout the organization, to better learn their thoughts/con

- c. Facilitate the construction of a new Police Station as public/private partnership at Mill and Main

4) Communication

- a. Publish regular City updates internally for Staff and externally for City residents (modeled after Council Briefings)
- b. Complete update of the City website, and enhance online communications through social media updates
- c. Complete Community Survey and publish key results

5) City Manager Professional Development

- a. Attend at least one training session with the entire City management team, focusing on communication, teambuilding, leadership, and time management
- b. Represent the City/Council at local/regional/national conference to share Ridgefield's story

The performance criteria listed above are subject to review throughout the course of the year and may be modified if necessary due to unforeseen events, emerging priorities and or circumstances. To be in effect, any modifications to the above must be agreed to in writing by the City Council and the City Manager. Substantial and satisfactory completion shall be determined by the City Council's average rating of four or higher on a five point scale assessing the completion of the initiatives. The City Council shall complete their assessment no later than June 30, 2020. The City Manager shall provide Council with the status of the initiatives no later than May 1, 2020. The term "substantial completion" does not imply full completion of all initiatives set forth above. City Council ratings will take into account circumstances beyond the control of the City Manager.

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: December 05, 2019

ITEM:

AGENDA ITEM TITLE: Master Fee Schedule Study

GOVERNING LEGISLATION:

RCW 42.56.120 and WAC 44-14-07-001 and RMC 3.70

PREVIOUS COUNCIL ACTION TAKEN:

Council adopted Resolution 549 on November 15, 2018, establishing the Master Fee Schedule for 2018.

BACKGROUND:

In accordance with RCW 35A.33 and the City's Financial Management Policies, "rate studies for revenues that support Enterprise Funds shall be conducted at least every five years to update assumptions and ensure that revenues are sufficient to recover operating costs, provide for capital improvements that maintain existing levels of service and provide for anticipated growth." City staff contracted with FCS Group to conduct a comprehensive study on the Master Fee Schedule to insure fees are appropriate to cover services provided. The proposed Master Fee Schedule will be presented to City Council for consideration on December 19, 2019.

BUDGET/FINANCIAL IMPACTS:

Proposed amendment to Master Fee Schedule as a result of the study intends to increase some of the development fees that are not meeting the rate of recovery to cover the costs of development.

RECOMMENDED ACTION OR MOTION:

No action is required on this presentation

STAFF CONTACT: Louisa Garbo, Community Development Director

ATTACHMENTS:

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: December 05, 2019

ITEM:

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington, Establishing a PILOT Economic Development Incentive Program BY Amending the MASTER USE TABLE AT TABLE 18.205.020-1 TO AMEND USES WITHIN THE EMPLOYMENT ZONE, AND AUTHORIZING MODIFICATIONS TO the City of Ridgefield Fee Schedule and Setting the Applicability, Incentives, and Criteria, for Development Within the Employment Zone.

PREVIOUS COUNCIL ACTION TAKEN:

City Council adopted the Ordinance to add Computer and Electronic Manufacturing to section 18.205.020 Master Use Table.

SUMMARY/BACKGROUND:

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.

The City will not be able to implement these economic development and employment goals and objectives without also eliminating uses that consume large areas of land but generate minimal jobs in the Employment zone.

PROPOSED PROGRAM

The proposed program to attract certain uses that will increase the number of jobs per acre, particularly jobs that generate higher wages, in the Employment zone, has two components:

1. Amendment to Ridgefield Development Code (RDC) Table 18.205.020-1, Master Use Table, to eliminate uses in the Employment zone that occupy large land areas while generating minimal employment in the city. Staff proposes to eliminate freight/cargo movements and storage, fleet service, and warehousing in the Employment zone (Attachment C, Use Definitions). The Employment zone is further governed by RDC 18.240, and staff proposes eliminating “wholesale trade and warehousing” from the purpose statement in RDC 18.240.010.A to align with the amended use table.
2. Development Incentives proposed for developments in the Employment zone, for uses such as Computer and Electronic Manufacturing, that will increase the number of jobs with higher wages in the Employment zone.

BUDGET/FINANCIAL IMPACTS:

The potential fees revenue impact as a result of the incentives program based on the 2019 fee schedule include:

i. Land Use Planning Permit Fees

Site Plan (\$1,500), Preliminary Short Plat (\$500), Administrative Adjustment (\$250), SEPA review (\$500), and/or Critical Areas Review (\$600).

ii. Building Permit Fees

The City Manager may waive the required Building Permit fees up to a maximum of (\$50,000).

iii. Civil Engineering Permit Fees

The City Manager may waive the Engineering applications including Grading (maximum of \$1,500), Site Pan (\$2,000), Final Site Plan (\$450) and Short Plat (\$1,000).

RECOMMENDED ACTION OR MOTION:

Staff recommends Council adopt Ordinance No. 1304 by making the following motion:

“I move to adopt Ordinance No. 1304, as presented.”

STAFF CONTACT:

Louisa Garbo, Community Development Director

ATTACHMENTS:

City Council Second Reading and Adoption, staff report Employment Zone Incentives program 2019 (DOCX)

ORDINANCE NO. 1304

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON, ESTABLISHING A PILOT ECONOMIC DEVELOPMENT INCENTIVE PROGRAM BY AMENDING THE MASTER USE TABLE AT TABLE 18.205.020-1 TO AMEND USES WITHIN THE EMPLOYMENT ZONE, AND AUTHORIZING MODIFICATIONS TO THE CITY OF RIDGEFIELD FEE SCHEDULE AND SETTING THE APPLICABILITY, INCENTIVES, AND CRITERIA, FOR DEVELOPMENT WITHIN THE EMPLOYMENT ZONE.

WHEREAS, the City Council intends to implement the policies set forth in the Economic Development element within the Ridgefield Comprehensive Plan, including the recruitment of information technology companies and to increase the number of higher wage jobs in the employment zone as recommended in the Discovery Corridor plan along both sides of Interstate 5; and

WHEREAS, the City Council desires to pass this Ordinance to create an environment where industry leaders want to live, work, and play; and,

WHEREAS, the development of commercial and employment land is vital for the future economic sustainability of Ridgefield; and

WHEREAS, the City Council desires to eliminate uses that occupy large land areas while generating minimal employment within the Employment zone; and

WHEREAS, the City Council wishes to attract development by reducing fees for certain types of development that promote higher wage jobs and increased sales tax revenue to the City; and

WHEREAS, the adoption of incentives, including traffic impact fee reductions, contributes and is integral to the promotion of several broad public purposes of improving the commercial economy within the City of Ridgefield to make a place where citizens can live, work, and play, as well as the creation of high paying family wage jobs within the City to reduce regional traffic congestion, and increasing the City's sales tax base to enable the City to provide higher levels of services within the City; and

WHEREAS, the City Council deems it to be in the best interests of the City and its citizens to attract developments, including, but not limited to, computer and electronics manufacturing that increase the number of higher wage employment within the City of Ridgefield;

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

Section 1. **Public Interest.** The City Council for the City of Ridgefield, Washington finds, following a public hearing process, that it is in the public interest for the City of Ridgefield to Zone amend uses in the Employment zone that occupy large land areas while generate minimal employments in the city and to establish development incentives to attract new development within the Employment zone that increase the number of high-wage jobs.

Section 2. **Findings of Fact.** Each and every of the recitals contained in the 'whereas' clauses of the preamble to this ordinance are hereby adopted as findings of fact and incorporated herein fully by reference.

Section 3. **Amending RMC 18.205.020.** That the master use table at Section 18.205.020 of the Ridgefield Municipal Code is hereby amended to remove Freight/Cargo Movement and Storage, Fleet Service, and Warehousing uses within the Employment Zone as set forth in Exhibit A, attached hereto and incorporated fully by this reference.

Section 4. **Adopting a pilot economic development incentive program for the Employment zone.** That the following economic development incentive program is hereby adopted.

- A. Applicability. These incentives are intended to encourage development within the Employment Zone and as such shall be available only to development for uses authorized within the Employment zone that meets the use and minimum design standards of RMC Chapter 18.240.
- B. Criteria for Incentives. In recognition of the broad public benefit resulting from the development of certain uses within the Employment Zone, the City Manager is authorized to grant the following incentives upon written application by the applicant and the submittal of evidence satisfactory to the City showing that the criteria are met.
 - 1. The Traffic Impact fee may be reduced up to a maximum of 45% for any development project where such development will meet all the following criteria (no traffic impact fee may be reduced by more than 45% for any development project):
 - a. Construct 100,000 square feet or more of advanced manufacturing or research and development uses, as allowed in the Employment Zone; and demonstrate generation of a minimum of 1 full-time job per 250 square feet of building floor area; and demonstrate average pay per employee of at least 110% of the Ridgefield median wage according to the US Census Bureau; AND
 - b. Provide enhanced pedestrian amenities or commute trip reduction design elements beyond the requirements of RMC 18.240 to reduce traffic and encourage multi-modal transportation; AND
 - c. The proposed use and scope of development furthers broad public purposes based on the criteria set forth in 4(C) below.
 - 2. As part of the incentives program, the following fees may be reduced or eliminated from the City of Ridgefield Master Fee Schedule in effect at the time of application to the extent that an increase in the number of high-wage jobs (110% of the median wage according to the US Census Bureau) can be quantified as a direct result of the new development:
 - a. Land Use Planning permit fees;
 - b. Building permit fees; and
 - c. Civil Engineering permit fees.
- C. The City Manager, may consider the following factors to evaluate whether the proposed development will further broad public purposes to improve the quality of life for Ridgefield residence to determine if an incentive should be granted, including but not limited to:
 - 1. Existing and/or future land uses, property values, assemblage potential.
 - 2. Business plan of the development that demonstrates the following:

- a. The development's potential to assist local economic diversification
 - b. Total estimated full-time jobs created by the development.
 - c. The estimated median hourly wage of the jobs to be created by the development.
 - d. Estimated new annual state and local revenue to be generated by the development.
 - e. Estimated private investment to be generated by the business.
 - f. Taxable value calculations, including sales tax to be generated by the development.
- D. The amount of any reduction of exemption of a traffic impact fee will be paid by the City to the TIF fund from public funds other than the impact fee account as required by RCW 82.02.020.
- E. In the event that any conditions of approval require maintenance or compliance over time, then the amount of any reduction shall become due and payable to the City if such condition of approval is not maintained as required. The City may require the applicant to enter into an agreement or other guarantee to ensure the conditions are met.

Section 5. **Expedited review process.** The City may expedite land use planning application and building permit review on projects within the Employment Zone with uses that will increase the number of jobs and jobs with higher wages.

Section 6. **Corrections.** The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 7. **Severability.** Any provision of this ordinance or its application to any person, legal entity, or circumstance is held invalid, the remainder of the ordinance or its application to other persons, legal entities, or circumstances is not affected.

Section 8. **Effective Date.** This ordinance shall be in full force and effect thirty (30) calendar days after adoption and publication pursuant to law.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 19 DAY OF DECEMBER 2019.

CITY OF RIDGEFIELD

Mayor, Don Stose

ATTEST:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

Public Hearing:
First reading:
Second Reading/Passage:
Date of Publication:
Effective Date:
Public Hearing:



THE CITY OF RIDGEFIELD

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

Employment Zone Initiatives

City Council Staff Report

BACKGROUND

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

PREVIOUS COUNCIL ACTION TAKEN

City Council adopted the Ordinance to add Computer and Electronic Manufacturing to section 18.205.020 Master Use Table.

DISCUSSION

The city currently has approximately 1,180 acres of land zoned as Employment (E), with a majority of the properties located within an area governed by the Ridgefield Junction Subarea Plan. Properties within District Two of the Junction Subarea Plan (approximately 128 acres) are vested and subject to Employment Mixed Use Overlay (EMUO) development standards as part of the Union Ridge Master Plan. Within the overall 1,180 acres of Employment zone properties, approximate 10,272,758 square feet (± 235.83 acres) of land have been developed as warehousing and low employment generating uses (Attachment B, Matrix on warehousing and developments with minimal jobs generation).

The city will not be able to implement the economic development and employment goals and objectives set forth in the Ridgefield Comprehensive Plan and the Ridgefield Junction Subarea Plan if uses that consume large areas of land but generate minimal jobs continue to develop in the Employment zone. In order to increase the number of jobs and jobs with higher wages in the Employment zone, staff is proposing the following initiatives.

PROPOSED PROGRAM

The proposed program to attract certain uses that will increase the number of jobs per acre, particularly jobs that generate higher wages, in the Employment zone, has two components:

1. Amendment to Ridgefield Development Code (RDC) Table 18.205.020-1, Master Use Table, to eliminate uses in the Employment zone that occupy large land areas while generating minimal employment in the city. Staff proposes to eliminate freight/cargo movements and storage, fleet service, and warehousing in the Employment zone (Attachment C, Use Definitions). The Employment zone is further governed by RDC 18.240, and staff proposes eliminating "wholesale trade and warehousing" from the purpose statement in RDC 18.240.010.A to align with the amended use table.

2. Development Incentives proposed for developments in the Employment zone, for uses such as Computer and Electronic Manufacturing, that will increase the number of jobs with higher wages in the Employment zone.
 - A. The Ordinance proposed for the incentives program will enable the City Manager, with the approval of City Council, to apply the following review processes, and/or, to waive the following fees/requirements:
 - i. Land use planning application and building permit and review process
The City will provide expedited land use planning application and building permit review on a Computer and Electronic Manufacturing, or similar uses as determined by the City Manager that meet the intent of job creation in the city.
 - ii. Waiver of fees
The City Manager may waive the required Land Use Planning Permit, Building Permit and Civil Engineering Permit fees.
 - iii. The City Manager may consider reducing Traffic Impact fee up to a maximum of 45%.

FINDINGS

Recent research indicated that infrastructure investments generally result in a more productive economy, which typically means higher wages and a better quality of life. Furthermore, many cities provide development incentives tied to business needs to help remove barriers to site development and proactively foster site readiness. For Ridgefield, potential incentives include:

- Applying construction sales tax and general sales and use tax to support infrastructure improvement; and/or
- Offering development incentives for uses within the Employment zone that will increase the number of jobs and jobs with higher wages.

Staff consulted with Municipal Research and Services Center (MRSC) and considered several other economic development incentives and tools and determined they are not appropriate for Ridgefield at this time:

- The creation of an economic development incentive overlay, which was determined to duplicate the existing EMUO.
- Tax Increment Financing (TIF), which studies have shown involves risk in borrowing money to finance facilities and complexity in diverting revenues, especially if the development does not materialize.
- Local Infrastructure Financing Tool (LIFT), which was determined to not be ready as a development incentive tool at this time due to the complexity of the implementation process.
- Tax abatement/enterprise zone, which impacts ongoing revenue and requires multi-jurisdictional coordination.
- Sales Tax Revenue Bonds, which impact future tax revenue.
- Industrial redevelopment bonds, which was determined to be not applicable in Ridgefield as the focus is on new development.

As a result of the successful Economic Catalyst program adopted by City Council in 2018 for Discovery Ridge, which attracted a regional grocery store and various retail and commercial developments, staff recommends replicating a similar incentives program to attract high employment uses in the Employment zone, to be reviewed on a case-by-case basis.

The proposed program intends to implement the goals and objectives set forth in the following adopted plans and code:

Implementation of Ridgefield Comprehensive Plan

The intent to increase the number of high-wage jobs in the employment zone is to implement the policies set forth in the Economic Development element within the Ridgefield Comprehensive Plan, including:

- Recruit information technology companies as recommended in the Discovery Corridor plan along both sides of Interstate 5.
- Provide adequate land capacity and develop an efficient regulatory environment, including development review to support job creation, and to prioritize creation of employment in employment sectors with higher than average median wages.
- Attract and retain small- to mid-sized businesses with high growth potential.
- Implement the Junction Subarea Plan to create commercial, industrial and institutional employment opportunities that serve local and regional needs.
- Implement the 45th & Pioneer Subarea Plan to create commercial, office and industrial employment opportunities.

Implementation of Ridgefield Junction Subarea plan

A majority of the developable lands within the Junction Subarea Plan are in the Employment zone. The vision and goals for the Ridgefield Junction is for the Junction to serve as an important employment and commerce center for the city and the region, and to promote opportunities for live/work lifestyles in Ridgefield. The proposed program intends to implement, at a minimum, the following policies:

- Maintain the Ridgefield Junction as the city's employment hub and leverage the area to maintain a balanced jobs-to-housing ratio in the city.
- Support major institutional users.
- Grow existing business and attract new business to Ridgefield by building upon current concentrations and emerging business clusters.

Implementation of Ridgefield Development Code

The intent of the Employment zone is to provide for a wide-range of employment generating uses.

BUDGET/FINANCIAL IMPACTS

The potential fees revenue impact as a result of the incentives program based on the 2019 fee schedule include:

- i. Land Use Planning Permit Fees
Site Plan (\$1,500), Preliminary Short Plat (\$500), Administrative Adjustment (\$250), SEPA review (\$500), and/or Critical Areas Review (\$600).

ii. Building Permit Fees

The City Manager may waive the required Building Permit fees up to a maximum of (\$50,000).

iii. Civil Engineering Permit Fees

The City Manager may waive the Engineering applications including Grading (maximum of \$1,500), Site Plan (\$2,000), Final Site Plan (\$450) and Short Plat (\$1,000).

PUBLIC MEETINGS

<u>Date</u>	<u>Timeline</u>
September 4, 2019	Planning Commission work session
September 12, 2019	City Council presentation
October 2, 2019	Planning Commission hearing on the 2019 code update
October 10, 2019	City Council public hearing, 1 st hearing, and adoption of the 2019 code update
November 6, 2019	Planning Commission public hearing
November 21, 2019	City Council public hearing and 1 st reading
December 5, 2019	City Council public meeting and 2 nd reading/adoption

PLANNING COMMISSION HEARING:

The Planning Commission held a public hearing on November 6, 2019, to consider the proposed amendment to Table 18.205.020-1, Master Use Table, in Title 18 of the Ridgefield Municipal Code to eliminate freight/cargo movements and storage, fleet service, and warehousing in the Employment zone (including verbiage of the “wholesale trade and warehousing” from the purposed statement in RDC 18.240.010.A).

There was no member in the public who spoke on the proposed changes. The Planning Commission, in their discussion, cited concerns with the potential environmental impacts to be generated by computer and electronic manufacturing uses. Planning Commission also expressed concerns with grandfathering of those uses that will be eliminated as a result of this amendment. The Commission suggested staff to study issues such as how those large-scale buildings would be re-occupied should the use vacate a building, whether those uses will still be allowed as ancillary uses, and how will the non-conforming code apply to those uses. Upon discussion and the close of the public hearing, the Planning Commission voted 4-1 in favor of the proposed code amendment, with one dissenting vote citing support of the development incentives but concerns with the potential number of large vacant buildings as a result of this code amendment.

RECOMMENDED ACTION OR MOTION:

City Council conducted a public hearing and First Reading on November 21, 2019, no member of the public spoke on the proposed ordinance.

RECOMMENDED ACTION OR MOTION:

City Council move to adopt Ordinance No. 1304 as presented.

ATTACHMENTS

- A. Exhibit A Proposed Use Table

- B. Attachment A Ridgefield Zoning Map
- C. Attachment B Matrix on warehousing and developments with minimal jobs generation
- D. Attachment C Use Definitions

EXHIBIT A

Proposed Use Table

Code Section	Code Language												Rationale
18.205 – Uses													
18.205.020 – Master use table.	Employment												Remove warehousing as a permitted use from the Employment (E) zone to support an incentive program aimed at increasing the number of jobs and jobs with higher wages in the E zone.
	Specific Land Use	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF	
	Freight/Cargo Movement and Storage	N	N	N	C	C	N	N	N	€ N	N	N	
	Fleet Service	N	N	N	C	C	C	N	N	€ N	N	N	
	Warehousing	N	N	N	N	N	N	N	N	€ N	N	N	
18.240 – Employment District													
18.240.010 – Purpose.	A. Employment District (E). This district provides for a wide range of employment generating uses such as light manufacturing and processing, wholesale trade and warehousing , research and corporate offices, business and professional services, and supporting enterprises. The district expressly prohibits retail enterprises which cater to the general public including membership retail operations.												Remove warehousing as a permitted use from the Employment (E) zone to support an incentive program aimed at increasing the number of jobs and jobs with higher wages in the E zone.

Zoning
City of Ridgefield
Clark County, Washington

KEY

General Commercial

- General Commercial (C-1, C-2, C-3)
- General Commercial (C-4, C-5, C-6, C-7)
- General Commercial (C-8, C-9, C-10, C-11)
- General Commercial (C-12, C-13, C-14, C-15)
- General Commercial (C-16, C-17, C-18, C-19)
- General Commercial (C-20, C-21, C-22, C-23)
- General Commercial (C-24, C-25, C-26, C-27)
- General Commercial (C-28, C-29, C-30, C-31)
- General Commercial (C-32, C-33, C-34, C-35)
- General Commercial (C-36, C-37, C-38, C-39)
- General Commercial (C-40, C-41, C-42, C-43)
- General Commercial (C-44, C-45, C-46, C-47)
- General Commercial (C-48, C-49, C-50, C-51)
- General Commercial (C-52, C-53, C-54, C-55)
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- General Commercial (C-484, C-485, C-486, C-487)
- General Commercial (C-488, C-489, C-490, C-491)
- General Commercial (C-492, C-493, C-494, C-495)
- General Commercial (C-496, C-497, C-498, C-499)
- General Commercial (C-500, C-501, C-502, C-503)
- General Commercial (C-504, C-505, C-506, C-50

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ATTACHMENT B

Matrix on warehousing and developments with minimal jobs generation

Owner	Address	Square footage	Acreage
UNFI	7909 S Union Ridge Pkwy	1,831,698	42.05
Dollar Tree	8400 S Union Ridge Pkwy	2,518,639	57.82
Panatonni	5504 S 11 th St	395,525	9.08
Trimaco	7000 S 10 th St	280,526	6.44
Bedtech	7200 S 10 th	275,299	6.32
Tony's Fine Foods	759 S 74 th PL	98,446	2.26
Pacific Crest Custom Cabinet	5901 S 11 th St	392,040	9
Elkhart Plastics	6111 S 6 th Way	510,088	11.71
Perkins Pacific	6100 S 6 th Way	249,163	5.72
Parr Lumber Company	1111 S Timm Rd	98,010	2.25
Herman Prop. LLC	601 S 74 th PL	147,233	3.38
Mason's Supply	7707 S Union Ridge Pkwy	474,804	10.9
Moonlight Meadow LLC	7509 S 5 th St	147,233	3.38
Corwin Beverage Co	219 Timm Rd	221,720	5.09
Allied Group	766 S 74 th PL	496,584	11.4
Nanken LLC	487 S 56 th PL	191,228	4.39
KMR Real Estate Management LLC	10 S 56 th PL	733,115	16.83
Blue Heron 6210 LLC	6210 S 11 th St	87,120	2
TLV LLC	7350 S Union Ridge Parkway	103,237	2.37
Erika Dimmel	7555 S Union Ridge Pkwy	144,619	3.32
Buchan Development LLC	5823 S 6 th Way	246,989	5.67
Barchek Rev Trust	5985 S 6 th way	270,943	6.22
Flowserve	7075 S 5 th St	171,191	3.93
NWSS SRC Ridgefield Storage	6300 S 11 th St	170,320	3.91
Clipper Realty Trust	600 S 74 th pl	16,988	0.39
		Total: 10,272,758	Total: 235.83

ATTACHMENT C

Use Definitions

Use	Definition (RDC 18.100)
Freight/Cargo Movement and Storage	Uses involved in the movement of large quantities of materials or products indoors and/or outdoors; associated with significant truck and/or rail traffic. Examples include household moving trucks; wholesale distribution centers; truck, marina and air freight terminals and dispatch centers.
Fleet Service	Use utilizing a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long-term lease. Typical uses include taxi services, ambulance services, private bus lines, towing, and messenger and courier services. Such uses generally include dispatching offices and facilities for vehicle storage and maintenance. This does not include bus bases or moving or cartage firms involving vehicles with a gross vehicle weight of more than ten thousand eight hundred eighty-five kg (defined as a "heavy equipment and truck related use").
Warehousing	The storage of large quantities of materials or products indoors and/or outdoors. Does not include self-storage.

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: December 05, 2019

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Royal Terrace II Final Plat

GOVERNING LEGISLATION:

RCW 36.70.A and RCW 58

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

The Ridgefield Hearing Examiner approved the preliminary plat for Cloverhill Planned Unit Development (PUD) on April 11, 2017, as PLZ-16-0088. 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 location of the project is shown below, and the final plat is included as an attachment.

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), record 5432425 of Clark County, WA.

The applicant proposes to subdivide a 4.39-acre site with Assessor's #215810000 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.

S Royal Court is a public street that provides access to S Royle Road through Royal Terrace. S Champions Circle (Tract 22, 4,316 square feet) is a private road that accesses Lots 333-336. S Champions Circle is to be owned and maintained by the homeowners association, with a waterline easement to the City of Ridgefield, a sanitary sewer easement to Clark Regional Wastewater District (CRWWD), and a local trail easement connecting to a public trail easement.

Royal Terrace II also contains three public sanitary sewer easements dedicated to CRWWD, three stormwater easements to be owned and maintained by the homeowners association with inspection and maintenance easements to the City of Ridgefield, and a driveway and utility easement to benefit Lots 333 and 334, to be jointly maintained by said lots.

Royal Terrace II does not contain any parks, trails, or critical areas. However, Royal Terrace II is bounded on three sides by park, trail, and critical area tracts approved under the Royal Terrace final plat. This open space is accessible to residents of Royal Terrace II via the trail easement over S Champions Circle and Lot 333. The trail easement connects to the public trail continuing just outside of the north and east boundaries of Royal Terrace II as part of the integrated Cloverhill trail system.

BUDGET/FINANCIAL IMPACTS:

Additional property tax revenue from 16 new single-family homes.

RECOMMENDED ACTION OR MOTION:

“I move to approve the final plat as presented.”

STAFF CONTACT: Claire Lust, Associate Planner

ATTACHMENTS: PLZ-19-0110 Royal Terrace II Final Plat_Staff Report_12052019 (PDF)
 Royal Terrace II Final Plat (PDF)
 Trail Easements (PDF)



COMMUNITY DEVELOPMENT DEPARTMENT

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

Royal Terrace II Final Plat (Cloverhill Phase 5C)

Staff Report

File No. PLZ-19-0110

December 5, 2019

I. Basic Facts

Application date: On September 18, 2019, the City received an application for final plat approval for Royal Terrace II (16 lots).

Applicant: Sheri Hunzeker, WFG National Title. 101 E 6th St #125 / Vancouver, WA 98660. Contact: 360.852.1576, shunzeker@wfgtitle.com

Property Owner: Chris Sundstrom, Evergreen Homes NW/Julep LLC. 13217 NW 30th Ct / Vancouver, WA 98685. Contact: 360.624.3116, chris@evergreenhomesnw.com

Property Information: No address. #14, #99 S29 T4N R1E WM, Assessor's #215810000, 4.39 acres.

Zoning: Residential Low Density – 4 (RLD-4), Residential Low Density – 8 (RLD-8)

Comprehensive Plan: Urban Low (UL)

Compliance: The proposed plat complies with the applicable provisions in the Ridgefield Municipal Code Title 18 and the Ridgefield Urban Area Comprehensive Plan.

Council date: December 5, 2019

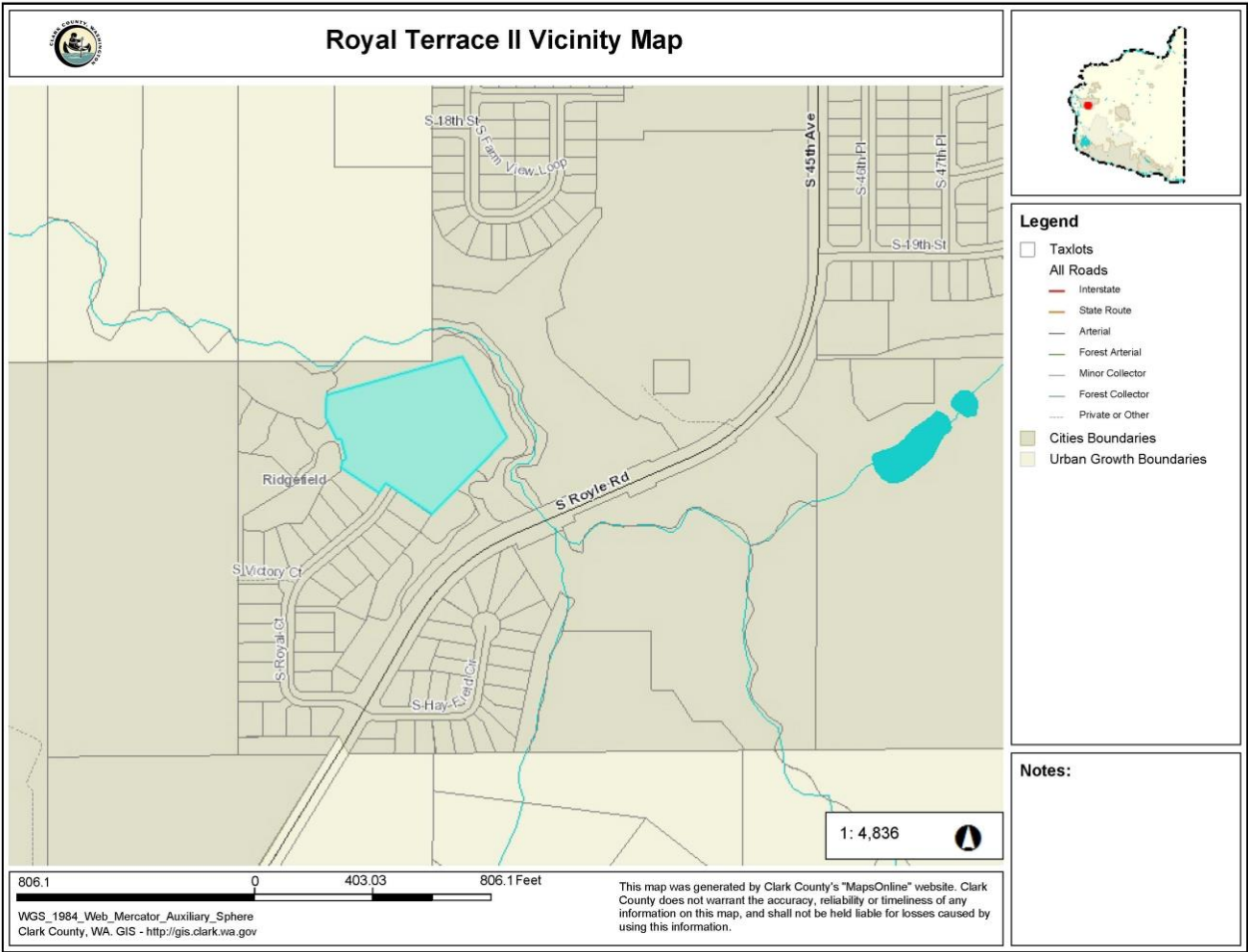
II. Documents Received

- A. Master land use application
- B. Final plat checklist
- C. Narrative
- D. Final plat sheets
- E. Lot closure report
- F. Perimeter description
- G. Title report
- H. CC&Rs
- I. Survey review memos and redlines
- J. Revised materials as required by staff

Attachment: PLZ-19-0110 Royal Terrace II Final Plat_Staff Report_12052019 (Royal Terrace II Final Plat)

III. Background and Proposal

The Ridgfield Hearing Examiner approved the preliminary plat for Cloverhill Planned Unit Development (PUD) on April 11, 2017, as PLZ-16-0088. 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 location of the project is shown below, and the final plat is included as an attachment.



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), record 5432425 of Clark County, WA.

The applicant proposes to subdivide a 4.39-acre site with Assessor's #215810000 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.

S Royal Court is a public street that provides access to S Royle Road through Royal Terrace. S Champions Circle (Tract 22, 4,316 square feet) is a private road that accesses Lots 333-336. S Champions Circle is to be owned and maintained by the homeowners association, with a waterline easement to the City of Ridgefield, a sanitary sewer

easement to Clark Regional Wastewater District (CRWWD), and a local trail easement connecting to a public trail easement.

Royal Terrace II also contains three public sanitary sewer easements dedicated to CRWWD, three stormwater easements to be owned and maintained by the homeowners association with inspection and maintenance easements to the City of Ridgefield, and a driveway and utility easement to benefit Lots 333 and 334, to be jointly maintained by said lots.

Royal Terrace II does not contain any parks, trails, or critical areas. However, Royal Terrace II is bounded on three sides by park, trail, and critical area tracts approved under the Royal Terrace final plat. This open space is accessible to residents of Royal Terrace II via the trail easement over S Champions Circle and Lot 333. The trail easement connects to the public trail continuing just outside of the north and east boundaries of Royal Terrace II as part of the integrated Cloverhill trail system.

The purpose of this review is to consider whether the applicant has met the conditions of approval from the preliminary plat approval, the Development Agreement, the Ridgefield Development Code, the Ridgefield Urban Area Comprehensive Plan, and the City Engineering Standards for Public Works. Staff evaluated the final plat materials provided and offer the following combined comments.

IV. Survey Review

Gray & Osborne, Inc. confirmed that the applicant has addressed all survey comments in a memo dated October 28, 2019.

V. Engineering Review

Staff finds that the applicant has addressed all applicable conditions of approval from the preliminary plat and all other engineering comments.

VI. Land Use Review

The City Attorney is reviewing the updated Terrace View CC&Rs, which include Royal Terrace II. As a **condition of approval**, any comments on the CC&Rs will need to be addressed prior to obtaining city signatures on final plat mylars.

Staff finds that the applicant has addressed all other applicable conditions of approval from the preliminary plat and all other land use comments.

VII. Recommendation

Staff recommends City Council **APPROVE** the Royal Terrace II Final Plat subject to the following **conditions of approval**:

1. Prior to obtaining city signatures on the final plat mylars, the applicant shall address any comments and revisions to the CC&Rs required by the City Attorney.
2. Submit mylars for signature containing the signature and seal of the surveyor of record (Certification of Subdivision Platting, see RDC 18.620.120.L) and the signatures of all parties having an ownership interest in the land for purposes of dedication (Dedication of Subdivision, see RDC 18.620.120.M).

3. Record the final plat with the Clark County Auditor's Office within thirty (30) calendar days of City signatures on the face of the Mylar.
4. Submit three (3) full-sized copies and one (1) 11-inch by 17-inch copy of the recorded plat and all associated written documents within thirty (30) calendar days of City signatures on the face of the Mylar.
5. Prior to obtaining building permits, the applicant shall install correct street signs based on the street and addressing information included at the end of this report.

Reviewed by:

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

Brenda Howell, City Engineer. Brenda.howell@ci.ridgefield.wa.us, 360.857.5022

Signed:

Louisa Garbo, Community Development Director

November 22, 2019

Royal Terrace II Addressing

Address numbers ascend from north to south and west to east. Address notices will be sent to service providers following final plat approval. Correct street signs must be installed prior to obtaining building permits. Please ensure that street signs are ordered based on the following:

Lot #	Address	Lot #	Address
S Champions Circle		S Royal Court	
North (even) side		West (odd) side	
333	3820	338	2019
334	3828	337	2027
335	3904	332	2105
336	3912	331	2117
		330	2125
		East (even) side	
		339	2018
		340	2026
		341	2034
		342	2042
		343	2104
		344	2112
		345	2120

PERIMETER DESCRIPTION:

A TRACT OF LAND IN A PORTION OF THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF LOT 346 OF "ROYAL TERRACE" ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 312 OF PLATS, AT PAGE 33, RECORDS OF CLARK COUNTY, WASHINGTON;

THENCE NORTH 46°17'35" EAST, 362.21 FEET;

THENCE NORTH 27°25'26" WEST, 311.89 FEET;

THENCE SOUTH 75°50'28" WEST, 477.24 FEET;

THENCE SOUTH 04°12'45" WEST, 72.84 FEET;

THENCE SOUTH 25°09'54" EAST, 87.21 FEET;

THENCE NORTH 79°22'40" EAST, 13.51 FEET;

THENCE SOUTH 12°46'54" EAST, 68.58 FEET;

THENCE SOUTH 54°47'46" WEST, 18.75 FEET;

THENCE SOUTH 07°27'49" WEST, 19.20 FEET;

THENCE SOUTH 54°42'30" EAST, 154.65 FEET;

THENCE NORTH 35°17'30" EAST, 40.22 FEET;

THENCE SOUTH 54°43'02" EAST, 187.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 201,825 SQUARE FEET, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

NOTES:

- NO LOT SHALL HAVE DIRECT VEHICULAR ACCESS TO S. ROYLE RD.
- ALL PUBLIC ROADS WITHIN THIS PLAT ARE DEDICATED TO THE CITY OF RIDGEFIELD.
- IMPACT FEES AND SYSTEM DEVELOPMENT CHARGES SHALL BE ASSESSED BASED ON FEE SCHEDULES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- CITY OF RIDGEFIELD FINAL PLAT NUMBER "PLZ-19-0110"
- THE CITY OF RIDGEFIELD HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO PROPERTY DESCRIBED IN THIS PLAT.
- OFF-STREET PARKING MUST BE SETBACK A MINIMUM OF 18 FEET FROM THE SIDEWALK TO PREVENT VEHICLES FROM INTERFERING WITH SIDEWALK TRAVEL.
- ANY MODIFICATION TO PROPERTY LINE SETBACKS MAY BE PROCESSED THROUGH AN ADMINISTRATIVE ADJUSTMENT OR A VARIANCE AS REFERENCED IN THE CITY OF RIDGEFIELD DEVELOPMENT CODE AS AN ALTERNATIVE TO A RE-PLAT PROCESS.
- ALL SENSITIVE LANDS SHALL BE PROTECTED BY CONSERVATION EASEMENTS AND CERTAIN ACTIVITIES ARE PROHIBITED OR LIMITED AS SPECIFIED BY THE CITY OF RIDGEFIELD DEVELOPMENT CODE, RDC 18.280.
- DEVELOPMENT IN THE "ROYAL TERRACE II" SUBDIVISION IS SUBJECT TO THE FOLLOWING REVISED DIMENSIONAL STANDARDS PURSUANT TO RDC 18.401.100, AS SHOWN IN ITEM D.3 OF THE HEARING EXAMINER'S FINAL ORDER PLZ-16-0088.

RLD-4 AND RLD-8 LOT DIMENSIONAL STANDARDS		
STANDARD	PROPOSED RLD-4	PROPOSED RLD-8
MIN. LOT WIDTH	50 FEET MINIMUM	50 FEET MINIMUM
MIN. LOT AREA	AVERAGE 9,635 SF	AVERAGE 8,137 SF
MIN. FRONT YARD SETBACK	12 FEET	10 FEET
MIN. REAR YARD SETBACK	10 FEET (25 FEET ADJACENT TO S 45TH AVENUE OR S ROYLE ROAD)	5 FEET (25 FEET ADJACENT TO S 45TH AVENUE OR S ROYLE ROAD)
MIN. SIDE YARD SETBACK	5 FEET	5 FEET
MIN. STREET SIDE YARD SETBACK	12 FEET	10 FEET
MAX. HEIGHT	35 FEET (35 FEET WITH PITCHED ROOF)	35 FEET
MAX. BUILDING COVERAGE	45%	50%
MAX. IMPERVIOUS SURFACE	60%	65%

NOTE: SOME LOTS HAVE DIFFERENT DIMENSIONAL STANDARDS THAN OTHERS.
ROYAL TERRACE AVERAGE LOT SIZE = 11,197 SF

- AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS, TRACTS, AND SIX (6) FEET ADJACENT TO THE PRIVATE DRIVEWAY/UTILITY EASEMENT (SHEET NOTE 14) FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.
- HELD THE INTERSECTION OF S. 15TH STREET CENTERLINE AND THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 29 AS THE N 1/16 CORNER OF SAID NORTHEAST QUARTER, AND AS THE ANGLE POINT IN THE CENTERLINE OF OLD COUNTY ROAD NO. 25 (S. ROYLE RD.) AT STA. 46+53.41, AS SHOWN IN CLARK COUNTY ROAD BIN 687-A, FOR THE CALCULATION OF THE CENTERLINE OF S. ROYLE RD. TO THE SOUTH.
- PUBLIC SANITARY SEWER EASEMENT DEDICATED TO CLARK REGIONAL WASTE WATER DISTRICT, WITH THIS PLAT.
- TRACT 22, "S. CHAMPIONS CIR", IS A PRIVATE ROAD TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WITH EASEMENTS OVER ITS ENTIRETY DEDICATED WITH THIS PLAT FOR THE FOLLOWING: A WATERLINE EASEMENT TO THE CITY OF RIDGEFIELD, AND A SANITARY SEWER EASEMENT TO CLARK REGIONAL WASTEWATER DISTRICT. TOGETHER WITH A LOCAL TRAIL EASEMENT OVER THE SOUTH 12 FEET OF SAID TRACT.
- 28' DRIVEWAY AND UTILITY EASEMENT, TO BENEFIT LOTS 333 AND 334, AND TO BE JOINTLY MAINTAINED BY SAID LOTS, DEDICATED WITH THIS PLAT.
- 12' WIDE LOCAL TRAIL EASEMENT ACROSS LOT 333 DEDICATED WITH THIS PLAT. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE TRAIL AND ITS APPURTENANCES WITHIN THE EASEMENT.
- 20' WIDE PUBLIC SANITARY SEWER EASEMENT DEDICATED TO CLARK REGIONAL WASTE WATER DISTRICT, RECORDED UNDER AUDITOR'S FILE NO. 5599231.
- 20' WIDE PUBLIC SANITARY SEWER EASEMENT TO CLARK REGIONAL WASTE WATER DISTRICT AS DEDICATED IN SURVEY REFERENCE 16.
- STORMWATER EASEMENT, PREVIOUSLY RECORDED UNDER AUDITOR'S FILE NO. 5599230, TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WITH AN INSPECTION AND MAINTENANCE EASEMENT OVER ITS ENTIRETY TO THE CITY OF RIDGEFIELD, DEDICATED WITH THIS PLAT.
- STORMWATER EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WITH AN INSPECTION AND MAINTENANCE EASEMENT OVER ITS ENTIRETY TO THE CITY OF RIDGEFIELD, AS DEDICATED IN SURVEY REFERENCE 16.
- 25' WIDE PUBLIC TRAIL EASEMENT AS DEDICATED TO THE CITY OF RIDGEFIELD IN SURVEY REFERENCE 16.
- 12' WIDE LOCAL TRAIL EASEMENT AS DEDICATED TO THE HOMEOWNERS ASSOCIATION IN SURVEY REFERENCE 16.
- STORMWATER EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WITH AN INSPECTION AND MAINTENANCE EASEMENT OVER ITS ENTIRETY TO THE CITY OF RIDGEFIELD, DEDICATED WITH THIS PLAT.
- A MINIMUM OF ONE, AND A MAXIMUM OF FOUR OFF-STREET PARKING SPACES ARE REQUIRED PER DWELLING UNIT PER RDC 18.720.030.A.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND ABOVE DESCRIBED HAVE CAUSED THE SAME TO BE PLATED ACCORDING TO THE PLAT HERETO ANNEXED, SAME TO BE KNOWN AS "ROYAL TERRACE II", AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN THEREON TO THE PUBLIC USE FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS AND EASEMENTS.

BY: _____ PRINTED _____ SIGNED _____ TITLE _____ DATE _____

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS ____ DAY OF _____, 20____.

SIGNED _____
NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING IN _____
MY COMMISSION EXPIRES _____
PRINT NOTARY NAME _____

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUISCEENCE, ESTOPPLE, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED IN FEB. 2016.

SURVEY REFERENCES:

- RENTON SURVEY, BK. 051, PG. 185
- "CEE CREEK HIGHLANDS", BK. "H", PG. 753
- MONTEITH SURVEY, BK. 024, PG. 033
- SHORT PLAT BK. 002, PG. 697
- "MEULER SHORT PLAT" BK. 003, PG. 967
- BESEDA SURVEY, BK. 045, PG. 152
- HART SURVEY, BK. 009, PG. 058
- DONNELLY SURVEY, BK. 014, PG. 118
- GREENWOOD UNRECORDED SURVEY, BK. "A", PG. 073
- GREENWOOD UNRECORDED SURVEY, BK. "H", PG. 158
- HAGEDORN SURVEY, BK. 005, PG. 154
- BESEDA SURVEY, BK. 061, PG. 144
- OLSON SURVEY, BK. 024, PG. 107
- "CLOVERHILL PUD & SUBDIVISION PHASE 1", BK. 311, PG. 940
- "ROYAL VIEW", BK. 312, PG. 006
- "ROYAL TERRACE", BK. 312, PG. 033
- "CLOVERHILL PUD & SUBDIVISION PHASE 4", BK. 312, PG. 034

CLARK COUNTY ROAD BIN REFERENCES:

- PERTSHINGER ROAD, C.R.P. NO. 60, BIN 313-E
- C.R.P. NO. 69-04, COUNTY ROAD NO. 25, REPLACE BRIDGE NO. 16, BIN 687-A

DEED REFERENCES:

- GRANTOR: REDBUD, LLC
GRANTEE: CLOVERHILL 5, LLC
AFN: 5448363 D
DATE: 10/02/2017
- GRANTOR: LIONEL E. ROYLE
GRANTEE: JILLER, L.
AFN: 5541593 D
DATE: 08/23/2018

MONUMENT LIST:

- FOUND & HELD 2 1/2" BRASS DISK W/PUNCH, IN CASE W/COVER, DISK IS 1.3' BELOW ASPH, SEE SURVEY REFERENCE NO. 1, SEE L.C.R. BK. 013, PG. 055
- FOUND 1" IRON PIPE N 79°23'35" W, 5.94' FROM HELD SINGLE PROPORTION POSITION, SEE SURVEY REFERENCES NO. 1 & 2, SEE L.C.R. BK. 007, PG. 197
- FOUND & HELD 3" ALUM. CAP SET IN ALUM. PIPE, 0.25' ABOVE GRND, GOOD COND., SEE SURVEY REFERENCES NO. 1 & 2, SEE L.C.R. BK. 011, PG. 042 & BK. 002, PG. 168
- FOUND & HELD 3" ALUM DISK IN 2 1/2" PIPE 0.1' BELOW GRND, GOOD COND., N 10° E 0.5' FROM FENCE POST SEE SURVEY REFERENCE NO. 3, SEE L.C.R. BK. 002, PG. 161
- CALCULATED POSITION OF 1/2" IRON ROD WITH PLASTIC CAP, HELD 2846.68' FROM SOUTH QUARTER CORNER PER SURVEY REFERENCE NO. 13.
- FOUND & HELD CONC MON. W/2 1/2" BRASS DISK, 0.4' BELOW GRND, GOOD COND., SEE L.C.R. BK. 008, PG. 125
- FOUND & HELD 1/4" PIN IN 8" ROUND CONC MON. 8' ABOVE GRND, SEE L.C.R. BK. 002, PG. 180
- FOUND & HELD CONC MON. W/BRASS DISK SEE L.C.R. BK. 014, PG. 046
- FOUND & HELD 3" BRASS DISK IN CASE W/COVER 1.1' BELOW RIM, 5' W OF ASPH, SEE L.C.R. BK. 003, PG. 002
- FOUND 1 1/4" I.D. IRON PIPE 0.3' BELOW ASPH, 0.49' EAST OF THE E LINE OF SEC. 29, HELD FOR CENTERLINE ALIGNMENT OF S 15TH ST. AND FOR THE NORTH 1/16 LINE OF SEC. 29.
- FOUND 1/2" IRON ROD W/Y.P.C. "LAWSON", FLUSH W/ASPH, CAP WORN, HELD FOR CL ALIGNMENT OF S 15TH ST. & SOUTHERLY PROJECTED E LINE OF S.P. (002-697), SEE SURVEY REFERENCE NO. 4, 1.5' WEST OF CALCULATED EAST 1/16 LINE OF SEC. 29
- FOUND 1/2" IRON ROD W/Y.P.C. "LAWSON", FLUSH W/ASPH, CAP WORN, HELD FOR CL ALIGNMENT OF S 15TH ST. & SOUTHERLY PROJECTED W LINE OF S.P. (002-697), SEE SURVEY REFERENCE NO. 4
- FOUND IRON PIPE TOP SMASHED, FLUSH W/ASPH HELD FOR CL ALIGNMENT OF S 15TH ST., & HELD FOR EASTING CALCULATING WEST LINE OF PARCEL 215810000, AFN: 4713932 D, SEE SURVEY REFERENCE NO. 9
- FOUND 1/2" IRON ROD W/Y.P.C. "J.C.D. PLS 6925", 0.1' ABOVE GRND, GOOD COND., 0.50' N OF CALCULATED NORTH LINE OF THE SE 1/4 OF SEC. 29, 0.30' E OF LINE HELD BETWEEN FOUND IRON PIPES (12) AND (22) SEE SURVEY REFERENCE NO. 8
- FOUND & HELD IRON PIPE AS SOUTHWEST CORNER OF PARCEL 215810000 AS DESCRIBED IN AFN: 4713932 D, SEE SURVEY REFERENCE NO. 9
- FOUND IRON PIPE AT NE SIDE OF 8" DIA. DECIDUOUS TREE, APPEARS TO HAVE BEEN MOVED BY TREE GROWTH, N 78°03'06" E, 0.57' FROM CALCULATED POSITION, SEE SURVEY REFERENCE NO. 9
- FOUND IRON PIPE, N 32°34'13" E, 0.75' AND S 57°25'47" E, 0.28' FROM THE CALCULATED INTERSECTION OF THE SOUTH 1/16 LINE OF SEC. 29 AND THE WESTERLY RIGHT-OF-WAY OF ROYLE RD., SEE SURVEY REFERENCE NO. 9
- FOUND & HELD 3" BRASS DISK AS CENTERLINE INTERSECTION OF ROYLE RD. & HILLHURST RD, SEE SURVEY REFERENCE NO. 3
- FOUND IRON PIPE, HELD FOR SOUTH LINE OF SUBJECT PARCEL, SEE SURVEY REFERENCES NO. 9 & 5, S 88°46'17" E, 35.39' FROM THE CALCULATED CENTERLINE OF ROYLE RD.,
- FOUND 1/2" IRON ROD W/Y.P.C. "RENTON 37535" AS SET IN SURVEY REFERENCE NO. 5, HELD FOR SOUTH LINE OF SUBJECT PARCEL, 0.83' NORTH OF CALCULATED SOUTH 1/16 LINE OF SEC. 29.
- FOUND IRON PIPE, HELD FOR SOUTH LINE OF SUBJECT PARCEL, SEE SURVEY REFERENCES NO. 10 & 5, N 80°28'58" W, 5.89' FROM CALCULATED SOUTHEAST 1/16 CORNER OF SEC. 29.

DECLARANT DECLARATION:

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED TERRACE VIEW, A HOMEOWNERS ASSOCIATION, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR TERRACE VIEW, RECORDED UNDER CLARK COUNTY RECORDING NO. _____.

BY: _____ PRINTED _____ SIGNED _____ TITLE _____ DATE _____

ACKNOWLEDGMENT:

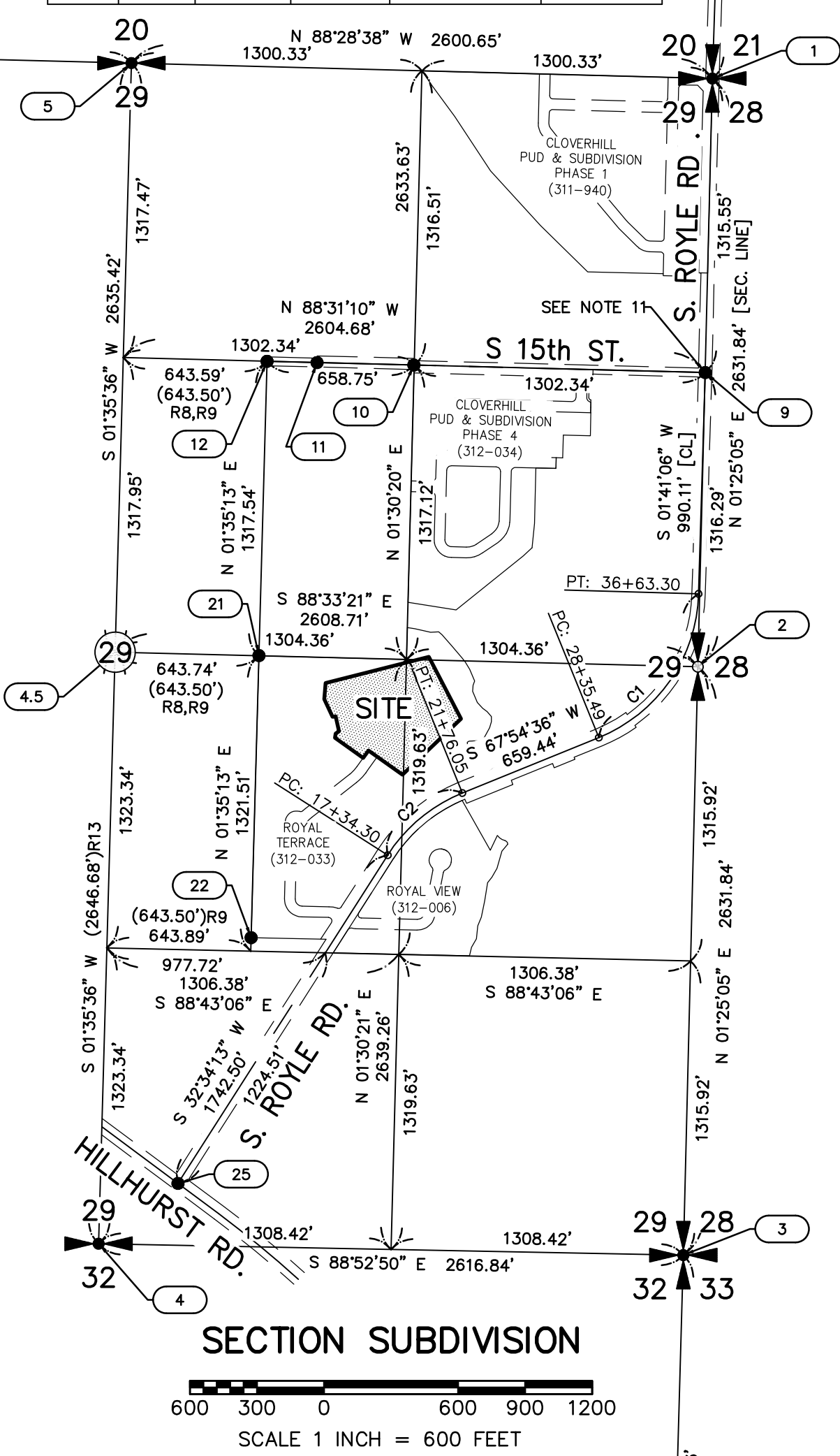
STATE OF _____
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS ____ DAY OF _____, 20____.

SIGNED _____
NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING IN _____
MY COMMISSION EXPIRES _____
PRINT NOTARY NAME _____

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	716.20'	66°13'30"	827.82'	N 34°47'51" E	782.50'
C2	716.20'	35°20'23"	441.75'	S 50°14'24" W	434.78'



LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- ◆ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", AS SET IN SURVEY REFERENCE 16
- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET
- ⊗ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET AT TOP OF SLOPE AS WITNESS CORNER
- ⊕ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "37535", SET
- ⊕ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "37535" SET IN CURB ON A PROJECTION OF THE LOT LINE. SEE "CURB MONUMENT TABLE" FOR DISTANCE FROM FRONT LOT CORNER
- INDICATES CALCULATED POSITION NOTHING SET
- () R# INDICATES RECORD DATA PER SURVEY REFERENCE NUMBER LISTED
- AFN: INDICATES AUDITOR'S FILE NUMBER
- ASPH INDICATES ASPHALT PAVING
- CONC INDICATES CONCRETE
- COND. INDICATES CONDITION
- CRWD INDICATES CLARK REGIONAL WASTE WATER DISTRICT
- L.C.R. INDICATES LAND CORNER RECORD
- MON. INDICATES MONUMENT
- PIN: INDICATES PARCEL IDENTIFICATION NUMBER
- R.O.S. INDICATES RECORD OF SURVEY
- R/W INDICATES RIGHT-OF-WAY
- SEC. INDICATES SECTION
- SF INDICATES SQUARE FEET
- S.P. INDICATES SHORT PLAT
- W/ INDICATES WITH
- Y.P.C. INDICATES YELLOW PLASTIC CAP

ROYAL TERRACE II

PRELIMINARILY APPROVED AS
CLOVERHILL PUD & SUBDIVISION PHASE 5C
A PLANNED UNIT DEVELOPMENT

IN A PORTION OF
THE NE 1/4 AND NW 1/4 OF THE SE 1/4,
AND THE SE 1/4 OF THE NE 1/4
OF SECTION 29, T. 4 N., R. 1 E., W.M.

CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-19-0110)

CITY PUBLIC WORKS DIRECTOR

CITY PUBLIC WORKS DIRECTOR _____ DATE _____

CITY COMMUNITY DEVELOPMENT DIRECTOR

CITY COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CITY ENGINEER:

CITY OF RIDGEFIELD ENGINEER _____ DATE _____

CITY MAYOR:

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF RIDGEFIELD, COUNTY OF CLARK STATE OF WASHINGTON, THIS ____ DAY OF _____, 20____.

MAYOR, CITY OF RIDGEFIELD

ATTESTED BY: _____
CITY CLERK

CLARK REGIONAL WASTEWATER DISTRICT

DEVELOPMENT MANAGER _____ DATE _____

ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS _____ ROYAL TERRACE II

COUNTY ASSESSOR _____ DATE _____

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS ____ DAY OF _____, 20____
IN BOOK ____ OF PLATS, AT PAGE ____

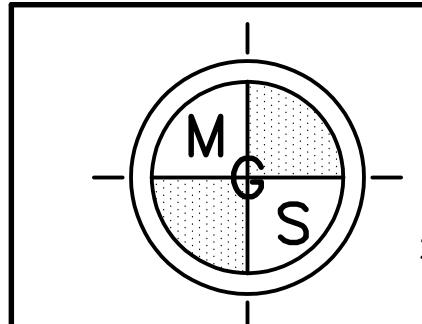
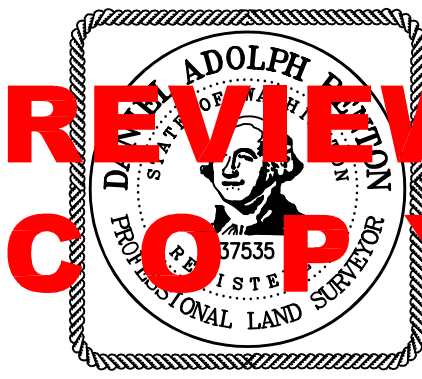
CLARK COUNTY AUDITOR

AUDITOR'S FILE NUMBER

SURVEYOR'S CERTIFICATE:

I, DANIEL A. RENTON, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF "ROYAL TERRACE II" CORRECTLY REPRESENTS A SURVEY AND SUBDIVISION OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AND THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

DANIEL A. RENTON, PROFESSIONAL LAND SURVEYOR, _____ DATE _____
PLS. NO. 37535



MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

JOB NO.: 19-253
DWG FILE: 19243P5C
DATE: 11-14-19
CALC BY: CTP
DRAWN BY: CTP
CHECKED BY: DAR
SHEET 1 OF 3

ROYAL TERRACE II

PRELIMINARILY APPROVED AS
CLOVERHILL PUD & SUBDIVISION PHASE 5C
A PLANNED UNIT DEVELOPMENT
IN A PORTION OF

THE NE 1/4 AND NW 1/4 OF THE SE 1/4,
AND THE SE 1/4 OF THE NE 1/4
OF SECTION 29, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD

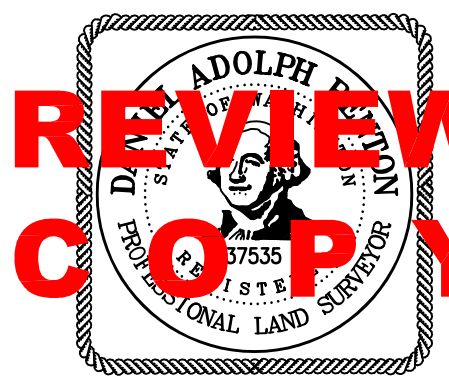
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-19-0110)

NOTE:

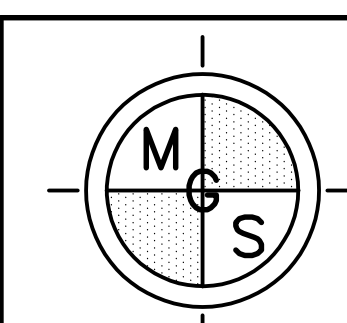
LOT SQUARE FOOT TABLE AND CURB MONUMENT TABLE
ARE LOCATED ON SHEET 3.

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- ◆ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", AS SET IN SURVEY REFERENCE 16
- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET AT TOP OF SLOPE AS WITNESS CORNER
- ⊕ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "37535", SET
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "37535" SET IN CURB ON A PROJECTION OF THE LOT LINE. SEE "CURB MONUMENT TABLE" FOR DISTANCE FROM FRONT LOT CORNER
- INDICATES CALCULATED POSITION NOTHING SET
- ()R# INDICATES RECORD DATA PER SURVEY REFERENCE NUMBER LISTED
- AFN: INDICATES AUDITOR'S FILE NUMBER
- ASPH INDICATES ASPHALT PAVING
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- PIN: INDICATES PARCEL IDENTIFICATION NUMBER
- R.O.S. INDICATES RECORD OF SURVEY
- R/W INDICATES RIGHT-OF-WAY
- SEC. INDICATES SECTION
- SF INDICATES SQUARE FEET
- S.P. INDICATES SHORT PLAT
- W/ INDICATES WITH
- Y.P.C. INDICATES YELLOW PLASTIC CAP



SCALE 1 INCH = 50 FEET



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SURVEYING INC.**
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VANCOUVER, WA 98661
(360) 694-3313

JOB NO.: 19-253
DWG FILE: 19243P5C
DATE: 11-14-19
CALC BY: CTP
DRAWN BY: CTP
CHECKED BY: DAR
SHEET 2 OF 3

ROYAL TERRACE II

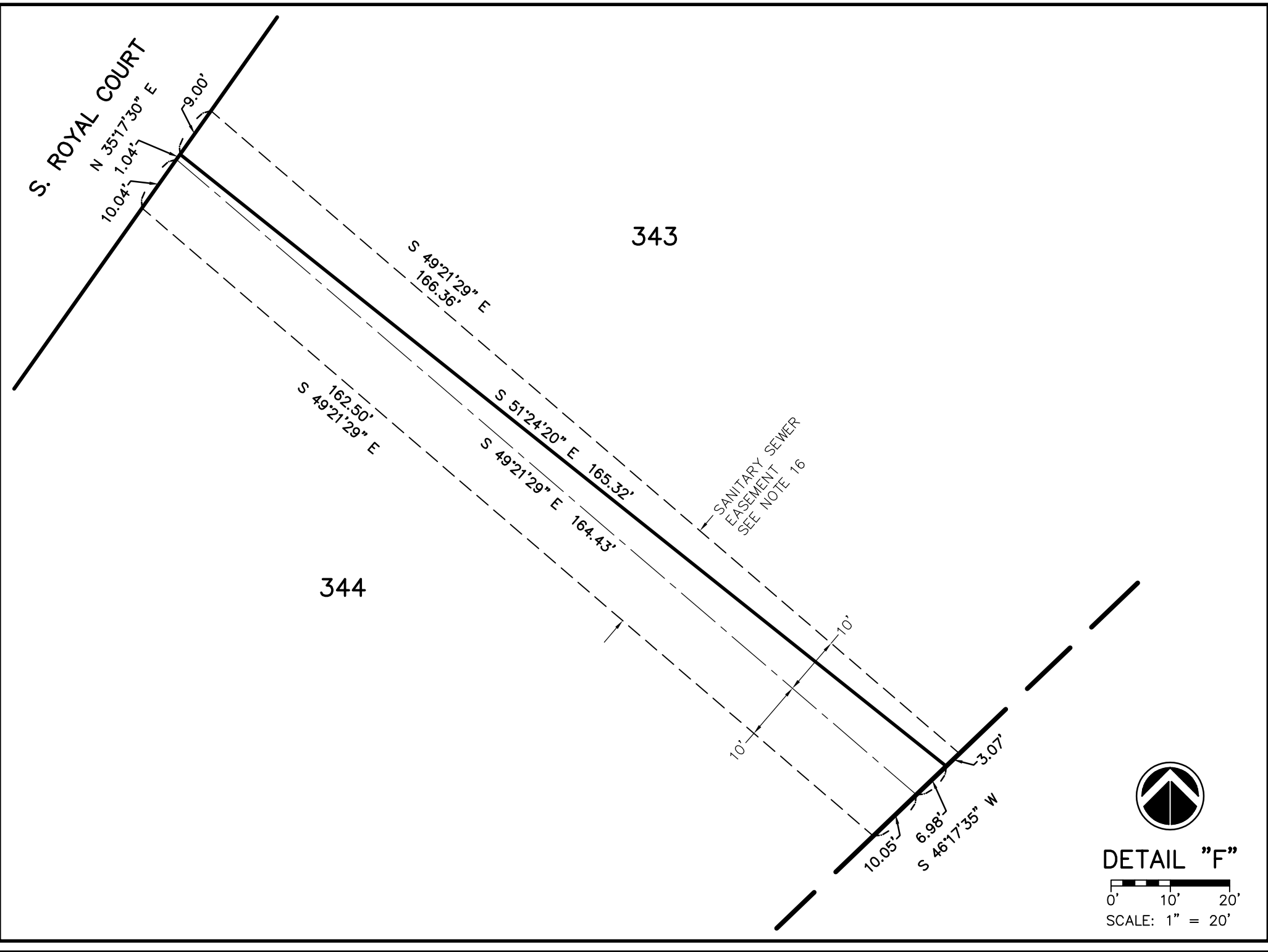
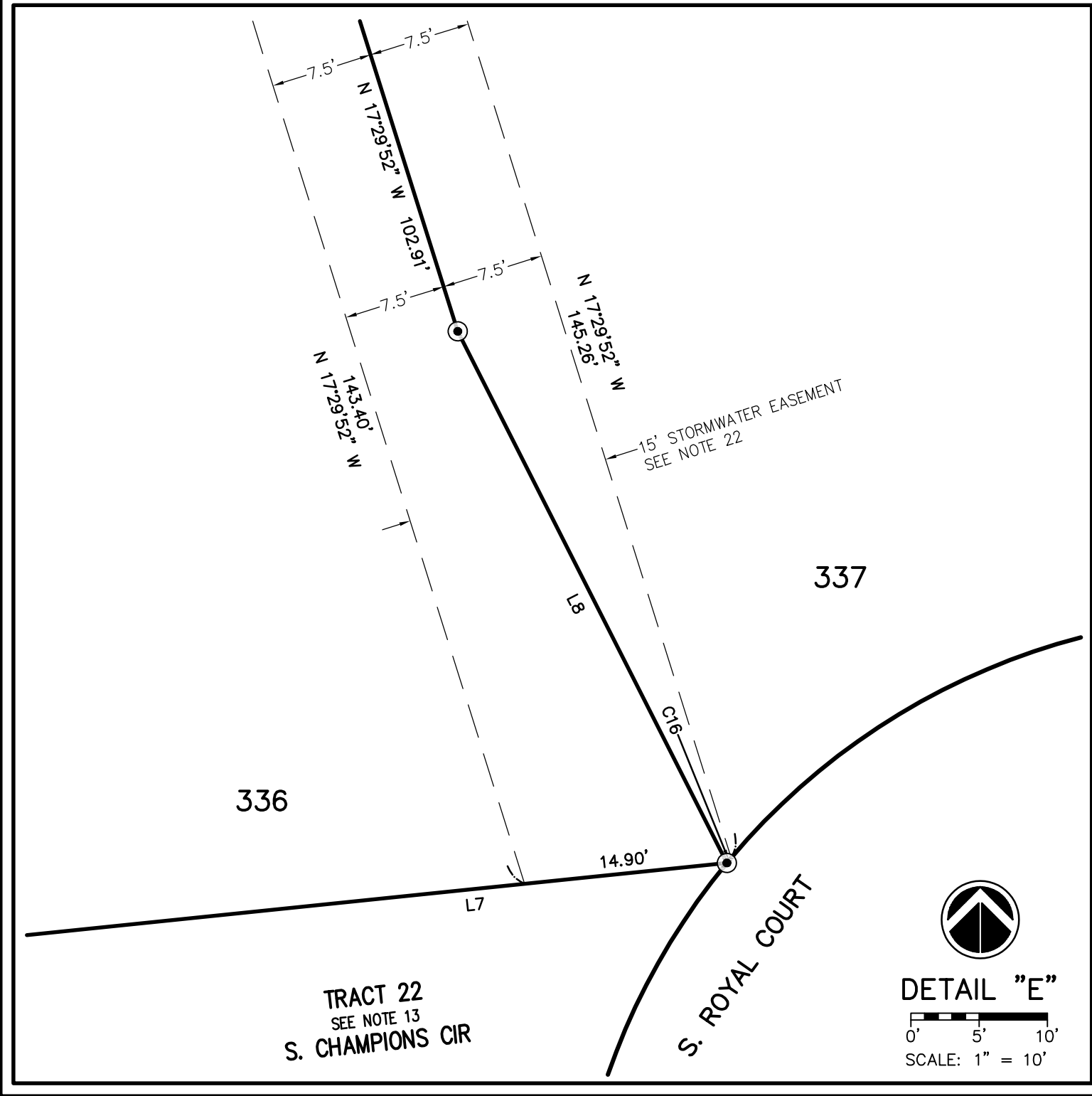
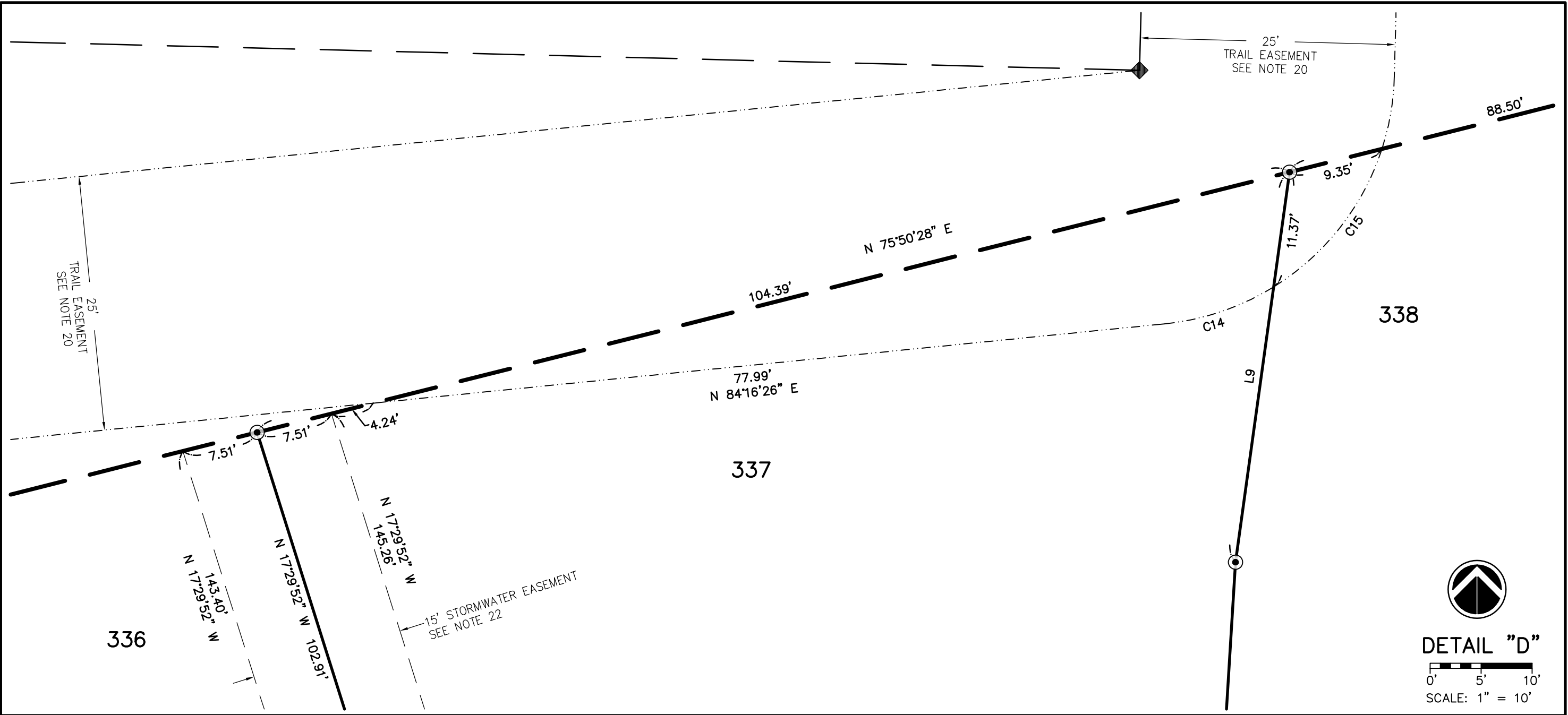
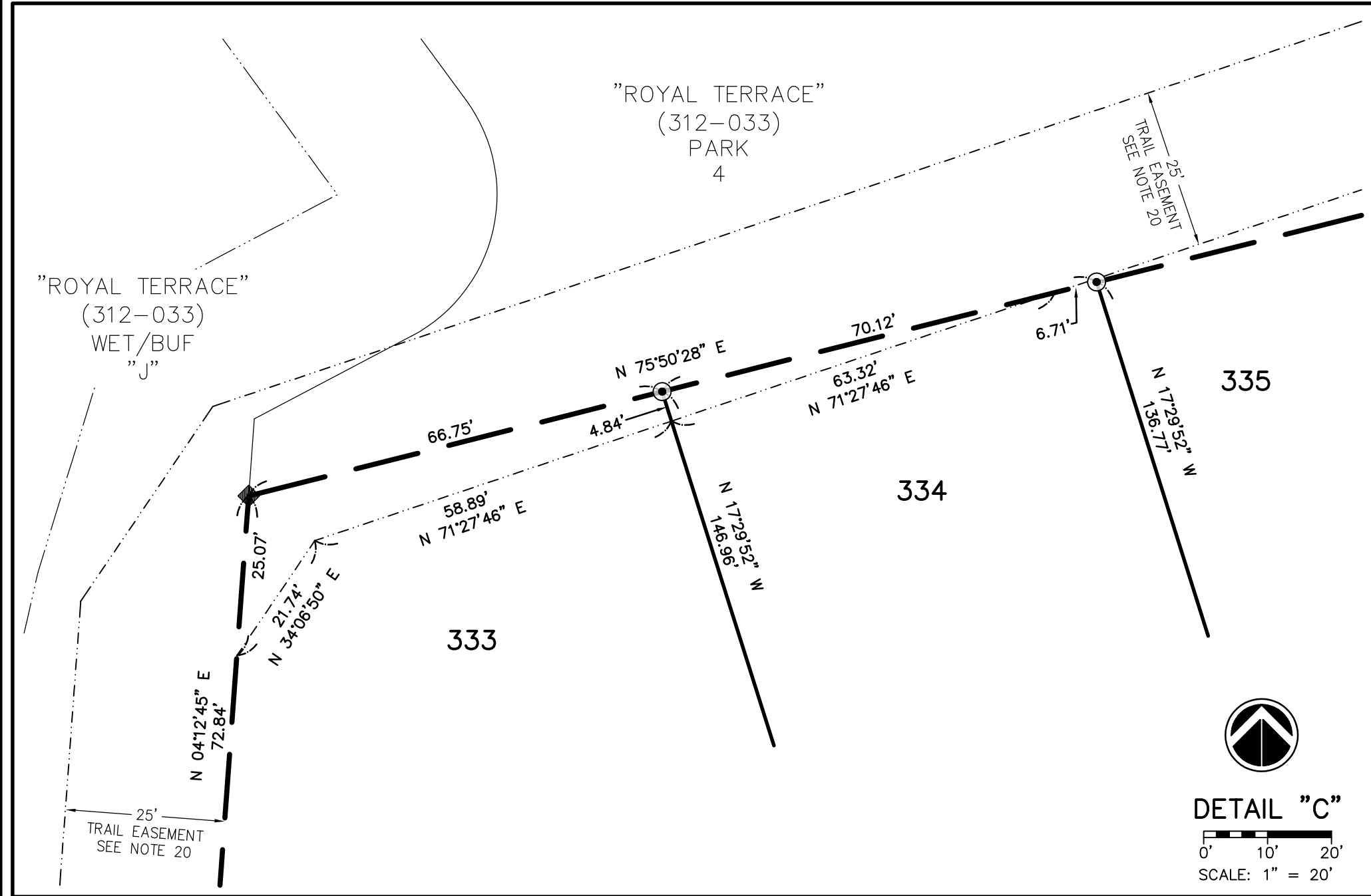
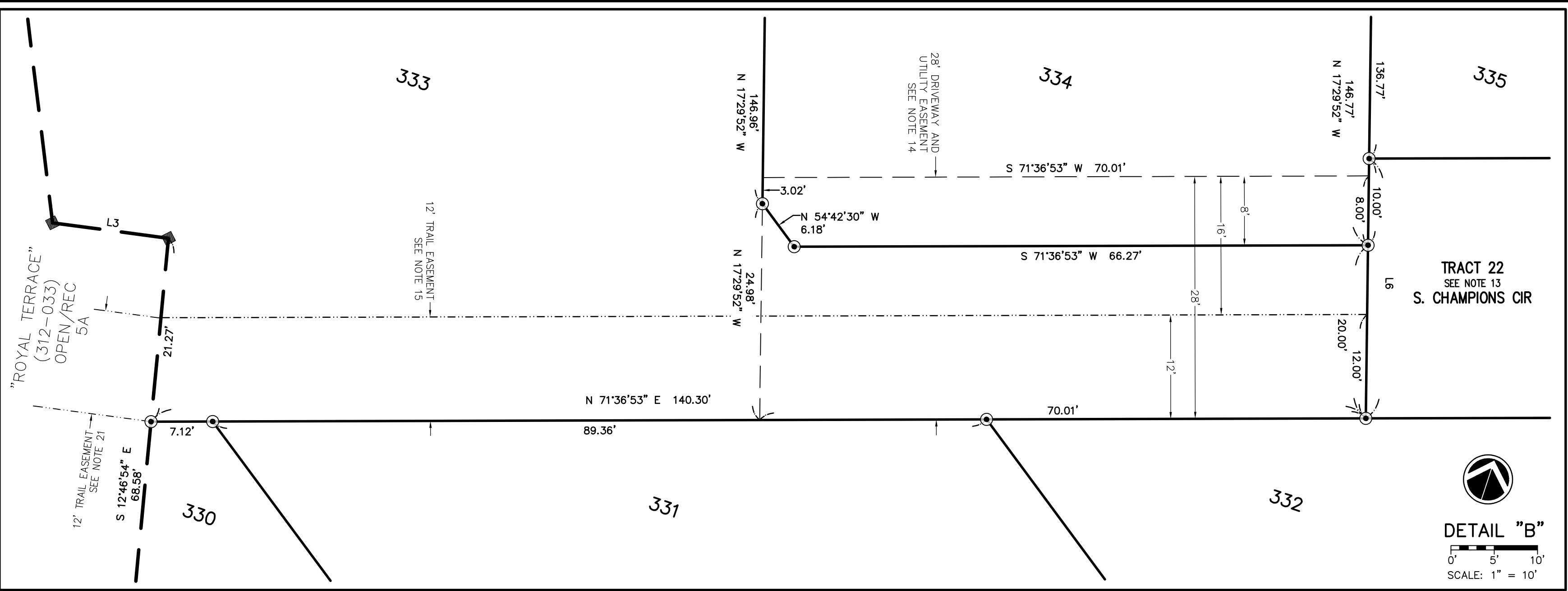
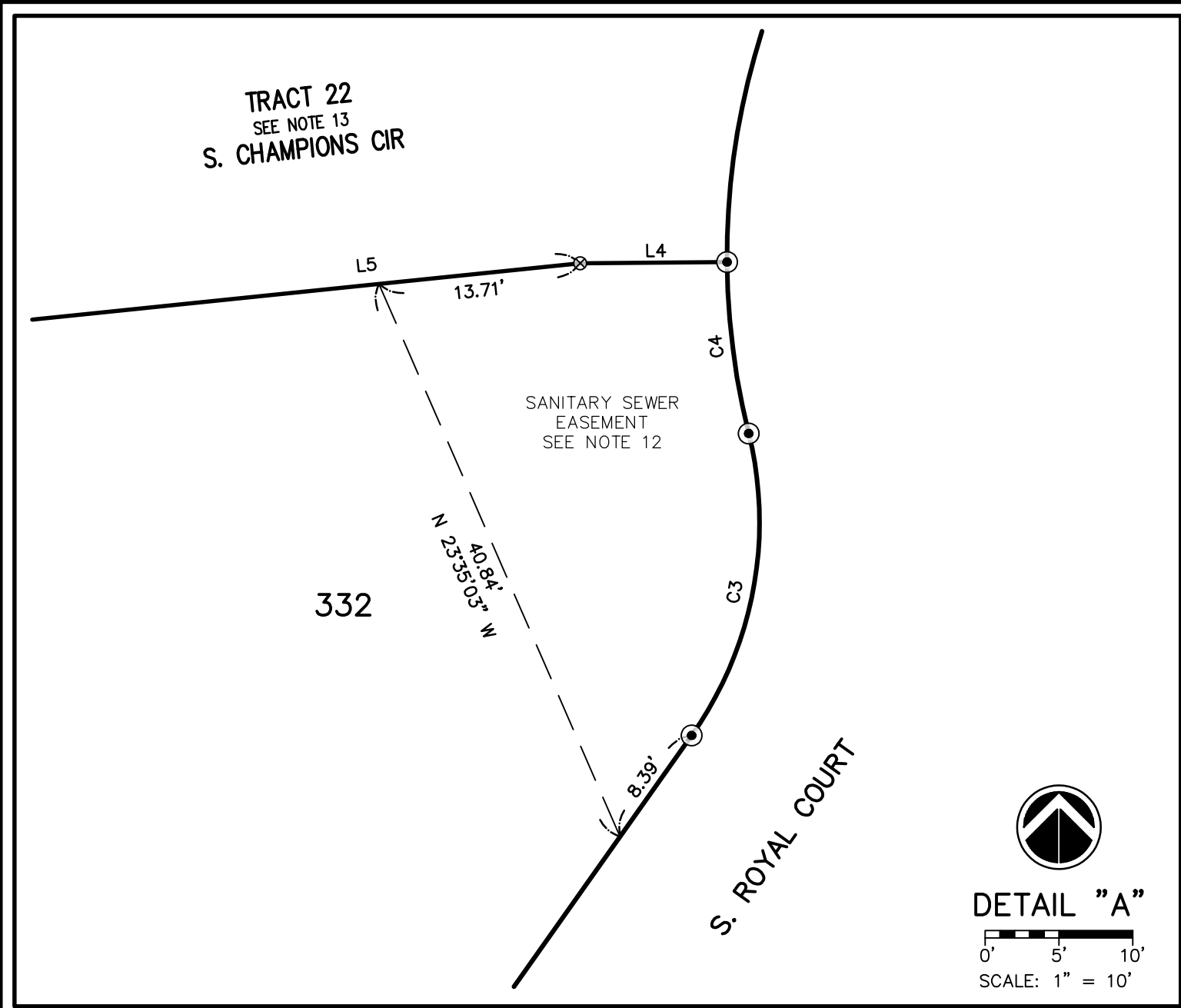
PRELIMINARILY APPROVED AS
CLOVERHILL PUD & SUBDIVISION PHASE 5C
A PLANNED UNIT DEVELOPMENT
IN A PORTION OF

THE NE 1/4 AND NW 1/4 OF THE SE 1/4,
AND THE SE 1/4 OF THE NE 1/4
OF SECTION 29, T. 4 N., R. 1 E., W.M.

CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-19-0110)

CURB MONUMENT TABLE	
LOT LINE	DISTANCE
330/331	9.79'
331/332	9.80'
332/TRACT 22	9.80'
336/337	10.65'
337/338	9.68'
338/339	9.90'
339/340	9.89'
340/341	9.90'
341/342	11.20'
342/343	9.79'
343/344	9.79'
344/345	9.80'

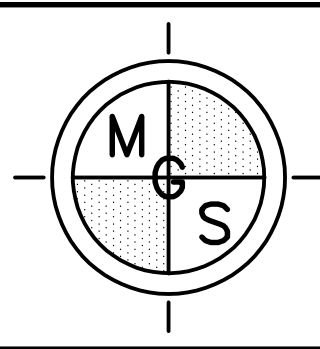
LOT SF TABLE	
LOT	SF
330	12,161
331	11,654
332	10,839
333	15,841
334	10,446
335	9,985
336	10,283
337	10,344
338	10,313
339	10,010
340	10,257
341	12,018
342	11,520
343	12,384
344	10,895
345	10,209
TRACT 22	4,316



NOTE:
LINE TABLE AND CURVE TABLE ARE LOCATED ON SHEET 2.

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- ◆ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", AS SET IN SURVEY REFERENCE 16
- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET AT TOP OF SLOPE AS WITNESS CORNER
- ⊗ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET AT TOP OF SLOPE AS WITNESS CORNER
- ⊗ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "37535", SET
- ⊕ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "37535" SET IN CURB ON A PROJECTION OF THE LOT LINE, SEE "CURB MONUMENT TABLE" FOR DISTANCE FROM FRONT LOT CORNER
- INDICATES CALCULATED POSITION NOTHING SET
- () R# INDICATES RECORD DATA PER SURVEY REFERENCE NUMBER LISTED
- AFN: INDICATES AUDITOR'S FILE NUMBER
- ASPH: INDICATES ASPHALT PAVING
- CONC: INDICATES CONCRETE
- COND: INDICATES CONDITION
- CRWWD: INDICATES CLARK REGIONAL WASTE WATER DISTRICT
- L.C.R.: INDICATES LAND CORNER RECORD
- MON: INDICATES MONUMENT
- PIN: INDICATES PARCEL IDENTIFICATION NUMBER
- R.O.S.: INDICATES RECORD OF SURVEY
- R/W: INDICATES RIGHT-OF-WAY
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SHEET 3 OF 3

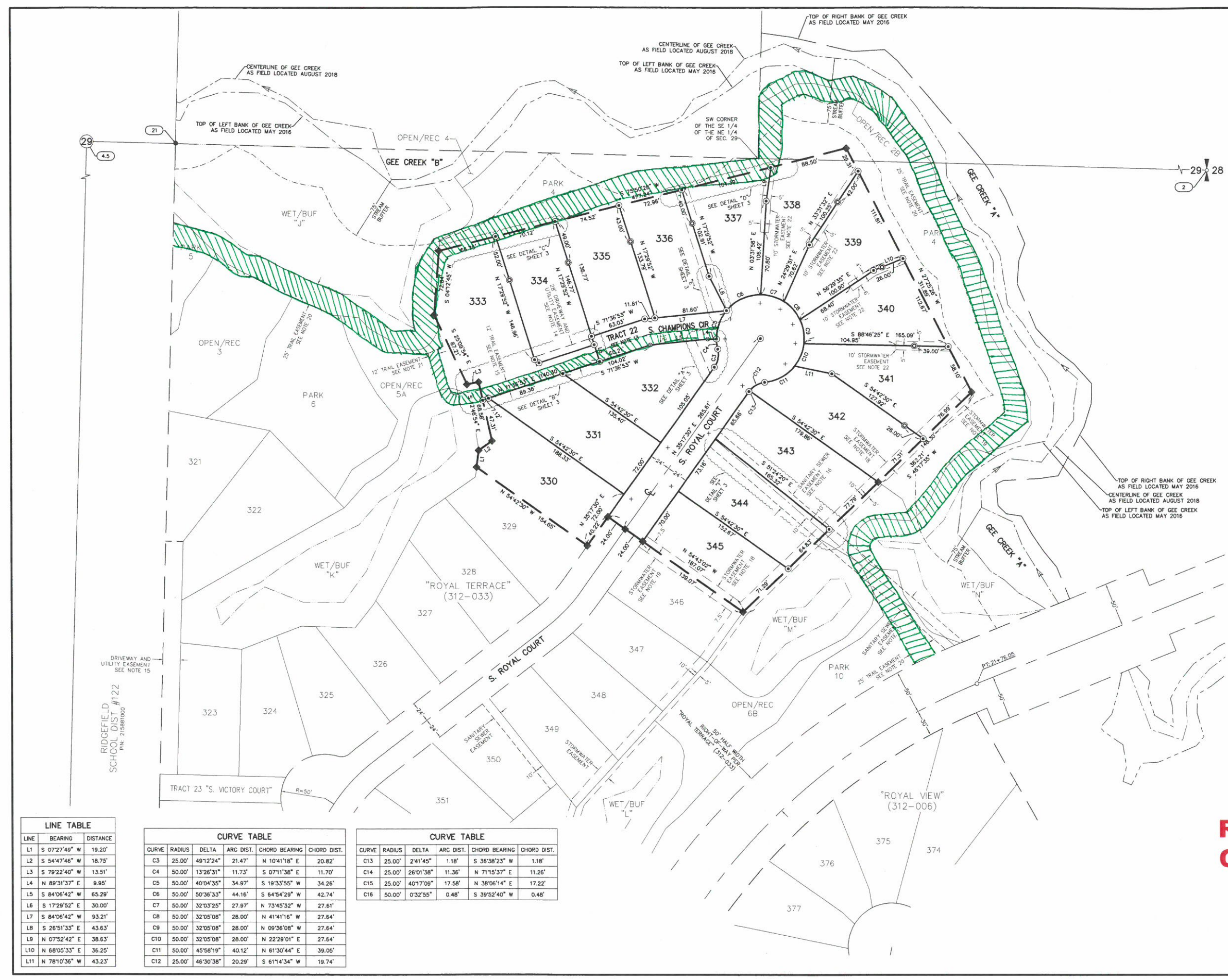
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CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-19-0110)

NOTE:
LOT SQUARE FOOT TABLE AND CURB MONUMENT TABLE
ARE LOCATED ON SHEET 3.

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- ◆ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", AS SET IN SURVEY REFERENCE 16
- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET AT TOP OF SLOPE AS WITNESS CORNER
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- W/: INDICATES WITH
- Y.P.C.: INDICATES YELLOW PLASTIC CAP

Attachment: Trail Easements (Royal Terrace II Final Plat)



LINE TABLE

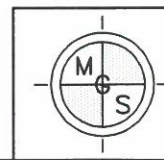
LINE	BEARING	DISTANCE
L1	S 07°27'49" W	19.20'
L2	S 54°47'46" W	18.75'
L3	S 78°22'40" W	13.51'
L4	N 89°31'37" E	9.95'
L5	S 84°06'42" W	65.29'
L6	S 17°29'52" E	30.00'
L7	S 84°06'42" W	93.21'
L8	S 26°51'33" E	43.63'
L9	N 07°52'42" E	38.63'
L10	N 68°05'33" E	36.25'
L11	N 78°10'36" W	43.23'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C3	25.00'	49°12'24"	21.47'	N 10°41'18" E	20.82'
C4	50.00'	13°26'31"	11.73'	S 07°11'38" E	11.70'
C5	50.00'	40°04'35"	34.97'	S 19°33'55" W	34.26'
C6	50.00'	50°36'33"	44.16'	S 64°54'29" W	42.74'
C7	50.00'	32°03'25"	27.97'	N 73°45'32" W	27.61'
C8	50.00'	32°05'08"	28.00'	N 41°41'16" W	27.64'
C9	50.00'	32°05'08"	28.00'	N 09°38'08" W	27.64'
C10	50.00'	32°05'08"	28.00'	N 22°29'01" E	27.64'
C11	50.00'	45°58'19"	40.12'	N 61°30'44" E	39.05'
C12	25.00'	46°30'38"	20.29'	S 61°14'34" W	19.74'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C13	25.00'	2°41'45"	1.18'	S 36°38'23" W	1.18'
C14	25.00'	26°01'38"	11.36'	N 71°15'37" E	11.26'
C15	25.00'	40°17'09"	17.58'	N 38°06'14" E	17.22'
C16	50.00'	0°32'55"	0.48'	S 39°52'40" W	0.48'



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SHEET 2 OF 3

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: December 05, 2019

ITEM:

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington annexing into the Corporate Limits of the City of Ridgefield Approximately 8.91 Acres and Adjacent Right-Of-Way Identified as the Gress Annexation Area, Located in the Gee Creek Plateau Subarea Adjacent to the Border of the City of Ridgefield, Within the Ridgefield Urban Growth Area, and Assigning the Zoning of the Annexed Area as Residential Medium Density - 16 (Rmd-16)

PREVIOUS COUNCIL ACTION TAKEN:

City Council, on September 26, 2019, accepted the Notice of Intent to Annex and agreed to review a Petition for Annexation. City Council, on November 21, 2019, agreed to leave the public hearing open until December 5, 2019, per the applicant's request in order to allow the applicant to negotiate with the property owner of the northern strip of land to be part of this annexation request.

SUMMARY/BACKGROUND:

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 (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 public hearing before Council on December 5, 2019. Future development of the property must be consistent with the Ridgefield Urban Area Comprehensive Plan and with the Ridgefield Municipal Code.

BUDGET/FINANCIAL IMPACTS:

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

RECOMMENDED ACTION OR MOTION:

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

“I move to adopt Ordinance No. 1303, as presented.”

STAFF CONTACT: Louisa Garbo, Community Development Director

ATTACHMENTS: Exhibit A Gress Annexation_Legal description (PDF)
Exhibit B Gress Annexaton legal map (PDF)

ORDINANCE NO. 1303

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF RIDGEFIELD APPROXIMATELY 8.91 ACRES AND ADJACENT RIGHT-OF-WAY IDENTIFIED AS THE GRESS ANNEXATION AREA, LOCATED IN THE GEE CREEK PLATEAU SUBAREA ADJACENT TO THE BORDER OF THE CITY OF RIDGEFIELD, WITHIN THE RIDGEFIELD URBAN GROWTH AREA, AND ASSIGNING THE ZONING OF THE ANNEXED AREA AS RESIDENTIAL MEDIUM DENSITY - 16 (RMD-16)

WHEREAS, annexations to the City of Ridgefield are regulated by Revised Code of Washington (RCW) Chapter 35A.14, Annexation by Code Cities; and

WHEREAS, the annexation name is Gress Annexation; and

WHEREAS, the proposed annexation area is within the Ridgefield Urban Growth Area as shown on the Ridgefield Urban Growth Area Comprehensive Plan Map of the Clark County 20-Year Comprehensive Growth Management Plan which the Board of Clark County Councilors adopted on June 28, 2016, Ordinance No. 2016-06-12; and

WHEREAS, the proposed annexation area is within the Ridgefield Urban Growth Area and the annexation area is designated Urban Medium as shown on the Comprehensive Plan Map of the Ridgefield Urban Area Comprehensive Plan which the City Council adopted on February 25, 2016, Ordinance No. 1203; and

WHEREAS, RCW 35A.14.010 provides that an unincorporated area lying contiguous to a code city may become part of the charter code city or noncharter code city by annexation; and

WHEREAS, the area proposed to be annexed is contiguous to the city limits; and

WHEREAS, RCW 35A.14.120 provides a direct petition annexation method which requires that prior to circulating a petition for annexation, the initiating party or parties, who shall be the owners of not less than ten percent in value, according to the assessed valuation for general taxation of the property for which annexation is sought, shall notify the legislative body of a charter code city or noncharter code city; and

WHEREAS, under RMC 18.220.015, the City is applying RMD zoning to implement the urban medium density residential comprehensive plan designation adopted by the County Council on June 28, 2016; and

WHEREAS, on September 26, 2019, the City Council of the City of Ridgefield adopted Resolution No. 564 to accept a notice of intent to annex the Gress property identified by Assessor's Serial No. 213784000 and adjacent Clark County right-of-way, and the Council authorized commencement of annexation proceedings; and

WHEREAS, on October 18, 2019, the City of Ridgefield received a petition to annex and assigned File No. PLZ-19-0119; and

WHEREAS, the City is designating subject properties RMD-16, as under RMC 18.220.015(B), the City is required to designate all newly annexed lands designated for urban medium density residential (UM) as RMD-16; and

WHEREAS, RCW 35A.14.120 requires that the petition to annex must be signed by the owners of not less than sixty percent in value, according to the assessed valuation for general taxation of the property for which annexation is petitioned; and

WHEREAS, on November 1, 2019, the City of Ridgefield requested that the Clark County Department of Assessment and GIS certify the petition to annex by direct petition method according to RCW 35A.01.040(4) which requires that a petition signed by property owners be transmitted to the county assessor for determination of sufficiency; and

WHEREAS, on November 20, 2019, the Clark County Deputy Assessor mailed to the City of Ridgefield a Certification of Sufficiency for the annexation petition by the direct petition method; and

WHEREAS, RCW 43.21C.222 exempts annexation of territory by a city or town from compliance with the chapter entitled State Environmental Policy; and

WHEREAS, RCW 35A.14.130 provides that the legislative body of a code city may entertain a petition for annexation and fix a date for a public hearing thereon and cause notice of the hearing to be published in one or more issues of a newspaper of general circulation in the city, and post in three public places within the territory proposed for annexation, and shall specify the time and place of hearing and invite interested persons to appear and voice approval or disapproval of the annexation; and

WHEREAS, the City of Ridgefield met the requirements defined within RCW 35A.14.130 by publishing a notice of public hearing in the November 7, 2019, issue of the Columbian newspaper and posting notice of public hearing at three public places within the territory proposed for annexation; and

WHEREAS, on November 21, 2019, the City Council of the City of Ridgefield held and closed a public hearing on the proposed annexation; and

WHEREAS, RCW 35A.14.140 provides that after the public hearing, if the legislative body determines to effect the annexation, then they shall do so by ordinance and file a copy of the ordinance with the board of county commissioners.

NOW THEREFORE, the City Council for the City of Ridgefield hereby ordains as follows:

SECTION 1. Annexation. The City of Ridgefield hereby annexes into the corporate limits of the City of Ridgefield the territory described in Exhibit 1 and as shown in Exhibit 2.

SECTION 2. Zoning. The zoning of the annexed area shall be Residential Medium Density – 16 (RMD-16).

SECTION 3. City Filing of Certificate with Washington State Office of Financial Management. A Certificate of Annexation shall be filed with the Washington State Office

of Financial Management within thirty (30) calendar days of the effective date of this ordinance.

SECTION 4. City Filing with Clark County. A certified copy of the adopted ordinance shall be separately filed with the Board of Clark County Commissioners and the Clark County Department of Assessment and GIS.

SECTION 5. Severability. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

SECTION 6. Effective Date. This ordinance shall be in full force and effect thirty (30) calendar days after adoption and publication pursuant to law.

SECTION 7. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 5th DAY OF DECEMBER, 2019.

Don Stose, Mayor

ATTEST/AUTHENTICATED:

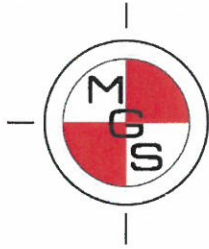
Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

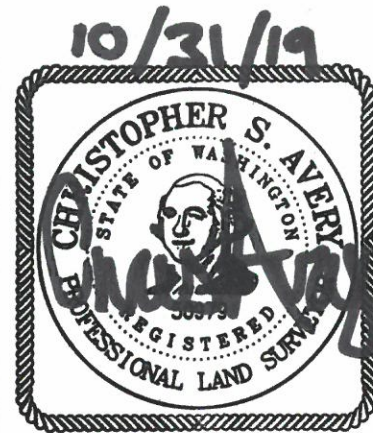
First Reading: November 21, 2019
Second reading/Passage: December 5, 2019
Date of Publication: _____
Effective Date: _____

EXHIBIT 1:**Legal Description of Annexation Area****EXHIBIT 2:****Map of 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;

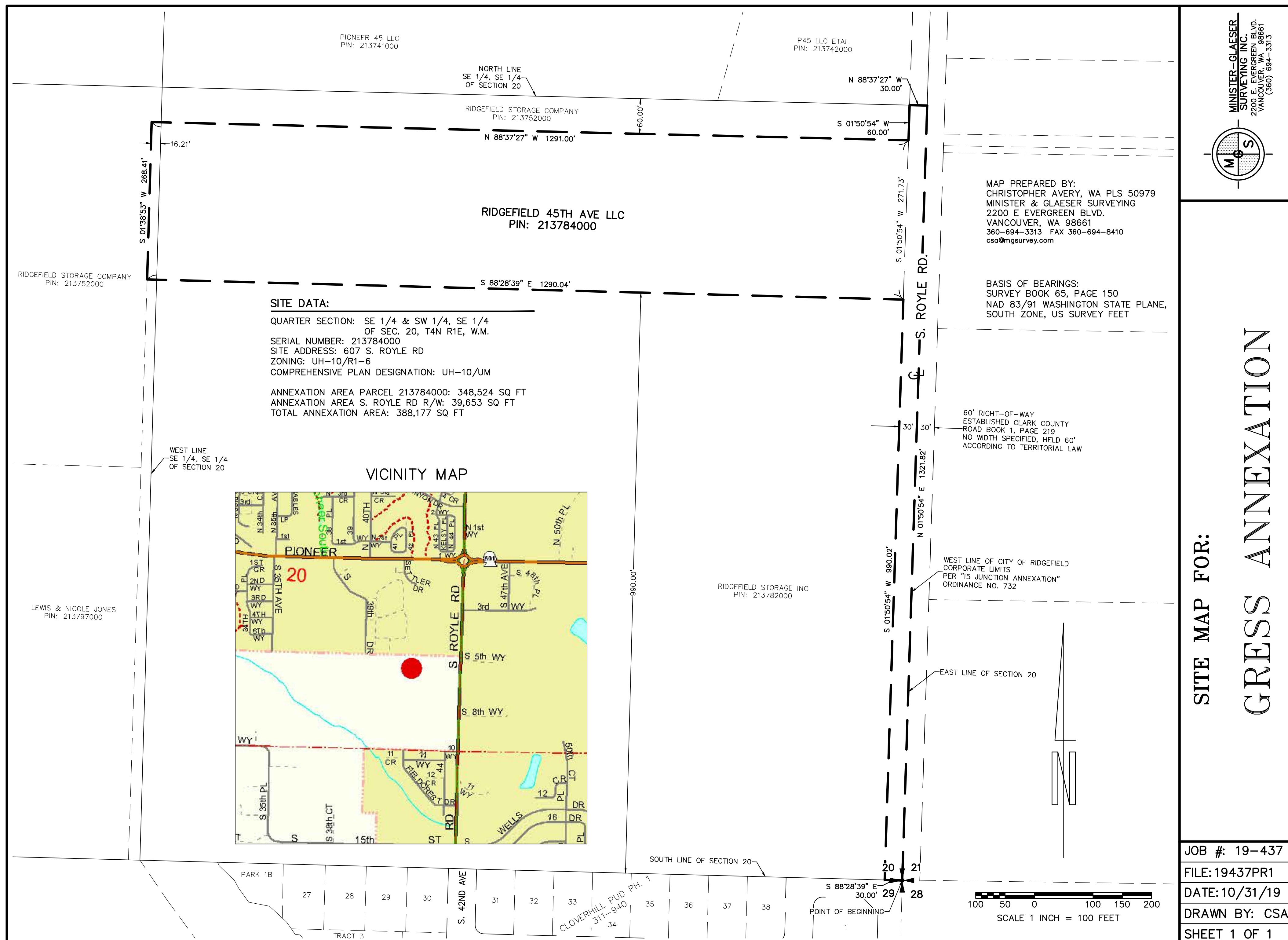
Thence along the West line of said Ridgefield 45th Ave LLC tract, South $01^{\circ}38'53''$ West, being 16.21 feet West of and parallel with the West line of said Southeast quarter of the Southeast quarter, for a distance of 268.41 feet;

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.



CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: December 05, 2019

ITEM:

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Amending Ordinance No. 1203 Amending the Ridgefield Urban Area Comprehensive Plan Including the Comprehensive Plan Map and Capital Facilities Plan

GOVERNING LEGISLATION:

RCW 36.70A

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/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).

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.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

Staff recommends the City Council conduct the public hearing and first reading of Ordinance 1305.

STAFF CONTACT: Claire Lust, Associate Planner

ATTACHMENTS: Comprehensive Plan Amendments 2019_CC Hearing Staff Report_12052019 (PDF)
exhibit a - proposed land use designation_comp plan amendment (Temp) (Converted) (PDF)
Exhibit B - Proposed CFP Text Amendments_Comp Plan Amendment (PDF)

ORDINANCE NO. 1305**AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING ORDINANCE NO. 1203 AMENDING THE RIDGEFIELD URBAN AREA COMPREHENSIVE PLAN INCLUDING THE COMPREHENSIVE PLAN MAP AND CAPITAL FACILITIES PLAN**

WHEREAS, the City of Ridgefield is located within Clark County, Washington, which is required to complete land use planning under the Revised Code of Washington Chapter 36.70A, Growth Management Act; and,

WHEREAS, the Ridgefield City Council approved the current revision to the Ridgefield Urban Area Comprehensive Plan via adoption of Ordinance No. 1203 during a regularly scheduled meeting held on February 25, 2016; and

WHEREAS, the City of Ridgefield shall provide sufficient residential and non-residential lands to accommodate a forecasted 2035 population of 26,356 persons and 8,708 jobs based on a coordinated Clark County population forecast, adopted in Clark County Community Planning Issue Paper 4.2; and

WHEREAS, the City of Ridgefield reviewed its future vision, planning policies and map designations to accommodate projected population and jobs and developed Volume 1 of the Ridgefield Urban Area Comprehensive Plan, including the Comprehensive Plan Map and Capital Facilities Plan; and

WHEREAS, the Ridgefield Planning Commission conducted a public hearing on the proposed amendments to the Ridgefield Urban Area Comprehensive Plan on November 6, 2019 during which specific time was given for the public to provide oral and written testimony on the amendments and at the conclusion of the public hearing the Planning Commission voted 4-1 to forward a recommendation approving the proposed amendments to the Ridgefield Urban Area Comprehensive Plan; and,

WHEREAS, the City of Ridgefield reviewed its needs for capital facilities including water, sanitary sewer, general facilities, parks, transportation and schools during the 2016-2035 planning period as required by RCW 36.70A.070(3) and developed the Ridgefield Capital Facilities Plan with elements for each type of facility; and

WHEREAS, the City of Ridgefield submitted notice to the Washington State Department of Commerce on October 18, 2019 meeting the sixty (60) day State agency/public review process as prescribed by RCW 36.70A; and,

WHEREAS, consistent with WAC 197-11-340(2), on November 8, 2019 the City of Ridgefield issued a Determination of Non-significance regarding the proposed amendments to the Ridgefield Urban Area Comprehensive Plan, including the Comprehensive Plan Map and the Ridgefield Capital Facilities Plan; and,

WHEREAS, the public comment period expired on November 22, 2019 and the City addressed all comments received; and,

WHEREAS, the Ridgefield City Council conducted a public hearing and the first reading of the proposed amendments during a regularly scheduled City Council meeting held on December 5, 2019; and

WHEREAS, the Ridgefield City Council conducted the second ordinance reading on the Ridgefield Urban Area Comprehensive Plan 2019 amendments during a regularly scheduled meeting held on December 19, 2019; and,

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

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest to adopt amendments to the Ridgefield Urban Area Comprehensive Plan for the City of Ridgefield to comply with RCW 36.70A (Growth Management – Planning by Selected Counties and Cities) to ensure that the City has planned realistically for future growth and has identified adequate lands for future residential and non-residential urban growth and development.

Section 2. Adoption of the Updated Ridgefield Urban Area Comprehensive Plan Map. The City Council for the City of Ridgefield hereby adopts the updated Ridgefield Urban Area Comprehensive Plan Map attached hereto as **Exhibit A** superseding all previously adopted Comprehensive Plan Maps.

Section 3. Adoption of the Updated Ridgefield Capital Facilities Plan. The City Council finds that the updated Ridgefield Capital Facilities Plan is sufficient to provide necessary facilities to serve growth forecast in the Ridgefield Urban Area Comprehensive Plan and hereby adopts the updated Ridgefield Capital Facilities Plan, attached hereto as **Exhibit B** superseding all previously adopted Capital Facilities Plans.

Section 4. Compliance with RCW 36.70A.130. The City of Ridgefield has met its obligations under RCW 36.70A.130 and finds no additional compliance actions are necessary.

Section 5. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 6. Severability. If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance, or its application to or any other person or circumstance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection or portion thereof, irrespective of the fact that any one or more of the other portions be declared invalid or unconstitutional.

Section 7. Applicability. This ordinance shall be applied in the current city limits and City of Ridgefield Urban Growth Area (UGA) as adopted by the Ridgefield City Council.

Section 8. Effective Date. This ordinance shall be in full force and effect as of January 1, 2020.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 19th DAY OF DECEMBER, 2019.

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading: December 5, 2019
Second Reading/Passage: December 19, 2019

Date of Publication:

Effective Date:



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, and removal of the UH-10 overlay. These proposed changes are also scheduled for a public hearing and first reading before City Council today, December 5, 2019.

Proposed Timeline

City Council adoption of the proposed Gress property land use designation, concurrent rezone, and the removal of urban holding 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 and removal of urban holding 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, 2 nd reading, and adoption, City Council
December 5, 2019	2019 Comprehensive Plan amendments 1st reading and public hearing, City Council
December 5, 2019	Gress property rezone and removal of urban holding 1 st reading and public hearing, City Council
December 19, 2019	2019 Comprehensive Plan amendments 2nd reading and adoption, City Council
December 19, 2019	Gress property rezone and removal of urban holding 2 nd reading and adoption, City Council
January 4, 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 and removal of urban holding

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 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.

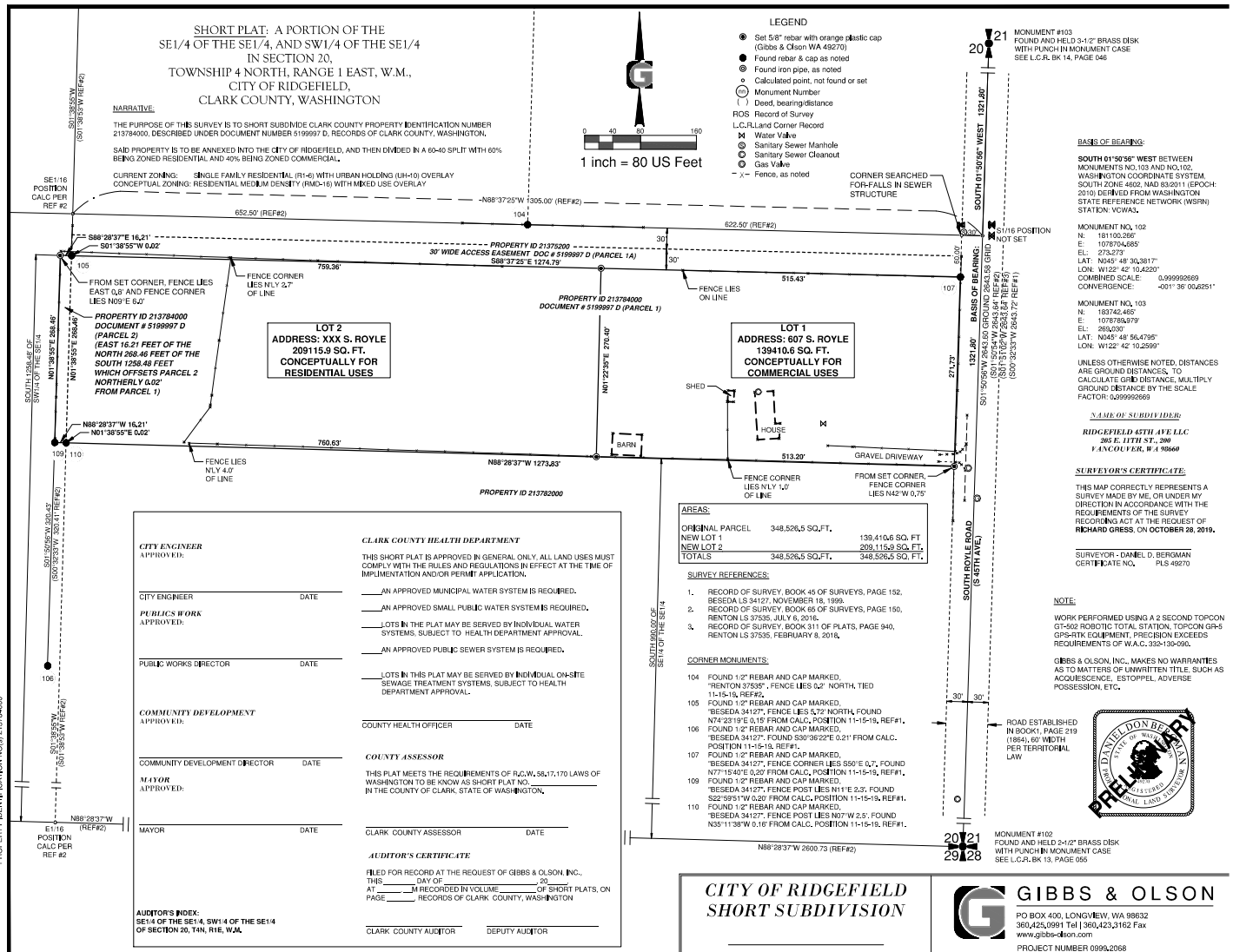
RECOMMENDATION

Staff recommends the City Council conduct the public hearing and first reading of Ordinance 1305.

ATTACHMENTS

Exhibit A: Proposed Land Use Designation

Exhibit B: Proposed CFP Text Amendments



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	7.2.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	
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				7.2.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. 67

49	Widen S 20th Way to industrial/commercial collector (3 lanes)	Timm Road	S 51st Avenue	\$2,980,000	no	7.2.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	Attachment: Exhibit B - Proposed CFP Text Amendments_Comp Plan Amendment (2019 Comprehensive Plan Amendment)
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	

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.

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: December 05, 2019

ITEM:

AGENDA ITEM TITLE: AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON
Related to Land Use and Zoning Amending the Official ZONING
Map AMENDING Zoning for Assessor's Parcel #213784000 and
Adjacent Right-Of-Way as Shown in Exhibit A.

GOVERNING LEGISLATION:

RCW 36.70A

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/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.

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 on the western 60 percent of the parcel and Commercial Community Business (CCB) on the eastern 40 percent of the parcel.

On November 6, 2019 the Planning Commission conducted a public hearing on the proposed zone change and urban holding removal. 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.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

Staff recommends the City Council conduct the public hearing and first reading of Ordinance 1306.

STAFF CONTACT: Claire Lust, Associate Planner

ATTACHMENTS: Gress Zone Change and Urban Holding Removal 2019_CC Hearing
Staff Report (2)_12052019 (PDF)
exhibit a - proposed zoning split_gress zone change (Temp)
(Converted) (PDF)

ORDINANCE NO. 1306**AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON RELATED TO LAND USE AND ZONING AMENDING THE OFFICIAL ZONING MAP AMENDING ZONING FOR ASSESSOR'S PARCEL #213784000 AND ADJACENT RIGHT-OF-WAY AS SHOWN IN EXHIBIT A.**

WHEREAS, the City of Ridgefield is located within Clark County, Washington, which is required to complete land use planning under the Revised Code of Washington Chapter 36.70A, Growth Management Act; and,

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

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

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

WHEREAS, the Ridgefield Planning Commission, after conducting a public hearing on the revisions to the official zoning map on November 6, 2019 during which specific time was given for the public to provide oral and written testimony on the amendments and at the conclusion of the public hearing the Planning Commission voted unanimously to forward a recommendation approving the proposed amendments to the official zoning map; and,

WHEREAS, the City of Ridgefield submitted notice of the proposed amendments to the Washington State Department of Commerce on October 18, 2019 consistent with RCW 36.70A; and

WHEREAS, consistent with WAC 197-11-340(2), on November 8, 2019 the City of Ridgefield issued a Determination of Non-significance regarding the proposed Ridgefield Development Code update; and,

WHEREAS, the public comment period expired on November 22, 2019 and the City addressed all comments received; and,

WHEREAS, the Ridgefield City Council conducted a public hearing and the first reading of the proposed amendments during a regularly scheduled City Council meeting held on December 5, 2019; and

WHEREAS, the Ridgefield City Council conducted a public hearing and second ordinance reading on the proposed amendments during a regularly scheduled meeting held on December 19, 2019;

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

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest of health, safety and general welfare to adopt amendments to the official zoning map to ensure that the City's development and zoning regulations continue to implement the Ridgefield Urban Area Comprehensive Plan.

Section 2. Amendments of Title 18 of the Ridgefield Municipal Code. The Ridgefield City Council hereby amends certain Chapters of Title 18 set forth below in the manner set forth in **Exhibit A**, attached hereto and incorporated by this reference:

Amends Title 18, Chapter: 18.210, Residential Low Density Districts.

Amends Title 18, Chapter: 18.230, Commercial Districts.

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

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

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

Section 6. Applicability. This ordinance shall be applied within the sub area plan boundaries identified by Ordinance 1252, adopted by the Ridgefield City Council on December 7, 2017 and effective January 11, 2018.

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

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 19th DAY OF DECEMBER, 2019.

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferris,
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading: December 5, 2019

Second Reading/Passage: December 19, 2019

Date of Publication:

Effective Date:



THE CITY OF RIDGEFIELD

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

ORD 1306: Gress Zone Change and Urban Holding Removal 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 Remove Urban Holding (UH-10) overlay

This request of zone change and urban holding removal 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, concurrent rezone, and the removal of urban holding will occur following Council adoption of the Gress Petition to Annex on December 5, 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 and removal of urban holding 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, 2nd reading, and adoption, City Council
December 5, 2019	2019 Comprehensive Plan amendments 1st reading and public hearing, City Council
December 5, 2019	Gress property rezone and removal of urban holding 1st reading and public hearing, City Council
December 19, 2019	2019 Comprehensive Plan amendments 2nd reading and adoption, City Council
December 19, 2019	Gress property rezone and removal of urban holding 2nd reading and adoption, City Council
January 4, 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 and removal of urban holding

PLANNING COMMISSION PUBLIC HEARING

On November 6, 2019 the Planning Commission conducted a public hearing on the proposed zone change and urban holding removal. 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.

RECOMMENDATION

Staff recommends the City Council conduct the public hearing and first reading of Ordinance 1306.

ATTACHMENTS

Exhibit A: Proposed Zoning Split

