



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, December 1, 2022
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. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the November 17, 2022 Meeting**

IV. BUSINESS

- 1. Second Reading of Ordinance No. 1378 – Greear and Young Petition to Annex - Claire Lust, Community Development Director**
- 2. Resolution No. 620 – Update to Master Fee Schedule - Kirk Johnson, Finance Director**
- 3. Motion - Approval of Greely Farms Phase 3A Final Plat - Claire Lust, Community Development Director**

V. PUBLIC HEARING/BUSINESS

- 1. Public Hearing and Second Reading of Ordinance No. 1383 – 2023 Proposed Budget - Kirk Johnson, Finance Director**
- 2. Public Hearing and Approval of Resolution No. 619 - 2023-2028 Transportation Improvement Program - Steve Stuart, City Manager**

VI. PUBLIC COMMENT

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

VII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

- 1. Council**
- 2. Mayor**
- 3. City Manager**

VIII. 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 01, 2022
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

ACTION OR MOTION:

Approve the claims and/or payroll by making the following motion:

“I move to approve the consent agenda as presented”

STAFF CONTACT: Kirk Johnson, Finance Director
ATTACHMENTS: December 1, 2022 Claims Report (PDF)

City of Ridgefield

Claims Payment Report
For Approval on:
December 1st, 2022

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ADVANCED EXCAVATING SPECIALISTS LLC	2066	P21002-2066-2	Public Works	N 8th Ave and Simons Street	79,827.61
ADVANCED EXCAVATING SPECIALISTS LLC Total					79,827.61
AQUATIC INFORMATICS INC.	3337	102557	Genl Govt/Facilities	10.2022 Web Tests	(6.71)
			Public Works	10.2022 Web Tests	84.71
AQUATIC INFORMATICS INC. Total					78.00
ARAMARK UNIFORM SERVICES	32	5291117467	Public Works	11.2022 Floor Mats - PW Shop	38.38
		5291117448	Genl Govt/Facilities	11.2022 Floor Mats - PW Ops	1.24
			Public Works	11.2022 Floor Mats - PW Ops	16.79
			Community Development	11.2022 Floor Mats - PW Ops	2.61
		5291117457	Genl Govt/Facilities	11.2022 Floor Mats - City Hall/RACC/PD	9.18
			Public Safety	11.2022 Floor Mats - City Hall/RACC/PD	4.47
			Community Development	11.2022 Floor Mats - City Hall/RACC/PD	5.78
ARAMARK UNIFORM SERVICES Total					78.45
Bartholomew David	UB*00828	(blank)	Genl Govt/Facilities	Refund Check 011236-000 1845 S 14th Ct	105.32
Bartholomew David Total					105.32
Brown Eric & Missie	UB*00829	(blank)	Genl Govt/Facilities	Refund Check 011669-000 3580 N 10th St	122.48
Brown Eric & Missie Total					122.48
CFM STRATEGIC COMMUNICATIONS INC.	2551	26914	Genl Govt/Facilities	10.2022 Lobbyist	5,200.00
CFM STRATEGIC COMMUNICATIONS INC. Total					5,200.00
Chism Alan	UB*00830	(blank)	Genl Govt/Facilities	Refund Check 009340-000 919 N Heron Dr	77.06
Chism Alan Total					77.06
CHMELIK SITKIN & DAVIS	3294	113747	Genl Govt/Facilities	10.2022 Park Laundry	1,924.00
CHMELIK SITKIN & DAVIS Total					1,924.00
CITY OF BATTLE GROUND	92	INV00401	Judicial	10.2022 Court Costs / Public Defender	18,433.42
CITY OF BATTLE GROUND Total					18,433.42
CITY OF RIDGEFIELD - EPAY PERMITS	95	PLZ-22-0128	Public Works	S Pioneer Street Extension Permit	500.00
		PLZ-22-0146	Public Works	YMCA Pre-Application Conference	1,250.00
		PLZ-22-0144	Public Works	Gee Creek Emergency Shoreline Review	150.00
CITY OF RIDGEFIELD - EPAY PERMITS Total					1,900.00
CIVICPLUS LLC	3832	244346	Genl Govt/Facilities	12.2022-11.2022 Administrative Support Fee	275.00
CIVICPLUS LLC Total					275.00
CLARK COUNTY	102	C1045190	Judicial	10.2022 CJC Interviews	37.50
		C1045233	Public Works	10.2022 Traffic Signals	418.77
CLARK COUNTY Total					456.27
CLARK COUNTY FIRE DISTRICT #5	104	10820	Genl Govt/Facilities	Q4.2022 Safety Consortium	45.39
			Public Works	Q4.2022 Safety Consortium	610.86
CLARK COUNTY FIRE DISTRICT #5 Total					656.25
CLARK COUNTY TREASURERS OFFICE	554	SIF202210	Genl Govt/Facilities	School Impact Fees	292,903.35
CLARK COUNTY TREASURERS OFFICE Total					292,903.35

Attachment: December 1, 2022 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield

Claims Payment Report

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December 1st, 2022

COBALT COMMUNITY RESEARCH LLC	2380	1226	Genl Govt/Facilities	2022 Community Survey	9,117.50
COBALT COMMUNITY RESEARCH LLC Total					9,117.50
COLUMBIAN PUBLISHING	116	39569	Community Development	2023 Proposed Budget & Ord 1377	45.00
			Finance	2023 Proposed Budget & Ord 1377	68.40
		39579	Genl Govt/Facilities	Public Hearing - Ridgefield CFP	253.80
		39559	Community Development	Land Use Hrg PLZ-22-0024-0027	120.60
COLUMBIAN PUBLISHING Total					487.80
DEPARTMENT OF LICENSING - EPAY	154	RG0001132-2022	Genl Govt/Facilities	CPL Fees - Filippi	18.00
		RG0001126-2022	Genl Govt/Facilities	CPL Fees - Moody	18.00
		RG0001130-2022	Genl Govt/Facilities	CPL Fees - Giffoni	18.00
		RG0001128-2022	Genl Govt/Facilities	CPL Fees - Taylor	18.00
		RG0001124-2022	Genl Govt/Facilities	CPL Fees - Norby	18.00
		RG0001127-2022	Genl Govt/Facilities	CPL Fees - Barkley	18.00
		RG0001131-2022	Genl Govt/Facilities	CPL Fees - Nosack	18.00
		RG0001129-2022	Genl Govt/Facilities	CPL Fees - Grenz	18.00
		RG0001125-2022	Genl Govt/Facilities	CPL Fees - Swendsen	18.00
DEPARTMENT OF LICENSING - EPAY Total					162.00
DICK'S TIRE FACTORY	158	D46605	Public Safety	PD Vehicle Maintenance - Pettit	25.00
DICK'S TIRE FACTORY Total					25.00
DKS ASSOCIATES	1565	83393	Community Development	10.2022 On-Call Review Services	1,405.00
DKS ASSOCIATES Total					1,405.00
Evergreen Homes	UB*00832	(blank)	Genl Govt/Facilities	Refund Check 011834-000 IRR Royal View	480.59
Evergreen Homes Total					480.59
FERGUSON ENTERPRISES INC # 8423	181	1047192-3	Genl Govt/Facilities	Water Meters	(274.51)
			Public Works	Water Meters	3,466.51
		1107661-1	Genl Govt/Facilities	Water Meters - Radios	(1,156.36)
			Public Works	Water Meters - Radios	14,602.36
		1156740	Public Works	Water Operational Supplies	63.63
FERGUSON ENTERPRISES INC # 8423 Total					16,701.63
GC SYSTEMS INC	3454	42770	Public Works	Well 11 Repair - Valve	3,592.68
GC SYSTEMS INC Total					3,592.68
GISI MARKETING GROUP	2811	270514	Genl Govt/Facilities	Business Cards - Neblock	223.06
GISI MARKETING GROUP Total					223.06
GRAY AND OSBORNE INC	207	22268.00-1	Community Development	Greely Farms Phase 3A Final Plat	1,200.45
GRAY AND OSBORNE INC Total					1,200.45
GREATER VANCOUVER CHAMBER OF COMMERCE	2938	244995	Genl Govt/Facilities	2023 Membership Renewal	984.00
GREATER VANCOUVER CHAMBER OF COMMERCE Total					984.00
GROVER ELECTRIC AND PLUMBING	210	HB70362	Public Works	Park Caretaker Home Fluorescent Bulbs	26.23
GROVER ELECTRIC AND PLUMBING Total					26.23
H.D. FOWLER COMPANY	2036	16271883	Public Works	Water Operational Supplies	948.94
		16270525	Public Works	Water Operational Supplies	129.00
H.D. FOWLER COMPANY Total					1,077.94
HALME EXCAVATING INC.	2746	202211112	Public Works	Hydrant Replacement	74,716.80

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HALME EXCAVATING INC. Total					74,716.80
HARPER HOUF PETERSON RIGHELLIS INC.	1678	54856	Public Works	10.2022 Boyse Park Master Plan	4,100.00
		54242	Public Works	07.2022 Hillhurst Multi-Modal Trail	1,026.25
HARPER HOUF PETERSON RIGHELLIS INC. Total					5,126.25
HONEY BUCKETS	223	553152843	Genl Govt/Facilities	11.2022 PW Ops Shop Port-a-Potty	75.04
			Public Works	11.2022 PW Ops Shop Port-a-Potty	1,009.32
		553133904	Public Works	11.2022 Davis Park Port-a-Potty	373.00
HONEY BUCKETS Total					1,457.36
IIMC	231	0231-20221201	Administration	2023 IIMC Renewal - Ferriss	210.00
IIMC Total					210.00
J.L. STOREDAHL AND SONS	558	376233	Genl Govt/Facilities	PW Gravel	36.71
			Public Works	PW Gravel	493.89
J.L. STOREDAHL AND SONS Total					530.60
J2 BLUE PRINT SUPPLY	243	AR129059	Public Works	Cemetery Maps	82.54
J2 BLUE PRINT SUPPLY Total					82.54
JACOBS ENGINEERING GROUP INC.	3349	W3X87401-05	Public Works	I-5 Screen Design/Engineering Services	2,322.50
JACOBS ENGINEERING GROUP INC. Total					2,322.50
Kandoll Nathan & Tricia	UB*00833	(blank)	Genl Govt/Facilities	Refund Check 011973-000 1626 S 46th Pl	119.14
Kandoll Nathan & Tricia Total					119.14
KARL JOHANSSON	3569	21001-19	Public Works	10.2022 YMCA Site Plan	5,788.49
KARL JOHANSSON Total					5,788.49
KEITH'S SPORTING GOODS INC.	3049	11212022RPD	Public Safety	Glock17 / Leupold Deltapoint / Streamlight	1,050.16
KEITH'S SPORTING GOODS INC. Total					1,050.16
KILLA BITES	3727	2432	Genl Govt/Facilities	1SAT Catering - December 2022	1,303.20
		2438	Human Resources	Holiday Luncheon Catering	2,960.17
KILLA BITES Total					4,263.37
Kriek Nichole & Kriss Gunerson	UB*00823	(blank)	Genl Govt/Facilities	Refund Check 007464-000 822 N Raven Dr	80.27
Kriek Nichole & Kriss Gunerson Total					80.27
KYLE JOHNSON	3851	3851-20221128	Public Works	Water Treatment Plant Oper Cert Exam - Meals per Diem	158.00
KYLE JOHNSON Total					158.00
MARTA L. OCHOA-RUTHERFORD	3396	564	Judicial	Interpreting Services	130.00
MARTA L. OCHOA-RUTHERFORD Total					130.00
MATRIX CONSULTING GROUP LTD	3730	22-11-5	Public Safety	09.2022-10.2022 Police Department Study	1,225.00
MATRIX CONSULTING GROUP LTD Total					1,225.00
MOTION & FLOW CONTROL PRODUCTS INC	2723	8536759	Public Works	Water Operational Supplies	167.78
MOTION & FLOW CONTROL PRODUCTS INC Total					167.78
NAPA AUTO PARTS	498	340315	Public Works	PW Vehicle Maint - Williams	10.26
			Community Development	PW Vehicle Maint - Williams	10.24
		340474	Public Works	Water Supplies	183.32
		342055	Public Safety	PD Vehicle Maintenance	37.52
		340675	Public Works	Vac Truck Maintenance	93.03
NAPA AUTO PARTS Total					334.37
NW CONSTRUCTION GENERAL CONTRACTING INC.	2900	P21026-2900-8	Genl Govt/Facilities	Royle Road S 19th to 460 LF N of S 15th	(9,531.01)

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NW CONSTRUCTION GENERAL CONTRACTING INC.	2900	P21026-2900-8	Public Works	Royle Road S 19th to 460 LF N of S 15th	193,441.94
NW CONSTRUCTION GENERAL CONTRACTING INC. Total					183,910.93
Opendoor Labs Inc	UB*00824	(blank)	Genl Govt/Facilities	Refund Check 015303-000 3149 S 3rd Way	35.25
Opendoor Labs Inc Total					35.25
PACIFIC OFFICE AUTOMATION - LEASE	1564	78200463	Genl Govt/Facilities	12.2022 - 01.2023 Copier Lease - CH/RACC/PW Shop	873.98
			Public Works	12.2022 - 01.2023 Copier Lease - CH/RACC/PW Shop	91.30
			Community Development	12.2022 - 01.2023 Copier Lease - CH/RACC/PW Shop	505.86
		78207231	Genl Govt/Facilities	12.2022 Copier Lease - PW Ops	27.48
			Public Works	12.2022 Copier Lease - PW Ops	369.76
			Community Development	12.2022 Copier Lease - PW Ops	57.47
PACIFIC OFFICE AUTOMATION - LEASE Total					1,925.85
PAMELA PULSE	3849	3849-20221201	Genl Govt/Facilities	1SAT Vendor Fee Refund - December 2022	25.00
PAMELA PULSE Total					25.00
PBS ENGINEERING AND ENVIRONMENTAL	342	0071859.001-3	Public Works	10.2022 Horns Corner Park - Phase 1	3,610.50
PBS ENGINEERING AND ENVIRONMENTAL Total					3,610.50
PLATT ELECTRIC SUPPLY	766	3K70239	Genl Govt/Facilities	X-Mas Tree Supplies	76.08
PLATT ELECTRIC SUPPLY Total					76.08
PORT OF RIDGEFIELD	780	0780-20221201	Public Works	Rail Safety Fence - City Portion	13,430.79
PORT OF RIDGEFIELD Total					13,430.79
PROVIDENCE HEALTH & SERVICES OREGON	3530	32700	Genl Govt/Facilities	DOT Exams - Melroy/Webberly	14.25
			Public Works	DOT Exams - Melroy/Webberly	175.75
PROVIDENCE HEALTH & SERVICES OREGON Total					190.00
RICOH USA INC.	3829	5066065175	Public Safety	10.2022 PD Copier Usage	120.48
RICOH USA INC. Total					120.48
RICOH USA INC. - LEASE	1662	106688700	Public Safety	11.2022 PD Copier Lease	107.03
RICOH USA INC. - LEASE Total					107.03
RIDGEFIELD SCHOOL DISTRICT	378	100220032	Public Works	Q3.2022 RORC Operating Cost	19,203.79
RIDGEFIELD SCHOOL DISTRICT Total					19,203.79
Rieger Susan	UB*00826	(blank)	Genl Govt/Facilities	Refund Check 012074-000 1826 S 46th Pl	168.38
Rieger Susan Total					168.38
Segal Paul	UB*00831	(blank)	Genl Govt/Facilities	Refund Check 012336-000 4911 S 19th St	30.04
Segal Paul Total					30.04
SOUND UNIFORM SOLUTIONS INC.	3750	202210SU313	Public Safety	PD Uniforms - Morgan	79.82
SOUND UNIFORM SOLUTIONS INC. Total					79.82
SPRINGBROOK SOFTWARE LLC	3444	INV-011066	Public Works	10.2022 Customer Web Payments	615.46
SPRINGBROOK SOFTWARE LLC Total					615.46
STATE OF WA DEPARTMENT OF REVENUE - EPAY	156	0-029-890-741	Genl Govt/Facilities	10.2022 B&O and Excise Tax	1,461.56
			Public Works	10.2022 B&O and Excise Tax	6,979.95
STATE OF WA DEPARTMENT OF REVENUE - EPAY Total					8,441.51
SWORDFERN LLC	2663	22-481	Public Works	Wertz Land Appraisal - 5078 Pioneer St	3,500.00
SWORDFERN LLC Total					3,500.00
THE ADT SECURITY CORPORATION	3769	147903855	Genl Govt/Facilities	12.2022 PW Ops Sprinkler & Alarm Monitoring Service	12.83
			Public Works	12.2022 PW Ops Sprinkler & Alarm Monitoring Service	173.07

Attachment: December 1, 2022 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield

Claims Payment Report
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December 1st, 2022

THE ADT SECURITY CORPORATION	3769	147903855	Community Development	12.2022 PW Ops Sprinkler & Alarm Monitoring Service	26.90
THE ADT SECURITY CORPORATION Total					212.80
THE GREG PROTHMAN COMPANY	3836	2022-8113	Human Resources	Recruitment Services - Reimbursable Expenses	3,340.00
		2022-8120	Human Resources	Recruitment Services	5,833.33
THE GREG PROTHMAN COMPANY Total					9,173.33
THE MASTER'S TOUCH	1786	10025	Public Works	UB Rate Increase Letter - Postage	1,800.00
THE MASTER'S TOUCH Total					1,800.00
THE PAPE' GROUP INC.	3486	5221390	Genl Govt/Facilities	PW FAC John Deere Gator Maint. - 825MS4	101.25
			Public Works	PW FAC John Deere Gator Maint. - 825MS4	2,139.55
		5221391	Genl Govt/Facilities	Parks Vehicle Maint. - John Deere Gator 835M	(233.77)
			Public Works	Parks Vehicle Maint. - John Deere Gator 835M	2,965.86
THE PAPE' GROUP INC. Total					4,972.89
THE PARR COMPANY	964	26637679	Public Works	Water Small Tools & Equip	64.93
		26637947	Public Works	Water Small Tools	12.43
		26637717	Public Works	Streets Traffic Calming Supplies	64.83
THE PARR COMPANY Total					142.19
TIMOTHY BEIRD	3848	RES-22-0151	Genl Govt/Facilities	Permit Refund - RES-22-0151	69.30
TIMOTHY BEIRD Total					69.30
TOPCON SOLUTIONS STORE	3421	INV220022	Information Technology	11.03.2022-12.04.2023 BlueBeam License - Stuart	760.27
TOPCON SOLUTIONS STORE Total					760.27
TOTAL MECHANICAL INC.	3756	122772	Genl Govt/Facilities	HVAC Maintenance	405.63
			Public Safety	HVAC Maintenance	359.13
			Public Works	HVAC Maintenance	626.36
			Community Development	HVAC Maintenance	45.39
TOTAL MECHANICAL INC. Total					1,436.51
TOYOTA TSUSHO MATERIAL HANDLING AMERICA INC.	3567	11009837	Public Works	PW Ops Forklift	39,396.82
TOYOTA TSUSHO MATERIAL HANDLING AMERICA INC. Total					39,396.82
USA BLUEBOOK	444	168555	Public Works	Water Operational Supplies	315.78
				Water Chlorine Reagent Set	252.08
		163865	Public Works	Storm Uniforms	524.15
		168480	Public Works	Water Operational Supplies	652.73
		168338	Public Works	Water Operational Supplies	347.30
USA BLUEBOOK Total					2,092.04
VAIRKKO TECHNOLOGIES LLC	3699	21242	Genl Govt/Facilities	11.2022 PD Scheduling Software	(12.25)
			Public Safety	11.2022 PD Scheduling Software	154.65
VAIRKKO TECHNOLOGIES LLC Total					142.40
Van Arnam Kent & Allison	UB*00825	(blank)	Genl Govt/Facilities	Refund Check 005102-001 2286 S 31st Ct	389.60
Van Arnam Kent & Allison Total					389.60
W.W.GRAINGER INC.	206	9516843753	Public Works	Water Small Tools & Supplies	76.84
W.W.GRAINGER INC. Total					76.84
WALLIS ENGINEERING PLLC	464	16769	Public Works	S 56th Place Stormwater Improvements	4,798.46
		16770	Public Works	N 8th & Simons Street	2,370.90
WALLIS ENGINEERING PLLC Total					7,169.36

Attachment: December 1, 2022 Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield

Claims Payment Report

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December 1st, 2022

Watts Gillian	UB*00827	(blank)	Genl Govt/Facilities	Refund Check 008524-000 308 S 32nd Pl	140.99
Watts Gillian Total					140.99
WIN LOT LLC	3740	CAA60C07-202317	Public Works	HMI/Scada System - 3 Year Renewal	2,345.76
WIN LOT LLC Total					2,345.76
WOODLAND SAW AND CYCLE INC.	2223	2600	Public Works	Storm Equipment	1,041.20
WOODLAND SAW AND CYCLE INC. Total					1,041.20
ZW USA INC.	3063	505869	Genl Govt/Facilities	Dog Waste Bags	(67.42)
			Public Works	Dog Waste Bags	851.38
ZW USA INC. Total					783.96
Grand Total					842,900.89

Attachment: December 1, 2022 Claims Report (Approval of Claims And/Or Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: December 01, 2022

ITEM:

AGENDA ITEM TITLE: Approval of Minutes from the November 17, 2022 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

ACTION OR MOTION:

Approve the minutes by making the following motion:

1. "I move to approve the consent agenda"

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS: 11-17-2022 (PDF)



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

November 17, 2022

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	
Lee Wells	Councilor	Present	
Jen Lindsay	Mayor	Present	
Rob Aichele	Councilor	Present	
Judy Chipman	Councilor	Present	
Rachel Coker	Councilor	Present	
Matt Cole	Councilor	Present	

LATE CHANGES TO THE AGENDA

Remove Ordinance No. 1378 - Greear and Young Petition to Annex.

PUBLIC COMMENT

None received.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	Rachel Coker, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

1. Approval of Claims And/Or Payroll
2. Approval of Minutes from the November 3, 2022 Meeting
3. Authorize the City Manager to Immediately Execute the Consent Decree with the Department of Ecology

BUSINESS

1. Motion - Approval of Economic Catalyst Program

The Economic Catalyst program is intended to encourage development of employment and/or commercial uses that will have a positive effect on the surrounding area by spurring additional job

Attachment: 11-17-2022 (Approval of Minutes)

development, increasing sales tax revenue, increasing property values, or improving city residents' quality of life. Costco is proposing to construct a member warehouse facility of 160,500 square feet plus fueling station at the NW quadrant of the I-5 interchange at Pioneer Street (SR-501). Annual sales volume could reach +/- \$200 million within 3-4 years. In order to be considered for the Economic Catalyst program the development must be located within either the Junction sub-area or the 45th and Pioneer sub-area. The proposed economic catalyst is located within the boundaries of the Junction sub-area. A market analysis produced by ED Hovee & Company dated February 23, 2022, identified the sub-area as the best opportunity for a regional commercial-anchored retail development. Additionally, the Hovee analysis found "with existing stores in Vancouver and Camas, a new Ridgefield Costco will serve an extended trade area reaching from about the Clark County fairgrounds north to include Cowlitz County.

City Council conducted discussion.

MOTION: MOVED TO ACCEPT COSTCO INTO THE ECONOMIC CATALYST PROGRAM WITH A FEE WAIVER UP TO 2.5 MILLION DOLLARS OR FEES TO BE CHARGED WHICHEVER IS LOWER.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Matt Cole, Councilor
SECONDER:	Lee Wells, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

2. Second Reading of Ordinance No. 1376 – Costco Development Agreement - Steve Stuart, City Manager

Costco Wholesale Corporation is proposing to build a retail warehouse in Ridgefield. In addition to assuring necessary infrastructure is provided to the site, the City has requested that Costco enhance the design of the site and building to provide a more iconic and context sensitive site and building design. The developer has agreed to provide such design but is seeking a reduction in fees to account for the economic value created by a Costco retail warehouse and increased expense to Costco of providing such improvements. These reductions in fees are to be contemplated as part of an Economic Catalyst Program application included as a separate agenda item. In addition, to assure the best development review process and product for applicant and community, the City and Costco have agreed to identify and use a project management approach.

MOTION: MOVED TO APPROVE THE AGREEMENT AMENDED TO GIVE THE CITY MANAGER AUTHORITY TO APPROVE THE LANGUAGE CONSISTANT WITH THE MOTION TO APPROVE THE ECONOMIC CATALYST PROGRAM WITH COSTCO.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Judy Chipman, Councilor
SECONDER:	Ron Onslow, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

3. Resolution No. 618 –Ratification of Emergency Declaration for Gee Creek - Steve Stuart, City Manager

To rapidly respond to damage caused by the severe weather events of November 4-7, Ridgefield City Manager issued a formal Declaration of Emergency to allow expedited work to assure the safety of residents and public property. The declaration covers the area of Gee Creek as it flows through Abrams Park. The creek's channel and velocity have been shifted by fallen trees and silting, endangering people using adjacent public trails, walking and vehicular bridges, and public parks, as well as further degrading the critical aquatic and upland habitat area. The declaration gives the City the flexibility and authority to respond quickly to changing needs with access to federal, state and local emergency resources and

funds. Any emergency orders and actions taken under the declaration are anticipated to be done in coordination with resource agencies to assure the appropriate environmental response.

MOTION: MOVED TO APPROVE RATIFICATION OF EMERGENCY DECLARATION FOR GEE CREEK.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	Lee Wells, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

4. Second Reading of Ordinance No. 1380– 2023 Property Tax Levy - Kirk Johnson, Finance Director

The 2023 budget includes a statutory maximum 1% increase in the current property tax levy exclusive of additional revenue resulting from new construction, improvements to property, any increase in the value of state assessed property, and annexations that have occurred, and including any refunds made. The 2022 regular levy amount was \$1,924,096. The statutory 1% increase would raise the property tax levy \$19,241. In addition to the 1% increase, the Clark County Assessor's office has preliminary estimates showing the City assessed value for new construction will add approximately \$342.4 million to the City's assessed values, adding approximately \$248,119 in property tax revenue. The Department of Revenue is still in the process of valuing state assessed utilities. These numbers should be available shortly. The value for the 2022 tax roll for state assessed utilities was \$18.3 million. To date the estimated 2023 taxable assessed values for Ridgefield is \$3,360,318,388. The Assessor must certify the assessed values by November 14, 2022. The City must hold a revenue hearing and certify a property tax levy to the County by November 30, 2022. The City's current forecast for the 2023 property tax levy is \$2,220,000, an increase of \$280,000 from the amended 2022 budget. The estimate is for the City of Ridgefield levy amount to be 64.9 cents per \$1,000 assessed value a decrease of 7.5 cents from the 2022 levy amount. The 2023 General Fund operating expense budget has increased 15.9% over the 2022 operating expense budget to account for contractual and inflationary increases and an increase in 6 full time positions. Current inflation has been over 8% in 2022. Adoption of the 1% property tax levy increase does not match current inflation, but the increase is needed to maintain a balanced budget.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1380 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rachel Coker, Councilor
SECONDER:	Ron Onslow, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

5. Second Reading of Ordinance No. 1381 –2023 Water Utility Rate Code Amendment - Kirk Johnson, Finance Director

City staff use a rate model created by a periodic rate analysis as required by the City's Budget Policy. The rate analysis analyzes 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 update the model 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 2023 should increase at a minimum inflationary rate of 3%.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1381 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Matt Cole, Councilor
SECONDER:	Judy Chipman, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

6. Second Reading of Ordinance No. 1382 - 2023 Storm Water Utility Rate Code Amendment - Kirk Johnson, Finance Director

Ordinance No. 1382 provides an amendment in the rate structure and a step toward generating the necessary revenue to assist in funding the Storm Water Utility. The City will be required to provide additional storm water treatment measures due to the population growth and NPDES permit requirements in 2024. As a result staff have been proactively increasing maintenance to the storm water treatment system to be able to meet the new requirements of the future permit. Expenses have significantly increased over the past few years and the city use a rate model to forecast revenue requirements to meet the operating and capital expense needs of the utility. The current model calls for a minimum inflationary increase of 3% annually. Inflation has exceeded that amount this past year and is expected to continue at an elevated rate through 2023. Staff will update the rate model with an outside consultant who specializes in rate studies. The work is expected to begin in the first quarter of 2023 and the outcomes presented to council in the second quarter of 2023. The 2023 proposed budget includes a \$200,000 transfer from the General Fund to supplement the storm water operations in 2023. Staff continue to identify potential grant opportunities and/or low-cost loans to help fund the capital projects. In addition to these funding sources staff are recommending the storm water rate be increased \$0.70 per bi-monthly billing or 3% to meet the upcoming obligations.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1382 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Judy Chipman, Councilor
SECONDER:	Rachel Coker, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

7. Motion - Approval of Overpass Art

In 2020, the decision was made to place screens and artwork on two overpass bridges as a public art project. The project includes:

Installing artwork on the outside of the screens for viewing by passing vehicles on the bridge located across the freeway at the Ridgefield exit on I-5.

Installing artwork on the inside of the screens for viewing by vehicles and pedestrians crossing the overpass bridge that connects the historic downtown area to the waterfront.

The intent was to install the same or similar artwork on each bridge. The City posted a Call for Artists (Request for Qualifications) to identify experienced public artists or artist teams who specialize in site specific artwork and who have experience in producing permanent, exterior public artwork similar in scale and complexity. The City received 30+ submissions from artists across the country. A panel of City Councilmembers and local art professionals selected five (5) qualified finalists. The finalists were invited to prepare proposals including a public art design, a diagram showing installation and anchoring, an art budget and an estimated schedule for fabrication of the actual artwork. All artists submitted a budget between \$70-75,000, with the necessary installation and anchoring requirements. City Council reviewed the final art submissions at its meeting on October 13, 2022 and requested that one of the artists, Jason Saunders, revise his submission to reflect different colors and the shape of a Sandhill Crane.

City Council reviewed and discussed revised submission from Jason Saunders.

City Council conducted discussion.

MOTION: MOVED TO APPROVE THE ARTWORK SUBMITTED BY JASON SAUNDERS WITH THE NATURAL RUST COLOR SCHEME AND DIRECT STAFF TO ENTER INTO A CONTRACT FOR THE FABRICATION AND INSTALLATION OF THE ART ON THE OVERPASS BRIDGES LOCATED AT I-5 AND DOWNTOWN.

RESULT:	ADOPTED [6 TO 1]
MOVER:	Ron Onslow, Councilor
SECONDER:	Matt Cole, Councilor
AYES:	Onslow, Wells, Lindsay, Chipman, Coker, Cole
NAYS:	Aichele

8. Motion - Approval of the Collective Bargaining Agreement with the Chauffeurs, Teamsters and Helpers, Local 58

The current collective bargaining agreement between the City of Ridgefield and the Chauffeurs, Teamsters and Helpers, Local 58 (Teamsters) expires on December 31, 2022. The City and Teamsters entered into negotiations for a new labor agreement in October 2022. Representatives from the City and the Union reached a tentative agreement on all operational and economic issues. Several of the major issues that were resolved include: Providing flexibility in work schedules while maintaining necessary, high-quality City services. Creating an on-call assignment for the Facilities Division to respond to emergencies outside of regular working hours. The ability to extend the contract for one more year with negotiation of wages only, on mutual agreement of both parties. The changes to the compensation package was determined by reviewing cost-of-living increases in the area and by comparing Ridgefield's compensation to similar sized jurisdictions throughout the state. To assure competitive and fair compensation for Ridgefield employees, modifications are proposed as follows: COLA increase of 4.5% for 2023 and an increase based on CPI for 2024 with a minimum increase of 2% and a maximum of 5%. Increase in the educational incentive from \$75/month to \$100/month for acquiring an associate's degree and from \$100/month to \$150/month for acquiring a bachelor's degree. Teamsters approved the proposed agreement on November 8, 2022.

MOTION: MOVED TO APPROVE THE 2023-2024 LABOR AGREEMENT BETWEEN THE CITY OF RIDGEFIELD AND THE CHAUFFEURS, TEAMSTERS AND HELPERS, LOCAL 58 AND AUTHORIZE THE CITY MANAGER TO SIGN THE AGREEMENT.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rachel Coker, Councilor
SECONDER:	Ron Onslow, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1383 – 2023 Proposed Budget - Kirk Johnson, Finance Director

The 2023 budget proposes total revenues of \$80.9 million and \$88.9 million in expense. The proposed budget includes the use of capital reserves that have been collected since 2019 from developers and a grant received in 2021 and 2022 to fund multiple capital projects. The 2023 budget proposes an operating budget of \$23.3 million, capital budget of \$49.6 million, special revenue budget of \$1.3 million, capital service budget of \$13.3 million and a debt service budget of \$1.4 million (General

Government), for a total budget of \$88,950,096. The net impact on overall fund balance is a decrease of \$8 million. The proposed budget includes the transfer of \$2.4 million in grant funds, received in 2021 and 2022, from the General Fund to the capital funds for infrastructure projects. In addition the budget proposes revenues of \$15.5 million in new grants, \$18 million from a potential debt issuance, and \$13.3 million in impact fees and system development charge transfers to fund the capital projects proposed for 2023. Transfers between funds included in the budget total \$18,630,995, with \$1 million associated with the operating funds, transfers to the equipment replacement fund in the amount of \$502,100, transfers for debt service in the amount of \$1.4 million, and \$15.7 million for capital projects. Total revenues and the use of fund balance and/or designated reserves are projected to sufficiently support the proposed budget. The 2023 proposed budget includes funding for six new full-time equivalent positions. The new positions are for two police officers, a facilities maintenance worker, a storm water maintenance worker, a grant writer, and an administrative assistant. In addition to the new positions the proposed budget includes removal of a sunset designation on two positions for a building inspector and an office assistant. The total FTE count for the City of Ridgefield with these additions is 75.25, which includes 74 full-time positions and 2 part-time positions.

Mayor Lindsay Opened Public Hearing: 7:55PM

No testimony received.

Mayor Lindsay Closed Public Hearing: 7:55PM

2. Public Hearing and First Reading of Ordinance No. 1384 - Ridgefield Capital Facilities Plan Update - Claire Lust, Community Development Director

A capital facilities plan (CFP) is a required element of county and city comprehensive plans. The CFP adopted with a comprehensive plan consists of an inventory of existing capital facilities owned by public entities, a forecast of the future needs for such capital facilities, the proposed locations and capacities of expanded or new capital facilities, and at least a six-year plan that will finance such capital facilities within projected funding capacities. The Ridgefield CFP was adopted with the 2016 Ridgefield Urban Area Comprehensive Plan and has undergone minor modifications with annual comprehensive plan updates since. An important function of the CFP is to identify the location and functional classification of existing and future public streets in the city. Future roadways shown on the CFP are required to be built by developers as projects in the vicinity develop. Such roadways are also eligible to be added to the Traffic Impact Fee (TIF) list as a separate next step and thereby become TIF-creditable. There are two proposed changes to the CFP functional classification map. The first proposal is to add Union Ridge Parkway as a collector between Pioneer Street and N 10th Street. This would ensure that the roadway exiting the planned roundabout at Pioneer Street and Union Ridge Parkway to the north and accessing the Clark College and Clark College Foundation properties is a public street extending connectivity through the area rather than a private driveway accessing one building and parking lot. The second proposal is to remove S 6th Way, a future industrial/commercial collector, between S Royle Road and future S 51st Avenue. Future S 3rd Way and S Wells Drive provide adequate east-west connectivity between S Royle Road and future S 51st Avenue. Further, a large wetland complex is located across the S 6th Way alignment. Planning Commission held a public hearing on the proposed CFP amendments on November 2, 2022. Sabra Sand (Clark College) testified against the amendment that would add Union Ridge Parkway between Pioneer Street and N 10th Street for the following reasons: (1) Increased development costs for the College; and (2) The traffic and safety impacts of a public street bisecting the Clark College campus. No testimony was received regarding the removal of S 6th Way, and Commissioners' clarifying questions were answered. After deliberation, Planning Commission voted 6-1 to recommend against approval of the Union Ridge Parkway amendment and recommend for approval

of the S 6th Way amendment.

City Council conducted discussion.

Mayor Lindsay Opened Public Hearing: 8:11PM

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

Mayor Lindsay Closed Public Hearing: 8:16PM

3. Public Hearing and First Reading of Ordinance No. 1385 - 6110 N 20Th Street Rezone & Comprehensive Plan Amendment - Claire Lust, Community Development Director

City Council approved the annexation of 6110 N 20th Street (Assessor's #212783000, 3.64 acres) on June 9, 2022. With a Comprehensive Plan designation of Urban Low (UL), the property was required to be assigned the Residential Low Density 4, 6, or 8 zoning designation upon annexation per RMC 18.210.015.A. Council assigned the RLD-6 zoning designation. The property also has the Urban Holding 10 (UH-10) overlay. Following annexation and the initial city zoning designation, the proposal is to amend the Comprehensive Plan designation from UL to Employment (EM), and concurrently rezone the parcel from RLD-6 to Employment (E). There is no proposal to remove the UH-10 overlay at this time; typically, urban holding is removed concurrent with a development proposal. The comprehensive plan and zoning maps are attached. The property owner is Zim Pro LLC, represented by David Zimmerly. The property currently has a single-family residence and three general purpose buildings used for the storage and maintenance of construction equipment associated with the Zimmerly family's asphalt preservation business (Sierra Santa Fe Inc). While the family does not currently have plans to develop the property, the Employment zoning designation would better facilitate future expansion of business activity on the site. It would also better align with the Employment parcels adjacent to the south (the property is bound on the other three sides by the Tri-Mountain golf course). No adjacent parcels are residentially zoned. Planning Commission held a public hearing on the proposed comprehensive plan amendment and rezone on November 2, 2022. No testimony was received, and Commissioners had only clarifying questions for staff. Planning Commission voted unanimously to recommend approval to City Council.

City Council conducted discussion.

Mayor Lindsay Opened Public Hearing: 8:21PM

No testimony received.

Mayor Lindsay Closed Public Hearing: 8:21PM

4. Public Hearing and First Reading of Ordinance No. 1386 - Ridgefield School District 2022-2028 Capital Facilities Plan - Steve Stuart, City Manager

In 2016, Council adopted the 2016-2022 Ridgefield School District CFP including a SIF rate of \$6,530.00 for both single-family and multifamily units. Council also adopted indexing, whereby the SIF rate is updated annually based on the Rider Levett Bucknall (RLB) construction cost index. Increases beyond those dictated by indexing go to Council for approval, as do any increases (including those dictated by indexing) after three years of consecutive increase in SIF. The Q3 2022 RLB index for the Portland metro area is 7.73%. Therefore, had this not been a School CFP update year, the single-family and multi-family

SIF would have each increased by 7.73% to \$11,852.83 effective January 1, 2023. The Ridgefield School District Board of Directors has requested an increase to the district's school impact fees under its adopted 2022-2028 Capital Facilities Plan. The requested SIF are \$16,880 for single-family dwelling units and \$8,699 for multi-family dwelling units, which are the maximum amounts allowed by the SIF formula including the 85% adjustment factor. The requested rates would go into effect January 1, 2023.

City Council conducted discussion.

Mayor Lindsay Opened Public Hearing: 8:54PM

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

Mayor Lindsay Opened Public Hearing: 9:01PM

PUBLIC COMMENT

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

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

ADJOURN - [9:05 PM](#)

Julie Ferriss, City Clerk

Jennifer Lindsay, Mayor

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: December 01, 2022

ITEM:

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington annexing into the Corporate Limits of the City of Ridgefield Approximately 53.88 Acres Identified as the Greear/Young Annexation Area Located Within the Ridgefield Urban Growth Area, and Assigning the Zoning of the Annexed Area as Residential Low Density 4 with Community Supported Agriculture and Urban Holding 10 Overlays

PREVIOUS COUNCIL ACTION TAKEN:

Public hearings and first readings on Ordinances No. 1378 (Greear Petition to Annex) and 1379 (Young Petition to Annex): October 27, 2022

SUMMARY/BACKGROUND:

See attached staff report.

BUDGET/FINANCIAL IMPACTS:

None.

ACTION OR MOTION:

Adopt Ordinance No. 1378 by making the following motion:

“I move to adopt Ordinance No. 1378, as presented.”

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS: ORD 1378 Greear & Young Petition to Annex Staff Report_12012022 (PDF)

ORDINANCE NO. 1378

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF RIDGEFIELD APPROXIMATELY 53.88 ACRES IDENTIFIED AS THE GREEAR/YOUNG ANNEXATION AREA LOCATED WITHIN THE RIDGEFIELD URBAN GROWTH AREA, AND ASSIGNING THE ZONING OF THE ANNEXED AREA AS RESIDENTIAL LOW DENSITY 4 WITH COMMUNITY SUPPORTED AGRICULTURE AND URBAN HOLDING 10 OVERLAYS

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 proposed annexation area (Greear/Young Annexation Area, comprised of Assessor's parcels 216483000, 215863000, 215873000, 215864000, 215869000, and 216675000) 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 Greear/Young Annexation Area is within the Ridgefield Urban Growth Area and the annexation area is designated Urban Low 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, RDC 18.210.015.A states that the RLD-4, RLD-6, and RLD-8 zoning districts implement the Urban Low comprehensive plan designation and shall be applied to all newly annexed Urban Low lands; and

WHEREAS, RDC 18.210.015.B states that the UH-10 overlay shall apply to all lands not adequately served by necessary capital facilities until urban services are available or until financing necessary to construct or bond for urban services is secured; and

WHEREAS, on June 20, 2019, the City Council of the City of Ridgefield adopted Resolution No. 560 (Greear Intent to Annex) with a modified geography of the entire Carty Road Subarea including the Greear/Young annexation area; and

WHEREAS, the geographically modified Greear Annexation Area adopted through Resolution No. 560 represents the maximum possible annexation area which may be reduced but not increased during the petition to annex phase;

WHEREAS, the Council authorized commencement of petition to annex proceedings upon adoption of a Carty Road Subarea Plan; and

WHEREAS, Council adopted the Carty Road Subarea Plan on July 28, 2022; and

WHEREAS, adopting zoning regulations pertaining to development in the Carty Road Subarea is an implementation step for the adopted Carty Road Subarea Plan; and

WHEREAS, the City of Ridgefield received a petition to annex for the Greear Annexation Area and assigned File Nos. MASTER-22-0084 and PLZ-19-0003; and

WHEREAS, the City of Ridgefield received a petition to annex for the Young Annexation Area and assigned File Nos. MASTER-22-0081 and PLZ-22-0125; and

WHEREAS, the City is designating subject properties Residential Low Density 4 pursuant to RDC 18.210.015.A and the Carty Road Subarea Plan; and

WHEREAS, the City is assigning the Community Supported Agriculture overlay to a portion of the annexation area pursuant to the Carty Road Subarea Plan; and

WHEREAS, the City is placing the newly annexed property in UH-10 until certification by the city engineer that identifies capital facilities deficiencies have been satisfactorily resolved; 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 October 18, 2022 the City of Ridgefield requested that the Clark County Department of Assessment and GIS certify the Young 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 October 20, 2022 the Clark County Assessor mailed to the City of Ridgefield a Certification of Sufficiency for the annexation petition by the direct petition method; and

WHEREAS, on November 9, 2022 the City of Ridgefield requested that the Clark County Department of Assessment and GIS certify the Greear 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 22, 2022 the Clark County 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 for each of the Greear and Young petitions to annex by publishing a notice of public hearing in the Columbian newspaper, posting notice of public hearing at three public places within the territory proposed for annexation, mailing the notice to surrounding property owners, and posting the notice online; and

WHEREAS, on October 27, 2022, the City Council of the City of Ridgefield held and closed public hearings and held first ordinance readings on the proposed Greear and Young annexations; and

WHEREAS, the Greear and Young annexation areas were both included in the modified Greear intent to annex under Resolution No. 560 and therefore shall be considered for adopted under a single petition to annex; and

WHEREAS, the City Council held a second ordinance reading on the Greear/Young annexation on November 17, 2022; 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 Greear/Young Annexation Area shown in Exhibit A.

SECTION 2. Zoning. The zoning of the annexed area shall be Residential Low Density 4 with the Community Supported Agriculture and Urban Holding 10 overlays.

SECTION 3. Urban Holding. The Urban Holding 10 overlay shall remain on the annexation area until such a time that capital facilities deficiencies have been satisfactorily resolved and a zoning ordinance is adopted regulating development in the Carty Road Subarea.

SECTION 4. 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 5. 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 6. 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 7. Effective Date. This ordinance shall be in full force and effect thirty (30) calendar days after adoption and publication pursuant to law.

SECTION 8. 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 1ST DAY OF DECEMBER, 2022.

Jennifer Lindsay, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading:	October 27, 2022
Second reading/Passage:	December 1, 2022
Date of Publication:	_____
Effective Date:	_____

EXHIBIT A:**Legal Description and Map of Annexation Area**



COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642
(360) 887-3908 | Fax: (360) 887-2507 | www.ridgefieldwa.us

Greear/Young Petition to Annex

City Council Staff Report

December 1, 2022

I. Basic Facts

Council date: November 17, 2022

GREEAR

Applicant: Ralph Greear. 23812 NW Mueller Rd / Ridgefield, WA 98642. Contact:

lucysgardenwashington@gmail.com

Property Owners: 1. GREEAR RALPH & GREEAR CYNTHIA. 2. CURRAN RODNEY SR & CURRAN PRISCILLA. 3. BUCK SUSAN MARIE TRUSTEE. 4. NEDBAL CARINA G R. 5. GENTRY JAMIE M & ROPP DAVID TROY.

Property Information: 1. 23812 NW Mueller Rd, #216483000. 2. 23905 NW Mueller Rd, #215863000. 3. 23918 NW Mueller Rd, #215873000. 4. 24213 NW Mueller Rd, #215864000. 5. 24217 NW Mueller Rd, #215869000.

Comprehensive Plan Designation: Urban Low (UL)

Clark County Zoning: Single-Family Residential (R1-7.5), Urban Holding 10 (UH-10)

Carty Road Subarea Plan Zoning: Residential Low Density 4 (RLD-4), Community Supported Agriculture Overlay

YOUNG

Applicant: Richard Young. 2307 NW Carty Rd / Ridgefield, WA 98642. Contact: 360-624-6350,

rich.young9120@gmail.com.

Property Owner: Richard Young & Wendy Higgins

Property Information: 2307 NW Carty Rd / Ridgefield, WA 98642. #4, #42 S33 T4N R1E WM, #6 S28 T4N R1E WM, Assessor's #216675000, 26.58 acres.

Comprehensive Plan Designation: Urban Low (UL)

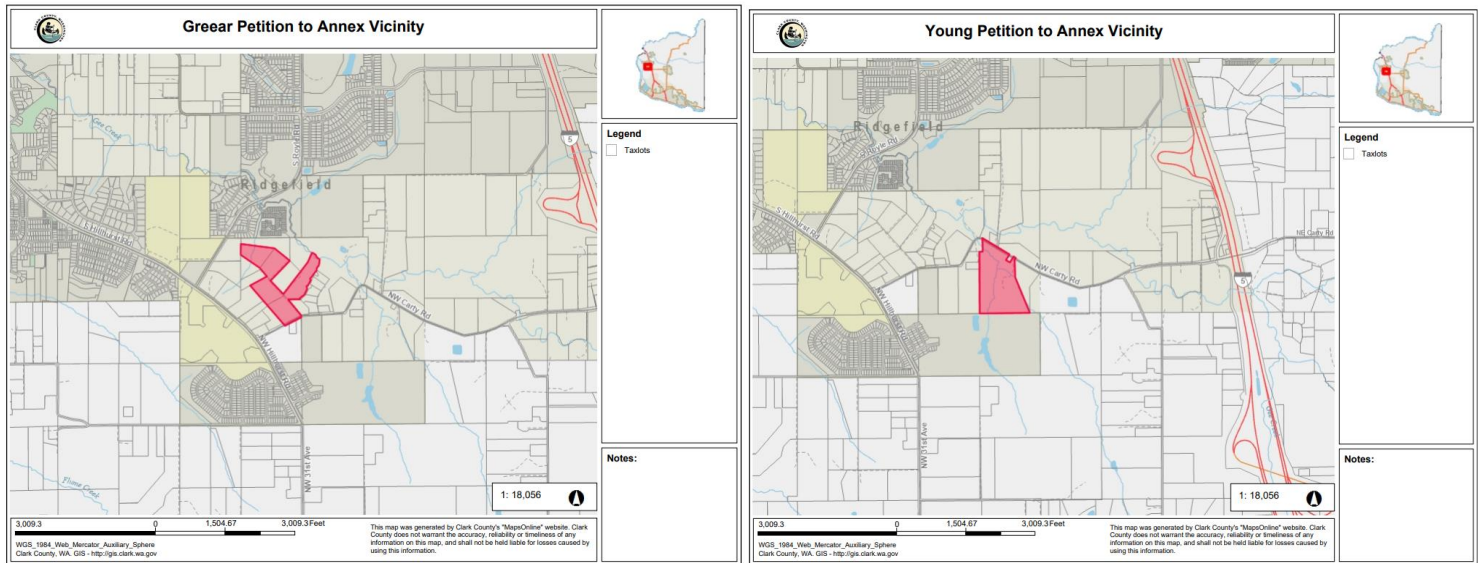
Clark County Zoning: Single-Family Residential (R1-10), Urban Holding 10 (UH-10)

Carty Road Subarea Plan Zoning: Residential Low Density 4 (RLD-4)

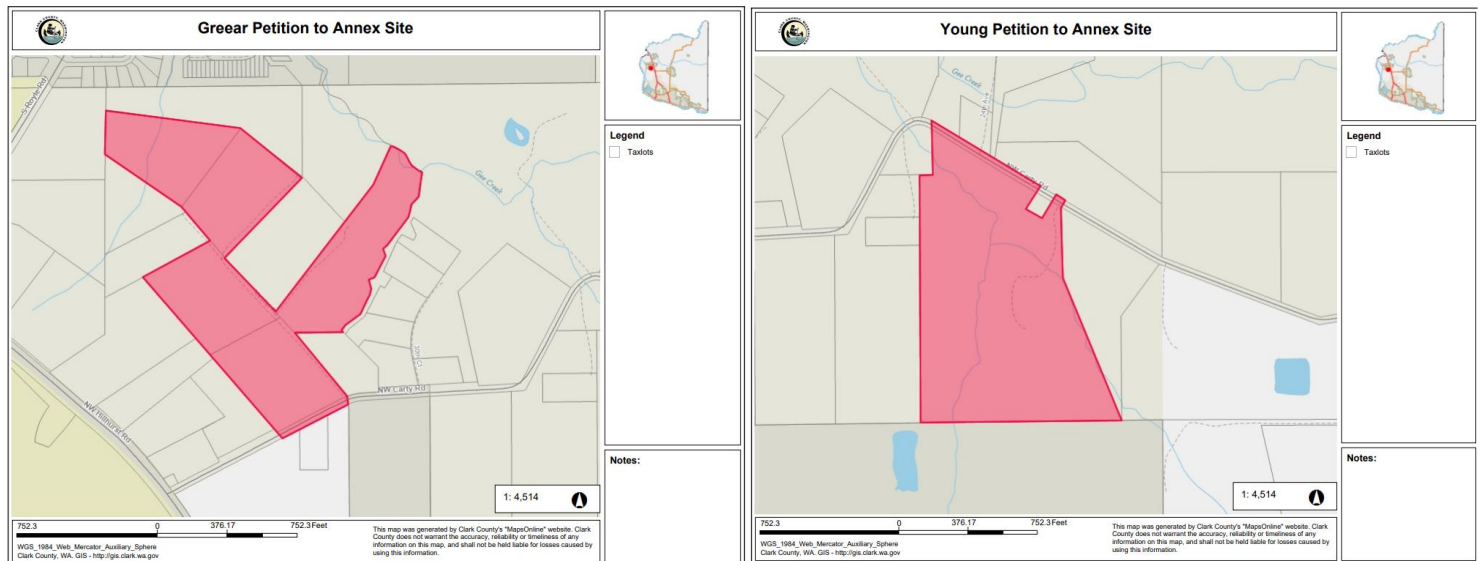
Staff Contact: Claire Lust, Community Development Director. 360.857.5024, Claire.lust@ridgefieldwa.us

II. Location

Figures 1 & 2. Vicinity maps



Figures 3 & 4. Site maps



III. Property Information

The Petitions to Annex include six parcels with a total area of 53.88 acres and adjacent NW Carty Road right-of-way. The subject parcels are within the Ridgefield Urban Growth Area (UGA) and, along with the adjacent right-of-way, are contiguous with the Ridgefield city limits to the southeast. Therefore, the parcels are eligible for annexation. The property information is as follows:

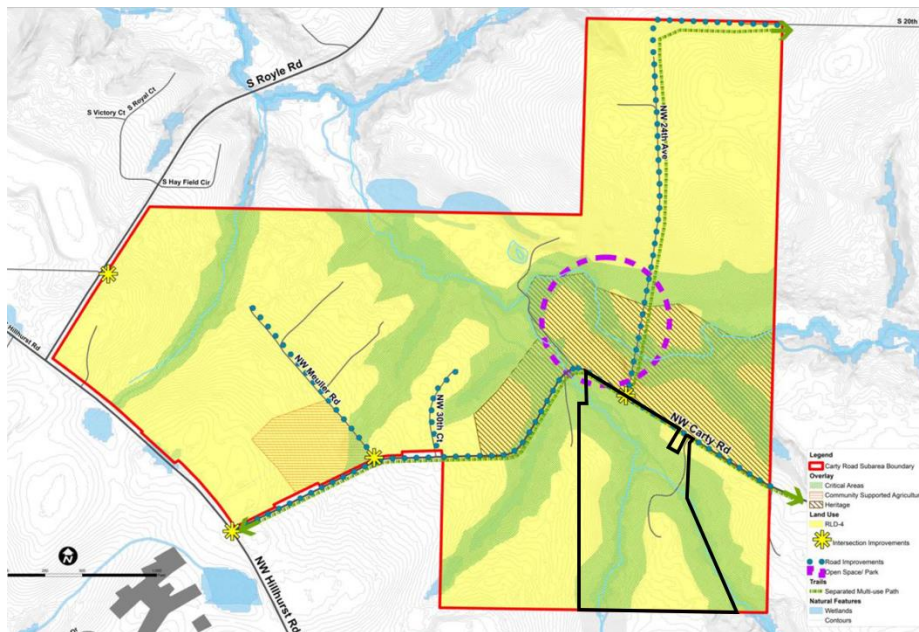
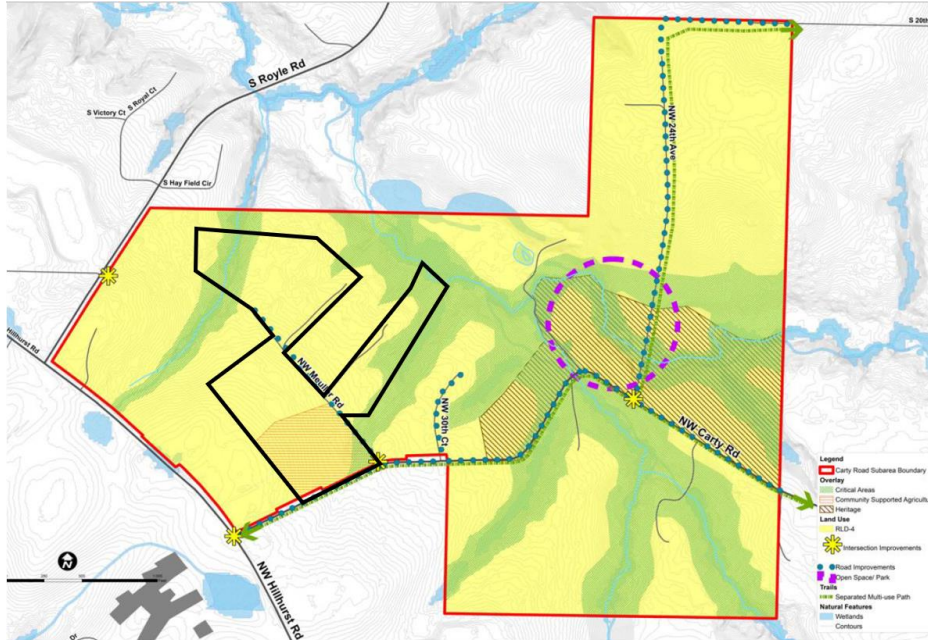
Property Owner	Legal	Square Feet	Acres	2022 Assessed Taxable Property Value	Site Address
GREEAR					
GREEAR RALPH & GREEAR CYNTHIA	#41 S32 T4N R1E WM, Assessor's #216483000	217,800	5	\$752,944.00	23812 NW Meuller Rd
CURRAN RODNEY SR & CURRAN PRICSILLA	#68 S29 T4N R1E WM, Assessor's #215863000	317,988	7.3	\$892,976.00	23905 NW Meuller Rd
BUCK SUSAN MARIE TRUSTEE	#78 S29 T4N R1E WM, Assessor's #215873000	217,800	5	\$652,218.00	23918 NW Meuller Rd
NEDBAL CARINA G R	#69 S29 T4N R1E WM, Assessor's #215864000	217,800	5	\$924,168.00	24213 NW Meuller Rd
GENTRY JAMIE & ROPP DAVID TROY	#74 S29 T4N R1E WM, Assessor's #215869000	217,800	5	\$790,070.00	24217 NW Meuller Rd
YOUNG					
HIGGINS WENDY & YOUNG RICHARD	#4, #42 S33, #6 S28 T4N R1E WM, Assessor's #216675000	1,157,825	26.58	\$1,122,225.00	2307 NW Carty Rd / Ridgefield, WA 98642
Total		2,347,013	53.88	\$5,134,601.00	

IV. Zoning

The current Clark County zoning of the Greear annexation area is Single-Family Residential (R1-7.5) with the Urban Holding – 10 (UH-10) overlay. The current Clark County zoning of the Young property is Single-Family Residential (R1-10) with the Urban Holding – 10 (UH-10) overlay. The 2016 Ridgefield Urban Area Comprehensive Plan designation is urban Low (UL). Per RDC 18.210.015.A, the RLD-4, RLD-6, and RLD-8 zoning districts implement the UL comprehensive plan designation and shall be applied to all newly annexed UL lands. Per the adopted Carty Road Subarea Plan, the subject area is to be designated Residential Low Density 4 (RLD-4) with a

Community Supported Agriculture overlay in the southwest. Per RDC 18.210.015.B, the urban holding overlay shall remain until urban services are available or until financing necessary to construct or bond for urban services is secured.

Figures 5 & 6. Carty Road Subarea Plan zoning & annexation areas



V. Development

The Greears are interested in connecting to water and sewer and upgrading their event venue in the short term, and potentially short platting for additional residential lots in the long term. The other property owners signing

the Greear petition expressed interest in short platting to create one additional residential building lot on their land.

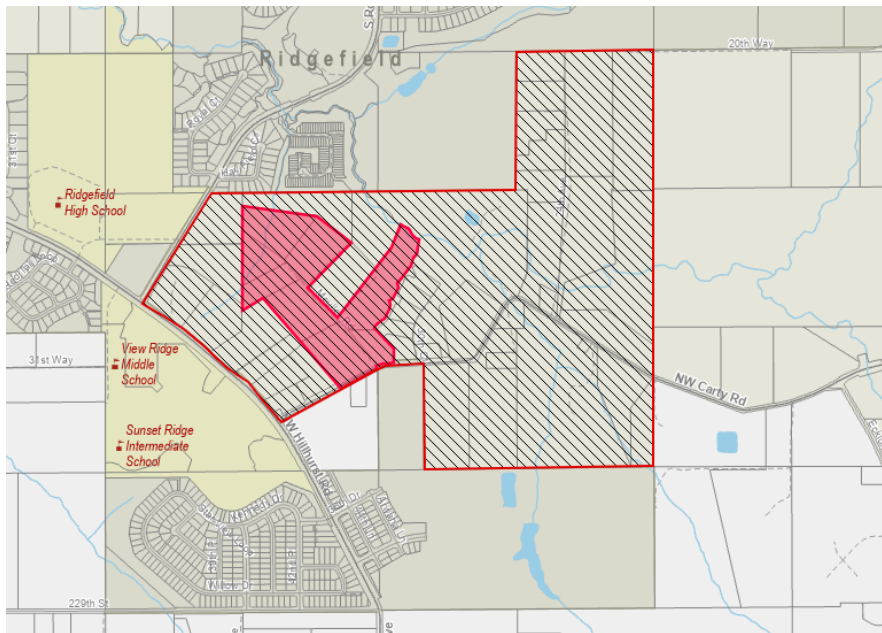
The Young property is adjacent to the Sanderling Park Planned Unit Development (PUD) to the south. A planned public street in the Sanderling PUD will stub to the southern boundary of the Young property. The builder, Pahlisch Homes, is working with Mr. Young to secure an emergency ingress/egress easement via this stub across his property to NW Carty Road. Mr. Young is also coordinating with Clark Regional Wastewater District (CRWWD) to locate a sanitary sewer pump station on the northern portion of his property adjacent to NW Carty Road. While Mr. Young has studied how his property might develop under RLD-4 zoning, he has stated since submitting the petition to annex that he does not intend to develop while he owns the property, nor does he intend to sell to a developer in the immediate future.

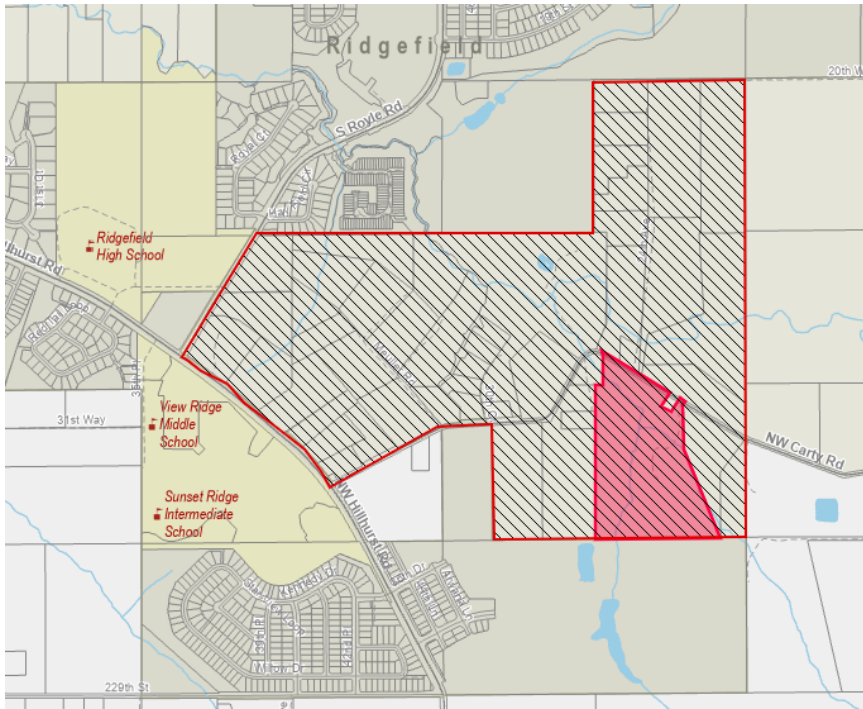
Any future development applications will be subject to planning review and compliance with the applicable development standards in Title 18 of the Ridgefield Municipal Code, including special standards for the Carty Road Subarea which staff must develop, bring to Council for approval, and publish as part of the Carty Road Subarea plan implementation. Engineering and building applications will also be required to obtain development permits.

VI. Procedure

In 2019, the city received two intent to annex applications in what is now the Carty Road Subarea. The Young intent to annex was for parcel 216675000 (26.58 acres), and the Greear intent to annex was for parcels 216483000, 216496000, 215873000, 215864000, 215869000, 215863000, 215874000, and 215872000 (33.76 acres). Through Resolution 560, Council accepted the Greear intent to annex with a geographic modification to include the entire Carty Road Subarea (Figure 4). The geographic modification established the maximum possible area for subsequent petition to annex requests.

Figures 7 & 8. Resolution 560 – modified Greear intent to annex including original Greear and Young intent to annex areas

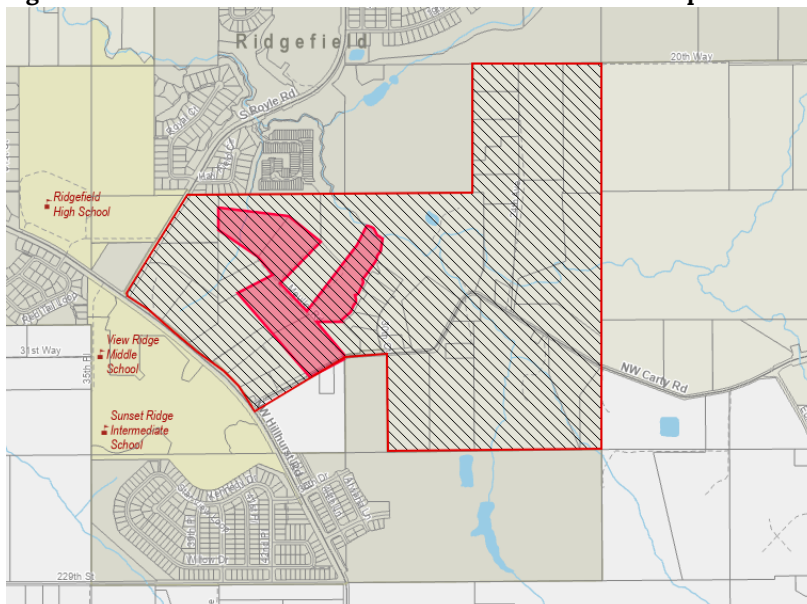




Council then directed staff to pause any annexation requests in the area in order to complete a subarea plan analyzing existing conditions and working with stakeholders to create a shared vision for any future development. Upon adoption of a subarea plan, the existing annexation requests would be able to come off hold and new annexation requests could be submitted. Council adopted the Carty Road Subarea Plan on July 28, 2022.

Mr. Greear subsequently submitted the updated Greear petition to annex to the City, with the proposed annexation area limited to five parcels totaling 27.3 acres (Figure 5). The three parcels in the original intent to annex whose owners did not sign the petition to annex are 216496000 (Schultz), 215874000 (Vigna & Fontyn) and 215872000 (Vigna & Fontyn).

Figure 5. Modified Greear intent to annex area with Greear petition to annex area



Mr. Young subsequently submitted the Young petition to annex to the City, with the proposed annexation area limited to his 26.58-acre parcel.

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

The direct petition method of annexation (RCW 35A.14.120-150) requires that owners of 60% or more of the land value of the proposed for annexation area must sign the declaration of petition to annex. Road values are not included in this calculation. The parties who signed the declarations of petition to annex own 100 percent of the land value of the property proposed for annexation, exceeding the 60% threshold of the Petition to Annex.

Certification of sufficiency.

A certification of sufficiency from the Clark County Assessor is required prior to adoption of a petition to annex. The Assessor issued a certification of sufficiency for the Young annexation area on October 20, 2022 and issued a certification of sufficiency for the Greear annexation area on November 22, 2022.

Public hearing.

City Council held a public hearing and first reading of the Greear and Young petitions to annex as separate agenda items on October 27, 2022. No testimony was received on either.

Combination of requests.

In 2019, Council took action to combine the Greear and Young intent to annex requests under Resolution No. 560. Both initial requests became part of the overall Greear annexation area. Therefore, it has been determined that the appropriate course of action is for Council to vote on adoption of the Greear and Young petitions to annex as one entity, under Ordinance No. 1368.

Remaining steps.

- Council second reading: City Council shall hold a second reading and determine whether the city will adopt the combined petitions to annex.
- Ordinances: Upon adoption of the petitions to annex, the city shall adopt an ordinance annexing certain lands, adopt a zoning ordinance for the annexed area, and forward the ordinance(s) to the Clark County Assessor's Office, State Department of Revenue, State Department of Commerce, and State Office of Financial Management.
- Census: The City Clerk shall report population increases to census reporting agencies.

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: December 01, 2022

ITEM: BUSINESS

AGENDA ITEM TITLE: A Resolution of the City of Ridgefield, Washington
Amending and Superseding Resolution No. 602 (Master
Fee Schedule)

GOVERNING LEGISLATION:

Revised Code of Washington Chapter 42.56.120
Washington Administrative Code 44-14-07001
Ridgefield Municipal Code Chapter 3.70 – Fees for Services

PREVIOUS COUNCIL ACTION TAKEN:

City Council passed Resolution No. 299 August 2, 2005 establishing the Master Fee Schedule. Council has since passed multiple revisions to the Master Fee Schedule, the most recent Resolution No. 602 on December 16, 2021.

SUMMARY/BACKGROUND:

City staff periodically review the Master Fee Schedule to ensure fees are appropriate to cover services provided. Community Development, the Parks Department and Finance staff have identified a few proposed changes to the fee schedule to be implemented effective January 1, 2023. The fee schedule attached includes index changes to Traffic and Park impact fees effective January 1, 2023. The City Council will have a second reading and vote on adoption of proposed changes to the Ridgefield School District Capital Facilities Plan and school impact fees associated with the plan on December 15, 2022. The adopted school impact fees will be included in the recommended fee schedule changes effective January 1, 2023. Examples of indexing and minor language changes have been incorporated as well.

Fee Description	Current Fee	Recommended Fee	Justification
City personnel costs			
Building Official	\$90.00/hr	No change	The last update to personnel costs was January 1, 2020. The new rates reflect increases to salary and benefit costs since 2020. The Public Works changes reflect changes to departmental structure and on call duties.
Building Inspector	\$75.00/hr	No Change	
Public Safety	\$75.00/hr	\$100.00/hr	
Public Works	\$50.00/hr	By department	
Facilities	NA	\$75.00/hr	
Water	NA	\$90.00/hr	
Stormwater	NA	\$90.00/hr	
Park Caretaker	\$15.00/hr	\$40.00/hr	
All other city personnel	Actual cost + 10%	No changes	

Shoreline Substantial Development Permit	\$3,000	\$2,100	The shoreline substantial development permit is a Type II and the shoreline variance is Type III. The proposed fee change is to correct the fees for Type II and III to match fee levels throughout land use and planning for these permit types.
Shoreline Variance	\$2,100	\$3,000	
Type I Administrative Adjustment	NA	\$150	Create a type I admin adjustment for modifications up to 10%. Revise Type I and Type II adjustment fees to match all other similar fee types in fee schedule.
Type II Administrative Adjustment	\$350	\$450	
Street Tree Removal Permit	\$50	\$150	Increase fee if tree is not replaced and add language regarding waiver.
5/8-3/4 Inch Meter Installation	\$425	\$480	Updated cost reflects current cost of meter, antenna and labor plus 10% overhead.
1.0 Inch Meter Installation	\$490	\$580	
1.5 Inch Meter Installation	\$775	Time & Materials	City maintenance workers determines required meter during installation which ranges in cost from \$1,175 to \$2,025 depending on water flow requirements.
2.0 Inch Meter Installation	\$980	Time & Materials	City maintenance workers determines required meter during installation which ranges in cost from \$1,375 to \$2,475 depending on water flow requirements.
Changes or Additions to Approved Plans that Require Additional Review – Administrative Fee	NA	\$58	Create a new fee to cover costs to administer the additional review. Fee matches similar fees in fee schedule.
Valuation Table per International Code Council			Remove reference to two year lag. New publications are available timely and can be updated with most recent release. Matches current best practice.
Work Commencing Before Permit Issuance	N/A	100% of Building Permit Fee	Additional fee to meet requirement of RMC 14.03.020 109.4 to double permit fee when work commences prior to permit issuance.
Re-Inspection Fees (Applicable After Two Inspections)	1 Hour Minimum	No Change	Clarification of when this fee is charged. Building permit includes up to 2 inspections. Fee will be charged for each subsequent inspection. Reflects current practice.

Special Investigation of Work Commencing Before Permit Issuance	NA	2 Hour Minimum	Special investigation fee in RMC 14.03.020 109.4 for inspections done to identify and investigate work commencing before permit issuance.
Re-Roof Permit (Residential)	\$100.00	No Change	Removing language (Full tear off (with sheathing replaced). No change to current fee. Complies with 2018 IRC R105.2 that no longer exempts any residential re-roofing permits.
Traffic Impact Fees Single Family Multi Family Commercial	\$4,512.16 \$2,762.93 \$471.49	\$4,909.24 \$3,006.07 \$512.99	West Region CPI-U index posted for first half of 2022 (June) at 8.8%.
Park Impact Fees Single Family Multi Family	\$3,713.07 \$3,713.07	\$4,039.83 \$4,039.83	West Region CPI-U index posted for first half of 2022 (June) at 8.8%.
School Impact Fees	\$11,002.35	TBD	Pending 12/15/22 council action.
Park Rental Fees			Added definitions of what is a half day and full day rental. Revised rentals for better clarity on what is included in rental fees for Abrams Park or Overlook Park and new pricing structure.
Abrams Park “Bennett Kitchen, Hall and Plaza” Entire Park “Includes Bennett Kitchen, Hall, Plaza and grassy area adjacent to kitchen and parking if needed” Abrams Sports Fields Grassy Field or T-Ball Softball or Baseball	Hourly Hourly \$10/hr 3 month session \$80	\$100/half day \$150/full day \$150/refundable deposit \$200/half day \$300/all day \$300/refundable deposit \$15/hr \$25/hr	Change to half day and full day structure with clarification on what is included in rental pricing. Change to half day and full day structure with clarification on what is included in rental pricing. Contractual commitments with sports teams will supersede the fee schedule and receive priority scheduling.
Overlook Park Entire Park “Stage, Plaza, and Upper Grassy Areas”	Hourly	\$200.00/half day \$300.00/all day \$300.00/refundable deposit	Change to half day and full day structure with clarification on what is included in rental pricing.

BUDGET/FINANCIAL IMPACTS:

No significant budget impacts are anticipated.

RECOMMENDED ACTION OR MOTION:

Council may adopt resolution No. 620 as presented by making the following motion:

"I move to approve Resolution No. 620 as presented."

STAFF CONTACT:

Kirk Johnson, Finance Director

ATTACHMENTS:

2023 Master Fee Schedule Update (PDF)

01.2023 Master Fee Schedule - Redlined Version
(DOCX)

01.2023 Master Fee Schedule - Clean Copy (DOCX)

Resolution No.620

A RESOLUTION OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING AND SUPERSEDING RESOLUTION NO. 602 (MASTER FEE SCHEDULE)

WHEREAS, it is the general policy of the City to establish fees that are reflective of the cost of services provided by the City; and

WHEREAS, the Ridgefield City Council approved Resolution No. 299 at a regular meeting held on August 2, 2005 establishing a Master Fee Schedule to provide cost recovery for the provision of providing various municipal services; and,

WHEREAS, the Ridgefield City Council approved additional resolutions after this time period that added services, delegated authority, and modified and/or updated fees, and;

WHEREAS, the Ridgefield City Council approved Resolution No. 602 as the most recent update to the Master Fee Schedule, and;

WHEREAS, the Ridgefield City Council also desires to add new fees, update fees and charges within the current Master Fee Schedule that are outdated or no longer applicable; and

NOW THEREFORE, be it resolved 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 that it is in the public interest to amend and supersede the previously approved Master Fee Schedule to address costs associated with providing services.

Section 2. Supersede Previous Resolutions. This Resolution inclusive of Exhibit "A" attached hereto shall supersede in its entirety Resolution No. 602 previously passed by the Ridgefield City Council.

Section 3. Adjustments. The Ridgefield City Council amends the Master Fee Schedule to include the attached Exhibit "A".

Section 4. Effective Date. This Resolution shall be in full force and effect on January 1, 2023.

ADOPTED AT A REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON
THIS 1st DAY OF DECEMBER, 2022.

CITY OF RIDGEFIELD

Jennifer Lindsay
Mayor

Attest:

Julie Ferriss
City Clerk



2023 Master Fee Schedule

Resolution No. 620

December 1, 2022



2023 Proposed Fee Updates

Section “A” City Personnel Costs

Fee Description	Current Fee	Recommended Fee	Justification
Building Official	\$90.00/hr	No Change	The last update to personnel costs was January 1, 2020. The new rates reflect increases to salary and benefit costs since 2020. The public works changes also reflect departmental changes for structure and on call duties.
Building Inspector	\$75.00/hr	No Change	
Public Safety	\$75.00/hr	\$100.00/hr	
Public Works	\$50.00/hr	Per Classification	
Facilities Maintenance	NA	\$75.00/hr	
Water Maintenance	NA	\$90.00/hr	
Stormwater Maintenance	NA	\$90.00/hr	
Park Caretaker	\$15.00/hr	\$40.00/hr	
All Other City Personnel	Actual Cost + 10%	No Change	



2023 Proposed Fee Updates

Section “B” Land Use Planning Permits

Fee Description	Current Fee	Recommended Fee	Justification
Shoreline Substantial Development Permit	\$3,000	\$2,100	The shoreline substantial development permit is a Type II, and the shoreline variance is Type III. The proposed fee change is to correct the fees for Type II and III to match fee levels throughout land use and planning for these permit types.
Shoreline Variance	\$2,100	\$3,000	
Type I Administrative Adjustment	NA	\$150	Create a type I administrative adjustment for modifications up to 10%. Revise Type I and Type II adjustment fees to match all other similar fee types in fee schedule.
Type II Administrative Adjustment	\$350	\$450	

Attachment: 2023 Master Fee Schedule Update (Update to the Master Fee Schedule)



2023 Proposed Fee Updates

Section “C” Public Works Permits

Fee Description	Current Fee	Recommended Fee	Justification
Street Tree Removal Permit	\$50	\$150	Increase fee if tree is not replaced and add language regarding waiver.
5/8-3/4 Inch Meter Installation	\$425	\$480	Updated cost reflects current cost of meter, antenna and labor plus 10% overhead.
1.0 Inch Meter Installation	\$490	\$580	
1.5 Inch Meter Installation	\$775	Time & Materials	City maintenance workers determines required meter during installation which ranges in cost from \$1,175 to \$2,025 depending on water flow requirements.
2.0 Inch Meter Installation	\$980	Time & Materials	City maintenance workers determines required meter during installation which ranges in cost from \$1,375 to \$2,475 depending on water flow requirements.

2023 Proposed Fee Updates

Section “D” Building Permits

Fee Description	Current Fee	Recommended Fee	Justification
Changes or Additions to Approved Plans that Require Additional Review – Administrative Fee	NA	\$58	Create a new fee to cover costs to administer the additional review. Fee matches similar fees in fee schedule.
Valuation Table per International Code Council			Remove reference to two-year lag. New publications are available timely and can be updated with most recent release. Matches current best practice.
Work Commencing Before Permit Issuance	NA	100% of Building Permit Fee	Additional fee to meet requirement of RMC 14.03.020 109.4 to double permit fee when work commences prior to permit issuance.
Re-Inspection Fees (Applicable After Two Inspections)	1 Hour Minimum	No Change	Clarification of when this fee is charged. Building permit includes up to 2 inspections. Fee will be charged for each subsequent inspection. Reflects current practice.

2023 Proposed Fee Updates

Section “D” Building Permits

Fee Description	Current Fee	Recommended Fee	Justification
Special Investigation of Work Commencing Before Permit Issuance	NA	2 Hour Minimum	Special investigation fee in RMC 14.03.020 109.4 for inspections done to identify and investigate work commencing before permit issuance.
Re-Roof Permit (Residential)	\$100.00	No Change	Removing language (Full tear off (with sheathing replaced)). No change to current fee. Complies with 2018 IRC R105.2 that no longer exempts any residential re-roofing permits.

Attachment: 2023 Master Fee Schedule Update (Update to the Master Fee Schedule)



2023 Proposed Fee Updates

Section “D” Building Permits

Fee Description	Current Fee	Recommended Fee	Justification
Traffic Impact Fees			
Single Family	\$4,512.16	\$4,909.24	West Region CPI-U index posted for first half of 2022 (June) at 8.8%.
Multi-Family	\$2,762.93	\$3,006.07	
Commercial	\$471.49	\$512.99	
Park Impact Fees			
Single Family	\$3,713.07	\$4,039.83	West Region CPI-U index posted for first half of 2022 (June) at 8.8%.
Multi-Family	\$3,713.07	\$4,039.83	
School Impact Fees	\$11,002.35	TBD	Pending 12/15/2022 council action.



2023 Proposed Fee Updates

Section “E” Park Rental & Special Events

Fee Description	Current Fee	Recommended Fee	Justification
Park Rental Fees			Added definitions of what is a half day and full day rental. Revised rentals for better clarity on what is included in rental fees for Abrams Park or Overlook Park and new pricing structure.
Abrams Park			
Bennett Kitchen, Hall and Plaza	Hourly	\$100/half day \$150/full day \$150/refundable deposit	Change to half day and full day structure with clarification on what is included in rental pricing.
Entire Park “Includes Bennett Kitchen, Hall, Plaza and grassy area adjacent to kitchen and parking if needed”	Hourly	\$200/half day \$300/all day \$300/refundable deposit	Change to half day and full day structure with clarification on what is included in rental pricing.

2023 Proposed Fee Updates

Section “E” Park Rental & Special Events

Fee Description	Current Fee	Recommended Fee	Justification
Abrams Park			
Abrams Sports Fields			
Grassy Field or T-Ball	\$10/hr	\$15/hr	Contractual commitments with sports teams will supersede the fee schedule and receive priority scheduling.
Softball or Baseball	3-month session \$80	\$25/hr	
Overlook Park			
Entire Park “Stage, Plaza, and Upper Grassy Areas”	Hourly	\$200.00/half day \$300.00/all day \$300.00/refundable deposit	Change to half day and full day structure with clarification on what is included in rental pricing.

Attachment: 2023 Master Fee Schedule Update (Update to the Master Fee Schedule)





THANK YOU

City of Ridgefield, WA
Master Fee Schedule
Effective Date: ~~March 3, 2022~~ January 1, 2023



FEE AMOUNT

A. City Personnel Costs (hourly rate)	
Building Official	\$90.00
Building Inspector	\$75.00
Public Safety	\$75.00 100.00
Public Works	
• <u>Facilities Maintenance Worker (Parks and Streets)</u>	\$50.00 75.00
• <u>Water Maintenance Worker</u>	\$90.00
• <u>Stormwater Maintenance Worker</u>	\$90.00
Park Attendant Caretaker	\$15.00 50.00
All Other City Personnel	Actual Cost + 10%
B. Land Use Planning Permits	
• Payment. All fees are due at the time an application is submitted. • Simultaneous Development Permit Submittal. Applicants may submit for Land Use, Public Works/Engineering and Building permits simultaneously. Public Works/Engineering and Building permits shall not be issued until final Land Use permits have been issued. • Refunds. The Community Development Director (Director) shall refund the full amount of any fee paid hereunder which was erroneously paid or collected. The Director may authorize refunding of not more than 80 percent of a fee paid when an application has been withdrawn or canceled before any work has been done under an application review or before any plan reviewing has been done. All refund requests must be submitted in writing by the original applicant, or include an authorization from the original applicant, within 180 days from the date of application.	
Annexation:	
Notice of Intent	\$450
Notice of Petition to Annex	\$2,000
Appeal:	
Review by recognized City Neighborhood Organization or HOA	\$250
Appeal involving an individual single-family residence or duplex	\$350
All land use appeals to Hearing Examiner	\$2,000
Archaeological Pre-Determination Review	\$350
Boundary Line Adjustment	\$400
Comprehensive Plan Amendment/Zone Change Request	
Comprehensive Plan	\$3,000
Zone Change Request	\$3,750
Conditional Use Permit:	
New Use	\$3,750

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Resolution No. ~~602-620~~ and Ordinance No. ~~1362~~
Effective ~~March 3, 2022~~ January 1, 2023

Page 1

Attachment: 01.2023 Master Fee Schedule - Redlined Version (Update to the Master Fee Schedule)

City of Ridgefield, WA
 Master Fee Schedule
 Effective Date: ~~March 3, 2022~~ January 1, 2023



FEE AMOUNT

Existing Use – Minor Alteration	\$450
Existing Use – Major Alteration	\$2,000
Covenant Release: Full or Partial	\$1,000
Critical or Sensitive Area Review (Fee for Each Required Review)	
Fish & Wildlife Habitat Conservation Areas	\$600
Frequently Flooded Areas	\$600
Geologic Hazard Areas	\$600
Wetlands	\$600
Critical Aquifer Recharge Areas	\$600
Minor Exception Request	\$600
Reasonable Use Exception Request	\$600
Development Agreement	\$1,000
Development Agreement – Amendment	\$750
Director's Interpretation	\$350
Extensions of Land Use Approval:	
Preliminary PUD or Preliminary Plat	\$350
All Others	\$150
Final Plat:	
Final Subdivision Plat	\$2,000
Final Short Plat	\$500
Final Large Lot Plat	\$500
Final Binding Site Plan	\$500
Map of Dedication:	
Map of Dedication (not part of another land use application)	\$500
Amendment to a Map of Dedication Type I and Type II	\$500
Amendment to a Map of Dedication Type III	\$2,000
Home Occupation	\$150
Large Lot Plat (Preliminary)	\$1,500
Legal Lot Determination:	
Up to Two Lots	\$450
Plus Fee-per-lot for Each Lot Over 2	\$50
Legislative Text Amendment	\$3,000
Master Planned/Mixed Use Development	\$3,000
(Plus Corresponding PUD or Subdivision Fee)	
Nonconforming Situations:	
Type I Alteration of Nonconforming Situation	\$150
Type II Alteration of Nonconforming Situation	\$450
Type III Alteration of Nonconforming Situation	\$3,250
Type II Determination or Discontinuance of Nonconforming Situation	\$150
Type II Reconstruction of a Nonconforming Situation	\$450
Planned Residential Development (PUD):	
10 – 25 Lots	\$4,000

Resolution No. ~~602-620~~ and Ordinance No. ~~1362~~
 Effective ~~March 3, 2022~~ January 1, 2023

Page 2

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City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 3, 2022~~ January 1, 2023



FEE AMOUNT

26 – 50 Lots	\$5,500
51 Lots or More	\$5,500
Plus Fee-per-lot for Each Lot Over 50	\$25
Modification of Preliminary PUD (plus applicable Map of Dedication fee)	
Minor Modification	\$650
Major Modification	\$2,000
Plat Alteration or Vacation	\$2,000
Plat Modification (plus applicable Map of Dedication fee)	\$2,000
Post-Decision Review:	
Type I	\$150
Type II	\$2,500
Type III	\$3,250
Pre-Application Conference:	
If Development Permit Application Submitted within 6 Months	\$500 Credit
Pre-Application Waiver	\$65
SEPA Review:	
SEPA Review	\$500
SEPA Review for One Single Family Residence	\$150
Shoreline Permit:	
Shoreline Statement of Exemption	\$150
Shoreline Substantial Development Permit	\$3,000 \$2,100
Shoreline Conditional Use Permit	\$3,000
Shoreline Variance	\$2,100 \$3,000
Sign Permit:	
Sandwich Board or "A" Frame	\$50
Permanent (Plus Applicable Building and Land Use Permit Fees in Section "B and D")	\$100
Master Sign Plan	\$250
Site Plan Review:	
Minor Site Plan	\$150
Basic Site Plan	\$2,500
Major Site Plan	\$3,500
Preliminary Binding Site Plan	\$4,000
Short Plat (Preliminary)	\$1,500
Subdivision (Preliminary):	
10 – 25 Lots	\$4,000
26 – 50 Lots	\$5,500
51 Lots or More	\$5,500
Plus Fee-per-lot for Each Lot Over 50	\$25
Temporary Use Permit:	

Resolution No. ~~602-620~~ and Ordinance No. ~~1362~~
Effective ~~March 3, 2022~~ January 1, 2023

Page 3

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City of Ridgefield, WA
Master Fee Schedule

Effective Date: ~~March 3, 2022~~ January 1, 2023



FEE AMOUNT

Type I	\$150
Type II	\$450
Type I Review (All Others)	\$150
Type II Review (All Others)	\$450
Type III Review (All Others)	\$3,250
Variance/Administrative Adjustment	
Type I Administrative Adjustment	\$150
Type II Administrative Adjustment	\$350 \$450
Variance	\$3,250
Variance Filed in Conjunction with Another Type III Application	\$1,050
Zoning Confirmation Letter	\$150
C. Public Works Permits	
• Payment. All fees are due at the time an application is submitted. Any additional charges shall be paid prior to receipt of a Final Decision, Final Plat Approval or Statement of Completion as applicable. • Simultaneous Development Permit Submittal. Applicants may submit for Land Use, Public Works/Engineering and Building permits simultaneously. Public Works/Engineering and Building permits shall not be issued until final Land Use permits have been issued. • Refunds. The Community Development Director (Director) shall refund the full amount of any fee paid hereunder which was erroneously paid or collected. The Director may authorize refunding of not more than 80 percent of a fee paid when an application has been withdrawn or canceled before any work has been done under an application review or before any plan reviewing has been done. All refund requests must be submitted in writing by the original applicant, or include an authorization from the original applicant, within 180 days from the date of application.	
Right of Way/Road Encroachment Permit:	
Right of Way/Road Blocking Only	\$125
1-200 Linear Feet of Pavement Disturbed	\$300
Over 200 Linear Feet of Pavement Disturbed	\$300
Plus Fee Per Linear Foot over 200	\$0.75
Extension (90 Day)	\$75
Grading Permit:	
Under 50 Cubic Yards of Total Cut and Fill	No Fee
50-100 Cubic Yards of Total Cut and Fill	\$50
101-500 Cubic Yards of Total Cut and Fill	\$200
501-1,000 Cubic Yards of Total Cut and Fill	\$500
1,001-10,000 Cubic Yards of Total Cut and Fill	\$750

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10,001-50,000 Cubic Yards of Total Cut and Fill	\$1,000
50,001-100,000 Cubic Yards of Total Cut and Fill	\$1,500
100,001-200,000 Cubic Yards of Total Cut and Fill	\$2,500
Over 200,000 Cubic Yards of Total Cut and Fill	\$5,000
Grading Permit Extension (12 Months)	50% of Original Fee
Street Tree Removal (Permit Required):	
Fee if Existing Tree is Replaced within Timeframe on Permit	\$0
Fee if Existing Tree is Not Replaced within Timeframe on Permit will be waived with proof street tree is purchased	\$50150
Water Utility Fees:	
Administrative Termination	\$50
Hydrant Meter Rental Deposit	\$500
Meter Accuracy Testing (One Free Test per 12 Month Period)	\$60
Utility Account Set Up	\$10
Service Call	\$15
Water Meter Installation Fee	
5/8-3/4 Inch Meter	\$425 480
1.0 Inch Meter	\$490 580
1.5 Inch Meter	\$775 Time & Materials
2.0 Inch Meter	\$980 Time & Materials
3.0 Inch Meter	Time & Materials
4.0 Inch Meter	Time & Materials
6.0 Inch Meter	Time & Materials
8.0 Inch Meter	Time & Materials
Water Service Installation	Time & Materials
Water Utility Availability Determination	\$25
Engineering Review:	
Engineering Site Plan	\$8,000
Engineering Site Plan with Off-site Infrastructure	\$12,000
Engineering Short Plat (2-9 Lots)	\$10,000
Engineering Subdivision/PUD (More than 9 Lots)	\$10,000
Plus Fee Per Lot	\$100
Fee for Each City Plan Review in Excess of 3	\$500
D. Building Permits	
Payment. All plan review fees are due at the time an application is submitted. All building permit fees are due when the permit is picked up by the applicant. Any additional charges shall be paid prior to the issuance of a building permit. * Use of Outside Professional Consultants. The City reserves the right to use the services of outside professional consultants.	

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• Simultaneous Development Permit Submittal. Applicants may submit for Land Use, Public Works/Engineering and Building permits simultaneously. Public Works/Engineering and Building permits shall not be issued until final Land Use permits have been issued. • Building Valuation. Building Valuation shall be calculated by the Building Official based on the cost of the construction as stated by the applicant and/or by utilizing the square footage of the proposed construction and valuation data published by the International Code Council. Valuation data shall be updated annually on January 1 using the most recent release of the ICC Building Valuation Data. (ex. January 1, 202322 using ICC Building Valuation Data released August 20224). Refunds. The Community Development Director (Director) shall refund the full amount of any fee paid hereunder which was erroneously paid or collected. The Director may authorize refunding of not more than 80 percent of a fee paid when an application has been withdrawn or canceled before any work has been done under an application review or before any plan reviewing has been done. All refund requests must be submitted in writing by the original applicant, or include an authorization from the original applicant, within 180 days from the date of application.	
Building Plan Review:	65% of Building Permit Fee
Minimum Plan Review Fee	\$25
Maximum Plan Review Fee	\$32,500
Outside Structural Plan Review: Exception Only (ex: Hospitals)	* City Cost
Fee for Each Building Plan Review in Excess of 3	\$500
Changes or Additions to Approved Plans that Require Additional Review – Fee per Hour	\$75
Changes or Additions to Approved Plans that Require Additional Review – Administrative Fee	\$58
Re-Activation of 180-Day Plan Approval Fee	\$250
Plot Plan Review Fee	\$58
Fee for Each Plot Plan Review in Excess of 2	\$58
Changes or Additions to Approved Plot Plan that Require Additional Review	\$58
Architectural Design Review Fee	\$75
Fee for Each Architectural Design Review in Excess of 2	\$75
Changes or Additions to Approved Elevations that Require Additional Architectural Design Review	\$75
Building Permit:	
Valuation per International Code Council – Two Year Lag	
\$1-\$500 (Minimum)	\$25

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\$501-\$2,000	\$50
\$2,001 - \$25,000 Base	\$50
Plus \$/ \$1,000 Over \$2,000 (and Any Fraction Thereof)	\$14
\$25,001 - \$50,000 Base	\$372
Plus \$/ \$1,000 Over \$25,000 (and Any Fraction Thereof)	\$10
\$50,001 - \$100,000 Base	\$622
Plus \$/ \$1,000 Over \$50,000 (and Any Fraction Thereof)	\$7
\$100,001 - \$500,000 Base	\$1,022
Plus \$/ \$1,000 Over \$100,000 (and Any Fraction Thereof)	\$5
\$500,001 - \$1,000,000 Base	\$3,400
Plus \$/ \$1,000 Over \$500,000 (and Any Fraction Thereof)	\$4
Over \$1,000,000 Base	\$7,375
Plus \$/ \$1,000 Over \$1,000,000 (and Any Fraction Thereof)	\$4
Maximum Building Permit Fee	\$50,000
<u>Work Commencing Before Permit Issuance (RMC 14.03.020)</u>	<u>100% of Building Permit Fee</u>
Foundation Permit/Early Start At-Risk Agreement:	\$250
Inspection Fees:	
Base Inspection Cost per Hour	\$75
Inspections Outside of Normal Business Hours	4 Hour Minimum
Re-Inspection Fees (If Separate Inspection Fee is Applicable <u>Applicable After Two Inspections</u>)	1 Hour Minimum
Adult Family Home	2 Hour Minimum
Special Occupancies	2 Hour Minimum
Special Inspections Requested by the Applicant	2 Hour Minimum
<u>Special Investigation of Work Commencing Before Permit Issuance (RMC 14.03.020(109.4))</u>	<u>2 Hour Minimum</u>
Other Inspections (If Separate Inspection Fee is Applicable)	1 Hour Minimum
Mechanical & Plumbing Combined Permit Fee for New SFR	25% of Building Permit Fee (plus any applicable wood/pellet/gas stove fees)
	25% of Mechanical Permit Fee
Mechanical Plan Review Fees:	
Mechanical Permit Fees:	
Permit Issuance	\$65.00
Supplemental Permit (Original Permit Not Expired)	\$15.00
<u>Furnaces</u>	
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3 kW)	\$18.00

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For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 kW)	\$20.00
For the installation or relocation of each floor furnace, including vent	\$15.00
For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$15.00
<u>Heat Pumps/AC</u>	
Heat Pump/AC 0-3	\$12.00
Heat Pump/AC 3-15	\$20.00
Heat Pump/AC 15-30	\$25.00
Heat Pump/AC 30-50	\$35.00
Heat Pump/AC >50	\$60.00
<u>Wood/Pellet/Gas Stoves</u>	
Wood/Pellet/Gas Stove Insert	\$58.00
Wood/Pellet/Gas Stove Free Standing	\$58.00
<u>Gas Piping Systems</u>	
For each gas piping system of one to five outlets	\$7.00
For each additional outlet over five, each	\$2.00
<u>Appliance Vents</u>	
For the installation, relocation, or replacement of each appliance vent installed and not included in an appliance permit	\$8.00
<u>Repairs or Additions</u>	
For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code	\$14.00
<u>Boilers, Compressors, and Absorption Systems</u>	
For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW)	\$15.00
For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	\$30.00
For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)	\$40.00
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50	

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horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)	\$55.00
For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)	\$95.00
<u>Air Handlers</u>	
For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto	\$15.00
Note: This fee does not apply to an air handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code	
For each air-handling unit over 10,000 cfm (4719 L/s)	\$20.00
<u>Evaporative Coolers</u>	
For each evaporative cooler other than portable type	\$15.00
<u>Commercial Ducts</u>	
For each duct	\$9.00
<u>Ventilation and Exhaust</u>	
For each ventilation fan connected to a single duct	\$8.00
For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	\$15.00
For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	\$15.00
<u>Incinerators</u>	
For the installation or relocation of each domestic-type incinerator	\$20.00
For the installation or relocation of each commercial or industrial-type incinerator	\$15.00
<u>Miscellaneous</u>	
For each appliance or piece of equipment regulated by the Mechanical Code but not classified in other appliance categories, or for which no other fee is listed in the table	\$15.00
Plumbing Plan Review Fees:	25% of Plumbing Permit Fee
Plumbing Permit Fees:	
Permit Issuance	\$65.00
Supplemental Permit (Original Permit Not Expired)	\$15.00
<u>Fixtures and Vents</u>	
For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow prevention thereof)	\$10.00
For repair or alteration of drainage or vent piping, each fixture	\$7.00

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<u>Industrial Waste and Rainwater Systems</u>	
For each industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps	\$20.00
Rainwater systems – per drain inside building	\$10.00
<u>Water Piping and Water Heaters</u>	
For installation, alteration, or repair of water piping or water-treatment equipment, or both, each	\$7.00
For each water heater including vent (for vents only, see Mechanical Permit Fee Table)	\$15.00
<u>Gas Piping Systems</u>	
For each gas piping system of one to five outlets	\$7.00
For each additional outlet over five, each	\$2.00
<u>Lawn Sprinklers, Vacuum Breakers and Backflow Protection Devices</u>	
For each lawn sprinkler system on any one meter, including backflow protection devices thereof	\$15.00
For atmospheric-type vacuum breakers or backflow protection devices not included above:	
1 to 5 devices	\$15.00
Over 5 devices, each	\$3.00
For each backflow-protection device other than atmospheric-type vacuum breakers:	
2 inches (50.8 mm) and smaller	\$15.00
Over 2 inches (50.8 mm)	\$25.00
<u>Swimming Pools</u>	
For each swimming pool or spa (in addition to other permits/fees):	
Public Pool	\$95.00
Public Spa	\$65.00
Private Pool	\$65.00
Private Spa	\$35.00
Pools over 5,000 gallons	\$100.00
<u>Miscellaneous</u>	
For each appliance or piece of equipment regulated by the Plumbing Code but not listed in other appliance categories, or for which no other fee is listed	\$10.00
<u>Mobile Home Permit Fees:</u>	
Placement of a Temporary Mobile Home/Trailer	\$100.00
Manufactured Home Inspection	\$100.00
Temporary Storage of a Mobile Home	\$100.00
<u>Other Building Permit and Inspection Fees:</u>	
Accessibility Review	\$100.00

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Change of Occupancy	\$100.00
Change of Use	\$100.00
Demolition Permit	\$100.00
Energy/Indoor Air Quality	\$100.00
Moving Permit	\$100.00
Re-Roof Permit (Residential):	\$100.00
Full Tear Off (With Sheathing Replaced)	\$100.00
Siding Permit (Residential):	
Full Tear Off (With or Without Sheathing Replaced)	\$100.00
Temporary Certificate of Occupancy	
Temporary Revocable Commercial Certificate of Occupancy	
0-90 Days	\$250.00
91 Days and Over	\$500.00
Temporary Tents, Canopies, and Air Supported Structures	
• For public use, inclusive of all tents for a single event	
• Not applicable to tents less than 200 sq. ft., canopies less than 400 sq. ft., or tents used for non-commercial events	\$100.00
Washington State Building Code Council (W.S.B.C.C.) Surcharge:	
Commercial	\$25.00
First Living Unit	\$6.50
Each Additional Unit (In a Multi-Family Project)	\$2.00
Collected on each permit that is issued in accordance with the Ridgefield Building Code	
Systems Development Charges and Impact Fees (See Notes):	
<u>Traffic Impact Fees (1)(5)</u>	
Single Family (Per Dwelling Unit)	\$4,512.16 \$4,909.24
Multi Family (Per Dwelling Unit)	\$2,762.93 \$3,006.07
Commercial (Per Average Daily Trip)	\$471.49 \$512.99
<u>Park Impact Fees (2)(5)</u>	
Single Family (Per Dwelling Unit)	\$3,713.07 \$4,039.83
Multi Family (Per Dwelling Unit)	\$3,713.07 \$4,039.83
<u>School Impact Fees (3)(6)</u>	
Single Family (Per Dwelling Unit)	\$11,002.35
Multi Family (Per Dwelling Unit)	\$11,002.35
<u>Water System Development Charge (4)(7)</u>	
5/8"-3/4" Meter	\$4,440.26
1" Meter	\$11,100.65
1.5" Meter	\$22,201.29
2" Meter	\$35,522.07
3" Meter	\$66,603.88
4" Meter	\$111,006.47

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6" Meter	\$222,012.95
8" Meter	\$355,220.71
Outside City Limits	1.5x In-City SDC
<u>Notes:</u>	
1. Traffic Impact Fees charged are based upon average daily trip (ADT) generation of the proposed use. 2. Park Impact Fees reflect a mix of acquisition and development. Trail cost estimates make allowance for required compliance with the Americans with Disabilities Act. Development costs can be significantly reduced by calculating deductions made for other exactions, e.g. dedication of a public easement through an open space corridor earmarked for trail or park development. 3. School Impact Fees are based on the improvement cost of needed school facilities identified in the most current Ridgefield School District Capital Facility Plan. 4. Water System Development Charges are based upon meter equivalent size (M.E.S.). 5. Per Ridgefield Municipal Code 18.070.080-18.070.090, the planning director shall calculate annual inflation adjustments in the Traffic Impact Fee rate and the Park Impact Fee rate. The annual inflation adjustment shall be effective January 1 and will be equal to the change in the West Region All Urban Consumer Price Index (CPI-U) for the first half of the previous year (Ex: January 1, 202322 impact fee increase to reflect the increase in the CPI-U index from the first half of 202119 to the first half of 202221). 6. Per Ridgefield Municipal Code 18.070.100, the planning director shall calculate annual inflation adjustments in the School Impact Fee rate. The annual inflation adjustment shall be effective January 1 and will be equal to the change in the Rider Levett Bucknall Construction Cost Index (RLB) for the first half of the previous year (Ex: January 1, 202322 impact fee increase to reflect the increase in the RLB index from the 2nd quarter publication of the 202221 RLB index). 7. Per Ridgefield Municipal Code 13.30.010 Water System Development Charges are set forth in the Master Fee Schedule. The Public Works Director shall calculate annual inflation adjustments in the Water System Development Charges. The annual inflation adjustment shall be effective January 1 and will be equal to the change in the West Region All Urban Consumer Price Index (CPI-U) for the first half of the previous year (Ex: January 1, 202322 system development charge increase	

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to reflect the increase in the CPI-U index from the first half of 202 19 to the first half of 202 21 .	
8. System Development Charges and non-residential Impact Fees are due at the time of building permit issuance. Residential Impact Fees are due at the time of final occupancy. Per Ridgefield Municipal Code 13.30.020 meter size 3" and larger or single family residential homes moving from well source to municipal water source may be eligible for payment plans.	
E. Park Rental & Special Events	
Special Events. Request for City Services such as Police and Public Works labor are available by request. Refer to Special Event Fees for more information. Definitions: Half Day Park Rental (4 hours and under) All Day Park Rental (4+ hours)	
Abram's Park Rentals	
Bennett Kitchen, Hall and Plaza:	
First Hour Half Day	\$25.00 100.00
Each Additional Hour All Day	\$15.00 150.00
Maximum Fee	\$100.00
Refundable Deposit	\$50.00 150.00
Bennett Hall & Kitchen Abrams Park – Entire Park	
Bennett Kitchen, Hall, Plaza Adjacent Grassy Area and Parking (if necessary):	
First Hour Half Day	\$25.00 200.00
Each Additional Hour All Day	\$15.00 300.00
Maximum Fee	\$100.00
Refundable Deposit	\$100.00 300.00
Bennett Hall & Plaza: (May or may not include kitchen)	
First Hour	\$25.00
Each Additional Hour	\$25.00
Maximum Fee	\$160.00
Refundable Deposit	\$100.00
Bennett Hall, Plaza & Open Space: (May or may not include kitchen)	
First Hour	\$40.00
Each Additional Hour	\$30.00
Maximum Fee	\$190.00
Refundable Deposit	\$100.00

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Grass Fields, Baseball, Softball, and T-Ball Fields:Abrams Park Sports Fields *	
Per Hour Grassy Field or T-Ball Field (per hour)	\$10.00 \$15.00
3-Month Session (Maximum of 2 times per week for two hours) Softball or Baseball Field (per hour)	\$80.00 \$25.00
Refundable Deposit* Contractual agreement with an athletic/sports club supersedes the fee schedule.	\$100.00
Overlook Park Rentals:	
Plaza & StageOverlook Park – Entire Park Stage, Plaza, and Upper Grassy Areas:	
Per Hour Half Day	\$40.00 200.00
Maximum Fee All Day	\$240.00 300.00
Refundable Deposit	\$300.00
Plaza, Stage & Upper Grassy Area	
Per Hour	\$45.00
Maximum Fee	\$270.00
Refundable Deposit	\$300.00
Entire Park	
Per Hour	\$50.00
Maximum Fee	\$300.00
Refundable Deposit	\$300.00
All other City Parks are available to the public on a first come, first served basis. Reservations are not accepted.	No Charge
Special Events:	
Special Event Permit Application	No Charge
City Personnel Costs	Section-Refer to page 1.A
City Services (Cost + Admin Fee of \$30.00)	Actual Cost
F. Other Fees and Permits	
Business License Fees:	
Annual Resident Business License	\$50
Annual Non-Resident Business License	\$50
Annual Peddler and Solicitors License	\$50
Plus One-Time Background Check	\$40
Copy/Record Duplication Fees:	
Copy of audio tapes, video tapes, photos, maps or other records needing reproduction	Actual City Cost
Black & White 8.5x11.0 Inch	\$0.15 per page
Black & White 8.5x14.0 Inch	\$0.35 per page
Black & White 11.0x17.0 Inch	\$0.40 per page
Color 8.5x11.0 Inch	\$1.00 per page
Color 8.5x14.0 Inch	\$1.00 per page
Color 11.0x17.0 Inch	\$1.50 per page
Records scanned into electronic format	\$0.10 per page

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Electronic files uploaded to email, cloud storage service, or other electronic delivery system	\$0.05 every four files
Transmission of electronic records	\$0.10 per gigabyte
Hiring information technology expertise – external	Actual City Cost w/10% deposit
Annual Budget (Bound Copy)	\$30.00
Comprehensive Annual Comprehensive Financial Report (Bound Copy)	\$30.00
City Comprehensive Plan (Bound Copy)	\$30.00
Park & Recreation Comprehensive Plan (Bound Copy)	\$30.00
City Engineering Standards (Bound Copy)	\$30.00
Administrative Processing Fee:	
Fee Added to Each Billing/Invoice for Reimbursable Costs	\$30.00
Fee Added to Each Remittance for Impact Fees or SDCs	\$30.00
Fee Added to Each Remittance for Fire Code Fees	\$30.00
Unclaimed Property Processing Fee	\$5.00
Administrative Fees:	
NSF Check	\$35.00
Cemetery Lot – Purchase	\$600.00
Cemetery Lot – Marking	\$25.00
Notary Fee	\$5.00
Latecomer Agreement Application	\$500.00
Latecomer Agreement Processing	\$125.00
Latecomer Agreement Appeal	\$250.00
Administrative Billing Late Fee (After 60 Days Past Due)	1% Per Month
Police Department Fees:	
Fingerprint Card	\$20.00
Release of Property to Finder Fee	*\$10.00
Neighborhood Electric Vehicle/Golf Cart Registration (One Time)	\$30.00
<u>Concealed Weapon Permit</u>	
Concealed Weapon Permit Application (Good for 5 Years)	\$49.25
Concealed Weapon Permit Renewal	\$32.00
Late Renewal Penalty	\$42.00
Replacement Permit	\$10.00
<u>Dog Licenses</u>	
Spayed or Neutered – Annual Fee	\$20.00
Not Spayed or Neutered – Annual Fee	\$30.00
Lifetime Dog License (Altered or Unaltered) Non-Transferrable	\$50.00
Hobby Kennels (5-10 Dogs)	\$50.00
Commercial Kennels (11+ Dogs)	\$100.00
*Plus Actual Cost of Publication of Notice (RCW 63.21.030)	

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4.2.c

FEE AMOUNT

A. City Personnel Costs (hourly rate)	
Building Official	\$90.00
Building Inspector	\$75.00
Public Safety	\$100.00
Public Works	
• Facilities Maintenance Worker (Parks and Streets)	\$75.00
• Water Maintenance Worker	\$90.00
• Stormwater Maintenance Worker	\$90.00
Park Caretaker	\$50.00
All Other City Personnel	Actual Cost + 10%
B. Land Use Planning Permits	
• Payment. All fees are due at the time an application is submitted. • Simultaneous Development Permit Submittal. Applicants may submit for Land Use, Public Works/Engineering and Building permits simultaneously. Public Works/Engineering and Building permits shall not be issued until final Land Use permits have been issued. • Refunds. The Community Development Director (Director) shall refund the full amount of any fee paid hereunder which was erroneously paid or collected. The Director may authorize refunding of not more than 80 percent of a fee paid when an application has been withdrawn or canceled before any work has been done under an application review or before any plan reviewing has been done, All refund requests must be submitted in writing by the original applicant, or include an authorization from the original applicant, within 180 days from the date of application.	
Annexation:	
Notice of Intent	\$450
Notice of Petition to Annex	\$2,000
Appeal:	
Review by recognized City Neighborhood Organization or HOA	\$250
Appeal involving an individual single-family residence or duplex	\$350
All land use appeals to Hearing Examiner	\$2,000
Archaeological Pre-Determination Review	\$350
Boundary Line Adjustment	\$400
Comprehensive Plan Amendment/Zone Change Request	
Comprehensive Plan	\$3,000
Zone Change Request	\$3,750
Conditional Use Permit:	
New Use	\$3,750

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Existing Use – Minor Alteration	\$450
Existing Use – Major Alteration	\$2,000
Covenant Release: Full or Partial	\$1,000
Critical or Sensitive Area Review (Fee for Each Required Review)	
Fish & Wildlife Habitat Conservation Areas	\$600
Frequently Flooded Areas	\$600
Geologic Hazard Areas	\$600
Wetlands	\$600
Critical Aquifer Recharge Areas	\$600
Minor Exception Request	\$600
Reasonable Use Exception Request	\$600
Development Agreement	\$1,000
Development Agreement – Amendment	\$750
Director's Interpretation	\$350
Extensions of Land Use Approval:	
Preliminary PUD or Preliminary Plat	\$350
All Others	\$150
Final Plat:	
Final Subdivision Plat	\$2,000
Final Short Plat	\$500
Final Large Lot Plat	\$500
Final Binding Site Plan	\$500
Map of Dedication:	
Map of Dedication (not part of another land use application)	\$500
Amendment to a Map of Dedication Type 1 and Type II	\$500
Amendment to a Map of Dedication Type III	\$2,000
Home Occupation	\$150
Large Lot Plat (Preliminary)	\$1,500
Legal Lot Determination:	
Up to Two Lots	\$450
Plus Fee-per-lot for Each Lot Over 2	\$50
Legislative Text Amendment	\$3,000
Master Planned/Mixed Use Development	\$3,000
(Plus Corresponding PUD or Subdivision Fee)	
Nonconforming Situations:	
Type I Alteration of Nonconforming Situation	\$150
Type II Alteration of Nonconforming Situation	\$450
Type III Alteration of Nonconforming Situation	\$3,250
Type II Determination or Discontinuance of Nonconforming Situation	\$150
Type II Reconstruction of a Nonconforming Situation	\$450
Planned Residential Development (PUD):	
10 – 25 Lots	\$4,000

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26 – 50 Lots	\$5,500
51 Lots or More	\$5,500
Plus Fee-per-lot for Each Lot Over 50	\$25
Modification of Preliminary PUD (plus applicable Map of Dedication fee)	
Minor Modification	\$650
Major Modification	\$2,000
Plat Alteration or Vacation	\$2,000
Plat Modification (plus applicable Map of Dedication fee)	\$2,000
Post-Decision Review:	
Type I	\$150
Type II	\$2,500
Type III	\$3,250
Pre-Application Conference:	\$1,250
If Development Permit Application Submitted within 6 Months	\$500 Credit
Pre-Application Waiver	\$65
SEPA Review:	
SEPA Review	\$500
SEPA Review for One Single Family Residence	\$150
Shoreline Permit:	
Shoreline Statement of Exemption	\$150
Shoreline Substantial Development Permit	\$2,100
Shoreline Conditional Use Permit	\$3,000
Shoreline Variance	\$3,000
Sign Permit:	
Sandwich Board or “A” Frame	\$50
Permanent (Plus Applicable Building and Land Use Permit Fees in Section “B and D”)	\$100
Master Sign Plan	\$250
Site Plan Review:	
Minor Site Plan	\$150
Basic Site Plan	\$2,500
Major Site Plan	\$3,500
Preliminary Binding Site Plan	\$4,000
Short Plat (Preliminary)	\$1,500
Subdivision (Preliminary):	
10 – 25 Lots	\$4,000
26 – 50 Lots	\$5,500
51 Lots or More	\$5,500
Plus Fee-per-lot for Each Lot Over 50	\$25
Temporary Use Permit:	

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Type I	\$150
Type II	\$450
Type I Review (All Others)	\$150
Type II Review (All Others)	\$450
Type III Review (All Others)	\$3,250
Variance/Administrative Adjustment	
Type I Administrative Adjustment	\$150
Type II Administrative Adjustment	\$450
Variance	\$3,250
Variance Filed in Conjunction with Another Type III Application	\$1,050
Zoning Confirmation Letter	\$150
C. Public Works Permits	
• Payment. All fees are due at the time an application is submitted. Any additional charges shall be paid prior to receipt of a Final Decision, Final Plat Approval or Statement of Completion as applicable. • Simultaneous Development Permit Submittal. Applicants may submit for Land Use, Public Works/Engineering and Building permits simultaneously. Public Works/Engineering and Building permits shall not be issued until final Land Use permits have been issued. • Refunds. The Community Development Director (Director) shall refund the full amount of any fee paid hereunder which was erroneously paid or collected. The Director may authorize refunding of not more than 80 percent of a fee paid when an application has been withdrawn or canceled before any work has been done under an application review or before any plan reviewing has been done. All refund requests must be submitted in writing by the original applicant, or include an authorization from the original applicant, within 180 days from the date of application.	
Right of Way/Road Encroachment Permit:	
Right of Way/Road Blocking Only	\$125
1-200 Linear Feet of Pavement Disturbed	\$300
Over 200 Linear Feet of Pavement Disturbed	\$300
Plus Fee Per Linear Foot over 200	\$0.75
Extension (90 Day)	\$75
Grading Permit:	
Under 50 Cubic Yards of Total Cut and Fill	No Fee
50-100 Cubic Yards of Total Cut and Fill	\$50
101-500 Cubic Yards of Total Cut and Fill	\$200
501-1,000 Cubic Yards of Total Cut and Fill	\$500
1,001-10,000 Cubic Yards of Total Cut and Fill	\$750

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10,001-50,000 Cubic Yards of Total Cut and Fill	\$1,000
50,001-100,000 Cubic Yards of Total Cut and Fill	\$1,500
100,001-200,000 Cubic Yards of Total Cut and Fill	\$2,500
Over 200,000 Cubic Yards of Total Cut and Fill	\$5,000
Grading Permit Extension (12 Months)	50% of Original Fee
Street Tree Removal (Permit Required):	
Fee will be waived with proof street tree is purchased	\$150
Water Utility Fees:	
Administrative Termination	\$50
Hydrant Meter Rental Deposit	\$500
Meter Accuracy Testing (One Free Test per 12 Month Period)	\$60
Utility Account Set Up	\$10
Service Call	\$15
Water Meter Installation Fee	
5/8-3/4 Inch Meter	\$480
1.0 Inch Meter	\$580
1.5 Inch Meter	Time & Materials
2.0 Inch Meter	Time & Materials
3.0 Inch Meter	Time & Materials
4.0 Inch Meter	Time & Materials
6.0 Inch Meter	Time & Materials
8.0 Inch Meter	Time & Materials
Water Service Installation	Time & Materials
Water Utility Availability Determination	\$25
Engineering Review:	
Engineering Site Plan	\$8,000
Engineering Site Plan with Off-site Infrastructure	\$12,000
Engineering Short Plat (2-9 Lots)	\$10,000
Engineering Subdivision/PUD (More than 9 Lots)	\$10,000
Plus Fee Per Lot	\$100
Fee for Each City Plan Review in Excess of 3	\$500
D. Building Permits	
Payment. All plan review fees are due at the time an application is submitted. All building permit fees are due when the permit is picked up by the applicant. Any additional charges shall be paid prior to the issuance of a building permit. * Use of Outside Professional Consultants. The City reserves the right to use the services of outside professional consultants. Simultaneous Development Permit Submittal. Applicants may submit for Land Use, Public Works/Engineering and Building permits simultaneously. Public Works/Engineering and Building permits shall not be issued until final Land Use permits have been issued.	

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Building Valuation. Building Valuation shall be calculated by the Building Official based on the cost of the construction as stated by the applicant and/or by utilizing the square footage of the proposed construction and valuation data published by the International Code Council. Valuation data shall be updated annually on January 1 using the most recent release of the ICC Building Valuation Data. (ex. January 1, 2023 using ICC Building Valuation Data released August 2022). Refunds. The Community Development Director (Director) shall refund the full amount of any fee paid hereunder which was erroneously paid or collected. The Director may authorize refunding of not more than 80 percent of a fee paid when an application has been withdrawn or canceled before any work has been done under an application review or before any plan reviewing has been done. All refund requests must be submitted in writing by the original applicant, or include an authorization from the original applicant, within 180 days from the date of application.	
Building Plan Review:	65% of Building Permit Fee
Minimum Plan Review Fee	\$25
Maximum Plan Review Fee	\$32,500
Outside Structural Plan Review: Exception Only (ex: Hospitals)	* City Cost
Fee for Each Building Plan Review in Excess of 3	\$500
Changes or Additions to Approved Plans that Require Additional Review – Fee per Hour	\$75
Changes or Additions to Approved Plans that Require Additional Review – Administrative Fee	\$58
Re-Activation of 180-Day Plan Approval Fee	\$250
Plot Plan Review Fee	\$58
Fee for Each Plot Plan Review in Excess of 2	\$58
Changes or Additions to Approved Plot Plan that Require Additional Review	\$58
Architectural Design Review Fee	\$75
Fee for Each Architectural Design Review in Excess of 2	\$75
Changes or Additions to Approved Elevations that Require Additional Architectural Design Review	\$75
Building Permit:	
<i>Valuation per International Code Council</i>	
\$1-\$500 (Minimum)	\$25
\$501-\$2,000	\$50
\$2,001 - \$25,000 Base	\$50
Plus \$/\$1,000 Over \$2,000 (and Any Fraction Thereof)	\$14
\$25,001 - \$50,000 Base	\$372
Plus \$/\$1,000 Over \$25,000 (and Any Fraction Thereof)	\$10

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\$50,001 - \$100,000 Base	\$622
Plus \$/\$1,000 Over \$50,000 (and Any Fraction Thereof)	\$7
\$100,001 - \$500,000 Base	\$1,022
Plus \$/\$1,000 Over \$100,000 (and Any Fraction Thereof)	\$5
\$500,001 - \$1,000,000 Base	\$3,400
Plus \$/\$1,000 Over \$500,000 (and Any Fraction Thereof)	\$4
Over \$1,000,000 Base	\$7,375
Plus \$/\$1,000 Over \$1,000,000 (and Any Fraction Thereof)	\$4
Maximum Building Permit Fee	\$50,000
Work Commencing Before Permit Issuance (RMC 14.03.020)	100% of Building Permit Fee
Foundation Permit/Early Start At-Risk Agreement:	\$250
Inspection Fees:	
Base Inspection Cost per Hour	\$75
Inspections Outside of Normal Business Hours	4 Hour Minimum
Re-Inspection Fees (Applicable After Two Inspections)	1 Hour Minimum
Adult Family Home	2 Hour Minimum
Special Occupancies	2 Hour Minimum
Special Inspections Requested by the Applicant	2 Hour Minimum
Special Investigation of Work Commencing Before Permit Issuance (RMC 14.03.020(109.4))	2 Hour Minimum
Other Inspections (If Separate Inspection Fee is Applicable)	1 Hour Minimum
Mechanical & Plumbing Combined Permit Fee for New SFR	25% of Building Permit Fee (plus any applicable wood/pellet/gas stove fees)
Mechanical Plan Review Fees:	25% of Mechanical Permit Fee
Mechanical Permit Fees:	
Permit Issuance	\$65.00
Supplemental Permit (Original Permit Not Expired)	\$15.00
Furnaces	
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3 kW)	\$18.00
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 kW)	\$20.00
For the installation or relocation of each floor furnace, including vent	\$15.00
For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$15.00
Heat Pumps/AC	

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Heat Pump/AC 0-3	\$12.00
Heat Pump/AC 3-15	\$20.00
Heat Pump/AC 15-30	\$25.00
Heat Pump/AC 30-50	\$35.00
Heat Pump/AC >50	\$60.00
<u>Wood/Pellet/Gas Stoves</u>	
Wood/Pellet/Gas Stove Insert	\$58.00
Wood/Pellet/Gas Stove Free Standing	\$58.00
<u>Gas Piping Systems</u>	
For each gas piping system of one to five outlets	\$7.00
For each additional outlet over five, each	\$2.00
<u>Appliance Vents</u>	
For the installation, relocation, or replacement of each appliance vent installed and not included in an appliance permit	\$8.00
<u>Repairs or Additions</u>	
For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code	\$14.00
<u>Boilers, Compressors, and Absorption Systems</u>	
For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW)	\$15.00
For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	\$30.00
For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)	\$40.00
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)	\$55.00
For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)	\$95.00

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<u>Air Handlers</u>	
For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto	\$15.00
Note: This fee does not apply to an air handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code	
For each air-handling unit over 10,000 cfm (4719 L/s)	\$20.00
<u>Evaporative Coolers</u>	
For each evaporative cooler other than portable type	\$15.00
<u>Commercial Ducts</u>	
For each duct	\$9.00
<u>Ventilation and Exhaust</u>	
For each ventilation fan connected to a single duct	\$8.00
For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	\$15.00
For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	\$15.00
<u>Incinerators</u>	
For the installation or relocation of each domestic-type incinerator	\$20.00
For the installation or relocation of each commercial or industrial-type incinerator	\$15.00
<u>Miscellaneous</u>	
For each appliance or piece of equipment regulated by the Mechanical Code but not classified in other appliance categories, or for which no other fee is listed in the table	\$15.00
Plumbing Plan Review Fees:	25% of Plumbing Permit Fee
Plumbing Permit Fees:	
Permit Issuance	\$65.00
Supplemental Permit (Original Permit Not Expired)	\$15.00
<u>Fixtures and Vents</u>	
For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow prevention thereof)	\$10.00
For repair or alteration of drainage or vent piping, each fixture	\$7.00
<u>Industrial Waste and Rainwater Systems</u>	
For each industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps	\$20.00
Rainwater systems – per drain inside building	\$10.00

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<u>Water Piping and Water Heaters</u>	
For installation, alteration, or repair of water piping or water-treatment equipment, or both, each	\$7.00
For each water heater including vent (for vents only, see Mechanical Permit Fee Table)	\$15.00
<u>Gas Piping Systems</u>	
For each gas piping system of one to five outlets	\$7.00
For each additional outlet over five, each	\$2.00
<u>Lawn Sprinklers, Vacuum Breakers and Backflow Protection Devices</u>	
For each lawn sprinkler system on any one meter, including backflow protection devices thereof	\$15.00
For atmospheric-type vacuum breakers or backflow protection devices not included above:	
1 to 5 devices	\$15.00
Over 5 devices, each	\$3.00
For each backflow-protection device other than atmospheric-type vacuum breakers:	
2 inches (50.8 mm) and smaller	\$15.00
Over 2 inches (50.8 mm)	\$25.00
<u>Swimming Pools</u>	
For each swimming pool or spa (in addition to other permits/fees):	
Public Pool	\$95.00
Public Spa	\$65.00
Private Pool	\$65.00
Private Spa	\$35.00
Pools over 5,000 gallons	\$100.00
<u>Miscellaneous</u>	
For each appliance or piece of equipment regulated by the Plumbing Code but not listed in other appliance categories, or for which no other fee is listed	\$10.00
Mobile Home Permit Fees:	
Placement of a Temporary Mobile Home/Trailer	\$100.00
Manufactured Home Inspection	\$100.00
Temporary Storage of a Mobile Home	\$100.00
Other Building Permit and Inspection Fees:	
Accessibility Review	\$100.00
Change of Occupancy	\$100.00
Change of Use	\$100.00
Demolition Permit	\$100.00
Energy/Indoor Air Quality	\$100.00
Moving Permit	\$100.00
Re-Roof Permit (Residential):	\$100.00

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Siding Permit (Residential):	
Full Tear Off (With or Without Sheathing Replaced)	\$100.00
Temporary Certificate of Occupancy	
Temporary Revocable Commercial Certificate of Occupancy	
0-90 Days	\$250.00
91 Days and Over	\$500.00
Temporary Tents, Canopies, and Air Supported Structures	
• For public use, inclusive of all tents for a single event	
• Not applicable to tents less than 200 sq. ft., canopies less than 400 sq. ft., or tents used for non-commercial events	
	\$100.00
Washington State Building Code Council (W.S.B.C.C.) Surcharge:	
Commercial	\$25.00
First Living Unit	\$6.50
Each Additional Unit (In a Multi-Family Project)	\$2.00
Collected on each permit that is issued in accordance with the Ridgefield Building Code	
Systems Development Charges and Impact Fees (See Notes):	
<u>Traffic Impact Fees (1)(5)</u>	
Single Family (Per Dwelling Unit)	\$4,909.24
Multi Family (Per Dwelling Unit)	\$3,006.07
Commercial (Per Average Daily Trip)	\$512.99
<u>Park Impact Fees (2)(5)</u>	
Single Family (Per Dwelling Unit)	\$4,039.83
Multi Family (Per Dwelling Unit)	\$4,039.83
<u>School Impact Fees (3)(6)</u>	
Single Family (Per Dwelling Unit)	\$11,002.35
Multi Family (Per Dwelling Unit)	\$11,002.35
<u>Water System Development Charge (4)(7)</u>	
5/8"-3/4" Meter	\$4,440.26
1" Meter	\$11,100.65
1.5" Meter	\$22,201.29
2" Meter	\$35,522.07
3" Meter	\$66,603.88
4" Meter	\$111,006.47
6" Meter	\$222,012.95
8" Meter	\$355,220.71
Outside City Limits	1.5x In-City SDC
<u>Notes:</u>	
1. Traffic Impact Fees charged are based upon average daily trip (ADT) generation of the proposed use.	
2. Park Impact Fees reflect a mix of acquisition and development. Trail cost estimates make allowance for	

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	required compliance with the Americans with Disabilities Act. Development costs can be significantly reduced by calculating deductions made for other exactions, e.g. dedication of a public easement through an open space corridor earmarked for trail or park development. 3. School Impact Fees are based on the improvement cost of needed school facilities identified in the most current Ridgefield School District Capital Facility Plan. 4. Water System Development Charges are based upon meter equivalent size (M.E.S.). 5. Per Ridgefield Municipal Code 18.070.080-18.070.090, the planning director shall calculate annual inflation adjustments in the Traffic Impact Fee rate and the Park Impact Fee rate. The annual inflation adjustment shall be effective January 1 and will be equal to the change in the West Region All Urban Consumer Price Index (CPI-U) for the first half of the previous year (Ex: January 1, 2023 impact fee increase to reflect the increase in the CPI-U index from the first half of 2021 to the first half of 2022). 6. Per Ridgefield Municipal Code 18.070.100, the planning director shall calculate annual inflation adjustments in the School Impact Fee rate. The annual inflation adjustment shall be effective January 1 and will be equal to the change in the Rider Levett Bucknall Construction Cost Index (RLB) for the first half of the previous year (Ex: January 1, 2023 impact fee increase to reflect the increase in the RLB index from the 2nd quarter publication of the 2022 RLB index). 7. Per Ridgefield Municipal Code 13.30.010 Water System Development Charges are set forth in the Master Fee Schedule. The Public Works Director shall calculate annual inflation adjustments in the Water System Development Charges. The annual inflation adjustment shall be effective January 1 and will be equal to the change in the West Region All Urban Consumer Price Index (CPI-U) for the first half of the previous year (Ex: January 1, 2023 system development charge increase to reflect the increase in the CPI-U index from the first half of 2021 to the first half of 2022). 8. System Development Charges and non-residential Impact Fees are due at the time of building permit issuance. Residential Impact Fees are due at the time of final occupancy. Per Ridgefield Municipal Code 13.30.020 meter size 3" and larger or single family residential homes moving from well source to municipal water source may be eligible for payment plans.	
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E. Park Rental & Special Events	
Special Events. Request for City Services such as Police and Public Works labor are available by request. Refer to Special Event Fees for more information. Definitions: Half Day Park Rental (4 hours and under) All Day Park Rental (4+ hours)	
Abram's Park Rentals	
Bennett Kitchen, Hall and Plaza:	
Half Day	\$100.00
All Day	\$150.00
Refundable Deposit	\$150.00
Abrams Park – Entire Park	
Bennett Kitchen, Hall, Plaza Adjacent Grassy Area, and Parking (if necessary):	
Half Day	\$200.00
All Day	\$300.00
Refundable Deposit	\$300.00
Abrams Park Sports Fields *	
Grassy Field or T-Ball Field (per hour)	\$15.00
Softball or Baseball Field (per hour)	\$25.00
* Contractual agreement with an athletic/sports club supersedes the fee schedule.	
Overlook Park Rentals:	
Overlook Park – Entire Park	
Stage, Plaza, and Upper Grassy Areas:	
Half Day	\$200.00
All Day	\$300.00
Refundable Deposit	\$300.00
All other City Parks are available to the public on a first come, first served basis. Reservations are not accepted.	No Charge
Special Events:	
Special Event Permit Application	No Charge
City Personnel Costs	Refer to page 1.A
City Services (Cost + Admin Fee of \$30.00)	Actual Cost
F. Other Fees and Permits	
Business License Fees:	
Annual Resident Business License	\$50
Annual Non-Resident Business License	\$50
Annual Peddler and Solicitors License	\$50
Plus One-Time Background Check	\$40
Copy/Record Duplication Fees:	

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Copy of audio tapes, video tapes, photos, maps or other records needing reproduction	Actual City Cost
Black & White 8.5x11.0 Inch	\$0.15 per page
Black & White 8.5x14.0 Inch	\$0.35 per page
Black & White 11.0x17.0 Inch	\$0.40 per page
Color 8.5x11.0 Inch	\$1.00 per page
Color 8.5x14.0 Inch	\$1.00 per page
Color 11.0x17.0 Inch	\$1.50 per page
Records scanned into electronic format	\$0.10 per page
Electronic files uploaded to email, cloud storage service, or other electronic delivery system	\$0.05 every four files
Transmission of electronic records	\$0.10 per gigabyte
Hiring information technology expertise – external	Actual City Cost w/10% deposit
Annual Budget (Bound Copy)	\$30.00
Annual Comprehensive Financial Report (Bound Copy)	\$30.00
City Comprehensive Plan (Bound Copy)	\$30.00
Park & Recreation Comprehensive Plan (Bound Copy)	\$30.00
City Engineering Standards (Bound Copy)	\$30.00
Administrative Processing Fee:	
Fee Added to Each Billing/Invoice for Reimbursable Costs	\$30.00
Fee Added to Each Remittance for Impact Fees or SDCs	\$30.00
Fee Added to Each Remittance for Fire Code Fees	\$30.00
Unclaimed Property Processing Fee	\$5.00
Administrative Fees:	
NSF Check	\$35.00
Cemetery Lot – Purchase	\$600.00
Cemetery Lot – Marking	\$25.00
Notary Fee	\$5.00
Latecomer Agreement Application	\$500.00
Latecomer Agreement Processing	\$125.00
Latecomer Agreement Appeal	\$250.00
Administrative Billing Late Fee (After 60 Days Past Due)	1% Per Month
Police Department Fees:	
Fingerprint Card	\$20.00
Release of Property to Finder Fee	*\$10.00
Neighborhood Electric Vehicle/Golf Cart Registration (One Time)	\$30.00
<u>Concealed Weapon Permit</u>	
Concealed Weapon Permit Application (Good for 5 Years)	\$49.25
Concealed Weapon Permit Renewal	\$32.00
Late Renewal Penalty	\$42.00
Replacement Permit	\$10.00

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<u>Dog Licenses</u>	
Spayed or Neutered – Annual Fee	\$20.00
Not Spayed or Neutered – Annual Fee	\$30.00
Lifetime Dog License (Altered or Unaltered) Non-Transferrable	\$50.00
Hobby Kennels (5-10 Dogs)	\$50.00
Commercial Kennels (11+ Dogs)	\$100.00
*Plus Actual Cost of Publication of Notice (RCW 63.21.030)	

Attachment: 01.2023 Master Fee Schedule - Clean Copy (Update to the Master Fee Schedule)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: December 01, 2022

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Greely Farms Phase 3A Final Plat

GOVERNING LEGISLATION:

RCW 36.70A – Growth management

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

See attached staff report.

BUDGET/FINANCIAL IMPACTS:

Additional tax revenue from 79 new single-family residential lots.

ACTION OR MOTION:

To approve the final plat:

“I move to approve the Greely Farms Phase 3A final plat as presented.”

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS: PLZ-22-0127 Greely Farms Phase 3A Final Plat Staff Report_12012022
(PDF)
GREELY Ph 3A Final Plat - Combined (Updated 11022022) (PDF)



COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642
(360) 887-3908 | Fax: (360) 887-2507 | www.ridgefieldwa.us

Greely Farms Phase 3A Final Plat

Staff Report

File No. PLZ-22-0127

December 1, 2022

I. Basic Facts

Application date: On October 6, 2022, the City received an application for final plat approval for Greely Farms Phase 3A (79 lots).

Applicant: Ridgefield East Development, LLC. 1300 Esther St, Ste 200 / Vancouver, WA 98660. Contact: Jared Dusha, 360-349-0685, jaredd@holtgroupinc.com

Applicant's Representative: Clark County Title. 1400 Washington St, Ste 100 / Vancouver, WA 98660. Contact: Jared Brace, 360-694-4722, jared@clarkcountytile.com

Property Owner: Ridgefield East Development, LLC. PO Box 61426 / Vancouver, WA 98666. Contact: Mike Loomis, 360-787-7217, mike.loomis@holtgroupinc.com

Property Information: No address. #96 S23 T4N R1E WM, Assessor's #986056493, 34.76 acres.

Zoning: Residential Low Density (RLD-6), Commercial Neighborhood Business (CNB)

Comprehensive Plan: Urban Low (UL), Neighborhood Commercial (NC)

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

Council date: December 1, 2022

II. Documents Received

- A. Master land use application
- B. Final plat checklist
- C. Narrative
- D. Plat sheets
- E. Lot closure report
- F. Title report
- G. Wetland bank credit purchase documents
- H. Performance bond cost estimate
- I. Draft CC&Rs
- J. Draft architectural elevations

- K. Landscape plans
- L. Lighting plans
- M. Revised materials as required by staff

III. Background and Proposal

The project is subject the Rohrer-Walker-Schuster Development Agreement (June 30, 2008), as amended on January 20, 2017. The Hearing Examiner approved the preliminary plat for Greely Farms Phase 3 Planned Unit Development (PUD) via final order on November 22, 2019, as PLZ-19-0036-0039. The approved preliminary plat had 140 single-family residential lots. The Hearing Examiner subsequently approved a Type III post-decision review (PDR) increasing the total number of lots in Phase 3 to 179 (PLZ-20-0090; May 3, 2021). The purpose of the PDR was to shift density toward the southern portion of the Greely Farms site, away from the existing large-lot single-family residential properties in the Helens View neighborhood to the north. The PDR did not change the street layout approved through the preliminary PUD. The hearing examiner found that the PDR request complied with the lot types, lot dimensions, and total number of lots established in the overall Greely Farms development agreement (Rohrer-Walker-Schuster, as amended on January 20, 2017).

Figure 1. Greely Farms

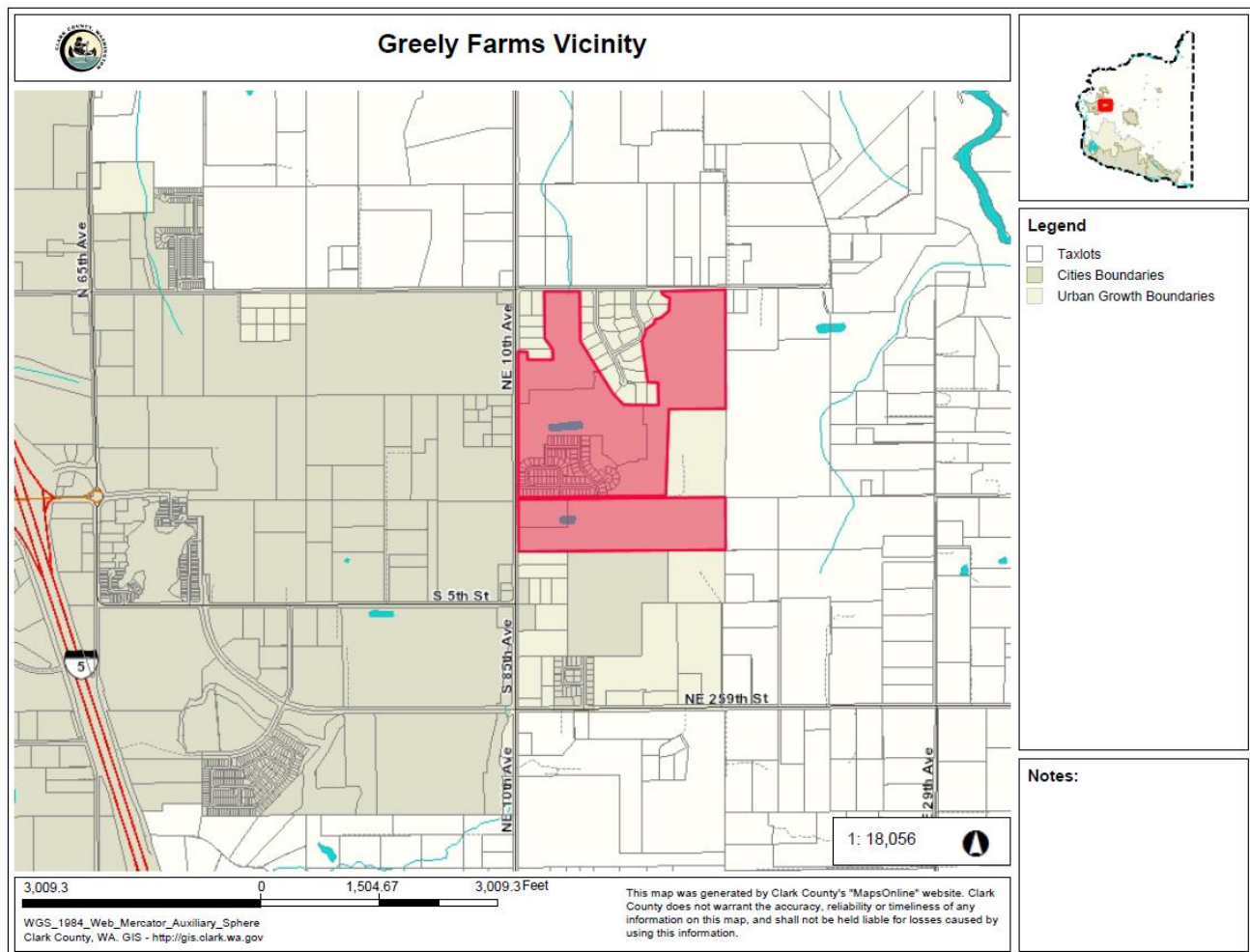


Figure 2. Greely Farms Phase 3

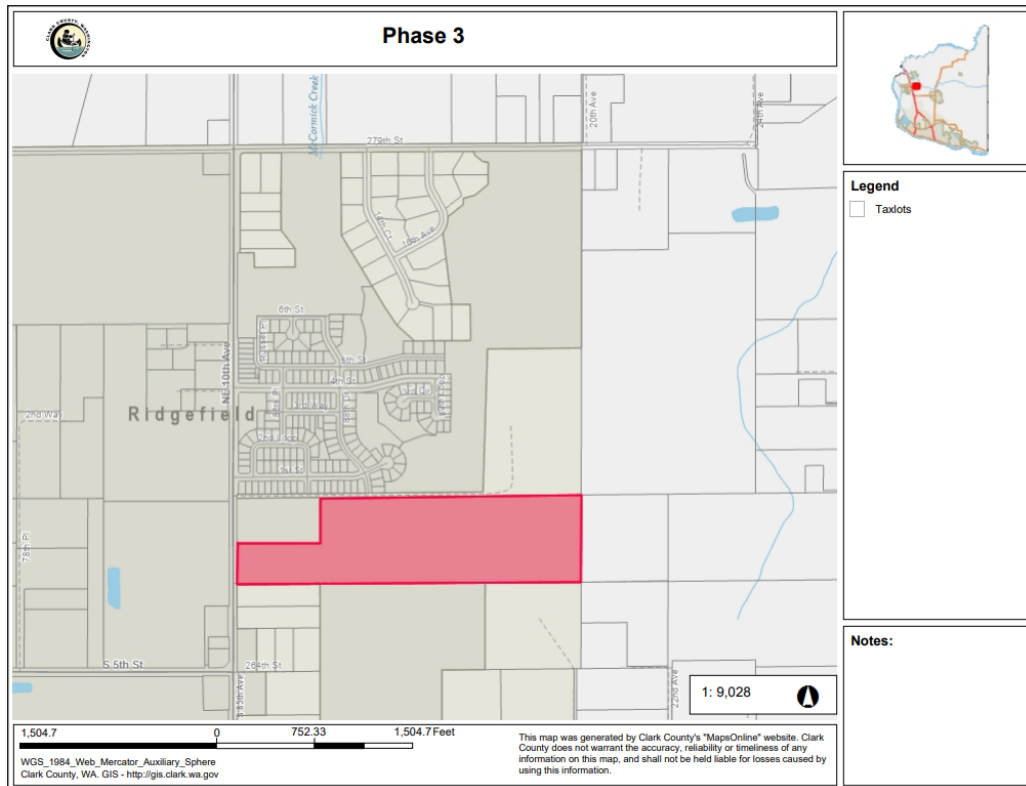
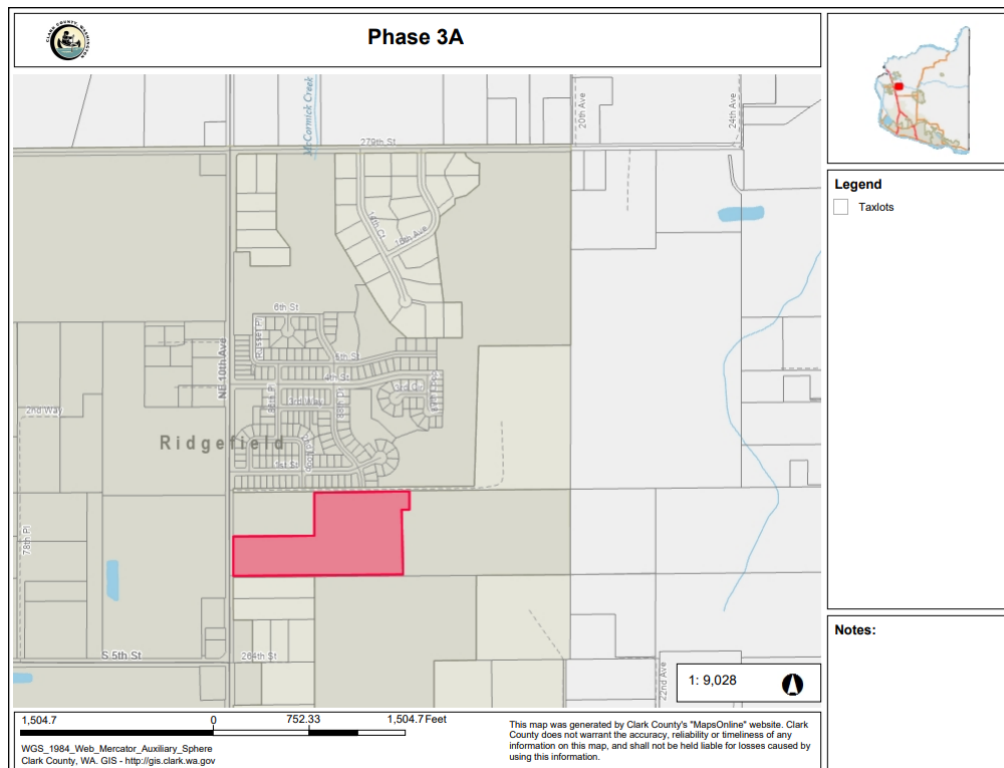


Figure 3. Greely Farms Phase 3A



The Greely Farms Phase 3A proposal is to subdivide the western portion of Assessor's Parcel #986056493 into 79 single-family detached residential lots. The lots range from 4,000 square feet to 5,394 square feet, consistent with the lot dimensions approved through the Phase 3 post-decision review. The average lot area is 4,293 square feet.

Tract A is a 2.6-acre stormwater and critical area tract to be owned and maintained by the HOA.

Tract B is a 11,391-square foot park tract to be owned and maintained by the HOA. The park will include playground structures, picnic tables, landscaping, and a pedestrian path connecting to the S Rohrer Way sidewalk (Figure 6).

Tracts C and D are private road tracts serving Lots 5-8 and Lots 29-32, respectively. Tracts C and D are to be owned and maintained by the HOA.

Tract E is 0.84 acres and is to be retained by the owner for future development. Tract E is in the Commercial Neighborhood Business (CNB) zone.

Figure 4. Phase 3A final plat (full plan set included as an attachment)

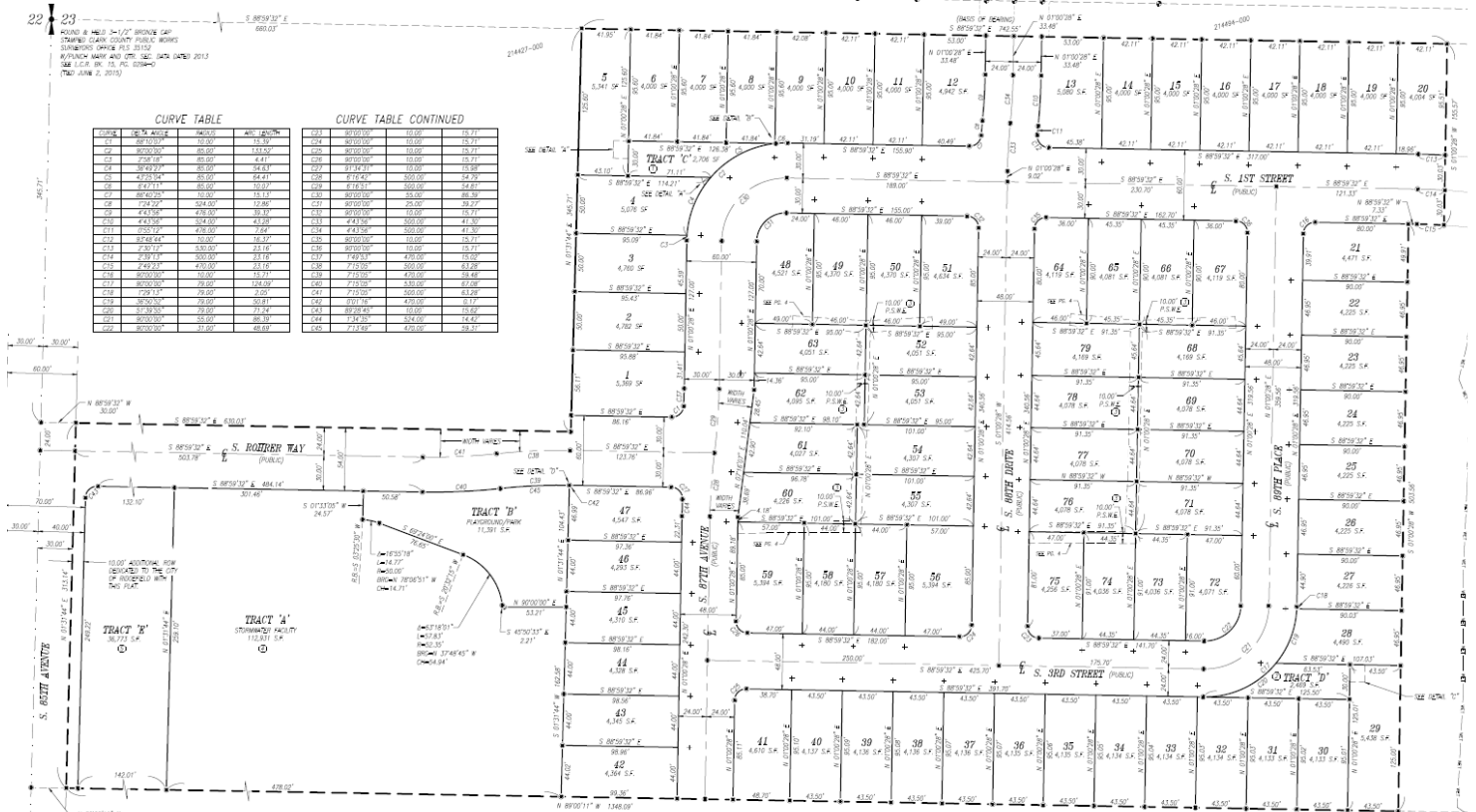


Figure 5. Phase 3A open space

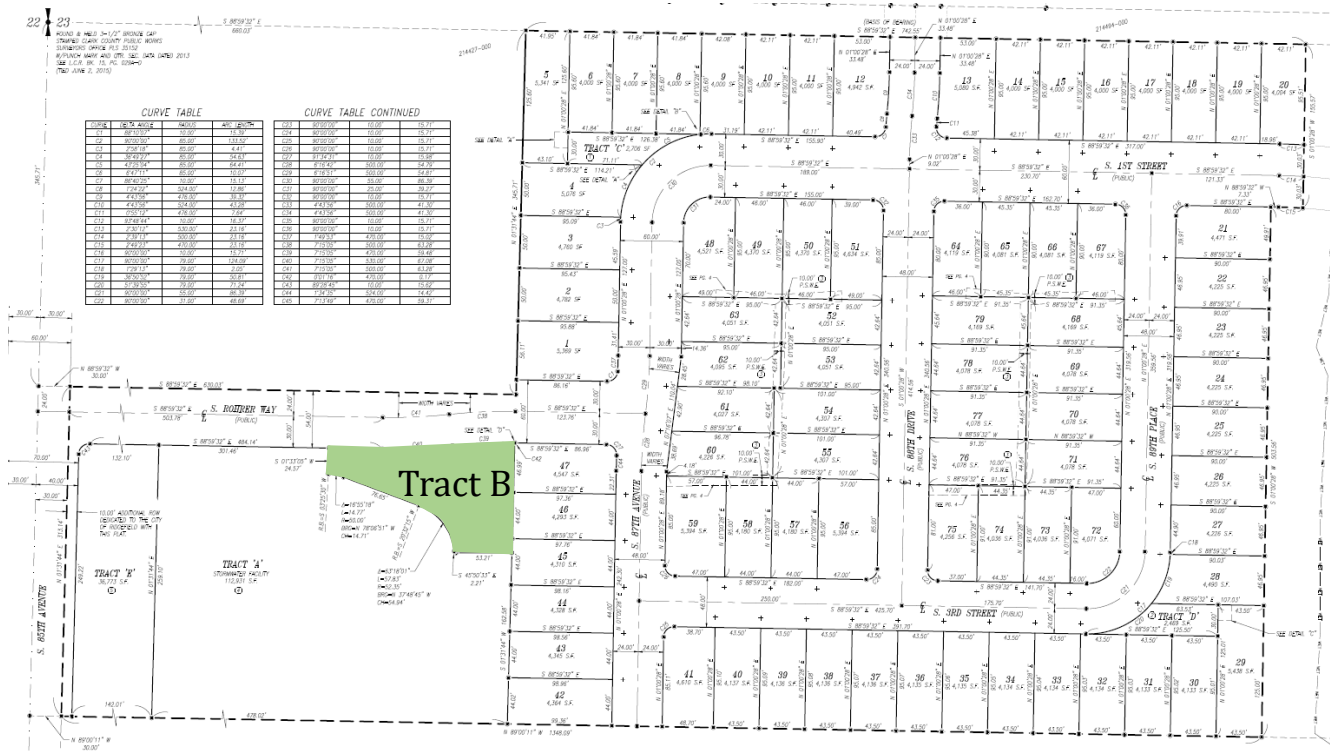
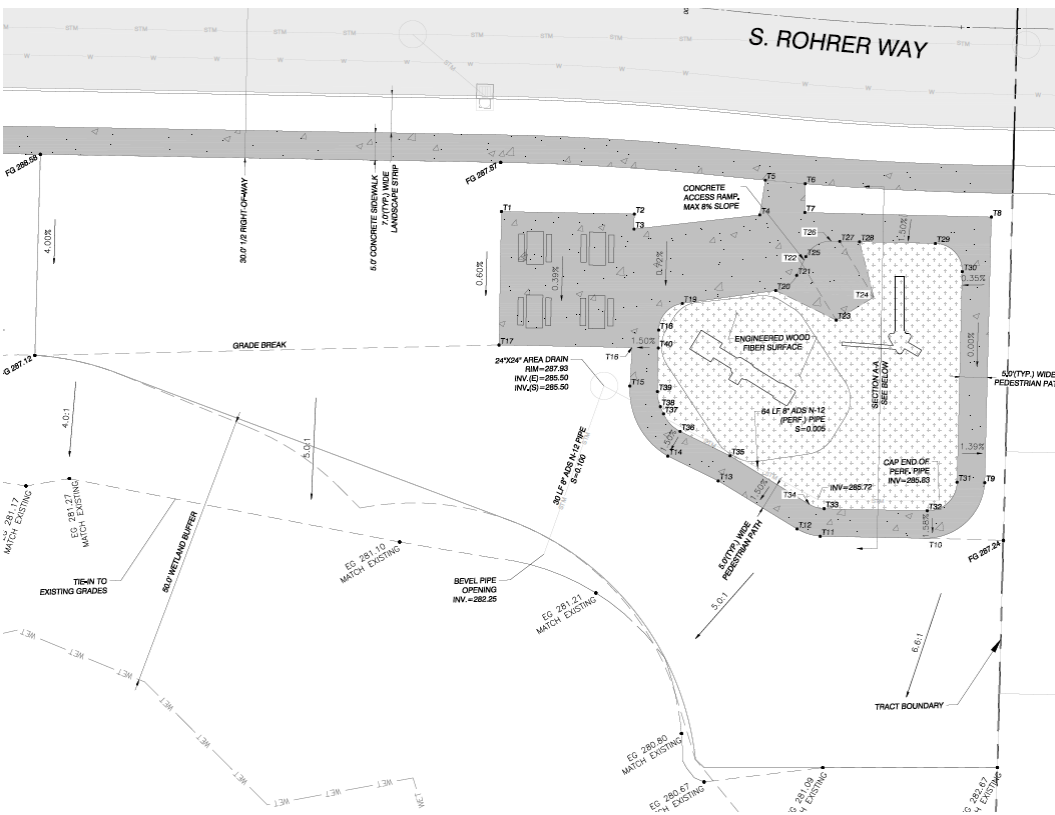


Figure 6. Tract B Park plans



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

IV. Survey Review

Gray & Osborne, Inc. performed a survey review and all comments were addressed by the applicant.

V. Engineering Review

All private improvements required prior to final plat approval are complete. Tract B is a private park tract. Because there are no engineering standards for private park improvements, completion of the Tract B Park is not required prior to plat approval. The applicant has stated that the park improvements will be complete in December 2022. As a **condition of approval**, private park improvements shall be complete prior to engineering acceptance.

A performance bond for 120% of the cost of all incomplete public improvements is required. The applicant submitted a cost estimate for remaining public improvements totaling \$60,188.07. The City Engineering issued a performance bond letter on November 18, 2022 identifying a bond amount of \$72,225.68. As a **condition of approval**, the applicant shall submit the performance bond prior to receiving city signatures on the final plat mylar.

All other engineering comments and condition of approval have been addressed.

VI. Land Use Review

The applicant submitted draft CC&Rs which were reviewed and approved by the City Attorney. As a **condition of approval**, the applicant shall record the CC&Rs and submit a recorded copy to the city.

The final plat submittal included draft building elevations; however, architectural design is not reviewed for approval until building permit submittal. As a **condition of approval**, the applicant shall submit architectural elevations for design review and approval at the time of each building permit submittal.

All other land use comments and conditions of approval have been addressed.

VII. Recommendation

Staff recommends City Council **APPROVE** the Greely Farms Phase 3A Final Plat subject to the following **conditions of approval**:

1. Submit the performance bond prior to receiving city signatures on the final plat mylar.
2. Submit a mylar 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 the recorded plat and all associated written documents within thirty (30) calendar days of City signatures on the face of the Mylar.
5. Record the CC&Rs and submit a recorded copy to the city.
6. Private park improvements shall be complete prior to engineering acceptance.
7. Submit architectural elevations for design review and approval at the time of each building permit submittal.

GREELY FARMS, A PLAT COMMUNITY

APPROVED AS GREELY ACRES PUD PHASE 3A BY CITY OF RIDGEFIELD FINAL ORDER PLZ-19-0036-0039
(GREELY FARMS PHASE 3)

A SUBDIVISION
IN THE N 1/2 OF THE SW 1/4 OF SEC. 23,
TWP. 4 N., RGE. 1 E., W.M.
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
OCTOBER, 2022

CITY OF RIDGEFIELD MAYOR

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

MAYOR, CITY OF RIDGEFIELD _____ DATE _____

ATTESTED BY: _____
CITY CLERK

CITY OF RIDGEFIELD COMMUNITY DEVELOPMENT

CITY COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CITY OF RIDGEFIELD PUBLIC WORKS

CITY PUBLIC WORKS DIRECTOR _____ DATE _____

CITY OF RIDGEFIELD ENGINEER

CITY OF RIDGEFIELD ENGINEER _____ DATE _____

CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO.
58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

GREELY FARMS PHASE 3A

SUBDIVISION PLAT NO. _____ IN THE COUNTY OF CLARK,
STATE OF WASHINGTON

CLARK COUNTY ASSESSOR

CLARK COUNTY AUDITOR

ATTESTED BY _____
CLARK COUNTY AUDITOR

FILED FOR RECORD THIS ____ DAY OF _____, 2022.

AUDITORS FILE NO. _____ BOOK OF PLATS _____, PAGE _____.

DEDICATION

KNOWN TO ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE
TRACT OF LAND HEREIN DESCRIBED HAVE CAUSED THE SAME TO BE PLATTED ACCORDING
TO THE PLAT HERETO ANNEXED. SAME TO BE KNOWN AS GREELY FARMS – PHASE 3A,
AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN THEREON TO THE
PUBLIC USE FOREVER.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

RIDGEFIELD EAST DEVELOPMENT, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

BY:

ITS:

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 GREELY FARMS, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN
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 GREELY FARMS RECORDED UNDER CLARK COUNTY
RECORDING NO. _____

RIDGEFIELD EAST DEVELOPMENT, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

BY:

ITS:

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____
IS THE PERSON THAT APPEARED BEFORE ME, AND SAID
PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT; ON OATH STATED THAT
HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT, AS
AUTHORIZED SIGNATOR OF RIDGEFIELD EAST DEVELOPMENT, LLC, A WASHINGTON LIMITED
LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE
USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE _____

DATED: _____, 20__.

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES _____

PLAT NOTES

- A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE REQUIRED FOR THIS DEVELOPMENT.
COPIES OF THE HOA BYLAWS AND DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS (CC&R'S) SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF
RIDGEFIELD. THE HOA SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL
IMPROVEMENTS AND AMENITIES HELD IN COMMON AND NOT DEDICATED TO THE CITY OF
RIDGEFIELD.
- ARCHITECTURAL DESIGN APPROVAL FROM THE CITY OF RIDGEFIELD IS REQUIRED FOR ALL
SINGLE FAMILY HOMES, AND IT IS THE RESPONSIBILITY OF THE DEVELOPER/BUILDER TO
OBTAIN DESIGN APPROVAL FOR EACH HOME, INCLUDING MODEL HOMES, PRIOR TO THE
SALE OR ADVERTISEMENT FOR SALE OF THE HOME.
- A MINIMUM OF ONE AND A MAXIMUM OF FOUR OFF-STREET PARKING SPACES SHALL BE
PROVIDED FOR EACH DWELLING UNIT, PER RDC 18.720.30 A.
- AT LEAST 18 LINEAR FEET OF DRIVEWAY SHALL BE PROVIDED BETWEEN ANY GARAGE OR
CARPORT ENTRANCE AND THE BACK SIDE OF THE SIDEWALK PER RDC 18.210.090.B.
- A MINIMUM OF 50% LANDSCAPE COVERAGE, CALCULATED AS A PERCENTAGE OF THE
GROSS SITE ACREAGE, IS REQUIRED PER RDC 18.725.055.
- PURSUANT TO R.C.W. 27.53.060, IT IS UNLAWFUL TO REMOVE OR ALTER ANY
ARCHAEOLOGICAL RESOURCE OR SITE WITHOUT HAVING OBTAINED A WRITTEN PERMIT FROM
THE WASHINGTON STATE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION. UPON
ANY DISCOVERY OF POTENTIAL OR KNOWN ARCHAEOLOGICAL RESOURCES AT THE SUBJECT
SITE PRIOR TO OR DURING ON-SITE CONSTRUCTION, THE DEVELOPER, CONTRACTOR, AND
/OR ANY OTHER PARTIES INVOLVED IN CONSTRUCTION SHALL IMMEDIATELY CEASE ALL
ON-SITE CONSTRUCTION, SHALL ACT TO PROTECT THE POTENTIAL OR KNOWN HISTORICAL
AND CULTURAL RESOURCES AREA FROM OUTSIDE INTRUSION, AND SHALL NOTIFY, WITHIN
A MAXIMUM PERIOD OF 24 HOURS FROM THE TIME OF DISCOVERY, THE CITY OF
RIDGEFIELD COMMUNITY DEVELOPMENT DEPARTMENT OF SAID DISCOVERY.

TABLE 4. GREELY FARMS PHASE 3 LOT AND DIMENSION REQUIREMENTS

PROPOSED GREELY FARMS PHASE 3 DIMENSIONAL STANDARDS	A TYPE LOT REQUIREMENT
DENSITY	6-10 DWELLING UNITS/ACRE
MINIMUM LOT SIZE	4,000 S.F.
MINIMUM LOT WIDTH	35'
MINIMUM LOT DEPTH	80'
MINIMUM FRONT YARD/GARAGE SETBACK	10'/18'
MINIMUM SIDE YARD SETBACK	0' (1)*
MINIMUM STREET SIDE YARD SETBACK	10'
MINIMUM REAR YARD SETBACK	10'
MAXIMUM HEIGHT	35'
MAXIMUM LOT COVERAGE	NOT TO EXCEED 60%

* IF NOT SHARING A COMMON WALL A 3.00' SETBACK FOR SINGLE FAMILY
DWELLINGS WITH A MINIMUM SEPARATION OF 6.00' BETWEEN DWELLINGS.

SURVEY REFERENCES

- PLAT OF HELEN'S VIEW PHASE 2 BY MINISTER AND GLAESER SURVEYING, INC.
RECORDED IN BOOK J OF PLATS, AT PAGE 356, DECEMBER 1996, RECORDS OF
CLARK COUNTY, WASHINGTON
- PLAT OF HELEN'S VIEW PHASE 1 BY MINISTER AND GLAESER SURVEYING, INC.
RECORDED IN BOOK J OF PLATS, AT PAGE 022, JULY 1994, RECORDS OF CLARK
COUNTY, WASHINGTON
- RECORD OF SURVEY BY HAGEDORN, INC. FOR CLIFF AND DON TYRELL RECORDED IN
BOOK 19 OF SURVEYS, AT PAGE 143, MARCH 1986, RECORDS OF CLARK COUNTY,
WASHINGTON
- RECORD OF SURVEY BY HAGEDORN, INC. FOR FOSTER FARMS, INC. RECORDED IN
BOOK 26 OF SURVEYS, AT PAGE 83, FEBRUARY 1990, RECORDS OF CLARK COUNTY,
WASHINGTON
- PLAT OF GREELY FARMS PHASE 1 BY OLSON ENGINEERING, INC. RECORDED IN BOOK
312, AT PAGE 057, SEPTEMBER 2019, RECORDS OF CLARK COUNTY, WASHINGTON
- PLAT OF GREELY FARMS PHASE 2A BY OLSON ENGINEERING, INC. RECORDED IN BOOK
312, AT PAGE 197, FEBRUARY 2022, RECORDS OF CLARK COUNTY, WASHINGTON

DEED REFERENCE

GRANTOR: WILLIAM ROHRER
GRANTEE: RIDGEFIELD EAST DEVELOPMENT, LLC
A.F.#: 5782571 D
DATE: AUGUST 31, 2020

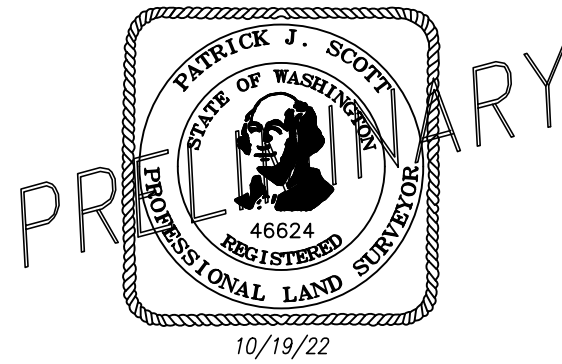
PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A 3"
TOTAL STATION SURVEY INSTRUMENT AND ADJUSTED
BY LEAST SQUARES. THE FIELD TRAVERSES MET
THE MINIMUM STANDARDS FOR SURVEYS AS
DESIGNATED IN WAC 332-130-090.

LAND SURVEYOR'S CERTIFICATION

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN
CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE
REQUEST OF THE HOLT GROUP, INC. ON JULY 5, 2022. I HEREBY CERTIFY THAT THIS
MAP FOR GREELY FARMS IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY
HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT
ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP
ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE
UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF,
OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH
SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL
MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

PATRICK J. SCOTT _____ DATE _____
PROFESSIONAL LAND SURVEYOR NO. 46624



ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

SIGNED OR ATTESTED BEFORE ME ON _____ BY PATRICK J.
SCOTT.

NOTARY SIGNATURE _____

DATED: _____, 20__.

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES _____

GREELY FARMS, A PLAT COMMUNITY

APPROVED AS GREELY ACRES PUD PHASE 3A BY CITY OF RIDGEFIELD FINAL ORDER PLZ-19-0036-0039
(GREELY PHASE 3)

A SUBDIVISION
IN THE N 1/2 OF THE SW 1/4 OF SEC. 23,
TWP. 4 N., RGE. 1 E., W.M.
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
OCTOBER, 2022

PHASE 3A SUBMITTED TO THE PLAT COMMUNITY

THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE
SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 1 EAST
OF THE WILLAMETTE MERIDIAN IN THE CITY OF RIDGEFIELD, CLARK COUNTY,
WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER
OF SECTION 23;

THENCE SOUTH 88°59'32" EAST, ALONG THE NORTH LINE OF SAID
SOUTHWEST QUARTER OF SECTION 23, A DISTANCE OF 660.03 FEET TO
THE NORTHEAST CORNER OF THAT PARCEL CONVEYED TO JOHN H. ROHRER
BY THAT QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER
6009352 D, RECORDS OF SAID COUNTY AND TO THE TRUE POINT OF
BEGINNING;

THENCE CONTINUING SOUTH 88°59'32" EAST, ALONG THE NORTH LINE OF
SAID SOUTHWEST QUARTER OF SECTION 23, A DISTANCE OF 742.55 FEET;
THENCE SOUTH 01°00'28" WEST, A DISTANCE OF 155.57 FEET TO A
NON-TANGENT 470.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF
WHICH BEARS SOUTH 03°49'51" WEST;

THENCE ALONG SAID NON-TANGENT 470.00 FOOT RADIUS CURVE TO THE
LEFT, THROUGH A CENTRAL ANGLE OF 02° 49' 23", AN ARC DISTANCE OF
23.16 FEET;

THENCE NORTH 88°59'32" WEST, A DISTANCE OF 7.33 FEET;
THENCE SOUTH 01°00'28" WEST, A DISTANCE OF 503.56 FEET TO THE
SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE
SOUTHWEST QUARTER OF SECTION 23;

THENCE NORTH 89°00'11" WEST, ALONG THE SOUTH LINE OF SAID NORTH
HALF OF THE NORTH HALF, A DISTANCE OF 1348.09 FEET TO THE EAST
RIGHT OF WAY LINE OF SOUTH 85TH AVENUE, SAID POINT BEING 30.00
FEET EAST OF, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE
OF SAID AVENUE;

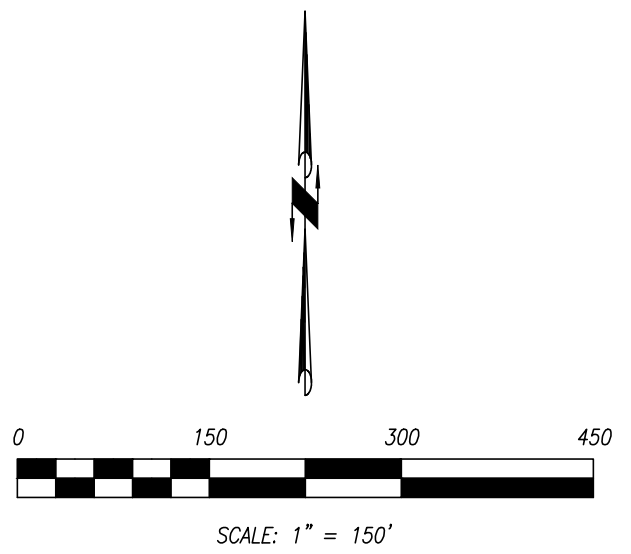
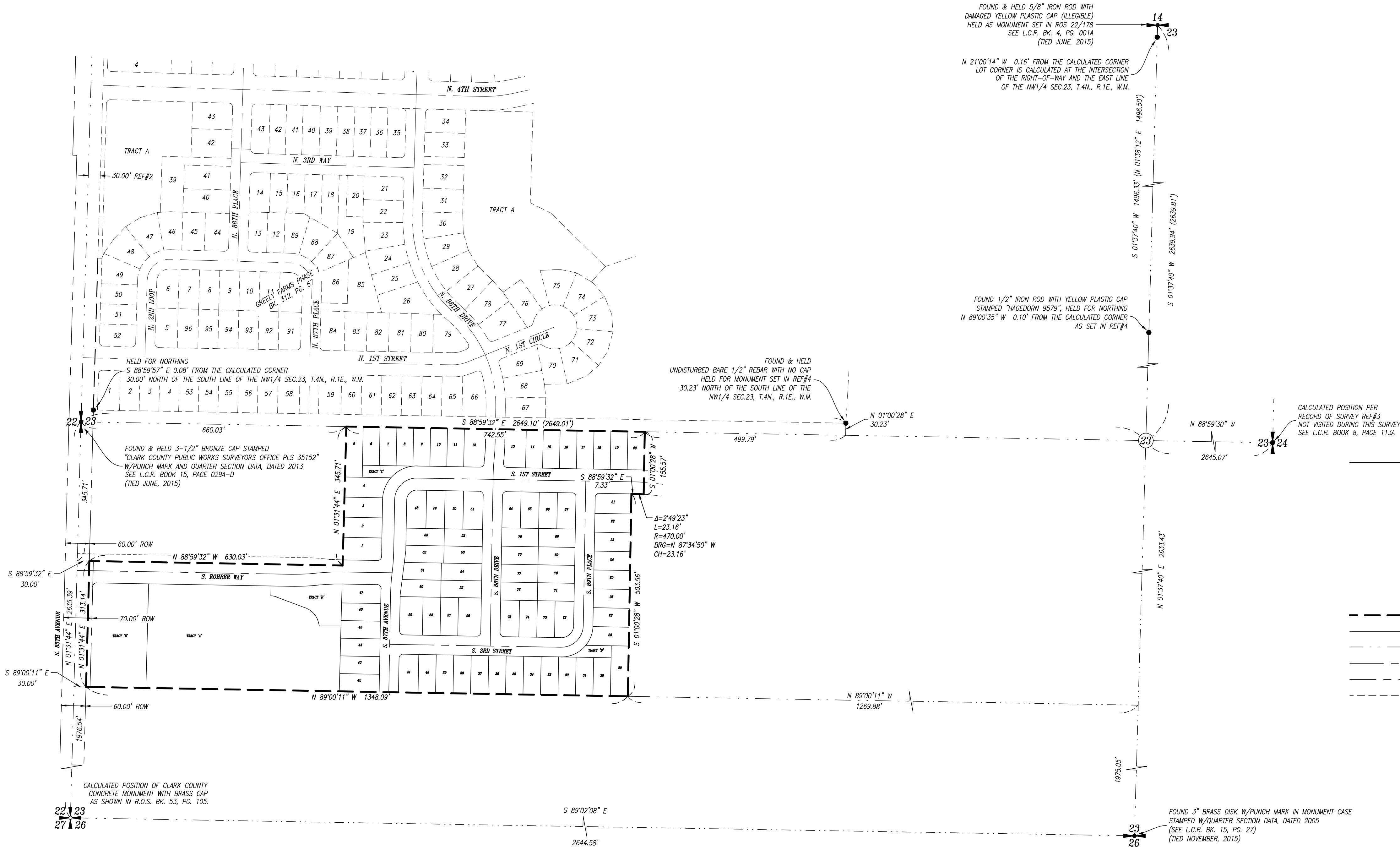
THENCE NORTH 01°31'44" EAST, ALONG SAID EAST RIGHT OF WAY LINE
AND PARALLEL WITH SAID CENTERLINE 313.14 FEET TO THE SOUTH LINE
OF SAID ROHRER PARCEL;

THENCE SOUTH 88°59'32" EAST, ALONG THE SOUTH LINE OF SAID ROHRER
PARCEL, A DISTANCE OF 630.03 FEET TO THE SOUTHEAST CORNER
THEREOF;

THENCE NORTH 01°31'44" EAST, ALONG THE EAST LINE OF SAID ROHRER
PARCEL, A DISTANCE OF 345.71 FEET TO THE NORTH LINE OF SAID
SOUTHWEST QUARTER OF SECTION 23 AND THE TRUE POINT OF BEGINNING.

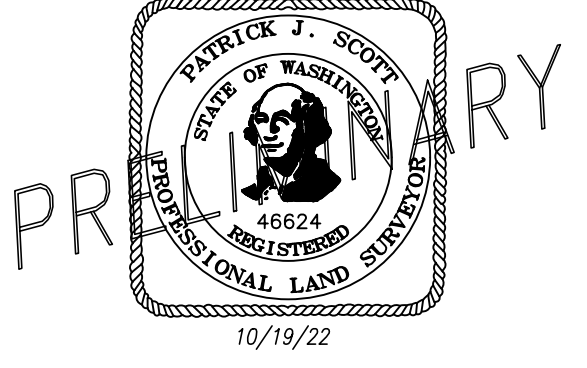
EXCEPT PUBLIC ROADS.

CONTAINING 14.45 ACRES MORE OR LESS.



BASIS OF BEARINGS
S 88°59'32" E ALONG THE NORTH LINE OF THE SW1/4
SECTION 23, TOWNSHIP 4 NORTH, RANGE 1 EAST, W.M.

- LEGEND**
- PUBLIC LAND SURVEY SYSTEM SECTION CORNER MONUMENT (AS NOTED)
 - PUBLIC LAND SURVEY SYSTEM QUARTER SECTION CORNER MONUMENT (AS NOTED)
 - FOUND AND HELD 1/2" IRON ROD WITH YELLOW PLASTIC CAP
STAMPED "MINISTER 12563" AS SET IN REFERENCE #1 (UNLESS NOTED OTHERWISE)
ALL MONUMENTS TIED JUNE, 2015
 - REF#** SURVEY REFERENCE NUMBER
 - L.C.R.** LAND CORNER RECORD
 - ROW** RIGHT OF WAY
 - PLAT BOUNDARY PHASE 3A**
 - PLAT LOT LINE**
 - PUBLIC LAND SURVEY SYSTEM SECTION & SECTION SUBDIVISION LINE**
 - CENTERLINE RIGHT OF WAY**
 - RIGHT OF WAY LINE**
 - EXISTING TAX LOT LINE**



GREELY FARMS, A PLAT COMMUNITY

APPROVED AS GREELY ACRES PUD PHASE 3A BY CITY OF RIDGEFIELD FINAL ORDER PLZ-19-0036-0039
(GREELY PHASE 3)

A SUBDIVISION

IN THE N 1/2 OF THE SW 1/4 OF SEC. 23,
TWP. 4 N., RGE. 1 E., W.M.
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
OCTOBER, 2022

BASIS OF BEARINGS

S 88°59'32" E ALONG THE NORTH LINE OF THE SW1/4
SECTION 23, TOWNSHIP 4 NORTH, RANGE 1 EAST, W.M.

EASEMENT PROVISIONS

- A 30.0' ACCESS AND UTILITY EASEMENT OVER, UNDER AND UPON TRACT "C" AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED FOR THE BENEFIT OF LOTS 5 THROUGH 8, INCLUSIVE, FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITIES. THE H.O.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, REPLACEMENT OF THE ROAD WITHIN THIS EASEMENT AREA. PARKING IS NOT ALLOWED WITHIN THE EASEMENT AREA.
- A 30.0' ACCESS AND UTILITY EASEMENT OVER, UNDER AND UPON TRACT "D" AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED FOR THE BENEFIT OF LOTS 29 THROUGH 32, INCLUSIVE, FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITIES. THE H.O.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, REPLACEMENT OF THE ROAD WITHIN THIS EASEMENT AREA. PARKING IS NOT ALLOWED WITHIN THE EASEMENT AREA.
- A 10.0' PRIVATE STORM WATER EASEMENT (P.S.W.E.) IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNER'S ASSOCIATION (HOA), ITS SUCCESSORS AND ASSIGNS OVER, UNDER AND UPON PORTIONS OF LOTS 48 THROUGH 55 INCLUSIVE, LOTS 57 THROUGH 63 INCLUSIVE, LOTS 64 THROUGH 71 INCLUSIVE, AND LOTS 73 THROUGH 79 INCLUSIVE, AS SHOWN HEREON. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE PRIVATE STORMWATER SYSTEM WITHIN THE EASEMENT AREA, AND SHALL HAVE THE RIGHT TO ENTER UPON SAID LOTS FOR ACCESS TO THE EASEMENT AREA IN PERFORMANCE OF SUCH ACTIVITIES AND FOR INSPECTION OF THE STORMWATER SYSTEM, AND FOLLOWING SUCH ACTIVITIES SHALL RESTORE AS NEAR AS POSSIBLE THE EASEMENT AREA TO ITS PRIOR CONDITION. AN EASEMENT OVER THE SAME LOTS LISTED ABOVE IS ALSO GRANTED TO THE CITY OF RIDGEFIELD FOR THE PURPOSE OF STORMWATER ACCESS AND INSPECTION.
- AN ACCESS AND INSPECTION EASEMENT OVER TRACT "A" IS HEREBY GRANTED TO THE CITY OF RIDGEFIELD FOR INSPECTION OF THE STORMWATER FACILITY.
- AN ACCESS EASEMENT OVER TRACT "E" IS HEREBY GRANTED TO THE CITY OF RIDGEFIELD FOR ACCESS TO TRACT "A".

PUBLIC UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS. THE EASEMENT IS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, TV, CABLE, WATER, SANITARY SEWER, STORM DRAIN, AND OTHER PUBLIC UTILITIES. FOLLOWING SUCH USE, THE EASEMENT AREA SHALL BE RESTORED TO ITS PRIOR CONDITION AS NEAR AS POSSIBLE. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK COUNTY UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS.

PUBLIC SIDEWALK EASEMENT

A PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO THE PUBLIC ROADS AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS.

ROAD DEDICATION

ALL INTERNAL ROADS DEPICTED AS "PUBLIC" ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF RIDGEFIELD FOR RIGHT-OF-WAY PURPOSES WITH THE RECORDING OF THIS PLAT.

TRACT NOTES

- TRACT "A" IS HEREBY CONVEYED TO THE H.O.A. UPON RECORDING OF THIS PLAT FOR STORMWATER FACILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A.. THIS TRACT CONTAINS WETLAND CRITICAL AREAS AND ASSOCIATED BUFFERS.
- TRACT "B" IS HEREBY CONVEYED TO THE H.O.A. UPON RECORDING OF THIS PLAT FOR THE PURPOSE OF A PARK AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A..
- TRACT "C" IS HEREBY CONVEYED TO THE H.O.A. UPON RECORDING OF THIS PLAT FOR ACCESS AND UTILITIES TO LOTS 5 THROUGH 7 AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A..
- TRACT "D" IS HEREBY CONVEYED TO THE H.O.A. UPON RECORDING OF THIS PLAT FOR ACCESS AND UTILITIES TO LOTS 29 THROUGH 32 AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A..
- TRACT "E" IS HEREBY RETAINED BY THE OWNER FOR FUTURE DEVELOPMENT.

NOTES

- ALL PRIVATELY OWNED AND/OR MAINTAINED TRAILS AND PARKS WILL BE OPEN FOR PUBLIC USE.
- TRACT C AND D ARE SUBJECT TO AN INSPECTION EASEMENT DEDICATED TO THE CITY OF RIDGEFIELD.

LEGEND

- SET 1/2" X 24" REBAR AND YELLOW PLASTIC CAP INSCRIBED "OLSON ENG. PLS 46624" DURING THIS SURVEY
- SET 1/2" X 24" REBAR AND YELLOW PLASTIC CAP INSCRIBED "OLSON ENG. PLS 46624" DURING PREVIOUS SURVEY OF GREELY FARM PH. 1 (BK. 312, PG. 57)
- SET BRASS SCREW WITH WASHER DURING THIS SURVEY INSCRIBED "OLSON ENG. PLS 46624" IN CURB ON A PROJECTION OF THE LOT LINE AT A DISTANCE OF 9.75' UNLESS OTHERWISE NOTED IN THE CURB SCREW TABLE
- SEE EASEMENT PROVISION NUMBER
- P.S.W.E. PRIVATE STORMWATER EASEMENT
- PLAT BOUNDARY
- LOT LINE
- EASEMENT LINE (SEE EASEMENT PROVISIONS THIS PAGE)
- CENTERLINE RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- EXISTING TAX LOT
- PUBLIC LAND SURVEY SYSTEM SECTION & SECTION SUBDIVISION LINE

PG. 3 OF 6 JOB# 9170.03.01

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OLSON LAND SURVEYORS
ENGINEERS
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
1-800-895-1385
509-289-0838

GREELY FARMS, A PLAT COMMUNITY

APPROVED AS GREELY ACRES PUD PHASE 3A BY CITY OF RIDGEFIELD FINAL ORDER PLZ-19-0036-0039
(GREELY PHASE 3)

A SUBDIVISION

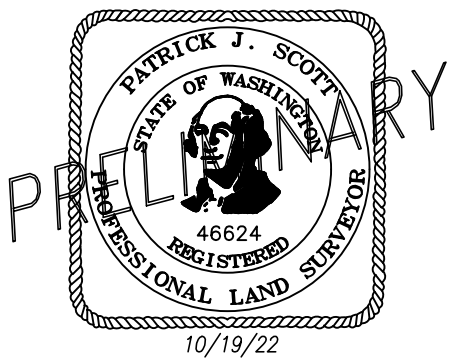
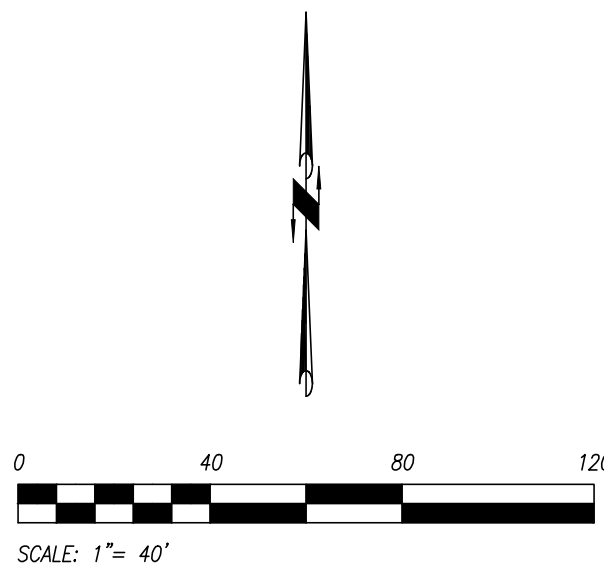
IN THE N 1/2 OF THE SW 1/4 OF SEC. 23,
TWP. 4 N., RGE. 1 E., W.M.

CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
OCTOBER, 2022



BASIS OF BEARINGS

S 88°59'32" E ALONG THE NORTH LINE OF THE SW1/4
SECTION 23, TOWNSHIP 4 NORTH, RANGE 1 EAST, W.M.



PG. 4 OF 6 JOB# 9170.03.01

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PLAT\PHASE 3\9170.S.GREELY PH 3A_PC4.DWG

OLSON LAND SURVEYORS
ENGINEERS
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
7-360-495-1385
F-509-289-9038

CITY OF RIDGEFIELD COMMUNITY DEVELOPMENT

CITY COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CITY OF RIDGEFIELD PROJECT COORDINATOR

CITY PROJECT COORDINATOR _____ DATE _____

WARRANTY STATEMENT

RIDGEFIELD EAST DEVELOPMENT, LLC WARRANTS TO THE CITY OF RIDGEFIELD THAT IT IS THE SOLE OWNER OF THE PROPERTY ON THIS MAP, AND EVERY LENDER, EASEMENT HOLDER, OR OTHER PERSON HAVING ANY INTEREST IN THE PROPERTY ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES OR OTHER PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS MAP HAS CONSENTED TO OR JOINED IN THIS MAP, AS EVIDENCED BY THE INSTRUMENTS, WHICH ARE RECORDED IN THE CLARK COUNTY RECORDER'S OFFICE OR WHICH THE OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS MAP IS RECORDED.

DEDICATION

KNOWN TO ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN DESCRIBED HAVE CAUSED THE SAME TO BE PLATTED ACCORDING TO THE PLAT HERETO ANNEXED. SAME TO BE KNOWN AS GREELY FARMS - PHASE 3A, AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN THEREON TO THE PUBLIC USE FOREVER.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

RIDGEFIELD EAST DEVELOPMENT, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

BY:
ITS:

ACKNOWLEDGMENT

STATE OF _____ } SS
COUNTY OF _____ }

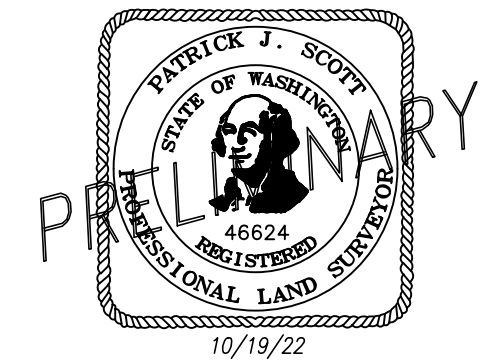
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT; ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT, AS AUTHORIZED SIGNATORY OF RIDGEFIELD EAST DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE _____
DATED: _____, 20____.
PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES _____



LEGEND

- PHASE 3A BOUNDARY
- PROPOSED PUBLIC DEDICATION AREA
- P.U.E. PUBLIC UTILITY EASEMENT



PG. 5 OF 6 JOB# 9170.03.01
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ENGINEERS
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
7-360-495-1385
F-360-289-9838

CITY OF RIDGEFIELD COMMUNITY DEVELOPMENT

CITY COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CITY OF RIDGEFIELD PROJECT COORDINATOR

CITY PROJECT COORDINATOR _____ DATE _____

WARRANTY STATEMENT

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DEDICATION

KNOWN TO ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN DESCRIBED HAVE CAUSED THE SAME TO BE PLATTED ACCORDING TO THE PLAT HERETO ANNEXED. SAME TO BE KNOWN AS GREELY FARMS - PHASE 3A, AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN THEREON TO THE PUBLIC USE FOREVER.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

RIDGEFIELD EAST DEVELOPMENT, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

BY:
ITS:

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT; ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENTS AND ACKNOWLEDGED IT, AS AUTHORIZED SIGNATORY OF RIDGEFIELD EAST DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE _____

DATED: _____, 20____.

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF _____

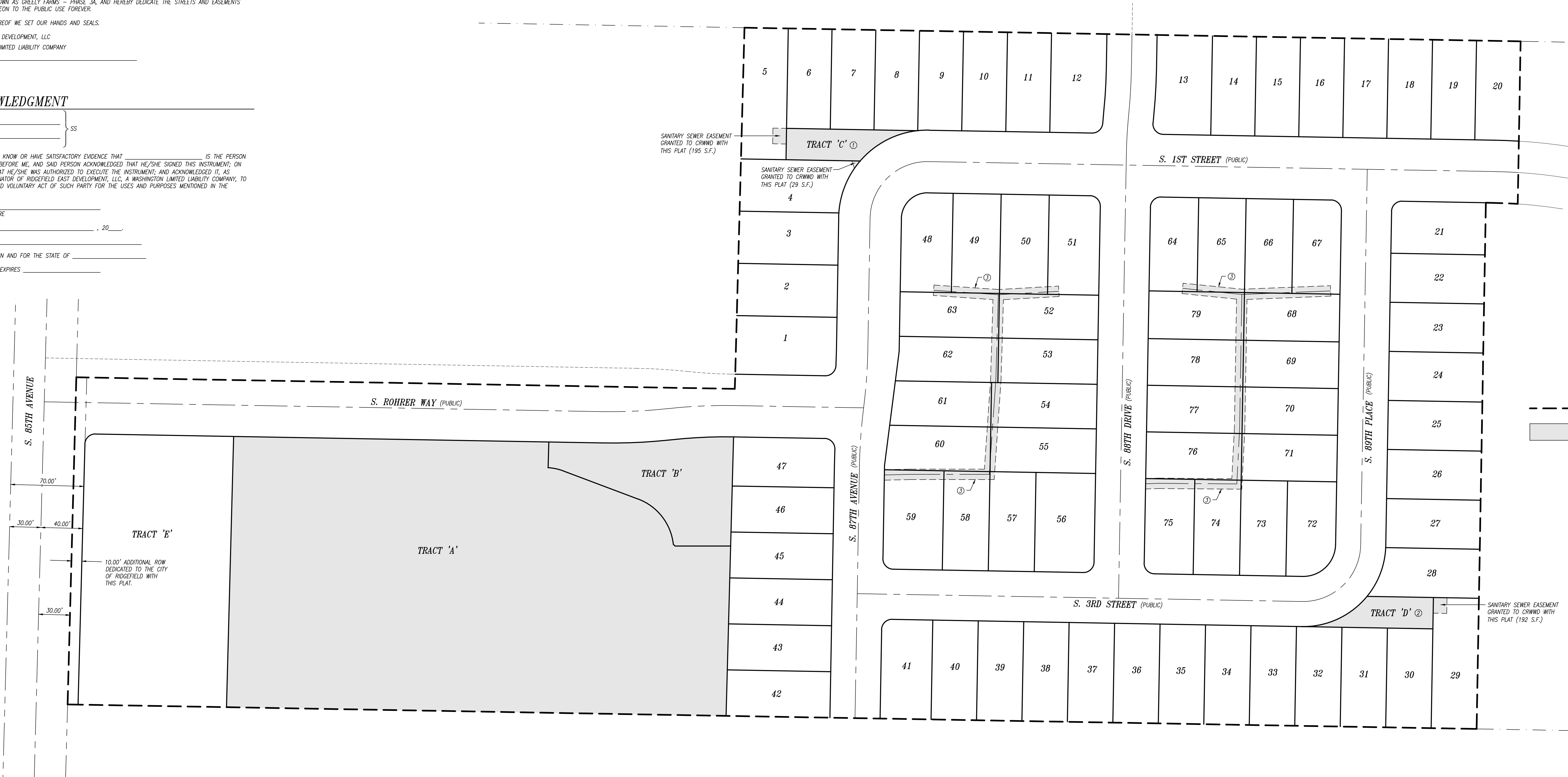
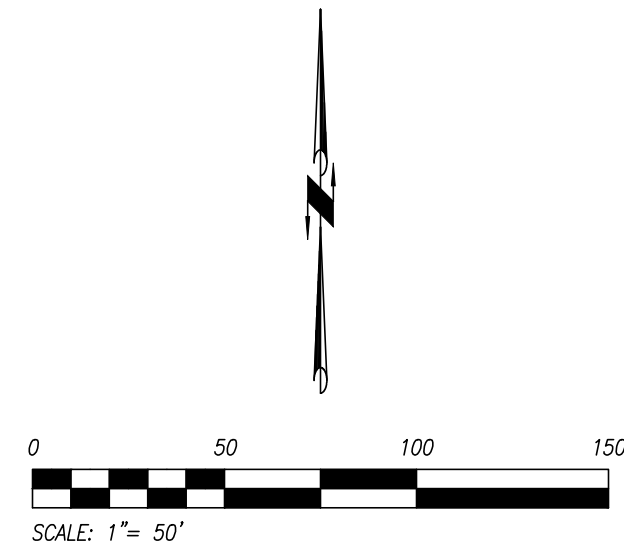
MY COMMISSION EXPIRES _____

GREELY FARMS, A PLAT COMMUNITY

APPROVED AS GREELY ACRES PUD PHASE 3A BY CITY OF RIDGEFIELD FINAL ORDER PLZ-19-0036-0039
(GREELY PHASE 3)

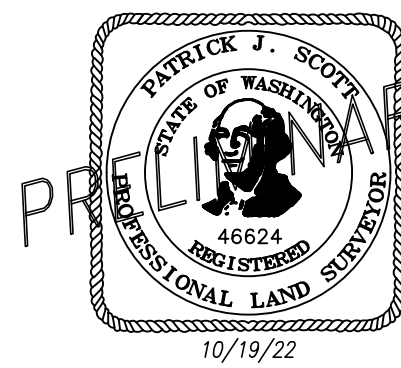
MAP OF PRIVATE DEDICATION
GREELY FARMS PHASE 3A

A SUBDIVISION
IN THE N 1/2 OF THE SW 1/4 OF SEC. 23,
TWP. 4 N., RGE. 1 E., W.M.
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
OCTOBER, 2022



LEGEND

- PHASE 3A BOUNDARY
- PROPOSED PRIVATE DEDICATION AREAS



PG. 6 OF 6 JOB# 9170.03.01
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PLAT\PHASE 3\9170.S.GREELY PH 3A_P06.DWG

OLSON LAND SURVEYORS
ENGINEERS
222 E. EVERGREEN BLVD., YANCOUVER, WA 98660
P-360-495-1385
F-360-289-9038

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: December 01, 2022

ITEM: PUBLIC HEARING/BUSINESS

AGENDA ITEM TITLE: An Ordinance for the City of Ridgefield, Washington Adopting the 2023 Budget; and Providing for the Effective Date Thereof

GOVERNING LEGISLATION:

Revised Code of Washington Chapter 35A.33, City of Ridgefield Financial Policy #07: Budget.

PREVIOUS COUNCIL ACTION TAKEN:

The City Council conducted a public hearing on the proposed 2023 revenue sources at the November 3, 2022 council meeting. Council has held 2 work sessions on the 2023 proposed budget.

SUMMARY/BACKGROUND:

The 2023 budget represents the proposed fiscal plans for the City of Ridgefield for calendar year 2023. It took the collaborative efforts of the Budget Advisory Committee, City Council, senior management, staff, and citizen input to develop and create the budget. Meetings were held throughout the budget development process to discuss the budget in more detail and to ensure understanding. These meetings included three Budget Advisory Committee meetings, which were held on August 16th, September 8th, and October 11th. The City also conducted two City Council work sessions, which were held on August 25th, and September 22nd. Input and feedback gained throughout this process was reviewed and incorporated into the budget as appropriate. Copies of the budget have been made available to the Budget Advisory Committee, City Council, senior management, and staff for review as updates were made throughout the process. A proposed draft of the budget was made available to the public at City Hall and on the City's website November 1, 2022.

BUDGET/FINANCIAL IMPACTS:

The 2023 budget proposes total revenues of \$80.9 million and \$88.9 million in expense. The proposed budget includes the use of capital reserves that have been collected since 2019 from developers and a grant received in 2021 and 2022 to fund multiple capital projects. The 2023 budget proposes an operating budget of \$23.3 million, capital budget of \$49.6 million, special revenue budget of \$1.3 million, capital service budget of \$13.3 million and a debt service budget of \$1.4 million (General Government), for a total budget of \$88,950,096.

The net impact on overall fund balance is a decrease of \$8 million. The proposed budget includes the transfer of \$2.4 million in grant funds, received in 2021 and 2022, from the General Fund to the capital funds for infrastructure projects. In addition the budget proposes revenues of \$15.5 million in new grants, \$18 million from a potential debt issuance, and \$13.3 million in impact fees and system development charge transfers to fund the capital projects proposed for 2023.

Transfers between funds included in the budget total \$18,630,995, with \$1 million associated with the operating funds, transfers to the equipment replacement fund in the amount of \$502,100, transfers for debt service in the amount of \$1.4 million, and \$15.7 million for capital projects.

Total revenues and the use of fund balance and/or designated reserves are projected to sufficiently support the proposed budget.

The 2023 proposed budget includes funding for six new full-time equivalent positions. The new positions are for two police officers, a facilities maintenance worker, a storm water maintenance worker, a grant writer, and an administrative assistant. In addition to the new positions the proposed budget includes removal of a sunset designation on two positions for a building inspector and an office assistant. The total FTE count for the City of Ridgefield with these additions is 75.25, which includes 74 full-time positions and 2 part-time positions.

ACTION OR MOTION:

Adopt Ordinance No. 1383 by making the following motion:

“I move to adopt Ordinance No. 1383, as presented.”

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: 2023 Proposed Budget - 2nd Reading and Public Hearing(PPT)
 Exhibit A (PDF)
 Exhibit B (PDF)
 Exhibit C (PDF)
 Exhibit D (PDF)
 Exhibit E (PDF)
 Exhibit F (PDF)

ORDINANCE NO. 1383

AN ORDINANCE FOR THE CITY OF RIDGEFIELD, WASHINGTON ADOPTING THE 2023 BUDGET; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF

WHEREAS, the tax estimates and budget for the City of Ridgefield for the 2023 fiscal year have been prepared and filed as provided by the laws of the State of Washington; and

WHEREAS, the budget was printed for distribution and notice was published setting the time and place for hearings on the budget; and

WHEREAS, the 2023 proposed budget was submitted to the City Council and City Clerk on November 1, 2022, and budget workshop sessions were held on August 25, 2022, and September 22, 2022; and

WHEREAS, public hearings on the 2023 annual budget were held on November 3, 2022, November 17, 2022 and December 1, 2022.

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

Section 1: Public Interest. The Ridgefield City Council finds it to be in the public interest to adopt the 2023 budget of anticipated revenues and expenditures.

Section 2: 2023 Budget Adoption. The annual budget for the City of Ridgefield, Washington for the year ending December 31, 2023, is hereby adopted in the amounts and for the purposes shown in Exhibits "A-F", attached hereto and incorporated herein by reference. The budget for each Department and Fund in Exhibits "A-F" is hereby adopted at the fund level and set as the appropriation limit for expenditures for the fiscal year 2023. The attached Exhibit "A" summarizes the totals of estimated revenue and expenditure appropriations for each separate fund and the aggregate total for all funds combined.

Section 3: The Finance Director is directed to transmit a copy of the budget hereby adopted to the State Auditor's Office, and Municipal Research & Services Center (MRSC).

Section 4: Severability. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.

Section 5: Regulatory Conflicts. All other Ordinances and parts of other Ordinances inconsistent or conflicting with any part of this Ordinance are hereby repealed to the extent of the inconsistency or conflict.

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: Effective date. This ordinance shall take effect and be in full force five (5) days after the publication of the attached summary and Exhibits "A-F", which is hereby approved.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 1st
DAY OF DECEMBER, 2022.

By: _____
Jennifer Lindsay, Mayor

Attest:

Julie Ferriss
City Clerk

Approved as to Form:

Janean Parker, City Attorney

First Reading:	November 17, 2022
Second Reading/Passed:	December 1, 2022
Date of Publication:	December 7, 2022
Effective Date:	December 12, 2022



2023 Proposed Budget

Ordinance No. 1383

December 1, 2022



2023 Proposed Budget Agenda

- 2023 Budget Summary
 - Operating Funds
 - Capital Service Funds
 - Capital Project/ERF Funds
 - Special Revenue Funds
 - Debt Service Funds
 - 2023 FTE Report



2023 Proposed Budget

- 2023 Budget Summary
 - Total revenue - \$80,928,140
 - Total expense -\$88,950,096
 - Use of fund balance - \$8,021,956
 - Operating budget - \$23,343,606
 - Personnel expense - \$10,464,770, 44.8%
 - Operations and maintenance - \$7,689,936, 32.9%
 - Capital outlay and transfers - \$4,725,100, 20.2%
 - Capital Leases - \$444,100, 1.9%
 - Debt Service - \$19,700, 0.08%



2023 Proposed Budget

New Council Initiatives for 2022-2023

1. **Alternate routes to go into town: 11th Street Overpass Design** – Included in 2023 budget for 30% design.
2. **Trail connection: Taverner and Teal Crest** – Included in 2023 budget for 60% design.
3. **City website/social media: community clean-up challenge. Encourage residents to recycle, to get outside and help clean-up public spaces, to get other people involved and post before and after pictures on social media, include a lost and found, etc.** – No additional budget required staff time only.
4. **Trail connection: So. Timm Road/along Port property to new PW Operations Building** – Included in 2023 budget for design and construction on a joint project with Clark Regional Wastewater District.
5. **Pedestrian safety improvements on Pioneer Canyon Drive. Review safety improvements to be done each year** – No additional budget required will be part of 2023 traffic calming program.
6. **Create cohesive signage for all trails, Sunriver style. Include miles, connections, directional, accessible, etc. Maps at trail heads** – Included in 2023 budget.



2023 Proposed Budget

	Beginning Fund Balance	2023 Budgeted Revenue	2023 Budgeted Expense	Ending Fund Balance	Change In Fund Balance
Operating Funds					
001 General Fund	\$ 12,481,779	\$ 14,758,230	\$ 17,969,200	\$ 9,270,809	\$ (3,210,970)
101 Street Fund	159,273	1,263,355	1,260,375	162,253	\$ 2,980
406 Water Operating	2,805,145	3,134,000	2,623,370	3,315,775	\$ 510,630
408 Stormwater Operating	545,783	1,568,500	1,490,661	623,622	\$ 77,839
Total Operating Funds	15,991,980	20,724,085	23,343,606	13,372,459	\$ (2,619,521)
Capital Service Funds					
105 Real Estate Excise Tax	4,796,475	2,705,000	3,551,895	3,949,580	(846,895)
114 Park Impact Fee	2,790,453	972,750	2,787,000	976,203	(1,814,250)
115 Traffic Impact Fee	1,002,507	1,738,250	2,530,000	210,757	(791,750)
416 Water Utility SDC	9,619,029	2,050,000	4,425,000	7,244,029	(2,375,000)
Total Capital Service Funds	18,208,464	7,466,000	13,293,895	12,380,569	(5,827,895)
Special Revenue Funds					
111 Drug Fund	6,468	1,510	500	7,478	1,010
140 Affordable Housing	70,286	33,000	-	103,286	33,000
150 Transportation Benefit District	562,316	900,025	1,320,000	142,341	(419,975)
Total Special Revenue Funds	639,070	934,535	1,320,500	253,105	(385,965)
Debt Service Fund					
200 Debt Service	-	1,408,995	1,408,995	-	-
Total Debt Service Fund	-	1,408,995	1,408,995	-	-
Capital Project/Equipment Replacement Construction Funds					
300 General Capital Projects	805,525	44,577,300	43,807,300	1,575,525	770,000
410 Water Utility Capital Projects	16,536	4,400,000	4,400,000	16,536	-
412 Storm Utility Capital Projects	-	915,000	915,000	-	-
501 Equipment Replacement (ERF)	606,077	502,225	460,800	647,502	41,425
Total Capital/ERF	1,428,138	50,394,525	49,583,100	2,239,563	811,425
Total Budget	\$ 36,267,652	\$ 80,928,140	\$ 88,950,096	\$ 28,245,696	\$ (8,021,956)



2023 Proposed Budget Operating Funds Revenue Budget Comparison

		2022 Amended Budget	2023 Proposed Budget	Percentage Change
Operating Funds				
001	General Fund	\$ 13,673,685	\$ 14,758,230	7.93%
101	Street Fund	1,166,893	1,263,355	8.27%
406	Water Operating	2,854,555	3,134,000	9.79%
408	Stormwater Operating	1,158,395	1,568,500	35.40%
Total Operating Funds		18,853,528	20,724,085	9.92%



2023 Proposed Budget Operating Funds Expense Budget Comparison

		2021 Amended Budget	2022 Proposed Budget	Percentage Change
Operating Funds				
001	General Fund	\$ 15,508,086	\$ 17,969,200	15.87%
101	Street Fund	1,156,891	1,260,375	8.95%
406	Water Operating	2,406,015	2,623,370	9.03%
408	Stormwater Operating	1,166,623	1,490,661	27.78%
Total Operating Funds		20,237,615	23,343,606	15.35%

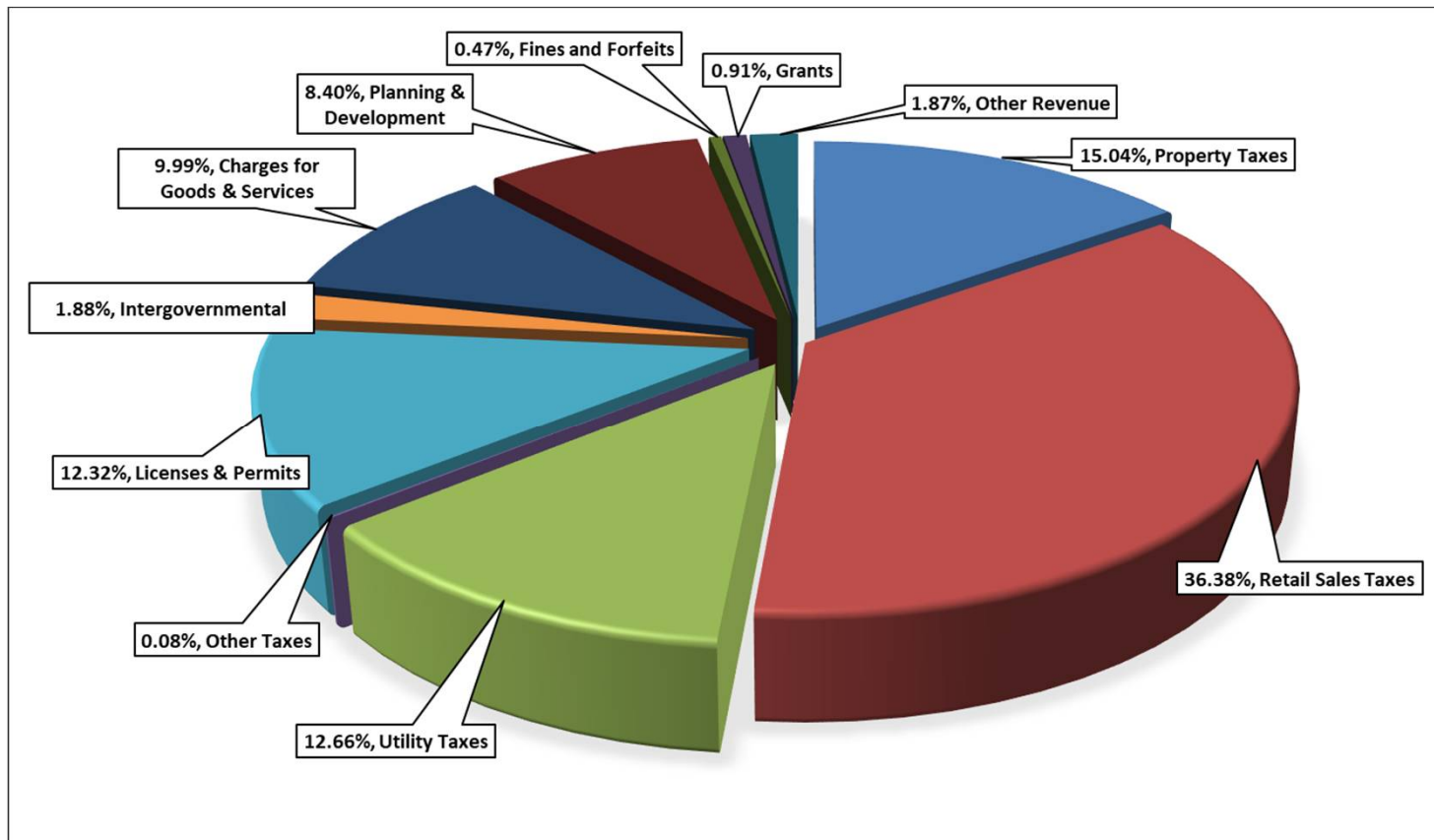


2023 Proposed Budget Operating Funds – Fund Balance Impact

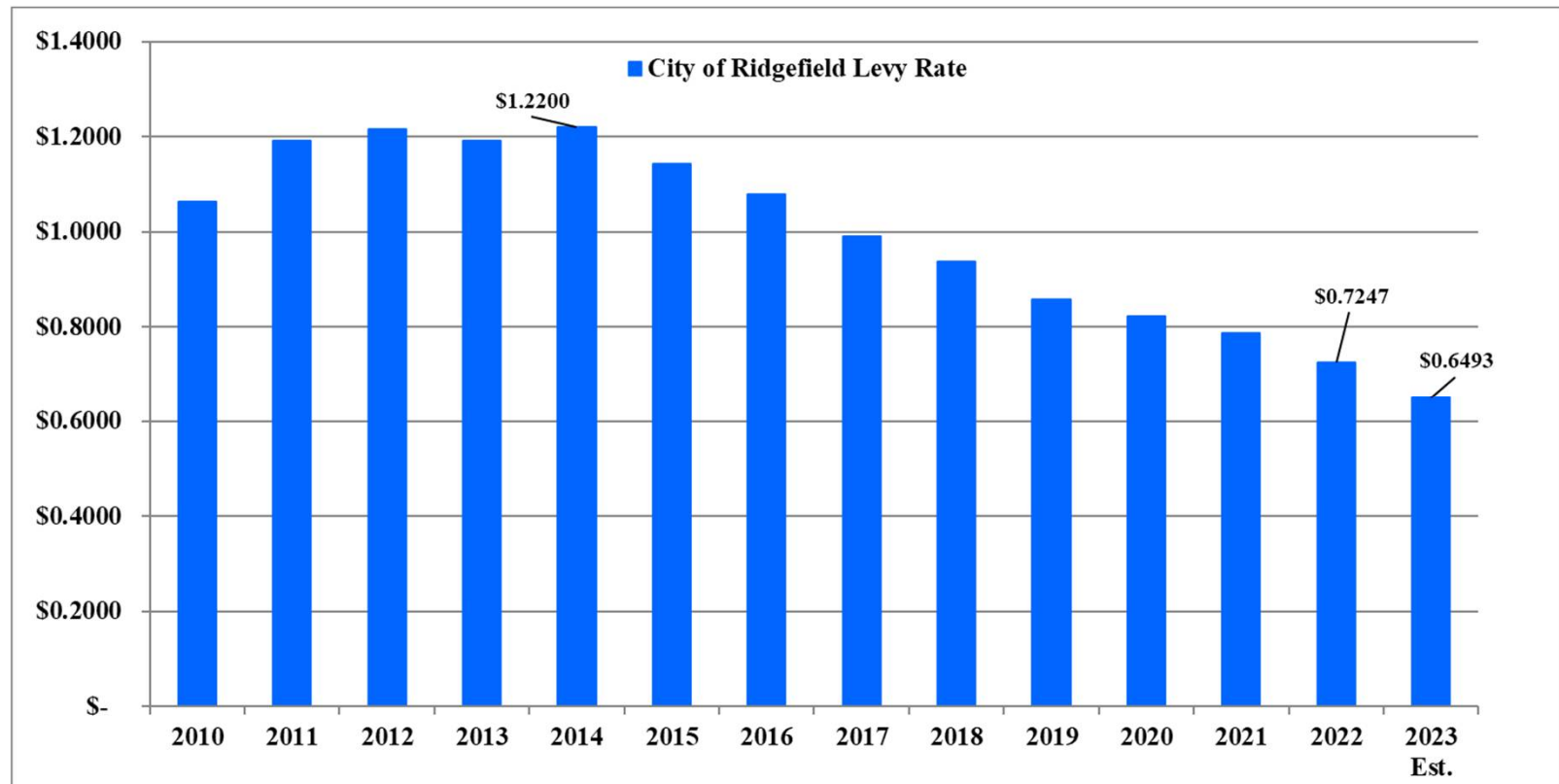
		Beginning Fund Balance	2023 Budgeted Revenue	2023 Budgeted Expense	Ending Fund Balance	Change In Fund Balance
Operating Funds						
001	General Fund	\$ 12,481,779	\$ 14,758,230	\$ 17,969,200	\$ 9,270,809	\$ (3,210,970)
101	Street Fund	159,273	1,263,355	1,260,375	162,253	\$ 2,980
406	Water Operating	2,805,145	3,134,000	2,623,370	3,315,775	\$ 510,630
408	Stormwater Operating	545,783	1,568,500	1,490,661	623,622	\$ 77,839
Total Operating Funds		15,991,980	20,724,085	23,343,606	13,372,459	\$ (2,619,521)



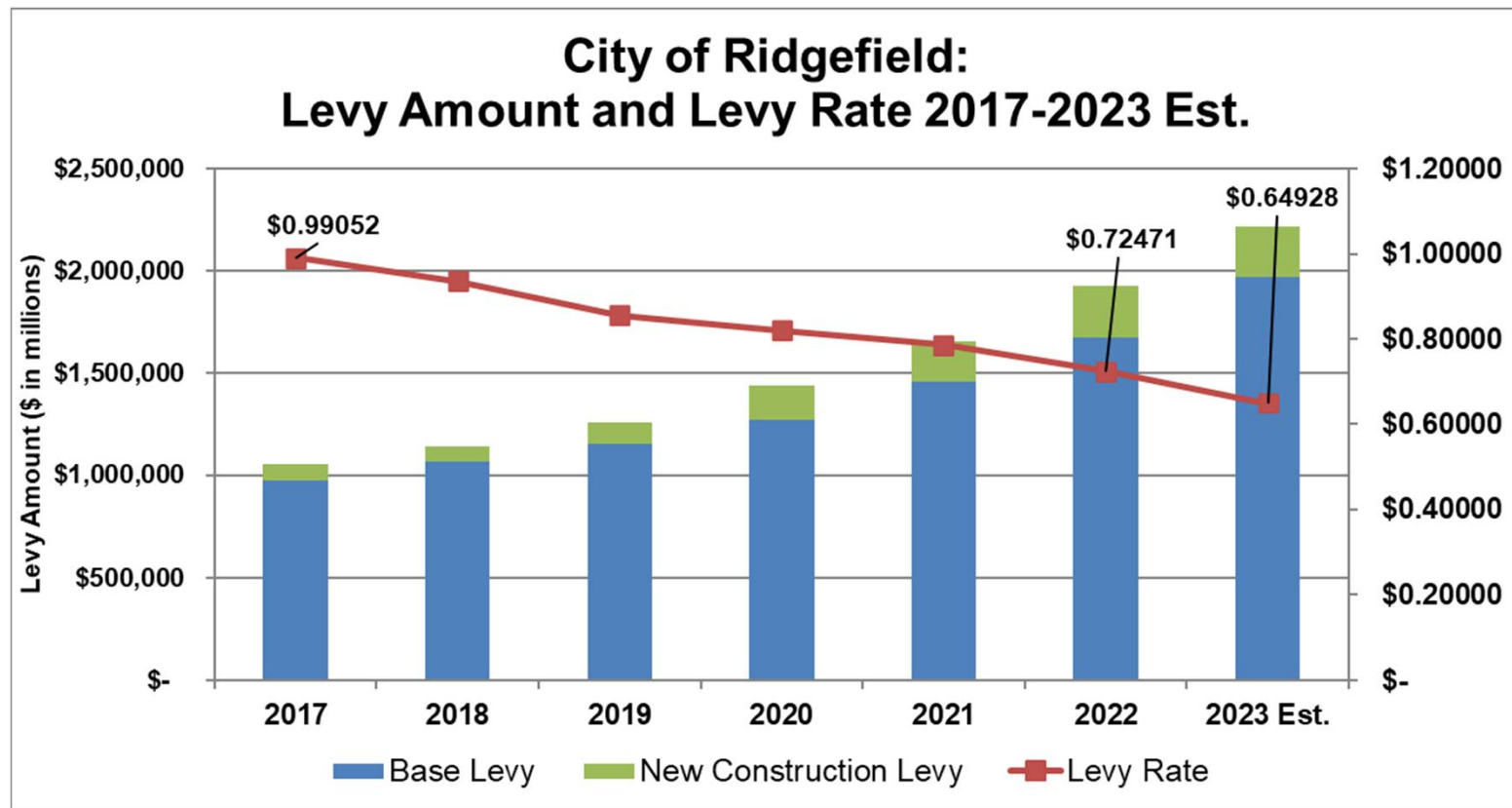
2023 Proposed Budget General Fund Revenue Budget



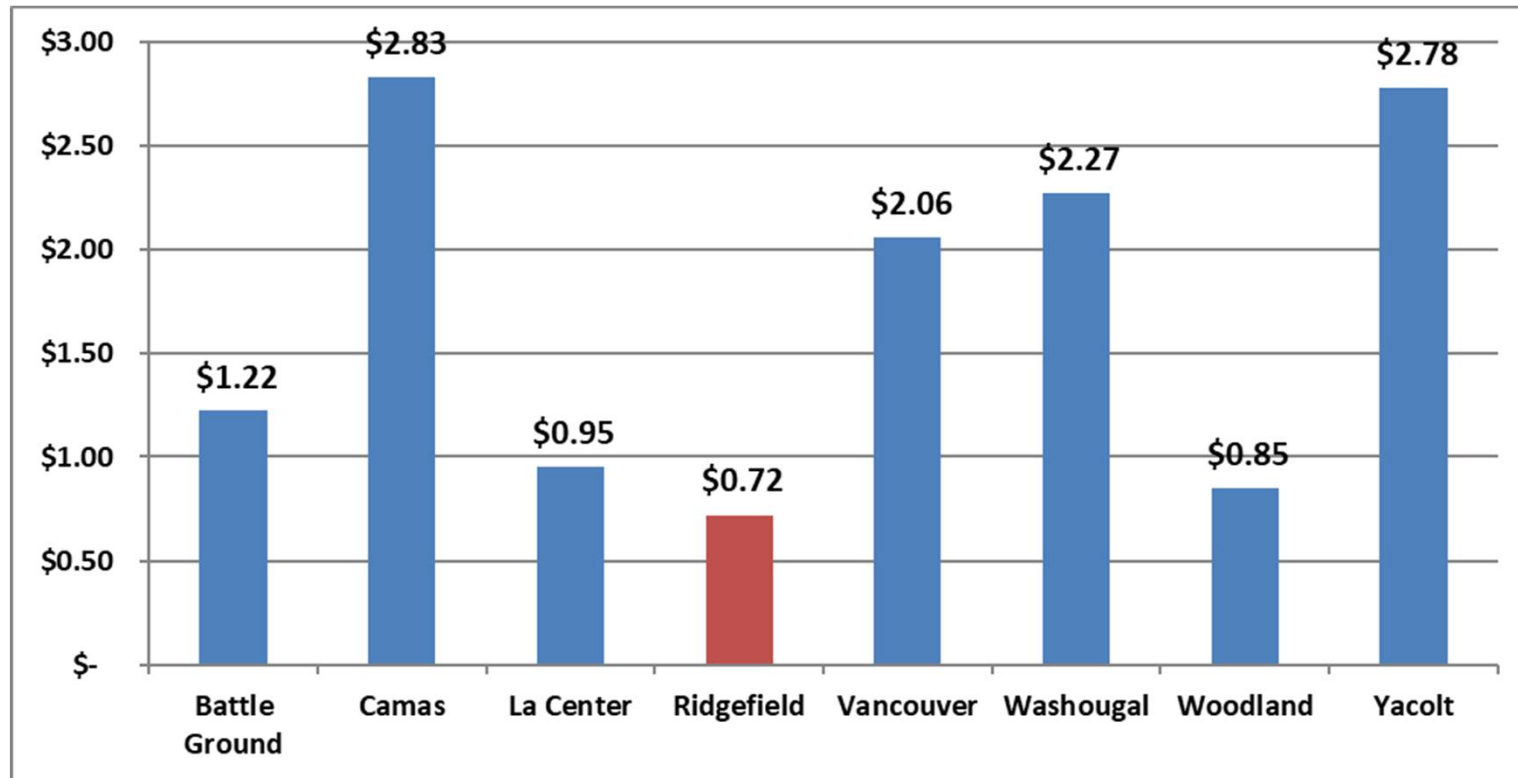
2023 Proposed Budget General Fund Revenue Budget



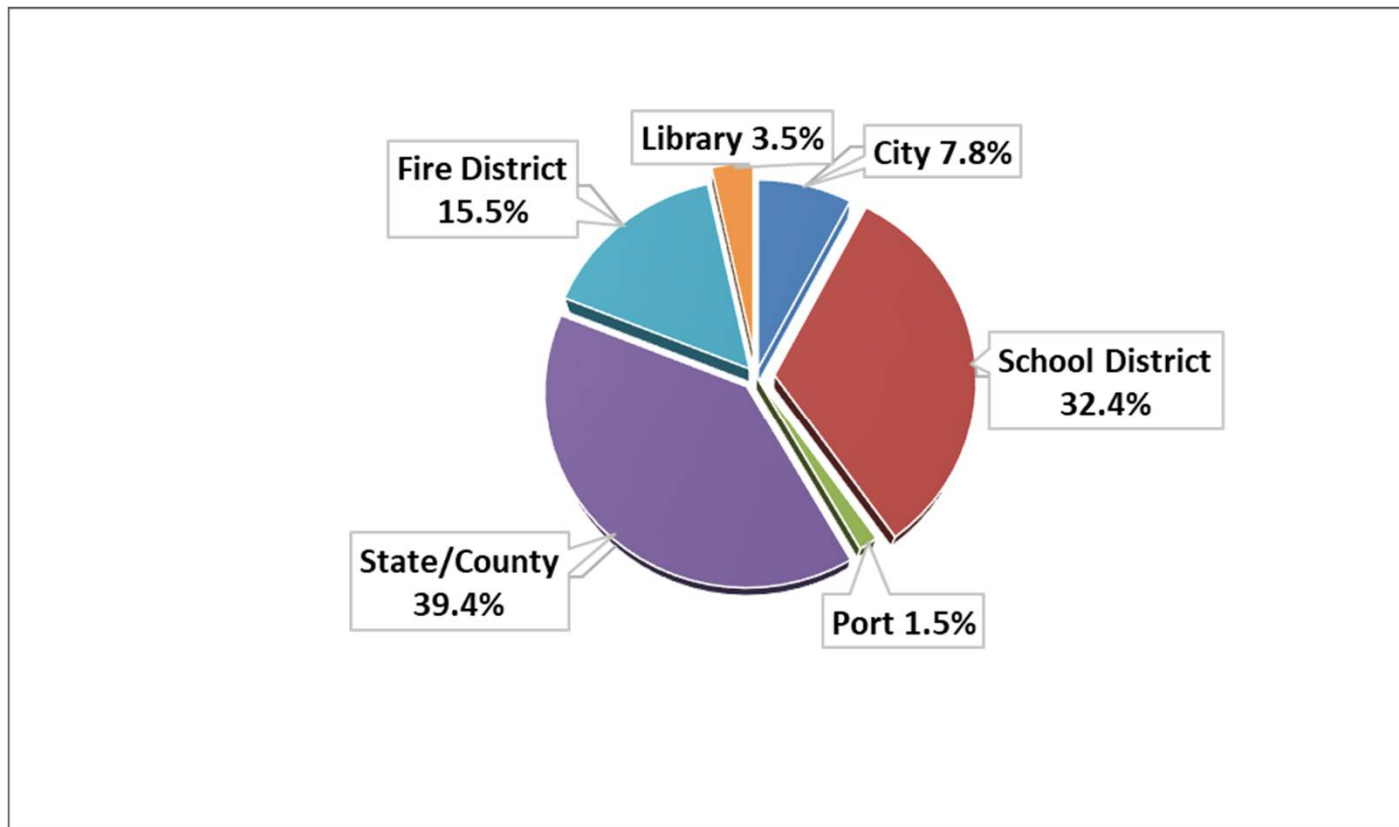
2023 Proposed Budget General Fund Revenue Budget



2023 Proposed Budget 2022 Property Tax Levy Comparison



2023 Proposed Budget 2022 Property Tax by Taxing Authority



2023 Proposed Budget

2022 Water Utility Rate Comparisons

Agency	Water	Utility Tax	Monthly Avg.	Notes
Ridgefield 2022	26.77	8.00%	28.91	
Ridgefield 2023	27.59	8.00%	29.79	a
Battle Ground	27.97	12.00%	31.33	
Camas	30.65	0.00%	30.65	
Clark County Unincorporated	23.80	0.00%	23.80	b, c, d
La Center	23.80	6.00%	25.23	b
Vancouver	32.89	28.90%	32.89	e
Washougal	40.38	10.00%	40.38	f

a) Water and storm water rate increase. Per rate model (3%)

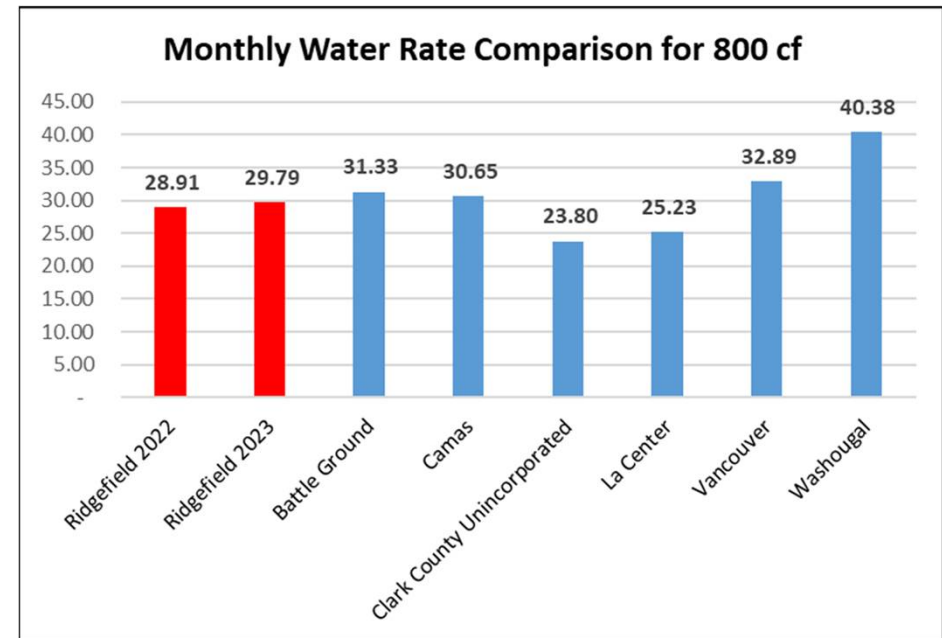
b) Water offered through Clark Public Utilities

c) Sewer offered through Clark Regional Wastewater District

d) Storm Water rate inside urban growth area of unincorporated Clark County

e) The City of Vancouver includes taxes in the rates and does not break them out externally

f) The City of Washougal includes taxes in the rates and does not break them out externally



2023 Proposed Budget

2022 Storm Water Utility Rate Comparison

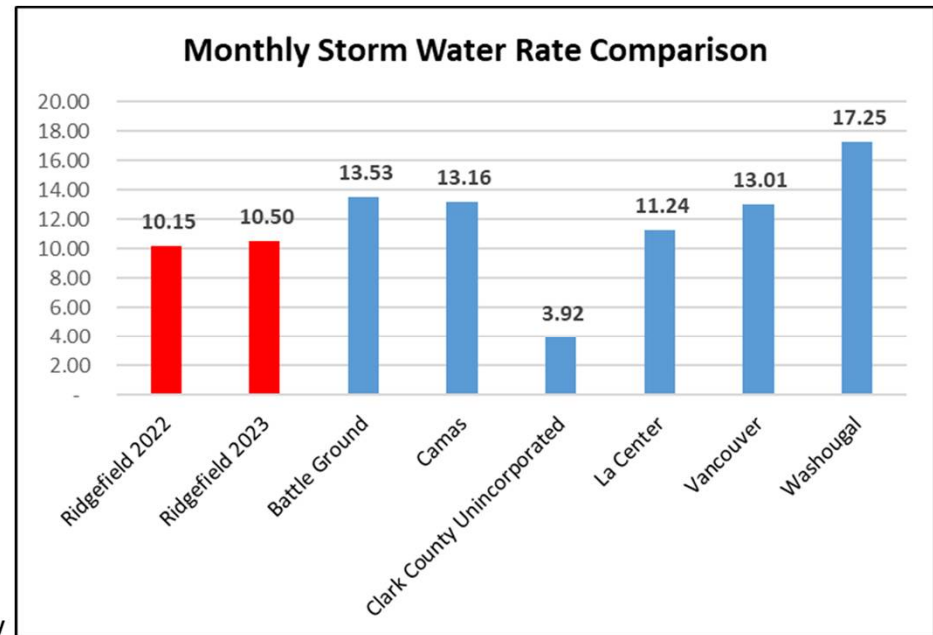
Agency	Storm	Utility Tax	Monthly Avg	Notes
Ridgefield 2022	10.15	0.00%	10.15	
Ridgefield 2023	10.50	0.00%	10.50	a
Battle Ground	12.08	12.00%	13.53	
Camas	13.16	0.00%	13.16	
Clark County Unincorporated	3.92	0.00%	3.92	b
La Center	10.60	6.00%	11.24	
Vancouver	13.01	28.90%	13.01	c
Washougal	17.25	6.00%	17.25	d

a) Storm water rate increase \$0.70 per bi-monthly billing

b) Storm Water rate inside urban growth area of unincorporated Clark County

c) The City of Vancouver includes taxes in the rates and does not break them out externally

d) The City of Washougal includes taxes in the rates and does not break them out externally



2023 Proposed Budget

2022-2023 General Fund Revenue Budget Comparison

Description	2022 Amended Budget	2023 Proposed Budget	Percentage Change
001 General Fund			
Revenue			
Property Tax	1,940,000	2,220,000	14.43%
Retail Sales & Other Tax	4,232,050	5,381,000	27.15%
Utility Taxes	1,589,810	1,868,100	17.50%
License & Permits	1,950,710	1,818,760	-6.76%
Planning & Development	1,417,400	1,240,000	-12.52%
Fines & Forfeits	64,000	69,000	7.81%
Charge for Goods & Services	644,030	1,474,410	128.93%
Intergovernmental/Grant	1,643,785	410,660	-75.02%
Other Revenue/Donations	191,900	276,300	43.98%
Transfers In	-	-	0.00%
General Fund Revenue	13,673,685	14,758,230	7.93%



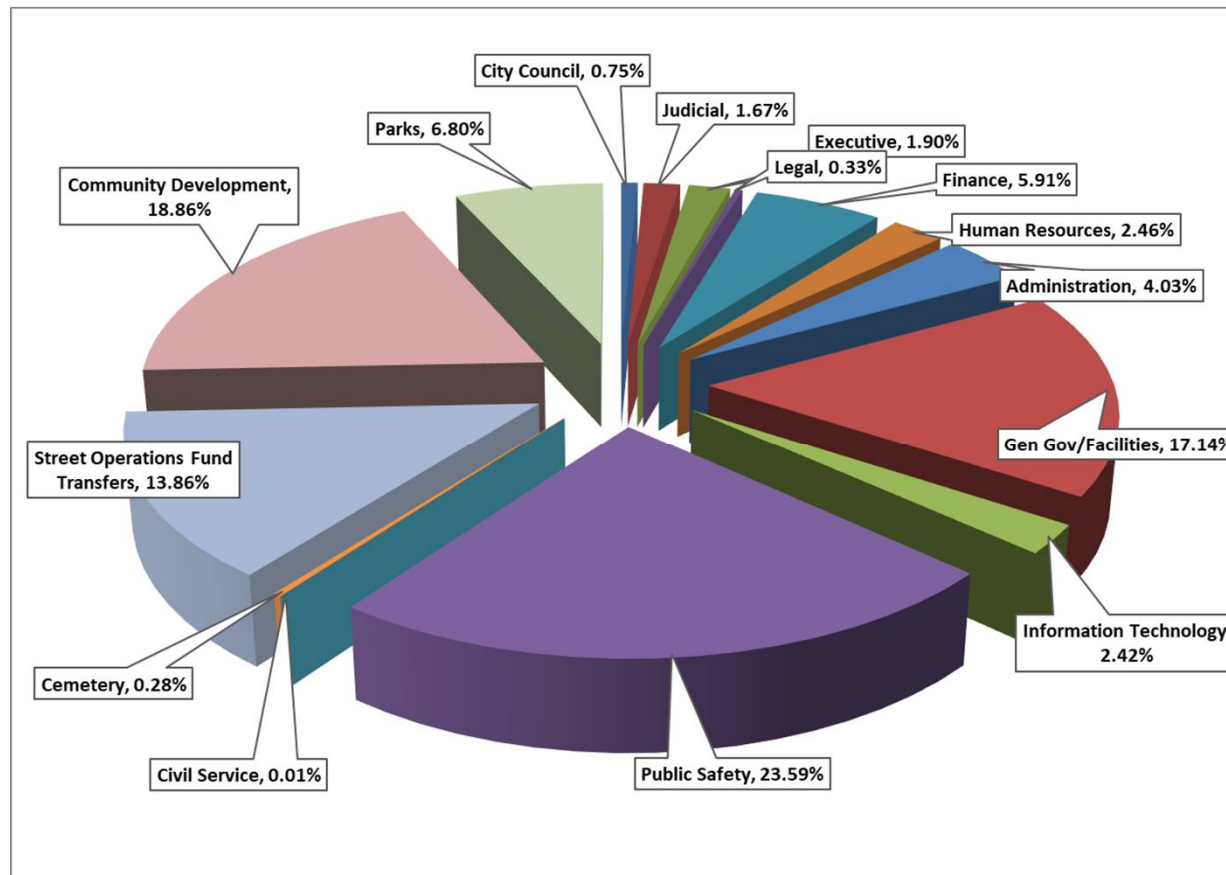
2023 Proposed Budget

2022-2023 General Fund Expense Budget Comparison

Description	2022 Amended Budget	2023 Proposed Budget	Percentage Change
001 General Fund			
Expense			
City Council	113,511	135,200	19.11%
Judicial	263,000	300,000	14.07%
Executive	315,829	341,500	8.13%
Legal	50,000	60,000	20.00%
Finance	865,966	1,061,095	22.53%
Human Resources	356,261	442,000	24.07%
Administration	577,951	723,575	25.20%
Gen Govt/Facilities	4,101,248	3,080,100	-24.90%
Information Tech	433,200	435,000	0.42%
Public Safety	3,470,267	4,239,725	22.17%
Civil Service	1,000	1,000	0.00%
Cemetery	61,655	50,550	-18.01%
Transfers	1,183,167	2,490,000	110.45%
Community Development	2,666,385	3,388,355	27.08%
Parks	1,048,646	1,221,100	16.45%
General Fund Expense	15,508,086	17,969,200	15.87%



2023 Proposed Budget General Fund Expense Budget



2023 Proposed Budget

2022-2023 Capital Service Fund Revenue Budget Comparison

		2022 Amended Budget	2023 Proposed Budget	Percentage Change
Capital Service Funds				
105	Real Estate Excise Tax	2,370,000	2,705,000	14.14%
114	Park Impact Fee	1,856,785	972,750	-47.61%
115	Traffic Impact Fee	3,212,700	1,738,250	-45.89%
416	Water Utility SDC	2,917,000	2,050,000	-29.72%
Total Capital Service Funds		10,356,485	7,466,000	-27.91%



2023 Proposed Budget

2022-2023 Capital Service Fund Expense Budget Comparison

		2022 Amended Budget	2023 Proposed Budget	Percentage Change
Capital Service Funds				
105	Real Estate Excise Tax	1,504,003	3,551,895	136.16%
114	Park Impact Fee	3,704,200	2,787,000	-24.76%
115	Traffic Impact Fee	6,580,000	2,530,000	-61.55%
416	Water Utility SDC	2,946,865	4,425,000	50.16%
Total Capital Service Funds		14,735,068	13,293,895	-9.78%



2023 Proposed Budget

2023 Capital Service Funds – Fund Balance Impact

		Beginning Fund Balance	2023 Budgeted Revenue	2023 Budgeted Expense	Ending Fund Balance	Change In Fund Balance
Capital Service Funds						
105	Real Estate Excise Tax	4,796,475	2,705,000	3,551,895	3,949,580	(846,895)
114	Park Impact Fee	2,790,453	972,750	2,787,000	976,203	(1,814,250)
115	Traffic Impact Fee	1,002,507	1,738,250	2,530,000	210,757	(791,750)
416	Water Utility SDC	9,619,029	2,050,000	4,425,000	7,244,029	(2,375,000)
Total Capital Service Funds		18,208,464	7,466,000	13,293,895	12,380,569	(5,827,895)



2023 Proposed Budget

2022-2023 Capital Project and ERF Fund Revenue Budget Comparison

		2022 Amended Budget	2023 Proposed Budget	Percentage Change
Capital Projects & ERF				
300	General Capital Projects	25,046,954	44,577,300	77.97%
410	Water Utility Capital Projects	4,482,500	4,400,000	-1.84%
412	Storm Water Utility Capital Projects	965,000	915,000	-5.18%
501	Equipment Replacement (ERF)	605,015	502,225	-16.99%
Total Capital Projects & ERF		31,099,469	50,394,525	62.04%



2023 Proposed Budget

2022-2023 Capital Project and ERF Fund Expense Budget Comparison

		2022 Amended Budget	2023 Proposed Budget	Percentage Change
Capital Projects & ERF				
300	General Capital Projects	24,573,500	43,807,300	78.27%
410	Water Utility Capital Projects	4,482,500	4,400,000	-1.84%
412	Storm Water Utility Capital Projects	965,000	915,000	-5.18%
501	Equipment Replacement (ERF)	309,000	460,800	49.13%
Total Capital Projects & ERF		30,330,000	49,583,100	63.48%



2023 Proposed Budget

2023 Capital Project and ERF Fund – Fund Balance Impact

		Beginning Fund Balance	2023 Budgeted Revenue	2023 Budgeted Expense	Ending Fund Balance	Change In Fund Balance
Capital Project/Equipment Replacement Construction Funds						
300	General Capital Projects	805,525	44,577,300	43,807,300	1,575,525	770,000
410	Water Utility Capital Projects	16,536	4,400,000	4,400,000	16,536	-
412	Storm Utility Capital Projects	-	915,000	915,000	-	-
501	Equipment Replacement (ERF)	606,077	502,225	460,800	647,502	41,425
Total Capital/ERF		1,428,138	50,394,525	49,583,100	2,239,563	811,425



2023 Proposed Budget

2022-2023 Special Revenue and Debt Service Fund Revenue Budget Comparison

		2022 Amended Budget	2023 Proposed Budget	Percentage Change
Special Revenue Funds				
111	Drug Fund	760	1,510	98.68%
140	Affordable Housing	31,025	33,000	100.00%
150	Transportation Benefit District	301,750	900,025	198.27%
Total Special Revenue Funds		333,535	934,535	180.19%
Debt Service				
200	Debt Service	1,414,003	1,408,995	-0.35%
Total Debt Service		1,414,003	1,408,995	-0.35%



2023 Proposed Budget

2022-2023 Special Revenue and Debt Service Fund Expense Budget Comparison

		2022 Amended Budget	2023 Proposed Budget	Percentage Change
Special Revenue Funds				
111	Drug Fund	-	500	100.00%
140	Affordable Housing	-	-	0.00%
150	Transportation Benefit District	350,000	1,320,000	277.14%
Special Revenue Funds		350,000	1,320,500	277.29%
Debt Service				
200	Debt Service	1,414,003	1,408,995	-0.35%
Total Debt Service		1,414,003	1,408,995	-0.35%



2023 Proposed Budget

2022-2023 Special Revenue and Debt Service Fund – Fund Balance Impact

		Beginning Fund Balance	2023 Budgeted Revenue	2023 Budgeted Expense	Ending Fund Balance	Change In Fund Balance
Special Revenue Funds						
111	Drug Fund	6,468	1,510	500	7,478	1,010
140	Affordable Housing	70,286	33,000	-	103,286	33,000
150	Transportation Benefit District	562,316	900,025	1,320,000	142,341	(419,975)
Total Special Revenue Funds		639,070	934,535	1,320,500	253,105	(385,965)
Debt Service Fund						
200	Debt Service	-	1,408,995	1,408,995	-	-
Total Debt Service Fund		-	1,408,995	1,408,995	-	-



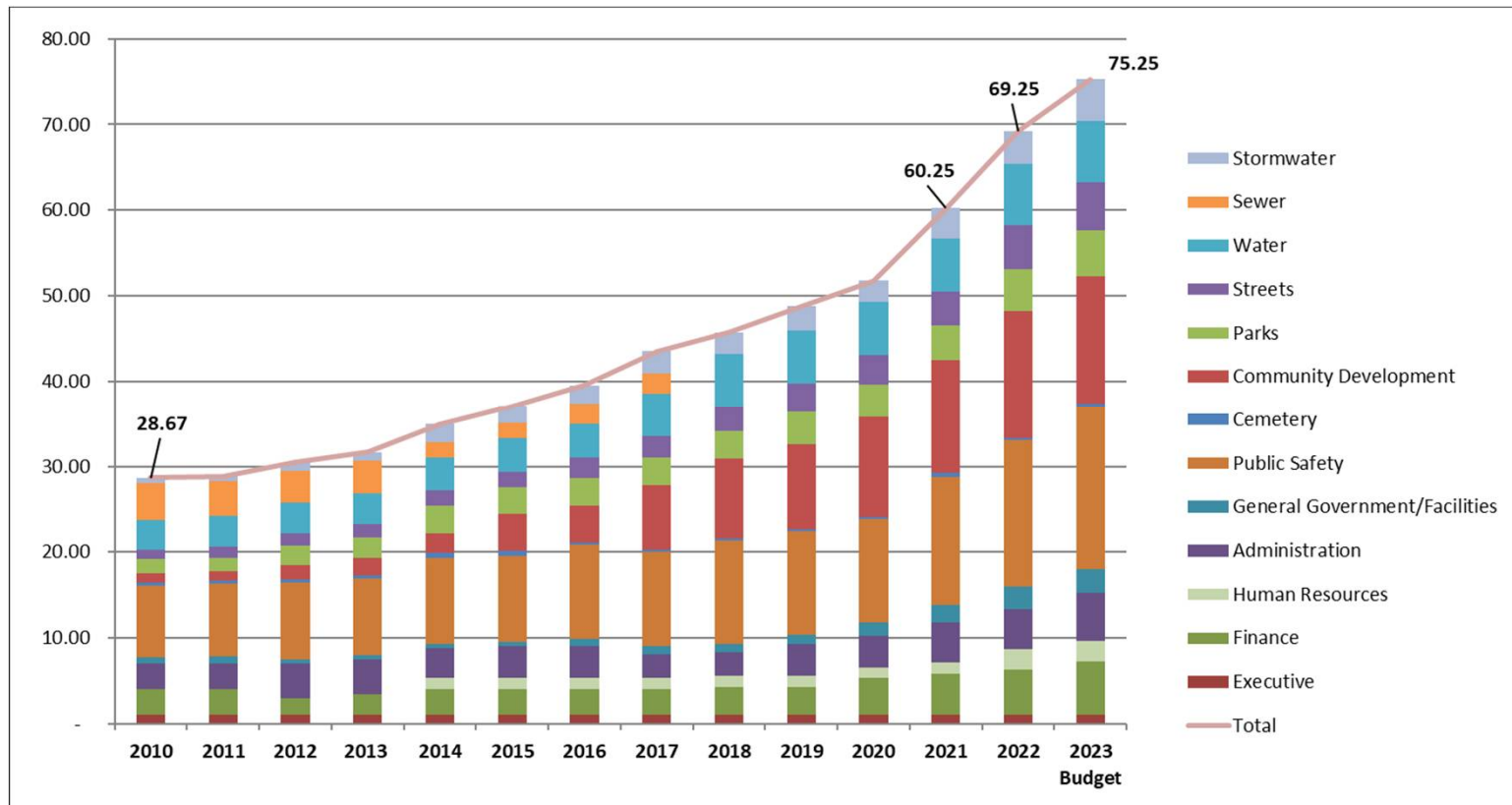
2023 Proposed Budget

2022-2023 FTE Count Comparison

Personnel Schedule (Full-Time Equivalents)				
Job Title	2021 FTE Allocation	2022 FTE Allocation	2023 FTE Allocation	2023 FTE Percentage
Executive	1.00	1.00	1.00	1.33%
Total Finance	4.80	5.30	6.30	8.37%
Total Human Resources	1.30	2.40	2.40	3.19%
Total Administration	4.70	4.60	5.60	7.44%
Total General Government/Facilities	1.97	2.70	2.70	3.59%
Total Public Safety	15.00	17.00	19.00	25.25%
Total Cemetery	0.47	0.30	0.30	0.40%
Total Community Development	13.29	14.95	14.95	19.87%
Total Parks	3.97	4.85	5.35	7.11%
Total Streets	4.02	5.15	5.65	7.51%
Total Water Utility	6.18	7.15	7.15	9.50%
Total Stormwater Utility	3.55	3.85	4.85	6.45%
Total Full Time Equivalents	60.25	69.25	75.25	100.00%
Full-Time Staff				
Full-Time Employees	59.00	68.00	74.00	98.34%
Part-Time Staff				
Part-Time Employees	1.25	1.25	1.25	1.66%

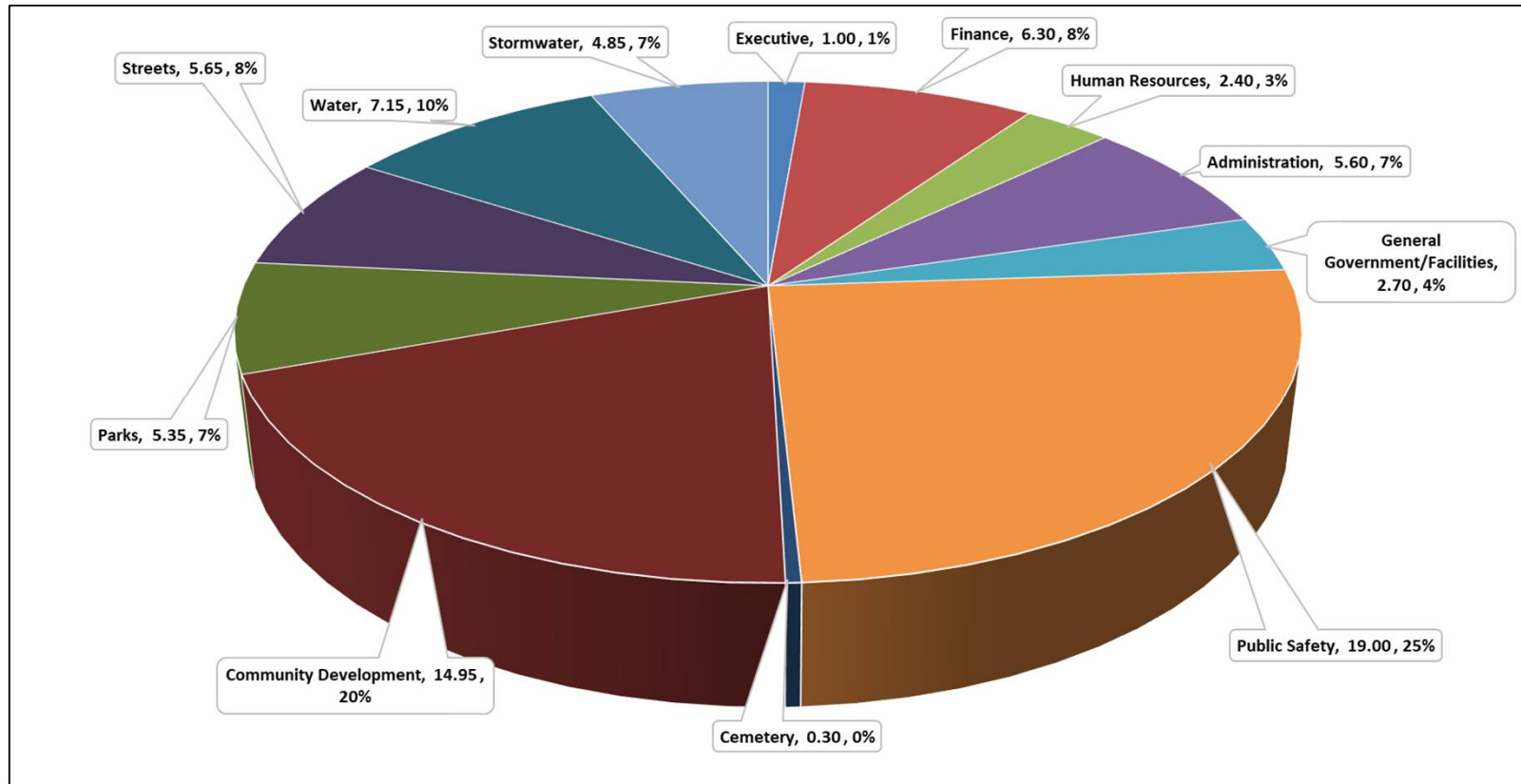


2023 Proposed Budget 2023 FTE Count by Department



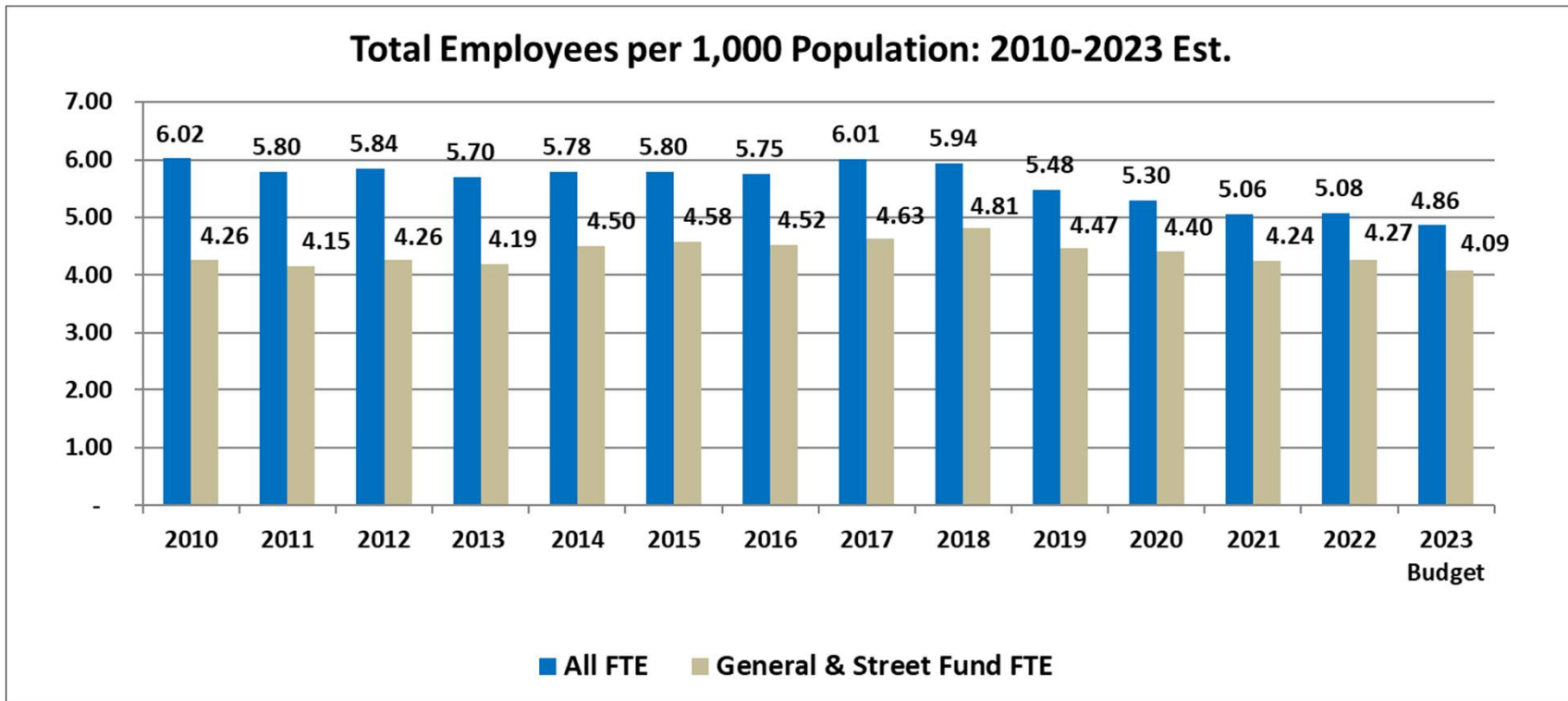
2023 Proposed Budget

2023 FTE Count and Percentage by Department



2023 Proposed Budget

2023 FTE Count



2023 Proposed Budget Next Steps

• November

- Conduct second reading on 2023 property tax levy 11/17 6:30 PM
- Conduct second reading on 2023 water utility and storm water utility rates 11/17 6:30 PM

• December

- Conduct public hearing on budget 12/1 6:30 PM
- Adopt 2023 budget 12/1 6:30 PM
- Transmit 2023 budget to MRSC and State Auditor





Exhibit "A"



2023 Budget

		<i>Beginning Fund Balance</i>	<i>2023 Budgeted Revenue</i>	<i>2023 Budgeted Expense</i>	<i>Ending Fund Balance</i>	<i>Change In Fund Balance</i>
Operating Funds						
001	General Fund	\$ 12,481,779	\$ 14,758,230	\$ 17,969,200	\$ 9,270,809	\$ (3,210,970)
101	Street Fund	159,273	1,263,355	1,260,375	162,253	\$ 2,980
406	Water Operating	2,805,145	3,134,000	2,623,370	3,315,775	\$ 510,630
408	Stormwater Operating	545,783	1,568,500	1,490,661	623,622	\$ 77,839
Total Operating Funds		15,991,980	20,724,085	23,343,606	13,372,459	\$ (2,619,521)
Capital Service Funds						
105	Real Estate Excise Tax	4,796,475	2,705,000	3,551,895	3,949,580	(846,895)
114	Park Impact Fee	2,790,453	972,750	2,787,000	976,203	(1,814,250)
115	Traffic Impact Fee	1,002,507	1,738,250	2,530,000	210,757	(791,750)
416	Water Utility SDC	9,619,029	2,050,000	4,425,000	7,244,029	(2,375,000)
Total Capital Service Funds		18,208,464	7,466,000	13,293,895	12,380,569	(5,827,895)
Special Revenue Funds						
111	Drug Fund	6,468	1,510	500	7,478	1,010
140	Affordable Housing	70,286	33,000	-	103,286	33,000
150	Transportation Benefit District	562,316	900,025	1,320,000	142,341	(419,975)
Total Special Revenue Funds		639,070	934,535	1,320,500	253,105	(385,965)
Debt Service Fund						
200	Debt Service	-	1,408,995	1,408,995	-	-
Total Debt Service Fund		-	1,408,995	1,408,995	-	-
Capital Project/Equipment Replacement Construction Funds						
300	General Capital Projects	805,525	44,577,300	43,807,300	1,575,525	770,000
410	Water Utility Capital Projects	16,536	4,400,000	4,400,000	16,536	-
412	Storm Utility Capital Projects	-	915,000	915,000	-	-
501	Equipment Replacement (ERF)	606,077	502,225	460,800	647,502	41,425
Total Capital/ERF		1,428,138	50,394,525	49,583,100	2,239,563	811,425
Total Budget		\$ 36,267,652	\$ 80,928,140	\$ 88,950,096	\$ 28,245,696	\$ (8,021,956)

Exhibit "A"



2023 Budget

		<i>Beginning Fund Balance</i>	<i>2023 Budgeted Revenue</i>	<i>2023 Budgeted Expense</i>	<i>Ending Fund Balance</i>	<i>Change In Fund Balance</i>
Operating Funds						
001	General Fund	\$ 12,481,779	\$ 14,758,230	\$ 17,969,200	\$ 9,270,809	\$ (3,210,970)
101	Street Fund	159,273	1,263,355	1,260,375	162,253	\$ 2,980
406	Water Operating	2,805,145	3,134,000	2,623,370	3,315,775	\$ 510,630
408	Stormwater Operating	545,783	1,568,500	1,490,661	623,622	\$ 77,839
Total Operating Funds		15,991,980	20,724,085	23,343,606	13,372,459	\$ (2,619,521)
Capital Service Funds						
105	Real Estate Excise Tax	4,796,475	2,705,000	3,551,895	3,949,580	(846,895)
114	Park Impact Fee	2,790,453	972,750	2,787,000	976,203	(1,814,250)
115	Traffic Impact Fee	1,002,507	1,738,250	2,530,000	210,757	(791,750)
416	Water Utility SDC	9,619,029	2,050,000	4,425,000	7,244,029	(2,375,000)
Total Capital Service Funds		18,208,464	7,466,000	13,293,895	12,380,569	(5,827,895)
Special Revenue Funds						
111	Drug Fund	6,468	1,510	500	7,478	1,010
140	Affordable Housing	70,286	33,000	-	103,286	33,000
150	Transportation Benefit District	562,316	900,025	1,320,000	142,341	(419,975)
Total Special Revenue Funds		639,070	934,535	1,320,500	253,105	(385,965)
Debt Service Fund						
200	Debt Service	-	1,408,995	1,408,995	-	-
Total Debt Service Fund		-	1,408,995	1,408,995	-	-
Capital Project/Equipment Replacement Construction Funds						
300	General Capital Projects	805,525	44,577,300	43,807,300	1,575,525	770,000
410	Water Utility Capital Projects	16,536	4,400,000	4,400,000	16,536	-
412	Storm Utility Capital Projects	-	915,000	915,000	-	-
501	Equipment Replacement (ERF)	606,077	502,225	460,800	647,502	41,425
Total Capital/ERF		1,428,138	50,394,525	49,583,100	2,239,563	811,425
Total Budget		\$ 36,267,652	\$ 80,928,140	\$ 88,950,096	\$ 28,245,696	\$ (8,021,956)

Attachment: Exhibit B (Public Hearing and Second Reading of Ordinance No. 1383 - 2023 Proposed Budget)

Exhibit "A"



2023 Budget

		<i>Beginning Fund Balance</i>	<i>2023 Budgeted Revenue</i>	<i>2023 Budgeted Expense</i>	<i>Ending Fund Balance</i>	<i>Change In Fund Balance</i>
Operating Funds						
001	General Fund	\$ 12,481,779	\$ 14,758,230	\$ 17,969,200	\$ 9,270,809	\$ (3,210,970)
101	Street Fund	159,273	1,263,355	1,260,375	162,253	\$ 2,980
406	Water Operating	2,805,145	3,134,000	2,623,370	3,315,775	\$ 510,630
408	Stormwater Operating	545,783	1,568,500	1,490,661	623,622	\$ 77,839
Total Operating Funds		15,991,980	20,724,085	23,343,606	13,372,459	\$ (2,619,521)
Capital Service Funds						
105	Real Estate Excise Tax	4,796,475	2,705,000	3,551,895	3,949,580	(846,895)
114	Park Impact Fee	2,790,453	972,750	2,787,000	976,203	(1,814,250)
115	Traffic Impact Fee	1,002,507	1,738,250	2,530,000	210,757	(791,750)
416	Water Utility SDC	9,619,029	2,050,000	4,425,000	7,244,029	(2,375,000)
Total Capital Service Funds		18,208,464	7,466,000	13,293,895	12,380,569	(5,827,895)
Special Revenue Funds						
111	Drug Fund	6,468	1,510	500	7,478	1,010
140	Affordable Housing	70,286	33,000	-	103,286	33,000
150	Transportation Benefit District	562,316	900,025	1,320,000	142,341	(419,975)
Total Special Revenue Funds		639,070	934,535	1,320,500	253,105	(385,965)
Debt Service Fund						
200	Debt Service	-	1,408,995	1,408,995	-	-
Total Debt Service Fund		-	1,408,995	1,408,995	-	-
Capital Project/Equipment Replacement Construction Funds						
300	General Capital Projects	805,525	44,577,300	43,807,300	1,575,525	770,000
410	Water Utility Capital Projects	16,536	4,400,000	4,400,000	16,536	-
412	Storm Utility Capital Projects	-	915,000	915,000	-	-
501	Equipment Replacement (ERF)	606,077	502,225	460,800	647,502	41,425
Total Capital/ERF		1,428,138	50,394,525	49,583,100	2,239,563	811,425
Total Budget		\$ 36,267,652	\$ 80,928,140	\$ 88,950,096	\$ 28,245,696	\$ (8,021,956)

Attachment: Exhibit C (Public Hearing and Second Reading of Ordinance No. 1383 - 2023 Proposed Budget)

Exhibit "A"



2023 Budget

		<i>Beginning Fund Balance</i>	<i>2023 Budgeted Revenue</i>	<i>2023 Budgeted Expense</i>	<i>Ending Fund Balance</i>	<i>Change In Fund Balance</i>
Operating Funds						
001	General Fund	\$ 12,481,779	\$ 14,758,230	\$ 17,969,200	\$ 9,270,809	\$ (3,210,970)
101	Street Fund	159,273	1,263,355	1,260,375	162,253	\$ 2,980
406	Water Operating	2,805,145	3,134,000	2,623,370	3,315,775	\$ 510,630
408	Stormwater Operating	545,783	1,568,500	1,490,661	623,622	\$ 77,839
Total Operating Funds		15,991,980	20,724,085	23,343,606	13,372,459	\$ (2,619,521)
Capital Service Funds						
105	Real Estate Excise Tax	4,796,475	2,705,000	3,551,895	3,949,580	(846,895)
114	Park Impact Fee	2,790,453	972,750	2,787,000	976,203	(1,814,250)
115	Traffic Impact Fee	1,002,507	1,738,250	2,530,000	210,757	(791,750)
416	Water Utility SDC	9,619,029	2,050,000	4,425,000	7,244,029	(2,375,000)
Total Capital Service Funds		18,208,464	7,466,000	13,293,895	12,380,569	(5,827,895)
Special Revenue Funds						
111	Drug Fund	6,468	1,510	500	7,478	1,010
140	Affordable Housing	70,286	33,000	-	103,286	33,000
150	Transportation Benefit District	562,316	900,025	1,320,000	142,341	(419,975)
Total Special Revenue Funds		639,070	934,535	1,320,500	253,105	(385,965)
Debt Service Fund						
200	Debt Service	-	1,408,995	1,408,995	-	-
Total Debt Service Fund		-	1,408,995	1,408,995	-	-
Capital Project/Equipment Replacement Construction Funds						
300	General Capital Projects	805,525	44,577,300	43,807,300	1,575,525	770,000
410	Water Utility Capital Projects	16,536	4,400,000	4,400,000	16,536	-
412	Storm Utility Capital Projects	-	915,000	915,000	-	-
501	Equipment Replacement (ERF)	606,077	502,225	460,800	647,502	41,425
Total Capital/ERF		1,428,138	50,394,525	49,583,100	2,239,563	811,425
Total Budget		\$ 36,267,652	\$ 80,928,140	\$ 88,950,096	\$ 28,245,696	\$ (8,021,956)

Exhibit "A"



2023 Budget

		<i>Beginning Fund Balance</i>	<i>2023 Budgeted Revenue</i>	<i>2023 Budgeted Expense</i>	<i>Ending Fund Balance</i>	<i>Change In Fund Balance</i>
Operating Funds						
001	General Fund	\$ 12,481,779	\$ 14,758,230	\$ 17,969,200	\$ 9,270,809	\$ (3,210,970)
101	Street Fund	159,273	1,263,355	1,260,375	162,253	\$ 2,980
406	Water Operating	2,805,145	3,134,000	2,623,370	3,315,775	\$ 510,630
408	Stormwater Operating	545,783	1,568,500	1,490,661	623,622	\$ 77,839
Total Operating Funds		15,991,980	20,724,085	23,343,606	13,372,459	\$ (2,619,521)
Capital Service Funds						
105	Real Estate Excise Tax	4,796,475	2,705,000	3,551,895	3,949,580	(846,895)
114	Park Impact Fee	2,790,453	972,750	2,787,000	976,203	(1,814,250)
115	Traffic Impact Fee	1,002,507	1,738,250	2,530,000	210,757	(791,750)
416	Water Utility SDC	9,619,029	2,050,000	4,425,000	7,244,029	(2,375,000)
Total Capital Service Funds		18,208,464	7,466,000	13,293,895	12,380,569	(5,827,895)
Special Revenue Funds						
111	Drug Fund	6,468	1,510	500	7,478	1,010
140	Affordable Housing	70,286	33,000	-	103,286	33,000
150	Transportation Benefit District	562,316	900,025	1,320,000	142,341	(419,975)
Total Special Revenue Funds		639,070	934,535	1,320,500	253,105	(385,965)
Debt Service Fund						
200	Debt Service	-	1,408,995	1,408,995	-	-
Total Debt Service Fund		-	1,408,995	1,408,995	-	-
Capital Project/Equipment Replacement Construction Funds						
300	General Capital Projects	805,525	44,577,300	43,807,300	1,575,525	770,000
410	Water Utility Capital Projects	16,536	4,400,000	4,400,000	16,536	-
412	Storm Utility Capital Projects	-	915,000	915,000	-	-
501	Equipment Replacement (ERF)	606,077	502,225	460,800	647,502	41,425
Total Capital/ERF		1,428,138	50,394,525	49,583,100	2,239,563	811,425
Total Budget		\$ 36,267,652	\$ 80,928,140	\$ 88,950,096	\$ 28,245,696	\$ (8,021,956)

Exhibit "F"



2023 Budget

2023 Personnel Schedule (Full-Time Equivalents)

Job Title	FTE Allocation	
Executive		
City Manager		1.00
Total Executive		1.00
Finance		
Finance Director		1.00
Accounting Supervisor		1.00
Accounting Assistant		0.75
Accounting Assistant		1.00
Accounting Assistant/Utility Clerk		0.50
Utility Billing Clerk		0.05
Procurement Coordinator		1.00
Grant Writer/Administrator		1.00
Total Finance		6.30
Human Resources		
Deputy City Manager		0.40
HR Coordinator		1.00
HR Assistant		1.00
Total Human Resources		2.40
Administration		
Deputy City Manager		0.60
City Clerk		1.00
Community Events Coordinator		1.00
Communications Coordinator		1.00
Administrative Assistant		1.00
Office Assistant		1.00
Total Administration		5.60
General Government/Facilities		
Public Works Director		0.15
Public Works Supervisor, Facilities		0.10
Engineering Tech		0.05
Adminstrative Assistant		0.05
Development Inspector		0.05
Facility Maintenance Worker		0.05
Facility Maintenance Worker		0.15
Facility Maintenance Worker		0.10
Facility Maintenance Worker		0.20
Facility Maintenance Worker		0.15
Facility Maintenance Worker		0.10
Equipment Operator		0.05
Community Development Director		0.20
Planner I		0.15
Planner II		0.15
Code Enforcement Officer		1.00
Total General Government/Facilities		2.70

Attachment: Exhibit F (Public Hearing and Second Reading of Ordinance No. 1383 - 2023 Proposed Budget)

2023 Personnel Schedule (Full-Time Equivalents)		
Job Title	FTE Allocation	
Public Safety		
Police Chief		1.00
Police Lieutenant		1.00
Police Sergeant		1.00
Police Sergeant		1.00
Police Sergeant		1.00
Police Clerk		1.00
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Police Officer</		

2023 Personnel Schedule (Full-Time Equivalents)		
Job Title	FTE Allocation	
Parks		
Public Works Director		0.15
Parks & Recreation Manager		1.00
Public Works Supervisor, Facilities		0.30
Capital Projects Program Manager		0.10
Engineering Tech		0.10
PW Operations Coordinator		0.05
Administrative Assistant		0.20
Development Inspector		0.05
Facility Maintenance Worker		0.65
Facility Maintenance Worker		0.35
Facility Maintenance Worker		0.35
Facility Maintenance Worker		0.30
Facility Maintenance Worker		0.35
Facility Maintenance Worker		0.30
Facility Maintenance Worker		0.50
Equipment Operator		0.10
Park Caretaker		0.50
Total Parks		5.35
Streets		
Public Works Director		0.15
Public Works Supervisor, Facilities		0.55
Capital Projects Program Manager		0.50
Engineering Tech		0.50
Administrative Assistant		0.05
Development Inspector		0.05
Facility Maintenance Worker		0.30
Facility Maintenance Worker		0.45
Facility Maintenance Worker		0.50
Facility Maintenance Worker		0.45
Facility Maintenance Worker		0.45
Facility Maintenance Worker		0.60
Facility Maintenance Worker		0.50
Equipment Operator		0.60
Total Streets		5.65
Water Utility		
Public Works Director		0.15
Public Works Supervisor, Utilities		1.00
Capital Projects Program Manager		0.20
Engineering Tech		0.15
PW Operations Coordinator		0.95
Administrative Assistant		0.60
Utility Billing Clerk		0.75
Accounting Assistant/Utility Clerk		0.40
Utility Maintenance Worker		0.95
Utility Maintenance Worker		1.00
Utility Maintenance Worker		1.00
Total Water Utility		7.15

2023 Personnel Schedule (Full-Time Equivalents)		
Job Title	FTE Allocation	
Stormwater Utility		
Public Works Director		0.10
Public Works Supervisor, Stormwater		0.85
Capital Projects Program Manager		0.20
Engineering Tech		1.00
Engineering Tech		0.15
Administrative Assistant		0.05
Utility Billing Clerk		0.20
Accounting Assistant/Utility Clerk		0.10
Stormwater Maintenance Worker		0.85
Stormwater Maintenance Worker		1.00
Stormwater Maintenance Worker		0.10
Equipment Operator		0.25
Total Stormwater Utility		4.85
Total Full Time Equivalents		75.25
Full-Time Staff		
Full-Time Employees		74.00
Part-Time Staff		
Part-Time Employees		1.25

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: December 01, 2022

ITEM:

AGENDA ITEM TITLE: 2023-2028 Transportation Improvement Program

GOVERNING LEGISLATION:

RCW 35.77.010, Perpetual Advanced Six Year Plans for Coordinated Transportation Program Expenditures

PREVIOUS COUNCIL ACTION TAKEN:

Council has adopted resolutions through the years providing annual revisions to the City's Six Year Transportation Improvement Program. Most recently, Resolution No. 598 was adopted on August 26, 2021, which updated the City's Transportation Improvement Program for 2022-2027.

SUMMARY/BACKGROUND:

Per RCW 35.77.010, the legislative body of each city and town, pursuant to one or more public hearings thereon, shall prepare and adopt a comprehensive transportation program for the ensuing six calendar years. The six-year program shall specifically set forth those projects and programs of regional significance for inclusion in the transportation improvement program within that region. Exhibit 1 presents the staff-prepared City of Ridgefield Six Year Transportation Program for 2023-2028. The 6-year Transportation Improvement Program (TIP) is a separate project list from the Transportation Capital Facilities Plan, and does not have a bearing on Traffic Impact fees or TIF credits.

Changes for the 2023-2028 plan are to reflect the segments of work that are already completed, including Pioneer Street between 35th and Royle, and the Rail Overpass project. Start years from some projects were updated based on development projections.

BUDGET/FINANCIAL IMPACTS:

Costs for capital improvement projects will be funded through federal/state grants or allocations, City-collected traffic impact fees, Real Estate Excise Tax and developer-required improvements, as applicable.

RECOMMENDED ACTION OR MOTION:

1. Staff recommends that Council conduct a public hearing of Resolution No. 619 in accordance with the most-recently adopted City of Ridgefield Governance Manual.

-
2. Staff recommends that Council Consider Resolution No. 619 for adoption. Should the City Council wish to adopt Resolution No. 619, a suggest motion would be:

“I move to adopt Resolution No. 619 as presented.”

STAFF CONTACT: Steve Stuart, City Manager

2023-2028 TIP (PDF)

ATTACHMENTS:

Resolution No.619**2023-2028 TRANSPORTATION IMPROVEMENT PROGRAM**

WHEREAS, pursuant to Revised Code of Washington (RCW) Section 35.77.010, City staff have prepared a revised and extended Comprehensive Six-Year Transportation Improvement Program for 2023-2028; and,

WHEREAS, the purpose of said revised and extended program is to ensure that the City of Ridgefield will have available advance plans for use as a guide in carrying out a coordinated street construction program; and,

WHEREAS, notice of the time and place for a hearing of said plan was published in accordance with laws requiring setting time and place for a hearing there on December 1, 2022 during a regular scheduled City Council meeting. At such time and place, City Council held a public hearing and considered said Comprehensive Six-Year Transportation Improvement Program for 2023-2028.

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

1. The City of Ridgefield Comprehensive Six-Year Transportation Improvement Program for 2023-2028 attached hereto as Exhibit "1" is adopted as the current transportation improvement program for the City of Ridgefield. The Public Works Director is hereby directed to forthwith file the revised and extended Comprehensive Six-Year Transportation Improvement Program for 2023-2028 with the Washington State Department of Transportation.
2. This resolution shall be in full force and effect on December 1, 2022.

ADOPTED AT A REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 1ST DAY OF DECEMBER, 2022.

CITY OF RIDGEFIELD

Jennifer Lindsay, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss

City Clerk

City of Ridgefield
Six Year Transportation Improvement Program
From 2023 to 2028

Hearing Date: 12/1/2022 Adoption Date:

Amend Date: Resolution No: 619

Functional Class	Evaluation Criteria	Project Identification		Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Dollars							Expenditure Schedule					
		A. Pin/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID					Project Phase	Phase Start (yyyy)	Fund Source Information				1st	2nd	3rd	4th	5th & 6th		
										Federal Fund Code	Federal Funds	State Fund Code	State Funds						Local Funds	Total Funds
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
17	Support Planned Dev. Multimodal Connectivity	A. 22 C. Royle Road Improvements D. Royle Road S 3rd Way to S. 15th St F. Widen to one lane each direction with center turn lane. Project to be constructed as development occurs and will be funded through developer contributions and traffic impact fees	B. RF 004	05	P	3,000	Cable TV Gas Power Telephone Water Sewer	ALL	2021			TIB	\$ 3,000,000	\$ 2,000,000	\$ 5,000,000	\$ 2,000,000	\$ 3,000,000	\$ -		\$ -
		Totals								\$ -	\$ -	\$ 3,000,000	\$ 2,000,000	\$ 5,000,000	\$ 2,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -
17	Support Planned Dev. Multimodal Connectivity	A. 25 C. Royle Road Improvements D. Royle Road E. N. 10th St to Pioneer St F. Widen to one lane each direction with center turn lane. Project to be constructed as development occurs and will be funded through developer contributions and traffic impact fees	B. RF 004	05	P	2,500	Cable TV Gas Power Telephone Water Sewer	ALL	2025				\$ 3,300,000	\$ 3,300,000	\$ -	\$ -	\$ -	\$ 3,300,000	\$ -	\$ -
		Totals								\$ -	\$ -	\$ -	\$ 3,300,000	\$ 3,300,000	\$ -	\$ -	\$ -	\$ 3,300,000	\$ -	
16	Support Planned Dev. Multimodal Connectivity	A. 65 C. 85th Ave Improvements D. 85th Ave E. S. 5th St to N. 10th St. F. Widen to one lane each direction with center turn lane. Project to be constructed as development occurs and will be funded through developer contributions and traffic impact fees	B. RF 005	05	P	3,960	Cable TV Gas Power Telephone Water Sewer	ALL	2021			\$ 1,804,234	\$ 2,425,766	\$ 4,230,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	
		Totals								\$ -	\$ -	\$ 1,804,234	\$ 2,425,766	\$ 4,230,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	
14	Safety Connectivity	A. 4 C. 9th Avenue and Pioneer Intersection Control D. Pioneer Street at 9th Ave E. MP 17.25 to MP 17.35 F. Signalized intersection control	B. RF 007	12	P	550	Gas Power	ALL	2025				\$ 400,000	\$ 400,000					\$ 400,000	
		Totals								\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ 400,000	
00	Multimodal Preservation	A. C. Downtown Streetscape D. Pioneer Street, 9th Ave, Division St E. F. Restore and rehabilitate streetscape, underground utilities, improve sidewalks and beautify.	B. RF 012	03	P	4,000	Cable TV Power Telephone	ALL	2022			\$ 5,490,000	\$ 549,000	\$ 6,039,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	
		Totals								\$ -	\$ -	\$ 5,490,000	\$ 549,000	\$ 6,039,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	
14	Support Planned Dev. Multimodal Connectivity	A. 5 C. Hillburst Road Improvements D. Hillburst Road E. Pioneer Street to Sevier Rd F. Widen to one lane each direction with center turn lane. Project to be constructed as development occurs and will be funded through developer contributions and traffic impact fees	B. RF 009	04	P	6,700	Cable TV Gas Power Telephone Water Sewer	ALL	2021				\$ 2,000,000	\$ 2,000,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 500,000	
		Totals								\$ -	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 500,000	
16	Support Planned Dev. Multimodal Connectivity	A. 15 C. Hillburst Road Improvements D. Hillburst Road E. Sevier Rd to UGA Boundary F. Widen to two lanes each direction with center turn lane. Project to be constructed as development occurs and will be funded through developer contributions and traffic impact fees	B. RF 015	04	P	7,800	Cable TV Gas Power Telephone Water Sewer	ALL	2019				\$ 3,000,000	\$ 3,000,000	\$ 1,500,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	
		Totals								\$ -	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000	\$ 1,500,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	
00	Preservation	A. C. Annual Street Maintenance Program D. E. F. Roadway maintenance and restoration projects. Projects anticipated to be funded through combination of local finds, grants and loans.	B. RF 013	07	C, P		Water Sewer	ALL	2021				\$ 3,000,000	\$ 3,000,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	
		Totals								\$ -	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	
16	Economic Dev. Support Planned Dev. Multimodal Connectivity	A. 55 C. Pioneer Street Extension D. Pioneer Street E. 65th Ave to S. 5th St F. Construct extension of Pioneer Street in new alignment. Project anticipated to be constructed as development occurs and funded through grants, developer contributions and Traffic Impact Fees.	B. RF 003	01	P	2500	Cable TV Gas Power Telephone Water Sewer	ALL	2021	Build	\$ 5,812,000		\$ 1,700,000	\$ 7,512,000	\$ 5,812,000					
		Totals								\$ 5,812,000	\$ -	\$ -	\$ 1,700,000	\$ 7,512,000	\$ 5,812,000	\$ -	\$ -	\$ -	\$ -	
14	Safety Support Planned Dev. Economic Dev. Multimodal	A. 32 C. Pioneer Street Improvements Ph. 1 D. Pioneer Street E. Royle Road to 51st Avenue F. Widen to two lanes each direction with center turn lane. Project to be constructed as development occurs and will be funded through grants, developer contributions and traffic impact fees	B. RF 001	04	P	1050	Cable TV Power Telephone Gas	ALL	2019				\$ 2,570,000	\$ 2,570,000	\$ 2,570,000	\$ -	\$ -	\$ -	\$ -	
		Totals											\$ 2,570,000	\$ 2,570,000	\$ 2,570,000	\$ -	\$ -	\$ -	\$ -	

City of Ridgefield
Six Year Transportation Improvement Program
From 2023 to 2028

Hearing Date: 12/1/2022 Adoption Date: _____

Amend Date: _____ Resolution No: 619

Functional Class	Evaluation Criteria	Project Identification A. Pin/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID	Improvement Type(s)	Status	Total Length	Utility Codes	Project Phase	Phase Start (yyyy)	Project Costs in Dollars						Expenditure Schedule				
										Fund Source Information										
										Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds	1st	2nd	3rd	4th	5th & 6th
1	2	3		4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	Connectivity	F. Widen to two lanes each direction with center turn lane. Project to be constructed as development occurs and will be funded through developer contributions and traffic impact fees																		
								Totals				\$ -	\$ -	\$ -	\$ 2,570,000	\$ 2,570,000	\$ 2,570,000	\$ -	\$ -	\$ -
14	Safety Support Planned Dev. Economic Dev. Multimodal Connectivity	A. 34 C. Pioneer Street Improvements Ph. 1 D. Pioneer Street E. 51st Ave to 56th Place F. Widen to two lanes each direction with center turn lane. Project to be constructed as development occurs and will be funded through developer contributions and traffic impact fees	B. RF 001	04	P	1630	Cable TV Power Telephone Gas	ALL	2022				\$ -	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000				
								Totals				\$ -	\$ -	\$ -	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ -	\$ -	\$ -
								ALL	2022				\$ 1,098,439	\$ 4,393,757	\$ 5,492,196	\$ 500,000	\$ 300,000	\$ 250,000	\$ -	\$ 200,000
00	Economic Dev. Multimodal Support Planned Dev.	A. 30 C. 51st Ave Improvements D. 51st Ave E. Pioneer Street to S. 20th Way F. Construct new roadway with one lane each direction and center turn lane on new alignment. Project anticipated to be constructed as development occurs and be funded through developer contributions and Traffic Impact Fees.	B. RF 008	01	P	5800	Cable TV Gas Power Telephone Water Sewer													
								Totals				\$ -	\$ -	\$ 1,098,439	\$ 4,393,757	\$ 5,492,196	\$ 500,000	\$ 300,000	\$ 250,000	\$ -
								ALL	2020				\$ 1,098,439	\$ 4,393,757	\$ 5,492,196	\$ 500,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
16	Economic Dev. Support Planned Dev. Multimodal Connectivity	A. 52 C. 65th Ave Improvements D. 65th Ave E. Pioneer St to N.20th St F. Widen to one lane each direction with center turn lane. Project anticipated to be constructed as development occurs and to be funded through developer contributions and traffic impact fees.	B. RF 006	05	P	5000	Cable TV Gas Power Telephone Water Sewer													
								Totals				\$ -	\$ -	\$ -	\$ 3,130,000	\$ 3,130,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
								ALL												

Attachment: 2023-2028 TIP (2023-2028 Transportation Improvement Program)

City of Ridgfield
Six Year Transportation Improvement Program
From 2023 to 2028

Hearing Date: 12/1/2022 Adoption Date:

Amend Date: Resolution No: 619

Functional Class	Evaluation Criteria	Project Identification		Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Dollars								Expenditure Schedule				
		A. Pin/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID					Project Phase	Phase Start (yyyy)	Fund Source Information										
		Federal Fund Code	Federal Funds							State Fund Code	State Funds	Local Funds	Total Funds							
1	2	3		4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
17	Support Planned Dev. Connectivity Multimodal	A. 13 C. S. 35th Ave Construction D. S.35th Ave E. Pioneer St. To S. 15th St F. Build S. 35th Ave to Collector standard. Project anticipated to be constructed as development occurs and to be funded through developer contributions .	B. RF 018 G.	01	P	3900	Cable TV Gas Power Telephone Water Sewer	ALL	2024					\$ 7,420,000	\$ 7,420,000	\$ 350,000	\$ 1,000,000	\$ 1,000,000	\$ 200,000	\$ 200,000
		Totals								\$ -	\$ -	\$ -	\$ 7,420,000	\$ 7,420,000	\$ 350,000	\$ 1,000,000	\$ 1,000,000	\$ 200,000	\$ 200,000	
17	Support Planned Dev. Connectivity Multimodal	A. 14 C. Rebuild S. 15th St D. S. 15th St E. S. 35th Ave to S. Royle Road F. Re-construct S. 15th St to Collector Standard. Project anticipated to be constructed as development occurs and to be funded through developer contributions and traffic impact fees.	B. RF 019 G.	05	P	2600	Cable TV Gas Power Telephone Water Sewer	ALL	2022					\$ 4,830,000	\$ 4,830,000		\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
		Totals								\$ -	\$ -	\$ -	\$ 4,830,000	\$ 4,830,000	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	
16	Support Planned Dev. Economic Dev. Connectivity Multimodal	A. 20 C. S. Royle Road Widening D. Royle Road E. Hillhurst Rd to S. 15th St F. Widen to one lane each direction with center turn lane.	B. RF 020 G.	04	P	4700	Cable TV Gas Power Telephone Water Sewer	ALL	2024			PWTF	\$ 10,000,000	\$ 5,000,000	\$ 15,000,000	\$ 1,000,000	\$ 10,000,000	\$ 4,000,000		\$ 500,000
		Totals								\$ -	\$ -	\$ 10,000,000	\$ 5,000,000	\$ 15,000,000	\$ 1,000,000	\$ 10,000,000	\$ 4,000,000	\$ -	\$ 500,000	
00	Multimodal	A. C. Annual Trail and Pathway Program D. E. F. Construct new trails and pathways Citywide.	B. RF 021 G.	01	P			ALL	2022					\$ 988,200	\$ 988,200	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 300,000
		Totals								\$ -	\$ -	\$ -	\$ 988,200	\$ 988,200	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 300,000	
	Safety Multimodal	C. Smythe Road Trail D. Smythe Road E. Reiman Road to 35th ave and Pione G. F. Construct pedestrian trail parallel to Pioneer Street					Cable TV Gas Power Telephone Water Sewer		2023				\$ 400,000	\$ 400,000	\$ 800,000	\$ 200,000	\$ 200,000	200000	\$ 200,000	
		Totals								\$ -	\$ -	\$ 400,000	\$ 400,000	\$ 800,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ -	
00	Multimodal	A. C. ADA Sidewalk improvements D. E. F. Update sidewalks and curb ramps to current ADA requirements	B. RF 024 G.	00	P			ALL	2022					\$ 164,700	\$ 164,700	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 50,000
		Totals								\$ -	\$ -	\$ -	\$ 164,700	\$ 164,700	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 50,000	
14	Economic Dev. Support Planned Dev. Connectivity Multimodal	A. 58 C. 11th Street Overcrossing D. S 11th Street E. Dolan Road to Timm Road F. Build I-5 overpass to collector standard. Project anticipated to be constructed as development occurs and to be funded through developer contributions, traffic impact fees and grants.	B. RF 025 G.	00	P		Cable TV Gas Power Telephone Water Sewer	ALL	2024				\$ 6,460,412	\$ 10,689,588	\$ 17,150,000	\$ 500,000		\$ 500,000		\$ 1,500,000
		Totals								\$ -	\$ -	\$ 6,460,412	\$ 10,689,588	\$ 17,150,000	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 1,500,000	
02	Economic Dev. Support Planned Dev. Connectivity Multimodal	A. 42 C. NW 219th Street Extension D. NW 29th Street E. NW 31st/Hillhurst and I-5 F. Improve and extend NW 219th Street to connect to the I-5/SR 502 interchange.	B. RF 026 G.	01	P	7000	Cable TV Gas Power Telephone Water Sewer		2025				\$ 40,000,000	\$ 18,820,000	\$ 58,820,000		\$ 3,000,000	\$ 3,000,000	\$ 5,000,000	\$ 40,000,000
										\$ 40,000,000	\$ 18,820,000	\$ 58,820,000	\$ -	\$ 3,000,000	\$ 3,000,000	\$ 5,000,000	\$ 40,000,000			
02	Economic Dev. Support Planned Dev. Connectivity Multimodal	A. C. Gee Creek Trail D. E. Main Avenue to Hillhurst Road F. Complete Trail Network from Wildlife Refuge to Ridgfield High School	B. RF 026 G.	01	P	7000	Sewer			FLAP	\$ 1,237,385.00		\$ 5,000,000	\$ 3,762,615	\$ 10,000,000	\$ 100,000	\$ 1,137,385	\$ 120,000	\$ 200,000	\$ 250,000
										\$ 5,000,000	\$ 3,762,615	\$ 10,000,000	\$ 100,000	\$ 1,137,385	\$ 120,000	\$ 200,000	\$ 250,000			
02	Economic Dev. Support Planned Dev. Connectivity Multimodal	A. 33 C. 51st Roundabout D. SR 501 E. 51st Avenue F. Construct two lane roundabout at Pioneer Street and 51st Avenue	B. RF 026 G.	01	P	-	Cable TV Gas Power Telephone Water		2023					\$ 1,490,000	\$ 1,490,000	\$ 1,490,000				
										\$ 1,490,000	\$ 1,490,000	\$ 1,490,000								

Attachment: 2023-2028 TIP (2023-2028 Transportation Improvement Program)

City of Ridgefield
Six Year Transportation Improvement Program
From 2023 to 2028

Hearing Date: 12/1/2022 Adoption Date: _____

Amend Date: _____ Resolution No: 619

Functional Class	Evaluation Criteria	Project Identification		Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Dollars							Expenditure Schedule				
		A. Pin/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID					Project Phase	Phase Start (yyyy)	Fund Source Information									
										Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds				
																1st	2nd	3rd	4th
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
						Sewer													
02	Economic Dev. Support Planned Dev. Connectivity Multimodal	A.21 C: S 15th Ave Roundabout D. Royle Road E. Royle Road and S 15th Street F.Build a roundabout at S Royle Road and S 15th Street intersection.	B. RF 026	01	P	7000	Cable TV Gas Power Telephone Water Sewer	2022				\$ -	\$ 1,490,000	\$ 1,490,000	\$ 1,490,000	\$ -	\$ -	\$ -	\$ -
										\$ 2,650,000	\$ 2,650,000	\$ 2,650,000							
										\$ -	\$ 2,650,000	\$ 2,650,000	\$ 2,650,000	\$ 2,250,000	\$ -	\$ -	\$ -		

Evaluation Criteria
Safety
Multimodal
Economic Dev.
Support Planned Dev.
Preservation
Connectivity

Functional Class:
Rural (< 5000 Pop)
Urban (> 5000 Pop)
1 Interstate
2 Principal Arterial
6 Minor Arterial
7 Major Collector
8 Minor Collector
9 Local Access
11 Interstate
12 Freeway/Expressway
14 Other Principal Arterial
16 Minor Arterial
17 Collector
19 Local Access

Improvement type codes:

00 No Classification
01 New construction on new alignment
02 Relocation
03 Reconstruction
04 Major Widening
05 Minor Widening

07 Resurfacing
08 New Bridge Construction
09 Bridge Replacement
10 Bridge Rehabilitation
11 Minor Bridge Rehabilitation
12 Safety/Traffic Operation/TSM

14 Bridge Program - Special
21 Transit Capital Project
22 Transit Operational Project
23 Transit Planning
24 Transit Training/Admin
31 Non-Capital Improvement

Utility Codes:
C-Cable TV
O-Other
S-Sewer
W-Water
G-Gas
P-Power
T-Telephone
Status:
S- Funding Secured
P-Project Planned