



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, March 27, 2025
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 limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

III. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the March 13, 2025 & March 20, 2025 Meeting**

IV. PRESENTATION

- 1. Clark County Community Services 5-year Consolidated Plan - Elizabeth McNannay**
- 2. Clark Cowlitz Fire Rescue Update - John Nohr, Fire Chief**

V. BUSINESS

- 1. Second Reading of Ordinance No. 1442 - Second Amendment to the Sanderling Park Development Agreement - Steve Stuart, City Manager**
- 2. Second Reading of Ordinance No. 1447 - Amendments to Ridgefield Municipal Code Chapter 8.18 – Park Rules and Regulations - Corey Crownhart, Park Manager**
- 3. Motion - Approval of Roundabout Committee’s Recommendation on the Pioneer Street at Discovery Drive (50th Place) Roundabout - Chuck Green, Public Works**

Director

VI. PUBLIC HEARING/BUSINESS

- 1. Public Hearing and First Reading of Ordinance 1448 - Amendments to Ridgefield Municipal Code 10.12 (On-Street Parking Provisions on Sections of Taverner Drive and S Cispus Way) - Chuck Green, Public Works Director**
- 2. Public Hearing and First Reading of Ordinance No. 1449 - Legacy Trails III RMUO Expansion - Claire Lust, Community Development Director**

VII. PUBLIC COMMENT

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

VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

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

IX. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 27, 2025

AGENDA ITEM NAME: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION

Revised Code of Washington Title 35A

PREVIOUS COUNCIL ACTION TAKEN:

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

SUMMARY/BACKGROUND:

Vendor claims

BUDGET/FINANCIAL IMPACTS:

See vendor details attached

RECOMMENDED ACTION OR MOTION:

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

"I move to approve the consent agenda as presented"

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

1. March 27, 2025 Claims Report

City of Ridgefield

Claims Payment Report

For Approval on:

March 27th, 2025

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ACTIVE CONSTRUCTION INC.	4038	C2024-019-07	Public Works	01.2025 Pioneer Widening Construction	1,149,548.19
ACTIVE CONSTRUCTION INC. Total					1,149,548.19
ANDERSON ENVIRONMENTAL CONTRACTING	2258	28155	Genl Govt/Facilities	02.2025 Park Laundry Cleanup	(28,002.84)
			Public Works	02.2025 Park Laundry Cleanup	608,781.75
ANDERSON ENVIRONMENTAL CONTRACTING Total					580,778.91
ANTHONY COBLENTZ	3982	3982-20250321	Public Safety	3 Lead UOF/CDT Instructor Course Meals - Coblentz	381.00
ANTHONY COBLENTZ Total					381.00
APPLIED CONCEPTS INC	3542	453682	Public Safety	2 Stalker Radars	5,463.16
APPLIED CONCEPTS INC Total					5,463.16
AQUATIC INFORMATICS INC.	3337	112554	Public Works	02.2025 Web Tests	5.44
		111977	Public Works	2025 Annual Web Test & Support Renewal	2,152.20
AQUATIC INFORMATICS INC. Total					2,157.64
BLUEFIN PAYMENT SYSTEMS - EPAY	2827	2827-202502A	Public Works	02.2025 Customer Web Payments	898.13
		2827-202502B	Public Works	02.2025 Customer Web Payments	21.90
BLUEFIN PAYMENT SYSTEMS - EPAY Total					920.03
BYRON H HANKE	4134	4134-20250327	Public Works	Water Main Pioneer to Shobert - Easement Parcel 67368000	500.00
BYRON H HANKE Total					500.00
CINTAS CORPORATION NO 2	3497	5259542701	Genl Govt/Facilities	03.2025 Fist Aid Supplies - PW Ops	24.86
			Public Works	03.2025 Fist Aid Supplies - PW Ops	458.37
			Community Development	03.2025 Fist Aid Supplies - PW Ops	30.46
		5259542703	Genl Govt/Facilities	03.2025 First Aid Supplies - RACC	28.97
			Community Development	03.2025 First Aid Supplies - RACC	52.12
		5259542704	Genl Govt/Facilities	03.2025 First Aid Supplies - CH	109.49
		5259542705	Public Safety	03.2025 First Aid Supplies - PD	30.69
CINTAS CORPORATION NO 2 Total					734.96
CITY OF BATTLE GROUND	0092	INV00505	Judicial	02.2025 Court Cost / Public Defender	22,699.92
CITY OF BATTLE GROUND Total					22,699.92
CITY OF RIDGEFIELD WATER & STORM - EPAY	0096	009787-009-2025	Genl Govt/Facilities	487 S 56th Pl. PW Ops Center - Water	5.94
				487 S 56th Pl. PW Ops Center - Storm	52.10
			Public Works	487 S 56th Pl. PW Ops Center - Water	109.53
				487 S 56th Pl. PW Ops Center - Storm	960.47
			Community Development	487 S 56th Pl. PW Ops Center - Water	7.28
				487 S 56th Pl. PW Ops Center - Storm	63.83
		005815-000-2025	Genl Govt/Facilities	109 W Division WWTP - Storm	579.60
				109 W Division WWTP - Water/ CRWWD Portion	138.89
				109 W Division WWTP - Water	138.89
				109 W Division WWTP - Storm / CRWWD Portion	579.60
		006404-000-2025	Genl Govt/Facilities	230 Pioneer St City Hall - Water	124.79
				230 Pioneer St City Hall - Storm	193.20
		009787-015-2025	Public Works	IRR S Royle Rd & Wells Dr	126.10
		007097-000-2025	Public Works	2311 N 5th Way Crow's Nest Park - Storm	55.20
		008428-000-2025	Public Works	Cedar Ridge Park - Storm	27.60
		009787-005-2025	Public Works	Park & Ride Lot	303.60

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CITY OF RIDGEFIELD WATER & STORM - EPAY	0096	005807-000-2025	Public Works	Abrams Park Restrooms - Water	109.70
				Abrams Park Restrooms - Storm	27.60
		007183-000-2025	Public Works	618 Lark Dr Lark Park - Storm	27.60
		010821-000-2025	Public Works	Water Tower (Cemetery)	82.80
		005804-000-2025	Public Works	535 N Abrams Park Rd - Water	51.85
				535 N Abrams Park Rd - Storm	27.60
		009787-011-2025	Public Works	IRR Horns Corner Park - Storm	27.60
		009787-018-2025	Genl Govt/Facilities	5145 Pioneer St	27.60
		005811-000-2025	Public Works	Abrams Park Kitchen & Irrigation - Water	51.85
				Abrams Park Kitchen - Storm	579.60
		009787-016-2025	Public Works	IRR S 56th Pl (Temporary) CRWWD Sewer Mitigation Project	103.70
		009787-007-2025	Public Works	1101 S Hillhurst Rd - Water	51.85
				1101 S Hillhurst Rd - Storm	27.60
		009272-000-2025	Public Works	1308 N Heron Dr Hayden Park - Storm	27.60
		005032-000-2025	Genl Govt/Facilities	101 S Main - Overlook Park - Water	354.69
				101 S Main - Overlook Park -Storm	27.60
		005812-001-2025	Public Works	Abrams Park Chlorine Injector - Storm	27.60
		006419-000-2025	Public Works	301 N 3rd Ave CDD - Storm	55.20
		009787-012-2025	Public Works	IRR SW Corner of Roundabout Union Ridge Pkwy	51.85
		006398-000-2025	Public Safety	116 N Main Ave PD - Storm	110.40
		010935-000-2025	Public Works	Cedar Creek Irrigation Tract-B	51.85
		010889-000-2025	Public Works	Junction Well & Reservoir	193.20
		009787-014-2025	Public Works	8004 S 5th St	27.60
		009787-019-2025	Genl Govt/Facilities	5395 Pioneer St	27.60
		006405-000-2025	Public Works	119 N 3rd Ave Community Park - Storm	55.20
CITY OF RIDGEFIELD WATER & STORM - EPAY Total					5,673.96
CLARK COUNTY TREASURER - PROPERTY TAX	3819	213983000	Public Works	2025 Property Taxes 213983000 - 5078 Pioneer St	32.06
CLARK COUNTY TREASURER - PROPERTY TAX Total					32.06
CLARK PUBLIC UTILITIES - EPAY	0110	7559-485-202502	Genl Govt/Facilities	487 S 56th Pl. - PW Ops Center	58.59
				230 Pioneer St.	210.17
			Public Safety	101 S Main Ave - Overlook Park	75.68
				101 Mill St Ste B - Police Station	348.00
			Public Works	800 NE 264 St Intertie 1 - Water	607.17
				487 S 56th Pl.- PW Ops Center	222.02
				337 S Royal Rd.	198.34
				Pioneer St. & Gee Creek Loop - Electricity	37.90
				214 S Riverview Dr	124.42
				487 S 56th Pl. - PW Ops Center	834.81
				109 W Division St - Electricity	83.02
				911 N 65th Ave Intertie 2 - Water	95.45
				Municipal Lighting Lease	11,186.01
				1504 NW Intertie 3 - Water	764.60
				400 N Abrams Park Rd	1,369.53
				3701 N 3rd Cir - Electricity	37.63
				Traffic Signal - Hillhurst/Royal Rd.	67.56
				Overlook Park - Electricity	161.60
				SR/Pioneer St & S 56 PL	172.20

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CLARK PUBLIC UTILITIES - EPAY	0110	7559-485-202502	Public Works	N Abrams Park/E Division	114.80			
				255 S 56th Pl - Electricity	1,071.64			
				S 5th St and S Union Ridge Pkwy	84.78			
				512 N Allen Dr - Electricity	37.45			
				SR/Pioneer ST & S 65 AVE	80.19			
				535 N Abrams Park Rd.	20.14			
				N 1st Cir & N 65th Ave - Park & Ride	70.56			
				301 N 3rd Ave	270.20			
				City Park/Water Well	5,091.84			
				2300 N 3rd Way Bellwood Trail Lights	39.40			
				N 35th Ave and Pioneer St	83.19			
				487 S 56th Pl. - PW Ops Center	71.79			
				487 S 56th Pl. - PW Ops Center	23.36			
				CLARK PUBLIC UTILITIES - EPAY Total				
CLARK REGIONAL WASTEWATER DISTRICT - EPAY	0741	0741-202502	Genl Govt/Facilities	Sewer - 487 S 56th Pl PW Ops Center	4.87			
				Sewer - 230 Pioneer St City Hall	77.58			
				Sewer - 109 W Division WWTP - CRWWD Portion	73.03			
			Public Works	Sewer - 109 W Division WWTP	73.04			
				Sewer - 487 S 56th Pl PW Ops Center	87.84			
				Sewer - Abrams Park Concessions	44.24			
				Sewer - 255 S 56th Pl Well & Reservoir	39.40			
				Sewer - Abrams Park Restrooms	87.89			
				Sewer - Abrams Park Kitchen	40.01			
				Sewer - 101 S Main Ave Overlook Park	719.44			
			Community Development	Sewer - 487 S 56th Pl PW Ops Center	5.97			
				Sewer - 487 S 56th Pl PW Ops Center	1.94			
			CLARK REGIONAL WASTEWATER DISTRICT - EPAY Total					1,255.25
			CLAUDIA SHOBERT	4135	4135-20250327	Public Works	Water Main Pioneer to Shobert - Easement Parcel 67368000	500.00
CLAUDIA SHOBERT Total					500.00			
COLUMBIAN PUBLISHING CO	0116	50765	Community Development	Paradise Pointe Park Development Agreement	84.60			
				Senderling Park Development Agreement	90.00			
				Petition to Annex PLZ-24-0098 24019 NW Meuller Rd	109.80			
				2025-2045 Comprehensive Plan Update	79.20			
		50950	Community Development	Carty Rd. Subarea Development Standards	106.20			
		50760		Public Works	S Taverner Dr & S Cispus Way Parking Code	82.80		
		COLUMBIAN PUBLISHING CO Total					552.60	
COMCAST - EPAY	2271	2271-202503	Genl Govt/Facilities	PW Ops Center Internet Services - 487 S 56th Pl	10.40			
				City Hall Phone Services - 230 Pioneer St	66.62			
				RACC Internet Services - 510 Pioneer St Ste B	71.72			
				PW Ops Center Phone Services - 487 S 56th Pl	13.82			
				City Hall Internet - 230 Pioneer St	409.27			
			Public Safety	PD Phone Services -101 Mill St. Ste 110	83.97			
				Public Works	PW Ops Center Internet Services - 487 S 56th Pl	168.94		
			Traffic Light Internet Services - Union Ridge & S 5th St		147.01			
			PW Ops Center Phone Services - 487 S 56th Pl		224.97			
			Community Development	PW Ops Center Internet Services - 487 S 56th Pl	21.45			
				RACC Internet Services - 510 Pioneer St Ste B	129.08			

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March 27th, 2025

COMCAST - EPAY	2271	2271-202503	Community Development	PW Ops Center Phone Services - 487 S 56th Pl	28.52
COMCAST - EPAY Total					1,375.77
COMCAST BUSINESS - EPAY	1666	235375244	Genl Govt/Facilities	PW Ops Ethernet - 487 S 56th Pl.	107.90
			Public Works	PW Ops Ethernet - 487 S 56th Pl.	1,994.65
			Community Development	PW Ops Ethernet - 487 S 56th Pl.	132.57
		235375253	Public Safety	PD Ethernet - 101 Mill St. Ste 110	911.23
COMCAST BUSINESS - EPAY Total					3,146.35
CONSOR NORTH AMERICA INC.	3949	C240750WA.00-10	Public Works	02.2025 Pioneer Construction Widening Mgmt	97,824.22
		C232644WA.00-18	Public Works	02.2025 S Royle Rd S 15th to S 5th Construction Mgmt	841.63
CONSOR NORTH AMERICA INC. Total					98,665.85
CT PUBLISHING LLC	3753	289402	Public Works	S Taverner Dr & S Cispus Way Parking Code	107.10
	3752	289475	Public Works	35th Ave/Gee Creek Environmental Planing & Prelim Eng	408.00
CT PUBLISHING LLC Total					515.10
DEPARTMENT OF LICENSING - EPAY	0154	0096408695	Public Works	Driving Record - Sean Mulderig	15.00
		0096548609	Genl Govt/Facilities	Driving Record - Ryan Bartunek	1.87
			Public Works	Driving Record - Ryan Bartunek	13.13
		0096352540	Public Works	Driving Record - Sean Mulderig Refund	(15.00)
				Driving Record - Sean Mulderig (Refunded)	15.00
		RG0001807-2025	Genl Govt/Facilities	CPL Fees	18.00
		0096747786	Public Works	Driving Record - Kyle Henker	15.00
		RG0001806-2025	Genl Govt/Facilities	CPL Fees	18.00
		RG0001809-2025	Genl Govt/Facilities	CPL Fees	18.00
		RG0001805-2025	Genl Govt/Facilities	CPL Fees	18.00
		RG0001808-2025	Genl Govt/Facilities	CPL Fees	18.00
		RG0001804-2025	Genl Govt/Facilities	CPL Fees	18.00
DEPARTMENT OF LICENSING - EPAY Total					153.00
DLT SOLUTIONS LLC	3903	SI688583	Public Works	05.2025-04.2026 AutoCAD Licenses	1,545.57
			Community Development	05.2025-04.2026 AutoCAD Licenses	2,060.80
			Information Technology	05.2025-04.2026 AutoCAD Licenses	515.19
DLT SOLUTIONS LLC Total					4,121.56
DRUG TESTING ANALYTICS	0981	339847	Public Works	DOT Drug Test	116.70
			Community Development	DOT Drug Test	29.30
DRUG TESTING ANALYTICS Total					146.00
ELCOR INC	2081	O365-18826	Public Safety	02.2025 GCC Monthly Billing	6.32
			Public Works	02.2025 GCC Monthly Billing	7.02
			Community Development	02.2025 GCC Monthly Billing	4.54
			Information Technology	02.2025 GCC Monthly Billing	8.21
		MSG-18763	Public Safety	02.2025 IT Services	5,701.33
			Public Works	02.2025 IT Services	8,633.24
			Community Development	02.2025 IT Services	1,806.25
			Information Technology	02.2025 IT Services	7,408.67
ELCOR INC Total					23,575.58
EXPRESS SERVICES INC.	4012	32044238	Public Works	02.24.2025-03.02.2025 Temp Services - Deanna Hovenkotter	840.00
		32071800	Public Works	03.03.2025-03.09.2025 Temp Services - Deanna Hovenkotter	1,277.50
EXPRESS SERVICES INC. Total					2,117.50
FERGUSON ENTERPRISES INC # 8423	0181	1308342	Public Works	Hawk's Landing Storm Repair Parts	849.19
		3470802	Public Works	Overlook Park Restroom Repair - Auto Flushing	234.91

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FERGUSON ENTERPRISES INC # 8423	0181	1307395	Public Works	Water Meter Registers	4,110.53
		1305441	Public Works	PWWTR Propagaton Study	760.90
		1307390	Public Works	Water Meter Registers	4,753.84
FERGUSON ENTERPRISES INC # 8423 Total					10,709.37
FIDELITY NATIONAL TITLE - EPAY	0677	612897894-TL	Public Works	Earnest Money 813 Pioneer St Purchase	2,500.00
FIDELITY NATIONAL TITLE - EPAY Total					2,500.00
GISI MARKETING GROUP	2811	288554	Council	Business Cards - Meghan Hamilton	254.95
GISI MARKETING GROUP Total					254.95
GRAY AND OSBORNE INC	0207	23231.18-1	Community Development	02.2025 Greely Farms Phase 2B PLZ-25-0024	260.33
		23231.17-1	Community Development	02.2025 Greely Farms Phase 2C PLZ-25-0015	1,154.00
GRAY AND OSBORNE INC Total					1,414.33
GRAYLING ENGINEERS PLLC	3877	1304	Public Works	20.2025 Water Main Replacement - Pioneer to Shobert	3,983.40
GRAYLING ENGINEERS PLLC Total					3,983.40
H.D. FOWLER CO. INC.	2036	16949870	Public Works	Hydrant Meter Locking Clamps	1,266.50
H.D. FOWLER CO. INC. Total					1,266.50
HD SUPPLY INC.	3886	INV00649607	Public Works	PWWTR Rain Jackets	182.44
				PWWTR Rain Jackets - Kyle Henker	310.74
		INV00641085	Genl Govt/Facilities	Rain Jacket & Rain Boots - R Bartunek	54.53
			Public Works	Rain Jacket & Rain Boots - K Henker	207.40
				Rain Jacket & Rain Boots - R Bartunek	309.00
HD SUPPLY INC. Total					1,064.11
HOME DEPOT VISA - EPAY	1805	9013812	Public Works	Water Trenching Tools	142.27
HOME DEPOT VISA - EPAY Total					142.27
HONEY BUCKETS	0223	0554732624	Genl Govt/Facilities	03.04.2025-03.31.2025 PW Ops Port-a-Potty	53.92
			Public Works	03.04.2025-03.31.2025 PW Ops Port-a-Potty	995.08
HONEY BUCKETS Total					1,049.00
J2 BLUE PRINT SUPPLY CO	0243	AR164623	Genl Govt/Facilities	2025 State of the City Signage	302.73
J2 BLUE PRINT SUPPLY CO Total					302.73
JAMES RICHARD BUCKNER	1092	20250314	Public Safety	03.14.2025 Polygraph Services	350.00
JAMES RICHARD BUCKNER Total					350.00
JANEAN Z PARKER	2199	32	Community Development	02.2025 Legal Services	7,200.00
			Legal	02.2025 Legal Services	2,850.00
JANEAN Z PARKER Total					10,050.00
JEFFREY A. LOWERY & LISA C. LOWERY	4131	4131-20250327	Public Works	Water Main Pioneer to Shobert - Easement Parcel 67503000	8,500.00
JEFFREY A. LOWERY & LISA C. LOWERY Total					8,500.00
JEFFREY W. NORNGREN	4128	25-0041	Public Safety	2025 Fire Extinguishers Inspection & Maint. - PD	471.76
JEFFREY W. NORNGREN Total					471.76
JULIE SWARTS	3875	3875-20250324	Public Works	Ferguson USE Meals - Swarts	46.00
JULIE SWARTS Total					46.00
Lynch Eleanor	UB*01124	(blank)	Genl Govt/Facilities	Refund Check 011785-001 6912 N Montgomery Cir	17.64
Lynch Eleanor Total					17.64
MARTA L. OCHOA-RUTUHERFORD	3396	721	Judicial	03.06.2025 Interpreting Services	65.00
		726	Judicial	02.27.2025 Interpreting Services	86.67
MARTA L. OCHOA-RUTUHERFORD Total					151.67
MATHER & SONS PUMP SERVICE INC	2907	45894	Public Works	Well 7 8 & 9 Submonitor Replacement Services	6,793.75
		45814	Public Works	Abrams Park Well 7 Pump Replacement Services	12,814.56
		45897	Public Works	56th PI Station Booster Water Pump Replacement	1,929.43

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March 27th, 2025

MATHER & SONS PUMP SERVICE INC Total					21,537.74	
MAUL FOSTER ALONGI INC.	0834	66090	Public Works	02.2025 Park Laundry Site Cleanup & Environmental Services	73,222.54	
MAUL FOSTER ALONGI INC. Total					73,222.54	
MINUTEMAN PRESS (NORTH)	3278	13583	Council	Name Badge - Meghan Hamilton	25.96	
MINUTEMAN PRESS (NORTH) Total					25.96	
NATIONAL CONSTRUCTION RENTALS	3320	7749365	Public Works	03.04.2025-03.31.2025 Park Laundry Cleanup Temp Fencing Rental	508.72	
NATIONAL CONSTRUCTION RENTALS Total					508.72	
NEW DAY PEST MANAGEMENT LLC	4004	12840	Genl Govt/Facilities	03.2025 Pest Control - PW Ops	7.84	
			Public Works	03.2025 Pest Control - PW Ops	144.52	
			Community Development	03.2025 Pest Control - PW Ops	9.60	
		12859	Public Works	03.2025 Pest Control - Bennett Hall	107.61	
		12837	Genl Govt/Facilities	03.2025 Pest Control - CH	107.61	
		12841	Genl Govt/Facilities	03.2025 Pest Control - 109 Division	107.61	
NEW DAY PEST MANAGEMENT LLC Total					484.79	
NORTHSIDE FORD TRUCK SALES INC	3281	294634	Community Development	2023 Ford Ranger 76407D - Oil Change	76.98	
NORTHSIDE FORD TRUCK SALES INC Total					76.98	
NW NATURAL GAS - EPAY	0315	0315-202502	Genl Govt/Facilities	230 Pioneer St City Hall - Natural Gas	479.99	
				487 S 56th PW Ops #A - Natural Gas	5.82	
				487 S 56th PW Ops #B - Natural Gas	205.21	
				109 Division PW Shop - Natural Gas	15.68	
			Public Safety	116 N Main Police Department - Natural Gas	319.04	
				Public Works	487 S 56th PW Ops #A - Natural Gas	105.06
			Community Development		487 S 56th PW Ops #B - Natural Gas	3,705.34
				109 Division PW Shop - Natural Gas	283.21	
				487 S 56th PW Ops #A - Natural Gas	7.14	
				487 S 56th PW Ops #A - Natural Gas	2.32	
				487 S 56th PW Ops #B - Natural Gas	81.84	
				109 Division PW Shop - Natural Gas	6.26	
				NW NATURAL GAS - EPAY Total		
PACIFIC OFFICE AUTOMATION - LEASE	1564	589600836	Public Safety	03.2025 Copier Lease - PD	144.29	
			Genl Govt/Facilities	03.2025 Copier Lease - RACC	230.03	
		589503224		03.2025 Copier Lease - CH	643.98	
			Public Safety	03.2025 Copier Lease - PD	596.24	
			Public Works	03.2025 Copier Lease - PWUTIL	44.64	
			Community Development	03.2025 Copier Lease - RACC	413.95	
			589637608	Genl Govt/Facilities	04.2025 Copier Lease - PW Ops	24.74
				Public Works	04.2025 Copier Lease - PW Ops	456.32
			Community Development	04.2025 Copier Lease - PW Ops	30.32	
			PACIFIC OFFICE AUTOMATION - LEASE Total			
Parker Christine	UB*01123	(blank)	Genl Govt/Facilities	Refund Check 016744-000 6932 N Madison Cir	57.04	
Parker Christine Total					57.04	
PITNEY BOWES - EPAY	0341	1026991202	Genl Govt/Facilities	Postage Machine Ink Refill	463.45	
PITNEY BOWES - EPAY Total					463.45	
PORTLAND ENGINEERING INC	2082	12880	Public Works	02.2025 AC006 Ridgefield Service 2025	190.23	
PORTLAND ENGINEERING INC Total					190.23	
PURCHASE POWER - EPAY	0356	73489557	Genl Govt/Facilities	Postage Machine Purchase Power	502.25	
PURCHASE POWER - EPAY Total					502.25	

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March 27th, 2025

Ridgefield East Development LLC	UB*01126	(blank)	Genl Govt/Facilities	Refund Check 012992-166 8728 S 3rd St	27.28
Ridgefield East Development LLC Total					27.28
RIDGEFIELD FLORAL AND GIFTS LLC	3986	1784008401	Genl Govt/Facilities	2025 State of the City Floral Arrangements	233.71
RIDGEFIELD FLORAL AND GIFTS LLC Total					233.71
SARAH SCHNEIDER	3549	3549-20250324	Public Works	Ferguson USE Meals - Scheider	46.00
SARAH SCHNEIDER Total					46.00
SEATTLE DAILY JOURNAL OF COMMERCE	3980	3407828	Public Works	35th Ave/Gee Creek Environmental Planing & Prelim Eng	1,107.70
SEATTLE DAILY JOURNAL OF COMMERCE Total					1,107.70
SIMPLIFILE - EPAY	2962	E6230425	Public Works	Stormwater Past Due Lien	28.87
		E6231888	Public Works	Stormwater Past Due Lien	28.87
		E6236814	Public Works	Utility Easement Pioneer to Shobert	330.37
		E6236809	Public Works	Utility Easement Pioneer to Shobert	329.37
		E6236810	Public Works	Utility Easement Pioneer to Shobert	328.37
		E6236788	Public Works	Utility Easement Pioneer to Shobert	329.37
		E6236815	Public Works	Utility Easement Pioneer to Shobert	329.37
SIMPLIFILE - EPAY Total					1,704.59
SPRINGBROOK - GROUP EPAY	3544	250321926	Public Works	02.2025 UW Web Payments	103.59
SPRINGBROOK - GROUP EPAY Total					103.59
SPRINGBROOK SOFTWARE LLC	3444	INV-019814	Public Works	05.05.2025-05.04.2025 Springbrook Financial Software Subscriptio	6,905.49
			Information Technology	05.05.2025-05.04.2025 Springbrook Financial Software Subscriptio	28,462.24
SPRINGBROOK SOFTWARE LLC Total					35,367.73
STATE OF WA DEPARTMENT OF REVENUE - EPAY	0156	0-045-836-863	Genl Govt/Facilities	02.2025 B&O and Excise Tax	317.46
			Public Works	02.2025 B&O and Excise Tax	4,670.26
STATE OF WA DEPARTMENT OF REVENUE - EPAY Total					4,987.72
STEVE STUART	2075	2075-20250327	Executive	Washington DC Uber Service - Stuart	114.39
STEVE STUART Total					114.39
STOPSTICK LTD.	2933	0037268-IN	Public Safety	5 Spike Strips	2,910.99
STOPSTICK LTD. Total					2,910.99
STUART RUSSEL & JUDITH RUSSEL	4132	4132-20250327	Public Works	Water Main Pioneer to Shobert - Easement Parcel 67379000	12,700.00
STUART RUSSEL & JUDITH RUSSEL Total					12,700.00
SUPERIOR PRESS INC. - EPAY	1742	4957404	Finance	Bank Deposit Slips	86.90
SUPERIOR PRESS INC. - EPAY Total					86.90
TFC Ridgefield KC	UB*01125	(blank)	Genl Govt/Facilities	Refund Check 017106-000 4801 S 3rd Way	106.12
TFC Ridgefield KC Total					106.12
THE MASTERS TOUCH LLC	1786	P94608	Public Works	02.2025 UB Statement - Postage	2,055.83
		94608	Public Works	02.2025 UB Statements	1,052.68
THE MASTERS TOUCH LLC Total					3,108.51
THE PARR COMPANY	0964	280834	Genl Govt/Facilities	Dragon Boat Trailer Repair	55.18
THE PARR COMPANY Total					55.18
TLC TOWING AND RECOVERY INC	3940	169291	Genl Govt/Facilities	PWFAC John Deer Flail Mower Towing	41.09
			Public Works	PWFAC John Deer Flail Mower Towing	288.91
		170163	Genl Govt/Facilities	PWFAC John Deer Flail Mower Towing	41.09
			Public Works	PWFAC John Deer Flail Mower Towing	288.91
TLC TOWING AND RECOVERY INC Total					660.00
TRANSPO GROUP USA INCORPORATED	4112	34596REV	Public Works	02.2025 ADA Transition Plan	1,301.25
TRANSPO GROUP USA INCORPORATED Total					1,301.25
UNIFIRST CORPORATION	3904	2240197850	Genl Govt/Facilities	03.04.2025 PW Ops Floor Mats	2.70

City of Ridgefield

Claims Payment Report

For Approval on:

March 27th, 2025

UNIFIRST CORPORATION	3904	2240197850	Genl Govt/Facilities	03.04.2025 PWFAC Uniforms	11.43
			Public Works	03.04.2025 PW Ops Floor Mats	49.78
				03.04.2025 PWFAC Uniforms	80.40
				03.04.2025 PWSTW Uniforms	46.76
				03.04.2025 PWWTR Uniforms	40.64
			Community Development	03.04.2025 PW Ops Floor Mats	3.31
				03.04.2025 PWSTW Uniforms	2.46
				03.04.2025 PWWTR Uniforms	2.14
		2240200413	Genl Govt/Facilities	03.11.2025 PW Ops Floor Mats	2.70
				03.11.2025 PWFAC Uniforms	11.43
			Public Works	03.11.2025 PW Ops Floor Mats	49.78
				03.11.2025 PWFAC Uniforms	80.40
				03.11.2025 PWSTW Uniforms	46.76
			Community Development	03.11.2025 PWWTR Uniforms	40.64
				03.11.2025 PW Ops Floor Mats	3.31
				03.11.2025 PWSTW Uniforms	2.46
				03.11.2025 PWWTR Uniforms	2.14
		2240200398	Public Safety	03.11.2025 Floor Mats - PD	42.32
		2240200385	Genl Govt/Facilities	03.11.2025 Floor Mats - RACC	4.21
			Community Development	03.11.2025 Floor Mats - RACC	7.58
		2240200392	Genl Govt/Facilities	03.11.2025 Floor Mats - CH	18.07
		2240197836	Genl Govt/Facilities	03.04.2025 Floor Matts - RACC	4.21
			Community Development	03.04.2025 Floor Matts - RACC	7.58
		2240197838	Genl Govt/Facilities	03.04.2025 Floor Mats - CH	18.07
		2240197843	Public Safety	03.04.2025 Floor Mats - PD	42.32
UNIFIRST CORPORATION Total					623.60
VAIRKKO TECHNOLOGIES LLC	3699	29803	Genl Govt/Facilities	03.2025 PD Scheduling Software	(15.49)
			Public Safety	03.2025 PD Scheduling Software	193.49
VAIRKKO TECHNOLOGIES LLC Total					178.00
VERIZON WIRELESS - EPAY	0452	6107179749	Genl Govt/Facilities	Events iPads	184.83
				PW iPads	11.66
			Public Safety	PD iPads & MDCs	878.89
			Public Works	PW iPads	1,011.43
				Kyle Henker - Cell Phone	54.34
			Ryan Bartunek - Cell Phone	21.73	
			Community Development	PW iPads	179.51
				CDD iPads	462.59
				Code Enforcement iPads	46.30
			Information Technology	Ryan Bartunek - Cell Phone	32.61
			Finance	Finance iPads	46.29
			Administration	Admin iPads	138.88
			Council	Council iPads	370.01
		6107179747	Genl Govt/Facilities	Public Works Engineering & UB Cellphones	57.46
				General Cellphones	37.11
				HR Cellphones	74.24
			Public Safety	PD Cellphones	668.68
			Public Works	Public Works Engineering & UB Cellphones	1,007.41

City of Ridgefield

Claims Payment Report

For Approval on:

March 27th, 2025

VERIZON WIRELESS - EPAY	0452	6107179747	Community Development	Public Works Engineering & UB Cellphones	85.51
				Code Enforcement Cellphone	37.12
			Finance	Building Inspectors & Permitting Cellphones	520.21
				Public Works Engineering & UB Cellphones	1.93
		Administration	Finance Cellphones	74.24	
			Admin Cellphones	148.48	
			Council	Council Cellphones	37.11
		6107179748	Public Works	Hillhurst Ped Crossing	145.17
VERIZON WIRELESS - EPAY Total					6,333.74
WA ASSOCIATION SHERIFFS AND POLICE CHIEFS	0459	2024-00715	Public Safety	2024 Dues - Hoots	75.00
WA ASSOCIATION SHERIFFS AND POLICE CHIEFS Total					75.00
WALLIS ENGINEERING PLLC	0464	17929	Public Works	02.2025 Gee Creek Loop Improvements	11,801.35
WALLIS ENGINEERING PLLC Total					11,801.35
WALTER E. NELSON COMPANY	3553	1928976	Genl Govt/Facilities	PW Ops Sanitary Supplies	19.80
			Public Works	PW Ops Sanitary Supplies	365.11
				Parks Sanitary Supplies	442.54
			Community Development	PW Ops Sanitary Supplies	24.26
WALTER E. NELSON COMPANY Total					851.71
WAPITI NW LLC	2545	42140	Genl Govt/Facilities	PWFAC John Deer Flail Mower Repair	919.52
			Public Works	PWFAC John Deer Flail Mower Repair	6,466.16
WAPITI NW LLC Total					7,385.68
WELLS FARGO - EPAY	1681	202502-5484	Public Works	Freimuth Aquatics By Armando Aquatic Operator Course - Crownhart	405.00
				Freimuth Marysville Holiday Inn Water Conf Hotel - N. Johnson	383.64
			Community Development	Freimuth Nest Restaurant Lunch - Development Review Coordinator	60.03
				Freimuth Devs Coffee Bar - Ba 2025 Admin Retreat Breakfast - HR	17.63
			Human Resources	Freimuth Yeti Water Bottles - Wellness	401.32
				Freimuth Devs Coffee Bar - Ba 2025 Retreat Breakfast - Admin	44.07
			Administration	Freimuth Alaska Air Laserfiche Conference Flight - Allen	341.60
				Freimuth Laserfiche Empower Laserfiche Conference Hotel - Allen	717.69
			Council	Freimuth Hampton Inn Oly City Action Days Hotel Stay - Chipman	479.78
				Freimuth Hampton Inn Oly City Action Days Hotel Stay - Wells	479.78
				Freimuth Hampton Inn Oly City Action Days Hotel Stay - Cole	479.78
				Freimuth Hampton Inn Oly City Action Days Hotel Stay - Davis	285.78
		202502-9687	Genl Govt/Facilities	Moore Amazon Screen Protectors - Ashenfelter	2.17
				Moore Amazon Clipboards - Capital Eng	8.51
				Moore Amazon Mktpl Baking Soda - Pw Ops	0.63
				Moore Amazon Kleenex - Pw Ops	0.78
				Moore Amazon Batteries - Pw Ops	0.89
				Moore Amazon Mktpl Phone Case - Pw Fac	3.38
				Moore Amazon Screen Protectors - Van Dyke	0.72
				Moore Amazon Sandpaper/Lights/Glue/Bucket/Brushes - Dragon Boats	244.74
				Moore Amazon Reta Pens - Pw Ops	1.08
				Moore Amazon Pens - CH	35.79
				Moore Amazon Mktpl Calendar Cleaner Spray - CH	10.86
				Moore Amazon Sunglasses - March 1Sat	24.99
				Moore Amazon Wine Bags - Roundabout Wine	32.12
				Moore Amazon Rain Bibs - Pw Fac	16.91

City of Ridgefield

Claims Payment Report

For Approval on:

March 27th, 2025

WELLS FARGO - EPAY

1681

202502-9687

Genl Govt/Facilities

Moore Amazon Mktpl Calendar - HR	18.47
Moore Amazon Wood Varnish/Epoxy - Dragon Boats	130.42
Moore Amzn Mktp Paper - CH	65.17
Moore Amazon Wood Varnish - Dragon Boats	54.34
Moore Amazon Sticky Notes - CH	22.39
Moore Amazon Bulletin Board Borders - City	19.54
Moore Amazon Party Favors/Playdough - March 1Sat	52.29
Moore Amazon Surge Protector/Gloves/Charger - PD	81.31
Moore Amazon Pens - PD	5.38
Moore Amazon Paper/Envelopes - PD	98.80
Moore Amazon Febreze/Clorox Wipes - PD	23.78
Moore Amazon Radio Pouch - PD	64.13
Moore Amazon Car Battery Jumpers - PD	826.08
Moore Amazon Toilet Plungers - PD	58.68
Moore Amazon Screen Protectors - Ashenfelter	12.26
Moore Amazon Clipboards - Capital Eng	34.04
Moore Amazon Mktpl Baking Soda - Pw Ops	11.64
Moore Amazon Kleenex - Pw Ops	14.35
Moore Amazon Batteries - Pw Ops	16.48
Moore Amazon Mktpl Phone Case - Pw Fac	23.77
Moore Amazon Screen Protectors - Van Dyke	13.73
Moore Amazon Mktpl Boot Dryer - Stormwater	40.47
Moore Amazon Reta Pens - Pw Ops	19.92
Moore Amazon Webcam - Blake	37.68
Moore Amazon Wall Organizer - Stormwater	41.52
Moore Amazon Rules Of Order Book - Parks Board	26.07
Moore Amazon Plastic Tags - Stormwater	21.61
Moore Amazon Keyboard - Stormwater	32.53
Moore Amazon Folding Tables - Water (Utilities)	170.85
Moore Amazon Rain Bibs - Pw Fac	118.95
Moore Amazon Pressure Washer Reel - Street Sweeper	217.39
Moore Amazon Phone Case - Water (K Henker)	27.15
Moore Amazon Screen Protectors - Water (Henker)	19.56
Moore Amazon Hydrant Meters - Water	252.78
Moore Amazon Clipboards - Capital Eng	8.51
Moore Amazon Mktpl Mouse Pad - CDD	9.83
Moore Amazon Mktpl Baking Soda - Pw Ops	0.77
Moore Amazon Kleenex - Pw Ops	0.95
Moore Amazon Kleenex - RACC	23.89
Moore Amazon Vacuum - RACC	48.90
Moore Amazon Batteries - Pw Ops	1.09
Moore Amazon Pens - RACC	19.53
Moore Amazon Reta Pens - Pw Ops	1.32
Moore Amazon Copy Paper/Envelope Sealer - RACC	56.25
Moore Amazon Mktpl Keyboard - CDD	56.74
Moore Amazon Badge Holders For Inspectors - CDD	7.33
Moore Amazon Carabiner Clips - CDD	8.69

Public Safety

Public Works

Community Development

City of Ridgefield

Claims Payment Report

For Approval on:

March 27th, 2025

WELLS FARGO - EPAY

1681

202502-9687	Information Technology	Moore Amazon Webcam - Blake	1.98
	Finance	Moore Amazon Kleenex - RACC	13.27
		Moore Amazon Vacuum - RACC	27.17
		Moore Amazon Pens - RACC	10.85
		Moore Amazon Copy Paper/Envelope Sealer - RACC	31.25
	Council	Moore Amazon Table Cloths - Refund Issued - Council	149.94
		Moore Amazon Tablecloth Refund - Council	(113.82)
202502-9102	Genl Govt/Facilities	Allen Hamilton Marine Fender/Buoy Cleaner - Dragon Boats Tax	(2.00)
		Allen On The Spot Engraving Picture Engraving - CH Mayors Wall	13.56
		Allen Customsigns.Com Updated Nameplates - Van Dyke	0.45
		Allen Sp Ditecmarineproduc Hull Boat Cleaner - Dragon Boats Tax	(6.52)
		Allen Shutterfly Mayor Coles Picture - CH Mayor Wall	8.67
		Allen Beards Frame Shop - Mayors Framed Picture - CH Mayors Wall	94.80
		Allen Timber Pro Coatings Varnish Thinner - Dragon Boats	89.13
		Allen Woodpeckerscrafts Wooden Dowels - Dragon Boats	11.08
		Allen SP Ditecmarineproduc Hull Boat Cleaner - Dragon Boats	81.47
		Allen Timber Pro Coatings Varnish Thinner - Dragon Boats - Tax	(7.13)
		Allen Sticker Mule Evacuation Maps - Safety Committee	16.31
		Allen Hamilton Marine Fender/Buoy Cleaner - Dragon Boats	24.98
		Allen Woodpeckerscrafts Wooden Dowels - Dragon Boats - WA Tax	(0.89)
	Public Works	Allen Customsigns.Com Updated Nameplates - Williams	8.52
		Allen Customsigns.Com Updated Nameplates - Sampson	6.27
		Allen Customsigns.Com Rushed Name Plates - Williams	30.96
		Allen Customsigns.Com Updated Nameplates - K Strickler	8.95
		Allen Customsigns.Com Updated Nameplates - Thamert	8.06
		Allen Customsigns.Com Updated Nameplates - Ashenfelter	8.96
		Allen Customsigns.Com Updated Nameplates - Van Dyke	8.50
		Allen Customsigns.Com Updated Nameplates - Schneider	17.02
	Community Development	Allen Customsigns.Com Updated Nameplates - Williams	0.45
		Allen Customsigns.Com Updated Nameplates - Sampson	2.69
		Allen Customsigns.Com Rushed Name Plates - Williams	1.63
		Allen Customsigns.Com Updated Nameplates - Thamert	0.90
		Allen Customsigns.Com Updated Nameplates - Moore	4.48
	Human Resources	Allen Costco By In Car Snacks - Wellness	923.24
		Allen Instacart Breakfast Items - February All Hands	101.92
	Finance	Allen Customsigns.Com Updated Nameplates - Her	8.96
		Allen Customsigns.Com Updated Nameplates - Schneider	0.90
		Allen Customsigns.Com Updated Nameplates - Moore	4.48
	Administration	Allen Customsigns.Com Updated Nameplates - DeMoss	8.96
		Allen Customsigns.Com Updated Nameplates - Sennett	8.96
	Council	Allen Customsigns.Com Rushed Name Plates - Mayor Cole	32.59
202502-6189	Genl Govt/Facilities	Green Cameo Cafe Clark County Pw Directors Breakfast - Green	1.11
	Public Works	Green Cameo Cafe Clark County Pw Directors Breakfast - Green	15.55
	Community Development	Green Cameo Cafe Clark County Pw Directors Breakfast - Green	5.55
202502-5756	Genl Govt/Facilities	Rubioromero Organimi Organizational Chart - Annual Software Tax	(13.05)
		Rubioromero Mailchimp Social Media/Email Marketing Software Tax	(0.24)
		Rubioromero Water Coffee Delivery Service - Pw Ops	6.33

City of Ridgefield

Claims Payment Report

For Approval on:

March 27th, 2025

WELLS FARGO - EPAY

1681

202502-5756	Genl Govt/Facilities	Rubioromero Water Coffee Delivery Service - RACC	43.75
		Rubioromero Amazon Web Services Web Audio Backup - WA Tax	(0.05)
	Public Safety	Rubioromero Siptrunk Inc Telephone Service - PD	232.07
	Public Works	Rubioromero Water Coffee Delivery Service - Pw Ops	116.73
	Community Development	Rubioromero Water Coffee Delivery Service - Pw Ops	7.75
		Rubioromero Water Coffee Delivery Service - RACC	78.72
	Information Technology	Rubioromero Spotify Monthly Music - CH	13.03
		Rubioromero Amazon Web Services Web Audio Backup	0.65
		Rubioromero Currency Conversion Fee Bank Fee - Organimi Software	1.50
		Rubioromero Adobe Adobe Software - Communications	65.21
		Rubioromero Mailchimp Social Media And Email Marketing Software	28.81
		Rubioromero Organimi Organizational Chart - Annual Software	163.05
		Rubioromero Zoom.Com Meeting Platform	69.56
202502-0187	Genl Govt/Facilities	Melroy Teriyaki Thai Etc Maintenance I Interviews Lunch - Pw Fac	3.91
	Public Works	Melroy Teriyaki Thai Etc Maintenance I Interviews Lunch - Pw Fac	27.50
		Melroy Rodda Paint Ridgefield De-Icer Fluid Strainers - Streets	5.53
202502-5997	Public Works	Sampson Paypal Water Subsection Conference - Sampson/Johnson	200.00
		Sampson Ridgefield BM Lunch - Water Maintenance Interview Panel	48.67
202502-9437	Genl Govt/Facilities	Steele-Hoots A-Max Security Building Fobs - PD - Addtl WA Tax	(8.11)
	Public Safety	Steele-Hoots M3-Academy.Com Records/Evidence Class - Bowerman	195.00
		Steele-Hoots Action Targets Shooting Targets - PD	98.85
		Steele-Hoots Rosauers Food Lunch - Feb 12 Oral Board Interviews	79.65
		Steele-Hoots Transunion Background Investigations - PD	96.75
		Steele-Hoots Rosauers Food Assessors Lunch - Board Interviews	104.77
		Steele-Hoots Costco Paper Towels/Toilet Paper/Coffee - PD	138.99
		Steele-Hoots A-Max Security Building Fobs - PD	250.01
202502-7002	Public Works	Thamert Sadie & Josies Bakery Donuts - Sean Mulderig First Day	24.65
		Thamert Country Cafe Lunch - Sean Mulderig First Day	58.54
202502-2508	Public Works	Williams Clark County Fire Rescue RORC Fieldhouse Permits - Park	373.10
202502-1081	Public Works	Irwin 2025 Utility Ferguson Conf Registration - Swartz	224.00
		Irwin 2025 Utility Ferguson Conf Registration - Schneider	224.00
	Information Technology	Irwin Pagefreezer Pagefreezer Archiver Subscription - Finance	5,895.72
		Irwin Currency Conversion Fee Bank Fee - Pagefreezer Software	58.96
202502-8375	Community Development	Curtis Sww-Icc.Org Sww Icc Membership Dues - Curtis	30.00
		Curtis Intl Code Permit Tech Certification Code Books - CDD	447.08
202502-9059	Genl Govt/Facilities	Stuart Sushi Kato Lunch - Essential Employees During Snow Days	375.51
		Stuart Basilico Dinner- Council/Stuart/Lobbyist City Action Days	456.29
	Executive	Stuart Ridgefield Mercantile Office Side Table - Stuart	76.14
		Stuart Hampton Inn Olympia AWC City Action Days Hotel - Stuart	481.00
		Stuart Rosauers City Councilors Breakfast Mtg - Stuart	14.36
		Stuart WSBA 2025 WA State Bar License Renewal - Stuart	615.40
		Stuart WASB Assoc Service Fee 2025 WA State Bar License - Stuart	15.39
	Council	Stuart Rosauers City Councilors Breakfast Mtg - Council	28.72
202502-7069	Community Development	Ferriss DOL - Professional Licens Notary Renewal - May	42.00
	Executive	Ferriss Association Of Washington Annual Conference - Stuart	585.00
	Council	Ferriss Grtr Vancouver Chamber IRIS Awards - Chamber Mtg Table	800.00
		Ferriss Association Of Washington Annual Conference - Council	2,340.00

City of Ridgefield

Claims Payment Report

For Approval on:

March 27th, 2025

WELLS FARGO - EPAY	1681	202502-7739	Genl Govt/Facilities	Coleman Cleverwaiver Waiver Software Subscription - Dragon Boats	29.99
		202502-6996	Information Technology	Demoss Captions Online Captions Software - Communications	9.99
			Administration	Demoss The Columbian Newspaper Subscription - Communications	9.99
		202502-4252	Public Works	Blake Extendedstay DOH Water Conference Hotel Stay - Blake	142.23
				Blake Extendedstay DOH Water Conference Hotel Stay - Swarts	142.23
			Information Technology	Blake Paypal Annual Cemetery Database Software	120.00
		202502-0794	Genl Govt/Facilities	Knottnerus Www.Thepeakfleet.Com Team Building Card Deck - Admin	(14.72)
			Administration	Knottnerus Thepeakfleet Team Building Card Deck - Admin	183.86
		202502-6939	Community Development	Lust The Columbian Monthly Newspaper Subscription - CDD Director	13.00
		202502-4870	Public Works	Johnson Jmt Home Inspection - 813 Pioneer St. Acquisition	600.00
		Finance	Johnson The Columbian Monthly Newspaper Subscription - Finance	12.50	
WELLS FARGO - EPAY Total					25,531.43
WESTERN UNITED CIVIL GROUP LLC	3743	23016-16	Public Works	01.2025 S Royle Rd S 15th St to 5th Way	40,000.00
WESTERN UNITED CIVIL GROUP LLC Total					40,000.00
WEX BANK - EPAY	3552	103157281	Genl Govt/Facilities	PW Fuel	251.15
				Forklift Propane - PW OPS	3.82
			Public Safety	PD Fuel	3,673.63
				Public Works	PW Fuel
			Community Development	Forklift Propane - PW OPS	70.34
				PW Fuel	954.39
				CDD Fuel	584.87
WEX BANK - EPAY Total					9,535.13
WILLAMETTE CULTURAL RESOURCES ASSOCIATES L	4084	4711	Public Works	Lahti Farms House Demolition	2,841.15
WILLAMETTE CULTURAL RESOURCES ASSOCIATES LTD Total					2,841.15
WOODLAND SAW AND CYCLE INC.	2223	3977	Public Works	PWSTW Weed Eater	660.34
		3978	Public Works	Parks Equipment - Spark Plugs/Air Filters/Fluids	136.54
		3970	Public Works	PWSTW Weed Eaters Maintenance	642.67
WOODLAND SAW AND CYCLE INC. Total					1,439.55
ZW USA INC.	3063	751996	Genl Govt/Facilities	Dog Waste Bags	(76.54)
			Public Works	Dog Waste Bags	956.42
ZW USA INC. Total					879.88
Grand Total					2,247,971.16

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 27, 2025

AGENDA ITEM NAME: Approval of Minutes from the March 13, 2025 & March 20, 2025 Meeting

GOVERNING LEGISLATION

N/A

PREVIOUS COUNCIL ACTION TAKEN:

N/A

SUMMARY/BACKGROUND:

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

BUDGET/FINANCIAL IMPACTS:

N/A

RECOMMENDED ACTION OR MOTION:

Approve the minutes by making the following motion: 1. "I move to approve the consent agenda".

STAFF CONTACT:

ATTACHMENTS:

1. 03-13-2025
2. 03-20-2025 Study Session



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
MARCH 13, 2025**

Regular Meeting - 6:30 PM

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

- 1. Flag Salute**
- 2. Roll Call**

Present:

Mayor Matt Cole
Mayor Pro Tem Judy Chipman
Council Member Lee Wells
Council Member Clyde Burkle
Council Member Katie Favela
Council Member Rian Davis
Council Member Meghan Hamilton

- 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 limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

Comments received during public testimony can be heard on the City's website under [City Council Meeting Audio Files | Ridgefield, WA \(ridgefieldwa.us\)](#).

III. CONSENT AGENDA

MOTION TO APPROVE AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Mayor Pro Tem Judy Chipman
SECONDER:	Council Member Clyde Burkle
AYES:	Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman, Council Member Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton

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

2. Approval of Minutes from the February 27, 2025 & March 6, 2025, Meeting

3. Approval of City Manager 2024-2025 Initiatives

IV. BUSINESS

1. Approval of Resolution No. 660 - Downtown Parking Plan - Chuck Green, Public Works Director

The City has been working with Downtown merchants, residents, and Ridgefield Main Street to identify solutions to expand parking capacity and address related issues, including traffic flow, bicycle and pedestrian circulation, accessibility, and safety. Key parking concerns identified include limited availability in the downtown core, lack of ADA spaces and loading zones, outdated curb markings, poor sight distance at key intersections, wrong-way drivers in one-way zones, and the need for longer-term parking options. City staff, with community input, have developed a plan outlining both short-term and long-term improvements. Completed actions include updated signage to prevent wrong-way driving, streamlined mailbox request approvals, discussions on parking adjustments with local stakeholders, and securing a grant for Sargent Street improvements, including a new parking lane.

Council reviewed several decision points, including:

- Sight distance improvements and potential one-way conversion on N 4th Avenue.
- A proposal for on-street EV charging stations on N 3rd Avenue.
- The possibility of converting sections of Simons Street and N Main Avenue to angled parking.
- Adding on-street ADA parking near key intersections.
- Establishing new loading zones and implementing a 2-hour time limit in select areas.
- Future parking code amendments, including restrictions near mailboxes and regulations for EV charging stations.

Council conducted a discussion on the Proposed Downtown Parking Plan and proposed amendments.

MOTION: MOVED TO ADOPT RESOLUTION NO. 660 AS AMENDED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Katie Favela
SECONDER:	Council Member Clyde Burkle
AYES:	Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman , Council Member Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton

2. Approval of Resolution No. 661 - Master Fee Schedule Update - Kirk Johnson, Finance Director, Claire Lust, Community Development Director

Council reviewed the city's cost of service study for development services, conducted as part of the adopted budget policy requiring a fee review every 5–6 years. The study, conducted by Exigy Consulting, assessed building, land use, and engineering permit review and inspection fees to determine cost recovery levels. Staff presented three cost-recovery options for development review and inspection fees:

1. 100% cost recovery (development fully pays for itself),
2. 80–90% cost recovery (accounting for public benefit), or
3. A market-based approach (indexing fees to comparable jurisdictions).

Additionally, Council considered cost recovery for third-party reviews, with options to either maintain the current policy of billing only for structural engineering reviews or require applicants to cover all third-party review costs. Council selected 100% cost recovery, including full recovery of third-party review costs, through a 10.4% increase in land use, engineering, and building plan review and inspection fees.

MOTION: MOVED TO ADOPT RESOLUTION NO. 661 AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Katie Favela
SECONDER:	Council Member Rian Davis
AYES:	Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman , Council Member Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton

3. Motion to Approve the Purchase of Real Property - 813 Pioneer St - Kirk Johnson, Finance Director

Council reviewed the status of the City's offer on the property at 813 Pioneer St., a key site for potential future traffic revisions supporting downtown and waterfront growth. The City Manager was authorized to sign a purchase and sale agreement pending inspection and due diligence, with final Council approval required before closing. City staff completed a review of the appraisal, broker’s opinion of value, home inspection, and radon testing, identifying necessary repairs before closing. Staff, the broker, and the seller are finalizing repair details, with a closing date set for March 28, 2025, contingent on final Council approval and completion of all required corrections.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER OR DESIGNEE TO PURCHASE REAL PROPERTY LOCATED AT 813 PIONEER ST, PARCEL 069426000 FOR THE PURCHASE PRICE OF \$487,000 PLUS APPLICABLE CLOSING COSTS PENDING SATISFACTORY COMPLETION OF REQUESTED REPAIRS.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Clyde Burkle
SECONDER:	Council Member Lee Wells
AYES:	Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman , Council Member Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton

4. First Reading of Ordinance No. 1447 - Amendments to Ridgefield Municipal Code Chapter 8.18 – Park Rules and Regulations - Corey Crownhart, Park Manager

Ordinance No. 1447 proposes amendments to Ridgefield Municipal Code Chapter 8.18 – Park Rules and Regulations to incorporate current best practices in park and trail management. These updates enhance public safety, improve clarity and enforceability, and align regulations with evolving recreational trends. Notable revisions include updated trail use guidelines, refined pet regulations, prohibitions on specific activities, and new provisions for commercial use. City Council discussed the proposed changes and provided direction.

First reading conducted.

V. PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1442 - Second Amendment to the Sanderling

Park Development Agreement - Steve Stuart, City Manager

Council reviewed a proposed Second Amendment to the Development/Pre-Annexation Agreement with Pahlisch Homes at Sanderling Park, LP, detailing park, trail, and road improvements required as part of the Sanderling Park PUD Subdivision.

Key provisions include:

- Dedication of 2.5 acres of park land to the City, with compensation through Park Impact Fee (PIF) Credits totaling \$562,500.
- Construction of Trail T-25, eligible for PIF Credits.
- Development of community park improvements, with PIF Credits issued based on actual construction costs.
- Deferred collection of PIFs from building permit submittals until PIF Credits are issued.
- Developer's agreement to design and construct park and trail improvements to City standards, with completion required within 12 months of starting construction. Performance bonding will be allowed if the improvements are not completed on time.
- Four maintenance options for the park and trail, to be included in the final plat and CC&Rs.
- Construction of South Collector Improvements, with the City reimbursing 50% of verified costs through Traffic Impact Fee (TIF) Credits.

Mayor Cole Opened the Hearing: 8:37PM

Comments received during the public hearing can be heard on the City's website under [City Council Meeting Audio Files | Ridgefield, WA \(ridgefieldwa.us\)](#).

Mayor Cole Closed the Hearing: 8:39PM

Council conducted a discussion on the proposed changes and provided direction.

2. Public Hearing and First Reading of Ordinance No. 1444 - Second Amendment to the Paradise Pointe Development Agreement - Steve Stuart, City Manager

Council reviewed a proposed amendment to the Development/Pre-Annexation Agreement with HSR for the Paradise Point PUD Subdivision. The agreement, originally established in 2016 and amended in 2023, requires the developer to construct and dedicate road, park, and trail improvements, including an E-W Collector, trails, and a community park master plan adopted by Council on December 19, 2024. The amendment aims to clarify previously agreed-upon provisions, including the timeline for completing transportation, park, and trail improvements. It also updates cost estimates for required infrastructure to determine the value of impact fee credits the developer will receive upon completion and dedication to the City.

Mayor Cole Opened the Public Hearing: 8:45PM

Comments received during the public hearing can be heard on the City's website under [City Council Meeting Audio Files | Ridgefield, WA \(ridgefieldwa.us\)](#).

Mayor Cole Closed the Public Hearing: 8:47PM

MOTION: MOVED TO WAIVE SECOND READING AND ADOPT ORDINANCE NO. 1444 AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Mayor Pro Tem Judy Chipman
SECONDER:	Council Member Rian Davis
AYES:	Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman, Council Member Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton

3. Public Hearing and First Reading of Ordinance No. 1446 - Mukensnabl Petition to Annex - Claire Lust, Community Development Director

The Intent to Annex includes one parcel off NW Meuller Road. The parcel is in the Ridgefield Urban Growth Area (UGA) and is contiguous with the existing Ridgefield City limits to the east and west. Therefore, the parcel 215870000 is eligible for annexation. No development plans have been proposed at this time. Upon annexation, any proposed development will be subject to the City's land use, engineering, and building review processes beginning with a pre-application conference.

Mayor Cole Opened the Public Hearing: 8:56PM

No testimony received.

Mayor Cole Closed the Public Hearing: 8:57PM

Council held a discussion and conducted the first reading of the Ordinance.

VI. PUBLIC COMMENT

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

Comments received during public testimony can be heard on the City's website under [City Council Meeting Audio Files | Ridgefield, WA \(ridgefieldwa.us\)](#).

VII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Davis participated in the Color Run, a 5K event hosted by the NW Association for Blind Athletes. Attended the RTC meeting, City Council study session, C-Tran meeting, and the Iris Awards Luncheon - congratulated Chief Doriot on her Iris Award win.

Council Member Favela assisted with the Wine Walk and participated in filming for the State of the City video. Attended the ECHO meeting and the Clark Cowlitz Fire Rescue meeting, the Iris Awards Luncheon - congratulated Chief Doriot on her Iris Award win

Council Member Wells participated in the filming for the State of the City video and attended the City Manager briefing, City Council study session, and the Iris Awards Luncheon.

Council Member Burkle attended the City Council study session, City Manager briefing, Port of Ridgefield meeting, and the Iris Awards Luncheon - congratulated Chief Doriot on her Iris Award win.

Council Member Hamilton participated in the filming for the State of the City video and assisted with the Wine Walk. Attended the school board meeting and the Iris Awards Luncheon - congratulated Chief Doriot on her Iris Award win.

Mayor Pro Tem Chipman gave kudos to the Finance Department for earning the Distinguished Budget Presentation Award. Participated in a lobbying trip to Washington, D.C., attended the CREDC meeting, and the Iris Awards Luncheon - congratulated Chief Doriot on her Iris Award win.

2. Mayor

Congratulation to Chief Doriot on her Iris Award win. Update provided on the CDBG meeting and the lobbying trip to Washington, D.C.

The State of the City event is scheduled for March 18th at 6 PM.

3. City Manager

City Manager Steve Stuart congratulated Chief Doriot on her Iris Award win and the Finance Department for earning the Distinguished Budget Presentation Award.

Public Works Director Chuck Green provided an update on the CDBG.

Police Chief Cathy Doriot thanked everyone for their support and gave kudos to Officer Hunt for solving a mail theft case.

VIII. EXECUTIVE SESSION

1. Pursuant to RCW 42.30.140(4)(a) - Collective bargaining sessions with employee organizations, including contract negotiations, grievance meetings, and discussions related to the interpretation or application of a labor agreement.

9:30PM - The City Council entered into executive session pursuant to RCW 42.30.140(4)(a), scheduled to conclude at 9:50PM, with action to be taken following the session.

Attendees: City Council, City Manager City Stuart, Deputy City Manager Lee Knottnerus, Police Chief Cathy Doriot.

9:50PM - The Mayor reconvened the meeting.

MOTION: MOVED TO APPROVE THE 2025-2027 LABOR AGREEMENT BETWEEN THE CITY OF RIDGEFIELD AND THE RIDGEIFELD POLICE OFFICERS ASSOCIATION AND AUTHORIZE THE CITY MANAGER TO SIGN THE AGREEMENT.

RESULT:	(UNANIMOUS)
MOVER:	Mayor Pro Tem Judy Chipman
SECONDER:	Council Member Rian Davis
AYES:	Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman, Council Member Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton

IX. ADJOURN

9:51PM

Julie Ferriss, City Clerk

Matt Cole, Mayor



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
MARCH 20, 2025**

Regular Meeting - 4:00 PM

I. STUDY SESSION - 4:00 P.M.

Present:

Mayor Matt Cole
Council Member Lee Wells
Mayor Pro Tem Judy Chipman
Council Member Clyde Burkle
Council Member Katie Favela
Council Member Rian Davis
Council Member Meghan Hamilton

- 1. Comprehensive Growth Management Plan Update: Land Use, Housing, Economic Development Elements - Claire Lust, Community Development Director**

II. ADJOURN

7:15PM

Julie Ferriss, City Clerk

Matt Cole, Mayor

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 27, 2025

AGENDA ITEM NAME: Clark County Community Services 5-year Consolidated Plan

GOVERNING LEGISLATION

PREVIOUS COUNCIL ACTION TAKEN:

SUMMARY/BACKGROUND:

BUDGET/FINANCIAL IMPACTS:

RECOMMENDED ACTION OR MOTION:

STAFF CONTACT: Elizabeth McNannay

ATTACHMENTS:

1. 25.3.27 CC Ridgefield



**COMMUNITY DEVELOPMENT
BLOCK GRANT
&
HOME PROGRAM**

Ridgefield, WA
March 27, 2025

AGENDA



Overview of
Entitlement
Funds



Overview of
Consolidated
Plan



Next Steps



Feedback

ENTITLEMENT COMMUNITIES



An entitlement community **is a city in a metropolitan area with a population of 50,000 or more, a principal city of a metropolitan area, or an urban county with a population of at least 200,000** that receives an annual allocation funds directly from HUD under the Entitlement Program.



Entitlement Programs provide annual grants on a **formula basis** to entitled cities and counties to develop viable urban communities.

ENTITLEMENT FUNDS

Community Development Block Grant (CDBG)

- Funds housing and community development activities
- Targets households at or below 80% AMI

HOME Investment Partnership (HOME)

- Funds housing activities (homebuyer or rental development; TBRA)
- Targets households at or below 80% AMI for home ownership; at least 90% of rental units must be filled with households at or below 60% AMI

2024 INCOME LIMITS

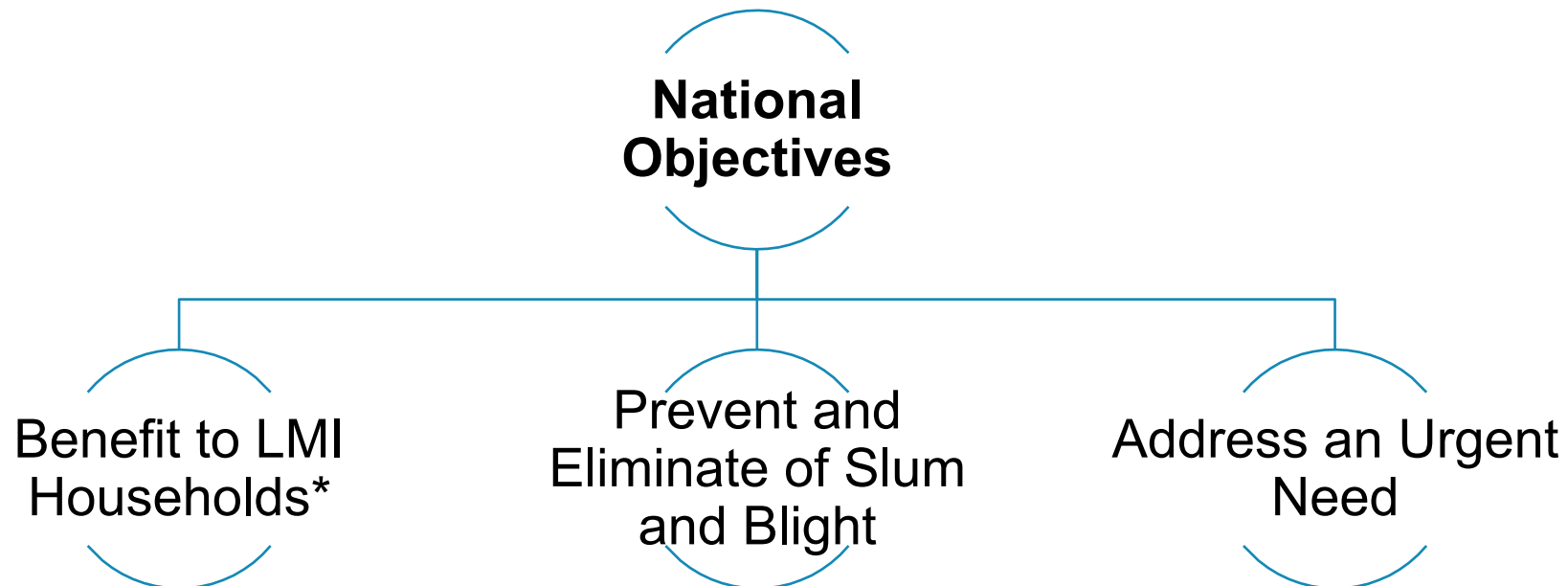
MSA CDBG Income Limits at 80% AMI

HOME Income Limits at 60% AMI

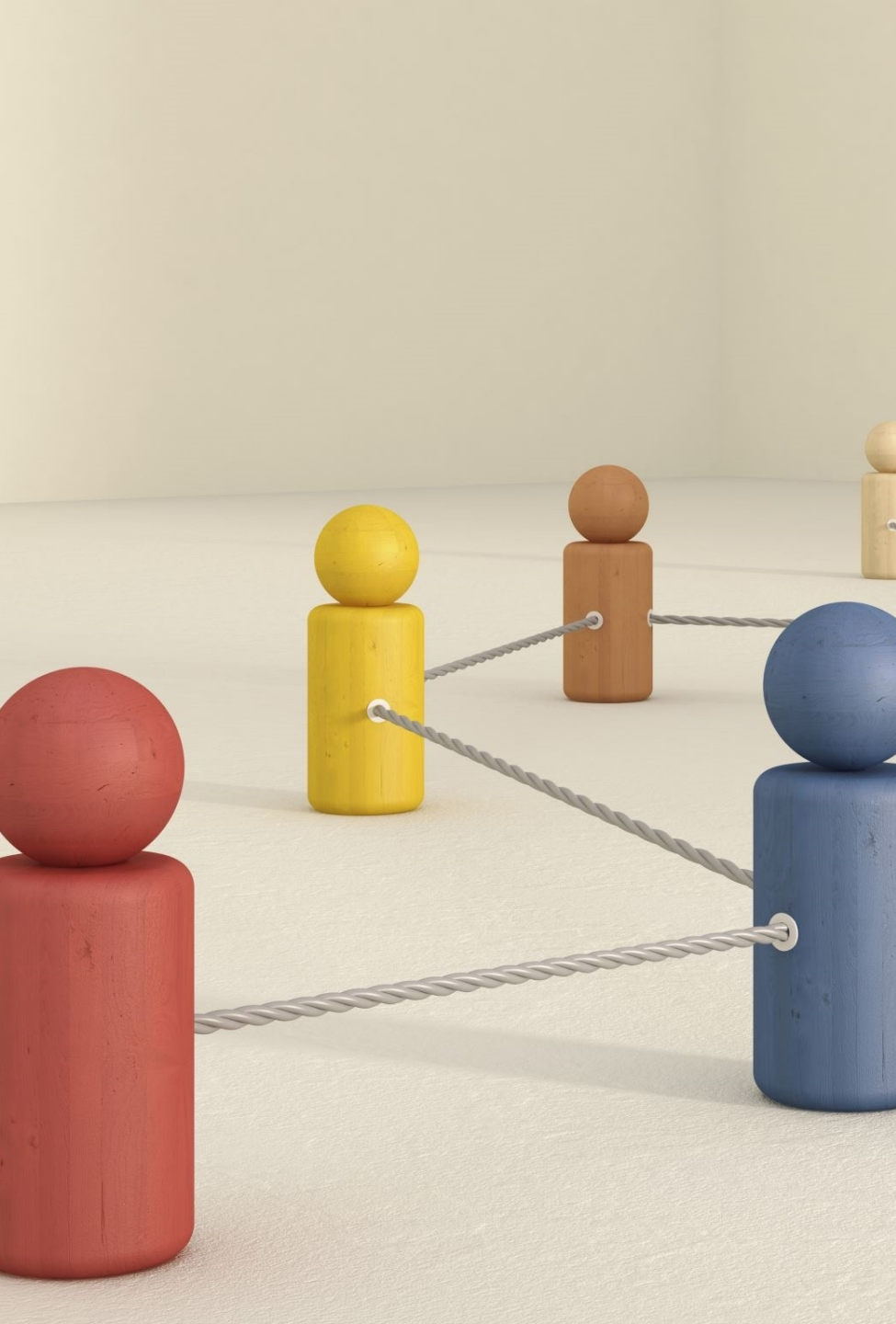
<u>Household Size</u>	<u>60%</u>	<u>80%</u>
• 1 member	\$49,560	\$66,100
• 2 members	\$56,640	\$75,550
• 3 members	\$63,720	\$85,000
• 4 members	\$70,800	\$94,400
• 5 members	\$76,500	\$102,000
• 6 members	\$82,140	\$109,550
• 7 members	\$87,840	\$117,100
• 8 members	\$93,480	\$124,650

CDBG PROGRAM OVERVIEW

The primary objective of CDBG is the development of viable urban communities, *principally for low/mod persons, through decent housing, a suitable living environment, and expanded economic opportunity.*



*70% of CDBG must benefit LMI HH's



CDBG CORE PRINCIPLES

- Benefit low- and moderate- income persons and communities
- Community Participation
- Leveraging and Partners
- Strategic and Targeted Investment

CDBG ELIGIBILITY

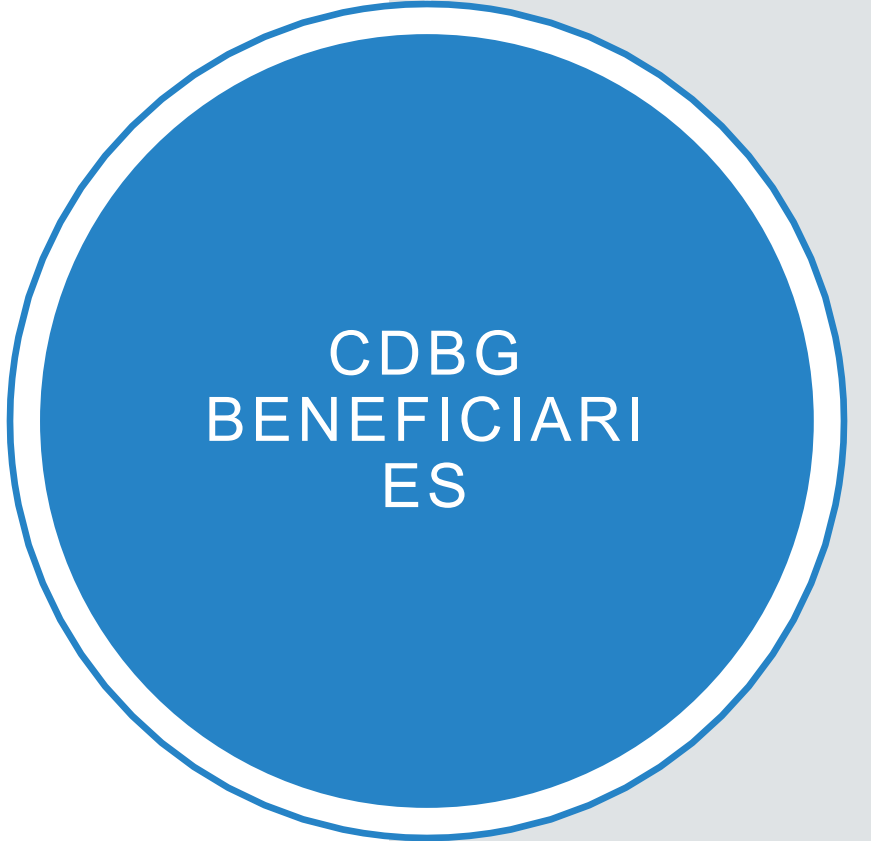
Eligible examples include, but are not limited to:

- *Housing Rehabilitation*
- *Economic Development*
- *Public Service Activities:*
 - *Counseling services*
 - *Subsistence payments*
 - *Childcare*
 - *DV services*
 - *Homeless services*
- *Public Facilities*
- *Planning*
- ***Must meet an eligible matrix code***

Ineligible examples include, but are not limited to:

- *Fundraising*
- *Expenses required to carry out the regular responsibilities of local government*
- *Income payments*
- *Buildings or portions thereof, used for general conduct of government*
- *Purchase of equipment, fixtures, motor vehicles, furnishings or other personal property*
- *Maintenance and repairs*

- Activities affecting **multi-family structures** or **public facilities**, including infrastructure must guarantee at least 51% low- and moderate-income benefit
- Those activities relating to **single family developments** must serve 100% low and moderate income
- Many Jurisdictions require public service providers to serve 100% LMI clientele w/ CDBG funding
- **No project is eligible if there is not at least 51% low to moderate income benefit**



CDBG
BENEFICIARIES



HOME PROGRAM OVERVIEW

HOME is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.

Eligible projects include:

- Building, buying, and/or rehabilitating affordable housing for rent or homeownership
- Providing direct rental assistance (Tenant Based Rental Assistance)

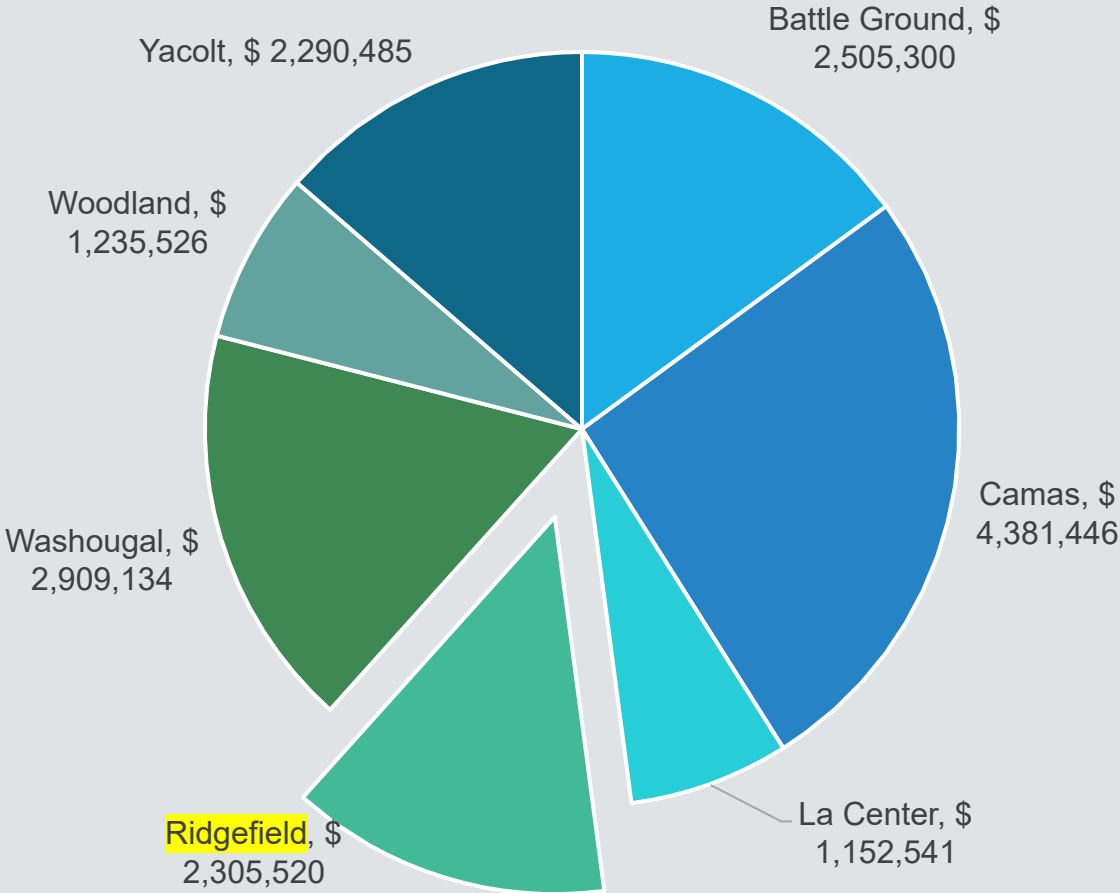
- **CDBG: 2024 Award \$1,567,719**
 - Planning & Administration (20% cap)
 - Public Service (15% cap)
- **HOME: 2024 Award \$527,824**
 - Planning & Administration (10% cap)



**FUNDING
CATEGORIES**

CDBG ALLOCATION HISTORY

CDBG funds allocated by city: 2000-2024



TOTAL:	
\$16,779,952	
Battle Ground	14.9%
Camas	26.1%
La Center	6.9%
Ridgefield	13.7%
Washougal	17.3%
Woodland	7.4%
Yacolt	13.7%

CDBG FUNDS IN RIDGEFIELD

Funded Projects 2020 - Present

2020 Simons Street Improvements	\$	255,000
2022 Gee Creek Loop Improvements*	\$	195,000
Hall and Elm Streets		
2023 Improvements*	\$	232,470
2024 Sargent Street Improvements*	\$	200,000
*Project is under development.		

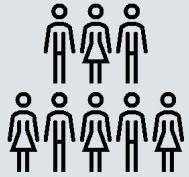
Hall & Elm Street Improvements

“The improvements, funded by CDBG, will include one new fire hydrant, stormwater improvements [...], and approximately 140 square yards of sidewalks with associate ADA ramps, and new roadway infrastructure.”

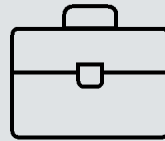
[Hall and Elm Street Improvements | Ridgefield Roundtable](#)



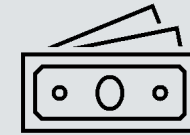
RIDGEFIELD PROFILE



Population:
10,319



Employment Rate:
59.9% (61.1% for WA
State)



Median Household
Income: \$117,550
(\$94,605 for WA State)



Total
Households:
4,317



Education: 38% Bachelor's Degree or
Higher
(40.5% for WA State)



Poverty Rate: 6%
(10.3% for WA State)

DEVELOPING A CONSOLIDATED & ANNUAL ACTION PLAN





CONSOLIDATED PLAN COMPONENTS

- Executive summary, lead organization information, consultation process, public meetings and comments
- Housing and homeless needs assessment
- Housing market analysis
- Five-Year Strategic Plan
- One-year Action Plan

UTILIZING
FUNDING

Needs

Goals

Projects

Activities

NEED

- Create a Suitable Living Environment

GOAL

- Public Facilities and Public Infrastructure

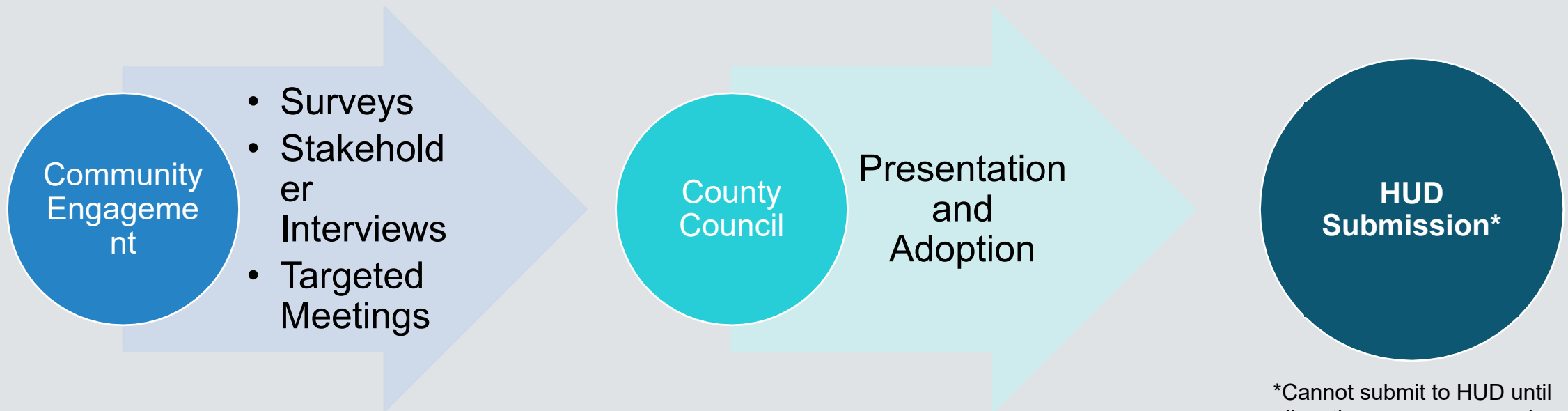
PROJECT

- Public Infrastructure Improvements to Benefit LMI Clark County Residents

ACTIVITY

- Hall and Elm Street Improvements

NEXT STEPS



*Cannot submit to HUD until allocations are announced

PRELIMINARY SURVEY RESULTS

HOUSING

- Affordable, safe
- Addresses a continuum: from shelter beds to permanent housing choices
- Services and shelter for those fleeing DV

"There is a **gap in housing** for people with **complex medical and mental health needs.**"

"More affordable housing and apartments. A single parent with 2 children cannot sustain a 2-bedroom apartment that is \$1700 and it is challenging finding anything cheaper / safer than that. **We need more shelter space and resources as well as motel vouchers.** It would be great if there were **apartments for folks who have more barriers** like evictions, rental debt, low credit, not enough rental history, etc. to still get housed."

HEALTHCARE

- Timely access to medical and behavioral healthcare
- Low barrier access

"...[w]e hear about access to mental health and medical services. The system itself feels too cumbersome. Appointments are scheduled far out; **people need help now.**"

"There's a stereotype that Ridgefield doesn't need help. Ridgefield looks like it's doing well, **but there is a lot of need,** despite what it looks like."

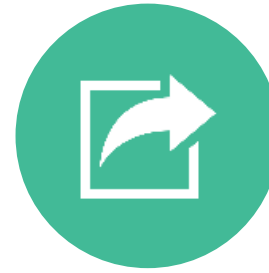
FEEDBACK



QUESTIONS OR
COMMENTS:
TODAY



TAKE THE SURVEY:
THROUGH MAY 10TH
Survey in
English: <https://www.surveymonkey.com/r/35FTJN8>
Survey in
Spanish: <https://www.surveymonkey.com/r/ZHRHJNT>



SHARE THE SURVEY:
THROUGH MAY 10TH



OFFER PUBLIC
COMMENT (DRAFT
SCHEDULE)
APRIL 4TH – MAY 6TH

SURVEY QR CODES

English Survey



Spanish Survey



THANK YOU

If you have comments or questions, please reach out.

Elizabeth McNannay

elizabeth@resourceconsultants.org

Lauren McNeely

lauren@resourceconsultants.org

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 27, 2025

AGENDA ITEM NAME: Clark Cowlitz Fire Rescue Update

GOVERNING LEGISLATION

PREVIOUS COUNCIL ACTION TAKEN:

SUMMARY/BACKGROUND:

BUDGET/FINANCIAL IMPACTS:

RECOMMENDED ACTION OR MOTION:

STAFF CONTACT: John Nohr, Fire Chief

ATTACHMENTS:

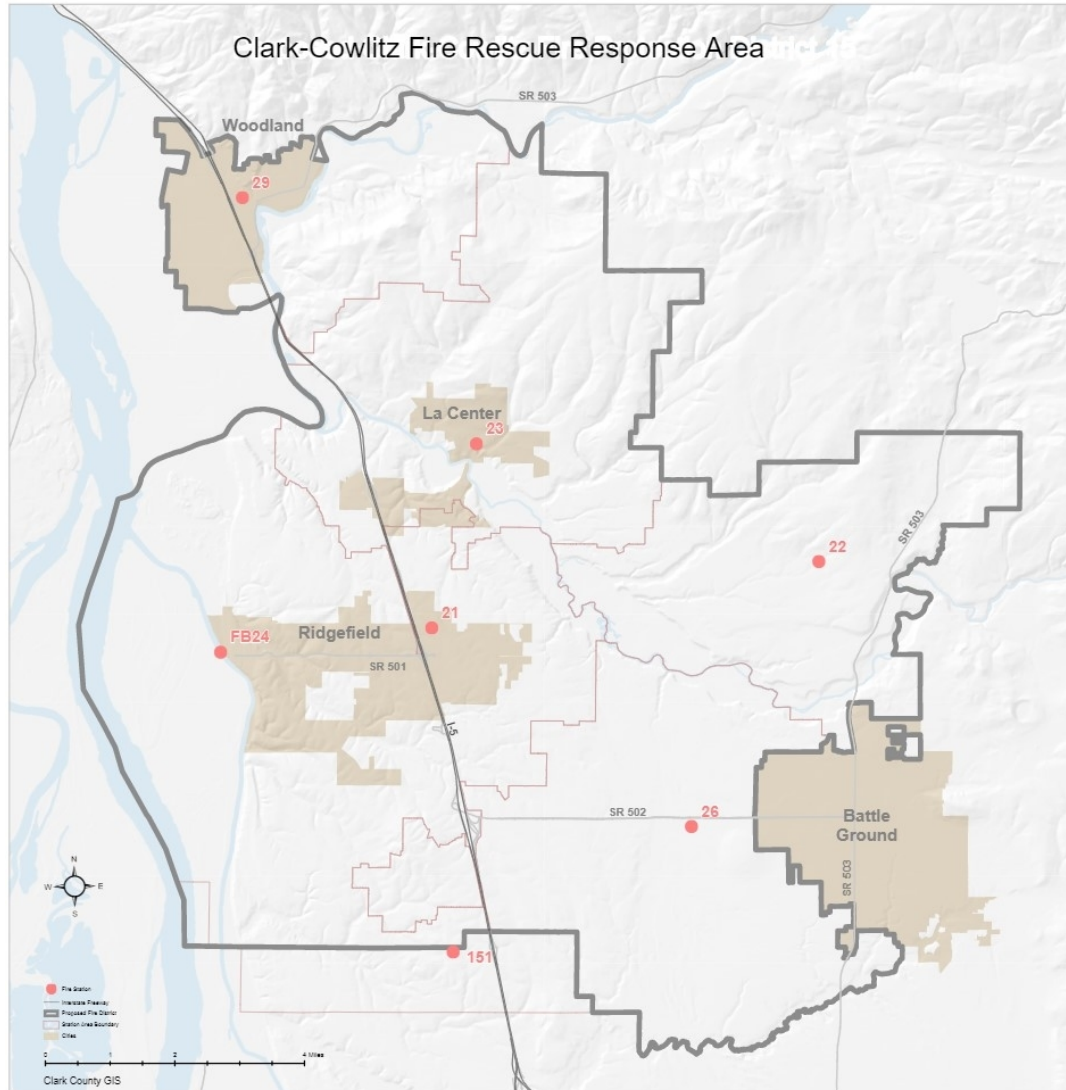
1. CCFR Update for Ridgefield Council March 2025



CCFR Update to Ridgefield Council March 2025

Thank You
for the
Opportunity
to Serve





Service Area

Serves over 55,000 residents

125 square miles of NW Clark County and SW Cowlitz County

Includes cities of La Center, Ridgefield, Woodland, and the Cowlitz Indian Reservation

14 miles of Interstate-5 and BNSF rail lines

43 miles of riverfront

- Columbia River
- Lake River
- North & East Forks of the Lewis River



What We Do

Fire suppression

Emergency medical service (EMS)

- Basic Life Support (BLS) with firefighter/emergency medical technicians (EMTs)
- Advanced Life Support (ALS) with firefighter/paramedics
- Ambulance transport for high priority patients

Technical rescue

Marine division

Hazardous materials response

Community Risk Reduction Programs

Community Risk Reduction

Traditional Fire Marshal Services

Conducted on behalf of the City in Accordance with RCW 19.27.110 and RCW 19.27.050



- Fire Inspections
- Plans Review
- New Construction Inspections
- Coordinated Community Planning
- Public Education and Outreach



*Reduce Impact of Fire * Reduce Injury * Improve Insurance Rates

Community Assistance Referral and Education Services

Serving our Most Vulnerable Community Members

in Partnership With Hospitals and Other Outside Funders

Acute Co-Response / 9-1-1

- Behavioral Health
- Substance Abuse
- Low Acuity Calls

Referral / Follow-up

- High System Utilizers
- Falls Risk
- Vulnerable Populations
- Chronic and Complex Medical Conditions



Accountable to Our Taxpayers

Operate under a balanced budget

History of passing independent
financial and accountability audits

Financial Stability

All board meetings are open to the
public

Fire Station 21

911 N. 65th
Avenue

Minimum of 3 Personnel per day

Equipment includes:

- Fire Ladder Truck
- Medic Unit
- Reserve Fire Ladder Truck
- Special Rescue Unit
- Water Tender
- Battalion Chief

Station 21 Statistics

Station 21			
	2024	2023	2022
Total Station Area Responses	1409	1344	1353
Truck 21	1462	1516	1557
Medic 21 (Rescue 21 in 2024)	378	NA	NA
Special Rescue 21	16	NA	NA
Water Tender 21	39	24	35
Battalion 21	471	578	624
Squad 21	NA	21	83
Total Unit Responses	2366	2139	2299

New Ridgefield Fire Station

- Currently not meeting response time goals in Ridgefield
- Incidents in west Ridgefield driving up response times
- Property on Hillhurst at RORC no longer best site
- Building a fire station to serve west Ridgefield is a District priority



Thank You!

Fire Chief John Nohr

- john.nohr@clarkfr.org
- (360) 887-4609

Other resources:

- www.clarkfr.org
- @C_C_F_R
- Search: Clark-Cowlitz Fire Rescue

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 27, 2025

AGENDA ITEM NAME: Second Reading of Ordinance No. 1442 - Second Amendment to the Sanderling Park Development Agreement

GOVERNING LEGISLATION

RCW 36.70B.170

PREVIOUS COUNCIL ACTION TAKEN:

SUMMARY/BACKGROUND:

The developers, Pahlisch Homes at Sanderling Park, LP, are obligated under a Development/Pre-Annexation Agreement to dedicate to the City certain park and trail improvements as part of the Sanderling Park PUD Subdivision. Two and one-half acres of park land dedication were contemplated in the Development/Pre-Annexation Agreement for the East Property, with the acreage to be dedicated with compensation in the form of Park Impact Fee (PIF) Credits at a price of \$225,000 per acre, for a total purchase price of \$562,500.00. The Development/Pre-Annexation Agreement also requires requires developers to construct Trail T-25 as shown in the Ridgefield Parks Comprehensive Plan through the Park and that such trail is eligible for PIF Credits.

Regarding road improvements, the City determined that it was in the community interest to establish a collector-level roadway serving the residential neighborhood and potential future connections. Developer agreed to construct that roadway and is thereby eligible to receive Traffic Impact Fee ("TIF") Credits for the construction of the South Collector (the "South Collector Improvements").

The City and Developer desire to enter into this Second Amendment to the Development/Pre-Annexation Agreement to more particularly describe the Park Improvements, the Trail Improvements, the schedule for completion of the Park Improvements and the Trail Improvements, the South Collector Improvements, the dedication of the Property to the City for the Park and the Trail, the construction of the Park and Trail as part of the Park Improvements through the park and compensation for construction of the Park and Trail.

Under the terms of this Amendment, the City agrees to the following:

1. The City agrees to issue PIF Credits for the purchase of 2.5 acres. Total PIF Credits issued shall be Five Hundred and Sixty-Two Thousand Five-Hundred (\$562,500), which is the sum of 2.5 acres x \$225,000/acre;
2. The City agrees to issue PIF Credits for the development of community park. Total PIF Credits issued shall be no more actual construction costs, with an inflationary adjustment using CPI;
3. The City agrees to continue deferring collection of PIFs from building permit submittals by Pahlisch

Homes in Sanderling Park until issuance of the PIF credits to allow Pahlisch the opportunity to utilize the credits for payment of PIFs on those submittals.

4. Developer agrees to design park and trail improvements to relevant City standards with reimbursement in PIF credits as finally determined by the City under RMC 18.070.150 and based on verified costs submitted by Developer.

5. Developer agrees to start construction of the park and trail improvements prior to plat approval of the 101st lot.

6. Developer agrees to complete park and trail improvements within 12 months of starting construction of these improvements. The City will allow performance bonding of the improvements should they not be fully complete within the 12 month period.

7. Four options for maintaining the park and trail: Subdivision HOA, City with HOA payment for share, City with HOA doing work if not kept up to original standard, or HOA as owner of facilities granting City/Public perpetual easement. Such requirements shall be included in the final plat and CC&Rs.

8. South Collector Improvements. Developer shall construct the South Collector Improvements in the location agreed upon by City and Developer with reimbursement for 50% of the verified construction costs provided in TIF credits.

BUDGET/FINANCIAL IMPACTS:

Park Impact Fee Credits for 2.5 acre park land (\$562,500) and development (verified costs)

Park Impact Fee Credits for development of system trail

Traffic Impact Fee Credits for construction of South Collector Improvements (50% of verified construction costs)

RECOMMENDED ACTION OR MOTION:

To take action adopting Ordinance No. 1442:

"I move to adopt Ordinance No. 1442 as presented."

STAFF CONTACT: Steve Stuart, City Manager

ATTACHMENTS:

1. Sanderling Park DA Final
2. 8939 20241105 LD_PHS 4-7 DA ExhA
3. 8939 20241105 LD_PHS 4-7 DA ExhB
4. EXHIBIT C
5. EXHIBIT D
6. Exhibit E1 Hard Park Trail
7. Exhibit E2 Soft Park Trail
8. Exhibit F1 Hard Collector
9. Exhibit F2 Soft Collector

10. Exhibit G

ORDINANCE NO. 1442

AN ORDINANCE OF THE CITY OF RIDGEFIELD WASHINGTON APPROVING THE SECOND AMENDMENT TO A DEVELOPMENT AGREEMENT WITH PAHLISCH HOMES AT SANDERLING PARK, LP - FOR PARK, TRAIL, AND ROAD DEDICATION AND ALLOCATION OF IMPACT FEE CREDITS

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

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

WHEREAS, Pahlisch Homes at Sanderling Park, LP (“Developers”) own property within the City of Ridgefield known as the Sanderling Park PUD Subdivision (“Subdivision”).

WHEREAS, The City and Developers entered into a Development and Pre-Annexation Agreement in 2008 (“Agreement”).

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

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

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

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

WHEREAS, the City Council held a public hearing for the proposed Second Amendment to the Agreement at a regular scheduled meeting held on January 23, 2025; and

WHEREAS, the City Council conducted a first reading of this ordinance on January 23, 2025; and

WHEREAS, the City and Developers have reached agreement regarding amendments to certain terms and conditions of the Agreement; NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON HEREBY ORDAINS AS FOLLOWS:

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

Section 2. **Development Agreement Amendment Approved.** The City Council for the City of Ridgefield hereby approves the Development Agreement Amendment **attached** hereto as Exhibit “A” and authorizes the City Manager to execute the Amendment substantially in the form

attached and to take such other actions as may be necessary to effect this Amendment.

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

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

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

ADOPTED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS DAY 27th OF MARCH 2025.

CITY OF RIDGEFIELD

Matt Cole, Mayor

ATTEST:

Julie Ferriss City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

Public Hearing: 3-13-2025

First reading: 3-13-2025

Second Reading/Passage:

Date of Publication:

After Recording Return to:
City of Ridgefield
Ridgefield City Manager
230 Pioneer Street
P.O. Box 608
Ridgefield, WA 98642

DEVELOPMENT AGREEMENT

GRANTOR(S): Pahlisch Homes at Sanderling Park, LP, an Oregon Limited Partnership
GRANTEE: CITY OF RIDGEFIELD, WASHINGTON, a political subdivision of the state of Washington
ABBREVIATED LEGAL DESC: Portion of #21 Sec 33 T4N R1E W.M.
ASSESSOR PARCEL NOS: 2166690-000
FULL LEGAL DESC: See **Exhibit A** To This Document

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT FOR PUBLIC PARK AND TRAIL IMPROVEMENTS AND SOUTH COLLECTOR IMPROVEMENTS

THIS DEVELOPMENT AGREEMENT (this “Agreement”) is made and entered into by and between the City of Ridgefield, a political subdivision of the State of Washington (the “City”), and Pahlisch Homes at Sanderling Park, LP, an Oregon Limited Partnership (“Pahlisch”) (hereinafter referred to as the “Parties”). This Agreement is to be implemented in accordance with Revised Code Washington (“RCW”) 36.70B.170 through RCW 36.70B.210. This Agreement shall become a contract between the Developer and the City upon the City’s approval by ordinance following a public hearing by the City Council as provided for in RCW 36.70B.170 and to the procedures and requirements in Ridgefield Municipal Code (“RMC”) 18.310.150, “Development Agreements”.

I. RECITALS:

- A. The real property subject to this Development Agreement consists of the following tax parcels located within the City of Ridgefield, Washington: commonly known as the Sanderling Park Subdivision, designated as “Tract O” and which is legally described on **Exhibit A**, and as depicted on **Exhibit B**, both of which are attached to this Agreement and incorporated herein by this reference (the “Property”).
- B. The Parties to this Agreement are:
 - i. Property Owner and Property Developer: Pahlisch Homes at Sanderling Park, LP, an Oregon Limited Partnership.
 - ii. City: The City of Ridgefield, a political subdivision of the State of Washington.

- C. The City has land use planning and permitting authority, including site plan approval, for the Property.
- D. The Parties are authorized to enter this Development Agreement by RCW 36.70B.170(1). A development agreement may set forth the development standards and other provisions that will apply to, govern and vest the development, use and mitigation of the development of real property for the duration specified in the agreement, which statute provides:
 - (1) A local government may enter into a Development Agreement with a person having ownership or control of real property within its jurisdiction. A city may enter into a development agreement for real property outside its boundaries as part of a proposed annexation or a service agreement. A development agreement must set forth the development standards and other provisions that will apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement. A development agreement will be consistent with applicable development regulations adopted by a local government planning under chapter 36.70A RCW;
- E. The legislative findings supporting the enactment of this section provide:
 - (1) The legislature finds that the lack of certainty of the approval of development projects can result in a waste of public and private resources, escalate housing costs for consumers and discourage the commitment to comprehensive planning which would make maximum efficient use of resources at the least economic cost to the public. Assurance to a development project applicant that upon government approval the project may proceed in accordance with existing policies and regulations, and subject to conditions of approval, all as set forth in a development agreement, will strengthen the public planning process, encourage private, participation and comprehensive planning, and reduce the economic costs of development. Further, the lack of public facilities and services is a serious impediment to development of new housing and commercial uses. Project applicants and local governments may include provisions and agreements whereby applicants are reimbursed over time for financing public facilities. It is the intent of the legislature by RCW 36.70B.170 through 36.70B.210 to allow local governments and owners and developers of real property to enter into development agreements;
- F. The City has approved the preliminary plat for the Sanderling Park Subdivision for the Property in City File No. PLZ-18-0085, Kennedy Farms East PUD and approved on March 19, 2019 (the “Final Decision”);
- G. The Final Decision includes Condition of Approval 8 requiring construction of a “community park” (a public “Park”) constructed to City standards for parks and trails (the “Park Improvements”) adopted in the Ridgefield Parks and Recreation Comprehensive Plan and the

approved Subdivision preliminary plat showing the location of the intended Park, which is identified as a PIF eligible project in the City's Parks Capital Facilities Plan;

- H. The same Condition of Approval requires construction of public trail (the "Trail") known as Trail T-25;
- I. The City and the prior Property Owner previously entered into a Development Agreement in 2008 (the "2008 DA"), recorded in the Clark County, Washington public records at 4470187 AGR, a First Amendment to the 2008 DA (the "2017 DA"), recorded in the Clark County, Washington public records at 5390969 AGR, and a First Minor Modification recorded in the Clark County, Washington public records at 5391451 MOD for the Property, all of which run with the Property;
- J. The 2008 DA in Section 5 provides that the Park shall be two and one-half (2.50) acres and the land value for the Park shall be paid in PIF Credits;
- K. The 2017 DA in Section 4.1 provides for the Property owner to dedicate two and one-half (2.50) acres of the Property to the City for use as a public park, including Trail T-25;
- L. The 2017 DA in Section 4.4 provides that the City shall purchase the 2.50 acres of the property for the Park at a price of \$225,000 per acre, for a total purchase price of \$562,500.00 and that the City's purchase price shall be in the form of Park Improvement Fee ("PIF") Credits as provided for in 2008 DA Section 5;
- M. The 2017 DA in Section 14, "Trail Development", requires Pahlisch to construct Trail T-25 as shown in the Ridgefield Parks Comprehensive Plan through the Park and that such trail is eligible for PIF Credits;
- N. This Agreement also provides for Pahlisch to receive Traffic Impact Fee ("TIF") Credits for the construction of the South Collector (the "South Collector Improvements"), which is identified as a TIF eligible project in the City's Traffic Capital Facilities Plan;
- O. The Parties desire to enter into this Agreement to more particularly describe the Park Improvements, the Trail Improvements, the schedule for completion of the Park Improvements and the Trail Improvements, the South Collector Improvements, the dedication of the Property to the City for the Park and the Trail, the construction of the Park and Trail as part of the Park Improvements through the park and compensation for construction of the Park and Trail.

II. AGREEMENT

NOW, THEREFORE, the Parties agree as follows:

1. RECITALS.

The Recitals in part I of this Agreement are hereby incorporated into this Agreement.

2. DEFINITIONS.

2.1. Certain Terms utilized in this Agreement are defined as follows:

- A. **“Verified Construction Costs”** shall mean those reasonable construction costs, but not including soft costs, related to the actual construction of the Park Improvements, the Trail Improvements, the South Collector Improvements and the Hillhurst Street Frontage Improvements that are submitted by Pahlisch to the City that are the actual and true construction costs and which shall be the basis for the respective PIF and TIF.

3. RESPONSIBILITIES OF THE PARTIES FOR THE PARK IMPROVEMENTS AND THE TRAIL IMROVEMENTS.

3.1. Park and Trail Improvements. Pahlisch agrees to do the following:

- A. Design the Park Improvements to the relevant City standards as set forth in this Agreement and as shown in **Exhibit C**, attached hereto and incorporated herein by reference.
- B. Design the Trail Improvements to the relevant City standards, including those for a Type 2 Trail, which is a Connector Trail, with a width of eight feet (8’) to ten feet (10’) and a shoulder width on either side of one foot (1’) and to generally match the location of Trail T-25 alignment and location as shown in **Exhibit D**, “Proposed T-25 Alignment” and dated October 18, 2023, attached hereto and incorporated herein by reference.
- C. The total costs of the Park Improvements and the Trail Improvements shall not exceed the available PIF Credits as finally determined by the City under RMC 18.070.150.
- D. The Park Improvements and the Trail Improvements may be constructed concurrently with Subdivision Phase 5 and may be submitted as a construction package separate from Subdivision Phase 5 but subject to the deadline in Section 3.1.J and 3.1.K, below.
- E. Provide an opportunity for the City to review and approve the Park Improvements and Trail Improvements prior to commencement of construction of the Park Improvements and the Trail Improvements.
- F. Construct the Park Improvements and the Trail Improvements to the relevant City Standards set forth in this Agreement and as required by any other relevant adopted City standards.
- G. Provide the City with an opportunity to inspect construction for the Park Improvements and the Trail Improvements. and make such changes to the Park Improvements and Trail Improvements as described in a “punch list” for such

corrections, if any, provided by the City for the Park Improvements and the Trail Improvements.

- H. Provide a two (2)-year warranty in favor of the City for the Park Improvements and the Trail Improvements following the City's acceptance of the Park Improvements and the Trail Improvements.
- I. Dedicate that specified portion of the Property for use as a Park, and including the Trail, containing no more than two and one-half (2.5) acres and as depicted on **Exhibit B** and as described in this Agreement, to the City in a form acceptable to the City that is free and clear of all encumbrances unless such encumbrances are approved by the City following acceptance of the Park Improvements by the City, as part of the subdivision final plat process.
- J. Start construction of the park and trail improvements that are connected to the park prior to plat approval of the 101st lot.
- K. Complete the Park Improvements and the Trail Improvements that are connected to the Park within 12 months of starting construction of these improvements. The City will allow performance bonding of the Park and Trail Improvements should they not be fully complete within the 12 month period.
- L. Submit Verified Construction Costs to the City for determination of PIF credits for the Park Improvements and the Trail Improvements based on the actual costs of construction.
- M. Pursuant to Ridgefield Municipal Code 18.265.100, at the request of Pahlisch the City may take on developer maintenance obligations of the Park and Trail within the Park. In recognition of transferring such maintenance obligations, Pahlisch agrees to pay the City an annual payment that reflects the value of the maintenance obligations in consideration of the City's performance of such maintenance. Pahlisch and City agree that the payment amount shall be \$10,000 per year adjusted annually by 100% of the most recent Consumer Price Index increase for the All Urban Consumers (CPI-U) as supplied by the Bureau of Labor Statistics or the nearest comparable data. Pahlisch agrees to record this obligation on the final plat and include it in any relevant HOA covenants. The City agrees that this payment represents the estimated maintenance costs and any maintenance costs incurred by the City in excess of the payment amount shall be solely the responsibility of the City. The payment shall be due on January 31 of the year following the dedication of the Park to the City and each year thereafter. The Parties specifically acknowledge and agree that this Section is an ongoing maintenance agreement not related to the development of the Park.

3.2. Park and Trail Improvements. The City agrees to do the following:

- A. Facilitate the timely review and approval of the Park Improvements and Trail Improvements construction plans.
- B. Facilitate the timely review and approval of Verified Construction Costs.
- C. Grant Pahlisch PIF Credits for the agreed upon purchase price of the Property for the Public Park described in this Agreement at the time of dedication to the City and in

accordance with the City's impact fee credits procedures in RMC 18.070.150.

- D. Grant Pahlisch PIF Credits for the Public Park Improvements and the Trail Improvements for the Verified Construction Costs not to exceed the estimates set forth in **Exhibit G**, upon completion and dedication of the Improvements and in accordance with the City's impact fee credits procedures in RMC 18.070.150.

4. South Collector Improvements.

- 4.1.** Pahlisch shall construct the South Collector Improvements in the location shown in **Exhibit C**, attached hereto and incorporated herein by reference, subject to relevant City standards, in Subdivision Phases 2B, 5, and 6.

- 4.2. The City shall provide Traffic Impact Fee Credits for 50% of the South Collector Improvements Verified Construction Costs not to exceed the estimates set forth in **Exhibit G**, upon completion and dedication of the Improvements and in accordance with the City's impact fee credits procedures in RMC 18.070.150.

5. OTHER TERMS.

- 5.1. **Prior Agreements are Superseded.** This Agreement supersedes the 2008 Development Agreement, the 2017 Minor Modification and the 2017 First Amendment (the "Prior Agreements") as to the subject matter contained herein but all other terms and provisions of the Prior Agreements shall remain effective and in full force as necessary to carry out the Parties' intentions.

- 5.2. **City Standards and Requirements.** City standards and requirements specified in this Agreement shall include only those standards and requirements in effect on the effective date of this Agreement or as otherwise required by this Agreement.

6. EFFECTIVE DATE.

The effective date of this Agreement shall be the date of the last signature of the undersigned Parties below after approval by the City Council of this Agreement by ordinance after a duly noticed public hearing.

7. TERM OF AGREEMENT.

This Agreement will commence upon the Effective Date and will continue in force until the Park Improvements, the Trail Improvements, and the South Collector Improvements, have been completed and accepted by the City, the Park land is dedicated to and accepted by the City and the City has issued such PIF and TIF credits as required by this Agreement to Pahlisch.

8. CITY RESERVED AUTHORITY.

In accordance with RCW 36.70B.170, and notwithstanding anything in this Agreement to the contrary, the City reserves the right and authority to impose new or different regulations to the extent required by a serious threat to public health and safety.

9. ASSIGNMENT.

Pahlisch may sell or otherwise lawfully dispose of any portion of the Property or its right to develop the Property to another person who, unless otherwise released by all parties, will be subject to the applicable provisions of this Agreement and entitled to all rights provided for herein. Further, the rights and obligations provided for in this Agreement may be assigned or otherwise transferred.

10. CREDIT ESTIMATES.

Pahlisch and the City agree that the amount of the PIF Credits for the Park Improvements and the Trail Improvements, and the amount of TIF Credits for the South Collector Improvements shall not exceed the estimates as provided in **Exhibit G**, based on the estimates provided in **Exhibit E and F**, all attached hereto and incorporated herein by reference, except as provided herein. In the event the City legislatively adjusts the Park

CFP or Transportation CFP to provide inflationary adjustments to the estimated costs of the Park project or the South Collector project, the City may administratively authorize an adjustment to **Exhibits E, F, and G** solely to reflect such inflationary changes.

11. BOND SECURING PAHLISCH PERFORMANCE.

Pahlisch agrees to provide a bond acceptable to the City if required to secure the construction of any of the Improvements required by this Agreement.

12. MISCELLANEOUS PROVISIONS.

- 12.1. Authorization.** The persons executing this Agreement on behalf of the Parties are authorized to do so and, upon execution by such parties, this Agreement will be a valid and binding obligation of such parties in accordance with its terms. The Parties have each obtained any and all consents required to enter into this Agreement and to consummate or cause to be consummated the transactions contemplated hereby.
- 12.2. Execution of Agreement, Counterparts, Electronic Signatures and Copies.** This Agreement may be executed in several counterparts; each of which shall be deemed an original and all of which shall constitute one and the same instrument and shall become effective when counterparts have been signed by each of the Parties and delivered to the other Parties; PROVIDED that all signature pages will be recorded together, and the complete recorded Agreement will constitute the final instrument. Electronic and facsimile copies intended to preserve the original graphic and pictorial appearance of a document, shall constitute effective execution and delivery of this Agreement as to the Parties and may be used in lieu of the original Agreement for all purposes. Signatures of the Parties transmitted by facsimile shall be deemed to be their original signatures for all purposes.
- 12.3. Runs with the Land.** This Agreement will run with the land and be binding upon and inure to the benefit of the undersigned parties, and their respective heirs, successors and assigns. This Agreement will be recorded against the real property described in **Exhibit A** and depicted in **Exhibit B** with the Clark County Auditor.
- 12.4. Time is of the Essence.** Time is of the essence in the performance of and adherence to each and every provision of this Agreement.
- 12.5. Future Assurances.** Each of the Parties will promptly execute and deliver such additional documents and will do such acts that are reasonably necessary, in connection with the performance of their respective obligations under this Agreement to carry out the intent of this Agreement.
- 12.6. Future Discretionary Action.** Nothing in this Agreement will be construed to limit the authority or the obligation of the City to process any land use approvals, including preliminary plat, PUD, CUP, site plan review or building permit under the processes established by the City; provided however, that such process will not impose conditions inconsistent with the provisions of this Agreement.
- 12.7. Minor Modifications.** Minor modifications to the provisions of this Agreement or the exhibits attached hereto that are mutually agreed upon by the parties may be allowed administratively without the necessity of a public hearing.

- 12.8. Inconsistencies.** If any provisions of the Ridgefield Municipal Code, land use regulations, or Developer's future land use approvals are deemed inconsistent with the provisions of this Agreement, the provisions of this Agreement will prevail, excepting the City's reserved authority as defined herein.
- 12.9. Non-Waiver.** Failure by either party at any time to require performance by the other party of any of the provisions hereof will in no way affect the parties' rights hereunder to enforce the same, nor will any waiver by a party of the breach hereof be held to be a waiver of any succeeding breach or a waiver of this non-waiver clause.
- 12.10. No Third-Party Beneficiaries.** The Parties are the only parties to this Agreement and are the only parties entitled to enforce its terms, except as otherwise specifically provided in this Agreement. There are no third-party beneficiaries.
- 12.11. Severability.** If any portion of this Agreement shall be invalid or unenforceable to any extent, the validity of the remaining provisions shall not be affected thereby.
- 12.12. Survival.** Any covenant or condition set forth in this Agreement, the full performance of which is not specifically required prior to the expiration or earlier termination but which by its terms is to survive the termination of this Agreement, will survive the expiration or earlier termination of this Agreement and will remain fully enforceable thereafter.
- 12.13. Venue and Applicable Law.** This Agreement will be construed in accordance with and governed by the laws of the State of Washington. The parties agree to venue in the Superior Court for Clark County, State of Washington, to resolve any disputes that may arise under this Agreement.
- 12.14. Entire Agreement.** This Agreement constitutes the entire agreement between the Parties as to the subject matter of the Agreement.
- 12.15. Notices.** All notices, demands, consents, approval or other communications which are required or desired to be given by either party to the other hereunder will be in writing and will be hand-delivered, sent by a nationally recognized overnight courier service or sent by United States mail, marked certified mail return receipt requested, addressed to the appropriate party at its address as set forth, or at such other address as the party will have last designated by notice to the other. Notices, demands, consents, approvals, and other communications will be deemed given when delivered two (2) days after deposit with the courier or mailing, as the case may be.

Notices to the City:

Steve Stuart
City Manager
Post Office Box 608
Ridgefield, Washington 98642

With copies to:

Janean Parker
City Attorney
Law Office of Janean Z. Parker
P.O. Box 298
Adna, Washington 98532

Notice to Owner:

Mike Morse
Senior Director of Land
Pahlisch Homes, Inc.
210 SW Wilson Avenue, Suite 100
Bend, Oregon 97702

[Signatures on Following Page]

Owner and Developer:
Pahlisch Homes at Sanderling Park, LP

By:

Name: Mike Morse

Title: Senior Director of Land

Date:

City:

City of Ridgefield

By:

Name: Steve Stuart

Title: City Manager

Date:

ATTEST:

By:

Name:

Title: City Clerk

APPROVED AS TO FORM:

By:

Name: Janean Parker

Title: City Attorney

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that _____
is the individual who appeared before me, and acknowledged that he/she/they signed this
instrument, on oath stated that he/she/they was authorized to execute the instrument and
acknowledged it, as the _____ of _____ to be the free and voluntary
act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2025.

NOTARY PUBLIC in and for the State of
Washington, residing at _____
My appointment expires: _____

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that _____
is the individual who appeared before me, and acknowledged that he/she/they signed this
instrument, on oath stated that he/she/they was authorized to execute the instrument and
acknowledged it, as the _____ of _____ to be the free and voluntary
act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2025.

NOTARY PUBLIC in and for the State of
Washington, residing at _____
My appointment expires: _____

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that _____
is the individual who appeared before me, and acknowledged that he/she/they signed this
instrument, on oath stated that he/she/they was authorized to execute the instrument and
acknowledged it, as the _____ of _____ to be the free and voluntary
act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2025.

NOTARY PUBLIC in and for the State of
Washington, residing at _____
My appointment expires: _____

EXHIBITS

EXHIBIT A	Legal Description
EXHIBIT B	Property Location
EXHIBIT C	Park Improvements and Trail Improvements Locations
EXHIBIT D	Trail T-25 Plan Sheet
EXHIBIT E	Estimated Park Improvements and Trail Improvements Cost
EXHIBIT F	Estimated South Collector Cost
EXHIBIT G	Estimated Park Improvements PIF Credits, Trail Improvements PIF Credits, and South Collector Improvements TIF Credits



AKS ENGINEERING & FORESTRY

9600 NE 126th Avenue, Suite 2520, Vancouver, WA 98682

P: (360) 882-0419 F: (360) 882-0426

AKS Job #8939

OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

EXHIBIT A
LEGAL DESCRIPTION
FOR
PAHLISCH HOMES

SANDERLING PARK PHASES 4 - 7 BOUNDARY

That portion of the south half of the Northwest Quarter of Section 33 in Township 4 North, Range 1 East of the Willamette Meridian, in the City of Ridgefield, Clark County, Washington described as follows:

COMMENCING at the southwest corner of the Northwest Quarter of said Section 33;

Thence South 88°00'26" East, along the south line of the Northwest Quarter of said Section 33, a distance of 365.78 feet to the southeast corner of Sanderling Park Phase 2A-2B, according to the plat thereof recorded in Book 312 of Plats, at Page 290, records of said county and the POINT OF BEGINNING;

Thence along the easterly line of said plat of Sanderling Park Phase 2A-2B the following courses;

Thence North 01°09'34" East, 290.50 feet;

Thence South 88°50'26" East, 82.62 feet;

Thence North 01°09'34" East, 261.77 feet;

Thence North 89°08'23" West, 54.56 feet to the southeast corner of Lot 38, Sanderling Park Phase 1, according to the plat thereof recorded in Book 312 of Plats, at Page 223, records of said county;

Thence along the easterly line of said plat of Sanderling Park Phase 1 the following courses;

Thence North 00°51'37" East, 95.65 to a non-tangent 925.00-foot radius curve to the right, the center of which bears South 04°25'33" East;

Thence along said non-tangent 925.00-foot radius curve to the right, through a central angle of 03°52'43", the chord of which bears North 87°30'58" East a distance of 62.60 feet, an arc distance of 62.62 feet;

Thence North 00°32'40" West, 70.00 feet;

Thence North 01°02'09" East, 100.39 feet;

Thence North 88°55'57" West, 218.40 feet;

Thence North 33°14'01" West 132.87 feet;

Thence North 26°06'47" West, 127.74 feet;

Thence North 16°19'00" West, 84.75 feet to a non-tangent 456.00-foot radius curve to the right, the center of which bears South 24°13'45" East, said point being the northeast corner of Lot 31 of said plat of Sanderling Park Phase 1;

Thence leaving said easterly line, along said non-tangent 456.00-foot radius curve to the right, through a central angle of 10°10'37", the chord of which bears North 70°51'34" East a distance of 80.89 feet, an arc distance of 80.99 feet to a point of compound curvature with a 20.00-foot radius curve to the right;

Thence along said 20.00-foot radius curve to the right, through a central angle of 87°44'08", the chord of which bears South 60°11'04" East a distance of 27.72 feet, an arc distance of 30.63 feet;

Thence South 16°19'00" East, 12.55 feet;

Thence North 73°41'00" East, 48.00 feet;

Thence North 16°19'00" West, 0.81 feet to a point of curvature with a 20.00-foot radius curve to the right;

Thence along said 20.00-foot radius curve to the right, through a central angle of 107°23'02", the chord of which bears North 37°22'32" East a distance of 32.23 feet, an arc distance of 37.48 feet;

Thence North 01°04'03" East, 48.00 feet;

Thence North 88°55'57" West, 27.55 feet to a point of curvature with a 20.00-foot radius curve to the right;

Thence along said 20.00-foot radius curve to the right, through a central angle of 72°36'58", the chord of which bears North 52°37'28" West a distance of 23.69 feet, an arc distance of 25.35 feet to a point of tangency;

Thence North 16°19'00" West, 67.61 feet to a point of curvature with a 96.00-foot radius curve to the right;

Thence along said 96.00-foot radius curve to the right, through a central angle of 17°23'02", the chord of which bears North 07°37'28" West a distance of 29.02 feet, an arc distance of 29.13 feet to a point of tangency;

Thence North $01^{\circ}04'03''$ East, 4.70 feet to the north line of the south half of the Northwest Quarter of said Section 33;

Thence South $88^{\circ}56'11''$ East, along the north line of the south half of the Northwest Quarter of said Section 33, a distance of 2456.52 feet to the northeast corner of the south half of the Northwest Quarter of said Section 33;

Thence South $01^{\circ}19'34''$ West, along the east line of the Northwest Quarter of said Section 33, a distance of 1333.57 feet to the southeast corner of the Northwest Quarter of said Section 33;

Thence North $88^{\circ}50'26''$ West, along the south line of the Northwest Quarter of said Section 33, a distance of 2260.01 feet to the POINT OF BEGINNING.

Contains 70.58 acres, more or less.



A PORTION OF THE THE S 1/2 OF THE NW 1/4 SEC. 33, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON

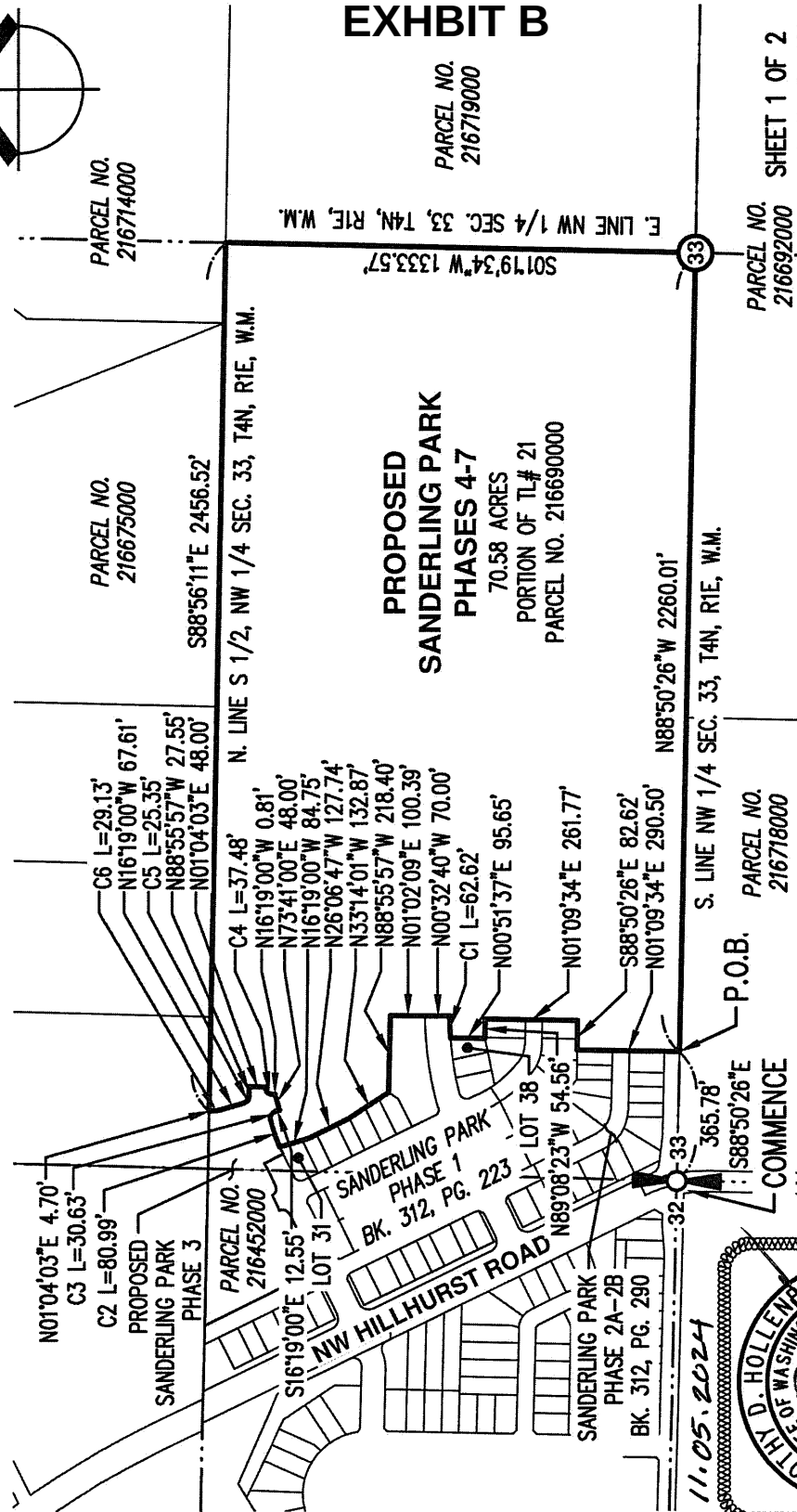
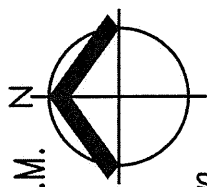


EXHIBIT B

**PROPOSED
SANDERLING PARK
PHASES 4-7**
70.58 ACRES
PORTION OF TL# 21
PARCEL NO. 216690000

PARCEL NO.
216719000

PARCEL NO.
216692000

SHEET 1 OF 2
DATE: 11-05-2024

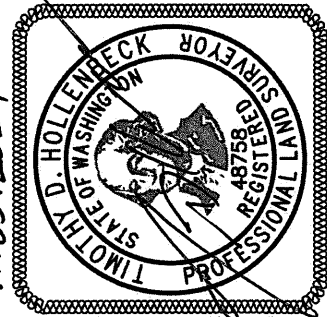
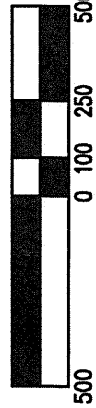
SANDERLING PARK PHASES 4-7 BOUNDARY

DRAWN BY: TDH CHECKED BY: DWG: 8939EXH-PHS4-7 BDY JOB: 8939

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9600 NE 126TH AVE, SUITE 2520
VANCOUVER, WA 98682
360.882.0419 WWW.AKS-ENG.COM



SCALE: 1" = 500 FEET

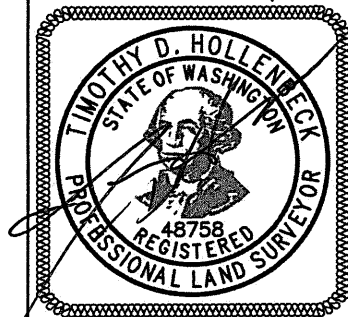


11.05.2024

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SEC. 33, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	925.00'	3°52'43"	62.62'	N87°30'58"E 62.60'
C2	456.00'	10°10'37"	80.99'	N70°51'34"E 80.89'
C3	20.00'	87°44'08"	30.63'	S60°11'04"E 27.72'
C4	20.00'	107°23'02"	37.48'	N37°22'32"E 32.23'
C5	20.00'	72°36'58"	25.35'	N52°37'28"W 23.69'
C6	96.00'	17°23'02"	29.13'	N07°37'28"W 29.02'

11.05.2024



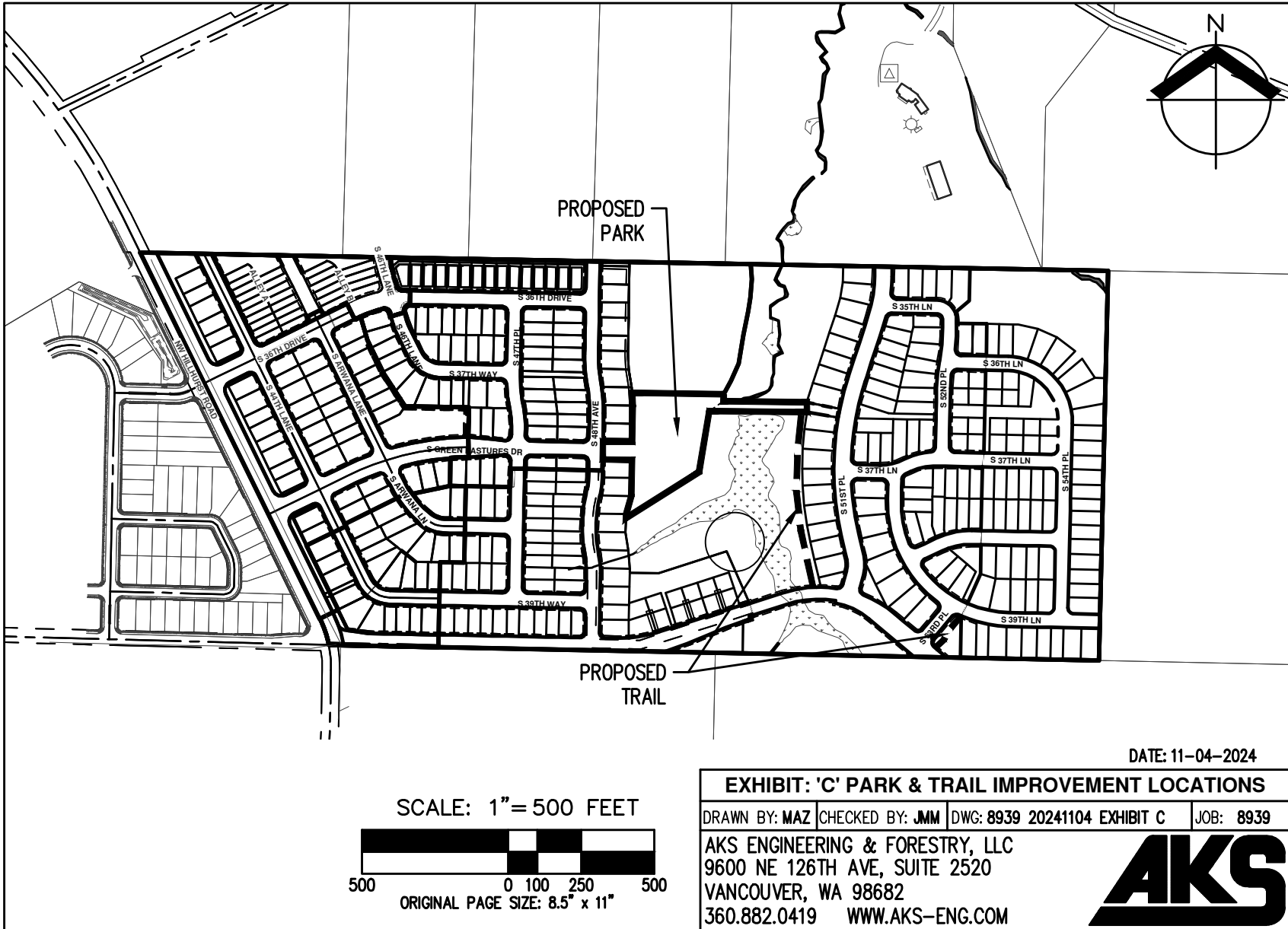
SHEET 2 OF 2
DATE: 11-05-2024

SANDERLING PARK PHASES 4-7 BOUNDARY

DRAWN BY: TDH CHECKED BY: DWG: 8939EXH-PHS4-7 BDY JOB: 8939

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Vancouver, WA 98682
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EXHIBIT: 'E1' ESTIMATED PARK & TRAIL IMPROVEMENTS COST (HARD)
SANDERLING PARK IMPROVEMENTS

AKS JOB NUMBER: 8939

PROJECT NAME: SANDERLING PARK

ESTIMATED BY: MAZ

DATE: 11/7/2024

LOT:	NA
TOTAL	
AREA (AC.):	2.43
DIST. AREA	
(AC.):	2.43
CL LENGTH	
(L.F.):	2100

ITEM	SCHEDULE 1 - MOBILIZATION, EROSION CONTROL & GRADING	UNIT	UNIT PRICE
1 - 1	Mobilization (Included with congruent construction phase)	L.S.	-
1 - 2	Clearing and Grubbing	L.S.	\$ 10,000.00
1 - 3	Silt Fencing	L.F.	\$ 3.00
1 - 4	Construction Staking	L.S.	\$ 20,000.00
1 - 5	Site Grading	L.S.	\$ 100,000.00

QTY	COST
1	\$ -
1	\$ 10,000
1,000.00	\$ 3,000
1	\$ 20,000
1	\$ 100,000

SCHEDULE 1 - MOBILIZATION, EROSION CONTROL & GRADING

\$ 133,000

ITEM	SCHEDULE 2 - SITE WORK & UTILITIES	UNIT	UNIT PRICE
2 - 1	Flush Curb at Playground	L.F.	\$ 25.00
2 - 2	4" Concrete Sidewalk/Furnishing Pad Incl. Agg Baserock	S.F.	\$ 8.50
2 - 3	3" Asphalt Multi-Use Path Incl. Agg Baserock	S.Y.	\$ 25.00
2 - 4	3" Asphalt Multi-Use Path Incl. Agg Baserock (dam crossing)	S.Y.	\$ 25.00
2 - 5	3" Soft Surface Path, Clean Cedar Chips	S.Y.	\$ 92.00
2 - 6	Site Drainage	L.S.	\$ 35,000.00

QTY	COST
268	\$ 6,700
7,250	\$ 61,625
480	\$ 12,000
383	\$ 9,575
22	\$ 2,024
1	\$ 35,000

SCHEDULE 2 - SITE WORK & UTILITIES

\$ 126,924

ITEM	SCHEDULE 3 - STRUCTURES, FURNISHINGS, LANDSCAPE & IRRIGATION	UNIT	UNIT PRICE
3 - 1	Open Frame Picnic Shelter, 16'x24'	E.A.	\$ 60,000.00
3 - 2	Picnic Tables, 8' double ADA	E.A.	\$ 3,500.00
3 - 3	Bench, 6' bench, cast metal, recycled plastic slats w Concrete	E.A.	\$ 3,000.00
3 - 4	Dog Waste Station, bag dispenser sign & container duo	E.A.	\$ 1,100.00
3 - 5	Trash Receptacle, metal, side open w/bonnet	E.A.	\$ 2,200.00
3 - 6	Park Entry Sign (Supplied/installed by City of Ridgefield)	E.A.	\$ -
3 - 7	Seed, Lawn	S.F.	\$ 0.30
3 - 8	Deciduous tree, 2-inch caliper, B&B	E.A.	\$ 450.00
3 - 9	Conifer tree, 5'-7' Height, Container or B&B	E.A.	\$ 450.00
3 - 10	Landscape Planting Beds, mixed shrubs & groundcover	S.F.	\$ 7.00
3 - 11	Soil Amendments	C.Y.	\$ 25.00
3 - 12	Irrigation	S.F.	\$ 1.00

QTY	COST
1	\$ 60,000
4	\$ 14,000
7	\$ 21,000
4	\$ 4,400
6	\$ 13,200
1	\$ -
46,600	\$ 13,980
13	\$ 5,850
5	\$ 2,250
28,200	\$ 197,400
693	\$ 17,325
74,800	\$ 74,800

SCHEDULE 3 - STRUCTURES, FURNISHINGS, LANDSCAPE & IRRIGATION

\$ 424,205

ITEM	SCHEDULE 4 - PLAYGROUND EQUIPMENT	UNIT	UNIT PRICE
4 - 1	Engineered wood fiber surfacing	S.F.	\$ 11.00
4 - 2	Playground area compacted aggregate base	S.F.	\$ 1.60
4 - 3	Medium Playground Structure	L.S.	\$ 135,000.00
4 - 4	Bouncer Play Equipment	L.S.	\$ 3,500.00
4 - 5	Swings	L.S.	\$ 11,000.00

QTY	COST
5,200	\$ 57,200
5,200	\$ 8,320
1	\$ 135,000
2	\$ 7,000
1	\$ 11,000

SCHEDULE 4 - PLAYGROUND EQUIPMENT

\$ 218,520

ITEM	SCHEDULE 5 - PATH & FISH CULVERT	UNIT	UNIT PRICE
5 - 1	3" Min. Class 1/2" 71-22 HMA	S.F.	\$ 3.00
5 - 2	12' span Multiplate Arch (footing included)	L.F.	\$ 1,500.00
5 - 3	Rock channel mitigation	L.S.	\$ 18,000.00
5 - 4	Sandbag Cofferdam, temp diversion	E.A.	\$ 20,000.00
5 - 5	pump, hose, discharge pad	L.S.	\$ 7,500.00
5 - 6	Headwalls	L.S.	\$ 45,000.00

QTY	COST
9,700	\$ 29,100
135	\$ 202,500
1	\$ 18,000
2	\$ 40,000
1	\$ 7,500
2	\$ 90,000

SCHEDULE 5 - PATH & FISH CULVERT

\$ 387,100

Notes:

Total

CONTINGENCY 20%	\$ 257,950
	\$ 1,547,699

AKS ENGINEERING & FORESTRY, LLC
 9600 NE 126th Avenue
 Vancouver, WA 98682
 360-882-0419



EXHIBIT 'E2' ESTIMATED PARK & TRAIL COST (SOFT)

Sanderling Park Nov 07, 2024

				Park & Trail
	Job No.:	8939		
	UNITS:		QTY	UNIT
				Est. Cost
2-110	Tree Plan and Arborist Services	1	EST.	\$ 1,500
2-110	Final Civil Engineering Services	1	EST.	\$ 20,000
2-135	Final Landscape Architect Design Services	1	EST.	\$ 25,000
2-110	Construction Permitting Services	1	EST.	\$ 1,500
2-110	Contractor Bidding Services	1	EST.	\$ 1,500
2-110	Construction Staking Services	1	EST.	\$ 8,000
2-110	As-Built Services	1	EST.	\$ 3,000
2-110	Project Management, Meetings, Coordination, Exhibits, etc.	1	EST.	\$ 4,000
2-110	Land Use Planning Services	1	EST.	\$ 15,000
2-110	Project Close Out	1	EST.	\$ 2,000
2-110	Reimbursable Expenses (at cost)	1	EST.	\$ 4,400
	SUBTOTAL (A)			\$ 85,900
COST CODE	CONSULTING ESTIMATE - BY OTHERS	QTY	UNIT	Est. Cost
2-145	Geotechnical Construction Support	1	EST.	\$ 10,000
	SUBTOTAL (B)			\$ 10,000
	TOTAL COST (A+B)			\$ 95,900

SOFT COSTS



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VANCOUVER, WA
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Vancouver, WA 98682
(360) 882-0419

EXHIBIT: 'F1' ESTIMATED SOUTH COLLECTOR COST (HARD)
NW 229TH ST / WILLIAMS RD (COLLECTOR) IMPROVEMENTS

AKS JOB NUMBER: 8939
PROJECT NAME: SANDERLING PARK
ESTIMATED BY: MAZ
DATE: 11/7/2024

LOT:	NA
TOTAL AREA (AC.):	2.43
DIST. AREA (AC.):	2.43
CL LENGTH (L.F.):	2100

ITEM	SCHEDULE 1 - SITE WORK	UNIT	UNIT PRICE
1 - 1	Mobilization	L.S.	\$ 8,000.00
1 - 2	Grading - Stripping and Stockpiling - 6" Average	B.C.Y.	\$ 12.75
1 - 3	Clearing and Grubbing	A.C.	\$ 7,900.00
1 - 4	Grading - General Excavation/Cut (In Place Yardage)	C.Y.	\$ 4.00
1 - 5	Grading - Embankment (On-Site Structural Fill)	C.Y.	\$ 5.00
1 - 6	Trench Spoil Haul & Stockpile On-Site	C.Y.	\$ 5.00
1 - 7	Stockpile Excess Structural On-site	C.Y.	\$ 4.00
1 - 8	Road Sub Grade Prep	S.Y.	\$ 5.67
1 - 9	Traffic Control	L.S.	\$ 1,200.00
1-10	Surcharge Fill	L.S.	\$ 325,000.00
	Demolition		
1-11	Sawcut Existing Pavement on Hillhurst Rd at Tie-In	L.F.	\$ 12.00

QTY	COST
1	\$ 8,000
1,960	\$ 24,990
2.43	\$ 19,197
12,700	\$ 50,800
18,300	\$ 91,500
2,000	\$ 10,000
13,000	\$ 52,000
6,975	\$ 39,548
1	\$ 1,200
1	\$ 325,000
100	\$ 1,200

SCHEDULE 1 - SITE WORK

\$ 623,435

ITEM	SCHEDULE 2 - EROSION CONTROL	UNIT	UNIT PRICE
2 - 1	Project Erosion Control	L.S.	\$ 65,000.00

QTY	COST
1	\$ 65,000

SCHEDULE 2 - EROSION CONTROL

\$ 65,000

ITEM	SCHEDULE 3 - STREETS	UNIT	UNIT PRICE
	NW 229TH ST / WILLIAMS RD (COLLECTOR) (3.1)		
3 - 1	4" Min. Class 1/2" 71-22 HMA, Two 2" Lifts	S.F.	\$ 3.00
3 - 2	12" Min. Compacted 1-1/4" Minus Crushed Rock Bottom Course	S.F.	\$ 3.00
	Street Misc. Improvements		
3 - 3	6' Class 3000 Concrete Sidewalk	S.F.	\$ 8.50
3 - 4	Standard Curb and Gutter	L.F.	\$ 22.00
3 - 5	Signage and Striping	L.S.	\$ 35,000.00
3 - 6	Street Barricade	E.A.	\$ 5,100.00
3 - 7	Sidewalk Barricade	E.A.	\$ 2,800.00
3 - 8	Standard ADA Ramp (including sidewalk and dome tile)	E.A.	\$ 3,625.00
3 - 9	Street Trees	E.A.	\$ 450.00
3 - 10	ROW landscaping & irrigation	L.S.	\$ 85,000.00
3 - 11	Street Lights - Includes all power within right-of-way for lighting service	E.A.	\$ 12,600.00

QTY	COST
62,777	\$ 188,331
67,200	\$ 201,600
12,402	\$ 105,417
4,200	\$ 92,400
1	\$ 35,000
2	\$ 10,200
4	\$ 11,200
7	\$ 25,375
125	\$ 56,250
1	\$ 85,000
14	\$ 176,400

SCHEDULE 3 - STREETS

\$ 987,173

Notes: 3.1 - N Williams Rd improvements begin east of NW Hillhurst Rd / half street section improvement along ROW adjacent to Parcel # 216718-000

ITEM	SCHEDULE 4 - STORMWATER SYSTEM	UNIT	UNIT PRICE
4 - 1	8" N-12 Catch Basin Lead w/ Rock Backfill	L.F.	\$ 70.00
4 - 2	12" N-12 w/ Rock Backfill	L.F.	\$ 74.00
4 - 3	48" Type 1 Manhole	EA.	\$ 4,200.00
4 - 4	48" Type 3 Manhole (Flat Top)	EA.	\$ 4,500.00
4 - 5	Catch Basin (Type 1)	EA.	\$ 2,500.00
4 - 6	36" diam. Temp by-pass culvert	L.F.	\$ 85.00
4 - 7	12' span Multiplate Arch (footing included)	L.F.	\$ 1,500.00
4 - 8	Rock channel mitigation, restore	L.S.	\$ 18,000.00
4 - 9	Sandbag Cofferdam, temporary diversion	EA.	\$ 20,000.00
4 - 10	pump, hose and discharge pad	EA.	\$ 7,500.00
4 - 11	Headwalls	EA.	\$ 45,000.00
4 - 12	Storm Pond Facility (4.1)	L.S.	\$ 275,000.00
4 - 13	WQ Storm Vault (4.2)	L.S.	\$ 95,000.00
4 - 14	Stormwater Detention Pipe & Flow Ctrl Structure (4.3)	L.S.	\$ 275,000.00

QTY	COST
117	\$ 8,190
1,629	\$ 120,546
9	\$ 37,800
1	\$ 4,500
6	\$ 15,000
160	\$ 13,600
120	\$ 180,000
1	\$ 18,000
2	\$ 40,000
2	\$ 15,000
2	\$ 90,000
0.0025	\$ 688
0.0600	\$ 5,700
0.0600	\$ 16,500

SCHEDULE 4 - STORMWATER SYSTEM

\$ 565,524

Notes: 4.1 - Stormwater Pond includes fine grading, plantings, fencing, and temporary irrigation
4.2 - WQ Filter Vault 6% of total investment is eligible for TIF credit based on road area as part of overall basin
4.3 - Detention & flow Ctrl system 6% of total investment is eligible for TIF credit based on road area as part of overall basin

Total

\$ 2,241,132

Union Ridge Town Center - TIF Credits

Page 1 of 1

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 9600 NE 126th Avenue
 Vancouver, WA 98682
 360-882-0419



EXHIBIT 'F2' ESTIMATED SOUTH COLLECTOR COST (SOFT)

Sanderling Park Nov 07, 2024

Job No.:		8939			Collector Phase 5	Collector Phase 6
UNITS:			QTY	UNIT	Est. Cost	Est. Cost
2-110	Tree Plan and Arborist Services		1	EST.	\$ 1,500	\$ 1,500
2-110	Preliminary Engineering Services		1	EST.	\$ 2,500	\$ 2,500
2-110	Final Civil Engineering Services		1	EST.	\$ 30,400	\$ 45,000
2-110	Grading Permit		1	EST.	\$ 1,500	\$ 3,500
2-135	Final Landscape Architect Design Services		1	EST.	\$ 2,500	\$ 2,500
2-110	Construction Permitting Services		1	EST.	\$ 1,500	\$ 1,500
2-110	Contractor Bidding Services		1	EST.	\$ 1,500	\$ 1,500
2-110	Construction Staking Services		1	EST.	\$ 12,000	\$ 18,000
2-110	As-Built Services		1	EST.	\$ 3,000	\$ 3,000
2-110	Project Management, Meetings, Coordination, Exhibits, etc.		1	EST.	\$ 1,500	\$ 1,500
2-160	Construction Administration Services		1	EST.	\$ 2,500	\$ 5,000
2-160	Construction Management Services		1	EST.	\$ 5,000	\$ 7,500
2-110	Project Close Out		1	EST.	\$ 2,000	\$ 2,000
2-110	Reimbursable Expenses (at cost)		1	EST.	\$ 4,400	\$ 4,400
SUBTOTAL (A)					\$ 71,800	\$ 99,400
COST CODE	CONSULTING ESTIMATE - BY OTHERS		QTY	UNIT	COST	COST
2-145	Geotechnical Construction Support		1	EST.	\$ 12,000	\$ 30,000
SUBTOTAL (B)					\$ 12,000	\$ 30,000
TOTAL COST (A+B)					\$ 83,800	\$ 129,400

SOFT COSTS

AKS ENGINEERING & FORESTRY, LLC
 9600 NE 126TH AVENUE, SUITE 2520
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 (363) 882-0419



EXHIBIT: 'G' ESTIMATED PARK IMPROVEMENT PIF CREDITS, TRAIL IMPROVEMENT PIF CREDITS AND SOUTH COLLECTOR IMPROVEMENTS TIF CREDITS

Sanderling Park

AKS Job No.: 8939
 Estimate By: JMM
 Date: 11/07/2024

ITEM	EST	CREDIT
[F1] Estimated Collector Consturction Cost Estimate (Hard)	\$2,241,132	
[F2] Estimated Collector Consturction Cost Estimate (Soft) Phase 5	\$83,800.00	
[F2] Estimated Collector Consturction Cost Estimate (Soft) Phase 6	\$129,400.00	
ESTIMATED TIF CREDITS @ 50%		\$1,227,166
[E1] Estimated Park & Trail Construction Estimate (Hard)	\$ 1,547,699	
[E2] Estimated Park & Trail Construction Estimate (Soft)	\$ 95,900	
ESTIMATED PIF CREDITS @ 100%		\$1,643,599

TOTAL ESTIMATED PIF & TIF CREDITS

\$2,870,765

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 27, 2025

AGENDA ITEM NAME: Second Reading of Ordinance No. 1447 - Amendments to Ridgefield Municipal Code Chapter 8.18 – Park Rules and Regulations

GOVERNING LEGISLATION

RCW 67.20.010 - Authority to acquire and operate certain recreational facilities.

PREVIOUS COUNCIL ACTION TAKEN:

Ordinance No. 929 established Chapter 8.18 - Park Rules and Regulations in 2006. Ordinance 1116 amended Chapter 8.18 in 2012.

SUMMARY/BACKGROUND:

Ordinance No. 1447 proposes amendments to Ridgefield Municipal Code Chapter 8.18 – Park Rules and Regulations to incorporate current best practices in park and trail management. These updates enhance public safety, improve clarity and enforceability, and align regulations with evolving recreational trends. Notable revisions include updated trail use guidelines, refined pet regulations, prohibitions on specific activities, and new provisions for commercial use.

In response to feedback from the city council during the first reading, the following language has been added:

RMC 8.18.100 - Naming of Parks, Trails, and Facilities

"F. Parks, trails, and facilities shall not be assigned a name that, by contemporary community standards, is derogatory, offensive, distasteful, or inconsistent with generally accepted moral standards."

BUDGET/FINANCIAL IMPACTS:

None

RECOMMENDED ACTION OR MOTION:

To take action adopting Ordinance No. 1447:

"I move to adopt Ordinance No. 1447 as presented."

STAFF CONTACT: Corey Crownhart, Park Manager

ATTACHMENTS:

1. RMC 8.18 Proposed Amendments - 2025.03.17

ORDINANCE NO. 1447

**AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON
AMENDMENTS TO RIDGEFIELD MUNICIPAL CODE CHAPTER 8.18 – PARK RULES AND REGULATIONS**

WHEREAS, the City of Ridgefield operates and maintains a system of parks and trails for the benefit of the residents and visitors; and

WHEREAS, the City seeks to ensure its park and trail rules and regulations reflect best practices, public safety needs, and evolving recreational trends; and

WHEREAS, amendments to the Ridgefield Municipal Code (RMC) Chapter 8.18 are necessary to provide clarity, improve enforceability, and align regulations with contemporary parks and recreation standards; and

WHEREAS, the proposed amendments were reviewed and recommended to the City Council by the Ridgefield Parks Board of Commissioners on February 12, 2025, following a public meeting and consideration of community input;

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 best interest of the health and safety of the public to prescribe and enforce uniform standards for the use of City Parks and Trails.

Section 2. **Amending RMC Chapter 8.18.** The Ridgefield City Council hereby amends certain sections of Ridgefield Municipal Code Chapter 8.18 as set forth below in Exhibit A, attached hereto and incorporated by this reference.

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

Section 4. **Severability.** If any section, subsection, clause, phrase or other portion of this Ordinance, or its application to or any other person or circumstance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection or portion thereof, irrespective of the fact that any one or more of the other portions be declared invalid or unconstitutional.

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

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON, THIS 27th DAY OF MARCH , 2025.

Matt Cole, Mayor

ATTEST/AUTHENTICATED:

Julie Ferris, City Clerk

APPROVED AS TO FORM:

Jenean Parker, City Attorney

First Reading: 03-13-2025

Second Reading: 03-27-2025

Date of Publication:

Effective Date:

Chapter 8.18 PARK AND TRAILS RULES AND REGULATIONS¹

8.18.010 Purpose.

The establishment and maintenance of park and trail property and facilities is intended to benefit current and future citizens of the city of Ridgefield by providing opportunities for active and passive recreation. Rules and regulations governing use of park and trail properties and park facilities will help to ensure that park property and park facilities are used and maintained in a manner beneficial to the community. The foregoing park and trail rules and regulations are intended to provide standards for the public use and enjoyment of these facilities and to provide for the public health, safety, welfare and protection in the use and enjoyment of these facilities.

(Ord. No. 1116, § 1, 10-11-2012)

8.18.020 Definitions.

The terms used in this chapter of the Ridgefield Municipal Code shall be defined as follows:

"Camp" means to erect a tent or other shelter or to use a sleeping bag, a vehicle or a trailer camper for the purpose of or in such a way as will permit remaining overnight.

"Camp site" means designated camping sites which are designated for the use of tent campers, and at which no water, sewer or electrical facilities are available for hookup to a trailer or a camper.

"City" means the city of Ridgefield.

"City council" means the elected members of the Ridgefield city council.

"Dog park" means a fenced or enclosed area of a city park designated by the city council by resolution or ordinance as an area where dogs may be off a leash.

"Motor vehicle" means any self-propelled device capable of being moved upon a road or other surface by which any persons or property may be transported, and shall include but not be limited to automobiles, boats, trucks, motorcycles, motor scooters, jeeps or similar type four-wheel drive vehicles and snowmobiles.

"Off leash area" means an area of a city park designated by the city council by resolution or ordinance as an area where dogs may be off a leash.

"Park" means all public parks, plazas, public squares, playgrounds, activity centers and associated buildings, designated open spaces, designated sensitive lands and other facilities of the city of Ridgefield specified in the "City of Ridgefield Comprehensive Parks, Recreation and Open Space Plan," and/or acquired by the city which are identified as park and recreation facilities owned and operated by the city, and/or jointly owned and operated by the city and other designated entities.

¹Editor's note(s)—Ord. No. 1116, § 1, Oct. 11, 2012, amended Ch. 8.18 in its entirety to read as herein set out. Former Ch. 8.18, §§ 8.18.010—8.18.140, pertained to similar subject matter and derived from Ord. 929(part), 2006.

"Parks board" means the seven-member board established to provide advisory assistance and recommendations to the city manager and city council on parks planning, parks acquisition, and parks operations and maintenance within the current and future city limits.

"Person" means all persons, firms, partnerships, corporations, clubs and all associations or combinations of persons whether acting for themselves or by an agent, employee or member.

"Planning director" means the employee of the city charged with the responsibility of administering and enforcing the land development regulations of the city.

"Public works director" means the employee of the city charged with the responsibility of administering the city's public works department and enforcing public works rules and regulations.

"Trail" means any path or track designed for use by pedestrians or bicycles and which use is not permitted by standard passenger automobiles, or other rights-of-way specifically designated and posted for non-vehicular use.

"Trailer" means a towed vehicle which contains any sleeping or housekeeping accommodation, boat, animal, apparatus or is designed for the purpose of transporting any of the same by towing behind a vehicle.

(Ord. No. 1116, § 1, 10-11-2012)

8.18.030 Allowable hours of operation.

Parks and trails shall be open to the public between one hour before sunrise and one hour after sunset, except as may otherwise be designated by postings authorized by the city manager or their designee for the specified hours. For the purposes of this section, "sunset/sunrise" shall be defined as times prescribed for sunrise and sunset in Ridgefield, Washington, by the Director of Nautical Almanac at the United States Observatory in Washington, D.C.

No person or vehicle shall remain upon the property in a city park or trail outside of these designated hours of operation. The hours established in this section shall not apply to:

1. Persons involved in a recreation program conducted or authorized by the city manager or their designee for the period that such program is programmed or scheduled;
2. Activities conducted by the City to include public safety, events, and maintenance;
3. Activities associated with an agreement or special event permit authorized by the city manager or their designee.

~~Parks shall be open to the public between the hours of seven a.m. and nine p.m. unless otherwise posted or approved by the city manager in consultation with the police chief and public works director. Activities on park property or in park facilities that exceed normal hours of operation may be authorized in association with an agreement or special event permit.~~

(Ord. No. 1116, § 1, 10-11-2012)

8.18.040 Non-permitted activities.

- A. All activities that constitute civil or criminal violations under local, state or federal statutes are not permitted within city park and trail property and ~~/or park~~ facilities.
- B. The following activities are not permitted in city parks and trail property and park facilities: ~~unless expressly authorized by the planning director or his or her designee or city council as part of the special event permit process or an agreement:~~

1. Activities that are hazardous to others.

- a. Practicing or playing of games or activities in a manner that could knowingly harm other persons, animals and/or real or personal property;
- ~~b. Building and operating fires unless authorized by a special event permit or agreement for a designated area of a park;~~
- ~~b.e.~~ Negligent operation of a motor vehicle including operating in an area not specifically designated for motor vehicle usage and/or exceeding a vehicle speed of fifteen miles per hour;
- ~~c.d.~~ Operating a boat, yacht, canoe or raft or other watercraft upon any watercourse in any park under the jurisdiction of the city except at such places as may be provided or designated for such purpose.
- ~~d. Have in their possession or discharge a revolver, pistol, shotgun, rifle, bow and arrow, crossbow, slingshot or gas propelled b-b or pellet gun, spear javelin, or any other weapon except in designated target range areas or as otherwise permitted under the laws of the State of Washington relating to the possession of legal firearms.~~
- ~~e. Lighted or inhalant delivery tobacco product use.~~
- ~~f. Marijuana use in any form.~~
- ~~g. To ride a horse in a careless, negligent, or reckless manner so as to create a nuisance or endanger the life, property, or person of others.~~
- ~~e. Tobacco use in the following areas:~~
 - ~~The immediate area of playgrounds and play areas;~~
 - ~~The immediate area around any public event at a park or ball field, such as picnics, concerts, and during adult and youth league games and practices;~~
 - ~~The immediate area around public restrooms.~~

2. Activities interfering with other citizens' use and enjoyment of park property and facilities.

- ~~a. Activities conducted for private gain and profit without prior authorization from the city;~~
- ~~b. Operation of a powered public address system or amplified music speaker system or other means of amplifying sound;~~
- ~~a.e.~~ Knowingly causing harm or destruction to the natural plants, trees and/or animals of a park;
- ~~d. Overnight parking of recreational vehicles or trailers except as authorized by a special event permit or agreement and in association with a recognized and sanctioned community or special event;~~
- ~~e. Posting signs, posters and notices of a private nature not authorized by a special event permit and not in conformance with the sign ordinance in effect at the time;~~
- ~~b.f.~~ Interfering with the use of a reserved area of any park ~~obtained through an approved special event permit process.~~

3. Activities not in conformance with general rules of behavior.

- a. Failure to use designated existing trail systems to protect the ecosystem of a park property and/or intrusion into environmentally sensitive areas with manual or mechanical equipment when posted or otherwise designated as an area to remain undisturbed;

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- b. Failure to keep pets on a leash, except for areas designated as dog parks or off leash areas. Restrictions do not apply to service animals or police dogs;
 - c. Pets are prohibited on city-owned athletic fields but may be allowed in the spectator area at the discretion of the athletic group;
 - d. Failure to clean up animal discharges;
 - e. Failure to accompany pets in areas designated as dog parks or off leash areas;
 - f. Failure to keep pets under vocal control in areas designated as dog parks or off leash areas;
 - g. Failure to keep pets from causing public nuisance, safety hazard, or harassment of people, other dogs, or wildlife in areas designated as dog parks or off leash areas.

C. The following activities are permitted on city park and trail property and facilities only if a special event permit has been obtained in accordance with Sections 5.40 and 8.18.110:

1. Activities involving increased risk to persons or property including but not limited to:

- a. Building and operating fires;
- b. Sale, distribution, or consumption of alcohol;
- c. Launching, landing, or operating an unmanned aircraft or drone except for the cases of emergency law enforcement and fire response operations or other operations designed to support responses to health and human safety emergencies such as search and rescue, health and environmental incidents;
- d. Use of inflatable structures such as a bounce house;
- e. Use of fireworks in any form.

1. Activities interfering with use and enjoyment of park and trail property and facilities by other users such as:

- a. Activities conducted for private gain or profit;
- b. Operation of a powered public address system or amplified music speaker system or other means of amplifying sound;
- c. Overnight parking of vehicles or trailers;
- d. Posting signs, posters, or notices;
- e. To ride or lead a horse in any park and trail property and facility not designated as a riding area or bridle path.

(Ord. No. 1116, § 1, 10-11-2012)

8.18.050 Agreements for use of park property and facilities.

A written agreement or permit is required for use of park and trail property and facilities as outlined in this section. Notwithstanding any other provision of this chapter, the city manager or their designee may enter into an agreement or agreements on behalf of the city with any nonprofit group or city partner to provide for the use of a city parks or trails. Costs for use of a park and trail property and facility shall be determined by the city council.

A. Lease agreements. A lease agreement is required for an organization or agency's exclusive use of any park or trail property or facilities. Lease agreements are not to exceed a maximum of five years, except that the city council may approve investments in park or trail property and facilities in excess of fifty thousand dollars for a

longer-term lease. The contents of leased park or trail property or facilities may include assets owned by the leasing organization or agency.

B. Conducting business. Unless authorized under a special event permit or mobile food vending permit, conducting business on park or trail property or facilities is prohibited except as is provided in this chapter. "Business" means and includes any activity which involves sale of any goods or services, whether conducted for profit or not, regardless of by whom conducted.

~~A. The city will honor all existing agreements with organizations that are on file with the city until such time that these agreements expire.~~

~~B. All current or future uses of park property and park facilities shall enter into an agreement with the city with such agreements to be maintained on file at the city.~~

~~C. All agreements shall be prepared and maintained in accordance with the following procedures:~~

~~1. For existing private structures not currently covered by an existing agreement maintained and operated on park property, an annual agreement shall be required and shall be renewed at the beginning of each calendar year subject to review and approval by the city council or its designee.~~

~~2. For new structures located on park property, an agreement for use of the park property shall be required and shall not exceed a maximum of five years, except that for investments in park property and/or structures in excess of fifty thousand dollars, as approved by city council, may be authorized for a longer term lease. Any structures located on park property not covered under a longer term agreement shall be required to conform to subsection C.1. of this section.~~

~~3. Costs for use of a park and/or facilities shall be determined by the city council.~~

~~D. Conducting business in city parks and plazas. No one shall conduct any business in a city park or on any city plaza except as is provided in this chapter. "Business" means and includes any activity which involves sale of any goods or services, whether conducted for profit or not, and regardless of by whom conducted.~~

1. Anyone desiring to conduct any business in any city park or on any city plaza shall apply to the city for a permit to do so.
2. The form of application for a permit provided in section BD.1. shall require the following information, and such additional information as is found by staff to be necessary:
 - (i) A copy of a current city business license.
 - (ii) Type of any items to be sold;
 - (iii) Description of how business will be conducted and a drawing of any vehicle or stand from which good will be sold;
 - (iv) A statement signed by the applicant agreeing to hold harmless the city and its officers and employees from any claims for injuries or damages alleged by any person to have been caused by such activity;
 - (v) If goods are to be sold from any stand or cart, proof of insurance in the amount of one million dollars per occurrence to cover claims for injury or damages suffered or alleged to have been suffered by any person as a result of such activity, which insurance policy shall name the city as an additional insured and shall provide it cannot be cancelled except after ten days' written notice to the city; and
 - (vi) Proof of application for all permits required by other public agencies such as the health district.

3. No permit shall be issued if it is found that its issuance would interfere with safe use by the public of any park or plaza property, and the city may limit the number of any permits at any given park or plaza if it finds that such limitation is necessary to protect the public health and safety.
4. Any permit shall be conditioned as to hours of permitted operation and as to requirements found necessary, and such permit may be conditioned that it shall not be valid during any designated special event under chapter 5.40.
5. A permit shall be valid for one year from date of issue, and may be renewed upon application, unless it is found that the permittee has failed to conform to the terms of the RMC or to the terms and conditions under which it was issued, or unless it is found that such permit is inconsistent with the public safety or public use of the park or plaza.
6. All permits issued under this chapter shall be nontransferable and may be used only by the permittee.

~~E. Concession agreements. In addition to the permits provided for in this section, the city may recommend "concession agreements" to city council. Such agreements may be with any person or profit or nonprofit organization for the conduct of a business in a city park or on a city plaza. For the purposes of this chapter, a "concession agreement" is an instrument by which the city and the person or profit or nonprofit organization agree that the person or organization shall provide a given service for the public at a park or plaza, or at a specified area in such park or plaza, or at more than one park or plaza, and shall have the exclusive right to do so.~~

C. Concession agreements. A "concession agreement" is a contract that gives a person, profit or not-for-profit organization the exclusive right to sell food, refreshments, and other vendor concessions on park or trail property or facilities for a set period of time.

1. Prior to entering into any concession agreement, the city shall have determined that the public should and can best be served by a single purveyor.
2. Concession agreements may be entered into by ~~city staff~~the city manager or their designee for provision of refreshments by profit or nonprofit organizations in connection with sports events which such organization conducts in any city park.
3. Any concession agreement may be revoked in the manner provided for revocation of permits by section 8.18.050(~~E~~).

DF. Temporary park and trail property and facility use permits. A temporary park and trail property and facility use permit is required for all special events as defined in RMC 5.40 regardless of the number of attendees; or for the reserved use of a park or trail property or facility, building or structure; and/or for activities within a park or park facility that will or may significantly impact other park users, utilizes the park and/or park facility in a manner in which it was not designed nor intended to accommodate, or exposes the city to increased liability. Permits shall be valid for the time designated, and not to exceed four days, in connection with a special event. During such event, the right-of-way shall be considered a park or plaza area.

1. Issuance of a park and facility use permit shall be expressly conditioned on the issuance of all other required city, state or county permits or licenses prior to the date of the activity or event.
2. Priority may be given for park use to local tax-exempt not-for-profit organizations operating in and providing services to the citizens of the city or organizations who have been identified as city partners. Priority may also be given to annual, semiannual or other regularly scheduled or recurring special events. If competing applications cannot be resolved on this basis, permits shall be granted to the earliest completed application received for the time and place requested.
3. A park and facility use permit is a license which is personal, non-assignable and is revocable at any time for violation of the terms of the permit or any local, state or federal law.

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4. A rental and damage deposit for the use of a city park and/or facility shall be such as is adopted by the city council. All cleaning of the park and park facilities is the responsibility of the permittee and it must be left in the same condition in which it was found. Permittees are required to remove at their expense all materials, equipment, furnishings or rubbish left after use of the park or park facility. The damage deposit will be retained until all items are removed. If no damage is incurred, all items are removed and the park or park facility is clean, the deposit will be returned to the permittee. Cancellation of the use permit with fewer than ten days prior to the scheduled event shall result in forfeiture of one-half of the deposit. All cancellations must be in writing.
 5. The city shall not be liable for injuries or loss of property or vandalism resulting from the use of a city park or park facility or adjacent parking areas.
 6. Notwithstanding any other provision of this chapter, the city manager or designee may enter into an agreement or agreements on behalf of the city with any nonprofit group or city partner to provide for the use of a city park or parks.
 7. A park and facility use permit shall not be required for an expressive event as defined in RMC 5.40.010.

~~G. A permit from or agreement with the city is required to dispense alcoholic beverages in a city park or park facility. The permittee shall be required to comply with all applicable liquor laws of the state of Washington and shall obtain all licenses and permits required by the state of Washington.~~

~~H. A permit from or agreement with the city is required for the public display of fireworks in a city park or park facility. The permittee shall be required to comply with all applicable state and local fireworks laws and shall obtain all permits and/or licenses required by the state of Washington.~~

~~I. The city has the right to set times and places during which a permit shall be in effect and impose any other terms or conditions for issuance of a permit as it deems appropriate.~~

~~EJ.~~ The city manager or designee may revoke any permit issued under this chapter if it is necessary to do so to protect the public health and safety or if the permittee has violated any RMC or terms or conditions of such permit.

(Ord. No. 1116, § 1, 10-11-2012; Ord. No. 1288, § 2(Exh.), 2-28-2019)

8.18.060 Park maintenance and operations.

- A. Parks maintenance and operations shall be conducted by ~~the public works department of~~ the city of Ridgefield or its authorized agent under the supervision of the city manager or their designee.~~public works director or his or her designee.~~
- B. No person shall interfere with or in any manner hinder any employee or agent of the city in the performance of official duties on park and trail properties and facilities.
- C. Volunteers and volunteer groups or organizations may assist the city in the temporary improvement or maintenance of a park or trail property or facility. Such temporary improvements or maintenance is only permitted with authorization from the city manager or their designee.
- D. Permanent and durable improvements to park and trail properties and facilities, including but not limited to, buildings, lighting, trees and shrubs and benches shall be reviewed by the parks board. The parks board shall determine if the proposed permanent improvement is in conformance with any adopted master plan and any other applicable policies. The board shall then consider a recommendation to city council, which shall have final decision authority of all permanent improvements. Such permanent and durable improvements are only permitted with authorization from the city council.

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- ~~B. — Volunteer groups or organizations are encouraged to assist the city in the improvement and/or maintenance of its park property and/or park facilities. Such assistance may be on a one-time, annual or on-going basis. Volunteer organizations that wish to assist the city with parks maintenance and operation shall fill out an information form indicating the location, time and extent of proposed volunteer activity and specifying a contact person provided by the city prior to the commencement of any work.~~
- ~~C. — Volunteer activities for temporary park improvements and maintenance including, but not limited to, seasonal plantings shall be authorized administratively. Volunteer activities for permanent and durable park improvements, including, but not limited to, buildings, lighting, trees and shrubs and benches shall be reviewed by the parks board. The board shall determine if the proposed permanent improvement is in conformance with any adopted master plan and any other applicable policies. The board shall then make a recommendation to city council, which shall make the final decision on the installation of the permanent improvement.~~

(Ord. No. 1116, § 1, 10-11-2012)

8.18.070 Adoption of specific park rules and regulations by manager.

~~The city manager or their designee may promulgate and adopt rules for the use and management of park and trail property and facilities. Such rules and regulations shall be posted in conspicuous locations within their respective park or trail property or facility. The city manager, under the direction of the city council, has the power to promulgate and adopt reasonable rules and regulations pertaining to the operation, management and use of parks, and shall post the same in conspicuous places in the parks. Such rules and regulations may include the closure or establishment of operating hours of any park or portion thereof, as designated by signs located within the designated portion, to the general public. Such closures may be for reasons of public safety, improper use, welfare and convenience, or for reasons of park maintenance.~~

(Ord. No. 1116, § 1, 10-11-2012)

~~8.18.080 Security requirements for private use of park property and facilities.~~

~~The promoter of any special event, carnival, dance, athletic contest or any other occurrence at a park property or facility, or privately owned property that will attract a large crowd, shall provide security for such activity. Such security measures shall be approved by the Ridgefield chief of police or his or her designee thirty days before commencement of the activity. If such activity is commenced without having first obtained city approval of proposed security measures, the chief of police or his or her designee shall have the discretionary authority to order the promoter or designated person in charge of the activity to cease operations immediately. Violation of this provision shall be a class B misdemeanor.~~

(Ord. No. 1116, § 1, 10-11-2012)

8.18.090 Park master plan standards.

- ~~A. — Rules and regulations may be developed in conjunction with specific park master plans that may result in additional rules and regulations on the use and enjoyment of specific park properties and/or facilities. The standards contained within this chapter should therefore be viewed as the minimal parks rules and regulations applicable to all park facilities and properties.~~
- AB.** Park master plans and the standards contained therein shall be reviewed for any necessary changes or updates on a scheduled basis to be determined by the parks board and/or city council.

(Ord. No. 1116, § 1, 10-11-2012)

8.18.100 Naming of parks, trails, and facilities.

- A. It is the policy of the city to follow this procedure to establish names for parks, trails, and facilities.
- B. A working name for the park, trail, or facility will be assigned by the city manager or their designee at the time of land purchase or acquisition. Suggested names will be historical, geographical, or the name of a boundary street.
- C. A permanent name for the park, trail, or facility will be assigned prior to opening to the public.
- D. For permanent names for parks, trails, and facilities, consideration shall be given primarily to:
 - 1. Neighborhood, boundary roads, or common usage identification;
 - 2. A natural or geographical feature;
 - 3. Significant historical event or cultural attributes;
 - 4. A historical figure;
 - 5. A name chosen by an individual (living or deceased) who has made a significant land and/or monetary contribution to the city;
 - 6. An individual who has contributed outstanding civic service to the city or has been instrumental in acquiring or developing city properties and who has been deceased for a period of at least one year;
 - 7. Organizations having contributed to and influenced the betterment of the city.
- E. Parks, trails, and facilities shall not ordinarily be names for living persons unless they have stipulated the name as a condition of donation.
- F. Parks, trails, and facilities shall not be assigned a name that, by contemporary community standards, is derogatory, offensive, distasteful, or in violation of generally accepted moral standards.
- G. Procedure for naming of parks, trails, or facilities:
 - 1. Suggestions for names for parks, trails, or facilities shall be solicited from organizations, neighborhood residents, individuals, and the media. All suggestions, solicited or not, shall be acknowledged and recorded for consideration by the city.
 - 2. The parks board shall host a public hearing to provide an opportunity for public comment on name considerations.
 - 3. The parks board will review naming considerations and make recommendations to city council.
 - 4. Parks, trails, and facilities shall be identified by the established name, and signs shall be maintained as a source of identity and civic pride.
- H. The city council has final naming authority for all parks, trails, and facilities.
- ~~A. The following are the general procedures for the naming of public parks in the city of Ridgefield. These procedures apply to existing park land that is not currently named or new parkland dedicated to the city as part of a development action or donated to the city by a private party.~~
 - ~~1. Park Naming Request Form Availability. Request forms to name parks are made available to the public on the city's website and at city hall. Request forms may also be distributed at any public meetings held in the neighborhood(s) near the park.~~
 - ~~2. Submittal of Request. A request to name a park is submitted in writing on the city prepared form to city staff.~~

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3. ~~Staff Presentation to Parks Board. City staff makes a presentation to the parks board on the park naming request. Staff will provide the board with information on the requesting party, including any specific requests for naming, park location and park size.~~
 4. ~~Board Public Meeting. The board during a regularly scheduled meeting will consider as an agenda item the park naming request and will invite citizens to give public input. City staff will advertise the public comment opportunity in common posting areas in the city and in other areas as appropriate. If appropriate, city staff will also notify affected property owners, community organizations and other interested parties prior to the board's consideration of a park naming request to provide these parties with the opportunity to have public input.~~
 5. ~~Board Recommendation to City Council. The board in its advisory capacity, either following public testimony or at a separate board meeting, will make a formal recommendation to the city council for the naming of a park that will be recorded in the board's official meeting minutes.~~
 6. ~~City Council Consideration of Board Recommendation. The city council as part of a regular meeting agenda will consider the recommendation of the parks board and will pass a motion either supporting the recommended park name or approving an alternate name. The council at its discretion may send the issue back to the parks board for additional consideration.~~
- B. ~~In considering park names the board will follow these general guidelines:~~
1. ~~Geographic References. Park names may be based on their location in the community or a common name for the area where the park is located.~~
 2. ~~Recognition of Individuals. Park names may be based on deceased or living individuals who have provided significant service to the community. The city will attempt, when possible, to obtain written evidence of family support for the park naming consideration prior to the parks board's development of a recommendation to the city council.~~
 3. ~~Recognition of Function. Park names may be based on a specific function that the park serves.~~
 4. ~~Recognition of Historical or Cultural or Community Based Events or Organizations. Park names may be based on historical events, cultural events, or for community based events or organizations.~~
- C. ~~The parks board and the city council shall not be bound by the preceding guidelines, and may follow other considerations when considering the naming of park facilities.~~

(Ord. No. 1116, § 1, 10-11-2012)

8.18.110 Special event permit procedures.

- A. ~~A special event permit is required for use of any park or trail property or facility as outlined in RMC 5.40 – Special Events. The purpose of a special event permit this section is to assure equal access to and enjoyment of park properties and facilities. Any person or organization desiring to utilize city park property and/or park facilities for an exhibition, performance, assembly, display, community event, special event or other similar activity that would substantially preclude normal public use and enjoyment of park property and/or facilities will be required to have an approved special event permit. Examples of activities that would require a special event permit are exclusive use of a park property or facility, use of more than fifty percent of the area of a park property, organized fairs or carnivals, large gatherings of people in excess of one hundred persons, events occurring after allowable hours of operation and events, activities that would cause noise or other activities as defined in RMC 5.40—Special Events. Examples of activities that would not require a special event permit are non-organized sport usage of park properties or facilities, family picnics, and nonaffiliated social events.~~

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- B. Reserved.
 - C. Reserved.
 - D. If a signed contract or agreement contains provisions and conditions for an activity occurring on park property or in a park facility, a separate special event permit shall not be required.

(Ord. No. 1116, § 1, 10-11-2012; Ord. No. 1421, § 2(Exh. A), 5-9-2024)

8.18.120 Reserved.

Ord. No. 1421, § 2(Exh. A), adopted May 9, 2024, repealed § 8.18.120, which pertained to appeals and derived from Ord. No. 1116, § 1, October 11, 2012.

8.18.130 Liability.

The provisions of this chapter shall not be construed as relieving or limiting in any way the responsibility or liability of any person, business or organization using park property or a park facility under the jurisdiction of the city of Ridgefield for personal injury or property damage resulting from the use, authorized or unauthorized, of park property or park facilities. Nor shall it be construed as imposing on the city or its officers or employees any responsibility or liability by reason of the approval or disapproval of a special event permit under the provision of this chapter.

(Ord. No. 1116, § 1, 10-11-2012)

8.18.140 Enforcement of special event permits and agreements.

- A. Violations of special event permit procedures may result in the revocation of an approved permit by the city manager or his or her designee and as defined in RMC 5.40—Special Events.
- B. Violations of the adopted parks rules and regulations by parties to agreements may result in suspension of an approved agreement by the Ridgefield City Council.

(Ord. No. 1116, § 1, 10-11-2012; Ord. No. 1421, § 2(Exh. A), 5-9-2024)

8.18.150 Violations—Penalties.

- A. A person who fails to obey the park rules as adopted pursuant to the provisions of this section shall first be warned and, upon a second or subsequent offense, shall be deemed guilty of a class 1 civil infraction punishable by a minimum fine of one hundred twenty-four dollars, or the then current minimum fine for a class 1 civil infraction, not including statutory assessment.
- B. Confiscation of Property. A law enforcement officer having probable cause to believe a violation of the rules has been committed by improper use of skateboards, in-line-skates, roller-skates, coasters, toy vehicles, bicycles or other similar wheeled devices will have the authority to confiscate said items and hold the same as evidence pending adjudication of the infraction.
- C. Any person who conducts illegal behavior or acts in an illegal manner in the city parks of the city of Ridgefield shall be guilty of criminal trespass in the first degree and shall be charged pursuant to Section 9.05.110.
- D. Removal From City Property. A law enforcement officer having probable cause to believe a person has conducted an illegal act or illegal activity in a city park in the city of Ridgefield shall have the authority to

escort said person from the city park and prevent said person from entering upon the city park premises till there is adjudication of the criminal trespass charge.

E. Additional violations of this chapter may be imposed or enforced under RDC Title 18.

(Ord. No. 1116, § 1, 10-11-2012)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 27, 2025

AGENDA ITEM NAME: Motion - Approval of Roundabout Committee's Recommendation on the Pioneer Street at Discovery Drive (50th Place) Roundabout

GOVERNING LEGISLATION

RCW 35: Cities and Towns

PREVIOUS COUNCIL ACTION TAKEN:

Selection of the Pioneer Street at Discovery Drive Roundabout for Roundabout Committee Consideration

SUMMARY/BACKGROUND:

At the November 21, 2024 Council meeting, the Council selected the Pioneer Street at Discovery Drive (50th Place) roundabout as the next assignment for the Roundabout Committee to return with recommendations for the design of the center of that roundabout. Since then, the Roundabout Committee has held a number of discussions and held brainstorming sessions with staff and the Pioneer Street widening project's landscape architect as to concepts and themes for this roundabout. At their March 10, 2025 meeting, the Roundabout Committee recommended to Council the attached concepts for consideration.

The Committee provided the following input on design guidelines for this concept:

- The plantings are to be multiple layered, native vegetation
- The plantings should be attractive to pollinators and reflect the wetlands mitigation plantings being done on adjacent City property for the Pioneer Widening and IQ Credit Union projects
- Ideally, the plantings should attract pollinators
- The art should be metal art pieces with bird punch-outs representing species found locally and at the Ridgefield National Wildlife Refuge
- The punch-outs can be put on stakes and inserted around and behind the knee wall
- The landscaping shall be mounded so it is fully visible (or close to it) above the knee wall to oncoming drivers.
- Preferably, the artist selected to do the art should be local, and perhaps with Native American background..

The Roundabout Committee also recommended that Council assign them the S Royle Road at Wells Drive/S 15th Street roundabout for their next assessment.

BUDGET/FINANCIAL IMPACTS:

The budget for this roundabout is included in the Pioneer Street Widening and Discovery Drive/50th

Place Roundabout project budget.

RECOMMENDED ACTION OR MOTION:

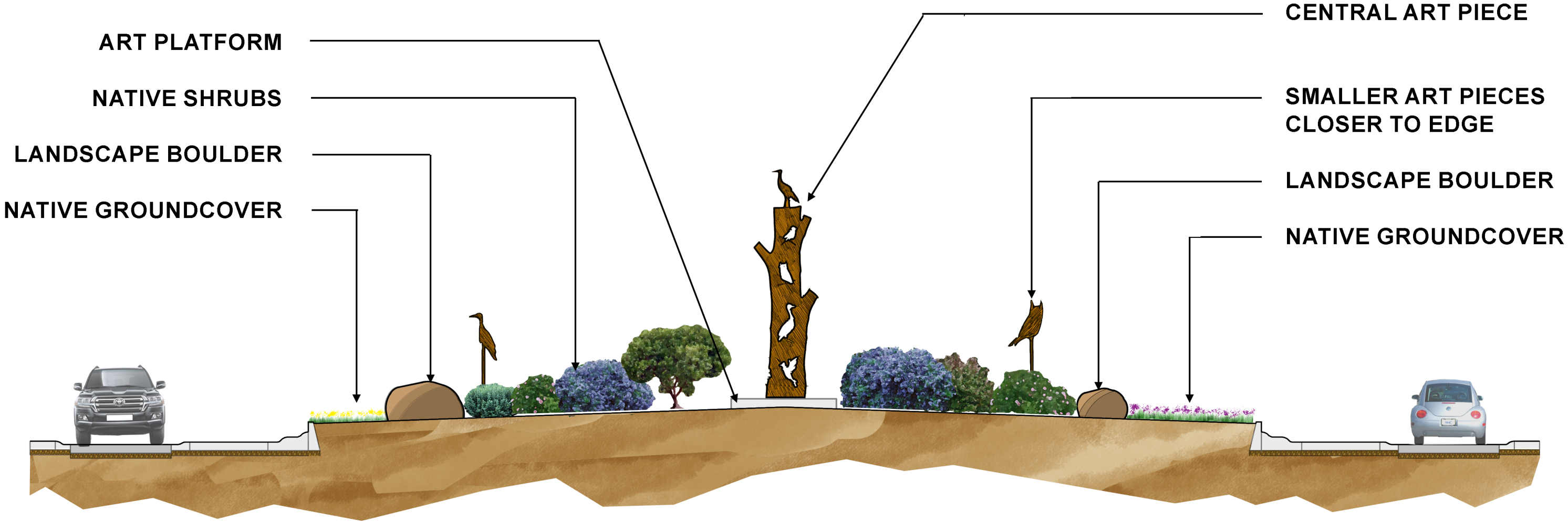
Council action is requested on both Roundabout Committee recommendations in the form of a motion:

- Pioneer Street at Discovery Drive Roundabout Concept; and
- Assigning the next roundabout for Roundabout Committee concept development.

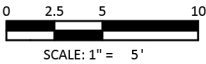
STAFF CONTACT: Chuck Green, Public Works Director

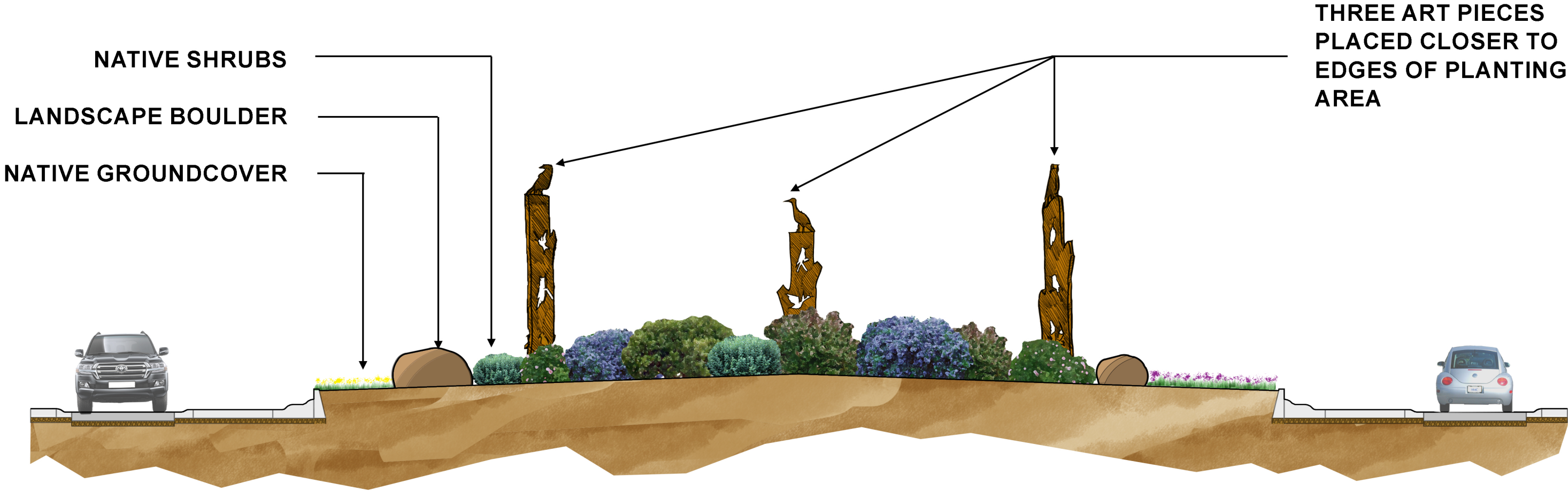
ATTACHMENTS:

1. RAB ELEV 1
2. RAB ELEV 2

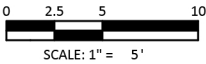


**PIONEER STREET ROUNDABOUT CROSS SECTION
OPTION 1**





**PIONEER STREET ROUNDABOUT CROSS SECTION
OPTION 2**



**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 27, 2025

AGENDA ITEM NAME: Public Hearing and First Reading of Ordinance 1448 - Amendments to Ridgefield Municipal Code 10.12, On-Street Parking Regulations for Certain Sections of Taverner Drive and S Cispus Way

GOVERNING LEGISLATION

Ridgefield Municipal Code Chapter 10.12 – PARKING

Certain state statutes, including sections of the model traffic ordinance, which provide for the regulation of parking, stopping or standing of vehicles on public streets within City Limits

PREVIOUS COUNCIL ACTION TAKEN:

Previous ordinances related to modifying parking provisions and defining no-parking areas on public streets within City Limits.

SUMMARY/BACKGROUND:

Taverner Ridge is a multi-phase planned unit development and Homeowners' Association (HOA) along Hillhurst Road. Street cross-sections built in Taverner Ridge predated the 2017 Engineering Standards and in many cases are wider than the cross sections in 2017 and current standards for local residential access streets. Approved engineering plans as these phases were built called for no-parking zones on both sides of the streets.

As the neighborhood built out there were concerns about a lack of on-street parking, especially around Phase 11 because of higher density and the alley loading for those units along Taverner Drive. In 2021, the then-Public Works Director reviewed the street widths in reference to the fire code, and through discussions with Clark Cowlitz Fire Rescue, roadways 32-feet and wider were revised to allow parking on both sides of the street throughout Taverner Ridge.

In 2024, representatives of the Taverner Ridge HOA contacted the City Manager and Public Works Director with concerns about on-street parking along a curve adjacent to a large stormwater pond on Taverner Drive. The concerns were that vehicles parking on both sides of Taverner Drive combined with the sharp street curve were impairing the navigation of school buses through the area, and may impair larger fire apparatus in the same way.

A subsequent meeting with the Public Works Director with HOA representatives also noted concerns about parking that is allowed on one side of S Cispus Way impacting sight distance for side streets intersecting S Cispus Way, as well as vehicles parking in front of a community mailbox unit. The Public Works Director met with neighborhood representatives to conduct a site visit and analysis of the situation, and also contacted KWRL Transportation (the school bus company) about school bus mobility issues. The resultant analysis confirmed that not only were school buses being impacted around the sharp curve on S Taverner Drive (and potentially fire apparatus), vehicles parked near the intersection with S Cispus Way were also impairing sight distance for maintenance vehicles exiting the

stormwater pond and for pedestrians crossing S Taverner Drive at that intersection.

Regarding S Cispus Way between S Taverner Drive and Sevier Road, the site analysis also confirmed vehicles parked on the north side of S Cispus Way were impairing sight distance for vehicles trying to turn left onto Cispus Way and were parking in front of the community mailbox unit at times during the day, and, due to a hill and downgrade approaching S Taverner Drive, were partially blocking sight distance of a STOP sign at that intersection.

The Public Works Director/City Engineer analysis indicates the following are warranted and proposed with this action:

- Post no-parking signs along an approximate 280 foot long section of S Taverner Drive north and east from the intersection with S Cispus Way (along the curve adjacent to the stormwater pond)
- Flip the parking/ no-parking zones along S Cispus Way to allow parking on the south side of the street and move the no-parking signage to the opposite side of the street (the one with the community mail box unit and sight distance issues).

A review of parking utilization rates along both streets indicates minor impacts. A few vehicles parking along S Cispus Way would instead park on the other side of the street, where there is ample parking available and does not have the sight distance issues that the current side has.

A review of parking along S Taverner Drive yields an average of 2-3 vehicles that would either need to park on the other side of the street (where the homes are), or relocate their parking about 100 feet down the street away from the proposed no-parking zone.

The Public Works Director distributed flyers in the affected neighborhoods in late January 2025, accompanied by representatives of the HOA, and talked with a few residents. Comments were requested by February 15 on the proposal. One neighbor who talked with the Public Works Director, commented with a concern about impacting parking across the street from their home, but these concerns were resolved when they determined they would just need to parking a little further down the street, but there would still be on-street parking available for them.

The only other comment received was supportive of the proposal. No other comments have been received.

The attached map shows the area proposed for their changes in parking/ no-parking designation.

BUDGET/FINANCIAL IMPACTS:

Cost of installing signs is included in the Public Works – Operations budget for 2025.

RECOMMENDED ACTION OR MOTION:

Implementing this proposal is an amendment to Municipal Code Chapter 10.12 Parking and is via ordinance and requires a public hearing. Staff requests that Council conduct a public hearing and first reading of Ordinance No. 1448. A second reading is required for an ordinance, but Council has the

discretion to waive second reading.

Should Council move forward to adopt this Ordinance, a suggested motion would be:

“I move to adopt Ordinance No. 1448 as presented (and waive second reading, if applicable).”

STAFF CONTACT: Chuck Green, Public Works Director

ATTACHMENTS:

1. Taverner Dr_Cispus Parking Changes
2. Taverner Proposed Parking Changes 03-27-25

ORDINANCE NO. 1448

An Ordinance of the City of Ridgefield, Washington modifying on-street parking regulations for certain sections of Taverner Drive and S Cispus Way.

WHEREAS, Title 10 Section 12 of the Ridgefield Municipal Code regulates “parking, standing and stopping of vehicles upon streets and ways open to the public within the city”; and

WHEREAS, the Public Works Director and City Engineer, in his capacity as the City’s Traffic Engineer pursuant to Ridgefield Municipal Code Section 10.12.026 - Traffic engineer—Authority, has conducted an engineering study of Taverner Drive between S Harrier Road and S Cispus Way, and along S Cispus Way between S Taverner Drive and Sevier Road; and

WHEREAS, the City Engineer has concluded that current on-street parking designations and presence of parked vehicles impairs sight distances, school bus and emergency vehicle mobility, and potential for parking in front of a community mail box unit; and

WHEREAS, designating a segment of S Taverner Drive as a no-parking zone on the south-west side of the street for approximately 280 feet northward would serve to remove the impairment of school bus and emergency vehicle mobility along this segment of roadway, as well as improving sight distance for maintenance vehicles exiting the adjacent stormwater pond as well as pedestrians crossing at the S Taverner Drive/S Cispus Way intersection; and

WHEREAS, flipping the designated no-parking zone along S Cispus Way from the south side to the north side of the street between S Taverner Drive and Sevier Road would alleviate the sight distance issues for vehicles turning left from S Meadowlark Drive and approaching the STOP sign at S Taverner Drive, and would alleviate the concerns about vehicles parking in front of and blocking the community mail box unit on the north side of the street; and

WHEREAS, the Ridgefield City Council conducted a public hearing and the first reading of the proposed parking/ no-parking changes and designations at a duly noticed public hearing on March 27, 2025.

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

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest to accept the Public Works Director/City Engineer’s report and proposal for changes to parking and no-parking designations on the above referenced segments of S Taverner Drive and S Cispus Way as noted in the report.

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

Section 3. Regulation of Parking on Segments of S.Taverner Drive and S. Cispus Way. The designation of parking and no-parking along certain segments of S. Taverner Drive and S. Cispus Way are hereby

adopted as set forth in Exhibit A, attached hereto and incorporated fully by this reference. The changes in parking and no-parking designations at the locations shown in Exhibit A are hereby adopted.

Section 4. The Public Works Director is directed to incorporate the changes in parking designation and restrictions as set forth in Exhibit A into the inventory of parking within public rights-of-way in the City in accordance with Chapter 10.12 RMC .

Section 5. The Public Works Director/City Engineer is directed to properly post the referenced parking and no-parking designations referenced in Exhibit A in accordance with Chapter 10.12 RMC.

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

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS ____ DAY OF _____ 2025.

Matt Cole, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss,
City Clerk

APPROVED AS TO FORM:

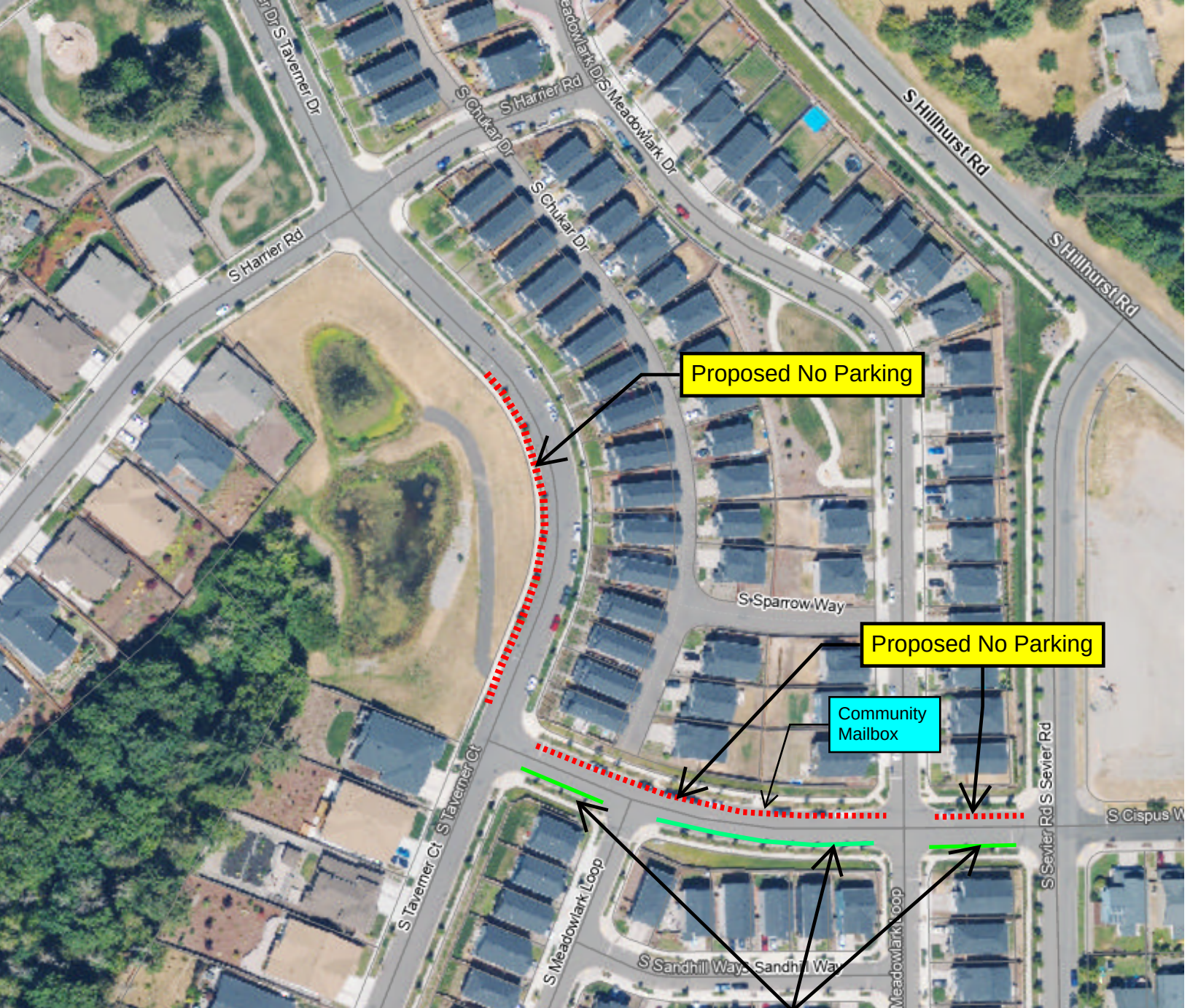
Janean Parker, City Attorney

First Reading/Passage: March 27, 2025

Second Reading/Passage:

Date of Publication:

Effective Date:



Proposed No Parking

Proposed No Parking

Community Mailbox

Current No Parking/
Proposed Parking



Washington
Seadoo rentals
Temporarily closed

Taverner Ridge Proposed Parking Changes

Ridgefield City Council | March 27, 2025

Taverner Ridge: Parking Issues

- **S Cispus Way:**
 - Parked vehicles impacting sight distance for side streets
 - Vehicles parking in front of community mailbox unit
 - Parked vehicles obstruct visibility of STOP sign.
- **S Taverner Drive:**
 - On-street parking around sharp curve impedes school buses & emergency vehicles
 - Sight distance obstructions, storm pond maintenance access & crosswalk.

Community Input

- **Taverner Ridge HOA:**
 - Brought issue to City in 2024.
- **Door hangers**
 - Public Works Director, accompanied by two members of HOA, knocked on doors adjacent to proposed parking changes
 - 32 door hangers left with adjacent residents
 - Two residents responded, one in favor and one with questions.



NOTICE

Proposed Parking Changes
Taverner Drive
S 23rd Way

The Public Works Director is currently assessing a request from the Taverner Ridge Homeowners' Association (HOA) for changes in parking/ no-parking zones along Taverner Drive and S 23rd Way.

Specific Proposals

- Establish a no-parking zone along the storm pond on the west side of Taverner Drive between Harrier and S 23rd Way
- Flip the parking/no-parking zones along S 23rd Way from Taverner Drive to Sevier Road. The no-parking zone would shift from the south side of S 23rd Way to the north side (the side with the community mailboxes).

These requests are proposed to improve school bus travel around the sharp curve on Taverner Drive, improve sight distance for pedestrians and vehicles entering both streets, and alleviate the issue with vehicles parking in front of the community mailboxes.

Your input is important! If you would to comment or have questions, please contact: Chuck Green, Public Works Director, at Chuck.Green@ridgefieldwa.us or by phone at (360) 857-5022 (office) before February 15. City Council may be requested to take action on these requests at one of their meetings in March.

Issue Photos: S Cispus Way



Parked vehicles impair sight distance turning from Meadowlark Drive onto Cispus Way toward Sevier



Parked vehicles block access to postal vehicles serving community mailbox.

Issue Photos: S Cispus & S Taverner Drive

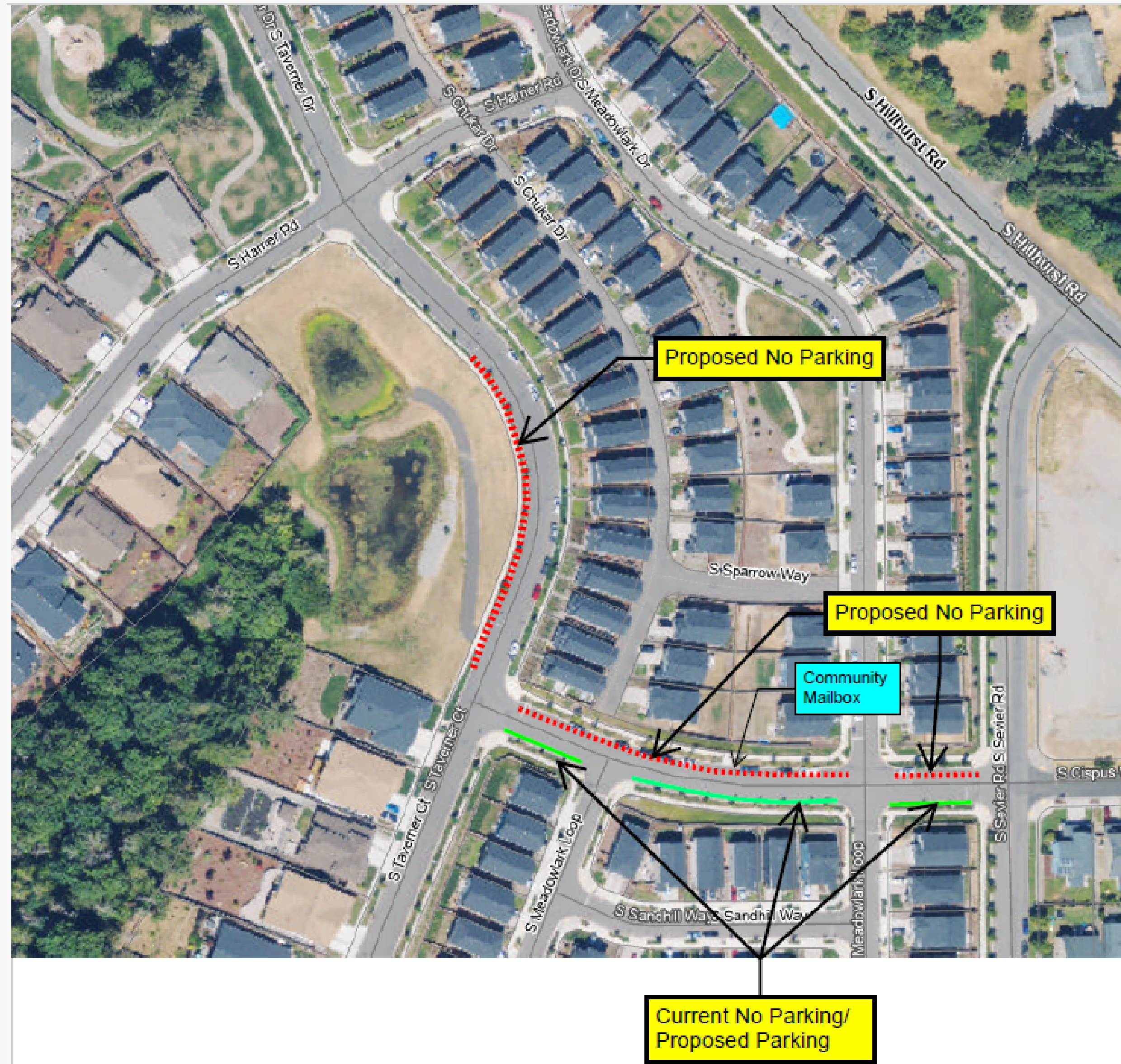


Parked vehicles impair sight distance of STOP sign on S Cispus Way approaching S Taverner Dr.



Parked vehicles on both sides of S Taverner Drive around sharp curve impede school buses & larger emergency vehicles.

Proposed Parking Changes Map



**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 27, 2025

AGENDA ITEM NAME: Public Hearing and First Reading of Ordinance No. 1449 - Legacy Trails III
RMUO Expansion

GOVERNING LEGISLATION

RCW 36.70A - Growth Management

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

See attached staff report.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

None. Public hearing and first ordinance reading only.

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. Staff Report
2. Presentation Slides

ORDINANCE NO. 1449

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON ADDING THE RIDGEFIELD MIXED USE ZONING OVERLAY TO A MEDIUM DENSITY RESIDENTIAL PARCEL IN THE PIONEER AND ROYLE SUBAREA

WHEREAS, on January 23, 2025, staff received an application to expand the Ridgefield Mixed Use Overlay (RMUO) zoning overlay to the Residential Medium Density (RMD-16) zoned portion of Assessor's PIN213966000 ("Legacy Trails III") with the expansion area totaling approximately 6.27 acres; and

WHEREAS, the proposal to add a zoning overlay is a zone change proposal subject to the applicable criteria in Ridgefield Municipal Code (RMC) Chapters 18.320 – Amendments and 18.310.090 – Type IV procedure; and

WHEREAS, the proposal meets the approval criteria set forth in RMC 18.310.090 and RDC 18.320; and

WHEREAS, the City of Ridgefield submitted notice to the Washington State Department of Commerce on March 12, 2025 meeting the fourteen (14) day expedited State agency/public review process as prescribed by RCW 36.70A; and,

WHEREAS, consistent with WAC 197-11-340(2), on February 12, 2025 the City of Ridgefield issued a SEPA Determination of Non-Significance (DNS) regarding the proposal; and,

WHEREAS, the SEPA DNS public comment period expired on February 26, 2025 and the City addressed all comments received; and,

WHEREAS, the Ridgefield Planning Commission conducted a public hearing on the proposal on March 5, 2025 during which specific time was given for the public to provide oral and written testimony on the amendments and;

WHEREAS, at the conclusion of the public hearing the Planning Commission voted unanimously to forward an amended recommendation to Council to approve the proposal with consideration of a concomitant rezone analyzing affordable housing capacity and maximizing residential uses on the site; and,

WHEREAS, the Ridgefield City Council conducted a public hearing and the first reading of the proposal during a regularly scheduled City Council meeting held on March 27, 2025; and

WHEREAS, the Ridgefield City Council conducted the second ordinance reading on the proposal during a regularly scheduled meeting held on DATE, 2025; and,

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

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest to adopt a zone change adding the RMUO zoning overlay to the Legacy Trails III property.

Section 2. Adoption of the Updated Zoning Map. The City Council for the City of Ridgefield hereby adopts the updated zoning map attached hereto as Attachment A superseding all previously adopted zoning maps.

Section 3. Compliance with the Ridgefield Municipal Code. The City of Ridgefield has met its obligations under RMC 18.310.090 and 18.320 and finds no additional compliance actions are necessary.

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

references thereto.

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 13th DAY OF FEBRUARY, 2025.

Matt Cole, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading: March 27, 2025

Second Reading/Passage:

Date of Publication:

Effective Date:

Attachment A: Zoning Map Update



THE CITY OF RIDGEFIELD

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

Legacy Trails III RMUO Expansion Zone Change

Staff Report to Council

File No. MASTER-25-0001, PLZ-25-0001, 0020

I. BASIC INFORMATION

Planning Commission public hearing: March 5, 2025

City Council public hearing: March 27, 2025

Proposal: Expand the Ridgefield Mixed Use zoning overlay (RMUO) across a portion of parcel 213966000 which is zoned RMD-16 to facilitate future mixed commercial and residential development. No development is proposed with this application.

Location: 4768 S 8th Way / Ridgefield, WA 98642. #15 OF SEC 21 T4N R1E WM, Assessor's #213966000, 13.89 acres

Applicant: Jordan Ramis PC. 1211 SW 5th Ave, 27th floor / Portland, OR 97204. Contacts: Jamie Howsley, 360.567.3913, Jamie.howsley@jordanramis.com; Keenan Ordon-Bakalian, Keenan.ordon-bakalian@jordanramis.com.

Property owner: Gary Ray Martes. 4768 S 8th Way / Ridgefield, WA 98642

Current zoning: Residential Medium Density 16 (RMD) – approximately 9.6 acres on the western portion of the site. Employment (E) – approximately 3.9 acres on the eastern portion of the site. The Ridgefield Mixed Use Overlay is applied to approximately 3.4 acres of the RMD-16 zone adjacent to Royle Road.

Proposed zoning: No change proposed to base zones. Expand the RMUO by approximately 6.3 acres to cover the residentially-zoned portion of the site.

Staff contact: Claire Lust, Community Development Director, 360-857-5024, claire.lust@ridgefieldwa.us

II. PROPOSAL

On January 23, 2025, the City received a zone change application impacting Assessor's parcel number 213966000 ("Legacy Trails III"). The site currently has a single-family residence and outbuildings. There are mapped critical areas in the eastern portion of the site. The base zone of the western two-thirds of the parcel is Residential Medium Density 16 (RMD-16), and the base zone of the eastern one-third of the parcel is Employment (E). The split between the RMD-16 area and the E area follows a wetland.

The proposal is to expand the Ridgefield Mixed Use Overlay (RMUO) zoning overlay that currently exists on approximately 3.4 acres in the western portion of the property. The total proposed RMUO area is approximately 9.6 acres. No changes are proposed to the eastern, E-zoned portion of the site. See Figures 1-3.

The purpose of the proposal is to facilitate future mixed commercial and multifamily residential development on the RMD-16 portion of the property. No development is proposed with this application; any future development under the RMUO will be subject to a Type III master planning process including a public hearing before the Hearing Examiner.

Figure 1. Location

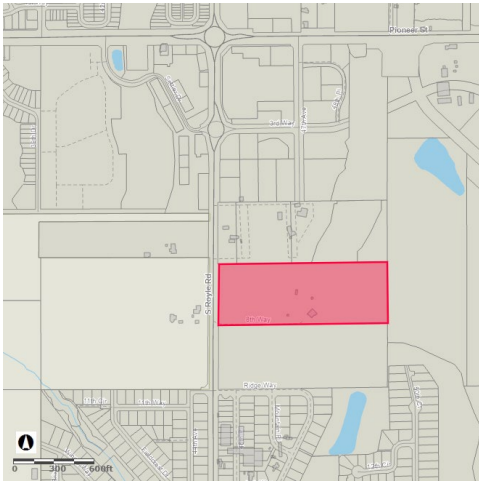


Figure 2. Existing zoning

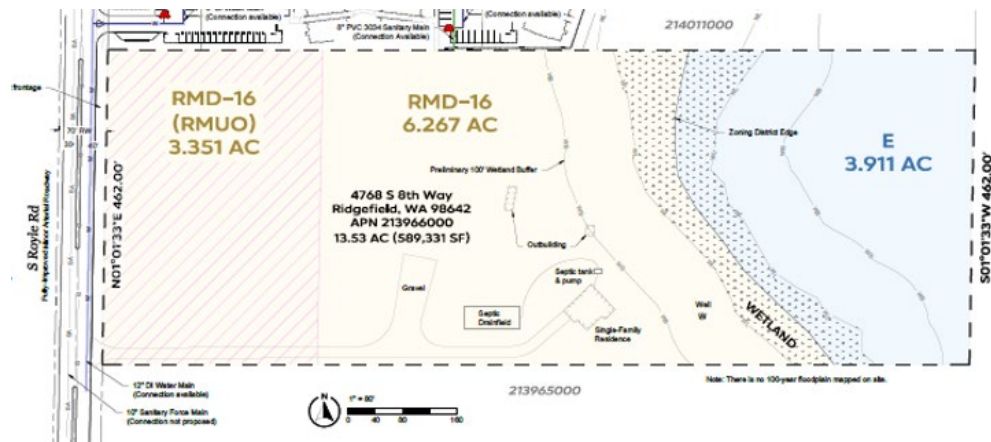
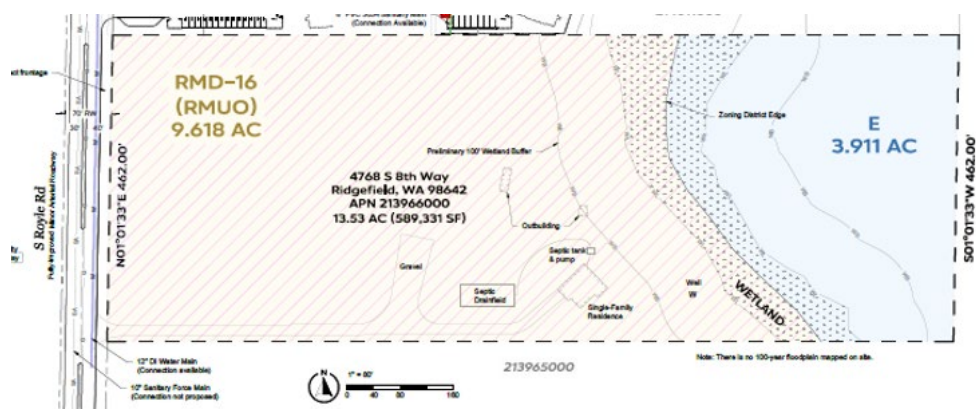


Figure 3. Proposed RMUO expansion

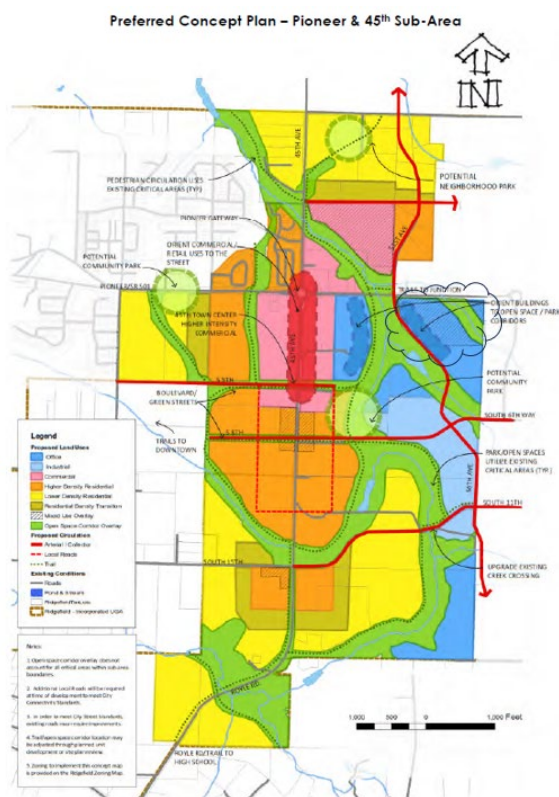


III. DISCUSSION & ANALYSIS

Zoning and Uses

The RMUO is currently applied to approximately 3.4 acres on the western portion of the Legacy Trails III site adjacent to South Royle Road. The existing overlay was proposed and implemented as part of the Pioneer & 45th Subarea Plan Preferred Concept Plan (Figure 4). Per RDC 18.235.060.B, the RMUO is an optional overlay that may be applied within the Pioneer and 45th and Ridgefield Junction subareas when initiated by the property owner through an approved master plan. No master plan has been submitted or approved for the existing Legacy Trails III RMUO area.

Figure 4. Pioneer & 45th Preferred Concept



Surrounding zoning and uses include:

- North: Legacy Trails apartments and Legacy Trails II commercial development on an RMD-16, Commercial Community Business (CCB) and Employment (E) base-zoned site with the RMUO.
- East: PacTrust light industrial development on an Employment site.
- South: Undeveloped RMD-16 parcel.
- Southwest: Undeveloped low-density residential parcels in the Gee Creek Plateau Subarea.
- Northwest: Pioneer Village commercial development on a CCB parcel with the RMUO. The Acero apartments comprise the residential portion of this mixed-use development.

This application considers the zone change request only and does not propose any site development. However, it is instructive to note that on RMD-16 sites with the RMUO, 20-60 percent of the site must be comprised of uses other than those included within the “residential general” or “group residences” category of RDC Table 18.205.020-1. Thus, 40-80 percent of the site must be comprised of permitted residential uses. These percentages may be calculated based on developable acreage or floor area. The permitted density for residential uses under the RMUO is between 8 and 28 units per net developable acre.

Table 1. Required mix of uses on n RMD-16/RMUO site

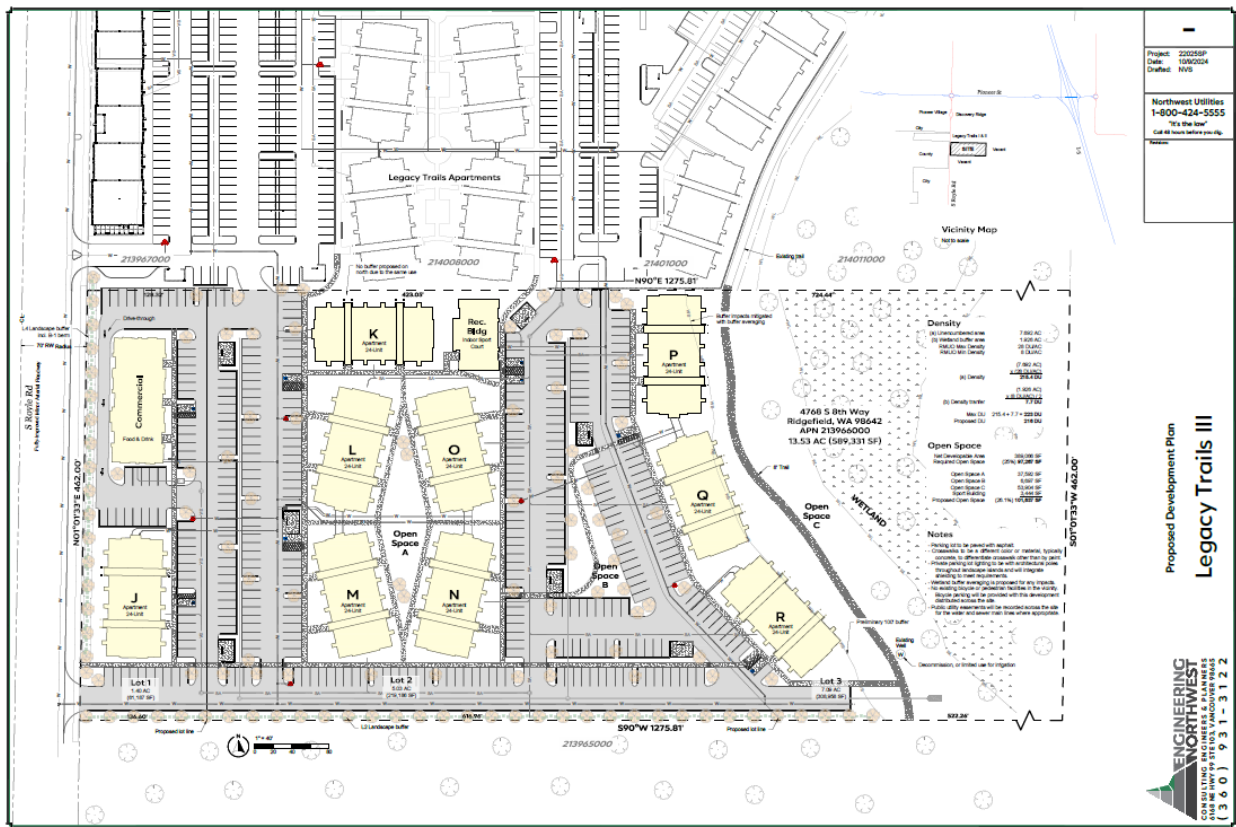
Uses allowed on 20-60 percent of the site	Uses allowed on 40-80 percent of the site
General retail trade/services, eating and drinking establishment, electric vehicle infrastructure, daycare, funeral home, office, indoor entertainment facility, community recreation and social facility, park or trail, education and culture uses (except primary/secondary schools), medical clinic/laboratory, nursing and personal care facility, emergency services, park and ride, hotel, motel, boarding house, conference center, limited self-storage.	Multifamily residential, townhouse, cottage housing, home occupation.

In the RMD-16 zone without the RMUO, the following uses are permitted on any proportion of the site: Multifamily residential, cottage housing, duplex, triplex, townhouse, limited single-family detached residential.

The following uses are prohibited under the RMUO: Single-family detached housing (other than cottage housing), motor vehicle related use, gasoline service station, animal kennel and shelter, RV park, freight/cargo movement and storage, fleet service, warehousing (other than self-storage), wholesale retail, public agency or utility yard, broadcasting and telecommunications facility, waste-related facility, bus base.

To demonstrate how this mix of uses could be implemented on the subject property, the applicant has submitted a conceptual master plan; a pre-application conference was held to discuss this concept plan on November 12, 2024. This concept plan is illustrative only and is not the subject of this application. Any future development under the RMUO will be subject to a Type III master planning process including a public hearing before the Hearing Examiner. The concept plan shows one commercial building and 216 residential units with an associated recreational building, open space, and trails connecting to the existing trail to the north. See Figure 5 and separate attachment.

Figure 5. Conceptual Mixed Use Master Plan under Proposed RMUO Expansion



Compliance with RDC 18.320.050 – Amendments – Approval criteria.

RDC 18.320.050.A: Zoning district map amendments shall be consistent with the RUACP [Ridgefield Urban Area Comprehensive Plan] map. Where the proposed amendment is not consistent with the RUACP map, the petitioner shall also file a petition to amend the RUACP map. Amendments to zoning district maps or text must be consistent with the goals and policies of the RUACP.

Applicant's response

"The RUACP map designates the site UM, Urban Medium Density Residential. The comprehensive plan text explains that the UM designation is intended to: "Provide for a mix of residential opportunities at higher densities between 8 and 16 units per net acre, including a variety of housing types."

The only implementing zone for this designation is RMD-16, Residential Medium Density. The proposed amendment to extend the RMUO is consistent with the UM designation because the amendment retains the RMD-16 zoning, and thus ensures that the desired residential density will be achieved. As the city's preapplication conference notes explain, "The Ridgefield Mixed Use Overlay (RMUO) may be applied to each of these base zones."

Second, the amendment is consistent with the goals and policies of the RUACP for the following reasons.

Table 2-1 demonstrates that one of the RUACP goals is 7,178 net housing units by 2035. The City has capacity for 1,887 dwelling units in the Urban Medium and High Density Residential areas. This application is consistent with this goal because it will not only provide the desired residential density, it will do so in a mixed use

development pattern that integrates the additional residential uses with sufficient local retail to provide a complete neighborhood. As the RUACP text explains,

Allowing construction of the “corner market” within neighborhoods will foster healthy, connected communities and decrease reliance on motorized transportation to access commercial services. Planning commercial and mixed-use nodes throughout the community, with multimodal connections to nearby neighborhoods, will provide a full range of work, shop and play opportunities.

By blending the RMUO with the RMD-16 zone, the application will create a mixed use node in support of this goal with excellent access to the wider transportation network, with walkable amenities like the creek.

Policy LU-2 titled Efficient development patterns encourages “higher density and more intensive development in areas that are more extensively served by facilities, particularly by public schools, transportation and transit services.” This site on S Royle Rd is well-served by urban public facilities, and features excellent access to primary streets and the freeway, without creating cut through traffic in single family residential areas.

Policy LU-6 titled Mixed-use development encourages “multiple uses in single buildings or integrated sites.” The RMUO implements this policy, and this application extends the overlay across the entire RMU-16 zone within the site in order to better facilitate the integration of the residential and commercial uses.

Policy LU-7 titled Neighborhood livability promotes “development of stable, multi-use neighborhoods that contain a compatible mix of housing, jobs, stores, public schools and open and public spaces in a well-planned, safe pedestrian environment.” This application implements this policy by allowing the mixed uses throughout the RMD-16 zone, including access to the walking trail along the tributary to Allen Creek along the eastern edge of that zone.

For these reasons, the extension of the RMUO is consistent with the goals and policies of the RUACP, and this criterion is satisfied.”

Findings

Staff finds that (A) is met.

RDC 18.320.050.B: Amendments to this title or to the RUACP must be consistent with the concurrency requirements of the CFP and shall not result in level-of-service deficiency for any capital facility or service identified in the CFP.

Applicant’s response

“The proposed amendment is consistent with the concurrency requirement because it does not result in a level-of-service deficiency. As the pre-app notes explain, “The public access for this site is South Royle Rd (previously S 45th Ave). The development will construct one new commercial approach at the southwest corner of the site. Further connectivity is provided by extension of the existing parking lot and pedestrian connections to the north.”

The 2015-2035 Capital Facilities Plan indicates that: “Facilities that lack capacity to serve the estimated population must be upgraded in order to provide capacity concurrent with growth.” Additional capital facilities including water and sewer are currently in place to serve the developments to the north and south of this site. Those facilities will be extended to this site with development.

Because capital facilities will be upgraded with the development described in the pre-app notes, this criterion is satisfied.”

Findings

Staff finds that (B) is met.

RDC 18.320.050.C: If the petition necessitates a RUACP text or a CFP project amendment, the applicant shall demonstrate that changed circumstances affecting the public health, safety, and general welfare justifies the amendment.

Findings

Staff finds that (C) does not apply.

RDC 18.320.050.D: The city shall not approve any amendment petition which is contrary to state or federal law.

Findings

Staff finds that the proposal is not contrary to state or federal law so (D) is met.

IV. PLANNING COMMISSION

Planning Commission held a public hearing on the proposed Legacy Trails III RMUO expansion on March 5, 2025. Keenan Ordon-Bakalian, represented the applicant, provided testimony affirming the information provided in the staff report.

A motion was made and seconded to recommend approval of the proposed RMUO expansion as presented. During discussion, it was moved and seconded to amend the motion to recommend Council consider a concomitant rezone as part of the approval, with attention to two items:

1. Analyze capacity for affordable housing in Legacy Trails III; and
2. Consider language to lock in the commercial/residential split shown in the concept plan, i.e., maximize residential uses to the extent permitted in the code governing RMUO developments in the RMD-16 base zone.

The motion to amend passed 5-1. The original motion, as amended, passed 6-0.

V. NEXT STEPS

No action is requested at the March 27 meeting. Adoption of the proposed zone change would tentatively occur as follows.

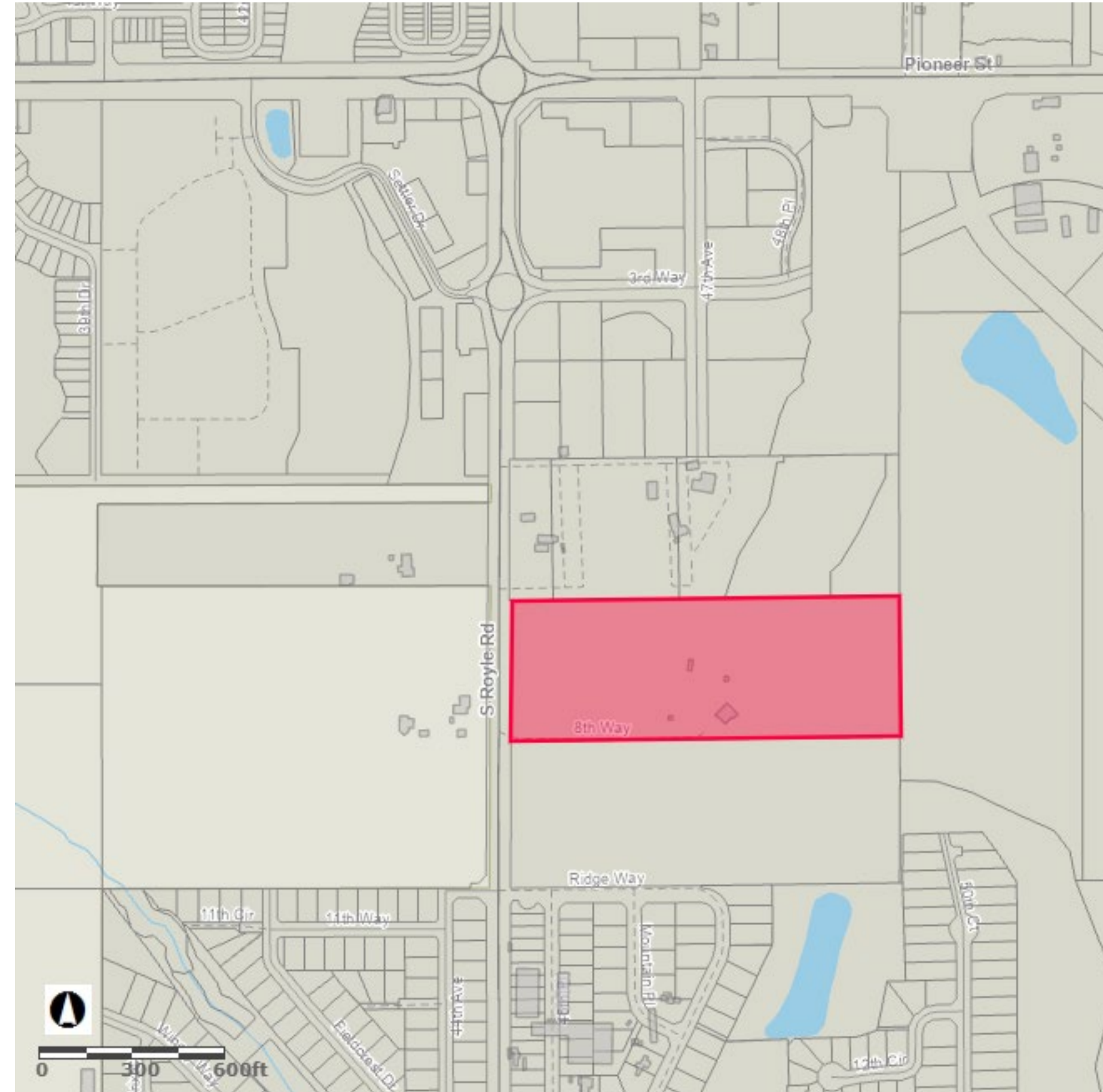
March 5, 2025	Planning Commission public hearing and recommendation to Council
March 27, 2025	City Council 1st reading and public hearing
April 10 ,2025	City Council 2 nd reading and action
May 14, 2025	Approximate effective date if Council adopts the zone change on April 10



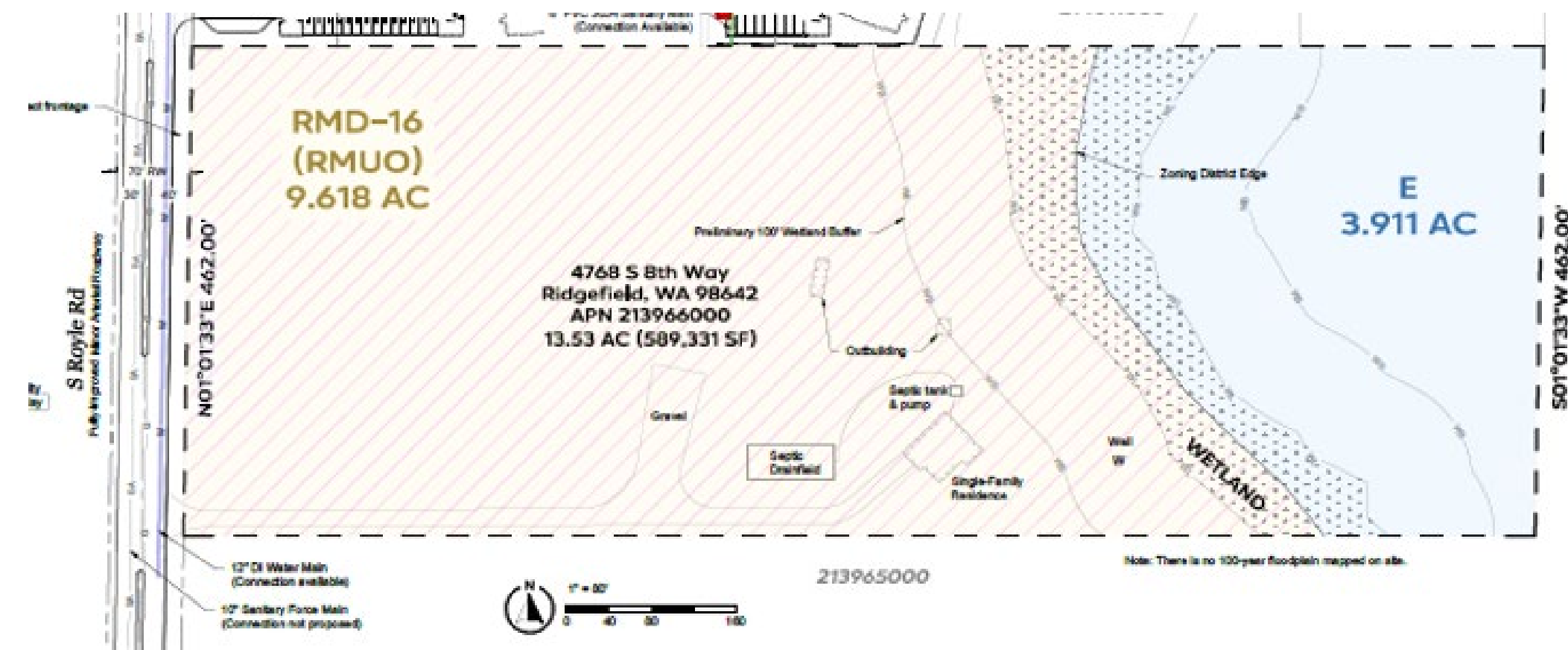
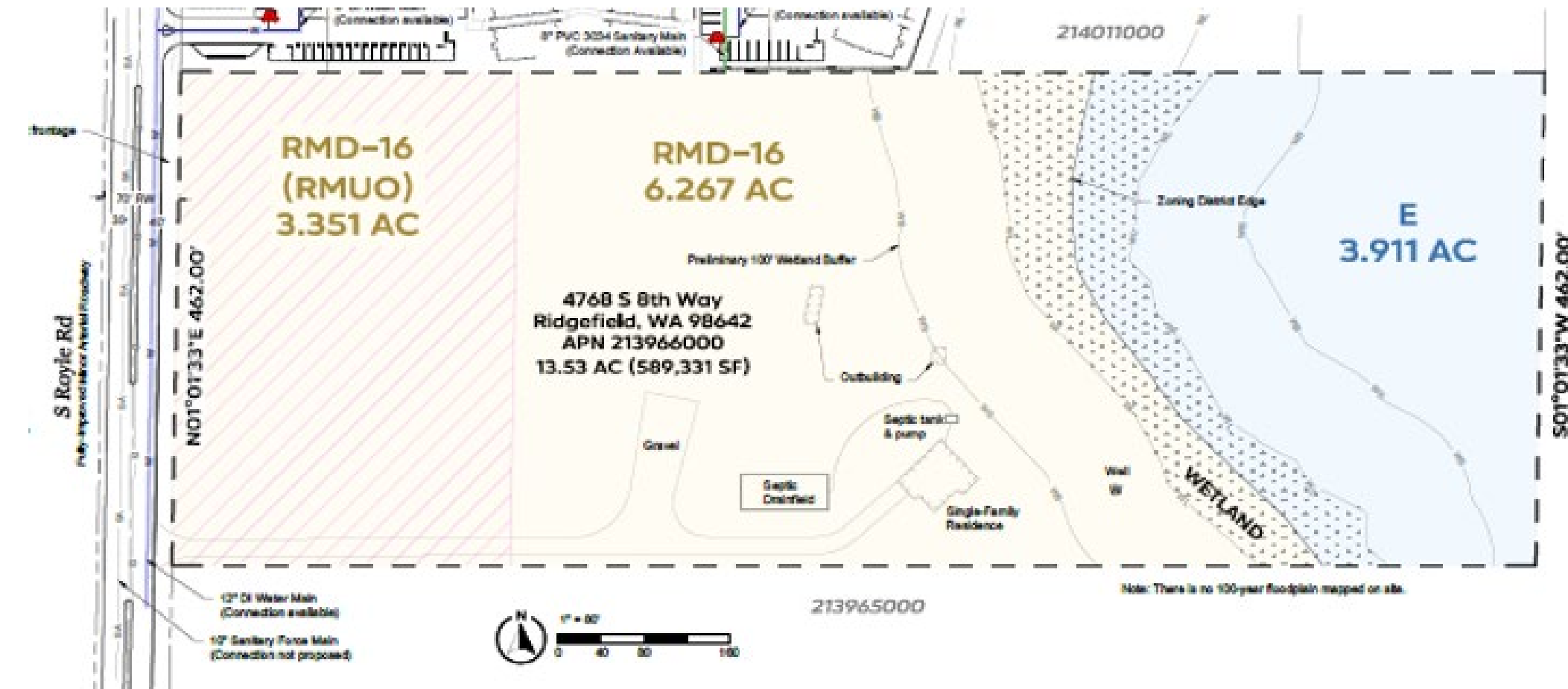
Legacy Trails III Mixed-Use Overlay Expansion

Planning Commission Hearing | March 5, 2025

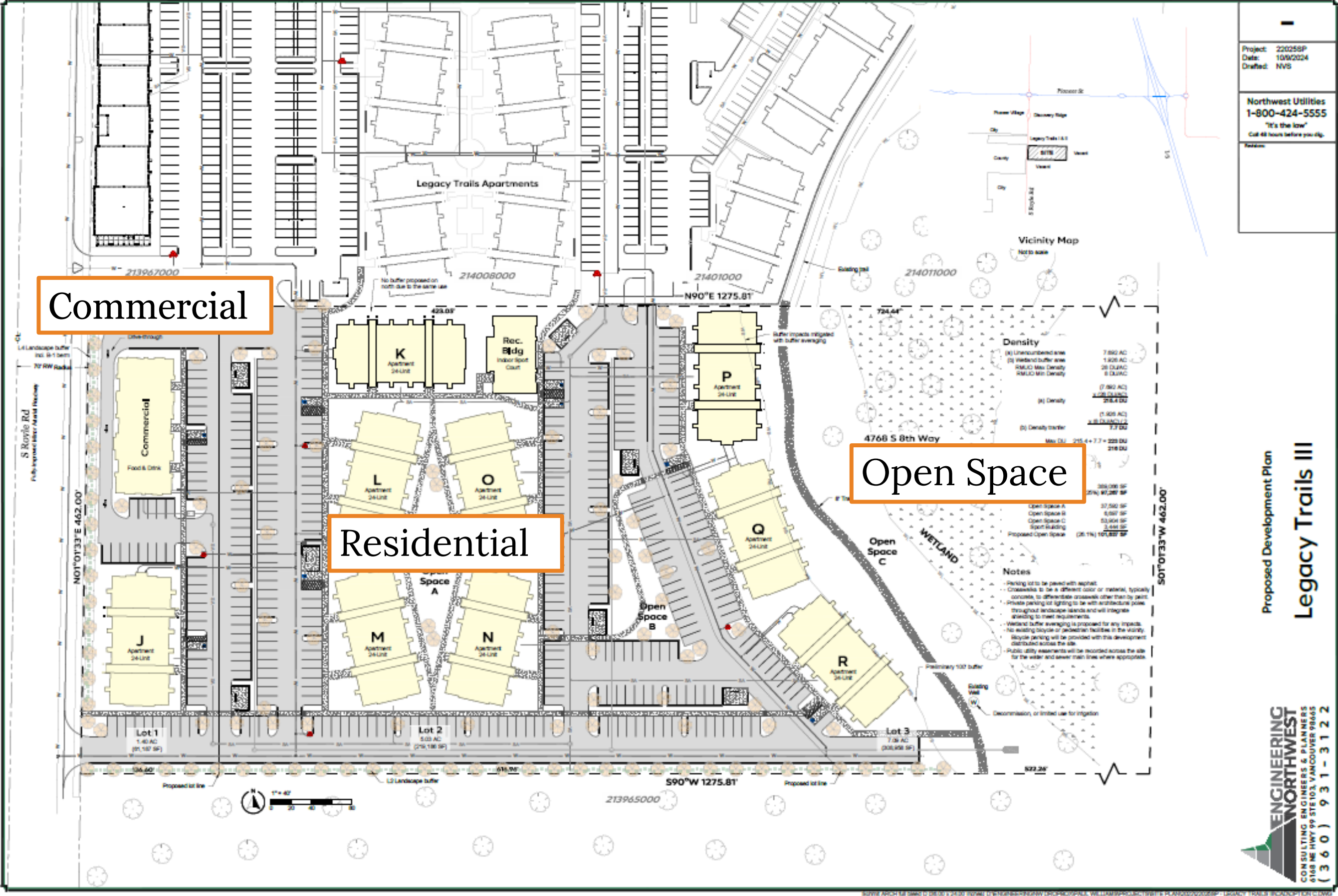
Location



Proposal



Conceptual Mix of Uses



Approval Criteria

- Amendments to zoning district maps or text must be **consistent with the goals and policies of the Ridgefield Urban Area Comprehensive Plan (RUACP)**.
- Amendments must be consistent with the concurrency requirements of the Capital Facilities Plan (CFP) and shall not result in level-of-service deficiency for any capital facility identified in the CFP.
- If the amendment necessitates a RUACP text or a CFP project amendment, the applicant shall demonstrate that changed circumstances affecting the public health, safety, and general welfare justifies the amendment.
- The City shall not approve any amendment petition which is contrary to state or federal law.