



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, April 10, 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. PROCLAMATION

- 1. Lights Out for Spring Migration**
- 2. Red Cross Month**

III. 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.

IV. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the March 27, 2025 Meeting**

V. PRESENTATION

- 1. Property Tax Exemption Program - Holly Hill, Program Outreach Coordinator**
- 2. Parks Capital Facilities Plan - Corey Crownhart, Park Manager**

VI. BUSINESS

- 1. Second 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 - Chuck Green, Public Works Director

- 2. Second Reading of Ordinance No. 1446 - Mukensnabl Petition to Annex - Claire Lust, Community Development Director**
- 3. Approval of Resolution No. 662 - Oberreuter Intent to Annex - Claire Lust, Community Development Director**
- 4. Motion - Approval of Greely Farms Phase 2C Final Plat - 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: April 10, 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. April 10, 2025 Claims Report

City of Ridgefield

Claims Payment Report

For Approval on:

April 10th, 2025

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
AETTA ARCHITECTS PC	3569	24043-4	Public Works	02.2025 Ridgefield Recreation & Community Center	95,154.36
		21001-39	Public Works	02.2025 YMCA Site Plan	43,464.35
AETTA ARCHITECTS PC Total					138,618.71
AKS ENGINEERING & FORESTRY LLC	3908	11586-02	Public Works	02.2025 Hall & Elm Improvements	16,381.50
AKS ENGINEERING & FORESTRY LLC Total					16,381.50
Anderson Kyle	UB*01130	(blank)	Genl Govt/Facilities	Refund Check 014681-000 2955 N Pioneer Canyon Dr	3.95
Anderson Kyle Total					3.95
ASSOCIATED CONSULTANTS INC.	1030	24-200-04	Community Development	Sunbelt Rentals Building Paln Review	761.25
ASSOCIATED CONSULTANTS INC. Total					761.25
BACKWOOD BARK	3944	15490	Genl Govt/Facilities	03.2025 Yard Debris Removal - Parks/Streets/PW Ops	2.63
			Public Works	03.2025 Yard Debris Removal - Parks/Streets/PW Ops	297.95
			Community Development	03.2025 Yard Debris Removal - Parks/Streets/PW Ops	3.22
BACKWOOD BARK Total					303.80
BLUEROCK VENTURES LLC	4073	1007	Public Works	03.2025 Rec Center Project Management	19,345.00
BLUEROCK VENTURES LLC Total					19,345.00
BRIDGETOWER OPCO LLC	3585	745769209	Public Works	35th Ave/Gee Creek Environmental Planing & Prelim Eng	754.40
BRIDGETOWER OPCO LLC Total					754.40
BSK ASSOCIATES	2119	VI00653	Public Works	03.2025 Coliform Testing	651.00
BSK ASSOCIATES Total					651.00
CASCADE CENTERS INC.	3969	22306	Genl Govt/Facilities	04.2025 Employee Assistance Program	11.00
			Public Safety	04.2025 Employee Assistance Program	133.16
			Public Works	04.2025 Employee Assistance Program	205.16
			Community Development	04.2025 Employee Assistance Program	105.26
			Human Resources	04.2025 Employee Assistance Program	15.23
			Finance	04.2025 Employee Assistance Program	38.33
			Executive	04.2025 Employee Assistance Program	6.33
			Administration	04.2025 Employee Assistance Program	35.53
CASCADE CENTERS INC. Total					550.00
CASEYS POINT S INC	4118	2499	Public Safety	2018 Chevy Tahoe 76410D - Oil Change	120.75
		D23825	Public Safety	2018 Chevy Tahoe 76410D - Oil Change	62.26
CASEYS POINT S INC Total					183.01
CITIES DIGITAL INC.	3382	63185	Public Works	Laserfich License - S. Mulderig	990.69
			Community Development	Laserfich License - M. Gonzales	990.69
CITIES DIGITAL INC. Total					1,981.38
CITY OF RIDGEFIELD - EPAY PERMITS	0095	COM-25-0024	Public Works	Splash Pad Demo Permit - 101 S Main	125.00
CITY OF RIDGEFIELD - EPAY PERMITS Total					125.00
CLARK COUNTY	0102	CI074202	Public Works	02.2025 Whatley Decant Billing	2,666.26
		CI074232	Judicial	02.2025 Pretrial Supervision & Investigations	1,445.58
CLARK COUNTY Total					4,111.84
COLUMBIAN PUBLISHING CO	0116	51028	Community Development	Paradise Point Park Development Agreement	54.00
		51001	Community Development	Legacy Trails III RMUO Zone Change	88.20

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COLUMBIAN PUBLISHING CO	0116	51018	Public Works	S Taverner Dr & Sevier Rd Parking Code	84.60
		50993	Public Works	34th Ave/Gee Kreek Enrironmental Planing & Prelim Eng	564.30
COLUMBIAN PUBLISHING CO Total					791.10
CONSOR NORTH AMERICA INC.	3949	W233613WA.00-12	Public Works	02.2025 Eastside Elevated Water Reservoir	52,533.39
CONSOR NORTH AMERICA INC. Total					52,533.39
CSD ATTORNEYS AT LAW P.S.	3294	128469	Genl Govt/Facilities	02.2025 Park Laundry	396.00
CSD ATTORNEYS AT LAW P.S. Total					396.00
DANI BOWERMAN	4077	4077-20250410	Public Safety	Clark county Meeting Parking Reimb. - Bowerman	4.48
DANI BOWERMAN Total					4.48
DAVID JENSEN	4014	4014-20250411	Public Safety	Public Safety Leadership Meals - Jensen	286.00
DAVID JENSEN Total					286.00
DEPARTMENT OF LICENSING - EPAY	0154	RG0001814-2025	Genl Govt/Facilities	CPL Fees	18.00
		RG0001813-2025	Genl Govt/Facilities	CPL Fees	18.00
		RG0001811-2025	Genl Govt/Facilities	CPL Fees	18.00
		RG0001812-2025	Genl Govt/Facilities	CPL Fees	18.00
DEPARTMENT OF LICENSING - EPAY Total					72.00
DIANA ALLEN	4015	4015-20250414	Administration	Laserfiche Empower Conference Meals - Allen	232.00
DIANA ALLEN Total					232.00
ENCORE ONE LLC	3890	633060	Genl Govt/Facilities	Janitorial Services - 487 S 56th Pl	33.10
				Janitorial Services - 101 Mill Street Ste 210	350.00
				Janitorial Services - 230 Pioneer Street	278.69
			Public Safety	Janitorial Services - 101 Mill Street Ste 110	681.71
			Public Works	Janitorial Services - 487 S 56th Pl	453.59
			Community Development	Janitorial Services - 487 S 56th Pl	40.55
			Public Works	Janitorial Services - 487 S 56th Pl	156.60
ENCORE ONE LLC Total					1,994.24
EXPRESS SERVICES INC.	4012	32129566	Public Works	03.17.2025-03.23.2025 Temp Services - Deanna Hovenkotter	1,120.00
		32104474	Public Works	03.10.2025-03.16.2025 Temp Services - Deanna Hovenkotter	1,347.50
EXPRESS SERVICES INC. Total					2,467.50
FERGUSON ENTERPRISES INC # 8423	0181	1310134	Genl Govt/Facilities	Water Meters	(563.95)
			Public Works	Water Meters	7,046.11
FERGUSON ENTERPRISES INC # 8423 Total					6,482.16
FIDELITY NATIONAL TITLE - EPAY	0677	612897894	Public Works	813 Pioneer St. Purchase	485,069.05
FIDELITY NATIONAL TITLE - EPAY Total					485,069.05
GISI MARKETING GROUP	2811	288633	Genl Govt/Facilities	Business Cards - Ryan Thamert	12.74
			Public Works	Business Cards - Ryan Thamert	216.71
			Community Development	Business Cards - Ryan Thamert	25.50
GISI MARKETING GROUP Total					254.95
GLOBAL SECURITY & SAFETY COMMUNICATIONS INC	3447	4661523	Genl Govt/Facilities	04.2025 PW Ops Alarm Monitoring Services	6.20
			Public Works	04.2025 PW Ops Alarm Monitoring Services	114.35
			Community Development	04.2025 PW Ops Alarm Monitoring Services	7.60
GLOBAL SECURITY & SAFETY COMMUNICATIONS INC. Total					128.15
Gomez Shawnta	UB*01128	(blank)	Genl Govt/Facilities	Refund Check 006057-000 902 N Railroad Ave	0.43
Gomez Shawnta Total					0.43
GROUNDWATER SOLUTIONS INC.	2971	00727.001-72	Public Works	02.2025 Hydrological Study	10,202.50

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GROUNDWATER SOLUTIONS INC. Total					10,202.50
GROVER ELECTRIC AND PLUMBING	0210	HD21216	Public Works	Overlook Park Electrical Box Wrap	3.43
GROVER ELECTRIC AND PLUMBING Total					3.43
H.D. FOWLER CO. INC.	2036	I6951591	Public Works	Water Meters Gaskets & Adapters	3,388.24
		I6960468	Public Works	Hydrant Meter Lock Couplers	1,053.48
H.D. FOWLER CO. INC. Total					4,441.72
HARPER HOUF PETERSON RIGHELLIS INC.	1678	60726	Public Works	02.2025 Roundabout & Pioneer Widening	27,915.09
HARPER HOUF PETERSON RIGHELLIS INC. Total					27,915.09
HARRY'S LAWN AND POWER EQUIPMENT	0214	274279	Public Works	Parks Mower Repair	593.50
HARRY'S LAWN AND POWER EQUIPMENT Total					593.50
HD SUPPLY INC.	3886	INV00655312	Public Works	Rain Boots - Mike Venne	207.04
			Community Development	Rain Boots - Mike Venne	10.90
		INV00654993	Public Works	Water Treatment Plant Repair - Bushing	17.01
		INV00655060	Public Works	Water Treatment Plant Repair Supplies	527.33
HD SUPPLY INC. Total					762.28
HERRON ASSOCIATES LLC	4055	HA-INV00096	Public Works	RORC Fieldhouse and Fields 4 & 5 Lights - Electrical Plan Review	1,240.00
HERRON ASSOCIATES LLC Total					1,240.00
HOME DEPOT VISA - EPAY	1805	7352896	Public Works	Parts for Stormwater Repair at Hawks Landing	32.09
HOME DEPOT VISA - EPAY Total					32.09
HONEY BUCKETS	0223	0554764178	Public Works	03.21.2025-04.17.2025 Davis Park Port-a-Potty	373.00
HONEY BUCKETS Total					373.00
J2 BLUE PRINT SUPPLY CO	0243	AR165073	Community Development	03.2025 Plotter Contract	60.81
J2 BLUE PRINT SUPPLY CO Total					60.81
JACOBS ENGINEERING GROUP INC.	3349	W3X87401-27	Public Works	02.2025 Screen Design/Engineering Services	7,055.56
JACOBS ENGINEERING GROUP INC. Total					7,055.56
JUDY CHIPMAN	3757	3757-20250410	Council	12.2024-01.2025 Mileage and Parkign Reimb. - Chipman	78.19
JUDY CHIPMAN Total					78.19
Lagasse Pat & Diana	UB*01129	(blank)	Genl Govt/Facilities	Refund Check 006511-000 314 N 4th Ave	2.07
Lagasse Pat & Diana Total					2.07
LAKESIDE INDUSTRIES	0264	306649	Public Works	Streets Pothole Filler	1,793.38
LAKESIDE INDUSTRIES Total					1,793.38
LES SCHWAB GROUP HOLDINGS LLC	4006	43700042644	Public Safety	2014 Ford Explorer 63636D - Oil Change	69.55
		43700042069	Public Safety	2021 Ford Explorer 74571D - Tire Installation	230.40
		43700042577	Public Safety	2016 Fork Explorer 59461D - Oil Change	69.55
		43700042714	Public Safety	2016 Ford Explorer 59461D - Tire Installation	301.03
		43700042739	Public Safety	2018 Ford explorer 63639D - Oil Change & Tire Rotation	104.29
LES SCHWAB GROUP HOLDINGS LLC Total					774.82
MALLORY SAFETY AND SUPPLY LLC	0285	6121094	Genl Govt/Facilities	PW Shop Diamond Safety Vests and Logos	14.40
			Public Works	PW Shop Diamond Safety Vests and Logos	265.70
		6115577	Genl Govt/Facilities	PW Diamond Safety Vests and Logos	71.68
			Public Works	PW Diamond Safety Vests and Logos	1,321.56
			Community Development	PW Diamond Safety Vests and Logos	87.83
MALLORY SAFETY AND SUPPLY LLC Total					1,761.17
Manor Homes NW Inc	UB*01136	(blank)	Genl Govt/Facilities	Refund Check 005820-120 6860 N Madison Cir	27.60
Manor Homes NW Inc Total					27.60

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MARTA L. OCHOA-RUTUHERFORD	3396	728	Judicial	03.20.2025 Interpreting Services	65.00
		723	Judicial	03.14.2025 Interpreting Services	130.00
		722	Judicial	03.13.2025 Interpreting Services	130.00
MARTA L. OCHOA-RUTUHERFORD Total					325.00
Martin Jennifer	UB*01134	(blank)	Genl Govt/Facilities	Refund Check 015576-000 220 N 28th Pl	65.53
Martin Jennifer Total					65.53
MELISSA M COSGROVE NP LLC	4096	14129	Public Works	DOT Physical/Medical Card	80.75
			Community Development	DOT Physical/Medical Card	4.25
MELISSA M COSGROVE NP LLC Total					85.00
MES I ACQUISITION INC.	4124	IN2221682	Public Safety	Carriers and ID Panels - Siem and Police	1,352.96
MES I ACQUISITION INC. Total					1,352.96
MICHAEL CURTIS	3704	3704-20250416	Community Development	WABO Annual Meeting Meals - Curtis	133.00
MICHAEL CURTIS Total					133.00
Minor Kristy & Steven	UB*01127	(blank)	Genl Govt/Facilities	Refund Check 010534-000 622 N 44th Ave	82.59
Minor Kristy & Steven Total					82.59
NAPA AUTO PARTS	0498	466817	Genl Govt/Facilities	PWOPS Truck Repair Parts	9.77
			Public Works	PWOPS Truck Repair Parts	68.74
		466674	Genl Govt/Facilities	PWOPS Truck Fuse	1.08
			Public Works	PWOPS Truck Fuse	7.57
NAPA AUTO PARTS Total					87.16
NORTHSIDE FORD TRUCK SALES INC	3281	294814	Public Works	PWSTW 2023 Ford F150 74575D - Oil Change	70.40
			Community Development	PWSTW 2023 Ford F150 74575D - Oil Change	5.71
		295080	Genl Govt/Facilities	PWOPS 2023 Ford F150 76408D	9.47
			Public Works	PWOPS 2023 Ford F150 76408D	66.64
		295247	Public Works	PWWTR 2020 Ford F-150 70455D - Oil Change	89.86
			Community Development	PWWTR 2020 Ford F-150 70455D - Oil Change	2.30
		295273	Genl Govt/Facilities	PWOPS 2022 Ford F-150 76405D - Oil Change	10.47
			Public Works	PWOPS 2022 Ford F-150 76405D - Oil Change	73.66
NORTHSIDE FORD TRUCK SALES INC Total					328.51
ON-HOLD CONCEPTS INC	2217	664155	Information Technology	04.2025 On Hold Music Services	27.95
ON-HOLD CONCEPTS INC Total					27.95
PACIFIC OFFICE AUTOMATION - LEASE	1564	589733844	Public Safety	04.2025 Copier Lease - PD	143.49
PACIFIC OFFICE AUTOMATION - LEASE Total					143.49
PBS ENGINEERING AND ENVIRONMENTAL LLC	0342	78194.000-5357	Public Works	02.2025 Systemic Horizontal Curve Safety Imp.	3,344.00
		24010473-5360	Public Works	02.2025 S 11th St and S Timm Rd Safety Improvements	6,680.55
		25005007-5601	Public Works	02.2025 S Royle Rd Watermain Extension	2,520.00
PBS ENGINEERING AND ENVIRONMENTAL LLC Total					12,544.55
Pearson Briana	UB*01131	(blank)	Genl Govt/Facilities	Refund Check 012536-000 813 Pioneer St	112.87
Pearson Briana Total					112.87
POSTMASTER	0348	0348-20250410	Genl Govt/Facilities	Postage Replenishment Permit 40 - 2025 Summer Events Mailer	2,303.70
POSTMASTER Total					2,303.70
RIDGEFIELD MAIN STREET	2212	140	Genl Govt/Facilities	Main Street Moola	62.50
			Human Resources	Main Street Moola	62.50
RIDGEFIELD MAIN STREET Total					125.00
SAWYER PADDLES AND OARS LLC	4003	24662	Genl Govt/Facilities	Dragon Boats Varnish	42.74

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SAWYER PADDLES AND OARS LLC Total					42.74	
SIMPLIFILE - EPAY	2962	E6238807	Public Works	Warranty Deed - Pioneer to Shobert	327.37	
		E6238772	Public Works	Second Amendment to the Dev/Pre-Annexation Agreement	319.37	
SIMPLIFILE - EPAY Total					646.74	
STEVE STUART	2075	2075-20250403	Executive	ICMA Conference Meals - Stuart	165.00	
STEVE STUART Total					165.00	
Sudmeier Danyel	UB*01133	(blank)	Genl Govt/Facilities	Refund Check 007335-000 715 N 16th Ct	10.81	
Sudmeier Danyel Total					10.81	
TASTY NW LLC	3991	1002	Genl Govt/Facilities	2025 State of the City Catering	706.55	
TASTY NW LLC Total					706.55	
THE PARR COMPANY	0964	312388	Public Works	PWSTW Pipe Repair Concrete Mix	53.48	
		315993	Public Works	Street Signs Concrete Mix	13.68	
		311045	Public Works	Abrams Park Ball Field Fence Repair	177.54	
THE PARR COMPANY Total					244.70	
Tibbits Kathryn	UB*01132	(blank)	Genl Govt/Facilities	Refund Check 007793-000 1611 N Heron Dr	3.00	
Tibbits Kathryn Total					3.00	
TOM RITZ DESIGNS LLC	4108	10	Public Works	Boyse Park Pump Track Design	5,000.00	
TOM RITZ DESIGNS LLC Total					5,000.00	
TOPCON SOLUTIONS STORE	3421	90329621	Public Works	Additional Bluebeam Licenses - Lisa Blake	227.19	
				Additional Bluebeam Licenses - Steve Sampson	167.40	
				Additional Bluebeam Licenses - Sean Muldering	239.14	
			Community Development Information Technology	Additional Bluebeam Licenses - Steve Sampson	71.73	
				Additional Bluebeam Licenses - Lisa Blake	11.96	
TOPCON SOLUTIONS STORE Total					717.42	
TRI MOUNTAIN INVESTORS LLC	3866	2025-195	Public Safety	04.2025 101 Mill St Ste 110 - Lease	31,432.34	
				02.2025 101 Mill St Ste 110 - Water	153.49	
				04.2025 101 Mill St Ste 110 - Estimated NNN Maint.	3,032.61	
				02.2025 101 Mill St Ste 110 - Sewer	61.67	
				02.2025 101 Mill St Ste 110 - Janitorial	62.83	
		2025-196	Genl Govt/Facilities	04.2025 101 Mill St Basement - Lease	952.60	
				04.2025 101 Mill St Ste 210 - Estimated NNN Maint.	1,067.46	
				04.2025 101 Mill St Basement - Estimated NNN Maint.	320.24	
				04.2025 101 Mill St Ste 210 - Lease	6,250.00	
				Public Safety	02.2025 101 Mill St Ste 210 - Water	6.77
		02.2025 101 Mill St Ste 210 - Janitorial	28.17			
		02.2025 101 Mill St Ste 210 - Sewer	21.27			
		02.2025 101 Mill St Ste 210 - Electricity	11.39			
		TRI MOUNTAIN INVESTORS LLC Total				
UNIFIRST CORPORATION	3904	2240205284	Genl Govt/Facilities	03.25.2025 PW Ops Floor Mats	2.70	
				03.25.2025 PWFAC Uniforms	17.37	
			Public Works	03.25.2025 PW Ops Floor Mats	49.78	
				03.25.2025 PWFAC Uniforms	122.14	
				03.25.2025 PWWTR Uniforms	40.55	
					03.25.2025 PWSTW Uniforms	46.62

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UNIFIRST CORPORATION	3904	2240205284	Community Development	03.25.2025 PW Ops Floor Mats	3.31
				03.25.2025 PWWTR Uniforms	2.13
				03.25.2025 PWSTW Uniforms	2.45
		2240202853	Genl Govt/Facilities	03.18.2025 PWFAC Uniforms	11.43
				03.18.2025 PW Ops Floor Mats	2.70
			Public Works	03.18.2025 PWSTW Uniforms	46.76
				03.18.2025 PWFAC Uniforms	80.40
				03.18.2025 PW Ops Floor Mats	49.78
				03.18.2025 PWWTR Uniforms	40.64
			Community Development	03.18.2025 PWSTW Uniforms	2.46
				03.18.2025 PW Ops Floor Mats	3.31
				03.18.2025 PWWTR Uniforms	2.14
		2240205132	Genl Govt/Facilities	03.25.2025 Floor Mats - RACC	4.21
			Community Development	03.25.2025 Floor Mats - RACC	7.58
		2240205138	Genl Govt/Facilities	03.25.2025 Floor Mats - CH	18.07
		2240202842	Genl Govt/Facilities	03.18.2025 Floor Mats - RACC	4.21
			Community Development	03.18.2025 Floor Mats - RACC	7.58
		2240205147	Public Safety	03.25.2025 Floor Mats - PD	42.32
		2240202844	Genl Govt/Facilities	03.18.2025 Floor Mats - CH	18.07
2240202846	Public Safety	03.18.2025 Floor Mats - PD	42.32		
UNIFIRST CORPORATION Total					671.03
W.W.GRAINGER INC.	0206	9444384722	Public Works	PWWTR Wrench	148.93
W.W.GRAINGER INC. Total					148.93
WA STATE DEPARTMENT OF TRANSPORTATION	0688	RE44JD17340L011	Public Works	02.2025 Overpass Safety Screen Plan Review	2,542.89
WA STATE DEPARTMENT OF TRANSPORTATION Total					2,542.89
WAPITI NW LLC	2545	42206	Genl Govt/Facilities	PW GMC Sierra 63637D - Cooler System Maint.	74.81
			Public Works	PW GMC Sierra 63637D - Cooler System Maint.	1,380.71
WAPITI NW LLC Total					1,455.52
WASHINGTON STATE CRIMINAL JUSTICE	0462	201140847	Public Safety	CDT Lead Instructor Course - Coblentz	1,150.00
WASHINGTON STATE CRIMINAL JUSTICE Total					1,150.00
WASHINGTON STATE PATROL	0463	I2505389	Genl Govt/Facilities	03.2025 Background Checks - CPL	84.00
WASHINGTON STATE PATROL Total					84.00
Watanabe Scott & Julie	UB*01135	(blank)	Genl Govt/Facilities	Refund Check 015005-000 701 N Kemper Loop	2.83
Watanabe Scott & Julie Total					2.83
WELLWORKS FOR YOU	3414	36352	Human Resources	03.2025 Wellness Program	793.51
WELLWORKS FOR YOU Total					793.51
WESTERN EQUIPMENT	2363	INV075760	Public Works	PWSTW Ventrac Tractor Air Filter	151.40
		INV076489	Public Works	Parks Toro Mower Blades	251.07
WESTERN EQUIPMENT Total					402.47
WSP USA INC.	3338	40171507	Community Development	01.2025-02.2025 Comprehensive & System Plan Updates	81,493.37
WSP USA INC. Total					81,493.37
Grand Total					949,081.11

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: April 10, 2025

AGENDA ITEM NAME: Approval of Minutes from the March 27, 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. 03-27-2025



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
MARCH 27, 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 \(ridgefieldwa.us\)](https://www.ridgefieldwa.us/City-Council-Meeting-Audio-Files).

III. CONSENT AGENDA

MOTION TO APPROVE AS PRESENTED.

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

- 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**

The City and Developer are entering into this Second Amendment to the Development/Pre-Annexation Agreement to clarify details regarding the Park and Trail Improvements, including their scope, construction timeline, and related infrastructure. Additionally, City Council discussed adding a provision for reviewing park maintenance costs every four years.

MOTION: Mayor Pro Tem Chipman moved to adopt Ordinance No. 1442.

SECOND: Council Member Wells.

MOTION: Council Member Wells amended the motion to include language in the agreement to review park maintenance costs every four years.

SECOND: Council Member Hamilton.

Motion passed.

Ordinance No. 1442 was adopted with amendment.

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

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

The ordinance 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.

MOTION: Moved to adopt Ordinance No. 1447 as presented.

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

- 3. Motion - Approval of Roundabout Committee's Recommendation on the Pioneer Street at**

Discovery Drive (50th Place) Roundabout - Chuck Green, Public Works Director

At the November 21, 2024, Council meeting, the Council selected the Pioneer Street at Discovery Drive (50th Place) roundabout for the Roundabout Committee to develop design recommendations for its center. Since then, the Committee has collaborated with staff and the landscape architect for the Pioneer Street widening project to explore concepts and themes. At their March 10, 2025, meeting, the Committee presented design concepts for Council consideration. Their recommendations include:

- Multi-layered, native vegetation that supports pollinators and aligns with nearby wetlands mitigation plantings.
- Metal art pieces featuring bird punch-outs representing local species, placed on stakes around and behind the knee wall.
- Landscaping designed with mounds to enhance visibility above the knee wall for drivers.
- A preference for a local artist, ideally with a Native American background, to create the artwork.

City Council discussed both options presented.

MOTION: Moved to proceed with the Option 1 concept, remove the bird cut-out from the bottom of the statue, raise the statue pedestal, and add more shrubbery for a fuller appearance.

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

Council selected the S. Royle Road at Wells Drive/S. 15th Street roundabout as the next project for the Roundabout Committee to assess.

VI. PUBLIC HEARING/BUSINESS

1. 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 - Chuck Green, Public Works Director

In 2024, the Taverner Ridge HOA raised concerns about on-street parking along a curve near a stormwater pond on S. Taverner Drive, which was affecting school bus navigation and potentially fire apparatus. Additional concerns were noted regarding sight distance issues on S. Cispus Way due to parked vehicles near intersections and a community mailbox unit. Following a site visit and analysis, the Public Works Director determined the following actions were warranted:

- Establishing a no-parking zone along a 280-foot section of S. Taverner Drive near the stormwater pond.
- Reconfiguring parking on S. Cispus Way by shifting no-parking signage to the opposite side of the street to improve sight distance and access.

A parking utilization review indicated minimal impact, with affected vehicles able to relocate nearby. Residents were notified in January 2025, and public comments were requested. Only two comments were received—one concern was resolved, and the other was in support of the proposal.

City Council discussed the proposed parking changes and directed staff to make revisions and present an updated proposal at a future meeting.

Mayor Cole Opened the Hearing: 8:27PM

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: 8:31PM

First reading conducted.

2. Public Hearing and First Reading of Ordinance No. 1449 - Legacy Trails III RMUO Expansion - Claire Lust, Community Development Director

On January 23, 2025, the City received a zone change application for Assessor's parcel number 213966000, known as "Legacy Trails III." The site currently contains a single-family residence and outbuildings, with mapped critical areas in the eastern portion. The western two-thirds of the parcel is zoned Residential Medium Density 16 (RMD-16), and the eastern one-third is zoned Employment (E), separated by a wetland. The proposal seeks to expand the existing Ridgefield Mixed Use Overlay (RMUO) zoning, which currently covers about 3.4 acres in the western portion, to a total of approximately 9.6 acres. No changes are proposed for the eastern E-zoned portion of the site. The goal 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, and any future development under the RMUO will require a Type III master planning process, including a public hearing before the Hearing Examiner. The RMUO was initially applied to 3.4 acres of the Legacy Trails III site adjacent to South Royle Road as part of the Pioneer & 45th Subarea Plan Preferred Concept Plan. The RMUO is an optional overlay within the Pioneer and 45th and Ridgefield Junction subareas, which can be applied through an approved master plan. However, no master plan has been submitted or approved for the existing RMUO area. The Planning Commission held a public hearing on March 5, 2025, for the proposed Legacy Trails III RMUO expansion. A motion to recommend approval was made and seconded. An amendment was proposed and passed (5-1), recommending that Council consider a concomitant rezone, including an analysis of affordable housing capacity and ensuring the commercial/residential split aligns with the concept plan. The amended motion passed 6-0.

City Council discussed the proposed changes.

Mayor Cole Opened the Hearing: 9:05PM

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: 9:10PM

First reading conducted.

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.

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

VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Hamilton met with management team directors, met with Marykay Lamoureux, attended the State of the City address, Chamber of Commerce luncheon, and a ribbon-cutting ceremony.

Council Member Burkle attended the State of the City address, a ribbon-cutting ceremony, the City Manager Briefing, a Port of Ridgefield meeting, and the Retire Ridgefield event, assisted with roundabout grape pruning.

Council Member Wells attended the Alliance meeting, the State of the City address, a ribbon-cutting ceremony, and the City Manager Briefing. The Ridgefield Junction Neighborhood Association meeting is scheduled for May 19th.

Council Member Davis attended the State of the City address, participated in the Chamber Wine Down Wednesday event, and took part in the Couve Clover Run.

Council Member Favela attended the State of the City address, the CCFR public forum, and the CCFR meeting.

Mayor Pro Tem Chipman attended the State of the City address, the CPU forum meeting, and the CREDC Board meeting.

2. Mayor

The State of the City address, the Chamber of Commerce meeting, and the Retire Ridgefield event were attended.

A reminder: City Council Coffee Talk is scheduled for Saturday, April 5th, from 10:00 to 11:30 AM.

3. City Manager

City Manager Steve Stuart reminded everyone about the Spring Break Food Drive, running from March 31st to April 6th, and the Spring Clean-Up event on April 19th.

Deputy City Manager Lee Knottnerus reminded everyone about the First Saturday event.

IX. ADJOURN

9:42PM

Julie Ferriss, City Clerk

Matt Cole, Mayor

Property Tax Exemption

PROGRAM FOR SENIORS AND PERSONS WITH DISABILITIES

Clark County Assessor's Office
Assessment Services Team
2025



CLARK COUNTY WASHINGTON
ASSESSOR'S OFFICE

AGENDA

- Program Overview
- Qualifications and Eligibility
- Income Thresholds
- Income, explained
- Deductions, explained
- Required Documents
- 2025 Update - ADUs
- How to Apply
- Conclusion/Contact
- Questions



CLARK COUNTY WASHINGTON
ASSESSOR'S OFFICE

OVERVIEW

Washington State Program

- Administered by each county Assessor's office within WA state, with guidance from the Department of Revenue
- Rules of the program are set by State Legislature

Purpose

- Reduce property taxes for senior citizens and people with disabilities, allowing them to remain in their home despite increasing property taxes.

How it works

- Freezes the assessed value of the home and land
- Exempts taxpayers from paying voter-approved levies and part 2 of the state school tax
- Reduces the taxable value of the property based on income
- No obligation for repayment, no lien on the property
- Applications are renewed every 6 years maximum



QUALIFICATIONS

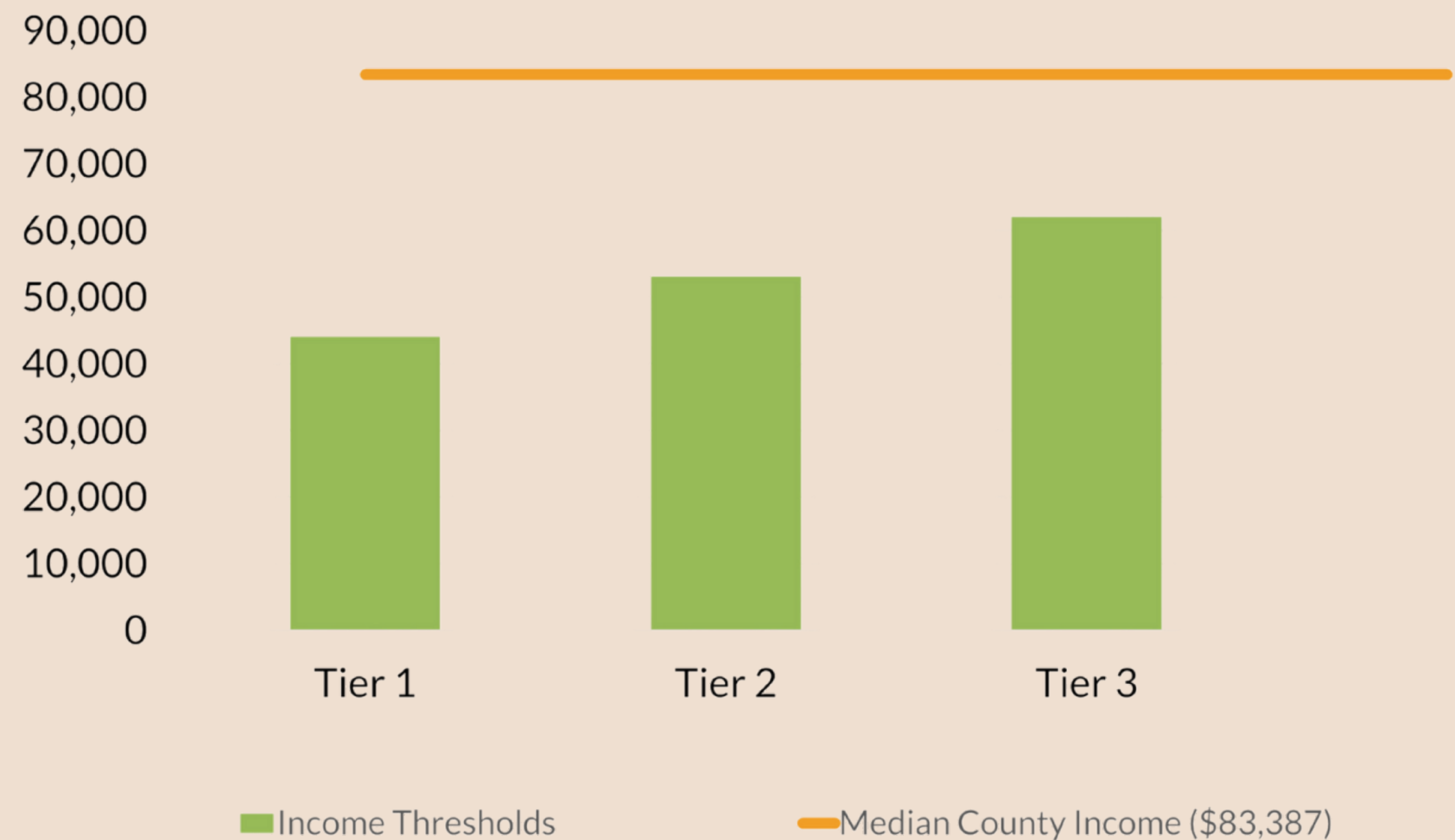
To be eligible you must meet the following requirements on December 31st of the year before the tax is due.

- Own the home by December 31 of the assessment year.
- Reside in the home as your primary residence for 6 months of the assessment year and each year going forward
- Must qualify based on either age (61+)
 - OR disability status - SSA, Doctor, or V.A.
- Income threshold: \$62,000



CLARK COUNTY WASHINGTON
ASSESSOR'S OFFICE

INCOME THRESHOLD



TIER 1: 0 - 44,000

Exempt from paying regular property tax on a portion of your assessed taxable value. Exempt from voter approved levies. Home and land value are frozen in qualifying year.

TIER 2: 44,001 - 53,000

Exempt from paying regular property tax on a portion of your assessed taxable value. Exempt from voter approved levies. Home and land value are frozen in qualifying year.

TIER 3: 53,001 - 62,000

Exempt from paying excess/voter-approved levies. Home and land value are frozen in the qualifying year.



CLARK COUNTY WASHINGTON
ASSESSOR'S OFFICE

WHAT COUNTS AS INCOME?

Income includes:

- Wages (from W-2s)
- Pensions (1099s)
- Annuities (1099s)
- Social Security Benefits (1099s)
- Social Security Disability (1099s)
- IRAs (1099s)
- Interest (1099s)
- Dividends
- V.A. Retirement

Income excludes:

- V.A. Disability payments
- DSHS Payments
- Federal Stimulus Payments
- IRA Rollovers
- Reverse mortgages
- **Must see documentation to support the income exclusion**



CLARK COUNTY WASHINGTON
ASSESSOR'S OFFICE

WHAT COUNTS AS A DEDUCTION?

Allowable Deductions

- Out-of-pocket prescription drug expenses
- Medicare premiums (All “Parts”)
- In Home Care expenses
- Nursing or Adult family home expenses
- Medical/ Mobility equipment expenses
- Long Term Care Insurance Premiums paid
- Health Insurance cost sharing out of pocket expenses
- Naturopathic treatments from Washington licensed naturopath
- Disposable medical supplies
- Prosthetic device expenses

Contact our office for a full list of deductions!



CLARK COUNTY WASHINGTON
ASSESSOR'S OFFICE

REQUIRED DOCUMENTS

With application, please provide:

- Drivers License or State ID Card
- Disability Award Letter
- Complete Tax Return including all schedules (if filed)
- Pension/Annuity 1099s
- Social Security 1099s
- If you don't file taxes – provide all W2's and all 1099's showing income
- Any expenses for allowed deductions

If applicable:

- Death Certificate for any owners
- Divorce Decree
- Copy of entire trust (with declaration of trust)



CLARK COUNTY WASHINGTON
ASSESSOR'S OFFICE

2025 UPDATES - ADUs

- Starting in 2025, accessory dwelling units (ADUs) may be eligible to be included in the exemption program!
- These changes result in a greater reduction of property taxes for the applicant because the value of the ADU is included in the reduced valuation for the program(s).
- HB2375 defines an ADU as “a separate, autonomous residential dwelling unit that provides complete independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation.” It adds this meaning of ADU to the definition of a “residence.”
- Examples of ADUs may include:
 - Hardship mobile homes
 - Above-garage apartments/renovated garages
 - Backyard cottages/tiny homes



CLARK COUNTY WASHINGTON
ASSESSOR'S OFFICE

HOW TO APPLY

- Online: [Clark.wa.gov/Assessor](https://clark.wa.gov/Assessor)
- Email: taxreduction@clark.wa.gov
- Mail: Send to -

**Senior Exemption
Clark County Assessor's Office
PO Box 5000
Vancouver WA 98666**

Assessor's Office:

- 2nd floor of the Public Service Center
- Monday – Thursday 9:00am to 4:00pm
- Appointments available select days - call for more information
- 564-397-2391

Drop Box:

- Located at the Clark County Public Service Center
- 1300 Franklin St, First Floor
- Monday – Friday between the hours of 9:00am to 5:00pm



CLARK COUNTY WASHINGTON
ASSESSOR'S OFFICE

OUTREACH EVENTS

- Friday April 25
- 9 AM – 2:30 PM
- Ridgefield Administrative and Civic Center
 - 510 Pioneer St, Ridgefield WA
- Clark.wa.gov/assessor
 - <https://clark.wa.gov/assessor/assessor-news-and-events>
 - <https://www.facebook.com/ClarkCoWAAssessor>
- Call 564.397.2391 for more info



CLARK COUNTY WASHINGTON
ASSESSOR'S OFFICE

Thank you!

QUESTIONS?

Clark County Assessor's Office
Assessment Services Team
2025



CLARK COUNTY WASHINGTON
ASSESSOR'S OFFICE

Contact Us

Visit: 1300 Franklin St., Vancouver WA 98660

* * *

Garage parking available on 1st floor.

* * *

Mail: PO BOX 5000, Vancouver, WA 98666

Phone: 564.397.2391

Facebook: facebook.com/ClarkCoWAAssessor

Website: clark.wa.gov/assessor



Property Tax Exemption

Program for seniors and persons
with disabilities

clark.wa.gov/assessor

* * *

564.397.2391

Overview

Under the exemption program, the assessed value of your property is frozen (for tax purposes) and you may be eligible for a reduction in your property taxes. This could be worth thousands of dollars in savings for you and a lien will not be placed on your property. The program is retroactive, as applicants can apply for previous years to get a refund as well. Contact us and we will walk you through the process to determine your eligibility and the level of your exemption.

Eligibility

AGE OR DISABILITY

Must be 61+ or Unable to work due to disability OR a veteran entitled to and receiving compensation from the V.A. at an 80% disability rating for a service-connected disability

RESIDENCY AND OWNERSHIP

You must reside in the home as your primary residence for a minimum of 6 months of the assessment year. You must own your home by Dec. 31 of the assessment year.

INCOME

Household income must be at or below \$62,000 in the year prior to the tax year.



Income Thresholds

Household income is calculated using the combined disposable income earned during the assessment year for you, your spouse, your domestic partner, or any co-tenants.

Income Tier	Benefits
\$0 - \$44,000	Exempt from being taxed on the greater of \$60,000 or 60% of the assessed value, special assessments, voted levies, and state school taxes pt. 2; home and land value frozen in qualifying year.
\$44,001 - \$53,000	Exempt from being taxed on the greater of \$50,000 or 35% of the assessed value (not exceeding \$70,000), special assessments, voted levies, and state school taxes pt. 2; home and land value frozen in qualifying year.
\$53,001 - \$62,000	Exempt from special assessments, voted levies, and state school taxes pt. 2; home and land value frozen in qualifying year.

2025 Updates - ADU

Legislative updates have expanded the exemption program to include accessory dwelling units (ADUs). An ADU is defined as a separate, autonomous residential unit that provides complete independent living facilities, including permanent provisions for living, sleeping, eating, cooking, and sanitation. With these changes, the value of the ADU will be considered in the reduced valuation for the exemption program. If you have a previously excluded ADU and would like to include it in your exemption, please reach out to our senior exemption team for assistance at taxreduction@clark.wa.gov or by calling 564.397.2391.

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: April 10, 2025

AGENDA ITEM NAME: Parks Capital Facilities Plan

GOVERNING LEGISLATION

PREVIOUS COUNCIL ACTION TAKEN:

SUMMARY/BACKGROUND:

As part of the Envision Ridgefield 2045 Comprehensive Plan update, the City is reviewing its Parks, Trails, and Recreation Capital Facilities Plan (Parks CFP) to guide future investments. The Parks Board has reviewed the draft and provided feedback, which has been incorporated into the current version for City Council consideration.

Council is asked to provide input on:

- **Project Prioritization:** Are projects ranked appropriately based on community demand, geographic equity, accessibility, and sustainability?
- **Project Recommendations:** Should any projects be added, removed, or adjusted?
- **Alignment with City Priorities:** Does the plan reflect Ridgefield's growth, economic, environmental, and quality-of-life goals?

This Parks CFP will also help inform the development of the Parks, Recreation, and Open Spaces (PROS) Plan, which the City is scheduled to update in 2026.

Feedback from this discussion will help refine the plan before final adoption as part of the Envision Ridgefield 2045 update. Staff recommends Council review and provide input on prioritization, recommendations, and alignment with citywide goals.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

N/A

STAFF CONTACT: Corey Crownhart, Park Manager

ATTACHMENTS:

1. DRAFT_Ridgefield Parks CFP - 2025.03.05

2. DRAFT_2025 Parks CFP Program - 2025.03.05
3. CC2025.04.10 - Parks CFP Discussion - 2025.03.31



City of Ridgefield Comprehensive Plan Update

Parks Facilities Plan

Submitted to:

City of Ridgefield Public Works
487 S 56th Pl
PO Box 608
Ridgefield, WA 98642

Prepared by:

Otak, Inc.
805 Broadway Street
Suite 130
Vancouver, WA 98660

March 2025

Project No. 021356.000

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Section 1. Introduction

The City of Ridgefield (City) resides within Clark County, Washington, and is one of the fastest-growing cities in Washington. The City's population will increase to over 26,000 people in the next two decades. The City is updating its 20-year, long-range Comprehensive Plan (Plan) to manage this growth and to develop strategies for balancing economic opportunity and employment, diverse housing types, quality of life for its residents, and the protection of natural resources. The Parks Capital Facilities Plan (CFP) is a component of the Plan and will serve as a roadmap for expansion and investment in the City's parks, trails, and open space network to meet the needs of future residents.

Parks Comprehensive Planning History

The City prepared a separate Parks, Recreation & Open Space (PROS) Plan in March 2020 to serve as a six-year guide and Plan for enhancing parks and recreation services within the City. The 2020 PROS plan served as:

“As a six-year guide and strategic Plan for enhancing park and recreation services, the Plan establishes a path forward for providing high-quality, community-driven parks, trails, natural areas, and recreational opportunities across Ridgefield. The Plan provides a vision for the City's park and recreation system, proposes updates to City service standards, and addresses departmental goals, objectives, and other management considerations toward the continuation of quality recreation opportunities, programs, and facility enhancements to benefit the residents of Ridgefield. The City developed the PROS Plan with the input of Ridgefield residents through public events and a community survey and was guided by the direction of the Parks Board. The Plan inventories and evaluates existing park and recreation areas, assesses the needs for acquisition, site development, and operations, and offers specific policies and recommendations to achieve the community's goals”
(City of Ridgefield Parks, Recreation, and Open Space Plan, March 2020)

The 2020 PROS plan was prepared with extensive input from recreation service providers, land managers, staff, stakeholders, and residents. It was an update of the 2014 plan and a requirement for the City to be eligible for state recreation and conservation grants in Washington.

Planning Purpose

The CFP planning process builds upon the City's existing 2020 PROS plan and will focus on updating the facility inventory and capital project list. This planning effort is limited to tasks meeting the Plan's requirements. It is recommended that the City initiate a separate PROS update in 2026 to formally update park facilities and maintain the City's grant funding eligibility. See the next steps detailed in Section 3 for additional recommended actions.

Section 2. Inventory

Overview

The City's park system has grown significantly over the last five years. In addition to new park and trail facilities the City has developed, several new facilities have been constructed as part of residential developments. These parks and trail facilities were privately built with the development of subdivisions and are typically maintained by a Home Owner Association (HOA). These HOA facilities consist primarily of neighborhood parks and walking paths. Though privately owned, they are open to the public and contribute to the City's overall open space network.

In addition to HOA facilities, other recreational providers offer parks, trails, and open space amenities within the City. These providers include the Port of Ridgefield, Clark County, and the U.S. Fish and Wildlife Service. The updated park inventory is listed below.

Park Facility Classifications and Inventory

The 2020 PROS plan defined five primary park facility types or classifications. Each park classification varies in size, provides unique recreation amenities, and caters to differentiated user types. The park classifications included in the CFP include the following:

Table 2-1 Park Classifications

Park Classification	Approximate Size	Primary Function/Amenities
Community Parks	15 - 50 acres	▪ Active recreation ▪ Organized team sports and facilities ▪ Passive recreation ▪ Community events/gatherings ▪ Natural areas ▪ Trails ▪ Picnic areas ▪ Parking ▪ Restrooms
Neighborhood Parks	2 - 4 acres	▪ Active recreation ▪ Passive recreation ▪ Playgrounds ▪ Sport courts ▪ Picnic areas ▪ Pathways
Pocket Parks	0.25 – 1 acre	▪ Playgrounds ▪ Seating
Special Use Facilities	varies	▪ Dedicated recreation or user group ▪ Community Centers ▪ Within a park or standalone facility
Other Facilities	varies	▪ Schools ▪ Greenways ▪ Wildlife Refuges ▪ Cemeteries

In the development of the CFP, the park facility inventory list was updated to include both the parks identified in the 2020 PROS plan and newly developed facilities since the Plan was published. The updated inventory, including park classifications and acreage, is listed below.

Table 2-2 Parks Inventory

Park Name	Classification	Acreage
Abrams Park	Community	44.20
Boyse Park	Community	5.28
Greeley Farms	Community	2.12
Horns Corner Community Park	Community	8.07
Refuge Community Park	Community	20.64
Paradise Pointe Park	Community	16.60
Ridgefield Outdoor Recreation Complex	Community	35.00
Ridgefield Waterfront Park	Community	8.00
Overlook Park	Community	1.16
Canterbury Trails (undeveloped)	Neighborhood	1.00
Davis Park	Neighborhood	0.48
Hayden Park	Neighborhood	1.72
41st Place Park	Neighborhood	0.09
Allen's Creek Park	Neighborhood	0.29
Rose Homestead Park	Neighborhood	1.09
Green Gables Playground Park	Neighborhood	0.13
DeMelo Park	Neighborhood	3.84
Sevier Park	Neighborhood	0.18
Canyon Ridge #1 Park	Pocket Park	0.18
Canyon Ridge #2 Park	Pocket Park	0.31
Cedar Creek Park	Pocket Park	0.21
Cedar Ridge Park	Pocket Park	0.20
Columbia Hills Open Space	Pocket Park	0.56

Park Name	Classification	Acreage
Columbia Hills Park	Pocket Park	0.35
Coyote Crest Park	Pocket Park	0.29
Crow's Nest Park	Pocket Park	0.50
Eagle's View Park	Pocket Park	0.23
Goldfinch Park	Pocket Park	0.13
Lark Park	Pocket Park	0.61
Marsh Park	Pocket Park	0.24
Osprey Pointe Park	Pocket Park	0.70
Pioneer Medium Park	Pocket Park	0.59
Ridgefield Woods Park	Pocket Park	0.24
Teal Park	Pocket Park	0.79
Sevier 2 Park	Pocket Park	0.31
Community Park	Special Facility	0.37
Ridgefield Skate Park	Special Facility	0.11
Ridgefield Dog Park	Special Facility	2.00
Motorized Boat Launch	Special Facility	0.90
Kayak Launch	Special Facility	0.25
Pioneer Picnic Park	Special Facility	0.09
Total Park Acreage		160.1

Table 2-3 Other Park and Open Space Resources

Facility Name	Classification	Acreage
Ridgefield Cemetery	Cemetery	9.80
Ridgefield National Wildlife Refuge	Wildlife Refuge	4150
Flume Creek Conservation Area	Greenway	150.33
Ridgefield School District - High School	School	60.00
Ridgefield School District - View Ridge Middle School	School	20.00
Ridgefield School District - Union Ridge Elementary School	School	18.50
Total Other Park and Open Space Resources Acreage		4408.6

Trail Facility Classifications and Inventory

In addition to park classifications, the CFP inventory includes a summary of trails and pathways. The trail classifications are based on the 2020 PROS plan, which includes water trails added to the inventory. The trail classifications include the following:

Table 2-4 Trail Classifications

Classification	Trail Width	Primary Function/Amenities
Multi-use	10 – 12 feet	▪ Separated from right-of-way ▪ Two-way, paved surfacing ▪ Bikes, walkers, and other wheeled modes ▪ Soft-surface shoulders ▪ Trailheads and parking
Single-use	3 – 10 feet	▪ Local paths within a subdivision ▪ Activity-specific trails (e.g., bikes) ▪ Paved or soft-surface ▪ Includes pathways within parks
Water	n/a	▪ Regional paddling routes on local waterways ▪ Includes launch and dock facilities

The trail facility inventory list has been updated with the development of the CFP. The updated inventory includes the trails identified in the 2020 PROS plan and newly developed trail facilities since the Plan was published. The updated inventory, including trail classifications and Length, is listed below:

Table 2-5 Trails Inventory

Trail Name	Classification	Length (feet)
50th Place Trail	Single-use	1,815
8th Court Circle Trail	Single-use	497
Abrams Park Trails-Disc Golf Coarse Trail	Multi-use	1,426
Abrams Park Trails-Heron Dr. to Pioneer St.	Multi-use	4,711
Abrams Park Trails-Hillhurst/Gee Creek Trail	Multi-use	2,640
Abrams Park Trails-Mayors Meadow Trail 1	Multi-use	1,161
Canterbury Trail	Single-use	1,149
Cedar Ridge Trail	Single-use	1,160
Clover Hill #5 Trail	Single-use	2,090
Hawks Landing Trail	Single-use	1,424
Heron Trail	Single-use	4,711
Hillhurst Highland Trail	Single-use	1,058
N. Falcon Trail	Single-use	180
Osprey Point Trail	Single-use	1,571
Pioneer Canyon Trails-N. 3rd Circle Trail	Multi-use	2,210
Pioneer Canyon Trails-N. Kyle Place Trail	Multi-use	611
Pioneer Canyon Trails-Pioneer Medium Trail	Multi-use	1,439
Pioneer Canyon Trails-Pioneer Picnic Trail	Multi-use	500
Reiman Trail	Single-use	906

Ridgefield Woods Trail	Single-use	916
Sevier 1 Trail	Single-use	876
Sevier 2 Trail	Single-use	1,187
Symthe Trail	Single-use	512
Teal Crest Trail	Single-use	300
Total Length (feet)		35,050
Total Length (miles)		6.6

In addition to land trails, the CFP has noted the water trail that is accessible within the City. The Lewis River-Vancouver Lake Water Trail includes 32 miles of water access between Vancouver Lake and Lewis River. Approximately 2.4 miles of the water trail extends through the City, following Lake River along Ridgefield National Wildlife Refuge and Ridgefield Waterfront Park. The City's waterfront park serves as an access point and launch site for the water trail.

Capital Facility Plan

The pace of anticipated growth in the City over the next two decades will require new investments in park and trail facilities. The CFP, in this section, identifies the necessary system investments to ensure that the City has sufficient lands and developed parks and trail facilities to accommodate community growth. The parks CFP below summarizes the anticipated needed investments in capital projects over the next six years, including:

- Costs to acquire new parklands.
- Costs to develop new park and trail facilities.
- Costs to repair existing assets.
- Capital costs associated with additional staff needed to plan, operate, and maintain new and existing parks.

Recommendations

The CFP below is based on the following recommendations provided during the development of the Plan:

- Continue the development of a regional trail system through the Gee Creek Greenway.
- Require the construction of new trails or the dedication of trail easements within residential and commercial developments. Focus on trail projects that expand connectivity across the City and maximize accessibility.
- In partnership with the Port, develop a waterfront park and trail that maximizes recreation opportunities along Lake River. Enhance connections to the Lewis River-Vancouver Lake Water Trail and the Ridgefield National Wildlife Refuge.
- Acquire park sites in priority areas to ensure equitable access to parks and recreation facilities throughout the City. In particular, the City should focus on land acquisition in the urban growth expansion area east of I-5 and new parklands in the Carty Road subarea.
- Incorporate trail connectivity improvement needs into transportation and utility system planning efforts. Important connectivity enhancement opportunities include replacing the Abrams Park vehicular bridge, which serves both park users and the City's drinking water wells, and the 10th Street I-5 overpass, which will link the City's east and west sides. Partner with private development to build new parks, tot lots, and pathways within urbanizing areas to ensure convenient, safe, and accessible access to open space for the City's newest residents.
- Partner with the county, school district, and non-profits to plan and develop park and recreational facilities that provide a high quality of life and access to outdoor areas.
- Maintain access to high-quality sports fields and take advantage of the economic benefits of youth league sports at city and school recreational facilities.
- Partner with the school district and non-profit organizations to expand recreational and community education programs. The City should also initiate a study to determine the types of recreational programs desired within the community, how much participants are willing to pay for these services, and the best method for expanding programs within the community (i.e., city-provided programs, partnerships with nonprofits or school district, etc.). Potential recreation programs include youth and adult sports leagues, enrichment classes, after-school programs, and summer activities.
- Develop design standards for park development, including facility types, typical amenities, and material and construction standards.
- Unify park signage and create a cohesive branded park system that represents the City.

6-Year Parks Capital Facility Plan

The CFP table below lists the priority projects and the anticipated costs for these improvements. The CFP will serve as the guide for future City annual budget requests. Most of the improvements listed below are projects and improvement costs identified in the 2020 PROS plan that have been carried forward to this CFP. The Major Maintenance program estimates annual expenses needed to maintain major park assets across the system and is anticipated to address the repair and replacement of aging facilities.

Table 3-1 CPF Priority Projects

Project Name	Type	Classification	2025	2026	2027	2028	2029	2030	TOTAL
2026-2032 Parks, Recreation, and Open Spaces (PROS) Plan	Planning	Planning Document		\$100,000					\$100,000
Trail System Assessment & Connectivity Plan	Planning	Planning Document			\$100,000				\$100,000
Parks Revenue Program	Planning	Revenue Study	\$50,000						\$50,000
Carty Road Neighborhood Park 1 (Target Area I)	Acquire	Neighborhood Park					\$400,000		\$400,000
Carty Road Neighborhood Park 2 (Target Area J)	Acquire	Neighborhood Park						\$400,000	\$400,000
East Side Neighborhood Park (Target Area C)	Acquire	Neighborhood Park			\$400,000				\$400,000
Upper Gee Creek Neighborhood Park (Target Area K)	Acquire	Neighborhood Park				\$400,000			\$400,000
Greely Farms Parkland (Target Area I)	Acquire	Community Park	\$375,000						\$375,000
Ridgefield Community Center*	Development	Community Center	\$1,500,000						\$1,500,000
<i>Design & Engineering</i>			\$1,500,000						\$1,500,000
<i>Construction</i>									\$0
Abrams Park Redevelopment*	Development	Park Renovation			\$240,000	\$960,000			\$1,200,000
<i>Phase 1 Design & Engineering</i>					\$240,000				\$240,000
<i>Phase 1 Construction</i>						\$960,000			\$960,000
Boyse Park*	Development	Community Park	\$245,000			\$170,000	\$670,000		\$1,085,000
<i>Phase 1 Design/Build</i>			\$245,000						\$245,000
<i>Phase 2 Design & Engineering</i>						\$170,000			\$170,000
<i>Phase 2 Construction</i>							\$670,000		\$670,000
Paradise Pointe Park*	Development	Community Park	PIF Credits				\$428,400	\$1,713,600	\$2,142,000
<i>Phase 1 Design/Build</i>			PIF Credits						\$0
<i>Phase 2 Design & Engineering</i>							\$428,400		\$428,400
<i>Phase 2 Construction</i>								\$1,713,600	\$1,713,600

Table 3-2 CPF Priority Projects (continued)

Project Name	Type	Classification	2025	2026	2027	2028	2029	2030	TOTAL
Horns Corner Park*	Development	Community Park		\$400,000	\$1,600,000				\$2,000,000
<i>Design & Engineering</i>				\$400,000					\$400,000
<i>Construction</i>					\$1,600,000				\$1,600,000
Refuge Park (Dog Park)*	Development	Community Park				\$150,000	\$600,000		\$750,000
<i>Phase 2 Design & Engineering</i>						\$150,000			\$150,000
<i>Phase 2 Construction</i>							\$600,000		\$600,000
Gee Creek Trail - North Segment*	Development	Arterial Trail	\$220,000		\$1,010,000				\$1,230,000
<i>Design & Engineering</i>			\$220,000						\$220,000
<i>Construction</i>					\$1,010,000				\$1,010,000
Waterfront Park (Partnership Project)*	Development	Community Park							\$0
<i>Design & Engineering</i>									\$0
<i>Construction</i>									\$0
Abrams Park Improvement – Caretake House Demolition	Major Maint.	Stewardship	\$60,000						\$60,000
RORC Improvement – Field House Design/Build	Major Maint.	Stewardship	\$220,000						\$220,000
Playground Replacement – Onslow Nature Playground	Major Maint.	Stewardship	\$25,000						\$25,000
Park Preservation Program	Major Maint.	Stewardship		\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
Park Preservation Program – RORC Specific	Major Maint.	Stewardship		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
		TOTAL	\$2,695,000	\$750,000	\$3,600,000	\$1,930,000	\$2,348,400	\$2,363,600	\$13,687,000

Table 3-3 CPF Priority Projects (continued)

*Notes
Development Estimate Assume 20% for Design/Engineering
Ridgefield Community Center - Construction Costs to be considered with Partnership Developments
Abrams Park Redevelopment - Estimate Based on Master Plan and 2024 RCO Application
Boyse Park - Estimate Based on Master Plan and 2024 RCO Application
Paradise Pointe Park - Estimate Based on Master Plan
Horns Corner Park - Estimate Based on Previous Parks CFP
Refuge Park (Dog Park) - Estimate Based on Previous Parks CFP
Gee Greek Trail North Segment - Estimate Based on Approved FLAP Grant Funding
Waterfront Park - Costs to be considered with Partnership Development

Implementation

Funding for the proposed parks system will require the CFP to be implemented through a combination of City-funded improvements, privately developed facilities, and partnership projects. The current funding strategies for park and trail improvements include a range of funding mechanisms, including:

- General Funds are dedicated from the City's annual budget for developing or rehabilitating park facilities or equipment. General fund projects may include partnership projects, Public Works (e.g., trail development within the right of way), and the acquisition of multipurpose sites (e.g., regional stormwater facilities that may include walking paths).
- Park Impact Fees are collected on new developments within the City to fund the construction of new parks and trail facilities to meet the demand of new residents. In lieu of collecting impact fees, the City may elect to defer fees in exchange for developer or HOA-constructed and maintained facilities.
- Metropolitan Park Districts, authorized under Chapter 35.61 of the Revised Code of Washington, may be created to fund the planning, development, maintenance, and management of parks and recreation facilities. The City should study the viability of creating a park district to fund the development and operation of its park system.
- Partnerships with the Ridgefield School District, Port of Ridgefield, Clark County, and other non-profit organizations that allow for the development or operations of public recreation and open space projects. Partnerships include work performed by civic organizations, schools, and other volunteer groups.
- Grants are available from the Washington State Recreation and Conservation Office, Federal Highway Administration, and other dedicated grant sources for the development or enhancement of park and trail projects. Grant projects often require a local match, which may include City park impact and general funds.
- Other funding sources include voter and council-approved bonds.

PROS Plan Update

Following the adoption of the CFP, the City should initiate an update to the 2020 PROS plan starting in late 2025. The PROS plan update will take approximately 12 months to complete, including public engagement and council adoption. The planning process should include the following elements:

- Update the PROS plan goals and objectives with a focus on universal accessibility, connectivity between trails and parks, and equitable distribution of park and trail facilities throughout the City.
- Conduct park-focused public and stakeholder engagement to refine community needs and desires.
- Evaluate current and future recreation trends.
- Based on community input, update the park inventory and classification system.
- Confirm the level of service and assess the needs of the City's park system based on community input.
- Develop a detailed capital plan with planning, design, and construction cost estimates.
- Prepare an implementation plan identifying strategies and funding options for building the park system.

Trail Connectivity Plan

In addition to updating the PROS plan, the City should develop a standalone Trail Connectivity & System Plan to identify missing links in the trail network and guide long-term planning for a fully connected trail system. The trail plan should focus on enhanced connectivity between downtown Ridgefield, the areas around Pioneer Street, and west of the 35th Avenue roundabout.

DRAFT_2025 Parks Capital Facilities Program

(as of 03/04/2025)

Project Name	Type	Classification	2025	2026	2027	2028	2029	2030	TOTAL
2026-2032 Parks, Recreation, and Open Spaces (PROS) Plan	Planning	Planning Document		\$100,000					\$100,000
Trail System Assessment & Connectivity Plan	Planning	Planning Document			\$100,000				\$100,000
Parks Revenue Program	Planning	Revenue Study	\$50,000						\$50,000
Carty Road Neighborhood Park 1 (Target Area I)	Acquire	Neighborhood Park					\$400,000		\$400,000
Carty Road Neighborhood Park 2 (Target Area J)	Acquire	Neighborhood Park						\$400,000	\$400,000
East Side Neighborhood Park (Target Area C)	Acquire	Neighborhood Park			\$400,000				\$400,000
Upper Gee Creek Neighborhood Park (Target Area K)	Acquire	Neighborhood Park				\$400,000			\$400,000
Greely Farms Parkland (Target Area I)	Acquire	Community Park	\$375,000						\$375,000
Ridgefield Community Center*	Development	Community Center	\$1,500,000						\$1,500,000
Design & Engineering			\$1,500,000						\$1,500,000
Construction									\$0
Abrams Park Redevelopment*	Development	Park Renovation			\$240,000	\$960,000			\$1,200,000
Phase 1 Design & Engineering					\$240,000				\$240,000
Phase 1 Construction						\$960,000			\$960,000
Boyse Park*	Development	Community Park	\$245,000			\$170,000	\$670,000		\$1,085,000
Phase 1 Design/Build			\$245,000						\$245,000
Phase 2 Design & Engineering						\$170,000			\$170,000
Phase 2 Construction							\$670,000		\$670,000
Paradise Pointe Park*	Development	Community Park	PIF Credits				\$428,400	\$1,713,600	\$2,142,000
Phase 1 Design/Build			PIF Credits						\$0
Phase 2 Design & Engineering							\$428,400		\$428,400
Phase 2 Construction								\$1,713,600	\$1,713,600
Horns Corner Park*	Development	Community Park		\$400,000	\$1,600,000				\$2,000,000
Design & Engineering				\$400,000					\$400,000
Construction					\$1,600,000				\$1,600,000
Refuge Park (Dog Park)*	Development	Community Park				\$150,000	\$600,000		\$750,000
Phase 2 Design & Engineering						\$150,000			\$150,000
Phase 2 Construction							\$600,000		\$600,000
Gee Creek Trail - North Segment*	Development	Arterial Trail	\$220,000		\$1,010,000				\$1,230,000
Design & Engineering			\$220,000						\$220,000
Construction					\$1,010,000				\$1,010,000
Waterfront Park (Partnership Project)*	Development	Community Park							\$0
Design & Engineering									\$0
Construction									\$0
Abrams Park Improvement - Caretake House Demolition	Major Maint.	Stewardship	\$60,000						\$60,000
RORC Improvement - Field House Design/Build	Major Maint.	Stewardship	\$220,000						\$220,000
Playground Replacement - Onslow Nature Playground	Major Maint.	Stewardship	\$25,000						\$25,000
Park Preservation Program	Major Maint.	Stewardship		\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
Park Preservation Program - RORC Specific	Major Maint.	Stewardship		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
TOTAL			\$2,695,000	\$750,000	\$3,600,000	\$1,930,000	\$2,348,400	\$2,363,600	\$13,687,000

***Notes**

Development Estimate Assume 20% for Design/Engineering
Ridgefield Community Center - Construction Costs to be considered with Partnership Developments
Abrams Park Redevelopment - Estimate Based on Master Plan and 2024 RCO Application
Boyse Park - Estimate Based on Master Plan and 2024 RCO Application
Paradise Pointe Park - Estimate Based on Master Plan
Horns Corner Park - Estimate Based on Previous Parks CFP
Refuge Park (Dog Park) - Estimate Based on Previous Parks CFP
Gee Greek Trail North Segment - Estimate Based on Approved FLAP Grant Funding
Waterfront Park - Costs to be considered with Partnership Development



Parks, Trails, and Recreation Capital Facilities Plan

City Council | Public Meeting
April 10, 2025



Introduction

Project Overview

- The Park, Trail, and Recreation Capital Facilities Plan (CFP) is a component of the Envision Ridgefield 2045 Comprehensive Plan Project
- Outlines capital projects for Parks and Trails over the next six years.

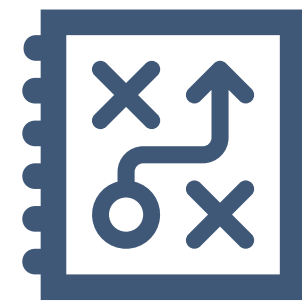
Tonight's Discussion

- Overview of Parks Capital Project process and order of operations
- Discuss Project Prioritization Principles
- Discuss 2025 Capital Facilities Plan Draft
- Provide Feedback to Staff to Plan Refinement

Tonight's Objective

Provide Feedback and Input to Staff on the Parks CFP and its prioritization

Why Have a Parks and Trails CFP?



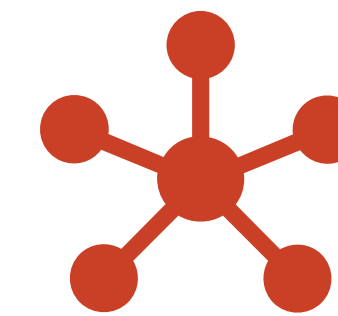
Community Involvement & Strategic Planning

- **Public Engagement:** Involves residents in shaping the future of Parks, Trails, and Recreation.
- **Comprehensive Plan Alignment:** Ensures future planning documents (PROS Plan, Budget Requests, etc.) are aligned with Envision Ridgefield 2045.



Efficient Use of Limited Resources

- **Fiscal Stewardship:** Balances community desires with financial and staff capacity.
- **Transparency and Accountability:** Provides a structured, realistic approach aligned with Council priorities and goals.



System-Focused Lens for Park and Trail Facilities

- **Interconnect Parks & Rec:** Ensures Parks, trails, and recreation facilities complement each other.
- **Realistic and Achievable:** Ensures logical project order of operations, sustainable cadence, and strategic budgeting.

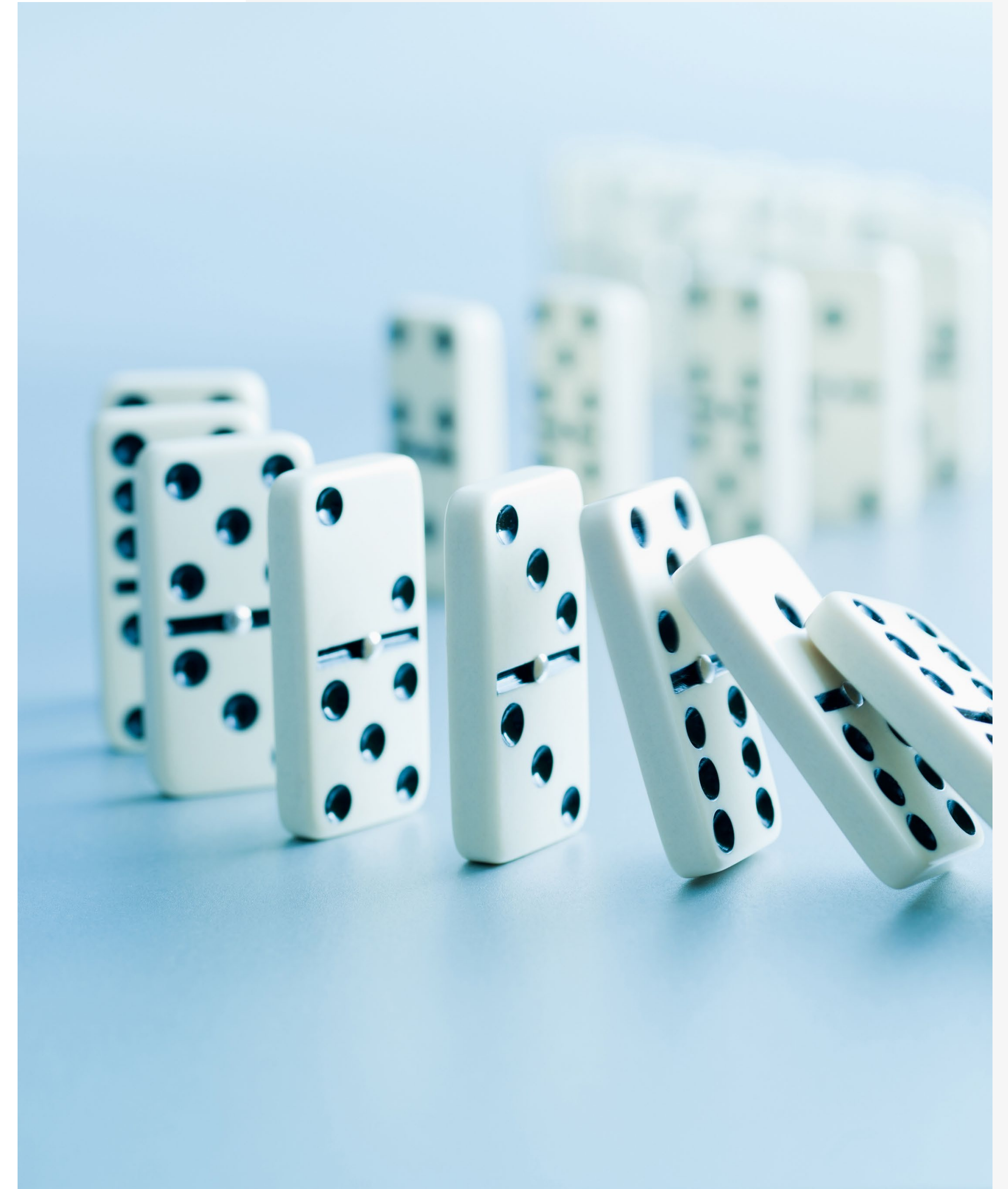
System-Level Approach

Cohesive System

- Parks and Trails interact and support one another
- Classifications (Ex. Community, Neighborhood, Pocket)
- To serve a diverse user set and population.

Concepts to Consider

- **Project Order of Operations** – logical progression from acquisition to construction
- **Project Cadence** – staggered projects to ensure continuous progress
- **Resource Capacity** – aligning staffing and funding needs and capabilities.
- **Budgeting** – realistic financial planning and grant alignment.



Classification of Capital Projects



PLANNING



- PROS Plan
- Master Planning
- Other City Planning Opportunities



Major Maintenance



- Replacement of Aging Assets
- Costly Routine Improvements
- Unexpected Capital Improvements



Development

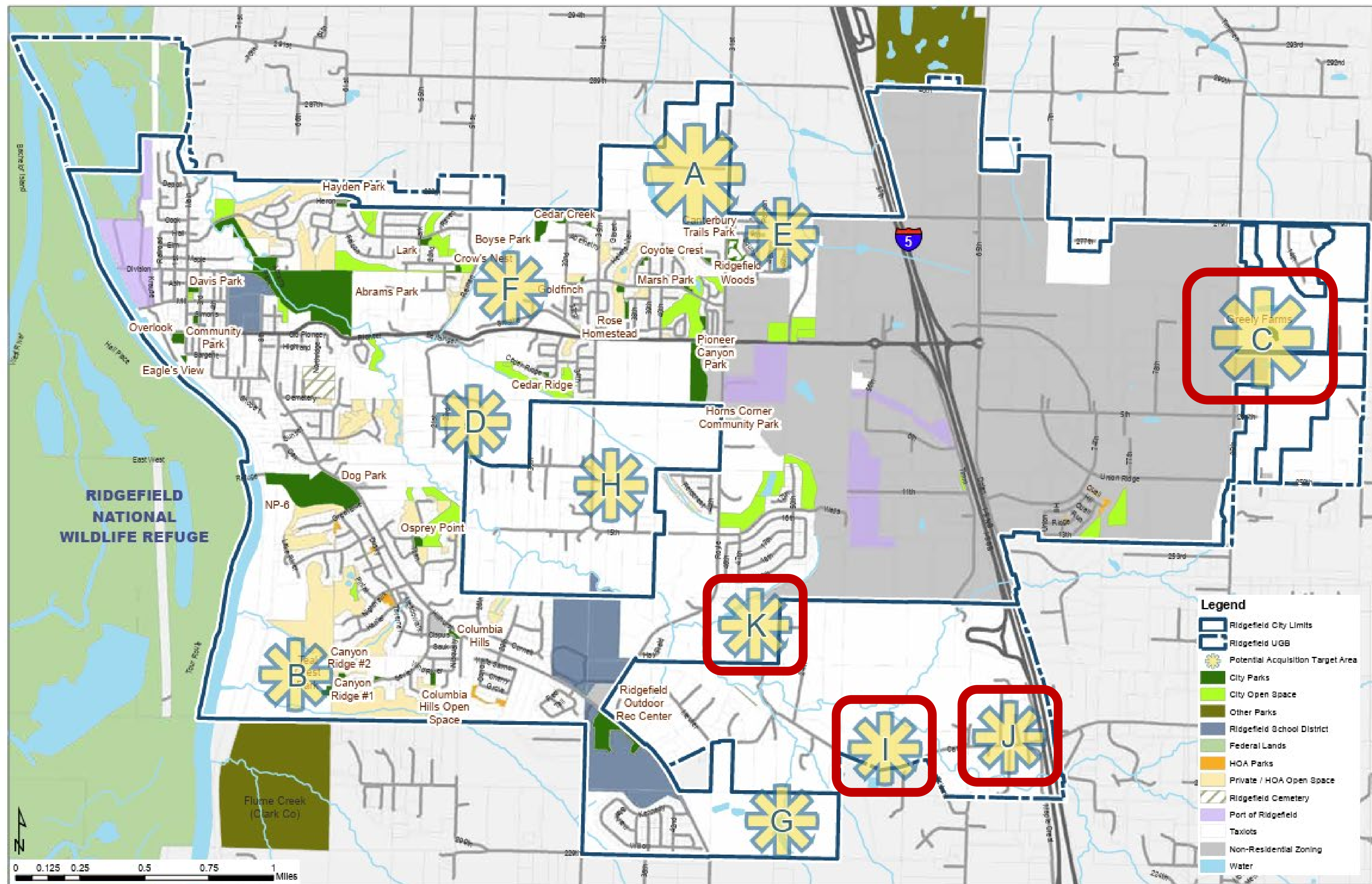


- Land Acquisition
- Design & Permitting
- Facility Construction

CFP Land Acquisitions - DRAFT

Project Title	Source of Project	Previous Actions	Next Steps & Estimated Costs*
Greely Farms Park Land (Acquisition Target Area C)	2020-2026 PROS Plan CFP	Approved in 2025 Budget	2025 Parkland Purchase (\$375,000)
East Side Neighborhood Park (Acquisition Target Area C)	2020-2026 PROS Plan CFP	No Activity	2027 Parkland Purchase (\$400,000)
Upper Gee Creek Neighborhood Park (Acquisition Target Area K)	2020-2026 PROS Plan CFP	No Activity	2028 Parkland Purchase (\$400,000)
Carty Road Neighborhood Park 1 (Acquisition Target Area I)	2020-2026 PROS Plan CFP	No Activity	2029 Parkland Purchase (\$400,000)
Carty Road Neighborhood Park 2 (Acquisition Target Area J)	2020-2026 PROS Plan CFP	No Activity	2030 Parkland Purchase (\$400,000)

*Estimated Costs are based on adopted Master Plans, previous grant applications, or the 2020 Parks, Recreation, and Open Spaces (PROS) Plan.



CFP Design/Eng. & Construction – DRAFT

Project Title	Source of Project	Previous Actions	Next Steps & Estimated Costs
Ridgefield Community Center Design & Engineering Construction	Council Direction	Design & Eng. Approved in 2025 Budget	2025 Design & Engineering (\$1,500,000) 2026 Construction (TBD)
Abrams Park Redevelopment (Various Phases) Design & Engineering Construction	2020-2026 PROS Plan CFP	Master Plan Completed in 2024	2027 Phase 1 Design & Eng. (\$240,000) 2028 Phase 1 Const. (\$960,000)
Boyse Park Phase 2 Design & Engineering Construction	2020-2025 PROS Plan CFP	Master Plan Compete in 2023 Phase 1 Design/Build in 2025 (2024 Rollover)	2025 Design/Build (\$245,000) 2028 Phase 2 Design & Eng. (\$170,000) 2029 Phase 2 Const. (\$670,000)
Paradise Pointe Park Phase 2 Design & Engineering Construction	2020-2025 PROS Plan CFP	Master Plan Completed in 2024 Phase 1 Design/Build in 2025	2029 Phase 2 Design & Eng. (\$428,000) 2030 Phase 2 Construction (\$1,713,600)
Horns Corner Park Design & Engineering Construction	2020-2025 PROS Plan CFP	Master Plan Completed in 2023	2026 Design & Eng. (\$400,000) 2027 Construction (\$1,600,000)
Refuge Park Phase 2 (Dog Park) Design & Engineering Construction	2020-2026 PROS Plan CFP	Master Plan Completed in 2022	2028 Design & Eng. (\$150,000) 2029 Construction (\$600,000)
Gee Creek Trail – North Segment Design & Engineering Construction	2020-2025 PROS Plan CFP	Master Plan Completed in 2021 Design & Eng. Approved in 2025 Budget	2025 Design & Eng. (\$220,000) 2027 Construction (\$1,010,000)
Waterfront Park (Partnership Project) Design & Engineering Construction	2020-2026 PROS Plan CFP	Master Plan Completed in 2024	TBD Design & Eng. (TBD) TBD Construction (TBD)

*Estimated Costs are based on adopted Master Plans, previous grant applications, or the 2020 Parks, Recreation, and Open Spaces (PROS) Plan.

CFP Planning Projects - DRAFT

Project Title	Source of Project	Previous Actions	Next Actions & Estimated Costs*
Parks Revenue Program	Council Direction	Approved in 2025 Budget	2025 Contracted Services (\$50,000)
2026-2032 Parks, Recreation, and Open Spaces (PROS) Plan	Growth Management Act	2020-2026 PROS Plan Expires in Jan 2027	2026 Contracted Services (\$100,000)
Trail System Assessment & Connectivity Plan	New	No Activity	2027 Contracted Services (\$100,000)

**Estimated Costs are based on adopted Master Plans, previous grant applications, or the 2020 Parks, Recreation, and Open Spaces (PROS) Plan.*

CFP Major Maintenance - DRAFT

Project Title	Source of Project	Previous Actions	Next Steps & Estimated Costs*
Abrams Park Improvement <i>Caretaker House Demolition</i>	Council Direction	Approved in 2025 Budget	2025 Improvement (\$60,000)
RORC Improvement <i>Field House Design/Build</i>	Council Direction	Approved in 2025 Budget	2025 Improvement (\$220,000)
Playground Replacement <i>Onslow Nature Play</i>	Council Direction	Approved in 2025 Budget	2025 Improvement (\$25,000)
Park Preservation Program (Major Maintenance) <i>(Replacing Playgrounds, Parking Lots, etc.)</i>	New	N/A	Annual Park Preservation Fund (\$150,000)
Park Preservation Program – RORC Specific <i>(Safety Nets, Turf, Parking Lot, etc.)</i>	New	N/A	Annual Park Preservation Fund - RORC (\$100,000)

**Estimated Costs are based on adopted Master Plans, previous grant applications, or the 2020 Parks, Recreation, and Open Spaces (PROS) Plan.*

Current Implementation & Funding Models

- General Funds

Annual budget allocation for developing or rehabilitating parks and equipment. May include partnership projects and public works (e.g., trail development).

- Partnerships

Collaboration with local organizations (e.g., Ridgefield School District, Port of Ridgefield) to develop and maintain parks and open spaces.

- Grants

Funding from the Washington State Recreation and Conservation Office, Federal Highway Administration, and other grant sources.

- Park Impact Fees

Fees collected from new developments to fund park and trail facilities, or developer constructed facilities.

Council Discussion

Prioritization Criteria

- What factors should guide project prioritization (e.g., community demand, geographic equity)? What criteria should determine when phasing is appropriate or not?

Project Preferences

- Are there specific projects or amenities you'd recommend to add, remove, or emphasize?

Final Direction

- Does the draft Parks CFP reflect the city's priorities? What adjustments need to be made?





Contact Us

*Public Works Department
Parks, Trails, and Recreation Division*

Corey Crownhart, MSML

(he/him)

Title: Parks Manager

Phone: (360) 887-6010

Email: corey.crownhart@ridgefieldwa.us

Thank You

The City of Ridgefield, Washington

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: April 10, 2025

AGENDA ITEM NAME: Second Reading of Ordinance 1448 - Amendments to Ridgefield Municipal Code 10.12, On-Street Parking Regulations for Certain Sections of STaverner 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.

First reading of Ordinance 1448.

SUMMARY/BACKGROUND:

This is the second reading of Ordinance 1448 and follows discussion at the March 27, 2025 council meeting regarding the proposed parking changes.

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, 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 S Cispus Way and were parking in front of or directly adjacent to the community mailbox unit at times during the day. Additionally, due to a hill and downgrade approaching S Taverner Drive, taller parked vehicles were partially blocking sight distance of a STOP sign at that intersection.

The Public Works Director/City Engineer analysis indicated 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.

At the March 27, 2025 Council meeting, there was substantial discussion about the extent of the proposed parking changes along S Cispus Way. The City Engineer was directed to assess potential sight distance issues with vehicles parking on the south side of S Cispus Way in the short blocks between S Taverner Drive and S Meadowlark Loop. Between S Meadowlark Loop and Sevier Road, the concern is the potential operational impacts of large commercial vans that frequently park on the north side shifting to the south side and whether there is adequate room for them to park without encroaching into adjacent intersections.

Regarding the west end of S Cispus Way, The City Engineer concluded that there would be a moderate sight distance obstruction with vehicles parking on the south side of S Cispus Way between S Taverner Drive and S Meadowlark Loop. At the east end of S Cispus Way, measurements indicate there is the same amount of distance for two vehicles to park between Meadowlark Drive and Sevier Road either on the north or south sides of the road. Commercial vans parked on the south side would not pose a sight distance obstruction for vehicles turning from S Meadowlark Loop onto S Cispus Way in either direction.

On April 3, 2025, staff distributed fliers in an expanded area including the affected neighborhoods with a revised proposal discussed at the March 27 meeting. A total of 70 fliers were distributed with the

Council email address listed for residents to send their comments directly to City Council.

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. A public hearing was held March 27, 2025.

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

“I move to adopt Ordinance No. 1448 with the proposed parking changes mapping as presented.”

STAFF CONTACT: Chuck Green, Public Works Director

ATTACHMENTS:

1. Taverner Proposed Parking Changes 04-10-25

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:



Washington
Seadoo rentals
Temporarily closed

Taverner Ridge Proposed Parking Changes

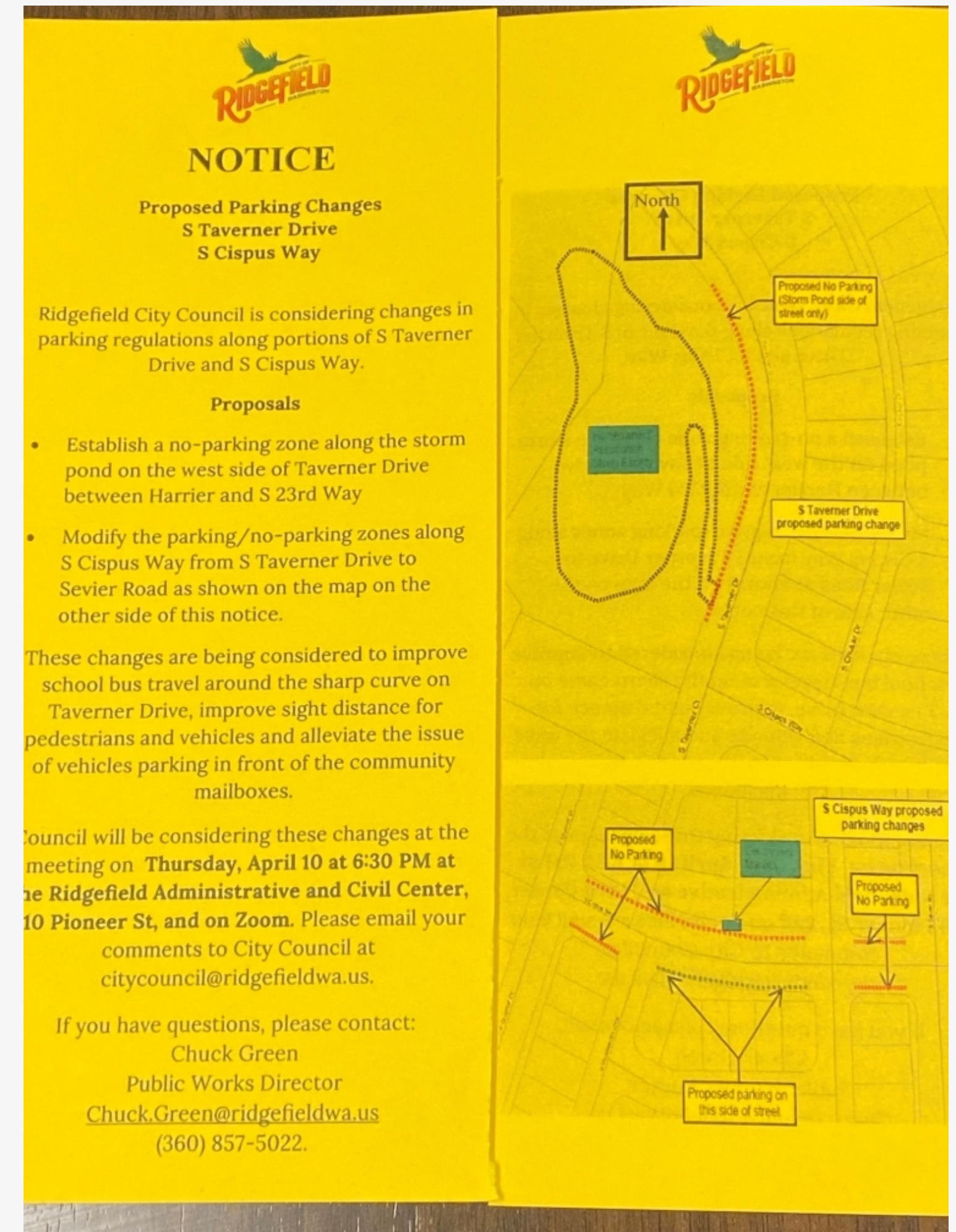
Ridgefield City Council | April 10, 2025

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**
 - January: Public Works Director, accompanied by two members of HOA, knocked on doors adjacent to proposed parking changes, left 32 door hangers
 - Two residents responded, one in favor and one with questions.
 - April: 70 door hangers left with adjacent residents and homes within two blocks including Chukar alley.



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 vehicle on south side (no parking now, would be allowed with “flip” of parking zones). Partial sight distance obstruction turning from Meadowlark Loop.

Issue Photos: S Cispus & S Taverner Drive



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



Taverner Ct. looking toward Taverner Drive – weekend day, no parked vehicles.

Parking Measurements: Cispus Way

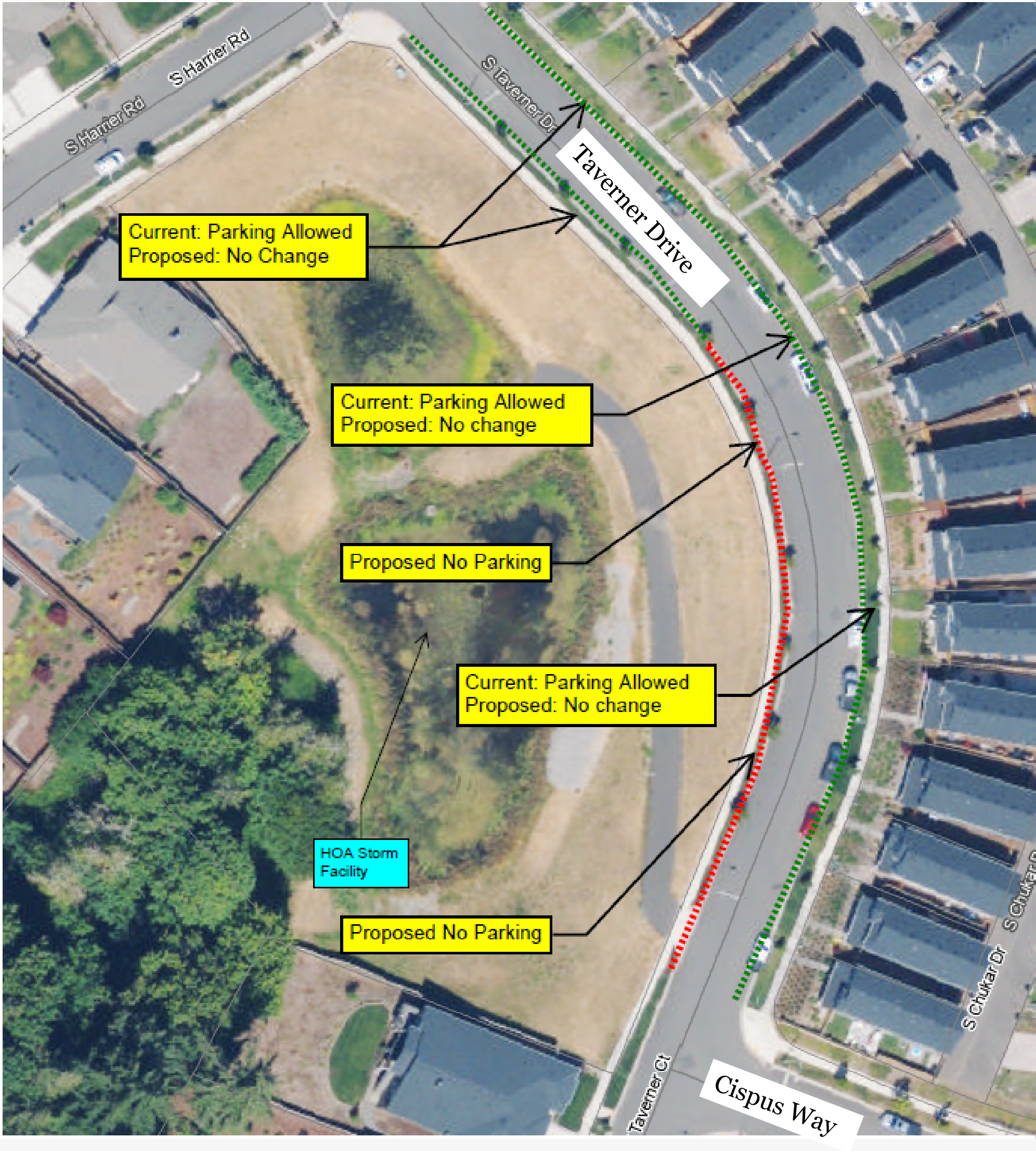


Slightly more parking supply on north side of the street compared to the south side, Taverner Drive end.

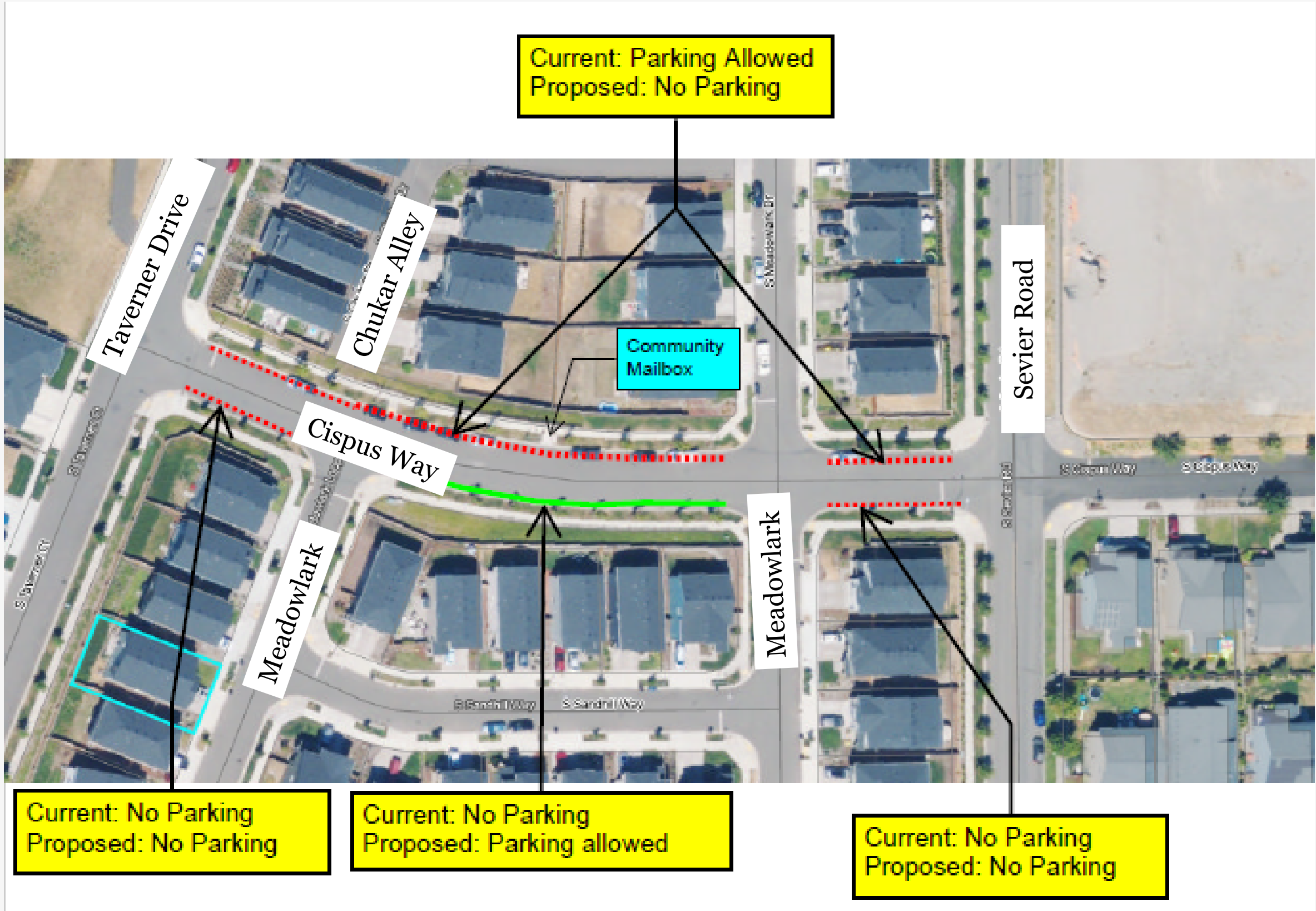


Measured parking lane distances, Meadowlark to Sevier. Length of parking lane is approximately the same on both sides of the street.

Proposed Parking Changes Map



Taverner Drive proposed parking changes.



Cispus Way proposed parking changes.

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: April 10, 2025

AGENDA ITEM NAME: Second Reading of Ordinance No. 1446 - Mukensnabl Petition to Annex

GOVERNING LEGISLATION

RCW 35a.14 - Annexation by Code Cities

PREVIOUS COUNCIL ACTION TAKEN:

Council approved Resolution No. 653 - Mukensnabl Intent to Annex on September 12, 2024.
Council held a public hearing and first reading of Ordinance No. 1446 - Mukensnabl Intent to Annex on March 13, 2024.

SUMMARY/BACKGROUND:

See attached staff report.

BUDGET/FINANCIAL IMPACTS:

Property tax revenue from annexed parcel.

RECOMMENDED ACTION OR MOTION:

To approve the Mukensnabl Petition to Annex: "I move to adopt Ordinance No. 1446 as presented."

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. Staff Report
2. Applicant's Narrative
3. Survey and Legal Description
4. Certificate of Sufficiency

ORDINANCE NO. 1446

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF RIDGEFIELD APPROXIMATELY 5.8 ACRES IDENTIFIED AS THE MUKENSNABL ANNEXATION AREA AND ASSIGNING THE ZONING OF THE ANNEXED AREA AS RESIDENTIAL LOW DENSITY 4 WITH THE URBAN HOLDING 10 OVERLAY.

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

WHEREAS, the proposed annexation area (Mukensnabl Annexation Area comprised of Assessor's parcel 215870000) is within the Ridgefield Urban Growth Area as shown on the Ridgefield Urban Growth Area Comprehensive Plan Map of the Clark County 20-Year Comprehensive Growth Management Plan which the Board of Clark County Councilors adopted on June 28, 2016, Ordinance No. 2016-06-12; and

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

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

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

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

WHEREAS, on September 12, 2024 the City Council of the City of Ridgefield adopted Resolution No. 653 accepting a notice of intent to annex for the Mukensnabl Annexation Area; and

WHEREAS, the City of Ridgefield received a petition to annex for the Mukensnabl Annexation Area and assigned File Nos. MASTER-24-0083 and PLZ-24-0098; and

WHEREAS, the City is designating subject properties Residential Low Density 4 pursuant to RDC 18.210.015.A, the 2016 Ridgefield Urban Area Comprehensive Plan, and the Carty Road Subarea Plan; and

WHEREAS, the City is placing all newly annexed properties in UH-10 pursuant to RDC 18.210.015.B until certification by the city engineer that identifies capital facilities deficiencies have been satisfactorily resolved, as required in RMC 18.270.060, and until Council adopts development standards implementing the Carty Road Subarea Plan and those development standards become effective; and

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

WHEREAS, the Mukensnabl petition to annex is signed by the owners of 100 percent in assessed value of the property for which annexation is petitioned; and

WHEREAS, on January 3, 2025, the City of Ridgefield requested that the Clark County Department of Assessment and GIS certify the petition to annex by direct petition method according to RCW 35A.01.040(4) which requires that a petition signed by property owners be transmitted to the county assessor for determination of sufficiency; and

WHEREAS, on January 15, 2025, the Clark County Assessor provided to the City of Ridgefield a Certification of Sufficiency for the annexation petition by the direct petition method; and

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

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

WHEREAS, the City of Ridgefield met the requirements defined within RCW 35A.14.130 by publishing a notice of public hearing in the Columbian newspaper, posting notice of public hearing at three public places within the territory proposed for annexation, mailing the notice to surrounding property owners, and posting the notice online; and

WHEREAS, on March 13, 2025, the City Council of the City of Ridgefield held and closed a public hearing on the proposed annexation; and

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

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

SECTION 1. Annexation. The City of Ridgefield hereby annexes into the corporate limits of the City of Ridgefield the Mukensnabl Annexation Area shown in Exhibit A.

SECTION 2. Zoning. The zoning of the annexed area shall be Residential Low Density 4 with the Urban Holding 10 and Heritage overlays. The Urban Holding 10 overlay shall not be removed until the requirements of RDC 18.210.015.B and 18.270.060 are met and adopted development standards for the Carty Road Subarea become effective.

SECTION 3. City Filing of Certificate with Washington State Office of Financial Management. A Certificate of Annexation shall be filed with the Washington State Office of Financial Management within thirty (30) calendar days of the effective date of this ordinance.

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

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

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 13TH DAY OF MARCH, 2025.

Matt Cole, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss, City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading: March 13, 2025

Second reading/Passage: April 10, 2025

Date of Publication:

Effective Date:

EXHIBIT A:

Legal Description and Map of Annexation Area



COMMUNITY DEVELOPMENT DEPARTMENT

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

Mukensnabl Petition to Annex Staff Report

File No. MASTER-24-0083, PLZ-24-0098
April 10, 2025

I. Basic Facts

Council hearing and 1st ordinance reading: March 13, 2025

2nd ordinance reading: April 10, 2025

Location: 24019 NW Meuller Rd / Ridgefield, WA 98642. #75 SEC 29 T4N R1E WM, Assessor's #215870000, 5.8 acres

Applicant: Wollam & Associates. 7701 NE Greenwood Dr Ste 100 / Vancouver, WA 98662. Contact: Terry Wollam, 360-798-5820, terry@wollamassociates.com

Applicant's Representative: AKS Engineering & Forestry, LLC. 9600 NE 126th Ave, Ste 2520 / Vancouver, WA 98682. Contact: Michael Andreotti, 360-882-0419, andreottim@aks-eng.com

Property Owner: Teresita & Steven Mukensnabl. 24019 NW Meuller Rd / Ridgefield, WA 98642. Contact: (360) 831-3384, steve.mukensnabl@gmail.com

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

Current Comprehensive Plan Designation: Urban Low (UL), Urban Holding (UH)

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

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

II. Property Information

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 is eligible for annexation. The property information is as follows:

Property Owner	Legal	Square Feet	Acres	2023 Assessed Taxable Property Value for 2024 Taxes	Site Address
Teresita and Steven Mukensnabl	#75 SEC 29 T4N R1EWM, Assessor's #215870000	252,648	5.8	\$1,231,021.00	24019 NW Meuller Road

Figure 1. Vicinity map

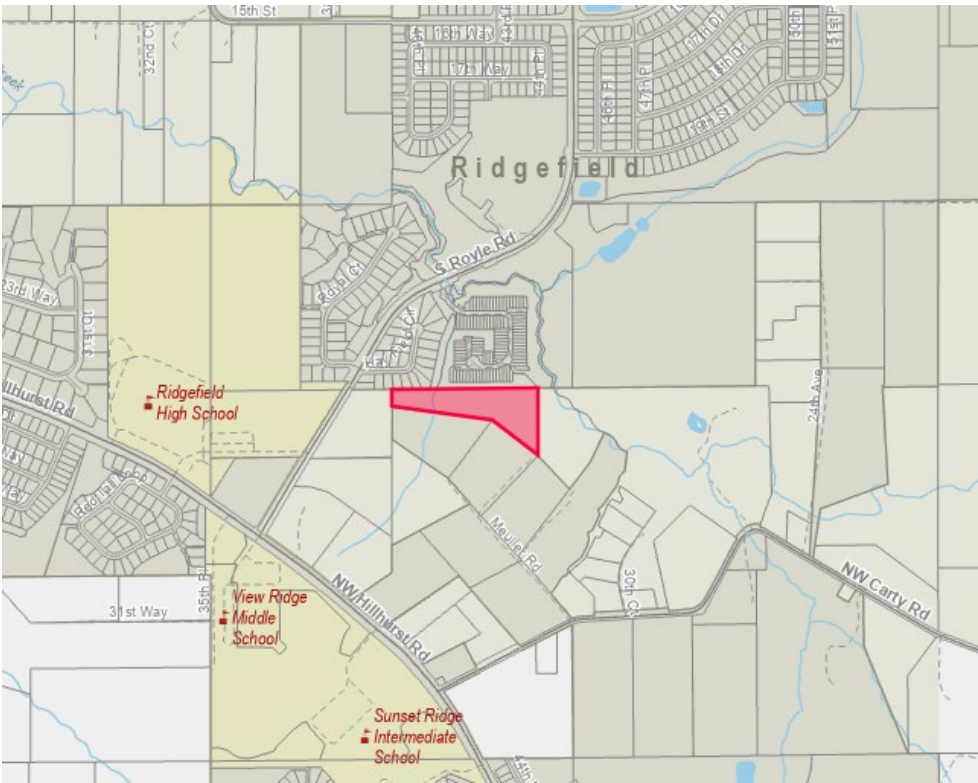
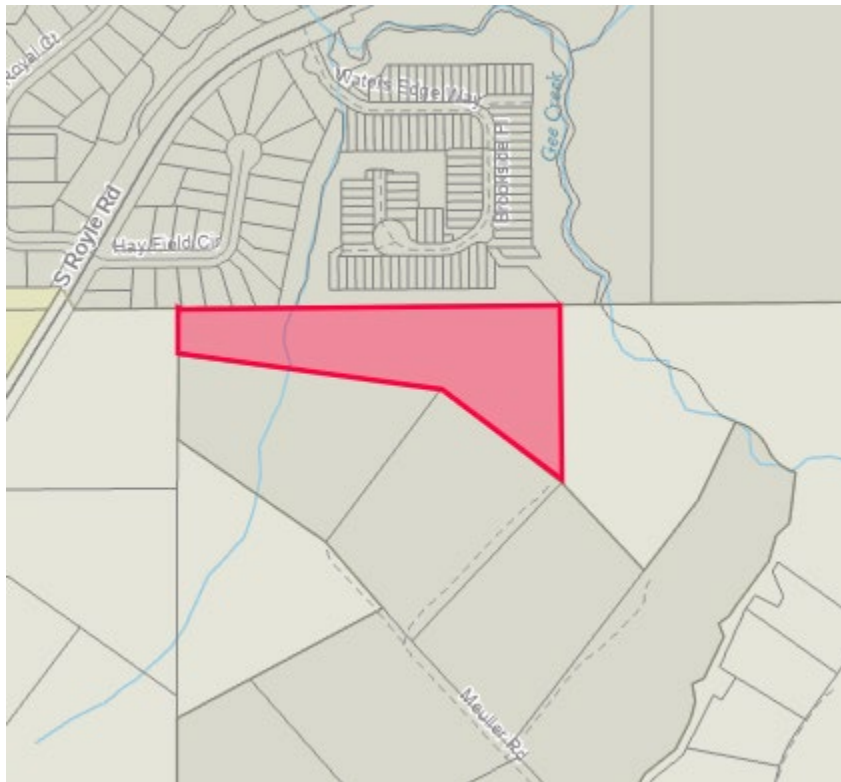


Figure 2. Site map



III. Zoning and Development

Annexation requires concurrent rezoning from the existing Clark County zoning designation to a City zoning designation. Staff finds:

- The County zoning of the proposed annexation area is Single Family Residential R1-7.5 with the Urban Holding – 10 (UH-10) overlay.
- The 2016 Ridgefield Urban Area Comprehensive Plan designation is Urban Low Density Residential (UL).
- Per RDC 18.210.015.A, the RLD-4, RLD-6, and RLD-8 zoning districts shall implement the UL comprehensive plan designation.
- The adopted Carty Road Subarea Plan assigns RLD-4 zoning to the annexation area.
- Therefore, the proposed City zoning is RLD-4.
- The Urban Holding – 10 (UH-10) overlay shall be assigned until capital facilities deficiencies are adequately resolved.

The applicant's narrative is attached. 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.

IV. Procedure

Intent to Annex

Council adopted resolution No. 653 approving an intent to annex for the Mukensnabl property on September 12, 2024.

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

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

Certification of sufficiency.

The Clark County Assessor's office reviewed the declaration of petition to annex, survey, and legal description and issued a signed certification of sufficiency on January 15, 2025.

Council hearing.

Council held a public hearing and first ordinance reading for the Mukensnabl Petition to Annex on March 13, 2025. Prior to the hearing, staff received the following written testimony from Joshua Ponder, the son of the owner of a neighboring property:

The owner of the property at 24015 NW Meuller Rd (Sheery Poore), is contesting the current property line and therefore the petitioner (Steve Mukensnabl) may or may not have a total 5.8 acres to annex in to Ridgefield pending the outcome of legal action. Unfortunately Sherry is undergoing surgery today in Massachusetts and cannot attend the meeting this evening.

Staff shared this testimony with Council and with the applicant. The applicant, Blake Wollam, responded:

There is no legal action taking place that we are aware of. It is just a property line dispute that is being discussed between the neighbors currently.

Staff inquired of the City Attorney what additional information should be sought prior to bringing the annexation back to Council for action. The City Attorney recommended having the applicant submit a title report for the property showing whether there are any other ownership interests in the property that Council would need to consider (for example, a *lis pendens* filed against the property to give legal notice of a dispute or claim).

The applicant's representative submitted a title report on April 7, 2025 which is under review by the City Attorney.

Remaining steps.

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

4. Land Use Narrative



BEND, OR
2777 NW Lolo Drive
Suite 150
Bend, OR 97703
(541) 317-8429
www.aks-eng.com

KEIZER, OR
3700 River Road N
Suite 1
Keizer, OR 97303
(503) 400-6028

THE DALLES, OR
3775 Crates Way
The Dalles, OR 97058
(541) 296-9177

TUALATIN, OR
12965 SW Herman
Road, Ste 100
Tualatin, OR 97062
(503) 563-6151

KENNEWICK, WA
501 N Quay Street,
Suite C-102
Kennewick, WA 99336
(509) 905-0219

VANCOUVER, WA
9600 NE 126th Avenue
Ste 2520
Vancouver, WA 98682
(360) 882-0419

WHITE SALMON, WA
107 W Jewett, Ste 100
White Salmon, WA
98672
(509) 281-3227

Date: 12/20/2024
To: City of Ridgefield Community Development
From: Michael Andreotti, RLA
Project Name: Mukensnabl Annexation
AKS Job No.: 10781
Project Site: 24109 NW Meuller Road, Ridgefield, WA 98642
Subject: Introductory Statement

This memo is written to discuss the proposed notice of petition to annex one property into the City of Ridgefield (City).

The Applicant is proposing to annex one property, northeast of NW Meuller Road (private), ± 0.23 miles north of NW Carty Road into the City of Ridgefield. The property is identified as Clark County Parcel Number 215870-000 and addressed 24019 NW Meuller Road, Ridgefield, WA 98642. The total area proposed for annexation is ± 5.80 acres and the parcel is located within the Ridgefield Urban Growth Area (UGA) and the approved in the Carty Road Subarea boundary. The site is bound by the City to the north and south.

The intent to annex Parcel 215870-000 was approved by the Ridgefield City Council on September 12, 2024 (MASTER-24-0050/PLZ-24-0055). The proposed annexation is following the 10 percent/60 percent annexation process. This application is the 60 percent Petition to Annex submitted by Wollam & Associates. This petition requires that 60 percent of the landowners, based on taxable value, approve of the annexation. This parcel is valued at \$1,188,490, which represents 100 percent of the total value of the annexation area. The proposed annexation is a logical step for the parcel given that the site is bound by City Limits on two sides and the parcel is within the Carty Road Subarea.

Water is available in NW Hillhurst Road to the southwest of the annexation area. Water can be extended to the site either through NW Carty Road and Meuller Road or through potential development of neighboring parcels. Sewer is available the northeast corner of the site through a sewer stub in parcel 986058-498. Extension of these public services into the annexation area is not part of a City capital project and would occur with future development of the site. Emergency services, garbage service, and transportation infrastructure are also available to the site. The Applicant intends to subdivide the parcel following the annexation.

The properties pertinent information is included below:

Property Owner	Legal	Square Feet	Acres	2023 Assessed Taxable Property Value	Site Address
Teresita and Steven Mukensnabl	#75 SEC 29 T4N R1EWM 5.8A Assessor's #215870-000	252,648 SF	5.80 AC	\$1,188,490	24019 NW Meuller Road, Ridgefield, WA 98642

8. Survey



AKS ENGINEERING & FORESTRY

9600 NE 126th Avenue, Suite 2520, Vancouver, WA 98682
P: (360) 882-0419 F: (360) 882-0426

AKS Job #10781

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

**LEGAL DESCRIPTION
FOR ANNEXATION TO THE CITY OF RIDGEFIELD**

TAX PARCEL NO. 215870-000 (TL#75)

That portion of the Southeast Quarter of the Southeast Quarter of Section 29, Township 4 North, Range 1 East of the Willamette Meridian, in Clark County, Washington as described under Parcel 1 of that deed to Steven P. Mukensnabl and Teresita Q. Mukensnabl recorded May 27, 2016, under Clark County Auditor's File Number 5288214, specifically described as follows:

BEGINNING at the northeast corner of the Southeast Quarter of the Southeast Quarter of Section 29, Township 4 North, Range 1 East of the Willamette Meridian;

Thence South 89°56'27" West 255.04 feet to the TRUE POINT OF BEGINNING;

Thence South 89°56'27" West 1045.21 feet;

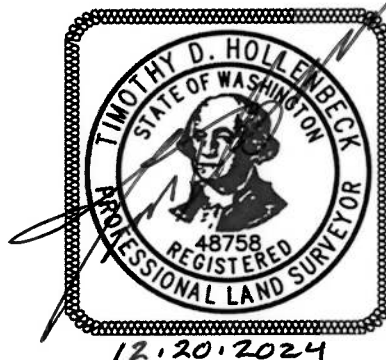
Thence South 0°20'15" West 121.71 feet;

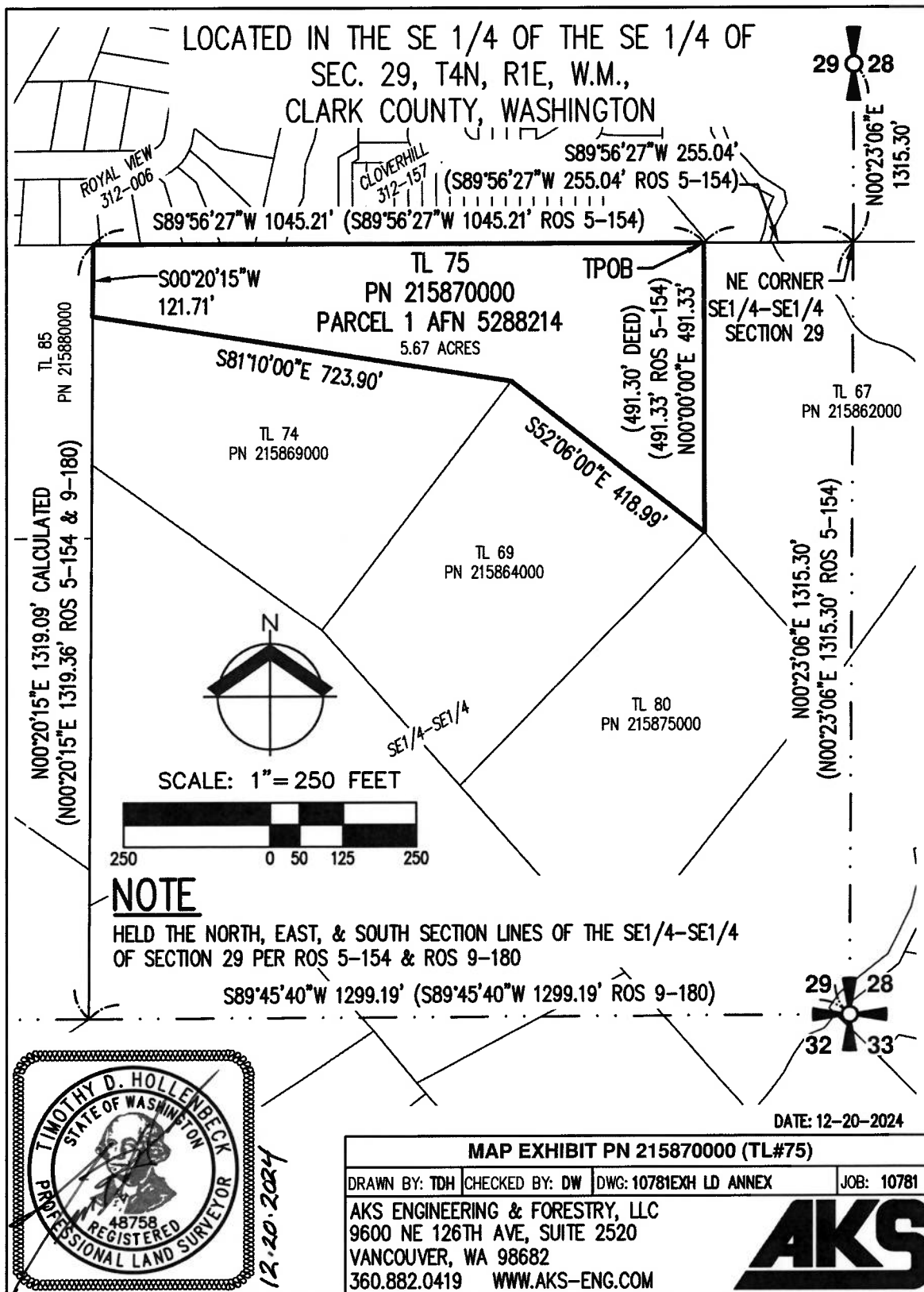
Thence South 81°10'0" East 723.90 feet;

Thence South 52°06'0" East 418.99 feet;

Thence North 491.30 feet to the TRUE POINT OF BEGINNING.

Contains 5.67 acres, more or less.







CLARK COUNTY WASHINGTON

www.clark.wa.gov/assessor

ASSESSOR'S OFFICE

Peter Van Nortwick, Assessor

1300 Franklin Street
PO Box 5000
Vancouver, WA 98666-5000
360.397.2391
360.397.6046 f

01/15/2025

Claire Lust
PO BOX 608
Ridgefield, WA 98642

Dear Claire,

You will find enclosed the Certification of Sufficiency of the petition for annexation of land to the City of Ridgefield: Mukensnabl Annexation.

Please contact me should you have any questions regarding this annexation.

Sincerely,

Peter Van Nortwick

Peter Van Nortwick
Clark County Assessor

Enclosed:

Certification of Sufficiency
Annexation Legal Description
Annexation Map

Certification of Sufficiency
Mukensnabl Annexation

The City of Ridgefield on 1/03/2025, submitted for review by Clark County Assessor, a petition to annex to the city approximately 5.58 acres of land known as the Mukensnabl Annexation. Subject to the requirements of 35A.14.120-150. I now certify the following in my capacity as Clark County Assessor:

1. On January 3rd, 2025, the City of Ridgefield submitted for certification by the Clark County Assessor a petition to annex to the 1 parcel of land and associated road and public utility rights-of-way, totaling approximately 5.58 acres.
2. The legal description and map of the area proposed for annexation, as provided by the city are attached to this certification. According to the map provided by the city, this area is in unincorporated Clark County and within the urban growth boundary.
3. The city is completing annexation pursuant to the sixty percent method of annexation RCW 35A.14.120 – 150.
4. The Clark County Assessor initiated determination of petition sufficiency on January 15th, 2025, which is the “terminal date” as defined in 35A.01.040.
5. The area proposed for annexation has a certified annexation value for general taxation of \$1,188,490.00.
6. Petition signatures provided by the city represent valid owner signatures of a combined total assessed value for general taxation of not less than 60% of the total assessed value for general taxation of all property in the proposed annexation area. This review did not address the legal sufficiency of any proxy or utility covenant, only the sufficiency of the presence of signatures thereon.

Therefore, based on the petition certification request and supporting materials submitted by the city, I hereby declare and certify that the petition represents the affirmative consent of properties totaling more than 60% of the value according to the assessed valuation for general taxation purposes of the property proposed for annexation.

Given under my hand and seal this 01/15/2025

Peter Van Nortwick

Peter Van Nortwick
Clark County Assessor

**AKS ENGINEERING & FORESTRY**

9600 NE 126th Avenue, Suite 2520, Vancouver, WA 98682
P: (360) 882-0419 F: (360) 882-0426

AKS Job #10781

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

**LEGAL DESCRIPTION
FOR ANNEXATION TO THE CITY OF RIDGEFIELD**

TAX PARCEL NO. 215870-000 (TL#75)

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BEGINNING at the northeast corner of the Southeast Quarter of the Southeast Quarter of Section 29, Township 4 North, Range 1 East of the Willamette Meridian;

Thence South 89°56'27" West 255.04 feet to the TRUE POINT OF BEGINNING;

Thence South 89°56'27" West 1045.21 feet;

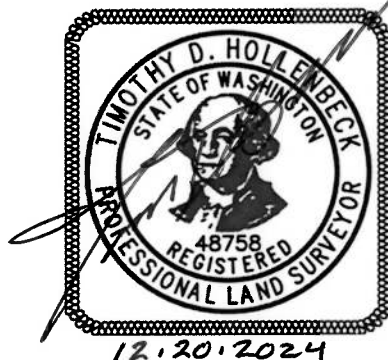
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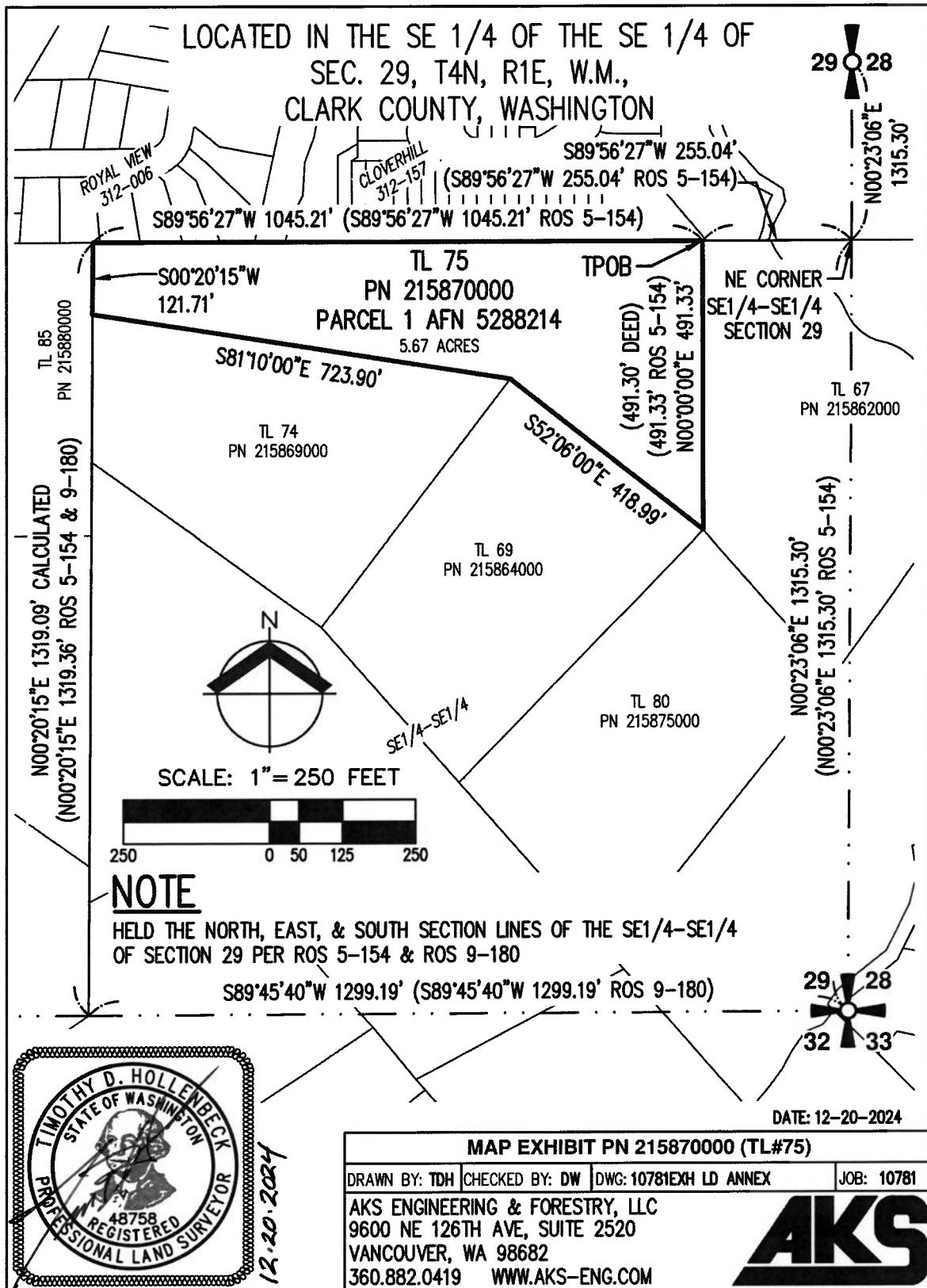
Thence South 81°10'0" East 723.90 feet;

Thence South 52°06'0" East 418.99 feet;

Thence North 491.30 feet to the TRUE POINT OF BEGINNING.

Contains 5.67 acres, more or less.





**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: April 10, 2025

AGENDA ITEM NAME: Approval of Resolution No. 662 - Oberreuter Intent to Annex

GOVERNING LEGISLATION

RCW 35A.14 - Annexation by Code Cities

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

See attached staff report.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

To adopt the Intent to Annex: "I move to adopt Resolution No. 662 as presented."

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. Staff Report

RESOLUTION NO. 662

**A RESOLUTION ACCEPTING A NOTICE OF INTENT TO ANNEX APPROXIMATELY 22.21 ACRES
IDENTIFIED AS THE OBERREUTER ANNEXATION AREA LOCATED ADJACENT TO THE BORDER OF THE
CITY OF RIDGEFIELD**

WHEREAS, a Notice of Intent to Annex was filed with the City of Ridgefield on March 6, 2025 containing signatures representing owners of 100 percent of the assessed valuation of the property in accordance with §35A.14.120 of the Revised Code of Washington; and

WHEREAS, the City Council of the City of Ridgefield has considered a Notice of Intent and 10% petition to annex approximately 22.21 acres consisting of Clark County Assessor's Parcel Nos. 215838000 and 215839000 located in the Gee Creek Plateau Subarea (referred to as the Oberreuter annexation area) into the City of Ridgefield; and

WHEREAS, the Oberreuter annexation area is designated Urban Low (UL) with an Urban Holding (UH) overlay in the 2016 Ridgefield Urban Area Comprehensive Plan; and

WHEREAS, RDC 18.210.015.A states that the RLD-4, RLD-6, and RLD-8 zoning districts shall implement the UL comprehensive plan designation; and

WHEREAS, the Oberreuter annexation area is designated RLD-6 in the adopted Gee Creek Plateau Subarea Plan; and

WHEREAS, the City Council of the City of Ridgefield has reviewed said annexation request, and has considered whether to authorize the circulation of a petition for annexation, and, if so, upon what terms; and

WHEREAS, authorizing the circulation of a petition does not bind the City to approve the annexation.

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

-
Section 1. The City Council hereby authorizes the circulation of a petition for annexation for the Oberreuter annexation area.

Section 2. All property within the territory hereby sought to annexed shall assume its proportionate share of the City's indebtedness existing as of the date of annexation and as modified in the future and shall be assessed and taxed at the same rate and at the same basis as property within the City of Ridgefield.

ADOPTED AT THE REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON
THIS 10th DAY OF APRIL, 2025.

CITY OF RIDGEFIELD

Matt Cole, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

Attachment A: Oberreuter Annexation Area



COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642
360.887.3908 | Fax: 360.887.2507 | www.ridgefieldwa.us

Resolution No. 662: Oberreuter Properties Intent to Annex

Staff Report

Files No. MASTER-25-0018, PLZ-25-0030

April 10, 2025

I. Basic Facts

Council date: April 10, 2025

Action requested: Oberreuter Properties Notice of Intent to Annex and Council determination whether to proceed with annexation.

Application date: On March 6, 2025 the City received the Oberreuter Properties Intent to Annex application. On March 13, 2025 staff found the application technically complete.

Applicant: Joanne & Leon Oberreuter Trustees. 3011 S 15th Street / Ridgefield, WA 98642. Contact: 360.798.2989, joanneoberreuter@gmail.com

Applicant's Representative: Same as applicant.

Owner: Same as applicant.

Property Information:

1. No Situs Address / Ridgefield, WA 98642. #43 SEC 29 T4N R1EWM Assessor's #215380000, 10 acres
2. No Situs Address / Ridgefield, WA 98642. #39,44 SEC 29 T4N R1EWM Assessor's #215390000, 12.21 acres

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

Comprehensive Plan Designation: Urban Low (UL)

Gee Creek Plateau Subarea Plan Zoning: Residential Low Density 6 (RLD-6)

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

II. Documents Received

- A. Master land use application
- B. Notice of intent to annex application
- C. Declaration of intent to annex
- D. Narrative
- E. Vicinity map

III. Property Information

The Intent to Annex includes two (2) parcels located off of S 15th Street. The parcel is in the Ridgefield Urban Growth Area (UGA) and is contiguous with the existing Ridgefield City limits to the south. Therefore, the parcel is eligible for annexation. The property information is as follows:

Property Owner	Legal	Square Feet	Acres	2024 Assessed Taxable Property Value for 2025 Taxes	Site Address
Joanne & Leon Oberreuter Trustees	#43 SEC 29 T4N R1EWM, Assessor's #215838000	435,600	10	\$58,834.00	No address
Joanne & Leon Oberreuter Trustees	#39, 44 SEC 29 T4N R1EWM, Assessor's #215839000	531,868	12.21	\$137,362.00	No address
Total		967,468	22.21	\$196,196.00	

Figure 1. Vicinity Map

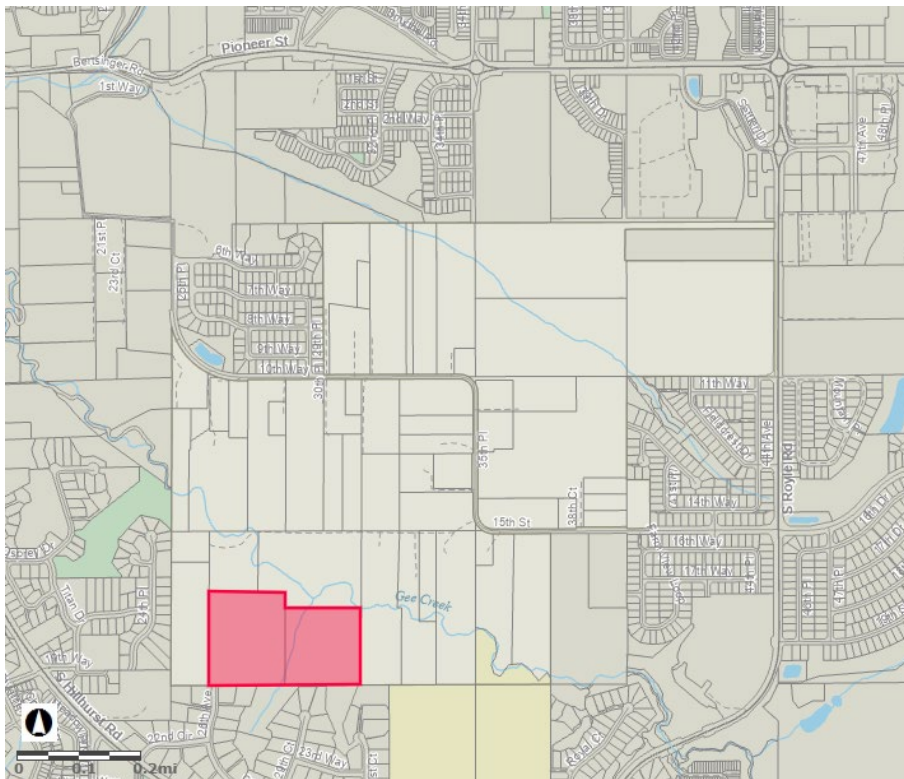
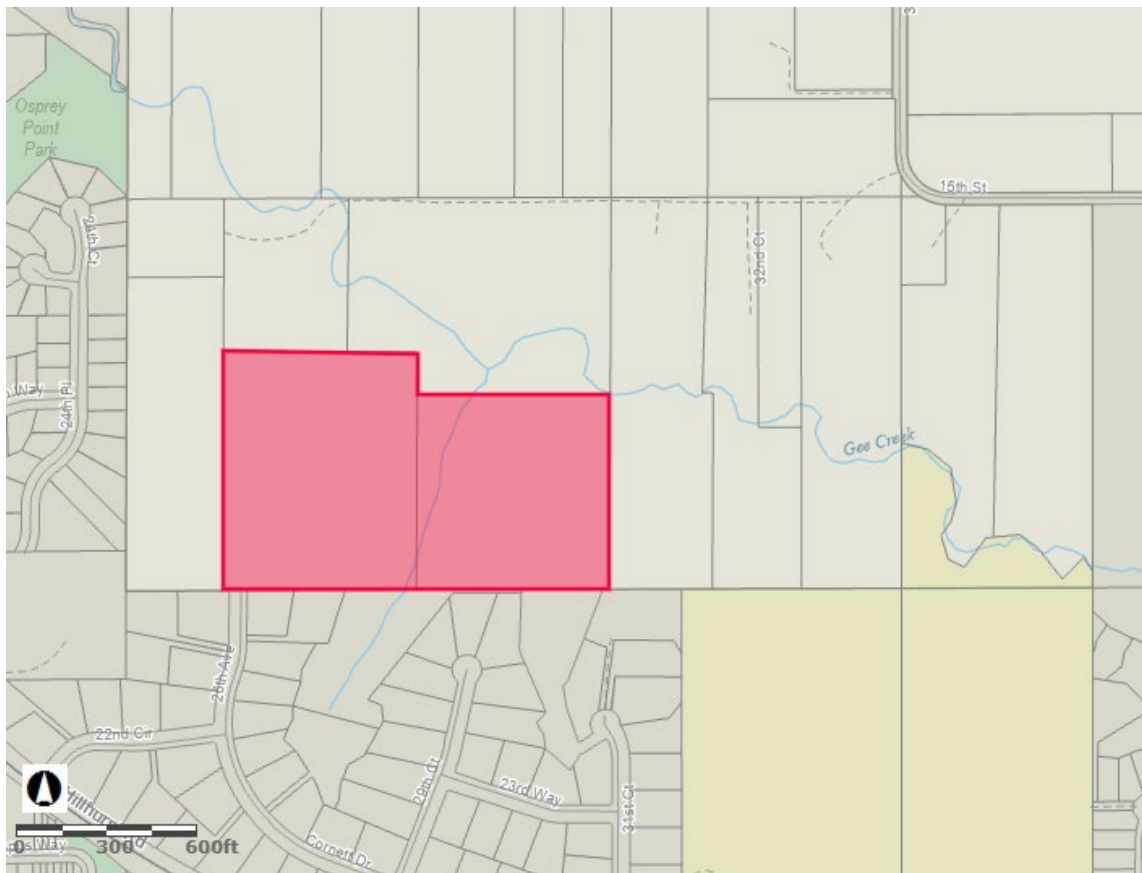


Figure 2. Site Map



IV. Zoning and Development

The comprehensive plan designation on the site is Urban Low (UL). The current Clark County zoning is Single Family Residential (R1-7.5) and (R1-10), with the Urban Holding – 10 (UH-10) overlay. RDC 18.210.015.A states that the city shall designate all newly annexed lands designated for urban low density residential as Residential Low Density 4, 6, or 8. Under the adopted Gee Creek Plateau Subarea Plan, the zoning designation is RLD-6. The adopting ordinance for annexation would designate the zoning as RLD-6 with the UH-10 overlay.

Per the applicant's introductory statement: "We would like to file an intent to Annex on parcels 215383000 and 215839000. If annexed, the plan would be to sell the property to a developer for future development that is compliant with the regulations in place."

V. Direct Petition Method

The direct petition method of annexation (RCW 35A.14.120-150) requires that owners of 10% or more of the land value of the proposed annexation area must sign the Notice of Intent to Annex. Road values are not included in this calculation. The signatures on the Notice of Intent to Annex represent 100% ownership, exceeding the 10% threshold of the Notice of Intent to Annex.

VI. Procedure

At this meeting, City Council will determine:

- **Whether the city will accept or reject the Oberreuter Properties Notice of Intent to Annex;**
 - With an intent to annex, Council also has the option to geographically modify the annexation area. The annexation area Council defines through the intent to annex process may be reduced but not increased through the subsequent petition to annex process.
- Whether the city will require the simultaneous adoption of a proposed zoning regulation, if such a proposal has been prepared and filed (as provided for in RCW 35A.14.330 and RCW 35A.14.340);
- Whether the property, if annexed, will be consistent with the 2016 Ridgefield Urban Area Comprehensive Plan (RUACP);
- Whether the property, if annexed, will be required to assume all or any portion of the city's existing general indebtedness; and
- Whether the property, if annexed, will be supported by the city's Capital Facilities Plan.

Should the Council accept the Notice of Intent to Annex, the Council authorizes the Notice of Petition to Annex to be circulated. The Petition to Annex process is:

- 60% Notice of Petition to Annex: The applicant shall secure the signatures of the property owners holding a minimum of 60% of the total value of the area proposed for annexation;
- Petition to Annex Application: The applicant shall submit a complete Petition to Annex application to the city;
 - Public Services: In the application, the applicant shall demonstrate that there are adequate public services available to serve the annexation area;
 - Survey: In the application, the applicant shall include a survey map and legal description of the entire annexation area including adjacent right-of-way not yet in the City limits.
- Certification of Sufficiency: The City shall send the 60% petition to Clark County for review of legal description and to obtain a Certification of Sufficiency;
- SEPA: The city shall prepare and circulate a SEPA DNS for rezoning the properties consistent with the RUACP;
- Council Hearing: City Council shall conduct a public hearing on the Notice of Petition to Annex;
- Council 2nd reading: City Council shall hold a 2nd reading to determine whether the city will accept or reject the Notice of Petition to Annex;
- Ordinances: The city shall adopt an ordinance annexing certain lands, adopt a zoning ordinance for the annexed area, and forward the ordinance(s) to the Clark County Assessor's Office, State Department of Revenue, State Department of Commerce, and State Office of Financial Management; and
- Census: The City Clerk shall report population increases to census reporting agencies.

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: April 10, 2025

AGENDA ITEM NAME: Motion - Approval of Greely Farms Phase 2C Final Plat

GOVERNING LEGISLATION

RCW 36.70A - Growth Management

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

See attached staff report.

BUDGET/FINANCIAL IMPACTS:

Tax revenue from 23 new residential lots.

RECOMMENDED ACTION OR MOTION:

To approve the final plat: "I move to approve the Greely Farms Phase 2C final plat as presented."

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. Staff Report
2. Plat Sheet 4



COMMUNITY DEVELOPMENT DEPARTMENT

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

Greely Farms Phase 2C Final Plat

Staff Report to Council

File No. PLZ-25-0015

April 4, 2025

I. Basic Facts

Application date: On January 29, 2025 the City received an application for final plat approval for Greely Farms Phase 2C (23 lots).

Applicant/Property Owner: Ridgefield East Development, LLC. 1301 SE Tech Center Dr, Ste 150 / Vancouver, WA 98683. Contact: Ritchie Tan, 210-364-8899, ritchie@holthomes.com

Applicant's Representative: Fidelity National/Chicago Title. 655 W Columbia St, Ste 200 / Vancouver, WA 98660. Contact: Deanna Haake, 360-601-9146, builderdev@fnf.com

Property Information: No Site Address. Assessor's #:986069439, HELENS VIEW PHASE 2 #3 LOT 26 (PEND 2025 to be GREELY FARMS PH 2C)

Zoning: Residential Low Density (RLD-6)

Comprehensive Plan: Urban Low (UL)

Compliance: The proposed plat complies with the applicable provisions in the Ridgefield Development Code, Ridgefield Urban Area Comprehensive Plan, Ridgefield Engineering Standards, and Rohrer-Walker-Schuster Development Agreement as amended.

Council date: April 10, 2025

II. Documents Received

- A. Master land use application
- B. Final plat checklist
- C. Narrative
- D. Plat sheets
- E. Lot closure report
- F. Subdivision guarantee
- G. Wetland bank credit purchase documents
- H. Performance bond cost estimate
- I. Draft CC&Rs
- J. Revised materials as required by staff

III. Background and Proposal

The project is subject the Rohrer-Walker-Schuster Development Agreement (June 30, 2008), as amended on January 20, 2017. The Hearing Examiner approved the preliminary plat for Greely Farms Phase 2C Planned Unit Development (PUD) via final order on July 5, 2022 (PLZ-22-0036-0039). The approved preliminary plat had 23 single-family residential lots.

Figure 1. Greely Farms Vicinity

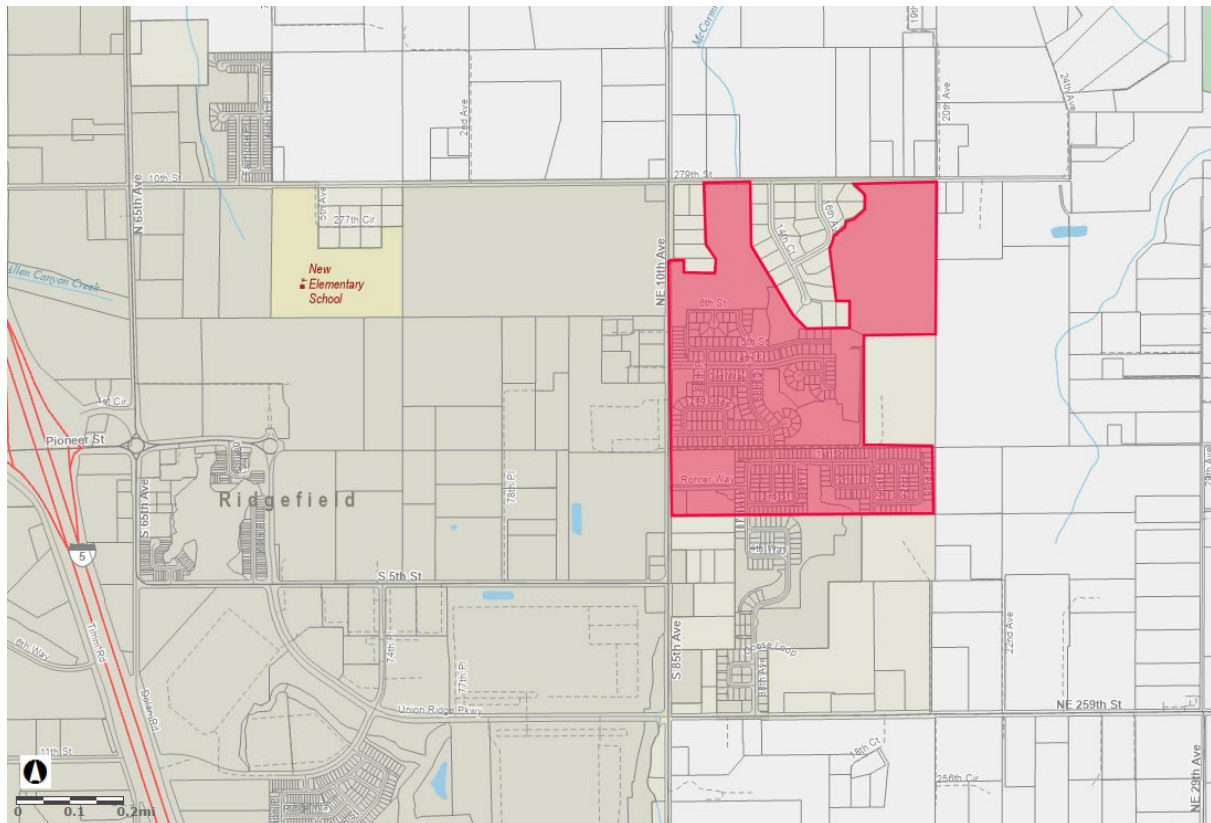
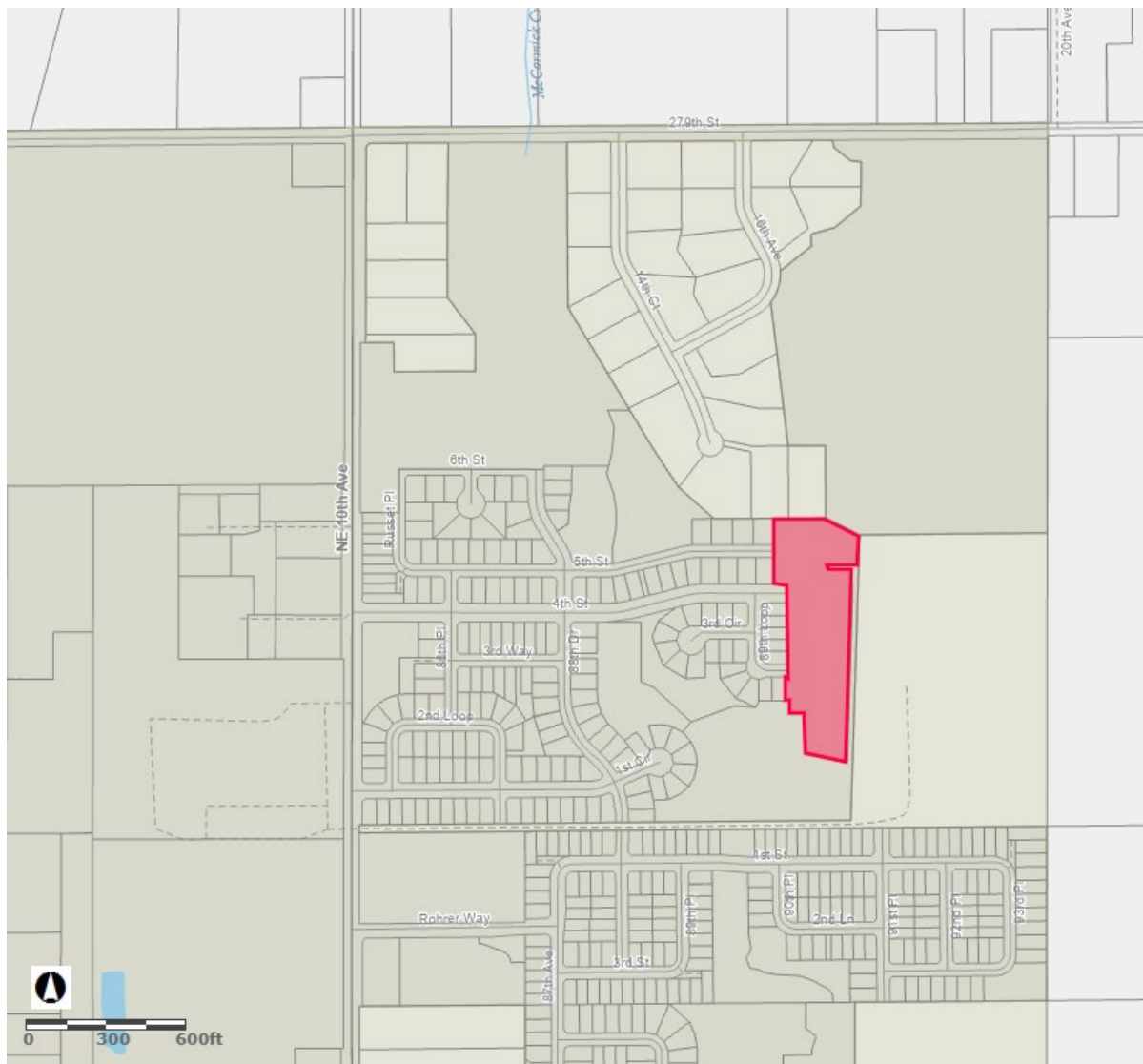


Figure 2. Greely Farms Phase 2C Location



The Greely Farms Phase 2C proposal is to subdivide Assessor's Parcel #986069439 into 23 single-family detached residential lots (See Figure 3). The lots range from 4,447 square feet to 14,527 square feet, consistent with the lot dimensions approved through the amended Walker-Rohrer-Schuster Development Agreement and the Greely Farms Phase 2C Preliminary Planned Unit Development. The average lot area is 5,943 square feet. The largest lots in Phase 2C are adjacent to the existing Helens View neighborhood in the unincorporated Urban Growth Area.

Tract A is a 27,225-square foot stormwater tract to be owned and maintained by the HOA with an inspection and access easement dedicated to the City. Trails serving Phase 2C pass through Tract A (see Figure 5).

Tract B is a private road tract serving Lots 246-249 and accessing Tract A and the trails therein. Tract B is to be owned and maintained by the HOA with inspection and access easements dedicated to the City and to Clark Regional Wastewater District.

Tract C is a 3,779-square foot open space (landscaping) tract at the northern entry to Phase 2C to be owned and maintained by the HOA.

The City is in the process of purchasing additional park land adjacent to Phase 2C, as shown in Figure 4. This park land is not part of the Phase 2C final plat as the purchase and sale agreement between the City and the Developer has already been executed. Public access from Phase 2C to the future park will be via the flag stem between Lots 257 and 258 and via N 89th Court, as shown in Figure 5.

Figure 3. Phase 2C final plat (full plat sheet as an attachment)

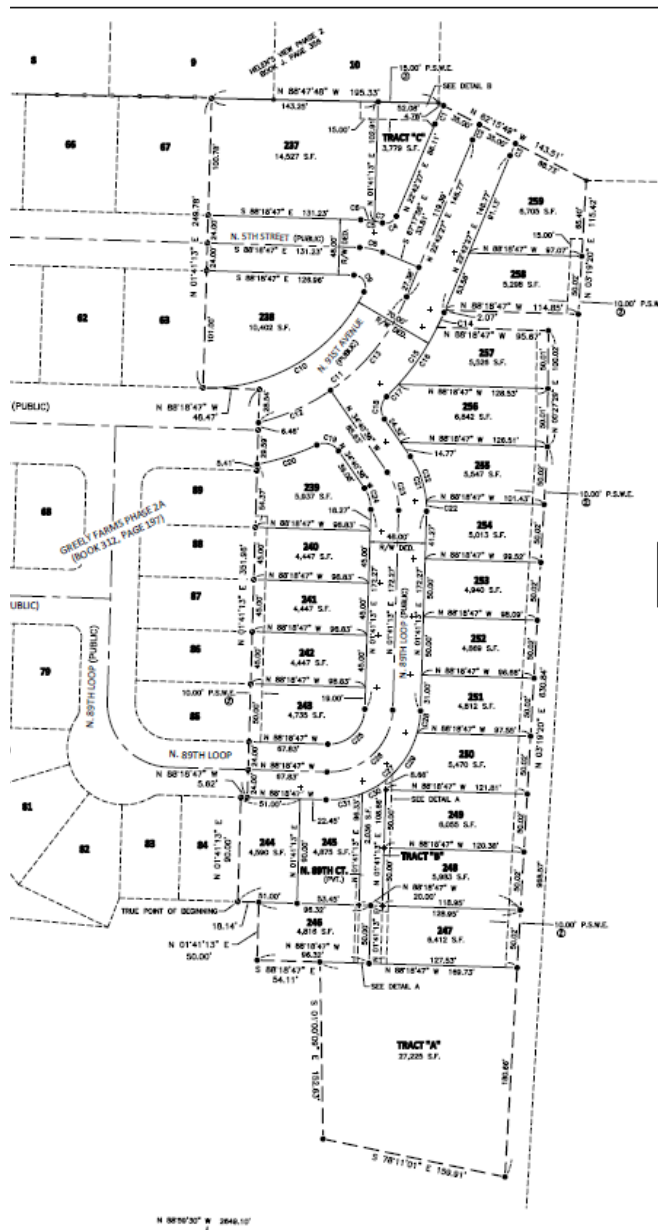


Figure 4. 2025 City land acquisition

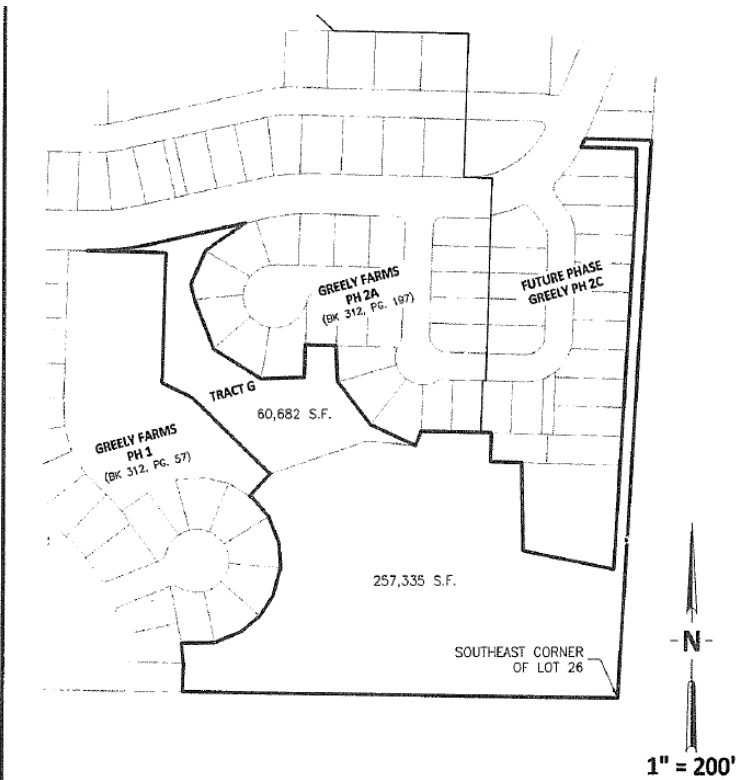


Figure 5. Phase 2C and surrounding open space

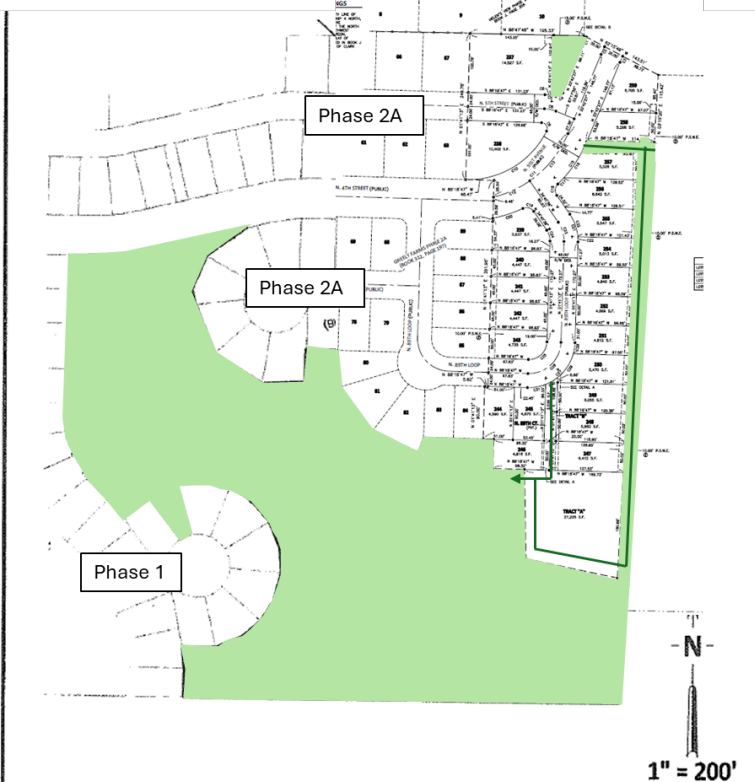
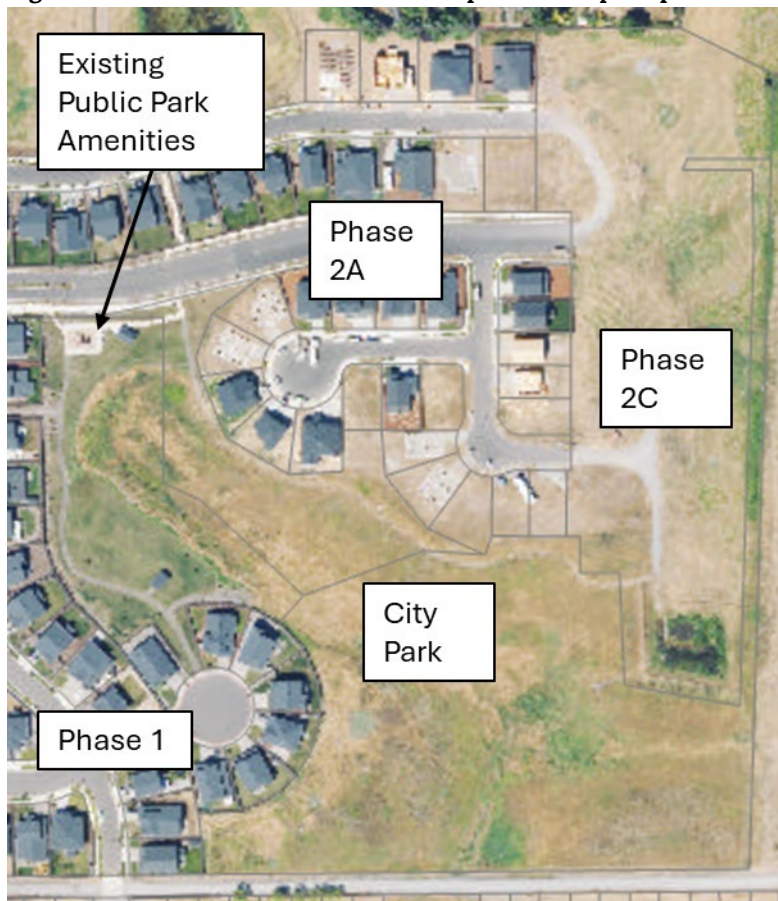


Figure 6. Pre-construction conditions – parks and open space



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

IV. Survey Review

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

Clark County Survey conducted their review concurrent with the city's final plat review. As of April 4, 2025, only clerical errors remain to be addressed. As a **condition of approval**, the applicant shall address Clark County Survey's April 4 comments prior to recording.

V. Engineering Review

The City Engineer determined on April 1, 2025, that site improvements are substantially complete. The Development Inspector issued an inspection report on April 1 outlining final punchlist items to be completed. As a **condition of approval**, the applicant shall complete the items identified in the April 1 inspection report prior to obtaining city signatures on the final plat mylar.

The latest final plat submittal was routed to the consulting engineer for re-review on March 31. Only minor comments remained after the previous round of review. As a **condition of approval**, the applicant shall address any outstanding engineering comments on the final plat sheets prior to obtaining city signatures on the final plat mylar.

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

VI. Land Use Review

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

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

VII. Recommendation

Staff recommends City Council **APPROVE** the Greely Farms Phase 2C Final Plat subject to the following **conditions of approval**:

1. Complete the items identified in the April 1 inspection report prior to obtaining city signatures on the final plat mylar.
2. Address any outstanding engineering comments on the final plat sheets prior to obtaining city signatures on the final plat mylar.
3. Address Clark County Survey's April 4 comments prior to recording the final plat.
4. Submit a mylar for signature containing the signature and seal of the surveyor of record (Certification of Subdivision Platting, see RDC 18.620.120.L) and the signatures of all parties having an ownership interest in the land for purposes of dedication (Dedication of Subdivision, see RDC 18.620.120.M).
5. Record the final plat with the Clark County Auditor's Office within thirty (30) calendar days of City signatures on the face of the Mylar.
6. Submit the recorded plat and all associated written documents within thirty (30) calendar days of City signatures on the face of the Mylar.
7. Record the CC&Rs and submit a recorded copy to the city.

