



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, November 2, 2017
Ridgefield Community Center
210 N. Main, Ridgefield, WA 98642**

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

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

II. PUBLIC COMMENT

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

III. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the October 26, 2017 Meeting**

IV. BUSINESS

- 1. Second Reading of Ordinance No. 1245 – Self-Storage Regulations-Jeff Niten, Community Development Director**
- 2. Motion - Approval of Taverner Ridge Phase 8 Final Plat - Jeff Niten, Community Development Director**

V. PUBLIC HEARING/BUSINESS

- 1. Public Hearing on 2018 Property Tax Levy and Revenues - Kirk Johnson, Finance Director**
- 2. Ordinance No. 1247– First Reading of 2018 Property Tax Levy-Kirk Johnson, Finance Director**
- 3. Ordinance No. 1248 - First Reading of 2018 Water Utility Rate Code Amendment-Kirk Johnson, Finance Director**
- 4. Ordinance No. 1249 - First Reading of 2018 Storm Water Utility Rate Code Amendment-Kirk Johnson, Finance Director**
- 5. Public Hearing and First Reading of Ordinance No. 1250 – Fireworks Regulations-Jeff Niten, Community Development Director**

VI. PUBLIC COMMENT

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

VII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

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

VIII. FROM THE COUNCIL

IX. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: November 02, 2017
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION:

Revised Code of Washington Title 35A

PREVIOUS COUNCIL ACTION TAKEN:

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

BACKGROUND:

Vendor claims

BUDGET/FINANCIAL IMPACTS:

See vendor detail attached

RECOMMENDED ACTION OR MOTION:

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

“I move to approve the consent agenda as presented”

STAFF CONTACT: Kirk Johnson, Finance Director
ATTACHMENTS: November 2 2017 Claims Report (PDF)

City of Ridgefield
Claims Payment Report
 For Approval on: November 2, 2017

Sum of Amount						
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total	
ACCURATE AUTOMOTIVE	9	4254	Public Safety	PD Vehicle Maint - 2013 Interceptor	58.66	
ACCURATE AUTOMOTIVE Total					58.66	
ARAMARK UNIFORM SERVICES	32	863141738	Genl Govt/Facilities	Floor Mats - City Hall/PD/CDD/PW	7.09	
			Public Safety	Floor Mats - City Hall/PD/CDD/PW	4.47	
			Public Works	Floor Mats - City Hall/PD/CDD/PW	3.91	
			Community Development	Floor Mats - City Hall/PD/CDD/PW	3.92	
	863141739	Genl Govt/Facilities	PW Uniforms & Floor Mats	2.00		
		Public Works	PW Uniforms & Floor Mats	44.53		
		Community Development	PW Uniforms & Floor Mats	0.70		
		863131468	Genl Govt/Facilities	Floor Mats - City Hall/PD/CDD/PW	7.09	
	Public Safety		Floor Mats - City Hall/PD/CDD/PW	4.47		
	Public Works		Floor Mats - City Hall/PD/CDD/PW	3.91		
	Community Development		Floor Mats - City Hall/PD/CDD/PW	3.92		
	863131469	Genl Govt/Facilities	PW Uniforms & Floor Mats	2.00		
		Public Works	PW Uniforms & Floor Mats	44.53		
		Community Development	PW Uniforms & Floor Mats	0.70		
		ARAMARK UNIFORM SERVICES Total				
	CALIFORNIA ALL STEEL CARPORTS INC.	2914	2914-201710-01	Public Works	PW Shop Carport - Engineering Calcs/Plans	2,335.00
	CALIFORNIA ALL STEEL CARPORTS INC. Total					2,335.00
CHRIS LEHNER	2917	PLM-17-0095	Genl Govt/Facilities	Refund PLM-17-0095	60.00	
CHRIS LEHNER Total					60.00	
CLACKAMAS CONSTRUCTION INC.	2391	2391-201710-01	Genl Govt/Facilities	Retainage Release - Junction Well/1.0 MG Res.	124,521.42	
CLACKAMAS CONSTRUCTION INC. Total					124,521.42	
CLARK COUNTY	102	220004875	Judicial	Sept 2017 Supervisions & Pretrials	222.20	
		210001674	Genl Govt/Facilities	3rd Qtr 2017 - Liquor Profit & Excise Taxes	437.48	
CLARK COUNTY Total					659.68	
CLARK COUNTY AUDITOR	109	E5453838	Public Works	Gee Creek Trail Boundary Line Adj. Recording	97.84	
CLARK COUNTY AUDITOR Total					97.84	
CLARK PUBLIC UTILITIES	110	0110-201710-21	Genl Govt/Facilities	230 Pioneer Ave	163.62	
		0110-201710-25	Public Works	N Abrams Park/E Division	140.77	
		0110-201710-23	Public Works	109 W Division St - Electricity	144.03	
		0110-201710-24	Public Works	109 W Division St - Electricity	2,739.65	
		0110-201710-28	Public Safety	116 N Main Avenue	152.28	
		0110-201710-26	Public Works	301 N 3rd Ave	93.45	
			Community Development	301 N 3rd Ave	73.44	
			0110-201710-27	Public Works	City Park/Water Well	2,590.54
		0110-201710-22	Public Works	Municipal Lighting Lease	5,135.78	
CLARK PUBLIC UTILITIES Total					11,233.56	

Attachment: November 2 2017 Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: November 2, 2017

COMCAST BUSINESS	1666	57863240	Genl Govt/Facilities	City Hall Communications	364.23
COMCAST BUSINESS Total					364.23
CORE & MAIN LP	2906	H967071	Public Works	Meter Replacement Program	377.45
		H988083	Public Works	Meter Replacement Program	1,509.79
CORE & MAIN LP Total					1,887.24
DEPARTMENT OF LICENSING	154	RG0000211-2017	Genl Govt/Facilities	CPL Fees - Mendoza	18.00
		RG0000217-2017	Genl Govt/Facilities	CPL Fees - Filippi	18.00
		RG0000216-2017	Genl Govt/Facilities	CPL Fees - Oehl	18.00
		RG0000215-2017	Genl Govt/Facilities	CPL Fees - Rushing	18.00
		RG0000212-2017	Genl Govt/Facilities	CPL Fees - Eyford	18.00
		RG0000214-2017	Genl Govt/Facilities	CPL Fees - Pipkin	18.00
DEPARTMENT OF LICENSING Total					108.00
DICK'S TIRE FACTORY	158	D76116	Public Safety	PD Vehicle Maint - 08 Crown Vic	37.71
DICK'S TIRE FACTORY Total					37.71
E2 LAND USE PLANNING SERVICES LLC	485	0485-201710-01	Public Works	Planning Consultant Services-RORC	132.00
			Community Development	Planning Consultant Services	4,867.38
				Planning Consultant Services-Gee Creek Plateau Subarea Plan	300.00
E2 LAND USE PLANNING SERVICES LLC Total					5,299.38
EVERGREEN RURAL WATER OF WA	176	35699	Public Works	Basic Control Valves Reg - Arends	95.00
EVERGREEN RURAL WATER OF WA Total					95.00
FORD HALL COMPANY INC.	2823	4123	Public Works	Replacement Brushes for Algae Sweeps-Clarifier 1&2	548.67
FORD HALL COMPANY INC. Total					548.67
GOVERNMENT FINANCE OFFICERS ASSOC	706	146187	Finance	GFOA Membership - Johnson	160.00
GOVERNMENT FINANCE OFFICERS ASSOC Total					160.00
H.D. FOWLER COMPANY	2036	14667425	Public Works	Water Supplies - S. 56th Water	53.81
H.D. FOWLER COMPANY Total					53.81
HOME DEPOT CREDIT CARD SERVICES	1805	21622	Public Works	Streets Supplies	8.87
HOME DEPOT CREDIT CARD SERVICES Total					8.87
LEE KNOTTNERUS	1765	1765201710-02	Administration	Mileage Reimbursement - WCIA Mtg.	151.94
LEE KNOTTNERUS Total					151.94
LYNCH JANITORIAL AND CLEANING LLC	2197	12033	Genl Govt/Facilities	Janitorial Services	202.66
			Public Safety	Janitorial Services	159.92
			Public Works	Janitorial Services	113.99
			Community Development	Janitorial Services	163.10
LYNCH JANITORIAL AND CLEANING LLC Total					639.67
MARK O BROWN	567	2017-11	Genl Govt/Facilities	Lobbyist - October 2017	1,500.00
MARK O BROWN Total					1,500.00
MR. SPRINKLER INC	1097	13615	Public Works	Backflow Tests - WWTP/Water/Streets	210.00
MR. SPRINKLER INC Total					210.00
NAPA AUTO PARTS	498	13387	Genl Govt/Facilities	PW Shop Supplies	0.95
			Public Works	PW Shop Supplies	15.33
			Community Development	PW Shop Supplies	0.53

Attachment: November 2 2017 Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield
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NAPA AUTO PARTS	498	12827	Genl Govt/Facilities	PW Shop Supplies	11.08
			Public Works	PW Shop Supplies	178.95
			Community Development	PW Shop Supplies	6.16
		12555	Public Works	Streets Supplies	61.50
NAPA AUTO PARTS Total					274.50
NORTHWEST HYDRAULIC CONSLTANTS INC.	2918	22038	Public Works	Gee Creek Stabilization Project	1,729.23
NORTHWEST HYDRAULIC CONSLTANTS INC. Total					1,729.23
NORTHWEST STAFFING	522	4082295	Public Works	Temp Services - Week Ending 10/22/17 - Lopez	1,049.44
NORTHWEST STAFFING Total					1,049.44
NW OCCUPATIONAL MEDICAL CENTER	794	42480	Genl Govt/Facilities	DOT Exam - Bolling	1.50
			Public Works	DOT Exam - Bolling	73.50
NW OCCUPATIONAL MEDICAL CENTER Total					75.00
OFFICIAL PAYMENTS CORPORATION	1701	52011	Public Works	Utilities E-Pay Fees	15.60
OFFICIAL PAYMENTS CORPORATION Total					15.60
ONSITE ROLL FORMING LLC	2915	2915-201710-01	Public Works	PW Shop Carport - 10% Down to Onsite	1,280.00
ONSITE ROLL FORMING LLC Total					1,280.00
PACIFIC OFFICE AUTOMATION	1564	56592418	Genl Govt/Facilities	City Hall Coper/PW Printer Lease	776.17
			Public Works	City Hall Coper/PW Printer Lease	49.58
			Community Development	City Hall Coper/PW Printer Lease	1.71
	2710	990074	Genl Govt/Facilities	City Hall Copier Staples	106.23
PACIFIC OFFICE AUTOMATION Total					933.69
PBS ENGINEERING AND ENVIRONMENTAL	342	0070940.001-11	Public Works	RORC Phase II	45,646.72
PBS ENGINEERING AND ENVIRONMENTAL Total					45,646.72
PIONEER PEST MANAGEMENT	2040	250595	Genl Govt/Facilities	City Hall Pest Management	129.00
PIONEER PEST MANAGEMENT Total					129.00
PURCHASE POWER	356	0356-201710-01	Genl Govt/Facilities	Postage	500.00
PURCHASE POWER Total					500.00
REFLECTOR	369	100880	Genl Govt/Facilities	Ord. 1241 - Heritage Trees	47.73
		100872	Finance	Pub. Hrg. Notice - Revenue Sources	28.17
		100873	Community Development	Public Hearing Notice - Gee Creek	61.71
		100874	Genl Govt/Facilities	Pub. Hrg. Notice - Fireworks	60.63
REFLECTOR Total					198.24
RIDGEFIELD SCHOOL DISTRICT	378	1001600127	Public Works	RORC Mass Grading	20,635.00
		1001600121	Public Works	RORC Mass Grading	214,726.92
		1001600122	Public Works	RORC Mass Grading	7,185.00
		1001600128	Public Works	RORC Mass Grading	289,693.18
		1001600120	Public Works	RORC Mass Grading	20,635.00
		1001600123	Public Works	RORC Mass Grading	10,236.00
		1001700018	Public Works	RORC Mass Grading	751,635.40
		1001600132	Public Works	RORC Mass Grading	27,754.53
RIDGEFIELD SCHOOL DISTRICT Total					1,342,501.03
WA STATE DEPARTMENT OF TRANSPORTATION	688	RE44JD15670L015	Public Works	35th Avenue Roundabout Project	2,790.38

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City of Ridgefield
Claims Payment Report
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WA STATE DEPARTMENT OF TRANSPORTATION	688	RE44JD14560L010	Public Works	Vactor Work	852.52
WA STATE DEPARTMENT OF TRANSPORTATION Total					3,642.90
WESTERN PACIFIC TRUCK SCHOOL OF OREGON	2916	11517	Genl Govt/Facilities	Class B Tuition/Skills Test Fee - Thamert	152.50
			Public Works	Class B Tuition/Skills Test Fee - Thamert	2,897.50
WESTERN PACIFIC TRUCK SCHOOL OF OREGON Total					3,050.00
Grand Total					1,551,189.27

Attachment: November 2 2017 Claims Report (Approval of Claims And/Or Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: November 02, 2017
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Minutes from the October 26, 2017 Meeting

AGENDA ITEM TITLE:

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

GOVERNING LEGISLATION:

Not applicable

PREVIOUS COUNCIL ACTION TAKEN:

Not applicable

SUMMARY/BACKGROUND:

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

BUDGET/FINANCIAL IMPACTS:

Not applicable

RECOMMENDED ACTION OR MOTION:

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

1. "I move to approve the consent agenda"

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS: 10-26-2017 (PDF)



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

October 26, 2017

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

Flag Salute - [6:30 PM](#)

ROLL CALL

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

MOTION: Council member Day moved to excuse Council member Taylor and Main from the meeting.

SECOND: Council member Wells.

Vote - Yes: Council member Wells, Wertz, Day, Stose and Mayor Onslow.

Vote - No: None.

Motion Passed.

LATE CHANGES TO THE AGENDA

None.

PUBLIC COMMENT - [6:32 PM](#)

Byron Brink - Resident

Protect more of our existing open space areas through innovative design

Change design restrains in the development code, make single family homes more compact and reduce building footprints

People are increasingly distanced from nature

Encourage developers to create unique and innovative designs

Bring Ridgefield's natural beauty together with its prosperous growth

Attachment: 10-26-2017 (Approval of Minutes)

CONSENT AGENDA - MOTION APPROVED AS PRESENTED

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Don Stose, Councilor
SECONDER:	Sandra Day, Councilor
AYES:	Onslow, Wells, Stose, Wertz, Day
ABSENT:	Taylor, Main

1. Approval of Claims And/Or Payroll
2. Approval of Minutes from the October 12, 2017 Meeting

PRESENTATION

Historic Preservation Commission Update - Jacqueline Kamp, Clark County - [6:37 PM](#)

Historic Preservation commission update provided.

BUSINESS

1. Ordinance No. 1246 – First Reading of 2017 Budget Amendment 3-Kirk Johnson, Finance Director

The budget amendment totals \$865,133 in one-time appropriations and includes \$382,600 in special revenue and storm water utility operating fund transfers to fund the amendment. Minimal on-going costs are included in the appropriation requests, with this budget amendment of \$225, to support the building inspectors in the field with services for their iPads.

MOTION: MOVED TO WAIVE SECOND READING AND ADOPT ORDINANCE NO. 1246 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Don Stose, Councilor
SECONDER:	Sandra Day, Councilor
AYES:	Onslow, Wells, Stose, Wertz, Day
ABSENT:	Taylor, Main

PUBLIC HEARING/BUSINESS

1. Public Hearing and Resolution No. 532 – Declaring Certain Property as Surplus and Authorizing its Disposition-Bryan Kast, Public Works Director

The City is requesting to declare parcel #986039417 as surplus and dispose of it in an orderly fashion. A public hearing is required due to this property having a value that exceeds \$50,000. The City purchased parcel #986039417 in 2016 to use as a portion of the Ridgefield Outdoor Recreation Complex (RORC). As the design for the RORC site and the 5-8 School Complex that shares the site was completed the property owned by the City was found to be the best location for the School. As a part of the agreement with the School District that was signed in March of 2017 the City and District agreed to exchange an equivalent property area with the District.

Mayor opened the hearing: 7:16PM

None received.

Mayor closed the hearing: 7:16PM

MOTION: MOVED TO ADOPT RESOLUTION NO. 532 AS PRESENTED.

Attachment: 10-26-2017 (Approval of Minutes)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Don Stose, Councilor
SECONDER:	Darren Wertz, Councilor
AYES:	Onslow, Wells, Stose, Wertz, Day
ABSENT:	Taylor, Main

PUBLIC COMMENT - [7:17 PM](#)

None received.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council - [7:20 PM](#)

Council Member Wertz - Attended briefing with City Manager, American Legion Post 44 received visit from national headquarters vice commander today, AWC regional meeting.

Council Member Stose - Attended Clark County Council worksession regarding fireworks.

Council Member Day - Attended 4 CREDC meeting, groundbreaking ceremony for home depot in Vancouver, CREDC board meeting, briefing with City Manager.

Council Member Wells - Attended AWC regional meeting.

Mayor - [7:24 PM](#)

Attended Ridgefield Business Association meeting, it was great having national headquarters vice commander visiting American Legion Post 44 today.

City Manager

City Manager Steve Stuart - Overlook Park art piece is currently in production and installation of the piece will be done on November 18, Main Street meeting on November 16 will have a special guest Kennewick City Manager Marie Mosley.

Finance Director Kirk Johnson- Investment portfolio report provided, certificate of achievements for excellence in financial reporting received.

Public Works Director Bryan Kast - RORC project update, gee creek stabilization project update provided.

Deputy City Manager Lee Knottnerus - Halloween trick-or-treat in downtown, First Saturday update, Ridgefield Art Association event update, Veterans Day memorial ceremony scheduled for November 11th, Hometown celebration is December 2nd.

FROM THE COUNCIL

Council Member Wells - Thanked staff and City Council for well wishes and sympathy after moms passing.

EXECUTIVE SESSION

Collective Bargaining pursuant to RCW - 42.30.140(4)(a) - [7:33 PM](#)

Mayor announced that Council will enter an executive session regarding Collective Bargaining pursuant to RCW - 42.30.140(4)(a) for approximately 15 minutes and action is anticipated.

Attendees: City Council, Deputy City Manager, City Manager, Police Chief.

Mayor reconvene the meeting at 7:42PM

MOTION: Council member Wertz moved to approve the 2018-2020 labor agreement between the City of

Ridgefield and the Ridgefield Police Officers Association and authorize the City Manager to sign the agreement.

SECOND: Council Member Day.

Vote - Yes: Council member Wells, Wertz, Day, Stose and Mayor Onslow.

Vote - No: None.

Motion Passed.

ADJOURN - [7:43 PM](#)

Julie Ferriss, City Clerk

Ron Onslow, Mayor

Attachment: 10-26-2017 (Approval of Minutes)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 02, 2017

ITEM:

AGENDA ITEM TITLE: AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON Amending Chapters 18.100 (DEFINITIONS); and 18.205 (USES) Within Title 18 of the Ridgefield Municipal Code RELATING TO ZONING REGULATIONS FOR STORAGE FACILITIES AND FURTHER REPEALING THE MORATORIUM IN EFFECT ON SUCH USES

PREVIOUS COUNCIL ACTION TAKEN:

Ordinance 1238 was adopted by City Council on June 22, 2017.

SUMMARY/BACKGROUND:

During City Council consideration of Ridgefield Development Code updates the topic of self-storage facilities was discussed and identified as a concern by several council members. Since July 2016 two self-storage facilities have been permitted in the city, and staff has been approached regarding permit requirements for at least three additional facilities. Because of the rapid expansion of self-storage facilities contemplated in the city and the need for council to consider the overall impact of self-storage uses city wide council adopted Ordinance 1238 which immediately implemented a moratorium on the acceptance, processing or approval of any new self-storage facilities in Ridgefield. The adoption of a moratorium is permitted for 6 months, provided a public hearing is held within 60 days of adoption. Ordinance 1238 was adopted in June, 2017 and the moratorium will end in December, 2017.

A draft of proposed zoning controls applicable to self-storage facilities is attached. The draft has been shared with Columbia River Economic Development Council and staff has not received any comments. The main changes from previous regulatory designs include a limit of 8.32 square feet of self-storage space for each person residing within the city limit according to the Office of Financial Management population estimate. Today's population estimate according to the Office of Financial Management is 7,235. This draft regulatory framework would allow up to 60,195 square feet of self-storage space within the corporate boundary of Ridgefield. There are two facilities under development currently that total 112,172 square feet of self-storage space. Under this draft framework (8.32 square feet per person x total population) the city will need additional self-storage space in approximately 2023 when the population will exceed 13,000 based on our projected rate of growth.

Another feature of the draft proposal requires a Conditional Use permit application to show the facility design meets requirements contained in the draft (no doors facing outward, etc.). A Conditional Use permit application is a public hearing before the Hearings Examiner.

Please note one change to the draft described at the public hearing on October 12: We have

removed all reference to boat and recreational vehicle storage, and prohibited outdoor storage as an employment use not associated with other uses.

BUDGET/FINANCIAL IMPACTS:

RECOMMENDED ACTION OR MOTION:

Staff recommends Council adopt Ordinance No. 1245 by making the following motion:

“I move to adopt Ordinance No. 1245, as presented.”

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: Self storage code update v2 (DOCX)
18.205.020___Master_use_table. Ex B v2 (DOCX)
18.205.030___Limitations. Ex C v3 (DOCX)

ORDINANCE NO. 1245**AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING CHAPTERS 18.100 (DEFINITIONS); AND 18.205 (USES) WITHIN TITLE 18 OF THE RIDGEFIELD MUNICIPAL CODE RELATING TO ZONING REGULATIONS FOR STORAGE FACILITIES AND FURTHER REPEALING THE MORATORIUM IN EFFECT ON SUCH USES**

WHEREAS, the City of Ridgefield, located in Clark County, Washington, is required to plan under the Growth Management Act (GMA), Revised Code of Washington (RCW) Chapter 36.70A; and

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

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

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

WHEREAS, the Ridgefield City Council passed additional resolutions after this time period that revised the development regulations, including Ordinance Nos. 1072, 1108, 1132, 1178, 1225, and 1234; and

WHEREAS, the City adopted Ordinance No. 1238 imposing a six-month moratorium self-storage facility land uses on June 22, 2017; and

WHEREAS, the Ridgefield Planning Commission, after conducting a public meeting and public hearing on the revisions to Title 18 on October 4, 2017, and forwarded recommendations to amend Title 18 to the City Council; and

WHEREAS, the City of Ridgefield submitted notice of the proposed amendments to the Washington State Department of Commerce on September 1, 2017 consistent with RCW 36.70A; and

WHEREAS, consistent with WAC 197-11-340(2), on March 29, 2017 the City of Ridgefield issued a Determination of Non-significance regarding the proposed Ridgefield Development Code update; and,

WHEREAS, the public comment period expired on October 26, 2017 and the City addressed all comments received; and,

WHEREAS, the Ridgefield City Council conducted a public hearing and the first reading of the amendments to Title 18 during a regularly scheduled City Council meeting held on October 12, 2017;

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

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest to adopt amendments to Title 18 to ensure that the City's development and zoning regulations continue to implement the Ridgefield Urban Area Comprehensive Plan.

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

Amends Title 18, Chapter: 18.100, Definitions; and

Amends Title 18, Chapter: 18.205, Uses;

Section 3. Repeal of Moratorium. The moratorium imposed under Ordinance No. 1238 relating to self-storage facility land uses is hereby repealed in its entirety, with effective date of the repeal being the same date as the effective date of the amendments adopted in Section 2.

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

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

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

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 2nd DAY OF NOVEMBER, 2017.

Ron Onslow, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss,
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading/Passage: October 12, 2017

Second Reading/Passage: November 2, 2017

Date of Publication:

Effective Date:

EXHIBIT A:

Amendments of Title 18 of the Ridgefield Municipal Code

Self Storage Code update

Notes to interpret the matrix:

- Revisions noted in legislative format, underline and ~~strikeout~~.
- For reference, there is a link to the existing code on the City's webpage at: <http://www.ci.ridgefield.wa.us/cd/page/planning-division>.

Code Section	Code Language	Rationale
RDC 18.100 – Definitions		
18.100.034	<u>Mini-Storage: See Self Storage.</u>	Reference where definition can be found.
18.100.046	<u>Self-Storage: Of, relating to, or being a commercial facility in which customers can rent space to store possessions.</u>	Define term.
18.100.054	Warehousing. The storage of large quantities of materials or products indoors and/or outdoors. Includes self-storage and storage of shipping containers. <u>Does not include self-storage.</u>	Remove self-storage from warehousing definition, to reflect recommendation that self-storage facilities do not exceed 8.32 square feet per adopted population estimate during the planning horizon.

EXHIBIT B

18.205.020 - Master use table.

A. Table 18.205.020-1 details uses for the following zones:

1. RLD-4, 6, 8: Residential Low Density 4, 6, 8.
2. RMD 16: Residential Medium Density 16.
3. CNB: Commercial Neighborhood Business.
4. CCB: Commercial Community Business.
5. CRB: Commercial Regional Business.
6. CMU: Central Mixed Use.
7. WMU: Waterfront Mixed Use.
8. WLS: Waterfront Low Scale.
9. E: Employment.
10. Reserved.
11. P/OS: Parks/Open Space.
12. PF: Public Facilities.

Table 18.205.020-1

EMPLOYMENT											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Office	N	N	P	P	P	P	P-L	P	P	N	P
Light Manufacturing	N	N	N	N	C	C	N ¹	C	P	N	N
Research and Development	N	N	N	C	C	C	P	N	P	N	N
Freight/Cargo Movement and Storage	N	N	N	C	C	N	N	N	C	N	N
Heavy Equipment and Truck Related Use	N	N	N	N	N	N	N	N	N	N	N

Fleet Service	N	N	N	C	C	C	N	N	C	N	N
Warehousing	N	N	N	N	N	N	N	N	C	N	N
Wholesale Retail	N	N	N	N	N	N	N	N	P	N	N
Marijuana Processing	N	N	N	N	N	N	N	N	N	N	N
Marijuana Production	N	N	N	N	N	N	N	N	N	N	N
Medical Cannabis Collective Gardens	N	N	N	N	N	N	N	N	N	N	N
<u>Self-storage</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>N</u>

Table Notes:

- (1) Additional uses for the WMU Zoning District are described in RDC Table 18.235.030-1. If there is a conflict between the two use tables, the more permissive shall apply.
- (2) Public and private parks and trails are allowed in all zoning districts and shall meet the standards of the P/OS zone established in RDC 18.265 regardless of the zoning district in which the facility is located.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1163, § 2(Att.), 10-23-2014; Ord. No. 1164, § 2(Att.), 10-23-2014; Ord. No. 1207, § 2(Exh. A), 5-26-2016; Ord. No. 1226, § 2(Exh. A), 12-15-2016; Ord. No. 1232, § 2(Exh. A), 4-27-2017)

18.205.030 - Limitations.

The limitations in this section serve to clarify any additional standards or conditions that apply to a given use as listed in Table 18.205.020-1 and defined in 18.100.

A. Accessory Dwelling Unit.

1. No lot may have more than one accessory dwelling.
2. The accessory dwelling unit may be located in the principal residence or in a detached structure on a lot that is at least five thousand square feet in area.
3. Accessory dwellings, whether attached or detached, shall be designed in the same style as the primary dwelling and shall use like kind materials on exterior elements.
4. The accessory dwelling unit shall not be larger than fifty percent of the living area of the primary residence.
5. An accessory dwelling unit in a detached structure shall be located behind the primary street facade of the primary dwelling.
6. The accessory dwelling unit shall not be subdivided or otherwise segregated in ownership from the primary residence.
7. The planning director shall process a request for accessory dwelling approval as Type II review consistent with Section 18.310.070.
 - i. An application for an accessory dwelling shall include a dimensioned site plan showing the location of the proposed dwelling on the subject property and its relationship to all property lines and easements on-site.
 - ii. In addition to the notice requirements of RDC 18.310.070, the city shall provide the applicable homeowner's association and/or the neighborhood association with notice of the application for accessory dwelling.
 - iii. Prior to approval of an accessory dwelling the planning director shall make the following findings:
 - a. The location of the accessory dwelling complies with the underlying zoning district setbacks, height restrictions, lot area coverage requirements, and other applicable zoning district standards.
 - b. Location of the accessory dwelling shall not interfere with any proposed public facilities or services or with private easements.
 - c. The proposed accessory dwelling does not adversely affect public health, safety, or welfare.
8. In the RMD-16 zone, only ADUs established prior to the adoption of this ordinance are permitted. When an ADU exists, it shall be counted as one unit for the purposes of density calculations.

B. Adult Use Facility.

1. Adult use facilities are subject to a Type I limited use review.
2. Adult use facilities are prohibited within four hundred feet of any residential zone, other adult use facility, school, licensed daycare, public park, community center, public library or church which conducts religious or educational classes for minors.

C. Artisan and Specialty Goods Production.

1. All uses require a Type I limited use review and shall provide a public viewing or a customer service space as defined below.

- a. Public viewing shall be accomplished with windows or glass doors covering at least twenty-five percent of the front of the building face abutting the street or indoor wall, allowing direct views of manufacturing; openings between the display or lobby area and manufacturing/work space may be reduced below twenty-five percent where fire rated separation requirements restrict opening size as determined by the planning official, or;
 - b. A customer service space includes, a showroom, tasting room, restaurant, or retail space.
 - c. Drive-through facilities are prohibited.
- D. Animal Kennel and Shelter.
 - 1. In the CRB and IND zones, animal kennels and shelters are allowed subject to a Type I limited use review provided the following standards are met:
 - a. Run areas shall be completely surrounded by an eight-foot solid wall or fence;
 - b. Kennels and shelters shall be on sites of thirty-five thousand square feet or more, and buildings used to house animals shall be a minimum distance of fifty feet from property lines abutting residential zones.
 - 2. In the CCB and CMU zones, animal kennels and shelters are allowed conditionally. The standards in RDC 18.205.030.D.1.a and b must be met.
- E. Bed and Breakfast.
 - 1. In the RLD and RMD zones, bed and breakfasts are allowed conditionally provided that the proposed use meets the following requirements:
 - a. The use is an accessory to the permanent residence of the operator.
 - b. Serves only breakfast and only to paying lodgers.
 - c. On-site sign size is limited to one non-illuminated identification sign, not exceeding four square feet.
 - 2. In the CNB, CCB, CRB, CMU, WMU and WLS zones, bed and breakfasts are permitted only as an accessory to residences lawfully established prior to the effective date of this code. Overnight lodging that does not include a permanent residence for the operator may be allowed as a hotel or motel.
- F. Boarding Houses. In an RLD-4, RLD-6, or RLD-8 zone, a maximum of two rooms may be rented to a maximum of two persons other than those occupying a single-family dwelling.
- G. Community Recreation and Social Facility.
 - 1. In the residential zones, any lighted facilities shall be set back a minimum of fifty feet from abutting residentially zoned property.
- H. Community Residential Facility (CRF).
 - 1. In the RLD-4, RLD-6, and RLD-8 zones, CRF-I are a conditionally permitted use. CRF-I are required to be a single-family structure compatible with the surrounding area. CRF-II are a prohibited use.
 - 2. In the CNB, CCB, and CMU zones, CRF-I and CRF-II are permitted uses, provided that uses are located in upper stories. No ground floor residential uses are allowed.
 - 3. Household arrangements that consist of six or fewer people, including small group homes, are included in the definition of 'family' in RDC 18.100. In a group home the number of people includes residents and each twenty-four staff hours.
- I. Conference Center.

1. A conference center is permitted conditionally in the residential zones and permitted outright in the CNB zone within a building listed on the National Register of Historic Places, the Washington Heritage Register, or the Clark County Heritage Register.
- J. Daycare facility.
1. Daycare I facilities are permitted in residential zones only as an accessory to residential use, subject to the following:
 - i. No outdoor play areas may be located within the front setback. All play areas shall be completely enclosed, with no openings except for gates, by a fence with a minimum height of forty-two inches.
 - ii. Hours of operation shall be restricted to ensure compatibility with surrounding development.
 - iii. Exterior alterations shall be in keeping with the residential character of the neighborhood.
 - iv. The site must provide a passenger loading area that is determined adequate by the Department of Early Learning (DEL) or other applicable state licensor.
 - v. Applicant shall obtain a city business license and concurrently obtain any required state license with the Washington State Department of Licensing with approval from the Washington State Department of Early Learning
 - vi. The permitted facility may display one sign, with a sign area of no greater than two square feet. The owner must obtain a sign permit per RDC 18.710.
 2. Daycare II facilities are permitted conditionally in residential zones, provided the applicant:
 - i. Completely encloses all outdoor play areas, with no openings except for gates, and a minimum height of six feet; and
 - ii. Sets back outdoor play equipment a minimum of twenty feet from property lines adjoining residential zones.
 - iii. Restrict the hours of operation to ensure compatibility with surrounding development.
 3. In the WLS zone, daycare I facilities are permitted only as an accessory to multifamily residential use, provided provisions of subsection (1) are met.
- K. Detention and Post-Detention Facility.
1. No work release facility shall be located closer than one mile from any public or private school servicing kindergarten through grade twelve students.
 2. SCTFs are permitted as an SCTF Special Use-Type III action granted by the city council, in the CRB and E zones provided:
 - a. The maximum number of residents in an SCTF shall be three persons, excluding resident staff.
 - b. SCTFs should be located in relationship to transportation facilities in a manner appropriate to their transportation needs.
 - c. In addition to meeting the noticing requirements specified in RDC 18.310.120, noticing for SCTF special use permit applications also includes mailing the notice of application to both residents and owners of real property located within one-half mile of the site.
 - d. In no case shall an SCTF be sited adjacent to, immediately across a street or parking lot from, or within six hundred feet of unobstructed sight distance or two hundred feet of risk potential activities or facilities as defined in this title in existence at the time a site is listed for consideration; provided, the two hundred-foot criteria shall not apply if the

state department of social and health services determines it is not needed to protect public safety.

The distances specified in this subsection shall be measured by following a straight line from the nearest point of the building in which the SCTF is to be located, to the nearest point of the property line of the lot occupied by the risk potential activity or facility.

- e. Each SCTF shall provide on-site dining, on-site laundry or laundry service, and on-site recreation to serve the residents.
- f. Applicants shall submit the following items in addition to the standard permit application:
 - i. The siting process used for the SCTF, including alternative locations considered.
 - ii. An analysis showing that utmost consideration was given to potential sites such that siting of the facility will have no undue impact on any one racial, cultural, or socioeconomic group, and that there will not be an over concentration of similar facilities in the city or a particular neighborhood.
 - iii. Proposed mitigation measures including the uses of extensive buffering from adjoining uses.
 - iv. Demonstration of an approved interlocal agreement between DSHS and the city of Ridgefield regarding security and operational procedures.
 - v. A schedule and analysis of all public input solicited during the siting process.
- g. Decision Criteria. A secure community transitional facility special use permit shall be granted by the city, only if the applicant demonstrates that:
 - i. The secure community transitional facility will not materially endanger the health, safety and welfare of the community;
 - ii. The siting of an SCTF shall not create an over-concentration within the city of Ridgefield, a particular neighborhood, or community of such uses as defined by Chapter 71.09 RCW, work release facilities, pre-release facilities or similar facilities including Level 1, 2, and 3 registered sex offender housing;
 - iii. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the essential public facility shall not hinder or discourage the appropriate development or use of neighboring properties; and
 - iv. The essential public facility will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding areas or conditions can be established to mitigate adverse impacts.
- L. Duplex.
 - 1. In the RMD-16 zone, two or more duplexes must comply with either the multifamily standards in RDC 18.220 or the townhouse development standards in RDC 18.220.140.
- M. Eating and Drinking Establishment.
 - 1. In the RMD-16 district the use must abut a public collector or arterial street. Access is not permitted through a residential local street.
 - 2. In the E zone up to fifteen percent of the gross area of a property may be dedicated to eating and drinking establishments. The eating and drinking establishment shall be an accessory use to a primary use allowed outright or conditionally in the zone.
 - 3. In the WMU zone, drive-through restaurants are prohibited.
- N. Electric Vehicle Infrastructure. In the residential, CMU, WMU, WLS and P/OS zones, Level 1 and Level 2 charging is permitted as an accessory use to a lawfully established primary use. Rapid charging stations and battery exchange stations are prohibited.

- O. Emergency Services. In the residential and CNB zones:
1. Any buildings from which firefighting equipment emerges onto a street shall maintain a distance of thirty-five feet from the street;
 2. Outdoor storage is not permitted; and
 3. If a fire facility abuts both an arterial and a non-arterial street, all access and egress shall be via the arterial.
- P. Funeral Home/Crematorium/
Columbarium/Cemetery.
1. In the residential zones:
 - a. Funeral homes, crematoria, columbaria, and cemeteries are allowed conditionally as an accessory to a church or other religious use, provided that the area dedicated to the use may not be counted toward the required landscaping.
 - b. Permanent structures must be set back a minimum of one hundred feet from adjoining residential zones and uses.
 2. In the P/OS and PF zones, funeral homes, crematoria, columbaria and cemeteries are permitted outright, provided permanent structures are setback a minimum of one hundred feet from adjoining residential zones and uses.
- Q. General Retail Trade/Services.
1. In the E zone no more than fifteen percent of the gross area of a property may be dedicated to general retail uses. The retail use is permitted outright as an accessory use to a primary use allowed outright or conditionally in the zone. All other retail uses are permitted conditionally.
 2. In the WMU zone, high-impact commercial uses such as outdoor nurseries, lumber and building materials, farm equipment and similar uses that have large outdoor storage areas, significant truck traffic, and often rely on heavy equipment are prohibited. Other retail uses are allowed outright.
- R. Home occupation. Residents of a dwelling unit may conduct one or more home occupations as an accessory use(s), provided:
1. Exempted home occupations. Home occupations that occupy less than 25 percent of a residence (up to one thousand square feet of combined space) and generate no more than an average of one additional vehicle trip per day associated with the home occupation use, including trips by customers, delivery vehicles, employee vehicles for employees not residing at the residence, and vehicles used in association with the home occupation use excluding the residents' personal vehicles, are exempt from the home occupation permitting requirements of this section. The home occupation development standards of this section and the Ridgely business license requirement still apply.
 2. Type I review. The planning director shall review the following home occupation requests through a Type I process, unless otherwise exempt, provided there are no on-site sales associated with the use and the home occupation is located outside of the WMU zone.
 - a. Offices, including but not limited to architects, engineers, lawyers, real estate agents, religious persons, salesmen, or authors.
 - b. Studios, including but not limited to artists, tailors, composers, crafts such as wood work or weaving.
 - c. Specialized instruction schools academic tutoring, foreign languages, art, dance, music, cooking, yoga, martial arts and related disciplines that do not exceed four students at any one time.

- d. Uses the planning director finds to be materially similar to the above-listed uses.
3. Type II Review.
- a. The planning director shall review all home occupation requests not described in subsections (1) or (2) as a Type II process for compliance with subsection (4) and other requirements of this section.
 - b. The planning director may elevate a home occupation request described in subsection (2) to a Type II review process if the proposed use involves an issue of broad public interest warranting public notice.
 - c. In addition to the notice requirements of RDC 18.310.070, the planning director shall provide notice of the pending application to:
 - i. Any developer or active homeowners association for the subdivision in which the dwelling is located; and
 - ii. Any neighborhood association registered with the city clerk's office, whose geographic boundaries include the subject dwelling.
 - d. The planning director shall review all home occupation requests located in a dwelling within the WMU zone as a Type II process. For consideration of a home occupation in the WMU zone, a resolution in support of the proposed use adopted by the port commission stating the use is consistent with the master plan shall be required.
4. Site and Use Limitations. In addition to the applicable base zone standards, all home occupations are subject to the following limitations:
- a. The principal operator of the home occupation must be a full-time resident of the dwelling.
 - b. A home occupation use may not employ more than one full-time equivalent employee who is not a resident of the dwelling unit.
 - c. Except for articles produced on the premises, no stock in trade shall be displayed or sold on the premises.
 - d. All home occupation business activity, including storage, shall be conducted indoors within the dwelling or accessory structures, except for plants and materials directly needed for the cultivation of plants essential to the home occupation use. No outdoor display of goods or outside storage of equipment or materials used in the home occupation shall be permitted.
 - e. The total area devoted to all home occupation activity shall not exceed twenty-five percent of the combined floor area of the dwelling, garage and accessory structures, or one thousand square feet, whichever is less.
 - f. No alteration to the exterior of the principal residential building shall be made which changes the residential character of a dwelling.
 - g. The home occupation use may not increase vehicular traffic flow or on-street parking by more than two nonresident vehicles per hour, or an average of six total vehicles per day. Nonresident vehicles include customers, delivery vehicles, employee vehicles for employees not residing at the residence, and vehicles used in association with the home occupation use excluding the residents' personal vehicles.
 - h. Vehicles used in association with the home occupation use and stored at the residence shall be restricted to standard non-commercial cars, trucks, and vans. Only one such vehicle is allowed per home occupation. Such vehicles shall park in a legal on-site parking space and may not park within any required setback areas of the lot or on adjacent streets.

- i. The permitted home occupation use may display one sign, with a sign area of no greater than two square feet. The owner must obtain a sign permit per RDC 18.710.
- 5. The following activities are prohibited as home occupations:
 - a. Activities which use fireworks, ammunition or explosives on site;
 - b. Repair, sales, parking, or storage of automobiles, trucks larger than two tons, heavy equipment or boats, including auto body work or painting;
 - c. Overnight lodging;
 - d. Kennels and catteries;
 - e. Marijuana production, processing, or retail;
 - f. Medical cannabis collective gardens.
- 6. A home occupation shall not use electrical or mechanical equipment that results in:
 - a. A change to the fire rating of the structure used for the home occupation, unless approved by the building department;
 - b. Visual or audible interference in radio or television receivers, or electronic equipment located off-premises;
 - c. Fluctuations in line voltage off-premises; or
 - d. Emissions such as dust, odor, bright lighting or noises greater than what is typically found in a neighborhood setting.
- 7. Business License Required. The operator of a home occupation use shall apply annually for a Ridgefield business license. A home occupation use permit shall expire if the business license is not renewed within two months of its expiration.
- 8. A home occupation permit shall expire if the home occupation for which it is granted does not operate as a business for a period of twelve consecutive months.
- S. Hospital.
 - 1. In the CCB, CRB, and E zones, hospitals are allowed only following city council approval of a development agreement between the applicant and the city. A development agreement is required to describe mitigation for potential impacts on neighboring uses and public services consistent with any land use and environmental approvals and permits. The development agreement shall meet the requirements of RDC 18.310.150, address the full range of impacts of the proposed use and may address other matters associated with the hospital use, including but not limited to:
 - i. Description of proposed uses and facilities, including building sites, size and bulk.
 - ii. Circulation, transportation and parking plans.
 - iii. Any requested variances to the RDC.
 - iv. Plans for minimizing impacts on neighboring users.
 - v. Plans for storage and disposal of hazardous materials meeting the applicable requirements of RCW 70.105.
 - vi. Trip reservation.
 - vii. Vesting.
 - viii. System development charge and impact fee credits.
 - ix. The development agreement shall also include a site plan satisfying all requirements of RDC 18.500.040 if the proposed project requires site plan approval.

2. When located in the CMU and CNB zones, hospitals are allowed only as a re-use of a nonresidential facility; and burning of refuse or hazardous waste is prohibited.
- T. Interim Recycling Facility.
1. In the RLD-4, RLD-6, RLD-8, RMD-16, CNB and CMU zones, only drop box facilities accessory to a public or community use such as a school, fire station or community center shall be allowed as a permitted use.
 2. In the CCB, CRB, OFF, E and PF zones:
 - a. Drop box facilities for the collection and temporary storage of recyclable materials are allowed outright as an accessory use.
 - b. For all other facilities, all processing and storage of material shall be within enclosed buildings. Yard waste processing is not permitted. Proposed facilities shall be processed as a Type II limited use review.
 3. In the E and PF zones, any other facilities not meeting the standards of subsection (2) may be permitted conditionally.
- U. Motor Vehicle Related Uses. In the WMU and WLS zones, only sales, rental, leasing, repair and service of watercraft are permitted outright. Sales, rental, leasing, repair and service of automobiles, light trucks, mobile homes, and recreational vehicles are prohibited.
- V. Multifamily Residential.
1. In the CNB, CCB, and OFF zones, residential uses are allowed conditionally. Residential uses are limited to upper stories and shall achieve a minimum density of eight dwelling units per acre and a maximum density of sixteen dwelling units per acre.
 2. In the CMU and WLS zones, residential uses are limited to upper stories and shall achieve a minimum density of eight dwelling units per acre and a maximum density of sixteen dwelling units per acre.
 3. In the WMU zone, no ground floor residences or residential uses are permitted. Multifamily residential uses are permitted only as upper story living units, not less than four units per net acre nor more than eighteen units per net acre.
- W. Office.
1. In the WMU zone, drive-through banks are prohibited.
- X. Park and Ride Lots.
1. In the RLD-4, RLD-6, RLD-8, RMD-16, CNB and CMU zones, park and ride lots are subject to a Type I limited use review and must meet the following standards:
 - a. Park and ride lots may be sited on an existing parking lot or in conjunction with a publicly owned or nonprofit facility (i.e., church, social service agency, etc.) as a permitted use.
 - b. New park and ride lots (not including new park and ride facilities located on existing parking lots) are subject to site plan review pursuant to RDC 18.500 and shall:
 - i. Be limited to fifty stalls in the RLD or RMD zones;
 - ii. Provide screening and/or landscaping on interior setbacks that abut residentially zoned properties; and
 - iii. Provide additional landscaping along street frontages; and
 - iv. Direct lighting to the interior of the site and away from adjacent residentially zoned properties, as required by RDC 18.715.
- Y. Public Agency or Utility Yard.

1. In the CRB, WLS and E zones, utility yards are permitted only when co-located with utility offices.
 2. In the WMU zone, public agency and utility yards may include storage of port-related machinery and equipment, and production and assembly of materials and equipment for port business. Port-related use may include fabrication of parts and storage of materials for use in fabrication of parts as a permitted use.
- Z. Recreational Vehicle (Single). Persons may occupy a recreational vehicle (RV), parked on a lot, for up to two weeks per year with the permission of the property owner. The following standards apply:
1. Only one RV may be occupied on a lot at any time.
 2. Occupancy is subject to the city's animal, public health, and nuisance standards.
 3. An occupied RV shall be parked on-street or in allowed off-street parking areas outside of required setbacks.
 4. Commercial activity is not permitted in the RV.
 5. RVs shall not use generators while parked in a residential zone.
 6. Unoccupied RVs may be parked off-street in any zone in any parking areas meeting the requirements of RDC 18.720. In the RLD zones, RV parking is subject to the provisions of RDC 18.210.030.C.3.
- AA. Recreational Vehicle Parks. In the WMU zone, recreational vehicle parks are limited to no more than twenty-five percent of the total area zoned WMU, whether in a single location or multiple locations within the zone.
- BB. School: Elementary/Middle/High. In the PF zone, schools are a permitted use. Modular classroom units shall be reviewed through a Type I limited use review and site plan review, consistent with RDC 18.500.
- CC. Self-Storage.
1. Self-Storage facilities within the Ridgefield corporate boundary shall not exceed 8.32 square feet per capita based on the Washington State Office of Financial population estimate for the current year. This calculation is to be construed as the total allowable self-storage space within Ridgefield, not on a single site basis.
 2. The planning horizon population numbers shall be updated during the Comprehensive Land Use Plan periodic update.
 3. In addition to Conditional Use Permit criteria found in RDC 18.340 a Conditional Use review for self-storage shall include the following:
 - a. Self-Storage units shall gain access from the interior of the building(s) or site – no unit doors may face public right-of-way.
 - b. Self-Storage facilities shall not be located on a principal or minor arterial street or a corner where a principal or minor arterial street intersects with another road of a different classification. Self-Storage facilities shall not be located adjacent to, or visible from, Interstate 5.
 - c. Self-storage facilities shall comply with all design requirements in the Employment (E) zone.
 4. Manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances, or other electrical equipment, or any other industrial activity is prohibited.
 5. Conducting garage or estate sales is prohibited. This does not preclude auctions or sales for the disposition of abandoned or unclaimed property.

6. Storage of flammable, perishable, or hazardous materials or the keeping of animals is prohibited.
7. Outdoor storage is prohibited. All goods and property stored at a self-storage facility shall be stored in an enclosed building. No outdoor storage of boats, RV's, vehicles, or similar, or storage pods or shipping containers is permitted.
8. ~~Boats, Recreational Vehicles and other similar vehicles may be stored in a covered area. Any covered area must have a least three sides and a roof. Any covered area proposed as part of an application for a self-storage facility shall encompass no more than 35% of the net site acreage and shall be located at the furthest practicable point from any right-of-way.~~

~~DD~~ CC. Single-Family Attached Residential.

1. Single-family attached dwellings in the RLD-4, RLD-6, RLD-8 and RMD-16 zones must meet the standards of RDC 18.220.140.
2. In the RLD-4, RLD-6, RLD-8, and RMD-16 zones, single-family attached residential development must meet the density standards of the zone.
3. In the CMU and WMU zone, only live/work units where the associated business is allowed as a permitted or limited use are allowed, provided the residence is not located on the ground floor. No ground floor residences or residential uses are permitted.

~~EE~~ ~~DD~~ DD. Single-Family Detached Residential.

1. In the RMD zone, single-family detached residential development shall only be approved if the minimum density standard of the RMD-16 zone are met.

~~FF~~ ~~EE~~ EE. Specialized Instruction and Vocational School.

1. In the RLD-4, RLD-6, RLD-8 and RMD-16 zones, specialized instruction schools are permitted conditionally provided:
 - a. The number of students is limited to twelve at one time; (Schools serving four or fewer students are permitted as a home occupation.)
 - b. Fifty percent or more of the instruction area shall be within an enclosed structure; and
 - c. Structures and areas used for instruction must be set back a minimum of twenty-five feet from property lines.

~~GG~~ ~~FF~~ FF. Tent Cities.

1. The use shall be authorized by a temporary and revocable use permit reviewed through a Type II decision, not to exceed ninety days during one calendar year.
2. A minimum of two weeks prior to application submittal, the applicant shall hold a neighborhood information meeting on, or as close to as possible, the site on which the tent city will be located. The city manager shall approve the time and location of the meeting and the applicant shall notify all property owners within one thousand feet of the proposed site by U.S. Mail at least fourteen days prior to the information meeting. This meeting shall supersede the notification required for a Type II review by RDC 18.310.070.
3. The applicant shall provide sanitary portable toilets, potable water, trash receptacles, hand-washing facilities, and food and security facilities sufficient to satisfy applicable local and county health regulations.
4. Tent cities are not permitted in critical areas or buffers.
5. Permanent structures are prohibited.
6. The maximum size of a tent city is one hundred occupants. The city may limit the size of the tent city based upon site conditions and public health and safety regulations.

7. Parking for vehicles shall be adequate to serve the numbers of vehicles generated by the use and shall be fully contained on-site.
8. The tent city shall be adequately buffered and screened from adjacent right-of-way and residential properties. Screening shall be a minimum height of six feet and may include, but is not limited to, a combination of fencing, landscaping, or existing buildings.

HHGG. Utility Facility.

1. In the RLD-4, RLD-6, RLD-8, RMD-16, CNB, CMU, WMU, WLS, OFF and P/OS zones:
 - a. Minor utilities are permitted outright subject to the site plan review requirements of RDC 18.500.
 - b. Major utility facilities are permitted conditionally.
2. In the WMU zone, municipal wastewater treatment facilities are prohibited.

II HH. Veterinary Clinic and Hospital. Veterinary clinics and hospitals are permitted under the following provisions:

1. No burning of refuse or dead animals is allowed.
2. The portion of the building or structure in which animals are kept or treated shall be constructed so as to prevent incursion of noise from animals into any residential zone.
3. All run areas shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material.
4. The provisions of RMC Chapter 7 relative to animal keeping are met.
5. Clinics and hospitals whose activities are conducted wholly indoors shall be reviewed through a Type I limited use process, while those with any outdoor uses, excluding parking or landscaping, shall be reviewed through a Type II limited use process.

II. Wireless Communication Facilities. See RDC 18.760 Wireless Communication Facilities for applicable regulations.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1163, § 2(Att.), 10-23-2014; Ord. No. 1164, § 2(Att.), 10-23-2014; Ord. No. 1178, § 2(Exh. A), 2-12-2015; Ord. No. 1226, § 2(Exh. A), 12-15-2016; Ord. No. 1232, § 2(Exh. A), 4-27-2017)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: November 02, 2017

ITEM: BUSINESS

AGENDA ITEM TITLE: Motion - Approval of Taverner Ridge Phase 8 Final Plat

GOVERNING LEGISLATION:

RCW 36.70A

PREVIOUS COUNCIL ACTION TAKEN:

Development Agreement adopted by Council on March 13, 1997, a first amendment to the Development Agreement recorded on March 13, 2002, a second amendment to the Development Agreement recorded on February 28, 2012, and a third Development Agreement recorded on July 27, 2016.

SUMMARY/BACKGROUND:

Ridgefield City Council approved the preliminary plat for Taverner Ridge Planned Unit Development (PUD) on January 9, 1997. The plat is also subject to the development agreement made between the city of Ridgefield and New Vista Properties, LLC recorded under AF# 5308399, records of Clark County, WA.

The project proposes to subdivide the 22.76-acre parcel into 54 single family residential lots ranging from 8,390 sq. ft. to 18,256 sq. ft.

The Final Plat must demonstrate compliance with the findings and conditions of approval in the Final Order, post-decision reviews and with applicable City regulations and standards.

The private improvements required for the subdivision are complete and the applicant is required to post a bond equal to 120% of the remaining public improvements. The bond amount is \$237,701.60. Other conditions of approval are listed in the attached memo.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

Staff recommends City Council approve the final plat.

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: PLZ-17-0104 Taverner Ridge 8_Final Plat_Staff Report_10262017
(PDF)



COMMUNITY DEVELOPMENT DEPARTMENT

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

Taverner Ridge Phase 8 Final Plat

Staff Report

File No. PLZ-17-0104

I. Review Process

Upon receipt of a proposed final plat, the city council shall at their next public meeting set a date for consideration of the final plat at a public meeting. Notice of the date, time and location of the public meeting shall be posted. The city council shall review the final plat during the public meeting and shall approve the final plat if the city council determines that the final plat conforms to the conditions of preliminary plat approval, applicable state laws, and the final plat meets the requirements of Title 18 as it existed at the time of preliminary plat approval (RDC 18.620.130).

II. Basic Facts

Application date: On September 21, the City received an application for final plat approval for Taverner Ridge PUD Phase 8. Updated materials were submitted on October 25, 2017.

City Council hearing date: November 2, 2017

Owner: Paul DeBoni, New Vista Properties LLC; 1995 S Lake River Ter, Ridgefield, WA 98642

Property Information: A subdivision in Lot 3; Book 3, Page 735; SW ¼ and SE ¼ of S30, T4N, R1E, WM; 22.76 ac; PIN 986038979; 54 lots

III. Documents Received

- Final Plat Application checklist
- Narrative
- Signed plat sheets
- Lot closure reports
- Chicago Title Insurance Company Title Report and Guarantees – September 19, 2017
- CC&Rs – October 8, 2015 (signed) and October 1, 2017 (unsigned)
- Tax map and tax summaries
- Warrantee deed – December 14, 2016

IV. Background

Ridgefield City Council approved the preliminary plat for Taverner Ridge Planned Unit Development (PUD) on January 9, 1997. The plat is also subject to the development agreement made between the city of Ridgefield and New Vista Properties, LLC recorded under AF# 5308399, records of Clark County, WA.

The project proposes to subdivide the 22.76-acre parcel into 54 single family residential lots ranging from 8,390 sq. ft. (Lot 16) to 18,256 sq. ft. (Lot 37), consistent with the average lot size approved for Taverner Ridge. Phase 7 also includes Tracts A-D.

The Final Plat must demonstrate compliance with the findings and conditions of approval in the original Council Decision, post-decision reviews, and with applicable City regulations and standards. The purpose of this review is to consider whether the applicant has met the conditions of approval, the Ridgefield Development Code, and the City Engineering Standards for Public Works. The review team evaluated the final plat materials provided and offer the following combined comments.

V. Engineering Comments

Engineering comments are provided below.

1. Please clarify note 13 and identify the lots affected by the 10-foot drainage easement along the southern lot lines.
2. A sidewalk easement is not required. All sidewalks must be built within the ROW.
3. Utility easements are not normally included along rear lot lines.

Contact Brenda Howell, at (360) 857-5022 (Brenda.Howell@ci.ridgefield.wa.us) with engineering questions.

VI. Survey Comments

We have reviewed the revised final plat materials supplied for the subject project as prepared by PBS Engineering and Environmental and provided by the City to Gray & Osborne on October 26, 2017.

We understand this second review only pertains to Phase 8 of the project.

Please also refer to our red-line markups attached.

All previous comments in our memo of September 27, 2016 as they pertain to Phase 8 of the project have been addressed. Our only comments are these pertaining to Sheet 2 of 6:

1. It appears the bearing labeled as North 25°29'36" West should read North 25°39'36" West.
2. Please add "Non-tangent" to the 420 foot radius curve.

VII. Land Use Planning Comments

Planning comments and conditions of approval are provided below.

1. At the time of construction and at all times thereafter, the development shall comply with all approval requirements established in applicable plans, policies, regulations and standards adopted at the time of this application, including but not limited to, the Ridgefield Urban Area Comprehensive Plan (RUACP), the Ridgefield Capital Facilities Plan (RCFP), the Ridgefield Development Code (RDC), the Ridgefield Engineering Standards for Public Works (Engineering Standards), current water and sanitary sewer plans, and the Stormwater Management Manual for the Puget Sound Basin (Puget Sound Manual).
2. The proposal shall comply with all terms and conditions of approval for the original decision, PLZ-95-0000, approved by Council on January 9, 1997.

3. The Development agreement (DA) was approved in March 1997 and amended thereafter, most recently on July 27, 2016. The terms of the DA apply to each phase of development.
4. All street names on the final plat shall conform to the City of Ridgefield Street Renaming Committee Manual. See attached street name and addressing file.

Prior to recording the plat for Taverner Ridge Phase 8 conditions 5-8 shall be met:

5. Please specify the use, ownership, and maintenance responsibilities for Tracts A-D as notes on Sheets 4 and 5;
6. Submit a signed copy of the CC&Rs dated October 1, 2017;
7. Submit a signed copy of the Dedication of Subdivision;
8. Submit a signed copy of the Certification for Subdivision Platting; and
9. Submit a Mylar for signature containing the signature and seal of the surveyor of record and the signatures of all parties having an ownership interest in the land for purposes of dedication.
10. 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.
11. Submit three (3) full-sized copies and one (1) 11-inch by 17-inch copy of the recorded plat and all associated written documents within thirty (30) calendar days of City signatures on the face of the Mylar.

The City of Ridgefield shall not process land use or building permit applications until the above conditions are satisfied.

Contact: Jeff Niten, Community Development Director, (360) 857-5013, jeff.niten@ci.ridgefield.wa.us

VIII. Addressing

See attached Addressing Table and Map.

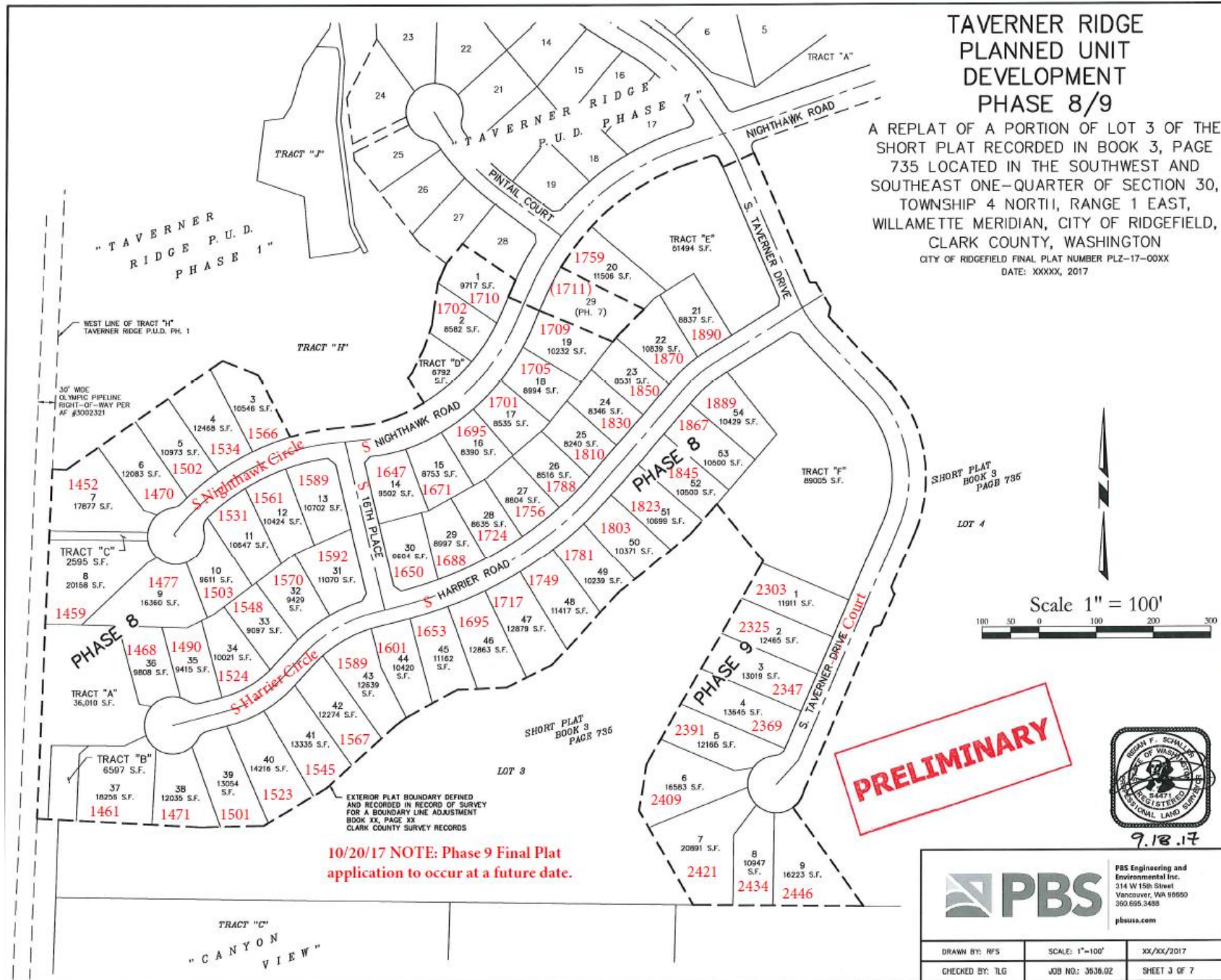
IX. Conclusion

Please submit revised materials as described in this staff memo.

Taverner Ridge Phase 8 Addressing

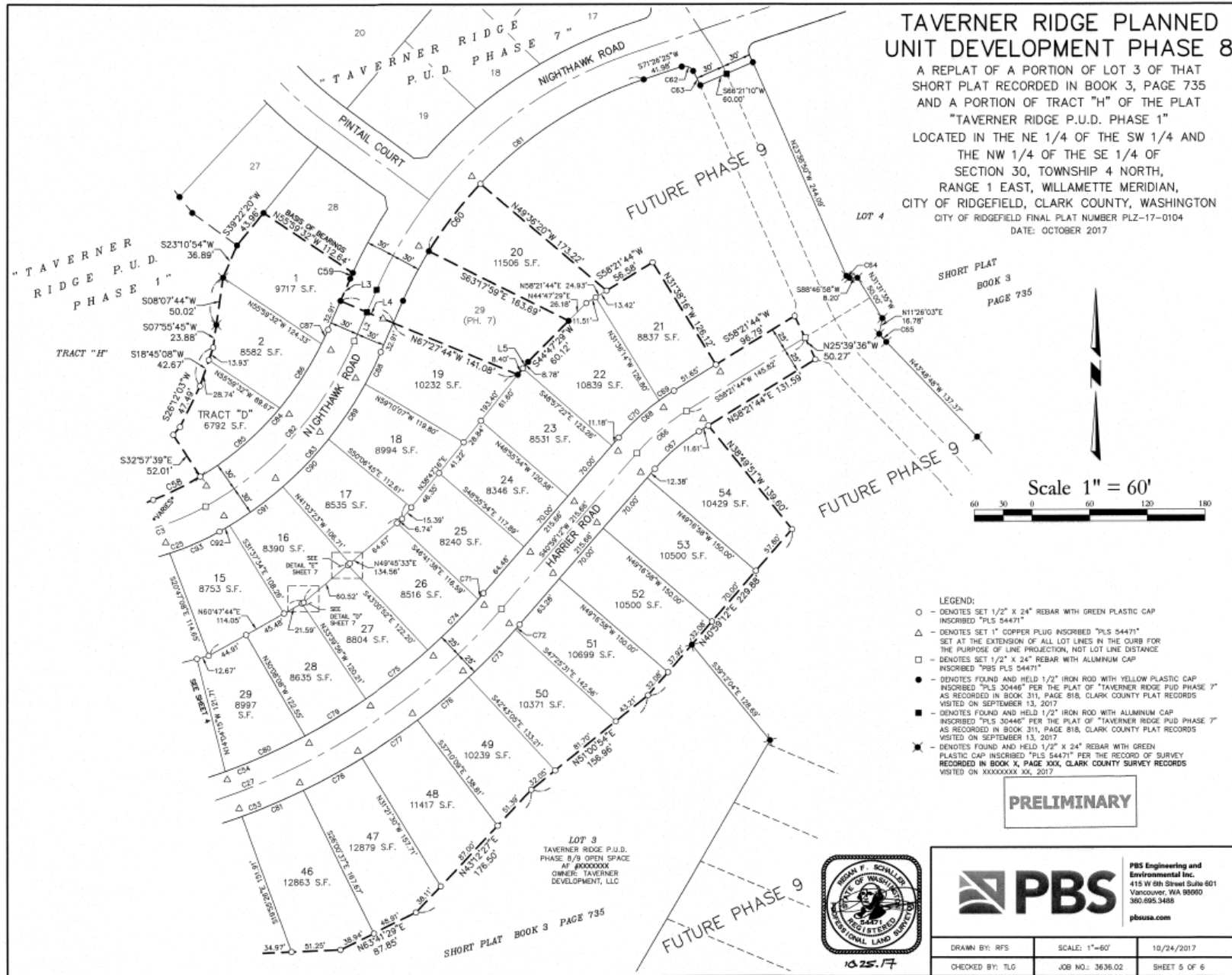
Lot #	Address	Lot #	Address	Lot #	Address	Lot #	Address
S Nighthawk Cir		S Nighthawk Rd		S Harrier Cir		S Harrier Rd	
North (even) side of street		North (even) side of street		North (even) side of street		North (even) side of street	
7	1452 S Nighthawk Cir	2	1702 S Nighthawk Rd	36	1468 S Harrier Cir	30	1650 S Harrier Rd
6	1470 S Nighthawk Cir	1	1710 S Nighthawk Rd	35	1490 S Harrier Cir	29	1688 S Harrier Rd
5	1502 S Nighthawk Cir	South (odd) side of street		34	1524 S Harrier Cir	28	1724 S Harrier Rd
4	1534 S Nighthawk Cir	14	1647 S Nighthawk Rd	33	1548 S Harrier Cir	27	1756 S Harrier Rd
3	1566 S Nighthawk Cir	15	1671 S Nighthawk Rd	32	1570 S Harrier Cir	26	1788 S Harrier Rd
South (odd) side of street		16	1695 S Nighthawk Rd	31	1592 S Harrier Cir	25	1810 S Harrier Rd
8	1459 S Nighthawk Cir	17	1701 S Nighthawk Rd	South (odd) side of street)		24	1830 S Harrier Rd
9	1477 S Nighthawk Cir	18	1705 S Nighthawk Rd	37	1461 S Harrier Cir	23	1850 S Harrier Rd
10	1503 S Nighthawk Cir	19	1709 S Nighthawk Rd	38	1471 S Harrier Cir	22	1870 S Harrier Rd
11	1531 S Nighthawk Cir	20	1759 S Nighthawk Rd	39	1501 S Harrier Cir	21	1890 S Harrier Rd
12	1561 S Nighthawk Cir			40	1523 S Harrier Cir	South (odd) side of street	
13	1589 S Nighthawk Cir			41	1545 S Harrier Cir	44	1601 S Harrier Rd
				42	1567 S Harrier Cir	45	1653 S Harrier Rd
				43	1589 S Harrier Cir	46	1695 S Harrier Rd
						47	1717 S Harrier Rd
						48	1749 S Harrier Rd
						49	1781 S Harrier Rd
						50	1803 S Harrier Rd
						51	1823 S Harrier Rd
						52	1845 S Harrier Rd
						53	1867 S Harrier Rd
						54	1889 S Harrier Rd

Attachment: PLZ-17-0104 Taverner Ridge 8_Final Plat_Staff Report_10262017 (Taverner Ridge Phase 8 Final Plat)



November 2, 2017





CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 02, 2017

ITEM: PUBLIC HEARING/BUSINESS

AGENDA ITEM TITLE: Public Hearing on 2018 Property Tax Levy and Revenues

GOVERNING LEGISLATION: RCW 84.55.120

PREVIOUS COUNCIL ACTION TAKEN: Council conducts a public hearing annually to review proposed revenue sources as part of the budget adoption process.

SUMMARY/BACKGROUND: The total 2018 revenue budget totals \$40,271,141, including \$20,305,554 associated with internal transfers from existing funds. In comparison the 2017 final revenue budget was \$45,578,760, with \$19,023,443 associated with internal transfers from existing funds. The overall net decrease in the proposed revenue budget when compared to the 2017 budget is approximately \$5.3 million, an 11.64% decrease from the 2017 year-end budgeted revenue. Following are the key reasons for this difference:

Revenue Source	Budget Difference Between 2017 and 2018	Reason
Property Tax	\$ 85,000	1% levy increase and \$75.35 million in new construction
Retail Sales Tax	171,269	Overall increase of 11%
Utility Taxes	40,796	Due to increase in population, households and usage. 4% increase
Licenses and Permits	196,917	Due to increase for commercial building permits. 29% increase
Planning and Development	47,820	Due to increase for commercial building permits. 7% increase

Charges for Services	251,305	Increase due to user fees for utility accounts including new connections and indirect cost allocation. 8% increase
Intergovernmental	18,170	State shared revenues. 5% increase
Fines & Forfeits	(8,322)	Fees associated with public safety. 11% decrease
Miscellaneous Revenue	(1,702,404)	Reduction due to sale of property in 2017 and revenue received from CRWWD for capital
Real Estate Excise Tax Revenue	250,000	Increase due to strong real estate market and development growth. 33% increase
Impact Fees/ SDC's	440,570	Increase in development related revenues. 21% increase
Grants	(1,058,601)	Decrease in grants for 2018 projects. 34% decrease
Other Financing Sources (Bonds, Developer Share)	(4,825,701)	Issued bonds in 2017. Closed DWSRF loan in 2017. 47% decrease
Interfund Transfers	1,182,920	Capital, operating and debt service related transfers. 6% increase

BUDGET/FINANCIAL IMPACTS: Please refer to the attached reports

RECOMMENDED ACTION OR MOTION: Staff recommends Council Conduct the public hearing on 2018 revenue sources and conduct first readings of Ordinance No. 1247, 1248 and 1249

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: 2018 Revenue Budget (PDF)
 2018 Revenue Budget Comparison (PDF)
 2018 Revenue Hearing (PDF)



2018 Revenue Budget

	2017 Final Budget	2018 Budget Estimate	Percentage Change
Operating Funds			
General Fund	\$ 5,809,948	\$ 6,427,616	10.63%
Street Fund	613,498	625,257	1.92%
Water Operating	1,847,560	1,881,572	1.84%
Sewer Operating	808,348	729,460	-9.76%
Stormwater Operating	483,946	592,693	22.47%
Total Operating Funds	9,563,300	10,256,598	7.25%
Special Revenue Funds			
Real Estate Excise Tax	1,707,586	1,010,000	-40.85%
Drug Fund	1,086	1,075	-1.01%
Park Impact Fee	1,734,384	754,577	-56.49%
Traffic Impact Fee	273,099	698,920	155.92%
Water Utility SDC	1,074,197	1,072,050	-0.20%
Total Special Revenue Funds	4,790,352	3,536,622	-26.17%
Debt Service			
Debt Service	10,020,225	5,410,224	-46.01%
Total Debt Service	10,020,225	5,410,224	-46.01%
Capital Projects & ERF			
General Capital Projects	19,569,991	17,919,277	-8.43%
Water Utility Capital Projects	1,420,725	2,680,010	88.64%
Storm Water Utility Capital Projects	99,100	350,000	253.18%
Equipment Replacement (ERF)	115,067	118,410	2.91%
Total Capital Projects & ERF	21,204,883	21,067,697	-0.65%
Total Revenue All Sources	\$ 45,578,760	\$ 40,271,141	-11.64%



2018 Budget

2017-2018 Revenue Budget Comparison

Description	2017 Budget	2018 Budget	Percentage Change
001 General Fund			
Revenue			
Property Tax	1,060,000	1,145,000	8.02%
Retail Sales & Other Tax	1,553,576	1,724,845	11.02%
Utility Taxes	1,017,411	1,051,705	3.37%
License & Permits	679,283	876,200	28.99%
Planning & Development	690,973	738,793	6.92%
Fines & Forfeits	78,417	70,095	-10.61%
Charge for Goods & Services	434,676	534,945	23.07%
Intergovernmental/Grant	176,258	183,788	4.27%
Other Revenue/Donations	117,799	93,447	-20.67%
Transfers In	1,555	8,798	465.79%
General Fund Revenue	5,809,948	6,427,616	10.63%
101 Street Fund			
Revenue			
Utility Tax/Franchise Fee	64,062	70,565	10.15%
Permits	9,106	9,000	-1.16%
Grants	50,000	-	-100.00%
Intergovernmental	156,705	167,345	6.79%
Other Revenue	2,525	2,525	0.00%
Transfers In	331,100	375,822	13.51%
Street Fund Revenue	613,498	625,257	1.92%
406 Water Utility Fund			
Revenue			
Charges for Goods and Services	1,623,080	1,666,128	2.65%
Other Revenue	10,580	12,167	15.00%
Transfers In	213,900	203,277	-4.97%
Water Utility Fund Revenue	1,847,560	1,881,572	1.84%
407 Sewer Utility Fund			
Revenue			
Charges for Goods and Services	732,298	729,410	-0.39%
Other Revenue	76,050	50	-99.93%
Sewer Utility Fund Revenue	808,348	729,460	-9.76%

Attachment: 2018 Revenue Budget Comparison (Hearing on 2018 Property Tax Levy and Revenues)



2018 Budget

2017-2018 Revenue Budget Comparison

Description	2017 Budget	2018 Budget	Percentage Change
408 Stormwater Utility Fund			
Revenue			
Charges for Goods and Services	481,292	592,168	23.04%
Other Revenue	2,654	525	-80.22%
Stormwater Utility Fund Revenue	483,946	592,693	22.47%
105 Real Estate Excise Tax (REET) Fund			
Revenue			
Real Estate Excise Taxes	750,000	1,000,000	33.33%
Other Revenue	957,586	10,000	-98.96%
REET Fund Revenue	1,707,586	1,010,000	-40.85%
111 Drug Fund			
Revenue			
Fines and Forfeits	1,011	1,000	-1.09%
Other Revenue	75	75	0.00%
Drug Fund Revenue	1,086	1,075	-1.01%
114 Park Impact Fee (PIF) Fund			
Revenue			
Planning & Development	742,868	751,077	1.11%
Grants	225,300	-	-100.00%
Other Revenue	766,216	3,500	-99.54%
PIF Fund Revenue	1,734,384	754,577	-56.49%
115 Traffic Impact Fee (TIF) Fund			
Revenue			
Planning & Development	263,559	695,920	164.05%
Other Revenue	9,540	3,000	-68.55%
TIF Fund Revenue	273,099	698,920	155.92%
416 Water System Development Charge (WSDC) Fund			
Revenue			
Contributed Capital	1,046,750	1,046,750	0.00%
Other Revenue	27,447	25,300	-7.82%
WSDC Revenue	1,074,197	1,072,050	-0.20%



2018 Budget

2017-2018 Revenue Budget Comparison

Description	2017 Budget	2018 Budget	Percentage Change
300 General Capital Project Fund			
Revenue			
Grants	2,802,400	1,919,099	-31.52%
Other Revenue	161,499	272,050	68.45%
Transfers In	16,606,092	15,728,128	-5.29%
General Capital Fund Revenue	19,569,991	17,919,277	-8.43%
410 Utility Capital Projects Fund			
Revenue			
Other Revenue	25	10	-60.00%
Transfers In	1,205,000	2,680,000	122.41%
Other Financing Sources	215,700	-	-100.00%
Water Utility Capital Project Revenue	1,420,725	2,680,010	88.64%
412 Storm Water Utility Capital Projects Fund			
Revenue			
Other Revenue	-	-	0.00%
Transfers In	99,100	250,000	152.27%
Grants	-	100,000	100.00%
Storm Water Utility Cap Project Revenue	99,100	350,000	253.18%
501 Equipment Replacement Fund (ERF)			
Revenue			
Other Revenue	400	100	-75.00%
Transfers In	114,667	118,310	3.18%
ERF Revenue	115,067	118,410	2.91%
200 Debt Service			
Revenue			
Transfers In/Other Financing Sources	10,020,225	5,410,224	-46.01%
Debt Service Revenue	10,020,225	5,410,224	-46.01%
Total Revenue	45,578,760	40,271,141	-11.64%



2018 Budget Revenue Forecast

November 2, 2017



2018 Budget Agenda

- Operating Fund Revenues
- Special Revenue Fund Revenues
- Capital Fund Revenues



2018 Revenue Budget Summary

- Total Revenue Budget \$40,271,141
- Operating Fund Revenues \$10,256,597
- Special Revenue Fund Revenues \$3,536,622
- Debt Service Fund Revenues \$5,410,224
- Capital Fund Revenues \$21,067,697



2018 Revenue Forecast

General Fund

Description	2017 Budget	2018 Budget	Percentage Change
001 General Fund			
Revenue			
Property Tax	1,060,000	1,145,000	8.02%
Retail Sales & Other Tax	1,553,576	1,724,845	11.02%
Utility Taxes	1,017,411	1,051,705	3.37%
License & Permits	679,283	876,200	28.99%
Planning & Development	690,973	738,793	6.92%
Fines & Forfeits	78,417	70,095	-10.61%
Charge for Goods & Services	434,676	534,945	23.07%
Intergovernmental/Grant	176,258	183,788	4.27%
Other Revenue/Donations	117,799	93,447	-20.67%
Transfers In	1,555	8,798	465.79%
General Fund Revenue	5,809,948	6,427,616	10.63%



2018 Revenue Forecast

Street Fund

Description	2017 Budget	2018 Budget	Percentage Change
<i>101 Street Fund</i>			
<i>Revenue</i>			
Utility Tax/Franchise Fee	64,062	70,565	10.15%
Permits	9,106	9,000	-1.16%
Grants	50,000	-	-100.00%
Intergovernmental	156,705	167,345	6.79%
Other Revenue	2,525	2,525	0.00%
Transfers In	331,100	375,822	13.51%
<i>Street Fund Revenue</i>	<i>613,498</i>	<i>625,257</i>	<i>1.92%</i>



2018 Revenue Forecast

Water Utility and Storm Water Utility Funds

Description	2017 Budget	2018 Budget	Percentage Change
406 Water Utility Fund			
Revenue			
Charges for Goods and Services	1,623,080	1,666,128	2.65%
Other Revenue	10,580	12,167	15.00%
Transfers In	213,900	203,277	-4.97%
Water Utility Fund Revenue	1,847,560	1,881,572	1.84%

408 Stormwater Utility Fund			
Revenue			
Charges for Goods and Services	481,292	592,168	23.04%
Other Revenue	2,654	525	-80.22%
Stormwater Utility Fund Revenue	483,946	592,693	22.47%



2018 Revenue Forecast

Sewer Treatment Fund

Description	2017 Budget	2018 Budget	Percentage Change
<i>407 Sewer Utility Fund</i>			
<i>Revenue</i>			
Charges for Goods and Services	732,298	729,410	-0.39%
Other Revenue	76,050	50	-99.93%
<i>Sewer Utility Fund Revenue</i>	<i>808,348</i>	<i>729,460</i>	<i>-9.76%</i>



2018 Fund Revenue Forecast

REET and Drug Fund

Description	2017 Budget	2018 Budget	Percentage Change
105 Real Estate Excise Tax (REET) Fund			
Revenue			
Real Estate Excise Taxes	750,000	1,000,000	33.33%
Other Revenue	957,586	10,000	-98.96%
REET Fund Revenue	1,707,586	1,010,000	-40.85%

111 Drug Fund			
Revenue			
Fines and Forfeits	1,011	1,000	-1.09%
Other Revenue	75	75	0.00%
Drug Fund Revenue	1,086	1,075	-1.01%



2018 Fund Revenue Forecast

Impact Fee Funds

Description	2017 Budget	2018 Budget	Percentage Change
114 Park Impact Fee (PIF) Fund			
Revenue			
Planning & Development	742,868	751,077	1.11%
Grants	225,300	-	-100.00%
Other Revenue	766,216	3,500	-99.54%
PIF Fund Revenue	1,734,384	754,577	-56.49%

115 Traffic Impact Fee (TIF) Fund			
Revenue			
Planning & Development	263,559	695,920	164.05%
Other Revenue	9,540	3,000	-68.55%
TIF Fund Revenue	273,099	698,920	155.92%



2018 Fund Revenue Forecast

WSDC and Debt Service Funds

Description	2017 Budget	2018 Budget	Percentage Change
<i>416 Water System Development Charge (WSDC) Fund</i>			
<i>Revenue</i>			
Contributed Capital	1,046,750	1,046,750	0.00%
Other Revenue	27,447	25,300	-7.82%
<i>WSDC Revenue</i>	<i>1,074,197</i>	<i>1,072,050</i>	<i>-0.20%</i>

<i>200 Debt Service</i>			
<i>Revenue</i>			
Transfers In	10,020,225	5,410,224	-46.01%
<i>Debt Service Revenue</i>	<i>10,020,225</i>	<i>5,410,224</i>	<i>-46.01%</i>



2018 Fund Revenue Forecast

General Capital and ERF Funds

Description	2017 Budget	2018 Budget	Percentage Change
300 General Capital Project Fund			
Revenue			
Grants	2,802,400	1,919,099	-31.52%
Other Revenue	161,499	272,050	68.45%
Transfers In	16,606,092	15,728,128	-5.29%
General Capital Fund Revenue	19,569,991	17,919,277	-8.43%

501 Equipment Replacement Fund (ERF)			
Revenue			
Other Revenue	400	100	-75.00%
Transfers In	114,667	118,310	3.18%
ERF Revenue	115,067	118,410	2.91%



2018 Fund Revenue Forecast

Water Utility and Storm Water Utility Capital Fund

Description	2017 Budget	2018 Budget	Percentage Change
410 Utility Capital Projects Fund			
Revenue			
Other Revenue	25	10	-60.00%
Transfers In	1,205,000	2,680,000	122.41%
Other Financing Sources	215,700	-	-100.00%
Water Utility Capital Project Revenue	1,420,725	2,680,010	88.64%

412 Storm Water Utility Capital Projects Fund			
Revenue			
Other Revenue	-	-	0.00%
Transfers In	99,100	250,000	152.27%
Grants	-	100,000	100.00%
Storm Water Utility Cap Project Revenue	99,100	350,000	253.18%



2018 Baseline Budget

Next Steps

- November
 - Property tax levy and utility rates 11/2 and 11/16 6:30 PM
 - Conduct public hearing on budget 11/16 6:30 PM
- December
 - Conduct public hearing on budget 12/7 6:30 PM
 - Adopt 2018 operating and capital budget
 - Transmit 2018 budget to MRSC and State Auditor



THANK YOU

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 02, 2017

ITEM: BUSINESS

AGENDA ITEM TITLE: An Ordinance Establishing the Estimated Ad Valorem Taxes Necessary to Finance the Anticipated Requirements of the City of Ridgefield, Washington for the Fiscal Year Ending December 31, 2018 by Increasing Property Tax Revenue from the Previous Year

GOVERNING LEGISLATION: RCW 84.55.120, and RCW 84.52.020

PREVIOUS COUNCIL ACTION TAKEN: Council adopts a property tax levy annually.

SUMMARY/BACKGROUND: The 2018 budget includes a statutory maximum 1% increase in the current property tax levy exclusive of additional revenue resulting from new construction, property annexations, and any increase in the value of state assessed property.

The 2017 levy amount was \$1,052,384. The statutory 1% increase would raise the property tax levy \$10,524. In addition to the 1% increase the County Assessor's office has determined that the City assessed value for new construction will add approximately \$75.35 million to the City assessed values. The Department of Revenue is still in the process of valuing state assessed utilities. These numbers should be available shortly. The value for the 2017 tax roll for state assessed utilities was \$9,821,568.

To date the estimated 2018 taxable assessed values for Ridgefield is \$1,213,717,292. The Assessor must certify the assessed values by November 14, 2017. The City must hold a revenue hearing and certify a property tax levy to the County by November 30, 2017. The City's current forecast for the 2017 property tax levy is \$1,145,000, an increase of \$85,000 from the 2017 budget. The estimate is for the City of Ridgefield levy amount to be 93.8 cents per \$1,000 assessed value a decrease of 5.2 cents from 2017.

The 2018 General Fund expense budget has increased 6.1% over the 2017 original expense budget to account for contractual and inflationary increases. Adoption of the 1% property tax levy increase does not match current inflation, but is needed to maintain a balanced budget.

BUDGET/FINANCIAL IMPACTS: The 2018 property tax receipts will increase \$85,000 when compared with the 2017 budget. The total property tax levy is estimated to be \$1,145,000.

RECOMMENDED ACTION OR MOTION: Staff recommends Council conduct the first reading

of Ordinance 1247.

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

ORDINANCE NO. 1247

AN ORDINANCE ESTABLISHING THE ESTIMATED AD VALOREM TAXES NECESSARY TO FINANCE THE ANTICIPATED REQUIREMENTS OF THE CITY OF RIDGEFIELD, WASHINGTON FOR THE FISCAL YEAR ENDING DECEMBER 31, 2018 BY INCREASING PROPERTY TAX REVENUE FROM THE PREVIOUS YEAR

WHEREAS, public hearings have been held by the Ridgefield City Council to review and discuss the estimated revenue needed for calendar year 2018 as required by statute; and

WHEREAS, the Revised Code of Washington 84.55.120 as amended by Referendum 47 requires an Ordinance or Resolution be approved by the City Council if the anticipated property tax levy will increase by any amount; and,

WHEREAS, the amount levied for fiscal year 2017 was \$1,052,384 and the increase in the regular property tax levy amount for 2018 is \$10,524 which is a percentage increase of 1% from the previous year; and,

WHEREAS, this increase is exclusive of additional revenue resulting from new construction, improvements to property, any increase in the value of state assessed property, and annexations that have occurred, and including any refunds made.

WHEREAS, a certified budget request or estimate is filed with the County Legislative Authority, separate from this ordinance. As required by RCW 84.52.020, that filing certifies the total amount to be levied by the regular property tax levy. The form for this purpose is titled "Levy Certification" and is available through the Assessor's Office. Certification is made in a manner prescribed by the County Legislative Authority.

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest to increase the property tax levy by the maximum allowed by the Revised Code of Washington.

Section 2. Fixing Ad Valorem Taxes. That an increase in the regular property tax levy is authorized for the levy to be collected for the 2018 tax year in the amount of the maximum 1% allowed by law from the previous year, estimated to be \$10,524. This increase is exclusive of additional revenue resulting from new construction, improvements to property, and any increase in the value of state assessed property.

Section 3. Transmittal to County. A certified copy of this ordinance shall be transmitted to Clark County in accordance with law.

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

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

Section 6. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction

of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 7: Effective date. This ordinance shall take effect and be in full force five (5) days after the publication in which is hereby approved.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 16TH DAY OF NOVEMBER, 2017 IN AN OPEN PUBLIC MEETING.

City of Ridgefield:

Ron Onslow
Mayor

ATTEST:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First reading:	November 2, 2017
Second reading:	November 16, 2017
Publication date:	November 22, 2017
Effective date:	November 27, 2017

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 02, 2017

ITEM: BUSINESS

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Amending Ridgefield Municipal Code Chapter 13.35 and Ordinance Number 1169 Adjusting the Bi-Monthly Water Rates

GOVERNING LEGISLATION: RCW 35.92; Ridgefield Municipal Code Chapter 13.35

PREVIOUS COUNCIL ACTION TAKEN: Council has adopted ordinances over the years setting bi-monthly water rates that support operating and capital revenues to preserve the public health, safety and proper maintenance of the water system. The most recent action associated with bi-monthly water rates was adopted by Council through Ordinance No. 1169 on November 20, 2014.

SUMMARY/BACKGROUND: City staff contracted with FCS group, one of the most preeminent consultants in our region, to conduct a rate analysis as required by the City's Budget Policy. The rate analysis was conducted in 2016 and looked at expenses and revenues for the next 10 years for the Water Utility. Factors included assumptions for inflationary cost escalators, labor agreements, capital facility plans and growth assumptions.

As a result of the study it was determined that rates for 2017 should increase at a rate of 3% to account for inflation. The rate model has been updated with actual information for both 2016 and 2017 including growth for both new accounts and water usage. The city was able to buy down the rate increase in 2017 to 0% due to the high growth rate for new accounts and usage.

The rate model again calls for a 3% increase for inflationary factors in 2018. After analysis of growth related factors, staff are recommending a buy down to a 1.5% water rate increase for 2018. For a household using an average of 1,600 cf of water the rate increase would be approximately \$0.90 per bi-monthly billing cycle. Due to the recommended rate increase and projected usage in 2018, rate revenue is expected to increase 2.65% over the 2017 budget. Operating expenses for the water utility fund are expected to increase 2.03% in 2018 over the 2017 budget. The expenses include 5% of rate revenues being set aside into a reserve fund for repair and replacement of existing water system infrastructure.

Per the rate model future increases are recommended at an inflationary factor for the remaining 8 years. Staff will continue to update the model with available data and to make recommendations during the budget process each year.

The Budget Advisory Committee is recommending we implement a 1.5% increase in the rate as a result of the study conducted. This increase is lower than the Portland Average Consumer Price Index for Urban Consumers (CPI-U) for the twelve months July 1, 2016

through June 30, 2017. The CPI-U was 4.4% for this time period, however the CPI-U less food and energy was 4.6% (BLS) over the past year. A 1.5% increase, together with the projected account growth due to new development, is proposed to maintain a financially healthy utility and complete needed capital maintenance projects.

The following table represents the rate structure for a two month period for a residential customer with a 1.5% increase:

Residential Customer – Two Month Rates With 1.5% Increase:

Two-Month Base Rate	CF of Water	Volume Rate per CF
\$42.02	Up to 1,000	\$0.0057
	>= 1,001 - 2,000	\$0.0223
	>= 2,001 - 4,000	\$0.0247
	Over 4,000	\$0.0281

Commercial Customer – Two- Month Rates With 1.5% Increase:

Meter Type or Size	Two-Month Base Rate	Volume Charge	
		Volume Used (cf)	\$ / cf
1 inch and under	\$42.02	No Minimum	\$0.0284
1.5 inch	\$84.03		
2 inch	\$134.46		
3 inch	\$252.10		
4 inch	\$420.18		
6 inch	\$840.34		
8 inch	\$1,344.55		
10 inch	\$4,831.99		
12 inch	\$9,033.71		

Following is the conservation incentive rate. These customers consume less than 1,000 cf of water in a two month period and use a 1 inch or less meter size. This rate code was added in 2012 and these customers are charged \$0.0476 per cf of water consumed. This rate code has no base charge.

Conservation Customer – Two- Month Rate With 1.5% Increase:

Meter Type or Size	Volume Charge	
	Volume Used (cf)	\$ / cf
1 inch and under	No Minimum	\$0.0476

BUDGET/FINANCIAL IMPACTS: Based on the number of current service connections, expected growth and the recommended rate increase, the Water Utility Fund is expected to generate revenues in 2018 of approximately \$1.68 million and incur operating and capital maintenance expenses of \$1.7 million. The City will transfer an estimated \$67,800 into the capital repair and replacement reserve based on rate revenues received in 2017.

RECOMMENDED ACTION OR MOTION: Staff recommends Council conduct the first reading of Ordinance No. 1248.

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: Exhibit A Ordinance No 1248 Water Rate Increase 2018 Clean (DOC)
Exhibit A Ordinance No 1248 Water Rate Increase 2018 Redlined (DOC)

ORDINANCE NO. 1248

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING RIDGEFIELD MUNICIPAL CODE CHAPTER 13.35 AND ORDINANCE NUMBER 1169 ADJUSTING THE BI- MONTHLY WATER RATES

WHEREAS, Ridgefield Municipal Code Chapter 13.35 provides for bi-monthly water rates which have been adjusted periodically; and,

WHEREAS, the City Council of the City of Ridgefield deems it is in the best interest of the City that water rates increase to offset current inflation rates, which equates to one and one-half percent (1.5%) for the basic bi-monthly charge, and that all other rates should increase in their pro rata share; and,

WHEREAS, the City completed a Water System Plan update and study of the water system rates and structure; and,

WHEREAS, the City deemed it appropriate to incorporate the promotion of water conservation and good business practices into the new water rate charge structure; and,

WHEREAS, this ordinance is necessary to incorporate the increase in the rate and the new rate structure; and,

WHEREAS, this ordinance is needed for the immediate preservation of public health and safety, support of city government and to properly maintain the water system;

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

Section 1. Public Interest. The Ridgefield City Council finds it is in the public interest to amend Ordinance No. 1169 (2014), Ordinance No. 1139 (2013), Ordinance No. 1118 (2012), Ordinance No. 1095 (2011), Ordinance No. 1086 (2011), Ordinance No. 1042 (2009), Ordinance No. 1023 (2008), Ordinance No. 935 (2006), Ordinance No. 897 (2005), Ordinance No. 853 (2004), Ordinance No. 808 (2002), Ordinance No. 775 (2001), Ordinance No. 751 (1999), Ordinance No. 730 (1998), Ordinance No. 682 (1995), Ordinance No. 642 (1994), Ordinance No. 634 (1994), Ordinance No. 610 (1993), Ordinance No. 521 (1988), and Chapter 13.35 (Water Rates) of the Ridgefield Municipal Code.

Section 2. Amendment to Chapter 13.35 (Water Rates). Ridgefield Municipal Code Chapter 13.35 is hereby amended per the attached exhibit.

Section 3. 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 4. Regulatory Conflicts. All other Ordinances and parts of other Ordinances inconsistent or conflicting with any part of this Ordinance are hereby repealed to the extent of the inconsistency or conflict.

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

Section 6. Effective date. This ordinance shall be in full force and effect on January 1, 2017. Passed by the City Council of the City of Ridgefield, Washington this 16th day of November, 2017.

By: _____
Ron Onslow, Mayor

ATTEST:

Julie Ferriss,
City Clerk

APPROVED AS TO FORM:

Janean Parker,
City Attorney

First Reading: November 2, 2017
Second Reading: November 16, 2017
Date of Publication: November 22, 2017
Effective Date: January 1, 2018

Exhibit “A”**Chapter 13.35 - WATER RATES****13.35.010 - Water rates for metered customers.**

A. Residential customers within the city limits shall be charged a base rate and a volumetric charge for water used in a two-month billing cycle as follows:

Meter Type or Size	Two-Month Base Rate	Volume Charge	
		Volume Used (cf)	\$/cf
Residential	\$42.02	0—1,000	\$0.0057
		1,001—2,000	\$0.0223
		2,001—4,000	\$0.0247
		>Over 4,000	\$0.0281

B. Commercial, industrial, government, mixed use customers, and irrigation meters shall be charged a base rate and a volumetric charge for water used in a two-month billing cycle as follows:

Meter Type or Size	Two-Month Base Rate	Volume Charge	
		Volume Used (cf)	\$/cf
1 inch and under	\$42.02	No Minimum	\$0.0284
1.5 inch	\$84.03		
2 inch	\$134.46		
3 inch	\$252.10		
4 inch	\$420.18		
6 inch	\$840.34		
8 inch	\$1,344.55		
10 inch	\$4,831.99		
12 inch	\$9,033.71		

C. Industrial customers using more than two hundred thousand cf per two-month billing cycle may request consideration by the city for a special contract under RMC13.20.060. The rate shall be calculated on a case by case basis to be based on the actual cost of service. Negotiated rates, if approved, shall be approved via agreement between the industrial customer and the city.

(Ord. No. 1148, §§ 1—3, 1-23-2014; Ord. No. 1169, § 2(Exh. 1), 11-20-2014)

13.35.020 - Optional water rates for residential customers.

A. The following monthly volumetric water charges shall be applicable to a two-month billing cycle for water customers that request the optional conservation rate.

Meter Type or Size	Volume Charge	
	Volume Used (cf)	\$/cf
1 inch and under	No Minimum	\$0.0476

B. Customers under the optional water rate will not be charged a base rate.

C. Customers must notify the utility clerk between December 1 and December 31 should they wish to exercise the ability to change between standard water rates for metered customers as provided for in RMC [13.35.010](#) and optional water rates for residential customers as provided for in RMC [13.35.020](#) for the following year.

(Ord. No. 1148, §§ 1—3, 1-23-2014; Ord. No. 1169, § 2(Exh. 1), 11-20-2014)

13.35.030 - Water rates for customers beyond corporate limits.

All consumers of water service, for services provided beyond the corporate limits, shall pay the two-month billing cycle rate for their classification plus a surcharge of fifty percent inclusive of base rate and volume charge.

(Ord. No. 1148, §§ 1—3, 1-23-2014; Ord. No. 1169, § 2(Exh. 1), 11-20-2014)

13.35.040 - Multiple residential users on a single meter.

A. Multiple dwelling units, including accessory dwelling units on a single water meter shall be charged the standard residential water rate for each dwelling unit plus the volume charge as outlined in RMC [13.35.010](#). The allowable volume used in each tier for multiple residential users on a single meter shall be those tiers shown in RMC [13.35.010](#) multiplied by the number of units.

B. For billing purposes multiple users on a single meter must be handled through one account only.

(Ord. No. 1148, §§ 1—3, 1-23-2014; Ord. No. 1169, § 2(Exh. 1), 11-20-2014)

13.35.050 - Low income citizen water rate credit.

A. A credit of twenty-five percent of water charges shall be applied to those customers who are approved as low income customers as defined in this title. To be approved as a low income customer, the customer must meet the following requirements:

1. Have a household adjusted gross income of less than two hundred percent (200%) of the federal poverty guidelines.

2. If a customer was approved as a low income senior citizen by the city prior to January 31, 2014, the customer shall continue to be eligible for the credit for so long as the household adjusted gross income continues to meet the requirements of RCW 84.36.381(5).

B. Any person desiring to be approved as a low income customer shall submit an application on a form approved by the city and present the following documentation to staff:

1. A valid driver's license or other documentation verifying residence.

2. The applicant's most recently filed federal income tax form if tax forms are filed or a letter of non-filing from the Internal Revenue Service.

3. The applicant's current social security statement or an alternate retirement income statement, if applicable.

C. The city shall approve all customers who meet these criteria as low income customers. The city's approval shall be effective for one year from the date of approval. Any customer

desiring to continue status as a low income customer must reapply. Failure to re-apply will cause the status to lapse.

- D. The credit shall only be allowed from and after the date that the customer is approved for this credit. The city shall not be liable for the failure of any qualified person to make application for this credit and there shall be no entitlement to such credit in the absence of an application therefore.

(Ord. No. 1148, §§ 1—3, 1-23-2014; Ord. No. 1169, § 2(Exh. 1), 11-20-2014)

Exhibit "A"

Chapter 13.35 - WATER RATES

13.35.010 - Water rates for metered customers.

A. Residential customers within the city limits shall be charged a base rate and a volumetric charge for water used in a two-month billing cycle as follows:

Meter Type or Size	Two-Month Base Rate	Volume Charge	
		Volume Used (cf)	\$/cf
Residential	\$41.40 <u>42.02</u>	0—1,000	\$0. 0056 <u>0057</u>
		1,001—2,000	\$0. 0220 <u>0223</u>
		2,001—4,000	\$0. 0243 <u>0247</u>
		>Over 4,000	\$0. 0277 <u>0281</u>

B. Commercial, industrial, government, mixed use customers, and irrigation meters shall be charged a base rate and a volumetric charge for water used in a two-month billing cycle as follows:

Meter Type or Size	Two-Month Base Rate	Volume Charge	
		Volume Used (cf)	\$/cf
1 inch and under	\$41.40 <u>42.02</u>	No Minimum	\$0. 0280 <u>0284</u>
1.5 inch	\$82.79 <u>84.03</u>		
2 inch	\$132.47 <u>134.46</u>		
3 inch	\$248.37 <u>252.10</u>		
4 inch	\$413.97 <u>420.18</u>		
6 inch	\$827.92 <u>840.34</u>		
8 inch	\$1,324.68 <u>1,344.55</u>		
10 inch	\$4,760.58 <u>4,831.99</u>		
12 inch	\$8,900.21 <u>9,033.71</u>		

C. Industrial customers using more than two hundred thousand cf per two-month billing cycle may request consideration by the city for a special contract under RMC13.20.060. The rate shall be calculated on a case by case basis to be based on the actual cost of service. Negotiated rates, if approved, shall be approved via agreement between the industrial customer and the city.

(Ord. No. 1148, §§ 1—3, 1-23-2014; Ord. No. 1169, § 2(Exh. 1), 11-20-2014)

13.35.020 - Optional water rates for residential customers.

A. The following monthly volumetric water charges shall be applicable to a two-month billing cycle for water customers that request the optional conservation rate.

Meter Type or Size	Volume Charge	
	Volume Used (cf)	\$/cf
1 inch and under	No Minimum	\$0. 0469 <u>0476</u>

B. Customers under the optional water rate will not be charged a base rate.

C. Customers must notify the utility clerk between December 1 and December 31 should they wish to exercise the ability to change between standard water rates for metered customers as provided for in RMC [13.35.010](#) and optional water rates for residential customers as provided for in RMC [13.35.020](#) for the following year.

(Ord. No. 1148, §§ 1—3, 1-23-2014; Ord. No. 1169, § 2(Exh. 1), 11-20-2014)

13.35.030 - Water rates for customers beyond corporate limits.

All consumers of water service, for services provided beyond the corporate limits, shall pay the two-month billing cycle rate for their classification plus a surcharge of fifty percent inclusive of base rate and volume charge.

(Ord. No. 1148, §§ 1—3, 1-23-2014; Ord. No. 1169, § 2(Exh. 1), 11-20-2014)

13.35.040 - Multiple residential users on a single meter.

A. Multiple dwelling units, including accessory dwelling units on a single water meter shall be charged the standard residential water rate for each dwelling unit plus the volume charge as outlined in RMC [13.35.010](#). The allowable volume used in each tier for multiple residential users on a single meter shall be those tiers shown in RMC [13.35.010](#) multiplied by the number of units.

B. For billing purposes multiple users on a single meter must be handled through one account only.

(Ord. No. 1148, §§ 1—3, 1-23-2014; Ord. No. 1169, § 2(Exh. 1), 11-20-2014)

13.35.050 - Low income citizen water rate credit.

A. A credit of twenty-five percent of water charges shall be applied to those customers who are approved as low income customers as defined in this title. To be approved as a low income customer, the customer must meet the following requirements:

1. Have a household adjusted gross income of less than two hundred percent (200%) of the federal poverty guidelines.

2. If a customer was approved as a low income senior citizen by the city prior to January 31, 2014, the customer shall continue to be eligible for the credit for so long as the household adjusted gross income continues to meet the requirements of RCW 84.36.381(5).

B. Any person desiring to be approved as a low income customer shall submit an application on a form approved by the city and present the following documentation to staff:

1. A valid driver's license or other documentation verifying residence.

2. The applicant's most recently filed federal income tax form if tax forms are filed or a letter of non-filing from the Internal Revenue Service.

3. The applicant's current social security statement or an alternate retirement income statement, if applicable.

C. The city shall approve all customers who meet these criteria as low income customers. The city's approval shall be effective for one year from the date of approval. Any customer

desiring to continue status as a low income customer must reapply. Failure to re-apply will cause the status to lapse.

- D. The credit shall only be allowed from and after the date that the customer is approved for this credit. The city shall not be liable for the failure of any qualified person to make application for this credit and there shall be no entitlement to such credit in the absence of an application therefore.

(Ord. No. 1148, §§ 1—3, 1-23-2014; Ord. No. 1169, § 2(Exh. 1), 11-20-2014)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 02, 2017

ITEM: BUSINESS

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Amending Ridgefield Municipal Code Chapter 13.75 and Ordinance Number 1223 Increasing the Bi-Monthly Stormwater Rate

GOVERNING LEGISLATION: RCW 35.67.020 and RCW 35.92.020 and Ridgefield Municipal Code Chapter 13.75.

PREVIOUS COUNCIL ACTION TAKEN: Ordinance No. 883, forming a Storm Water Utility, was adopted by City Council at the August 25, 2005 regular council meeting and Ordinance No. 884 was adopted by City Council establishing the initial rate structure of the utility. Multiple Ordinances have been adopted to set the bi-monthly rate, with the most recent adoption Ordinance No. 1223 by the City Council on November 17, 2016, to update the bi-monthly rate to \$16.46 per equivalent dwelling unit.

SUMMARY/BACKGROUND: The public storm water collection and treatment systems located within the City of Ridgefield must be maintained and repaired by the City Public Works Department. The Storm Water Utility was created in 2005 with the plan that the fees charged would be used to perform the required long-term management, maintenance and repair to the storm water systems providing good stewardship of the environment, while correspondingly reducing the financial burden on the City's General Government Fund. Ordinance No. 1249 provides an amendment in the rate structure and a step toward generating the necessary revenue to assist in funding the Storm Water Utility.

City staff contracted with FCS group, one of the most preeminent consultants in our region, to conduct a rate analysis as required by the City's Budget Policy. The rate analysis was conducted in 2016 and looked at expenses and revenues for the next 10 years for the Storm Water Utility. Factors included assumptions for inflationary cost escalators, labor agreements, capital facility plans and growth assumptions.

Public Works staff are currently working with a consultant to revise the storm water master plan which will factor in needed capital improvements for the next several years. As a result staff will be updating the rate model to include the new capital project cost estimates when the storm water plan is completed.

As a result, staff are bringing forward two options for the 2018 storm water rates. Option 1, per the current rate model, would increase the rate \$0.86 per bi-monthly billing cycle per equivalent dwelling unit. Option 2, would increase the rate \$1.04 per bi-monthly billing cycle per equivalent dwelling unit. The justification for option 2 is to get ahead of the curve for additional capital cost over the life of the new storm water

plan and the upcoming storm water permit requirements when the city reaches a population level of 10,000 residents. Please refer to the following table for additional information on budget/financial impacts for both options.

The 2018 expense budget is expected to increase 31.56% over the 2017 budget, including \$250,000 for capital and \$24,440 transferred to the capital repair & replacement reserve. Per the rate model the estimate is that 21% of rate revenues would be set aside for capital projects in 2018. The percentage of rate revenue targeted for capital averages an increase of 3-5% per year over the following 8 years covered by the model.

Ordinance No. 1249 proposes two options for rate increases per bi-monthly billing, per Equivalent Dwelling Unit (EDU).

BUDGET/FINANCIAL IMPACTS: Refer to the following table for impacts:

Rate Option	Bi-Monthly Rate	Base Revenue	Increased Revenue	Total Revenue	Increase from 2017
Option 1	17.32	557,880	29,288	587,168	23%
Option 2	17.50	557,880	35,248	593,128	25%

RECOMMENDED ACTION OR MOTION: Staff recommends conducting the first reading of Ordinance No. 1249 and providing staff with guidance on which option to bring forward for second reading and adoption on November 16, 2017.

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: Exhibit A Ordinance No 1249 Storm Water Rate Increase 2018 Option 1 (DOCX)
Exhibit A Ordinance No 1249 Storm Water Rate Increase 2018 Option 2 (DOCX)

ORDINANCE NO. 1249

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING RIDGEFIELD MUNICIPAL CODE CHAPTER 13.75 AND ORDINANCE NUMBER 1223 INCREASING THE BI-MONTHLY STORMWATER RATE

WHEREAS, the City of Ridgefield, Washington (the "City"), created a Stormwater Utility to implement and administer its Stormwater Management Program; and,

WHEREAS, the City is authorized pursuant to the general police powers, RCW 35.67.020 and RCW 35.92.020, to fix, alter, regulate and control the rates and charges for use of said Utility and the Stormwater Management Program of the City; and,

WHEREAS, the Ridgefield City Council finds that it is now necessary to amend the rates and charges by increasing the rate **Amount TBD** per bi-monthly billing period per equivalent dwelling unit to cover the cost and expense of operating said Utility; and,

WHEREAS, the Ridgefield City Council finds that all developed real property within the boundaries of the Utility benefits from the Stormwater Utility of the City and should participate financially in the payment of all expenses for maintenance, operation and improvement of said storm drainage system and for administration of the Utility;

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

Section 1. Public Interest. The Ridgefield City Council finds it is in the public interest to amend Ordinance No. 1223 (2016) Ordinance No. 1196 (2015) Ordinance No. 1170 (2014), Ordinance No. 1140 (2013), Ordinance No. 1120 (2012), Ordinance No. 1088 (2011), Ordinance No. 1063 (2010), Ordinance No. 1044 (2009), Ordinance No. 1025 (2008), Ordinance No. 969 (2007), Ordinance No. 937 (2006), Ordinance No. 884 (2005) and Chapter 13.75 (Stormwater Utility) to the Ridgefield Municipal Code.

Section 2. Amendment to Chapter 13.75 (Stormwater Utility). Chapter 13.75 is hereby amended per the attached exhibit.

Section 3. 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 4. Regulatory Conflicts. All other Ordinances and parts of other Ordinances inconsistent or conflicting with any part of this Ordinance are hereby repealed to the extent of the inconsistency or conflict.

Section 5. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not

limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 6. Effective date. This ordinance shall be in full force and effect on January 1, 2018.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON ON THE 16TH DAY OF NOVEMBER, 2017.

By: _____
Ron Onslow, Mayor

ATTEST:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading:	November 2, 2017
Second Reading:	November 16, 2017
Date of Publication:	November 22, 2017
Effective Date:	January 1, 2018

Exhibit "A"**Option 1****Chapter 13.75****STORMWATER UTILITY****13.75.060 - Stormwater service charge rates.**

- A. In accordance with the rate structure set forth in RMC [13.75.050](#), there is hereby levied upon all developed real property within the stormwater service area the following stormwater service charges which shall be collected from the property owners of such properties: For all developed real property within the stormwater service area, unless exempt as set forth above, the stormwater service charge shall be ~~sixteen-seventeen~~ **dollars and ~~forty-six~~thirty-two cents** per two months per EDU multiplied by the number of EDUs determined by the utility to be contained in such parcel.
- B. All property subject to charges of the stormwater management program shall be billed based on the property characteristics existing one month prior to billing.
- C. All stormwater service charges and all other stormwater fees or charges hereafter established by the city shall be deemed to be levied upon real property.

(Ord. No. 1148, §§ 1—3, 1-23-2014; Ord. No. 1170, § 2(Exh. A), 11-20-2014; Ord. No. 1196, § 2(Exh. A), 11-19-2015; Ord. No. 1223, § 2(Exh. A), 11-17-2016)

Exhibit "A"**Option 2****Chapter 13.75****STORMWATER UTILITY****13.75.060 - Stormwater service charge rates.**

- A. In accordance with the rate structure set forth in RMC [13.75.050](#), there is hereby levied upon all developed real property within the stormwater service area the following stormwater service charges which shall be collected from the property owners of such properties: For all developed real property within the stormwater service area, unless exempt as set forth above, the stormwater service charge shall be **sixteen-seventeen dollars and ~~forty-six~~fifty cents** per two months per EDU multiplied by the number of EDUs determined by the utility to be contained in such parcel.
- B. All property subject to charges of the stormwater management program shall be billed based on the property characteristics existing one month prior to billing.
- C. All stormwater service charges and all other stormwater fees or charges hereafter established by the city shall be deemed to be levied upon real property.

(Ord. No. 1148, §§ 1—3, 1-23-2014; Ord. No. 1170, § 2(Exh. A), 11-20-2014; Ord. No. 1196, § 2(Exh. A), 11-19-2015; Ord. No. 1223, § 2(Exh. A), 11-17-2016)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: November 02, 2017

ITEM:

AGENDA ITEM TITLE: AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON
Amending Chapters Within Title 9 of the Ridgefield Municipal
Code AMENDING CHAPTER 9.04.030 (FIREWORKS).

GOVERNING LEGISLATION:

R.C.W. 70.77

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

Each year the City received complaints from residents regarding the noise, litter, and pollution associated with fireworks during the New Year holiday. This proposed change applies would prohibit the use of fireworks on New Year Eve and New Year Day. No changes are proposed to the use of fireworks at any other time of the year as part of this ordinance.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

None. This is the first reading and public hearing. Second reading of this ordinance has been scheduled with City Council on November 16, 2017.

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: 9.04.030___Fireworks_revised (DOCX)

ORDINANCE NO. 1250

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING CHAPTERS WITHIN TITLE 9 OF THE RIDGEFIELD MUNICIPAL CODE AMENDING CHAPTER 9.04.030 (FIREWORKS).

WHEREAS, Chapter 70.77 RCW (Washington State Fireworks Law) authorizes municipalities, including the city, to regulate the sale, discharge and public display of fireworks within the City; and

WHEREAS, Chapter 70.74 RCW (Washington State Explosives Act) authorizes municipalities, including the city, to regulate the sale and discharge of explosives within the City; and

WHEREAS, the City Council deems it to be in the best interests of public health, safety and welfare that fireworks and explosives be regulated as provided in this Ordinance; and

WHEREAS, the Ridgefield City Council conducted a public hearing and the first reading of the amendments to Title 9 during a regularly scheduled City Council meeting held on November 2, 2017; and

WHEREAS, the Ridgefield City Council conducted a second ordinance reading on the proposed amendments to Title 9 during a regularly scheduled meeting held on November 16, 2017;

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

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest to adopt amendments to Title 9 to ensure the health, safety and welfare of its citizens.

Section 2. Amendments of Title 9 of the Ridgefield Municipal Code. The Ridgefield City Council hereby amends certain Chapters of Title 9 set forth below in the manner set forth in Exhibit A, attached hereto and incorporated by this reference:

Amends Title 9, Chapter: 9.04.030, Fireworks.

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

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

Section 5. Applicability. This ordinance shall be applied in the current city limits of Ridgefield and shall expand to incorporate future additions to the city on the effective date of any future annexation.

Section 6. Effective Date. This ordinance shall be in full force and effect one year after adoption and publication on November 16, 2018, pursuant to RCW 70.77.250(4).

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 16th DAY OF NOVEMBER, 2017.

Ron Onslow, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss,
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading: November 2, 2017

Second Reading/Passage: November 16, 2017

Date of Publication:

Effective Date:

EXHIBIT A:

Amendments of Title 9 of the Ridgefield Municipal Code

9.04.030 - Fireworks.

A. Definitions.

"City" means the city of Ridgefield, Washington.

"Consumer fireworks" means any small firework device designed to produce visible effects by combustion and which must comply with the construction, chemical composition, and labeling requirements of the United States consumer product safety commission, as set forth in 16 C.F.R. Parts 1500 and 1507 and including some small devices designed to produce audible effects, such as whistling devices, ground devices containing fifty mg or less of explosive materials, and aerial devices containing one hundred thirty mg or less of explosive materials and classified as fireworks UN0336 by the United States department of transportation at 49 C.F.R. Sec 172.101 as of June 13, 2002, and not including fused setpieces containing components which together exceed fifty mg of salute powder.

"Display fireworks" means large fireworks designed primarily to produce visible or audible effects by combustion, deflagration, or detonation and includes but is not limited to, salutes containing more than two grains (one hundred thirty mg) or explosive materials, aerial shells containing more than forty grams of pyrotechnic compositions, and other display pieces which exceed the limit of explosive materials for classification as "consumer fireworks" and are classified as fireworks UN0333, UN0334, or UN0335 by the United States department of transportation at 49 Code of Federal Regulations (C.F.R.) Sec 172.101 as of June 13, 2002 and including fused setpieces containing components which exceed fifty mg of salute powder.

"Fire nuisance" means anything or any act which increases, or may cause an increase of, the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service or preventing, suppressing, or extinguishing fire; or which may obstruct, delay, hinder, or may become the cause of any obstruction, delay or hindrance to the prevention or extinguishment of fire.

"Fireworks" means any composition or device designed to produce a visible or audible effect by combustion, deflagration, or detonation, and which meets the definition or articles pyrotechnic or consumer fireworks or display fireworks.

"License" means a non-transferable formal authorization which the chief of the Washington State Patrol, through the director of fire protection, is authorized to issue under this section to allow a person to engage in the act specifically designated therein.

"Licensee" means any person issued a fireworks license in conformance with this section.

"Local fire official" means the chief of Clark County Fire District No. 12 or a chief fire protection officer or such other person as may be designated by the governing body of the city to act as a local fire official under this section.

"Permit" means the official authorization granted by the city for the purpose of establishing and maintaining a place within the jurisdiction of the city where fireworks are sold.

"Permittee" means any person issued a fireworks permit in conformance with this section.

"Person" includes any individual, firm, partnership, joint venture, association, concern, corporation, or any other group or combination acting as a unit.

"Public display of fireworks" means an entertainment feature where the public is or could be admitted or allowed to view the display or discharge of display fireworks.

"Retailer" means and includes any person who, at a fixed location or place of business, offers for sale, sells or exchanges for consideration fireworks to a consumer or user.

"Temporary storage" means the storage of consumer fireworks during the periods allowed for sale in this section.

B. Prohibited Acts. Except as otherwise provided in this section, no person, without appropriate state license and city permit as required by this section may:

1. Manufacture, import, possess, or sell any fireworks at wholesale or retail for any use;
 2. Make a public display of fireworks;
 3. Transport fireworks, except as a licensee or as a public carrier delivering to a licensee; or
 4. Knowingly manufacture, import, transport, store, sell or possess with intent to sell, as fireworks, explosives, as defined in Revised Code of Washington (RCW) 70.74.010, that are not fireworks, as defined by this section;
 5. No person less than eighteen years of age may apply for or receive a permit; or
 6. No license or permit is required for the possession or use of consumer fireworks lawfully purchased at retail.
- C. Sale of Consumer Fireworks. It is legal to sell and purchase consumer fireworks within the city limits from twelve o'clock noon to eleven p.m. on June 28th, from nine a.m. to eleven p.m., on each day from June 29th through July 4th and from nine a.m. to nine p.m. on July 5th.
- D. Discharge of Consumer Fireworks. Consumer fireworks may be used or discharged each day between the hours of twelve o'clock noon and eleven p.m. on June 28th, from nine a.m. to eleven p.m. on each day from June 29th to July 3rd, from nine a.m. to twelve o'clock midnight on July 4th, from nine a.m. to nine p.m. on July 5th, ~~and from nine p.m. on December 31st to one a.m. on January 1st.~~
- E. Unlawful Possession of Fireworks—Penalties. It is unlawful to possess any class or kind of fireworks in violation of this section. A violation of this section is:
1. A misdemeanor if involving less than one pound of fireworks, exclusive of external packaging; or
 2. A gross misdemeanor if involving one pound or more of fireworks, exclusive of external packaging. For the purposes of this section, "external packaging" means any materials that are not an integral part of the operative unit of fireworks.
- F. Unlawful Discharge or Use of Fireworks—Penalty. It is unlawful for any person to discharge or use fireworks in a reckless manner which creates a substantial risk of death or serious physical injury to another person or damage of the property of another. A violation of this section is a gross misdemeanor.
- G. Gross Misdemeanor. It is unlawful for any person to sell or transfer any common fireworks to a consumer or a user other than at a fixed place of business of a retailer for which a license and permit have been issued.
- H. Penalty. Except as otherwise provided in this section, any person violating any provision of this section or any rules issued thereunder is guilty of a misdemeanor.
- I. Civil Enforcement Not Precluded. The inclusion of this section of criminal penalties does not preclude enforcement of this section through civil means as set forth in RCW 70.77 et al.

(Ord. 963 § 1, 2007; Ord. 760 § 2, 2000; Ord. 495 § 1 (part), 1987).