RIDGEFIELD CITY COUNCIL
MEETING AGENDA

Thursday, October 25, 2018
Ridgefield Community Center
210 N. Main, Ridgefield, WA 98642

I. STUDY SESSION - 5:30 P.M.

1. **2019 Preliminary Budget Presentation - Kirk Johnson, Finance Director**

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

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

III. PROCLAMATION

Proclamation - Red Ribbon Week

IV. 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.

V. CONSENT AGENDA

1. **Approval of Claims And/Or Payroll**
2. **Approval of Minutes from October 11, 2018 Meeting**

VI. BUSINESS

1. **First Reading of Ordinance No. 1275 – Department of Revenue Business Licensing System and Amendment to Ridgefield Municipal Code 5.04 (Business Licenses) - Kirk Johnson, Finance Director**
2. **Second Reading of Ordinance No. 1272 – Ridgefield Development Code – Boat and RV Storage Facilities - Jeff Niten, Community Development Director**
3. **Motion - Approval of Seven Wells Phase 3 Final Plat - Jeff Niten, Community Development Director**
4. **Motion - Approval of Seven Wells Phase 4 Final Plat - Jeff Niten, Community Development Director**
5. **Motion - Approval of Kennedy Farms Phase 3 Final Plat - Jeff Niten, Community Development Director**
6. **Motion - Approval of Royal View (Cloverhill Phase 6) Final Plat - Jeff Niten, Community Development Director**

7. **Motion - Approval of Lease with Ridgefield School District for Water Reservoir - Bryan Kast, Public Works Director**

VII. PUBLIC HEARING/BUSINESS

1. **Public Hearing and Second Reading of Ordinance No. 1268 - Gee Creek Plateau Code - Jeff Niten, Community Development Director**
2. **Public Hearing and First Reading of Ordinance No. 1276 - Eagle Ridge Development Agreement - Jeff Niten, Community Development Director**

VIII. PUBLIC COMMENT

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

IX. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

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

X. ADJOURN

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

CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: October 25, 2018

ITEM: STUDY SESSION - 5:30 P.M.

AGENDA ITEM TITLE: 2019 Preliminary Budget Presentation

GOVERNING LEGISLATION:

Revised Code of Washington Chapter 35A.33; Ridgefield Financial Policy #07 Budget

PREVIOUS COUNCIL ACTION TAKEN:

Council has held 3 budget study sessions for the 2019 budget process

SUMMARY/BACKGROUND:

City staff and the budget advisory committee have met multiple times to prepare the 2019 preliminary budget. Council has held multiple study sessions and reviewed both the operating and capital budgets.

BUDGET/FINANCIAL IMPACTS:

See attached presentation and budget summaries

RECOMMENDED ACTION OR MOTION:

No action requested

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:
2019 Preliminary Budget - Draft 10.25.18 (PDF)
2019 Budget Summary (PDF)
2019 Operating Funds by Cost Category (PDF)

2019 Budget
Preliminary Budget - Draft

October 25, 2018

Attachment: 2019 Preliminary Budget - Draft 10.25.18 (2019 Preliminary Budget Presentation)

2018 Budget
Agenda

- Budget Calendar
- Budget Adjustments
- 2018 Preliminary Budget Summary
- Utility Rate Model Changes
- Next Steps

Attachment: 2019 Preliminary Budget - Draft 10.25.18 (2019 Preliminary Budget Presentation)

2019 Budget Calendar

			July					Aug				Sept				Oct					Nov				Dec			
Week of	May	June	2	9	16	23	30	6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	3	10	17	24
City Council Goals/Retreat																												
Management Initiatives/Goals Retreat																												
Review Budget and Financial Policies																												
Review Economic Conditions						26th																						
Determine Baseline Assumptions																												
Develop Proposed Budget																												
Levels of Service																												
Baseline/Beginning Budget																												
New Programs or Initiatives																												
Update Indirect Cost Plan																												
Update Equipment Replacement Fund																												
Preliminary Budget																												
Operating																												
Capital																												
Update Financial Forecast																			25th									
Adopt Final Budget																												
Conduct Hearing on Revenue Sources																				1st								
Draft Final Budget																												
Adopt Property Tax Levy																				1st		15th						
Update Utility Rates																				1st		15th						
Final Budget and Conduct Hearings																						15th			6th			
Executive Management Meetings (10 am)						24th			14th				11th					16th			6th							
Budget Advisory Committee Meetings (10 am)									16th				13th					18th			8th							
City Council Work Sessions						26th				23rd					27th				25th									

Attachment: 2019 Preliminary Budget - Draft 10.25.18 (2019 Preliminary Budget Presentation)

2019 Preliminary Budget Adjustments

- Initiative adjustments
  - Carry over infrastructure study expense and grant revenue $100,000
  - Carry over I-5 safety screen/art project $40,000 expense, $20,000 Gen Fund Transfer, $20,000 grant
  - Increase asset management software support/training $10,000 to $20,000
  - Increase 2019 community survey $325
- General Fund adjustments
  - Transfer to street operations $27,500
  - Transfer to General Capital for street projects $139,000
  - Community Development expense increase $44,797

Attachment: 2019 Preliminary Budget - Draft 10.25.18 (2019 Preliminary Budget Presentation)

2019 Preliminary Budget

2019 Budget						
		Beginning Fund Balance	*2019 Budgeted Revenue*	*2019 Budgeted Expense*	*Ending Fund Balance*	*Change In Fund Balance*
Operating Funds						
001	General Fund	$ 3,272,843	$ 7,389,872	$ 7,474,529	$ 3,188,185	$ (84,657)
101	Street Fund	43,615	798,845	798,840	43,620	$ 5
406	Water Operating	977,390	2,063,521	2,299,417	741,494	$ (235,896)
408	Stormwater Operating	248,731	669,470	661,382	256,819	$ 8,088
	Total Operating Funds	*4,542,579*	*10,921,709*	*11,234,169*	*4,230,118*	*$ (312,461)*
Special Revenue Funds						
111	Drug Fund	8,627	1,075	8,791	911	(7,716)
	Total Special Revenue Funds	*8,627*	*1,075*	*8,791*	*911*	*(7,716)*
Capital Project Funds						
105	Real Estate Excise Tax	918,615	1,246,840	983,275	1,182,180	263,565
114	Park Impact Fee	3,030	876,318	476,000	403,348	400,318
115	Traffic Impact Fee	770	3,610,800	-	3,611,570	3,610,800
416	Water Utility SDC	5,851,595	1,325,086	2,267,383	4,909,297	(942,297)
	Total Capital Project Funds	*6,774,009*	*7,059,043*	*3,726,658*	*10,106,395*	*3,332,385*
Debt Service Fund						
200	Debt Service	-	808,499	808,499	-	-
	Total Debt Service Fund	*-*	*808,499*	*808,499*	*-*	*-*
Capital Project/Equipment Replacement Construction Funds						
300	General Capital Projects	195,725	1,131,280	1,011,000	316,005	120,280
410	Water Utility Capital Projects	16,525	2,481,181	2,481,181	16,525	-
412	Storm Utility Capital Projects	-	345,000	345,000	-	-
501	Equipment Replacement (ERF)	172,528	135,775	82,800	225,503	52,975
	Total Capital/ERF	*384,778*	*4,093,236*	*3,919,981*	*558,033*	*173,255*
	Total Budget	*$ 11,709,993*	*$ 22,883,562*	*$ 19,698,098*	*$ 14,895,456*	*$ 3,185,463*

Attachment: 2019 Preliminary Budget - Draft 10.25.18 (2019 Preliminary Budget Presentation)

2019 Preliminary Budget
General Fund Revenue

Description	2016 Actual	2017 Actual	2018 Final Budget	2018 Est. Year End	2019 Baseline	2019 Additions	2019 Final Budget
001 General Fund							
Revenue							
Property Tax	988,321	1,056,195	1,145,000	1,145,000	1,260,000	-	1,260,000
Retail Sales & Other Tax	1,441,431	1,721,834	2,174,845	2,369,126	2,149,550	-	2,149,550
Utility Taxes	890,329	986,860	1,051,705	1,070,077	1,097,098	-	1,097,098
License & Permits	875,419	688,425	976,200	1,095,373	1,050,010	-	1,050,010
Planning & Development	668,459	616,645	1,072,593	1,264,535	849,393	-	849,393
Fines & Forfeits	68,761	70,716	70,095	78,518	72,675	-	72,675
Charge for Goods & Srvc	426,565	442,493	540,042	545,823	542,680	-	542,680
Intergovernmental/Grant	202,370	183,670	288,788	197,791	187,566	100,000	287,566
Other Rev/Donations	156,226	94,921	88,350	81,671	80,900	-	80,900
Transfers In	7,304	1,555	8,798	8,798	-	-	-
Total Revenue	***5,725,185***	***5,863,314***	***7,416,416***	***7,856,710***	***7,289,872***	***100,000***	***7,389,872***

Attachment: 2019 Preliminary Budget - Draft 10.25.18 (2019 Preliminary Budget Presentation)

2019 Preliminary Budget
General Fund Expense

Description	2016 Actual	2017 Actual	2018 Final Budget	2018 Est. Year End	2019 Baseline	2019 Additions	2019 Final Budget
001 General Fund							
Expense							
City Council	65,401	81,627	84,044	77,544	88,748	-	88,748
Judicial	130,881	127,677	133,082	123,800	136,896	-	136,896
Executive	198,546	229,388	247,703	246,147	274,369	-	274,369
Legal	30,023	22,209	45,000	28,680	40,000	-	40,000
Finance	313,984	358,239	430,108	422,351	456,934	-	456,934
Human Resources	195,344	207,550	191,244	184,535	199,210	750	199,960
Administration	323,337	301,040	327,367	324,882	345,183	69,500	414,683
Gen Govt/Facilities	652,343	692,970	837,649	730,407	737,809	122,467	860,276
Information Tech	222,667	169,009	160,561	157,980	114,059	2,500	116,559
Public Safety	1,489,688	1,535,926	1,738,681	1,667,038	1,872,705	10,420	1,883,125
Civil Service	60	-	1,000	70	1,000	-	1,000
Cemetery	15,914	13,474	26,088	16,783	29,253	2,857	32,110
Transfers	450,799	476,100	480,176	344,403	441,200	225,330	666,530
Community Development	932,977	1,523,305	2,525,052	2,437,672	1,556,946	110,855	1,667,801
Parks	400,382	362,702	471,195	493,354	476,077	159,461	635,538
Total Expense	***5,422,346***	***6,101,216***	***7,698,950***	***7,255,647***	***6,770,390***	***704,140***	***7,474,529***
Net Total	***302,839***	***(237,902)***	***(282,534)***	***601,064***	***519,482***	***(604,140)***	***(84,657)***

Attachment: 2019 Preliminary Budget - Draft 10.25.18 (2019 Preliminary Budget Presentation)

2019 Preliminary Budget
General Fund - Fund Balance

Description	2016 Actual	2017 Actual	2018 Final Budget	2018 Est. Year End	2019 Baseline	2019 Additions	2019 Final Budget
001 General Fund							
Fund Balance							
Beginning Fund Balance	2,606,842	2,909,681	2,671,779	2,671,779	3,272,843	3,792,324	3,272,843
Ending Fund Balance	2,909,681	2,671,779	2,389,245	3,272,843	3,792,324	3,188,184	3,188,185
GF Policy Reserve Balance	1,337,224	1,416,348	1,480,890	1,480,890	1,496,136	1,496,136	1,496,136
Building Policy Reserve Bal	321,093	381,317	394,376	394,376	472,893	472,893	472,893
Restricted for Building	900,274	565,828	-	236,850	220,910	140,055	140,055
Fund Balance Available	351,090	308,286	513,979	1,160,727	1,602,384	1,079,099	1,079,100

Attachment: 2019 Preliminary Budget - Draft 10.25.18 (2019 Preliminary Budget Presentation)

2019 Preliminary Budget
Street Fund

Description	2016 Actual	2017 Actual	2018 Final Budget	2018 Est. Year End	2019 Baseline	2019 Additions	2019 Final Budget
101 Street Fund							
Revenue							
Utility Tax/Franchise Fee	52,581	57,992	70,565	91,473	75,186	-	75,186
Permits	11,898	10,688	20,000	26,577	14,000	-	14,000
Grants	3,500	-	-	-	-	-	-
Intergovernmental	145,331	158,094	167,345	169,978	179,604	-	179,604
Other Revenue	5,946	1,108	2,525	255	2,525	-	2,525
Transfers In	346,725	331,100	342,816	223,816	441,200	86,330	527,530
Total Revenue	***565,981***	***558,982***	***603,251***	***512,100***	***712,515***	***86,330***	***798,845***
Expense							
Streets	496,345	605,282	646,865	508,225	712,510	86,330	798,840
Total Expense	***496,345***	***605,282***	***646,865***	***508,225***	***712,510***	***86,330***	***798,840***
Net Total	***69,636***	***(46,300)***	***(43,614)***	***3,875***	***5***	***-***	***5***
Fund Balance							
Beg Fund Balance	16,404	86,040	39,740	39,740	43,615	43,620	43,615
Ending Fund Balance	86,040	39,740	(3,874)	43,615	43,620	43,620	43,620
Reserves Maintain in GF	-	-	-	-	-	-	-
Fund Balance Available	86,040	39,740	(3,874)	43,615	43,620	43,620	43,620

Attachment: 2019 Preliminary Budget - Draft 10.25.18 (2019 Preliminary Budget Presentation)

2019 Preliminary Budget
Water Fund

Description	2016 Actual	2017 Actual	2018 Final Budget	2018 Est. Year End	2019 Baseline	2019 Additions	2019 Final Budget
406 Water Utility Fund							
Revenue							
Charge for Goods & Srvc	1,396,354	1,516,228	1,706,128	1,759,040	1,853,317	-	1,853,317
Other Revenue	10,212	11,184	12,167	7,760	9,300	-	9,300
Transfers In	323,775	213,868	203,277	203,277	200,904	-	200,904
Total Revenue	***1,730,341***	***1,741,280***	***1,921,572***	***1,970,077***	***2,063,521***	***-***	***2,063,521***
Expense							
Water Utility	1,705,638	1,743,813	2,511,746	2,277,688	1,844,956	454,461	2,299,417
Total Expense	***1,705,638***	***1,743,813***	***2,511,746***	***2,277,688***	***1,844,956***	***454,461***	***2,299,417***
Net Total	***24,703***	***(2,533)***	***(590,174)***	***(307,611)***	***218,565***	***(454,461)***	***(235,896)***
Fund Balance							
Beginning Fund Balance	1,263,000	1,287,703	1,285,001	1,285,001	977,390	1,195,955	977,390
Ending Fund Balance	1,287,703	1,285,001	694,827	977,390	1,195,955	741,494	741,494
Policy Reserve Balance	485,130	396,724	401,192	331,283	421,252	421,252	421,252
Fund Balance Available	802,573	888,277	293,635	646,107	774,703	320,242	320,242

Attachment: 2019 Preliminary Budget - Draft 10.25.18 (2019 Preliminary Budget Presentation)

2019 Preliminary Budget
Storm Fund

Description	2016 Actual	2017 Actual	2018 Final Budget	2018 Est. Year End	2019 Baseline	2019 Additions	2019 Final Budget
408 Stormwater Utility Fund							
Revenue							
Charge for Goods & Srvc	428,537	497,532	598,128	553,569	667,545	-	667,545
Other Revenue	2,419	2,173	525	1,191	1,925	-	1,925
Total Revenue	***430,956***	***499,705***	***598,653***	***554,760***	***669,470***	***-***	***669,470***
Expense							
Stormwater Utility	445,227	535,135	1,059,614	741,847	602,172	59,210	661,382
Total Expense	***445,227***	***535,135***	***1,059,614***	***741,847***	***602,172***	***59,210***	***661,382***
Net Total	***(14,271)***	***(35,430)***	***(460,961)***	***(187,087)***	***67,298***	***(59,210)***	***8,088***
Fund Balance							
Beginning Fund Balance	491,217	476,946	435,818	435,818	248,731	316,029	248,731
Ending Fund Balance	476,946	435,818	(25,143)	248,731	316,029	256,819	256,819
Policy Reserve Balance	149,726	137,958	183,098	183,098	192,253	192,253	192,253
Fund Balance Available	327,220	297,860	(208,241)	65,633	123,776	64,566	64,566

Attachment: 2019 Preliminary Budget - Draft 10.25.18 (2019 Preliminary Budget Presentation)

2019 Preliminary Budget
REET and PIF Fund

Description	2016 Actual	2017 Actual	2018 Final Budget	2018 Est. Year End	2019 Baseline	2019 Additions	2019 Final Budget
105 Real Estate Excise Tax (REET) Fund							
Revenue							
Real Estate Excise Taxes	899,391	1,019,320	1,000,000	1,086,661	1,236,840	-	1,236,840
Other Revenue	22,788	963,679	10,000	41,402	10,000	-	10,000
Total Revenue	***922,179***	***1,982,999***	***1,010,000***	***1,128,063***	***1,246,840***	***-***	***1,246,840***
Expense							
Utility	314,382	75,989	-	-	-	195,000	195,000
General	-	361,106	-	-	-	-	-
Streets	53,280	2,587	759,385	759,385	-	-	-
Parks	518,212	76,237	3,661,500	3,661,500	-	-	-
Debt Service (RORC)	-	-	515,600	514,600	788,275	-	788,275
Total Expense	***885,874***	***515,919***	***4,936,485***	***4,935,485***	***788,275***	***195,000***	***983,275***
Net Total	***36,305***	***1,467,080***	***(3,926,485)***	***(3,807,422)***	***458,565***	***(195,000)***	***263,565***
Fund Balance							
Beg Fund Balance	3,222,652	3,258,957	4,726,037	4,726,037	918,615	1,377,180	918,615
Ending Fund Balance	3,258,957	4,726,037	799,552	918,615	1,377,180	1,182,180	1,182,180
Fund Balance Available	3,258,957	4,210,437	11,277	130,340	589,755	394,755	394,755

114 Park Impact Fee (PIF) Fund							
Revenue							
Planning & Development	751,077	1,046,077	1,046,077	1,047,628	876,068	-	876,068
Grants	-	211,435	-	-	-	-	-
Other Revenue	10,563	1,369,502	3,500	5,374	250	-	250
Total Revenue	***761,640***	***2,627,014***	***1,049,577***	***1,053,002***	***876,318***	***-***	***876,318***
Expense							
Park Impact Fee	1,047,886	526,756	4,371,000	4,371,000	-	476,000	476,000
Total Expense	***1,047,886***	***526,756***	***4,371,000***	***4,371,000***	***-***	***476,000***	***476,000***
Net Total	***(286,246)***	***2,100,258***	***(3,321,423)***	***(3,317,998)***	***876,318***	***(476,000)***	***400,318***
Fund Balance							
Beg Fund Balance	2,041,312	1,802,481	3,321,028	3,321,028	3,030	879,348	3,030
Ending Fund Balance	1,802,481	3,321,028	(395)	3,030	879,348	403,348	403,348
Fund Balance Available	1,802,481	3,321,028	(395)	3,030	879,348	403,348	403,348

Attachment: 2019 Preliminary Budget - Draft 10.25.18 (2019 Preliminary Budget Presentation)

2019 Preliminary Budget
TIF and WSDC Fund

Description	2016 Actual	2017 Actual	2018 Final Budget	2018 Est. Year End	2019 Baseline	2019 Additions	2019 Final Budget
115 Traffic Impact Fee (TIF) Fund							
Revenue							
Planning & Development	193,773	269,321	920,920	928,041	3,610,550	-	3,610,550
Other Revenue	9,569	10,445	3,000	5,684	250	-	250
Total Revenue	***203,342***	***279,766***	***923,920***	***933,725***	***3,610,800***	***-***	***3,610,800***
Expense							
Transp Impact Fee	52,367	445,224	1,750,028	1,750,028	-	-	-
Total Expense	***52,367***	***445,224***	***1,750,028***	***1,750,028***	***-***	***-***	***-***
Net Total	***150,975***	***(165,458)***	***(826,108)***	***(816,303)***	***3,610,800***	***-***	***3,610,800***
Fund Balance							
Beginning Fund Balance	831,556	982,531	817,073	817,073	770	3,611,570	770
Ending Fund Balance	982,531	817,073	(9,035)	770	3,611,570	3,611,570	3,611,570
Fund Balance Available	982,531	817,073	(9,035)	770	3,611,570	3,611,570	3,611,570

416 Water Utility SDC Fund							
Revenue							
Contributed Capital	1,316,075	865,050	1,521,750	1,664,439	1,298,586	-	1,298,586
Other Revenue	29,477	54,340	25,300	32,789	26,500	-	26,500
Total Revenue	***1,345,552***	***919,390***	***1,547,050***	***1,697,228***	***1,325,086***	***-***	***1,325,086***
Expense							
Intergovernmental	19,741	12,976	14,813	24,966	19,479	-	19,479
Capital Outlay	-	-	-	-	-	-	-
Transfers Out	371,285	721,487	2,688,277	715,277	200,904	2,047,000	2,247,904
Total Expense	***391,026***	***734,463***	***2,703,090***	***740,243***	***220,383***	***2,047,000***	***2,267,383***
Net Total	***954,526***	***184,927***	***(1,156,040)***	***956,985***	***1,104,703***	***(2,047,000)***	***(942,297)***
Fund Balance							
Beg Fund Balance	3,755,157	4,709,683	4,894,610	4,894,610	5,851,595	6,956,297	5,851,595
Ending Fund Balance	4,709,683	4,894,610	3,738,570	5,851,595	6,956,297	4,909,297	4,909,297
Fund Balance Available	4,709,683	4,894,610	3,738,570	5,851,595	6,956,297	4,909,297	4,909,297

Attachment: 2019 Preliminary Budget - Draft 10.25.18 (2019 Preliminary Budget Presentation)

2019 Preliminary Budget
Drug and Debt Service Fund

Description	2016 Actual	2017 Actual	2018 Final Budget	2018 Est. Year End	2019 Baseline	2019 Additions	2019 Final Budget
111 Drug Fund							
Revenue							
Fines and Forfeits	921	4,007	1,000	1,287	1,000	-	1,000
Other Revenue	49	119	75	134	75	-	75
Total Revenue	***970***	***4,126***	***1,075***	***1,421***	***1,075***	***-***	***1,075***
Expense							
Small Tools & Equipment	4,017	8,900	-	-	-	8,791	8,791
Intergovernmental	-	28	-	4	-	-	-
Total Expense	***4,017***	***8,928***	***-***	***4***	***-***	***8,791***	***8,791***
Net Total	***(3,047)***	***(4,802)***	***1,075***	***1,417***	***1,075***	***(8,791)***	***(7,716)***
Fund Balance							
Beginning Fund Balance	15,059	12,012	7,210	7,210	8,627	9,702	8,627
Ending Fund Balance	12,012	7,210	8,285	8,627	9,702	911	911
Fund Balance Available	12,012	7,210	8,285	8,627	9,702	911	911

200 Debt Service Fund							
Revenue							
Transfers-In	-	20,224	535,824	534,824	808,499	-	808,499
Other Revenue	-	1,897	-	3,484	-	-	-
Other Financing Sources	-	9,991,682	7,100,000	7,099,533	-	-	-
Total Revenue	***-***	***10,013,803***	***7,635,824***	***7,637,841***	***808,499***	***-***	***808,499***
Expense							
Debt Service	-	205,438	635,124	634,053	808,499	-	808,499
Transfers-Out	-	8,141,709	8,671,000	8,668,937	-	-	-
Total Expense	***-***	***8,347,147***	***9,306,124***	***9,302,990***	***808,499***	***-***	***808,499***
Net Total	***-***	***1,666,656***	***(1,670,300)***	***(1,665,149)***	***-***	***-***	***-***
Fund Balance							
Beg Fund Balance	-	-	1,666,656	1,666,656	-	-	-
Ending Fund Balance	-	1,666,656	756,656	-	-	-	-
Fund Balance Available	-	1,666,656	756,656	-	-	-	-

Attachment: 2019 Preliminary Budget - Draft 10.25.18 (2019 Preliminary Budget Presentation)

2019 Preliminary Budget
General and Water Utility Capital Fund

Description	2016 Actual	2017 Actual	2018 Final Budget	2018 Est. Year End	2019 Baseline	2019 Additions	2019 Final Budget
300 General Capital Project Fund							
Revenue							
Grants	373,744	1,117,087	3,134,069	2,210,549	-	470,280	470,280
Other Revenue	14	162,310	606,806	465,505	-	46,000	46,000
Transfers In	1,810,778	8,382,704	19,364,273	19,322,791	-	615,000	615,000
Total Revenue	***2,184,536***	***9,662,101***	***23,105,148***	***21,998,845***	***-***	***1,131,280***	***1,131,280***
Expense							
Facilities	-	191,563	-	-	-	-	-
Cemetery	-	-	29,000	29,000	-	-	-
Streets	606,857	1,827,672	5,157,810	4,375,099	-	270,000	270,000
Parks	1,671,086	7,604,114	17,455,000	17,446,942	-	741,000	741,000
Total Expense	***2,277,943***	***9,623,349***	***22,641,810***	***21,851,041***	***-***	***1,011,000***	***1,011,000***
Net Total	***(93,407)***	***38,752***	***463,338***	***147,804***	***-***	***120,280***	***120,280***
Fund Balance							
Beginning Fund	102,576	9,169	47,921	47,921	195,725	195,725	195,725
Ending Fund Balance	9,169	47,921	511,259	195,725	195,725	316,005	316,005
Fund Balance Available	9,169	47,921	511,259	195,725	195,725	316,005	316,005

410 Water Utility Capital Project Fund							
Revenue							
Other Revenue	1	5	10	-	-	-	-
Transfers In	49,167	507,619	2,781,080	727,560	-	2,481,181	2,481,181
Other Financing	2,678,951	446,915	135,700	-	-	-	-
Total Revenue	***2,728,119***	***954,539***	***2,916,790***	***727,560***	***-***	***2,481,181***	***2,481,181***
Expense							
Water Capital	2,384,344	711,990	2,781,080	727,560	-	2,481,181	2,481,181
Total Expense	***2,384,344***	***711,990***	***2,781,080***	***727,560***	***-***	***2,481,181***	***2,481,181***
Net Total	***343,775***	***242,549***	***135,710***	***-***	***-***	***-***	***-***
Fund Balance							
Beginning Fund	(569,799)	(226,024)	16,525	16,525	16,525	16,525	16,525
Ending Fund Balance	(226,024)	16,525	16,535	(211,012)	16,525	16,525	16,525
Fund Balance Available	(226,024)	16,525	16,535	(211,012)	16,525	16,525	16,525

Attachment: 2019 Preliminary Budget - Draft 10.25.18 (2019 Preliminary Budget Presentation)

2019 Preliminary Budget
Storm Water Utility Capital and ERF Fund

Description	2016 Actual	2017 Actual	2018 Final Budget	2018 Est. Year End	2019 Baseline	2019 Additions	2019 Final Budget
412 Storm Utility Capital Project Fund							
Revenue							
Other Revenue	-	-	-	-	-	-	-
Grants	-	-	129,900	-	-	150,000	150,000
Transfers In	439,924	89,682	479,560	331,444	-	195,000	195,000
Total Revenue	***439,924***	***89,682***	***609,460***	***331,444***	***-***	***345,000***	***345,000***
Expense							
Storm Capital	439,924	89,682	579,560	331,444	-	345,000	345,000
Total Expense	***439,924***	***89,682***	***579,560***	***331,444***	***-***	***345,000***	***345,000***
Net Total	***-***	***-***	***29,900***	***-***	***-***	***-***	***-***
Fund Balance							
Beginning Fund	-	-	-	-	-	-	-
Ending Fund Balance	-	-	29,900	-	-	-	-
Fund Balance Available	-	-	29,900	-	-	-	-

501 Equipment Replacement Fund							
Revenue							
Other Revenue	24	526	100	-	100	-	100
Transfers In	195,359	114,667	118,310	118,310	135,675	-	135,675
Total Revenue	***195,383***	***115,193***	***118,410***	***118,310***	***135,775***	***-***	***135,775***
Expense							
General Government	5,362	12,072	-	-	1,820	-	1,820
Public Safety	85,688	-	48,600	48,600	-	-	-
Water	-	60,358	-	-	26,840	-	26,840
Cemetery	-	-	205	205	1,820	-	1,820
Stormwater	-	24,143	34,405	34,405	18,380	-	18,380
Streets	7,149	24,144	14,295	14,295	18,380	-	18,380
Community	-	-	-	-	1,820	-	1,820
Parks	19,669	14,416	17,780	17,780	13,740	-	13,740
Total Expense	***117,868***	***135,133***	***115,285***	***115,285***	***82,800***	***-***	***82,800***
Net Total	***77,515***	***(19,940)***	***3,125***	***3,025***	***52,975***	***-***	***52,975***
Fund Balance							
Beginning Fund	111,928	189,443	169,503	169,503	172,528	225,503	172,528
Ending Fund Balance	189,443	169,503	172,628	172,528	225,503	225,503	225,503
Fund Balance Available	189,443	169,502	172,628	172,528	225,503	225,503	225,503

Attachment: 2019 Preliminary Budget - Draft 10.25.18 (2019 Preliminary Budget Presentation)

2019 Preliminary Budget
Water Utility Rate Change

- Average based on 1,600 cf of usage per bi-monthly billing. Water rates include funding for operations and repair and replacement of existing capital
- Water rate change per existing rate model, 3% for inflation. Revenue increase of $49,476. Utility tax increase of $3,958. Average bi-monthly increase of $1.65 including tax
- Rate change in 2018 1.5% 2016 and 2017 0%

Attachment: 2019 Preliminary Budget - Draft 10.25.18 (2019 Preliminary Budget Presentation)

2019 Preliminary Budget
Monthly Water Utility Rate Comparison Clark County

Agency	Water	Utility Tax	Monthly Avg.	Notes
Ridgefield 2018	30.55	8.00%	33.12	
Ridgefield 2019	31.49	8.00%	34.14	a
Battle Ground	25.90	20.00%	31.08	
Camas	24.58	0.00%	24.58	
Clark County Unincorporated	23.80	0.00%	23.80	b, c
La Center	23.80	6.00%	25.23	b, c
Vancouver	25.62	24.90%	25.62	d
Washougal	46.88	10.00%	46.88	e

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

b) Water offered through Clark Public Utilities. Sewer offered through Clark Regional Wastewater District

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

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

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

Attachment: 2019 Preliminary Budget - Draft 10.25.18 (2019 Preliminary Budget Presentation)

2019 Preliminary Budget
Storm Water Utility Rate Change Options

- Storm Water rates include funding for operations, repair and replacement and new capital projects. Utility taxes are not assessed on Storm Water rates
- Storm Water rate change per existing rate model, 3% to $18.05 per bi-monthly billing. Revenue increase of $19,257. Average bi-monthly increase of $0.55 per EDU
- Storm Water rate increase in 2017 9.75%, 2018 6.3%

Attachment: 2019 Preliminary Budget - Draft 10.25.18 (2019 Preliminary Budget Presentation)

2019 Preliminary Budget
Monthly Storm Water Utility Rate Comparisons Clark County

Agency	Storm	Utility Tax	Monthly Avg	Notes
Ridgefield 2018	8.75	0.00%	8.75	
Ridgefield 2019	9.03	0.00%	9.03	a
Battle Ground	10.96	20.00%	13.15	
Camas	11.69	0.00%	11.69	
Clark County Unincorporated	3.92	0.00%	3.92	b
La Center	-	0.00%	-	
Vancouver	10.13	24.90%	10.13	c
Washougal	15.74	0.00%	8.17	

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

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

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

Attachment: 2019 Preliminary Budget - Draft 10.25.18 (2019 Preliminary Budget Presentation)

2019 Preliminary Budget
FTE Count

Personnel Schedule (Full-Time Equivalents)			
Job Title	2018 FTE Allocation	2019 FTE Allocation	2019 FTE Percentage
Executive	1.00	1.00	2.05%
Total Finance	3.30	3.30	6.77%
Total Human Resources	1.30	1.30	2.67%
Total Administration	2.70	3.70	7.59%
Total General Government/Facilities	1.02	1.07	2.19%
Total Public Safety	12.00	12.00	24.62%
Total Cemetery	0.22	0.27	0.55%
Total Community Development	9.40	9.90	20.31%
Total Parks	3.19	3.89	7.98%
Total Streets	2.91	3.31	6.79%
Total Water Utility	6.14	6.24	12.80%
Total Stormwater Utility	2.57	2.77	5.68%
Total Full Time Equivalents	45.75	48.75	100.00%
Full-Time Staff			
Full-Time Employees	44.00	47.00	96.41%
Part-Time Staff			
Part-Time Employees	1.75	1.75	3.59%

Attachment: 2019 Preliminary Budget - Draft 10.25.18 (2019 Preliminary Budget Presentation)

2018 Baseline Budget
Next Steps

- November
  - Final draft of budget available to public
  - Revenue hearings 11/1 6:30 PM
  - Property tax levy and utility rates 11/1 and 11/15 6:30 PM
  - Conduct public hearing on budget 11/15 6:30 PM
- December
  - Conduct public hearing on budget 12/6 6:30 PM
  - Adopt 2019 operating and capital budget
  - Transmit 2019 budget to MRSC and State Auditor

Attachment: 2019 Preliminary Budget - Draft 10.25.18 (2019 Preliminary Budget Presentation)

Attachment: 2019 Preliminary Budget - Draft 10.25.18 (2019 Preliminary Budget Presentation)

Exhibit "A"

2019 Budget

		Beginning Fund Balance	2019 Budgeted Revenue	2019 Budgeted Expense	Ending Fund Balance	Change In Fund Balance
Operating Funds						
001	General Fund	$ 3,272,843	$ 7,389,872	$ 7,474,529	$ 3,188,185	$ (84,657)
101	Street Fund	43,615	798,845	798,840	43,620	$ 5
406	Water Operating	977,390	2,063,521	2,299,417	741,494	$ (235,896)
408	Stormwater Operating	248,731	669,470	661,382	256,819	$ 8,088
	Total Operating Funds	*4,542,579*	*10,921,709*	*11,234,169*	*4,230,118*	*$ (312,461)*
Special Revenue Funds						
111	Drug Fund	8,627	1,075	8,791	911	(7,716)
	Total Special Revenue Funds	*8,627*	*1,075*	*8,791*	*911*	*(7,716)*
Capital Project Funds						
105	Real Estate Excise Tax	918,615	1,246,840	983,275	1,182,180	263,565
114	Park Impact Fee	3,030	876,318	476,000	403,348	400,318
115	Traffic Impact Fee	770	3,610,800	-	3,611,570	3,610,800
416	Water Utility SDC	5,851,595	1,325,086	2,267,383	4,909,297	(942,297)
	Total Capital Project Funds	*6,774,009*	*7,059,043*	*3,726,658*	*10,106,395*	*3,332,385*
Debt Service Fund						
200	Debt Service	-	808,499	808,499	-	-
	Total Debt Service Fund	*-*	*808,499*	*808,499*	*-*	*-*
Capital Project/Equipment Replacement Construction Funds						
300	General Capital Projects	195,725	1,131,280	1,011,000	316,005	120,280
410	Water Utility Capital Projects	16,525	2,481,181	2,481,181	16,525	-
412	Storm Utility Capital Projects	-	345,000	345,000	-	-
501	Equipment Replacement (ERF)	172,528	135,775	82,800	225,503	52,975
	Total Capital/ERF	*384,778*	*4,093,236*	*3,919,981*	*558,033*	*173,255*
	Total Budget	*$ 11,709,993*	*$ 22,883,562*	*$ 19,698,098*	*$ 14,895,456*	*$ 3,185,463*

Attachment: 2019 Budget Summary (2019 Preliminary Budget Presentation)

2019 Budget

Operating Funds
Summary Report by Cost Category

Description	2016 Actual	2017 Actual	2018 Final Budget	2018 Est. Year End	2019 Baseline	2019 Additions	2019 Final Budget
001 General Fund							
Revenue							
Property Tax	988,321	1,056,195	1,145,000	1,145,000	1,260,000	-	1,260,000
Retail Sales & Other Tax	1,441,431	1,721,834	2,174,845	2,369,126	2,149,550	-	2,149,550
Utility Taxes	890,329	986,860	1,051,705	1,070,077	1,097,098	-	1,097,098
License & Permits	875,419	688,425	976,200	1,095,373	1,050,010	-	1,050,010
Planning & Development	668,459	616,645	1,072,593	1,264,535	849,393	-	849,393
Fines & Forfeits	68,761	70,716	70,095	78,518	72,675	-	72,675
Charge for Goods & Srvc	426,565	442,493	540,042	545,823	542,680	-	542,680
Intergovernmental/Grant	202,370	183,670	288,788	197,791	187,566	100,000	287,566
Other Revenue/Donations	156,226	94,921	88,350	81,671	80,900	-	80,900
Transfers In	7,304	1,555	8,798	8,798	-	-	-
Total Revenue	***5,725,185***	***5,863,314***	***7,416,416***	***7,856,710***	***7,289,872***	***100,000***	***7,389,872***
Expense							
City Council							
Personnel	39,492	52,936	52,694	52,557	52,573	-	52,573
Supplies	2,022	435	1,050	572	1,575	-	1,575
Training/Advocacy	11,264	10,997	15,000	8,413	15,000	-	15,000
Maintenance	4,732	3,735	4,400	3,121	4,600	-	4,600
Utilities	452	4,423	3,400	4,635	5,000	-	5,000
Intergovernmental	7,439	9,101	7,500	8,246	10,000	-	10,000
Total City Council	***65,401***	***81,627***	***84,044***	***77,544***	***88,748***	***-***	***88,748***
Judicial							
Services	2,384	1,355	20,000	2,483	15,000	-	15,000
Intergovernmental	128,497	126,322	113,082	121,317	121,896	-	121,896
Total Judicial	***130,881***	***127,677***	***133,082***	***123,800***	***136,896***	***-***	***136,896***
Executive							
Personnel	183,194	211,791	225,193	225,091	254,955	-	254,955
Supplies	555	433	1,500	462	825	-	825
Services/Prof Dev	12,982	15,285	19,000	19,065	16,806	-	16,806
Maintenance	1,285	1,402	1,500	1,014	1,234	-	1,234
Utilities	530	477	510	516	550	-	550
Total Executive	***198,546***	***229,388***	***247,703***	***246,147***	***274,369***	***-***	***274,369***
Legal							
Services	30,023	22,209	45,000	28,680	40,000	-	40,000
Total Legal	***30,023***	***22,209***	***45,000***	***28,680***	***40,000***	***-***	***40,000***
Finance							
Personnel	263,383	308,014	345,698	347,174	387,525	-	387,525
Supplies	2,370	2,092	3,800	1,367	2,159	-	2,159
Services/Prof Dev	17,486	19,843	42,500	37,525	26,000	-	26,000
Intergovernmental	29,806	27,044	37,000	35,350	40,000	-	40,000
Maintenance	409	769	600	420	700	-	700
Utilities	530	477	510	516	550	-	550
Total Finance	***313,984***	***358,239***	***430,108***	***422,351***	***456,934***	***-***	***456,934***
Human Resources							
Personnel	157,115	163,502	167,244	165,113	175,685	-	175,685
Services/Prof Dev	38,229	44,048	24,000	19,422	23,525	750	24,275
Total Human Resources	***195,344***	***207,550***	***191,244***	***184,535***	***199,210***	***750***	***199,960***

2019 Budget

Operating Funds
Summary Report by Cost Category

Description	2016 Actual	2017 Actual	2018 Final Budget	2018 Est. Year End	2019 Baseline	2019 Additions	2019 Final Budget
Administration							
Personnel	319,262	296,198	312,857	315,671	330,133	67,000	397,133
Supplies	905	680	1,000	618	1,000	2,500	3,500
Services/Prof Dev	2,385	3,025	11,500	7,665	12,000	-	12,000
Maintenance	255	660	1,500	413	1,500	-	1,500
Utilities	530	477	510	516	550	-	550
Total Administration	***323,337***	***301,040***	***327,367***	***324,882***	***345,183***	***69,500***	***414,683***
General Gov/Facilities							
Personnel	83,956	102,173	104,835	97,724	107,087	2,857	109,944
Supplies	24,542	23,796	20,800	15,614	21,731	-	21,731
Services/Prof Dev	148,100	199,299	175,460	178,968	189,903	11,025	200,928
Intergovernmental	1,702	1,924	2,500	1,702	3,000	-	3,000
Maintenance	231,658	277,634	296,400	302,972	327,965	-	327,965
Utilities	37,138	39,272	47,439	41,718	35,074	-	35,074
Capital Outlays	20,547	3,078	140,655	42,150	-	108,585	108,585
Transfers	104,700	45,794	49,560	49,560	53,051	-	53,051
Total Gen Gov/Facilities	***652,343***	***692,970***	***837,649***	***730,407***	***737,809***	***122,467***	***860,276***
Information Technology							
Maintenance	112,605	144,693	127,903	126,697	114,059	2,500	116,559
Capital Outlays	110,062	24,316	32,658	31,283	-	-	-
Total Information Tech	***222,667***	***169,009***	***160,561***	***157,980***	***114,059***	***2,500***	***116,559***
Public Safety							
Personnel	1,180,988	1,248,880	1,328,094	1,316,840	1,537,862	-	1,537,862
Supplies	57,100	53,625	83,265	69,131	58,873	5,420	64,293
Services/Prof Dev	25,010	24,550	33,500	18,245	31,000	5,000	36,000
Intergovernmental	99,400	99,707	141,918	123,216	132,556	-	132,556
Maintenance	50,525	62,154	63,880	75,632	70,490	-	70,490
Utilities	18,464	20,402	20,800	23,210	21,700	-	21,700
Capital Outlays	58,201	6,384	47,000	20,542	-	-	-
Transf to Debt Service -	-	20,224	20,224	20,224	20,224	-	20,224
Total Public Safety	***1,489,688***	***1,535,926***	***1,738,681***	***1,667,038***	***1,872,705***	***10,420***	***1,883,125***
Civil Service							
Supplies	-	-	100	-	100	-	100
Services	60	-	900	70	900	-	900
Total Civil Service	***60***	***-***	***1,000***	***70***	***1,000***	***-***	***1,000***
Cemetery							
Personnel	13,439	11,358	17,453	11,742	21,209	2,857	24,066
Supplies	1,046	1,035	3,285	1,076	2,931	-	2,931
Services/ Prof Dev	108	47	1,050	3,035	1,100	-	1,100
Maintenance	924	515	2,000	459	3,550	-	3,550
Utilities	397	519	650	473	463	-	463
Capital Outlays	-	-	1,650	-	-	-	-
Total Cemetery	***15,914***	***13,474***	***26,088***	***16,783***	***29,253***	***2,857***	***32,110***
Street Transfers							
Street Fund	450,799	476,100	480,176	344,403	441,200	225,330	666,530
Total Street Transfers	***450,799***	***476,100***	***480,176***	***344,403***	***441,200***	***225,330***	***666,530***

2019 Budget

Operating Funds
Summary Report by Cost Category

Description	2016 Actual	2017 Actual	2018 Final Budget	2018 Est. Year End	2019 Baseline	2019 Additions	2019 Final Budget
Community Development							
Personnel	466,310	764,292	974,381	965,693	1,029,337	45,900	1,075,237
Supplies	11,853	19,716	23,500	21,231	20,785	5,000	25,785
Services/Prof Dev	352,755	593,018	706,555	653,885	307,453	30,000	337,453
Intergovernmental	5,957	9,144	9,000	9,892	3,850	-	3,850
Maintenance	30,725	56,895	719,960	726,718	183,921	-	183,921
Utilities	13,448	13,162	16,225	14,346	11,600	-	11,600
Capital Outlays	51,929	67,078	75,431	45,908	-	29,955	29,955
Total Com Development	***932,977***	***1,523,305***	***2,525,052***	***2,437,672***	***1,556,946***	***110,855***	***1,667,801***
Parks							
Personnel	246,391	232,379	276,750	325,513	290,862	43,461	334,323
Supplies	20,924	24,085	27,150	32,097	27,808	1,000	28,808
Services/Prof Dev	39,126	22,838	26,470	4,661	15,107	25,000	40,107
Intergovernmental	-	52	100	55	100	-	100
Maintenance	17,034	44,310	51,700	67,478	98,500	-	98,500
Utilities	35,518	36,555	41,775	47,202	43,700	-	43,700
Capital Outlays	11,389	-	33,250	4,413	-	90,000	90,000
Transfers	30,000	2,483	14,000	11,935	-	-	-
Total Parks	***400,382***	***362,702***	***471,195***	***493,354***	***476,077***	***159,461***	***635,538***
Total Expense	***5,422,346***	***6,101,216***	***7,698,950***	***7,255,647***	***6,770,390***	***704,140***	***7,474,529***
Net Total	***302,839***	***(237,902)***	***(282,534)***	***601,064***	***519,482***	***(604,140)***	***(84,657)***
Fund Balance							
Beginning Fund Balance	2,606,842	2,909,681	2,671,779	2,671,779	3,272,843	3,792,324	3,272,843
Ending Fund Balance	2,909,681	2,671,779	2,389,245	3,272,843	3,792,324	3,188,184	3,188,185
Gen Fund Reserve Bal	1,337,224	1,416,348	1,480,890	1,480,890	1,496,136	1,496,136	1,496,136
Building Reserve Bal	321,093	381,317	394,376	394,376	472,893	472,893	472,893
Restricted for Building	900,274	565,828	-	236,850	220,910	140,055	140,055
Fund Balance Available	351,090	308,286	513,979	1,160,727	1,602,384	1,079,099	1,079,100

2019 Budget

Operating Funds
Summary Report by Cost Category

Description	2016 Actual	2017 Actual	2018 Final Budget	2018 Est. Year End	2019 Baseline	2019 Additions	2019 Final Budget
101 Street Fund							
Revenue							
Utility Tax/Franchise Fee	52,581	57,992	70,565	91,473	75,186	-	75,186
Permits	11,898	10,688	20,000	26,577	14,000	-	14,000
Grants	3,500	-	-	-	-	-	-
Intergovernmental	145,331	158,094	167,345	169,978	179,604	-	179,604
Other Revenue	5,946	1,108	2,525	255	2,525	-	2,525
Transfers In	346,725	331,100	342,816	223,816	441,200	86,330	527,530
Total Revenue	***565,981***	***558,982***	***603,251***	***512,100***	***712,515***	***86,330***	***798,845***
Expense							
Personnel	247,387	260,531	250,916	257,760	295,369	26,320	321,689
Supplies	21,347	21,302	16,750	25,748	22,250	1,000	23,250
Services/Prof Dev	1,924	7,607	5,515	1,851	5,800	2,500	8,300
Intergovernmental	-	11,248	15,000	-	15,000	-	15,000
Maintenance	37,078	167,018	204,364	68,185	246,083	2,500	248,583
Utilities	134,807	53,990	89,218	93,728	87,675	-	87,675
Capital Outlays	24,913	59,678	42,716	38,567	20,000	54,010	74,010
Transfers	28,889	23,908	22,386	22,386	20,333	-	20,333
Total Expense	***496,345***	***605,282***	***646,865***	***508,225***	***712,510***	***86,330***	***798,840***
Net Total	***69,636***	***(46,300)***	***(43,614)***	***3,875***	***5***	***-***	***5***
Fund Balance							
Beginning Fund Balance	16,404	86,040	39,740	39,740	43,615	43,620	43,615
Ending Fund Balance	86,040	39,740	(3,874)	43,615	43,620	43,620	43,620
Reserves in GF	-	-	-	-	-	-	-
Fund Balance Available	86,040	39,740	(3,874)	43,615	43,620	43,620	43,620

Description	2016 Actual	2017 Actual	2018 Final Budget	2018 Est. Year End	2019 Baseline	2019 Additions	2019 Final Budget
406 Water Utility Fund							
Revenue							
Charge for Goods and Srvc	1,396,354	1,516,228	1,706,128	1,759,040	1,853,317	-	1,853,317
Other Revenue	10,212	11,184	12,167	7,760	9,300	-	9,300
Transfers In	323,775	213,868	203,277	203,277	200,904	-	200,904
Total Revenue	***1,730,341***	***1,741,280***	***1,921,572***	***1,970,077***	***2,063,521***	***-***	***2,063,521***
Expense							
Personnel	413,461	598,090	657,568	619,902	664,534	9,180	673,714
Supplies	184,461	122,077	190,835	203,313	175,655	1,000	176,655
Services/Prof Dev	38,497	43,932	41,550	33,378	50,850	5,000	55,850
Intergovernmental	289,789	266,997	379,659	367,319	459,101	-	459,101
Maintenance	18,369	42,978	104,483	78,995	74,124	2,500	76,624
Utilities	83,452	107,768	112,500	115,124	108,700	-	108,700
Capital Outlays	304,357	278,937	428,803	263,310	-	2,600	2,600
Transfers	22,880	82,234	393,071	393,071	111,088	434,181	545,269
Debt Service	350,372	200,800	203,277	203,277	200,904	-	200,904
Total Expense	***1,705,638***	***1,743,813***	***2,511,746***	***2,277,688***	***1,844,956***	***454,461***	***2,299,417***
Net Total	***24,703***	***(2,533)***	***(590,174)***	***(307,611)***	***218,565***	***(454,461)***	***(235,896)***
Fund Balance							
Beginning Fund Balance	1,263,000	1,287,703	1,285,001	1,285,001	977,390	1,195,955	977,390
Ending Fund Balance	1,287,703	1,285,001	694,827	977,390	1,195,955	741,494	741,494
Reserves	485,130	396,724	401,192	331,283	421,252	421,252	421,252
Fund Balance Available	802,573	888,277	293,635	646,107	774,703	320,242	320,242

2019 Budget

Operating Funds
Summary Report by Cost Category

Description	2016 Actual	2017 Actual	2018 Final Budget	2018 Est. Year End	2019 Baseline	2019 Additions	2019 Final Budget
Description	**2016 Actual**	**2017 Actual**	**2018 Final Budget**	**2018 Est. Year End**	**2019 Baseline**	**2019 Additions**	**2019 Final Budget**
408 Stormwater Utility Fund							
Revenue							
Charge for Goods and Srvc	428,537	497,532	598,128	553,569	667,545	-	667,545
Other Revenue	2,419	2,173	525	1,191	1,925	-	1,925
Total Revenue	***430,956***	***499,705***	***598,653***	***554,760***	***669,470***	***-***	***669,470***
Expense							
Personnel	139,427	193,752	268,058	183,973	263,318	18,360	281,678
Supplies	15,994	22,984	23,700	23,372	21,700	2,000	23,700
Services/Prof Dev	22,893	61,031	8,675	25,350	9,175	2,500	11,675
Intergovernmental	69,829	122,068	113,033	106,663	197,529	-	197,529
Maintenance	21,630	31,612	63,178	67,901	42,222	2,500	44,722
Utilities	9,049	9,307	11,080	10,496	11,110	-	11,110
Capital Outlays	25,358	57,372	48,417	50,620	-	33,850	33,850
Transfers	141,047	37,009	523,473	273,473	57,118	-	57,118
Total Expense	***445,227***	***535,135***	***1,059,614***	***741,847***	***602,172***	***59,210***	***661,382***
Net Total	***(14,271)***	***(35,430)***	***(460,961)***	***(187,087)***	***67,298***	***(59,210)***	***8,088***
Fund Balance							
Beginning Fund Balance	491,217	476,946	435,818	435,818	248,731	316,029	248,731
Ending Fund Balance	476,946	435,818	(25,143)	248,731	316,029	256,819	256,819
Reserves	149,726	137,958	183,098	183,098	192,253	192,253	192,253
Fund Balance Available	327,220	297,860	(208,241)	65,633	123,776	64,566	64,566

Attachment: 2019 Operating Funds by Cost Category (2019 Preliminary Budget Presentation)

CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: October 25, 2018

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: October 25 2018 Claims Report (PDF)

City of Ridgefield

Claims Payment Report

For Approval on: October 25th, 2018

Sum of Amount Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ACCELA INC.	**2779**	INV-ACC42244	**Public Works**	Customer Web Payments	638.00
ACCELA INC. Total					**638.00**
AMERICAN PAYROLL ASSOCIATION	**1026**	1026-201810	**Human Resources**	2018 APA Membership Renewal - Blehm	219.00
AMERICAN PAYROLL ASSOCIATION Total					**219.00**
ARAMARK UNIFORM SERVICES	**32**	863647530	**Genl Govt/Facilities**	PW Floor Mats & Uniforms	2.19
			Public Works	PW Floor Mats & Uniforms	37.92
				PW Uniforms and Floor Mats	4.75
			Community Development	PW Floor Mats & Uniforms	7.72
		863657730	**Genl Govt/Facilities**	PW/CDD Uniforms and Floor Mats	2.21
			Public Works	PW/CDD Uniforms and Floor Mats	42.95
			Community Development	PW/CDD Uniforms and Floor Mats	7.72
		863647529	**Genl Govt/Facilities**	Floor Mats - City Hall/PW/CDD/PD	7.09
			Public Safety	Floor Mats - City Hall/PW/CDD/PD	4.47
			Public Works	Floor Mats - City Hall/PW/CDD/PD	3.92
			Community Development	Floor Mats - City Hall/PW/CDD/PD	3.91
		863668043	**Genl Govt/Facilities**	PW Uniforms	1.22
				PW Floor Mats	0.97
			Public Works	PW Uniforms	29.22
				PW Floor Mats	13.46
			Community Development	PW Floor Mats	7.71
		863668042	**Genl Govt/Facilities**	City Hall/PW/CDD/PD Floor Mats	7.09
			Public Safety	City Hall/PW/CDD/PD Floor Mats	4.47
			Public Works	City Hall/PW/CDD/PD Floor Mats	3.92
			Community Development	City Hall/PW/CDD/PD Floor Mats	3.91
		863657729	**Genl Govt/Facilities**	City Hall/PW/CDD/PD Floor Mats	7.09
			Public Safety	City Hall/PW/CDD/PD Floor Mats	4.47
			Public Works	City Hall/PW/CDD/PD Floor Mats	3.92
			Community Development	City Hall/PW/CDD/PD Floor Mats	3.91
ARAMARK UNIFORM SERVICES Total					**216.21**
B AND L PAPER COMPANY	**2165**	26889	**Genl Govt/Facilities**	CDD/PW Toiletry Supplies	1.29
			Public Works	CDD/PW Toiletry Supplies	17.87
			Community Development	CDD/PW Toiletry Supplies	20.84
		26920	**Genl Govt/Facilities**	CDD Paper Towell Rolls	2.20
			Public Works	CDD Paper Towell Rolls	30.51
			Community Development	CDD Paper Towell Rolls	35.58
		26885	**Genl Govt/Facilities**	PW/CDD Paper/Toiletry Supplies	23.54
			Public Works	PW/CDD Paper/Toiletry Supplies	327.16
			Community Development	PW/CDD Paper/Toiletry Supplies	15.41
		26886	**Genl Govt/Facilities**	City Hall Toiletries	111.11
B AND L PAPER COMPANY Total					**585.51**
Barrow Jason	**UB*00158**	(blank)	**Genl Govt/Facilities**	Refund Check	167.65

Attachment: October 25 2018 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield

Claims Payment Report

For Approval on: October 25th, 2018

Barrow Jason Total					**167.65**
Benz Inc	**UB*00161**	(blank)	**Genl Govt/Facilities**	Refund Check	385.76
Benz Inc Total					**385.76**
BLUEFIN PAYMENT SYSTEMS	**2827**	2827-201810	**Public Works**	Citizen Payment Processing Fees - Sept. 2018	1,361.05
BLUEFIN PAYMENT SYSTEMS Total					**1,361.05**
BRENDAN MASON	**3086**	ENG-18-0103	**Genl Govt/Facilities**	Refund for ENG-18-0103	25.00
BRENDAN MASON Total					**25.00**
BROOKE BAY	**3079**	MEC-18-0111	**Genl Govt/Facilities**	Refund for Permit MEC-18-0111	57.00
		MEC-18-0054	**Genl Govt/Facilities**	Refund for Permit MEC-18-0054	57.00
BROOKE BAY Total					**114.00**
BSK ASSOCIATES	**2119**	V803401	**Public Works**	Coliform Testing Sept 2018	325.00
BSK ASSOCIATES Total					**325.00**
CFM STRATEGIC COMMUNICATIONS INC.	**2551**	24716	**Genl Govt/Facilities**	September 2018 Lobbyist	4,530.00
CFM STRATEGIC COMMUNICATIONS INC. Total					**4,530.00**
CITY OF BATTLE GROUND	**92**	INV00011	**Judicial**	September 2018 Court Costs	9,618.85
CITY OF BATTLE GROUND Total					**9,618.85**
CLARK COUNTY	**102**	730015284	**Community Development**	Fire Inspection Papa Petes	100.00
		230002402	**Public Safety**	3rd Qtr MDCs/Netmotion License	5,356.24
		110016558	**Public Safety**	Qtr 1 2018 Jail Services	1,305.83
CLARK COUNTY Total					**6,762.07**
CLARK COUNTY FIRE AND RESCUE	**3047**	1132	**Public Works**	Fire Marshall Services - Sept 2018	485.00
CLARK COUNTY FIRE AND RESCUE Total					**485.00**
CLARK COUNTY FIRE DISTRICT #5	**104**	10030	**Genl Govt/Facilities**	Safety Consortium Billing - 4th Qtr 2018	24.91
			Public Works	Safety Consortium Billing - 4th Qtr 2018	345.63
			Community Development	Safety Consortium Billing - 4th Qtr 2018	198.21
CLARK COUNTY FIRE DISTRICT #5 Total					**568.75**
CLARK COUNTY TREASURERS OFFICE	**554**	SIF201809-01	**Genl Govt/Facilities**	School Impact Fees	198,996.00
CLARK COUNTY TREASURERS OFFICE Total					**198,996.00**
CLARK PUBLIC UTILITIES	**110**	0110-201810-7207-401-6	**Public Works**	800 NE 264 St Intertie 1 - Water	609.13
		0110-201810-7207-403-2	**Public Works**	911 N 65th Ave Intertie 2 - Water	244.49
		0110-201810-745	**Public Works**	535 N Abrams Park Rd	35.84
		0110-201810-7122-944-7	**Public Works**	512 N Allen Dr - Electricity	26.83
		7469-413-4-1018	**Public Works**	Traffic Signal - Hillhurst/Royal Rd.	39.23
		0110-201810-7123-806-7	**Public Works**	Pioneer St. & Gee Creek Loop - Electricity	27.16
		0110-201810-7124-838-9	**Public Works**	Overlook Park - Electricity	59.72
		0110-201810-7207-402-4	**Public Works**	1504 NW Intertie 3 - Water	1,631.20
		0110-201810-7122-942-1	**Public Works**	3701 N 3rd Cir - Electricity	26.90
		0110-201810-7126-408-9	**Public Works**	2300 N 3rd Way Bellwood Trail Lights	6.17
		0110-201810-744	**Public Works**	N 35th Ave and Pioneer Street	57.27
CLARK PUBLIC UTILITIES Total					**2,763.94**
CLARK REGIONAL WASTEWATER DISTRICT	**741**	0741-201810-032695-000	**Public Works**	109 W Division WWTP - Sewer	280.12
		0741-201810-032664-000	**Public Works**	301 N 3rd Ave CDD - Sewer	24.20
			Community Development	301 N 3rd Ave CDD - Sewer	24.20
		0741-201810-032752-000	**Genl Govt/Facilities**	230 Pioneer St City Hall - Sewer	148.23
		0741-201810-032895-000	**Public Works**	Abrams Park Restrooms - Sewer	72.60

City of Ridgefield

Claims Payment Report

For Approval on: October 25th, 2018

CLARK REGIONAL WASTEWATER DISTRICT	741	0741-201810-032894-000	Public Works	Abrams Park Kitchen - Sewer	39.60
		0741-201810-032899-000	Public Works	Abrams Park Former Mgr House - Sewer	42.96
		0741-201810-032712-000	Public Safety	116 N Main Ave PD - Sewer	46.59
		0741-201810-035480-000	Public Works	255 S 56th Pl Well & Reservoir - Sewer	39.60
CLARK REGIONAL WASTEWATER DISTRICT Total					718.10
COLUMBIA CASCADE COMPANY	1151	52213-39	Public Works	RORC Equipment	3,994.54
COLUMBIA CASCADE COMPANY Total					3,994.54
COLUMBIA FORD	504	3-J2147 D764	Public Safety	2018 Ford Police Interceptor	37,489.06
COLUMBIA FORD Total					37,489.06
COLUMBIA RESOURCE COMPANY	114	21612	Public Works	Special Waste Disposal	40.74
COLUMBIA RESOURCE COMPANY Total					40.74
COLUMBIA WEST ENGINEERING INC.	1446	16046A-4	Public Works	RORC Engineering Services	2,058.00
		16046B-4	Public Works	Hillhurst Frontage Rd. Testing	1,010.00
COLUMBIA WEST ENGINEERING INC. Total					3,068.00
COLUMBIAN PUBLISHING	116	5482	Community Development	Notice of Land Use Application	88.20
		5376	Community Development	Pub. Hrg.-Eagle Ridge/Gee Creek/Pioneer Village	187.20
COLUMBIAN PUBLISHING Total					275.40
COMCAST	2271	2271-201810-210	Genl Govt/Facilities	OCT 2018 Comm Ctr Communications	159.43
			Community Development	OCT 2018 Comm Ctr Communications	39.86
		2271-201810-109	Public Works	OCT 2018-NOV 2018 Communications 109 Division	357.86
		2271-201810230	Genl Govt/Facilities	Oct. 2018 Internet Services - City Hall	302.06
		2271-201810116	Public Safety	OCT 2018 PD Internet Services	350.25
COMCAST Total					1,209.46
COMCAST BUSINESS	1666	71157940	Genl Govt/Facilities	Internet Services - 230 Pioneer St. - Oct/Nov 2018	364.75
COMCAST BUSINESS Total					364.75
COMDATA NETWORK INC.	1101	20298213	Genl Govt/Facilities	Fuel - CDD/PW XN173	74.56
			Public Works	Fuel - CDD/PW XN173	1,036.14
			Community Development	Fuel - CDD/PW XN173	298.21
		20298187	Public Safety	Fuel - PD XN795	962.62
		20298396	Genl Govt/Facilities	Fuel PW - XN173	107.74
			Public Works	Fuel PW - XN173	1,497.20
			Community Development	Fuel PW - XN173	70.54
				Fuel CDD - XN173	334.15
		20298395	Public Safety	Fuel PD - XN795	1,042.97
COMDATA NETWORK INC. Total					5,424.13
COMPULINK MANAGEMENT CENTER INC.	2648	144434	Genl Govt/Facilities	Document Management System Support	(51.32)
			Public Works	Document Management System Support	264.92
			Community Development	Document Management System Support	158.96
			Information Technology	Document Management System Support	238.44
COMPULINK MANAGEMENT CENTER INC. Total					611.00
DAN'S TRACTOR	134	971815	Public Works	Parks Mower Blade Kit	65.04
DAN'S TRACTOR Total					65.04
DAY WIRELESS SYSTEMS INC	140	472365	Public Safety	Vehicle Radio Maint	932.24
DAY WIRELESS SYSTEMS INC Total					932.24
DELL MARKETING L.P.	2841	10265984530	Public Safety	Quote #: 3000028049451.1 - Sonicwall TZ500 Secure Upgrade Plus 3	2,217.05

City of Ridgefield

Claims Payment Report

For Approval on: October 25th, 2018

DELL MARKETING L.P.	2841	10269990470	Public Safety	Computer - Marvitz	3,724.29
		10256969985	Public Works	Stormwater Computer	2,322.96
DELL MARKETING L.P. Total					**8,264.30**
DEPARTMENT OF ENTERPRISE SERVICES	2720	16144121	Genl Govt/Facilities	PD Filing Cabinets	(3.36)
			Public Safety	PD Filing Cabinets	43.36
DEPARTMENT OF ENTERPRISE SERVICES Total					**40.00**
DEPARTMENT OF LICENSING	154	RG0000288-2018	Genl Govt/Facilities	CPL License - Rodriguez	18.00
		RG0000289-2018	Genl Govt/Facilities	CPL License Renewal - Norquist	21.00
		RG0000287-2018	Genl Govt/Facilities	CPL License - Hess	18.00
DEPARTMENT OF LICENSING Total					**57.00**
DICK'S TIRE FACTORY	158	D6798	Public Safety	PD Vehicle Maint	40.21
DICK'S TIRE FACTORY Total					**40.21**
DJ'S ELECTRICAL INC	2920	2920-201810	Genl Govt/Facilities	Retainage Release	5,935.70
DJ'S ELECTRICAL INC Total					**5,935.70**
DJ'S Electrical Inc.	UB*00163	(blank)	Genl Govt/Facilities	Refund Check	420.87
DJ'S Electrical Inc. Total					**420.87**
DKS ASSOCIATES	1565	67821	Community Development	On-Call Services	1,015.00
DKS ASSOCIATES Total					**1,015.00**
E2 LAND USE PLANNING SERVICES LLC	485	0485-201810	Community Development	SEP 2018 Planning Consulting Services	12,153.49
E2 LAND USE PLANNING SERVICES LLC Total					**12,153.49**
ELCOR INC	2081	MSP-10919	Public Safety	Information Technology Services - September 2018	1,483.78
			Public Works	Information Technology Services - September 2018	1,252.04
			Community Development	Information Technology Services - September 2018	1,395.26
			Information Technology	Information Technology Services - September 2018	2,793.21
		10993	Information Technology	2 UPS Units for Main Server at City Hall	416.23
ELCOR INC Total					**7,340.52**
Emerick Construction Co	UB*00157	(blank)	Genl Govt/Facilities	Refund Check	182.40
Emerick Construction Co Total					**182.40**
GALLS LLC	3088	10873461	Genl Govt/Facilities	PD Uniforms	(8.65)
			Public Safety	PD Uniforms	111.65
		10808593	Public Safety	PD Uniforms	46.61
GALLS LLC Total					**149.61**
GISI MARKETING GROUP	2811	150151	Genl Govt/Facilities	WC - 1st Saturday Postcards - Sept Wine & Choc	372.90
GISI MARKETING GROUP Total					**372.90**
GLOBAL PACIFIC ENVIRONMENTAL INC.	3083	8219	Genl Govt/Facilities	City Hall Exterior Painting	20,379.20
GLOBAL PACIFIC ENVIRONMENTAL INC. Total					**20,379.20**
GRAINGER	206	9915593975	Public Works	Water - Bin Shelving	698.27
GRAINGER Total					**698.27**
Haines Arianna & Teddy	UB*00160	(blank)	Genl Govt/Facilities	Refund Check	14.51
Haines Arianna & Teddy Total					**14.51**
Handbury Brian & Christina	UB*00156	(blank)	Genl Govt/Facilities	Refund Check	35.00
Handbury Brian & Christina Total					**35.00**
HARRY'S LAWN AND POWER EQUIPMENT	214	148885	Public Works	Mower Maint	145.47
HARRY'S LAWN AND POWER EQUIPMENT Total					**145.47**
Hensley Jim & Nancy	UB*00155	(blank)	Genl Govt/Facilities	Refund Check	186.87

Attachment: October 25 2018 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield

Claims Payment Report

For Approval on: October 25th, 2018

Hensley Jim & Nancy Total					**186.87**
HONEY BUCKETS	**223**	550835251	**Public Works**	Davis Park Port-a-Potty	298.00
HONEY BUCKETS Total					**298.00**
HOOKUM BREWING CO.	**3082**	3082-00577	**Genl Govt/Facilities**	Refund - Business License Fee - Hookum Brewing Co.	50.00
HOOKUM BREWING CO. Total					**50.00**
IDENTISYS INC.	**2925**	409791	**Public Safety**	PD ID Cards	49.76
IDENTISYS INC. Total					**49.76**
INTERMEDIA.NET INC	**2187**	1810172856	**Information Technology**	Voice Service Charges - Sept 2018	83.66
INTERMEDIA.NET INC Total					**83.66**
INTERSTATE SPECIAL EVENTS	**2706**	133401-1	**Genl Govt/Facilities**	2018 Birdfest Equipment Rentals	1,034.82
INTERSTATE SPECIAL EVENTS Total					**1,034.82**
J2 BLUE PRINT SUPPLY	**243**	AR55594	**Public Works**	Arts Quarter Ribbon Cutting Supplies	70.47
J2 BLUE PRINT SUPPLY Total					**70.47**
JANEAN Z PARKER	**2199**	15	**Public Works**	Legal Services - Sept 2018	100.00
			Community Development	Legal Services - Sept 2018	650.00
			Legal	Legal Services - Sept 2018	1,900.00
JANEAN Z PARKER Total					**2,650.00**
JESSICA KIPP	**2099**	2099-201810	**Genl Govt/Facilities**	Mileage Reimbursement - Kipp	95.45
JESSICA KIPP Total					**95.45**
JOSH SAUER	**2629**	2629-2018	**Genl Govt/Facilities**	Park Fees and Deposit Refund - Sauer	155.00
JOSH SAUER Total					**155.00**
KARLIE FORSBERG	**3080**	3080-201810	**Genl Govt/Facilities**	Park Refundable Deposit - Forsberg	50.00
KARLIE FORSBERG Total					**50.00**
KENYON DISEND PLLC	**1746**	187610	**Community Development**	Prof. Attorney Services - Comp Plan Appeal	131.70
		187609	**Community Development**	Prof. Attorney Services - Annexation Appeal	101.25
KENYON DISEND PLLC Total					**232.95**
Kingston Homes LLC	**UB*00154**	(blank)	**Genl Govt/Facilities**	Refund Check	65.03
Kingston Homes LLC Total					**65.03**
LAKESIDE INDUSTRIES	**264**	65349	**Public Works**	Orchards Asphalt 5.5 Units	373.00
LAKESIDE INDUSTRIES Total					**373.00**
LARCH CORRECTIONS CENTER	**2088**	LCC1809.684	**Public Works**	SEP 2018 City Clean Up Crew	715.92
LARCH CORRECTIONS CENTER Total					**715.92**
LASERFICHE CORPORATE HEADQUARTERS	**2905**	53258796193	**Community Development**	2019 Annual Conf. Reg - DeShiell	961.67
			Finance	2019 Annual Conf. Reg - RubioRomero	961.66
			Administration	2019 Annual Conf. Reg - Ferriss	961.67
LASERFICHE CORPORATE HEADQUARTERS Total					**2,885.00**
Layman Kam	**UB*00152**	(blank)	**Genl Govt/Facilities**	Refund Check	328.02
Layman Kam Total					**328.02**
LEE KNOTTNERUS	**1765**	1765-201810	**Human Resources**	WCIA Training Mileage & Per Diem	245.78
LEE KNOTTNERUS Total					**245.78**
Lennar NW Inc	**UB*00134**	(blank)	**Genl Govt/Facilities**	Refund Check	867.33
	UB*00162	(blank)	**Genl Govt/Facilities**	Refund Check	300.34
Lennar NW Inc Total					**1,167.67**
LISA MAXWELL ANDRES	**3081**	res-18-0029	**Genl Govt/Facilities**	Refund RES-18-0029	15.00
LISA MAXWELL ANDRES Total					**15.00**

City of Ridgefield

Claims Payment Report

For Approval on: October 25th, 2018

MERCHANT TRANSACT	**2901**	28174710	**Public Works**	ACH Processing Fees	73.89
		28147362	**Public Works**	ACH Processing Fees	211.85
		28072464B	**Public Works**	ACH Processing Fees	3.00
		28198786	**Public Works**	ACH Processing Fees	141.74
MERCHANT TRANSACT Total					**430.48**
MIKE VENNE	**2982**	2982-201810	**Genl Govt/Facilities**	Employee Reimbursement - Venne CDL Endorsement	10.20
			Public Works	Employee Reimbursement - Venne CDL Endorsement	91.80
MIKE VENNE Total					**102.00**
MOTOROLA SOLUTIONS INC.	**301**	16016825	**Public Safety**	Portable Radio & Equip	5,659.64
MOTOROLA SOLUTIONS INC. Total					**5,659.64**
MPH INDUSTRIES	**302**	6005774	**Public Safety**	Vehicle Equipment Officer Marvitz	2,214.70
MPH INDUSTRIES Total					**2,214.70**
NAPA AUTO PARTS	**498**	80857	**Public Works**	Vehicle Maint	2.69
		80668	**Genl Govt/Facilities**	Shop Supplies and Lights for Thamert Truck	10.59
			Public Works	Shop Supplies and Lights for Thamert Truck	430.13
			Community Development	Shop Supplies and Lights for Thamert Truck	6.94
		80295	**Public Works**	Equip Maint	28.58
		80243	**Public Works**	Vehicle Maint	52.31
		79312	**Public Works**	S. 56th Water Equip Maint.	47.62
		80246	**Public Works**	Vehicle Maint Fred's Truck	15.44
NAPA AUTO PARTS Total					**594.30**
NORTHWEST NATURAL GAS	**315**	0315-201810-8578-7	**Genl Govt/Facilities**	PW Shop - Natural Gas	4.59
			Public Works	PW Shop - Natural Gas	21.76
		0315-201810-1000591-6	**Public Safety**	Police Department - Natural Gas	17.77
		0315-201810-8817-9	**Genl Govt/Facilities**	City Hall - Natural Gas	21.51
NORTHWEST NATURAL GAS Total					**65.63**
OAK AND IVY EVENTS	**3078**	3078-201810	**Genl Govt/Facilities**	F2T Event Decor Rental 2018	305.66
OAK AND IVY EVENTS Total					**305.66**
ONE CALL CONCEPTS	**326**	8099099	**Public Works**	Sept 2018 Excavation and Modem Ticket Delivery	195.36
ONE CALL CONCEPTS Total					**195.36**
OTAK INC.	**1787**	101800091	**Public Works**	RORC Project Management & Hillhurst Rd. Imp.	63,233.39
OTAK INC. Total					**63,233.39**
PACIFIC OFFICE AUTOMATION	**2710**	627739	**Genl Govt/Facilities**	07-09 2018 Quarterly Usage	15.12
			Public Works	07-09 2018 Quarterly Usage	11.56
			Community Development	07-09 2018 Quarterly Usage	11.56
PACIFIC OFFICE AUTOMATION Total					**38.24**
PIONEER PEST MANAGEMENT	**2040**	285301	**Genl Govt/Facilities**	Pest Control - City Hall	129.00
PIONEER PEST MANAGEMENT Total					**129.00**
QHR Development LLC	**UB*00164**	(blank)	**Genl Govt/Facilities**	Refund Check	120.24
QHR Development LLC Total					**120.24**
RICOH USA INC.	**1662**	101166779	**Public Safety**	PD Copier Lease	238.14
RICOH USA INC. Total					**238.14**
RIDGEFIELD HARDWARE	**376**	0376-201810	**Genl Govt/Facilities**	OCT 2018 Operational Supplies	57.49
			Public Safety	OCT 2018 Operational Supplies	13.65
			Public Works	OCT 2018 Operational Supplies	881.92

City of Ridgefield

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RIDGEFIELD HARDWARE	376	0376-201810	Community Development	OCT 2018 Operational Supplies	14.00
RIDGEFIELD HARDWARE Total					**967.06**
RIDGEFIELD SCHOOL DISTRICT	378	1001800009	Public Works	RORC Construction Management	107,559.95
RIDGEFIELD SCHOOL DISTRICT Total					**107,559.95**
SANDRA DAY	1838	1838-20181025	Council	Mileage Reimbursement	103.65
SANDRA DAY Total					**103.65**
SHRED-IT US JV LLC	2274	8125698537	Public Safety	Secure Shredding - PD	33.28
		8125698535	Genl Govt/Facilities	Secure Shredding - CDD/PW	1.00
			Public Works	Secure Shredding - CDD/PW	13.94
			Community Development	Secure Shredding - CDD/PW	16.26
		8125698536	Genl Govt/Facilities	Secure Shredding - City Hall	31.20
SHRED-IT US JV LLC Total					**95.68**
SMARSH	2550	INV00413555	Information Technology	Social Media and Email Archiving - Sept. 2018	338.20
SMARSH Total					**338.20**
SPENCER KAUFFMAN	3085	100	Genl Govt/Facilities	Protech Cab Guard - Thamert Truck	(21.00)
			Public Works	Protech Cab Guard - Thamert Truck	271.00
SPENCER KAUFFMAN Total					**250.00**
TAPANI INC	420	17219	Genl Govt/Facilities	NW Hillhurst Frontage Rd	(13,839.72)
			Public Works	NW Hillhurst Frontage Rd	290,634.07
		0420-20181025	Genl Govt/Facilities	Retainage Payable - Hillhurst Water Main Ext.	21,892.60
TAPANI INC Total					**298,686.95**
THE PARR COMPANY	964	26428118	Genl Govt/Facilities	Shop Tools	2.54
			Public Works	Shop Tools	35.24
			Community Development	Shop Tools	1.66
		26428538	Public Works	Parks Supplies	8.66
		26428347	Genl Govt/Facilities	Big Paddle Dragon Boat Supplies	187.73
		26426865	Public Works	Concrete Mix for Street Signs	6.92
		26427593	Community Development	Safety Glasses - Wilson	12.13
THE PARR COMPANY Total					**254.88**
Thurman Christine	UB*00153	(blank)	Genl Govt/Facilities	Refund Check	163.09
Thurman Christine Total					**163.09**
TOKAY SOFTWARE	1167	108001	Genl Govt/Facilities	Web Tests	(1.85)
			Public Works	Web Tests	23.85
TOKAY SOFTWARE Total					**22.00**
TOM POLLARD DESIGNS	3087	221-876	Genl Govt/Facilities	HT - Hometown/Employee/Council Ornaments	373.98
				HT - Hometown/Employee/Council Ornaments - Use/Sales Tax	(48.30)
			Human Resources	HT - Hometown/Employee/Council Ornaments	249.32
TOM POLLARD DESIGNS Total					**575.00**
TRAFFIC SAFETY SUPPLY	432	6502	Genl Govt/Facilities	Street Signs	(106.09)
			Public Works	Street Signs	1,369.09
		INV006200	Public Works	Downtown Arts Quarter Street Signs	2,349.69
		6649	Genl Govt/Facilities	Street Striping	(25.18)
			Public Works	Street Striping	324.98
		6503	Genl Govt/Facilities	Street Striping	(63.66)
			Public Works	Street Striping	821.47

City of Ridgefield

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TRAFFIC SAFETY SUPPLY Total					**4,670.30**
US BANK	**2237**	2237-21810	**Finance**	Oct 2018 Custody Charges	22.00
US BANK Total					**22.00**
USA BLUEBOOK	**444**	695761	**Public Works**	Water Utility Supplies	2,119.29
USA BLUEBOOK Total					**2,119.29**
Vasher Sharon	**UB*00165**	(blank)	**Genl Govt/Facilities**	Refund Check	276.33
Vasher Sharon Total					**276.33**
VERIZON WIRELESS	**452**	9815510542	**Community Development**	CDD Cell Phones	2,727.03
VERIZON WIRELESS Total					**2,727.03**
WA RECREATION AND PARK ASSOCIATION	**1441**	3826	**Public Works**	Fall 2018 CPSI Program Reg - Arends	649.00
WA RECREATION AND PARK ASSOCIATION Total					**649.00**
WALLIS ENGINEERING	**464**	14098	**Public Works**	S 8th Ave Improvements	40,958.54
WALLIS ENGINEERING Total					**40,958.54**
WASHINGTON STATE GROUND WATER ASSOCIATION	**3084**	3084-201810	**Public Works**	Pump Installers CEU Course	155.00
WASHINGTON STATE GROUND WATER ASSOCIATION Total					**155.00**
WELLS FARGO	**1681**	201810-2960	**Genl Govt/Facilities**	Oct2018 Stmt-Johnson The Columbian Circ 2	48.00
			Public Works	Oct2018 Stmt-Johnson WA DOL Service Fee	6.00
				Oct2018 Stmt-Johnson WA DOL LIC and REG	153.18
			Finance	Oct2018 Stmt-Johnson Woodys Tacos	23.60
		201810-8989	**Public Safety**	Oct2018 Stmt-Brooks 30Bird.com	11.40
				Oct2018 Stmt-Brooks Puffin Caffe	79.48
				Oct2018 Stmt-Brooks COV Parking	3.65
				Oct2018 Stmt-Brooks On the Spot Engraving	85.64
				Oct2018 Stmt-Brooks Galls	58.54
				Oct2018 Stmt-Brooks Adobe Export PDF	25.89
				Oct2018 Stmt-Brooks Lava Java	9.19
				Oct2018 Stmt-Brooks USPS	102.00
		201810-4056	**Genl Govt/Facilities**	Oct2018 Stmt-Ferriss Ridgefield Pioneer	2.59
			Human Resources	Oct2018 Stmt-Ferriss Ridgefield Pioneer	2.92
			Council	Oct2018 Stmt-Ferriss Greater Vancouver Chamber	375.00
				Oct2018 Stmt-Ferriss Brown Paper Tickets	165.00
				Oct2018 Stmt-Ferriss Ridgefield Floral	6.50
				Oct2018 Stmt-Ferriss Marcus Whitman Hotel	167.24
				Oct2018 Stmt-Ferriss Paypal Vancouver B	225.00
				Oct2018 Stmt-Ferriss Assoc of WA Cities	50.00
		201810-1133	**Public Works**	Oct2018 Stmt-Brunson United Rentals	416.44
		201810-1889	**Executive**	Oct2018 Stmt-Stuart Country Caffe	112.86
				Oct2018 Stmt-Stuart ICSC	610.00
				Oct2018 Stmt-Stuart Cromwell Adv Dep	255.11
				Oct2018 Stmt-Stuart Uber	15.09
				Oct2018 Stmt-Stuart Sportsmans Steakhouse	46.49
				Oct2018 Stmt-Stuart Clark County Parking	5.00
				Oct2018 Stmt-Stuart El Rancho Viejo	90.26
				Oct2018 Stmt-Stuart Billygans Roadhouse	17.61
				Oct2018 Stmt-Stuart Chevron	9.56

City of Ridgefield

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WELLS FARGO	**1681**	201810-1889	**Executive**	Oct2018 Stmt-Stuart Adobe Acropro Subs	16.25
				Oct2018 Stmt-Stuart Lava Java	5.94
		201810-5494	**Genl Govt/Facilities**	Oct2018 Stmt-Kipp Facebook	217.95
				Oct2018 Stmt-Kipp Starbucks	36.75
				Oct2018 Stmt-Kipp Curlys Lock and Key	14.20
				Oct2018 Stmt-Kipp Home Depot	42.57
				Oct2018 Stmt-Kipp Walmart	59.50
				Oct2018 Stmt-Kipp Target	24.64
				Oct2018 Stmt-Kipp Dollar Tree	67.21
				Oct2018 Stmt-Kipp Amazon	101.84
				Oct2018 Stmt-Kipp Ikea	517.40
				Oct2018 Stmt-Kipp Craft Warehouse	54.64
				Oct2018 Stmt-Kipp Chucks Produce	15.98
			Human Resources	Oct2018 Stmt-Kipp Target	290.00
		201810-4015	**Genl Govt/Facilities**	Oct2018 Stmt-Arends Amazon Marketplace	2.23
				Oct2018 Stmt-Arends Eastside Steele	(13.55)
				Oct2018 Stmt-Arends Harbor Freight	1.71
				Oct2018 Stmt-Arends Garden World	(64.07)
			Public Works	Oct2018 Stmt-Arends Amazon Marketplace	30.99
				Oct2018 Stmt-Arends Eastside Steele	174.85
				Oct2018 Stmt-Arends Harbor Freight	23.69
				Oct2018 Stmt-Arends Garden World	826.80
				Oct2018 Stmt-Arends Chipotle	9.91
			Community Development	Oct2018 Stmt-Arends Amazon Marketplace	1.46
				Oct2018 Stmt-Arends Harbor Freight	1.12
		201810-8453	**Genl Govt/Facilities**	Oct2018 Stmt-Kast Dry Box	5.58
				Oct2018 Stmt-Kast Nuestra Mesa	3.80
			Public Works	Oct2018 Stmt-Kast Dry Box	77.49
				Oct2018 Stmt-Kast Nuestra Mesa	24.74
				Oct2018 Stmt-Kast Columbia Food Lab	216.00
			Community Development	Oct2018 Stmt-Kast Dry Box	3.65
				Oct2018 Stmt-Kast Nuestra Mesa	9.52
		201810-7296	**Public Safety**	Oct2018 Stmt-Rhine Tooltopia	238.00
				Oct2018 Stmt-Rhine Amazon	82.79
		201810-1117	**Human Resources**	Oct2018 Stmt-Blehm Target	130.04
				Oct2018 Stmt-Blehm Costco	649.78
				Oct2018 Stmt-Blehm Fred Meyer	241.31
				Oct2018 Stmt-Blehm Smart Foods	21.86
				Oct2018 Stmt-Blehm Lava Java	30.41
		201810-8764	**Genl Govt/Facilities**	Oct2018 Stmt-Knottnerus The Columbian Circ 2	9.99
			Human Resources	Oct2018 Stmt-Knottnerus NEPERLA	200.00
				Oct2018 Stmt-Knottnerus Enzian Inn	245.08
			Information Technology	Oct2018 Stmt-Knottnerus Amazon Web Services	0.43
				Oct2018 Stmt-Knottnerus Canvas Host	0.91
		201810-2495	**Community Development**	Oct2018 Stmt-Niten Paypal WashingtonA	200.00

City of Ridgefield

Claims Payment Report

For Approval on: October 25th, 2018

WELLS FARGO	**1681**	201810-2495	**Community Development**	Oct2018 Stmt-Niten Sportsmans Warehouse	12.00
		201810-9760	**Public Safety**	Oct2018 Stmt-Hoots AFP CC NACOP	45.00
				Oct2018 Stmt-Hoots TLO Transunion	47.48
				Oct2018 Stmt-Hoots USPS	6.70
				Oct2018 Stmt-Hoots Cubicle Keys	28.00
				Oct2018 Stmt-Hoots Amazon	260.13
				Oct2018 Stmt-Hoots Starbucks	18.37
				Oct2018 Stmt-Hoots Costco	79.98
WELLS FARGO Total					**8,528.29**
WESTERN EQUIPMENT	**2363**	9001892-00	**Public Works**	New Toro Mower for Parks Maint	359.12
		7034404-00	**Public Works**	Parks Mower Parts	90.09
WESTERN EQUIPMENT Total					**449.21**
WESTERN STAR NORTHWEST RIDGEFIELD	**2794**	PC201031580:01	**Public Works**	S. 56th Generator Maintenance	117.99
WESTERN STAR NORTHWEST RIDGEFIELD Total					**117.99**
WESTLIE FORD INC.	**1639**	94578	**Genl Govt/Facilities**	Vehicle Maint F350 Krebser	39.50
			Public Works	Vehicle Maint F350 Krebser	223.80
		94577	**Public Works**	Thamert Vehicle Light Installation	150.37
WESTLIE FORD INC. Total					**413.67**
WILCO FARM STORE	**655**	699246	**Genl Govt/Facilities**	Small Equipment and Supplies	1.39
			Public Works	Small Equipment and Supplies	84.39
			Community Development	Small Equipment and Supplies	0.91
WILCO FARM STORE Total					**86.69**
Winiger Ron & Marlene	**UB*00159**	(blank)	**Genl Govt/Facilities**	Refund Check	172.31
Winiger Ron & Marlene Total					**172.31**
WOODLAND SAW AND CYCLE INC.	**2223**	2223-20181011	**Public Works**	Parks Equipment Maintenance	43.16
WOODLAND SAW AND CYCLE INC. Total					**43.16**
WOODLAND TRUE VALUE HARDWARE	**1507**	B201848	**Public Works**	S. 56th Water Supplies	8.40
WOODLAND TRUE VALUE HARDWARE Total					**8.40**
Grand Total					**893,691.55**

Attachment: October 25 2018 Claims Report (Approval of Claims And/Or Payroll)

CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: October 25, 2018

ITEM: CONSENT AGENDA

AGENDA ITEM TITLE: Approval of Minutes from October 11, 2018 Meeting

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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: 10-11-2018 (PDF)

CITY OF RIDGEFIELD, WASHINGTON
City Council MEETING MINUTES
October 11, 2018

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL

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

LATE CHANGES TO THE AGENDA

OATH OF OFFICE - CITY COUNCIL MEMBER - JULIE FERRISS, CITY CLERK

PROCLAMATION - 6:32 PM

Proclamation - Breast Cancer Awareness Month

Proclamation - Disability Employment Awareness Month

Proclamation - Fire Prevention Week

PUBLIC COMMENT - 6:41 PM

Chief John Nohr
Provided latest updates on items occuring at Clark County Fire and Rescue.
Fire prevention week is October 7-13, 2018.

Angela Zwigley - Resident
South 15th St concerns, across the street from Seven Wells Subdivision.
Alternative access is needed while the construction is occurring, street is very dangerous to drive on.
Blind hill going east and west with no shoulder, very narrow road.
No plan for temporary road per staff, this is not safe.

Kevin Stadelman - Resident
South 15th St concerns, road is not safe and something needs to happen. Road has no lights.
Asking for help, drive the road at night and see how dangerous it really is.

Attachment: 10-11-2018 (Approval of Minutes)

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

Chief Brooks provided a staff report regarding Interlocal agreement with the Cowlitz Indian Tribe. Phil Harju, Tribal Attorney and Chief Walkinshaw are excited to be working with the City and support each other in need.

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

1. **Approval of Claims And/Or Payroll**
2. **Approval of Minutes from September 27, 2018 Meeting**
3. **Approval of Interlocal Agreement Between the City and Cowlitz Indian Tribe**

BUSINESS

1. **Second Reading of Ordinance No. 1262 - Port of Ridgefield Franchise Agreement - Bryan Kast, Public Works Director**

   For the past several years the Port of Ridgefield has been working on developing a 42 mile dark fiber network throughout the City and northern Clark County. The project is based on a successful dark fiber network that was implemented by the Port of Whitman County, and will allow Ridgefield to attract business that require access to high speed, reliable internet service. In March of this year the Governor signed a bill enabling all Ports throughout Washington to build and lease telecommunications infrastructure, allowing the Port of Ridgefield to proceed with their project. As much of the planed network will be located in City Right-of-Way a franchise agreement between the Port and the City is necessary to allow the cable to be placed and identify responsibilities and processes for maintenance and relocation. Staff and the City Attorney have worked with the Port to clarify if the Port will be considered a telecom provider and have found that they will not be. Because they are not a telecom a franchise fee may be charged.

   MOTION: MOVED TO ADOPT ORDINANCE NO. 1262 AS PRESENTED.

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

2. **Second Reading of Ordinance No. 1270 - Petition to Annex Cosgrove Property** - **7:05 PM**

   The Ridgefield Community Development Department received a Notice of Petition to Annex application (File No. PLZ-18-0102) on August 28, 2018 from Robert Cosgrove. The City Council approved Resolution No. 537 on April 12, 2018, accepting the Notice of Intent to Annex application. The Council's approval of this resolution also set Residential Low Density 6 (RLD-6) as the zoning designation for the annexation area. The City Council conducted a Public Hearing and First Reading of Ordinance No. 1270 on September 27, 2018.

   City Council conducted discussion.

   MOTION: MOVED TO ADOPT ORDINANCE NO. 1270 AS PRESENTED.

Attachment: 10-11-2018 (Approval of Minutes)

RESULT:	**ADOPTED [5 TO 2]**
MOVER:	David Taylor, Councilor
SECONDER:	Lee Wells, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz
NAYS:	Day, Lindsay

3. Second Reading of Ordinance No. 1271 - Ridgefield Mixed Use Overlay Code Update - Jeff Niten, Community Development Director

During development of the 2016 Ridgefield Comprehensive Growth Management Plan the city undertook sub-area planning efforts in various areas of the city to further refine standards and expectations for future development within the sub-areas. One component of the sub-area planning efforts was development of a Mixed Use Overlay that would permit Mixed Use development at various locations. Several properties were studied for suitability and the Comprehensive Plan was adopted with those properties designated for optional Mixed Use development. During development of the Ridgefield Mixed Use Overlay code provisions a provision was added to permit Mixed Use development on the areas previously designated by the Comprehensive Plan, but also any development site within the sub-area plan boundaries 10 acres or greater. Since adoption of the Ridgefield Mixed Use Overlay in late 2016 several projects have been approved utilizing provisions of the optional overlay and there is a concern with permitting extensive residential development on properties designated to produce employment type uses. This adjustment to the RMUO code would permit Mixed Use development on properties identified as part of the sub-area planning efforts, but would remove the provision to permit Mixed Use development on sites 10 acres or greater. Additionally, staff has revised amendment procedures at the request of Council and a provision to retain legislative control for Comprehensive Plan and area wide zone changes has been added to Ordinance 1271.

City Council conducted discussion.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1271 AS PRESENTED.

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

4. Second Reading of Ordinance No. 1272 – Ridgefield Development Code – Boat and RV Storage Facilities - Jeff Niten, Community Development Director

Development of Boat and RV Storage limitations began with limitations of the total area similar to the regulations for self-storage. The draft considers a maximum number of storage spaces based on 5% of the population of Ridgefield across the entire corporate boundary, not on a single site basis. The draft would also require conditional use permit approval, only enclosed buildings adjacent to any right-of-way, and covered areas, or an enhanced landscape buffer, for interior storage areas of any site. Also added to this draft is the ability to incorporate a single dwelling unit into a required enclosed building adjacent to any public right-of-way. Finally, any site adjacent to the Interstate 5 right-of-way must meet the previously adopted commercial design standards for structures regardless of zone.

City Council conducted discussion.

MOTION: MOVED TO TABLE ORDINANCE NO. 1272 UNTIL OCTOBER 25, 2018 MEETING.

Attachment: 10-11-2018 (Approval of Minutes)

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

5. Second Reading of Ordinance No. 1273 – Ridgefield Development Code Update– Freewayscape - Jeff Niten, Community Development Director

Part of the Community Development work program in 2018 is to develop a "freewayscape" design that ensures development adjacent to Interstate 5 will be high quality and highlight the unique nature of Ridgefield. Staff presented research to the Planning Commission during a discussion at the regularly scheduled meeting on August 1, 2018. Following that discussion staff has taken input into account and has developed several recommended changes to the Ridgefield Development Code that are designed to implement a unique "freewayscape". The proposed changes include a requirement for any development proposal to design structures adjacent to Interstate 5 using the commercial design standards regardless of underlying zone. Secondly, landscape buffers adjacent to Interstate 5 will be 15 feet wide and designed to an L4 standard which requires trees, shrubs, and ground cover. Added to this standard landscape buffer is a requirement that at least 50% of the required shrubs be Blue Spruce Globosa which will add an element of uniqueness to our freeway frontage. Lastly, sign height is not proposed to be changed in the Community Regional Business (CRB) zone, however a 50 square foot bonus would be permitted for signs associated with a development in the CRB zone, and a bonus sign along the Interstate frontage. Under this proposal the sign must also incorporate design elements in the commercial design standards such as exposed beam components, and be constructed of similar material to associated buildings on the site.

City Council conducted discussion.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1273 AS PRESENTED.

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

PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1274 - Comprehensive Plan Amendment - Jones - Jeff Niten, Community Development Director

The city received an application for a Comprehensive Plan Amendment and associated zone change for APN 214214-002. The applicant requests to change the Comprehensive Plan designation from General Commercial and Neighborhood Commercial to Public Facilities, and the zoning designation for Commercial Regional Business and Commercial Neighborhood Business to Public Facilities. The purpose of the change is to permit siting of a new elementary school on the subject property. The site is 27.36 acres and is located immediately south of N. 10th Street approximately .5 miles east of Interstate 5 within the Ridgefield Junction sub-area adopted as part of the Comprehensive Growth Management Plan. The Planning Commission considered this proposal at a duly noticed public hearing on October 3, 2018 and recommended approval of the proposal as presented by a 5-0 vote.

City Council conducted discussion.

Attachment: 10-11-2018 (Approval of Minutes)

Mayor opened the hearing: 7:51PM

Nathan McCann - School District Superintendent
Spoke in favor of the Ordinance.
Schools are filling up fast, anticipating additional 700 new student.
Additional space is needed, strongly advocating for the new school.

Don Hardy - BergerAbam
Good piece of property and we are in need of the new school.

Mayor closed the hearing: 7:57PM

First reading conducted.

2. Public Hearing and First Reading of Ordinance No. 1274 - Comprehensive Plan Amendment - Discovery Ridge - Jeff Niten, Community Development Director

The city, in consultation with the property owners, are proposing a Comprehensive Plan Amendment and associated zone change for APN 213968-000, 213969-000, 213970-000, and 214071-000 in order to correct a split zoning issue. The applicant requests to change the Comprehensive Plan designation from General Commercial and Employment to General Commercial for the entirety of the site, and the zoning designation for Commercial Community Business and Employment to Commercial Community Business for the entirety of the site. The purpose of the change is to permit siting of a new comprehensive commercial development on the subject property. In addition, a portion of the site, phase 4 on the attached conceptual site plan, is proposed for application of the Ridgefield Mixed Use Overlay. The site is 35.34 acres and is located at the southeast corner of Pioneer Street and S. 45th Avenue (Royle Road) within the 45th and Pioneer sub-area adopted as part of the Comprehensive Growth Management Plan. The Planning Commission considered this request at a duly noticed public hearing on October 3, 2018 and recommended approval of the proposal as presented by a 6-0 vote.

City Council conducted discussion.

Mayor opened the hearing: 8:01PM

No testimony received.

Mayor closed the hearing: 8:01PM

First reading conducted.

PUBLIC COMMENT - 8:02 PM

Roy Garrison - Resident
Suggesting - drive out to the property sites that are being reviewed at meetings. Get a better idea of the area and not just looking at the map.

Sharol Mitchell - Resident
Comment - For new development it would be better if the buildings were more in the back and more walkways/parking closer to the street.

Pat Jeffries - Non Resident/JB Homes
Everything is done in a two dimensional plat - keep flexibility, when dealing with different codes. Have staff work with the developer, which will make a good product.

Attachment: 10-11-2018 (Approval of Minutes)

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council - **8:06 PM**

Council member Wertz - Attended interview process for new city council member, briefing with City Manager.
Council member Lindsay - Attended interview selection process for city council position, Birdfest event, pre-application conference.
Council member Wells - Attended interview process for new city council member, pre-application conference, Port of Ridgefield meeting.
Council member Taylor - Attended interview process for new city council member, Birdfest event, briefing with City Manager.
Council member Day - Attended interview process for new city council member, Lewis and Clark trail meeting.
Council member Onslow - Attended interview process for new city council member, emergency district No. 2 meeting, CDBG meeting.

Mayor

Birdfest event.

City Manager - **8:15 PM**

City Manager Steve Stuart - RTC Presentation regarding discovery corridor project, CREDC fall luncheon next Tuesday, CCTA and SW WA Gov Affairs Roundtable meeting on Monday, Clark County Parks Advisory board meeting is scheduled for Friday, October 19.

Community Development Director Jeff Niten - Community Development report update provided.

Public Works Director Bryan Kast - Ridgefield Outdoor Recreation Complex construction update provided.

Finance Director Kirk Johnson - Budget Advisory Committee meeting next week.

Deputy City Manager Lee Knottnerus - Currently recruiting for all boards and commissions, Main Street board of director selection, Halloween Hall is October 19-20.

Police Chief John Brooks - Attended neighborhood watch meeting and Coffee with the Cop.

ADJOURN - 8:26 PM

_____ _____

Julie Ferriss, City Clerk Don Stose, Mayor

Attachment: 10-11-2018 (Approval of Minutes)

CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: October 25, 2018

ITEM: BUSINESS

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Amending Title 5 of the Ridgefield Municipal Code Related to Business and Occupation Tax to Accommodate Business Licensing Administration Changes and Establish Minimum Thresholds for Payment of Business License Fees

GOVERNING LEGISLATION:
RCW 19.02 Business License Center Act, RCW 35.90 Municipal Business Licensing, RMC 5 Business Licenses and Regulations

PREVIOUS COUNCIL ACTION TAKEN:
Council adopted Ordinance No. 986 in 2008 requiring City business licenses.

SUMMARY/BACKGROUND:
The State legislature adopted EHB 2005 during the regular session in 2017. The bill was effective July 23, 2017, requiring municipalities that issue business licenses, to use the Department of Revenue (DOR) Business Licensing System (BLS) or File Local by December 31, 2027. City Council instructed staff to explore the possibility of partnering with DOR during the 2017 Council retreat. City staff worked with DOR, to explore the possibilities of onboarding with the BLS system, to increase licensing efficiencies and compliance for the benefit of any firm doing business within the City limits.

In addition to the requirement to move to BLS or File Local, municipalities are required to implement a model Ordinance that provides a definition of business activities and establishes a threshold for when a business is charged a licensing fee. The City charges a flat $50 fee (no change) for any business that conducts business activities within the city limits. The threshold is the gross revenue of $2,000 earned within the City limits. Licenses will be required for those businesses conducting activities and earning under the gross revenue threshold, but a fee will not be charged.

The BLS system allows a business to establish or renew their license for all state and local municipalities that require a license at one time for the convenience of the business entity. The City expects to go live with the BLS system near the end of January 2019. Communication to current City of Ridgefield businesses are planned to proactively let them know of the change.

Refer to Exhibit “A” Title 5 Business Licenses and Regulations.

BUDGET/FINANCIAL IMPACTS:
The City expects to increase compliance for licensed businesses. Per DOR staff compliance

has been realized in other municipalities from 20% - 70%. The current forecast for 2019 is 500 business licenses and $25,000 in revenue. The forecast at 20% compliance increase is an additional 100 licenses or $5,000.

RECOMMENDED ACTION OR MOTION:
Staff recommends Council waive second reading and adopt Ordinance No. 1275 by making the following motion:

"I move to waive second reading and Adopt Ordinance No. 1275, as presented"

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: RMC 5 Business License code changes Redlined (DOCX)
RMC 5 Business Licenses and Regulations - Clean (PDF)

ORDINANCE NO. 1275

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING TITLE 5 OF THE RIDGEFIELD MUNICIPAL CODE RELATED TO BUSINESS AND OCCUPATION TAX TO ACCOMMODATE BUSINESS LICENSING ADMINISTRATION CHANGES AND ESTABLISH MINIMUM THRESHOLDS FOR PAYMENT OF BUSINESS LICENSE FEES

WHEREAS, the State Legislature adopted EHB 2005 to simplify the administration of municipal business license and to create a model business license and minimum thresholds for engaging in business; and

WHEREAS, the City is scheduled to enter into an agreement with the Department of Revenue Business License System to administer the City's business licensing program in accordance with the new legislation; and

WHEREAS, these amendments are necessary to comply with the model business license provisions, requirements of state law and the Department of Revenue Business License System;

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

Section 1. **Public Interest.** The City Council for the City of Ridgefield, Washington that it is in the public interest to establish minimum thresholds for business licensing in compliance with state law.

Section 2. **Amending RMC Title 5**. That Title 5 - Business Licenses and Regulations-- of the Ridgefield Municipal Code is hereby amended as set forth in Exhibit A attached hereto and incorporated fully by this reference.

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

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

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

ADOPTED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 25th DAY OF OCTOBER 2018.

_____

Don Stose, Mayor

ATTEST/AUTHENTICATED:

_____

Julie Ferriss, City Clerk

APPROVED AS TO FORM:

_____

Janean Parker, City Attorney

First reading:	October 25, 2018
Second Reading/Passage:	Waived
Date of Publication:	October 31, 2018
Effective Date:	November 30, 2018

Title 3
REVENUE AND FINANCE

Chapter 3.04
BUSINESS AND OCCUPATION TAX*

Sections

3.04.010 - Exercise of revenue license power.
3.04.020 - Administrative provisions.
3.04.030 - Definitions.
3.04.040 - Imposition of the tax—Tax or fee levied.
3.04.050 - Doing business with the city.
3.04.060 - Multiple activities credit.
3.04.065 - Deductions for transactions involving more than one city.
3.04.066 - Assignment of gross income.
3.04.070 - Exemptions.
3.04.100 - Deductions.
3.04.110 - Tax part of overhead.

NOTE: ***Although the B&O Tax chapter has references to licensing, NO Revisions Suggested for Title 3 at this time. See changes suggested for Title 5, Licensing, below.***

Title 5

BUSINESS LICENSES AND REGULATIONS

Chapters:

Chapter 5.04 - BUSINESS LICENSES
Chapter 5.08 - PEDDLERS, CANVASSERS AND SOLICITORS
Chapter 5.12 - BOWLING ALLEYS, SHUFFLEBOARDS AND SIMILAR AMUSEMENTS
Chapter 5.24 - LIQUOR DISPENSARIES ON CITY PROPERTY
Chapter 5.28 - CABLE TELEVISION RATE AND SERVICE REGULATIONS
Chapter 5.30 - TELEPHONE UTILITY TAX
Chapter 5.32 - ELECTRICITY TAX
Chapter 5.34 - WATER UTILITY TAX
Chapter 5.36 - SEWER UTILITY TAX
Chapter 5.38 - UTILITY TAX
Chapter 5.40 - SPECIAL EVENTS

Chapter 5.04
BUSINESS LICENSES

Sections:

5.04.010 - Purpose and ability to exercise of revenue license power.
5.04.020 - Definitions.
5.04.025 - Business license required.
5.04.030 - Exemptions.
5.04.045 - Procedure.
5.04.050 - Additional license fees.
5.04.060 - Violations—Penalties.

5.04.010 - Purpose and ability to exercise of revenue license power.

The city council finds that in order for the city of Ridgefield to responsibly carry out the duties and authorities delegated to it by the Washington State Constitution and the laws of the state of Washington as a noncharter code city, maintenance of current information with respect to business, trade, service, commercial and professional activities carried on within the city is necessary and essential for the maintenance of the public health, safety and welfare; that such information can best be accumulated and maintained on a current basis through establishment of a license fee supported program for the licensing of such activities. The provisions of this chapter shall be deemed an exercise of power of the city to license for revenue.

(Ord. 986 § 1 (part), 2008).

5.04.020 - Definitions.

In construing the provisions of this chapter, save when otherwise declared or clearly apparent from the context, the following definitions shall be applied:

The term "Bbusiness" and the phrase "Eengaging in business" means commencing, conducting or continuing in business and also the exercise of corporate or franchise powers, including non-profit corporations, as well as liquidating a business when the liquidators thereof hold themselves out to the public as conducting such business.

(1) This section sets forth examples of activities that constitute engaging in business in the City, and establishes safe harbors for certain of those activities so that a person who meets the criteria may engage in de minimus business activities in the City without having to pay a business license fee. The activities listed in this section are illustrative only and are not intended to narrow the definition of "engaging in business" in subsection (1). If an activity is not listed, whether it constitutes engaging in business in the City shall be determined by considering all the facts and circumstances and applicable law.

(2) Without being all inclusive, any one of the following activities conducted within the City by a person, or its employee, agent, representative, independent contractor, broker or another acting on its behalf constitutes engaging in business and requires a person to register and obtain a business license.

(a) Owning, renting, leasing, maintaining, or having the right to use, or using, tangible personal property, intangible personal property, or real property permanently or temporarily located in the City.

(b) Owning, renting, leasing, using, or maintaining, an office, place of business, or other establishment in the City.

(c) Soliciting sales.

(d) Making repairs or providing maintenance or service to real or tangible personal property, including warranty work and property maintenance.

(e) Providing technical assistance or service, including quality control, product inspections, warranty work, or similar services on or in connection with tangible personal property sold by the person or on its behalf.

(f) Installing, constructing, or supervising installation or construction of, real or tangible personal property.

(g) Soliciting, negotiating, or approving franchise, license, or other similar agreements.

(h) Collecting current or delinquent accounts.

(I) Picking up and transporting tangible personal property, solid waste, construction debris, or excavated materials.

(j) Providing disinfecting and pest control services, employment and labor pool services, home nursing care, janitorial services, appraising, landscape architectural services, security system services, surveying, and real estate services including the listing of homes and managing real property.

(k) Rendering professional services such as those provided by accountants, architects, attorneys, auctioneers, consultants, engineers, professional athletes, barbers, baseball clubs and other sports organizations, chemists, consultants, psychologists, court reporters, dentists, doctors, detectives, laboratory operators, teachers, veterinarians.

(l) Meeting with customers or potential customers, even when no sales or orders are solicited at the meetings.

(m) Training or recruiting agents, representatives, independent contractors, brokers or others, domiciled or operating on a job in the City, acting on its behalf, or for customers or potential customers.

(n) Investigating, resolving, or otherwise assisting in resolving customer complaints.

(o) In-store stocking or manipulating products or goods, sold to and owned by a customer, regardless of where sale and delivery of the goods took place.

(p) Delivering goods in vehicles owned, rented, leased, used, or maintained by the person or another acting on its behalf.

(4) If a person, or its employee, agent, representative, independent contractor, broker or another acting on the person's behalf, engages in no other activities in or with the City but the following, it need not register and obtain a business license.

(a) Meeting with suppliers of goods and services as a customer.

(b) Meeting with government representatives in their official capacity, other than those performing contracting or purchasing functions.

(c) Attending meetings, such as board meetings, retreats, seminars, and conferences, or other meetings wherein the person does not provide training in connection with tangible personal property sold by the person or on its behalf. This provision does not apply to any board of director member or attendee engaging in business such as a member of a board of directors who attends a board meeting.

(d) Renting tangible or intangible property as a customer when the property is not used in the City.

(e) Attending, but not participating in a "trade show" or "multiple vendor events". Persons participating at a trade show shall review the City's trade show or multiple vendor event ordinances.

(f) Conducting advertising through the mail.

(g) Soliciting sales by phone from a location outside the C!ty.

(5) A seller located outside the City merely delivering goods into the City by means of common carrier is not required to register and obtain a business license, provided that it engages in no other business activities in the City. Such activities do not include those in subsection (4).

The City expressly intends that engaging in business include any activity sufficient to establish nexus for purposes of applying the license fee under the law and the constitutions of the United States and the State of Washington. Nexus is presumed to continue as long as the taxpayer benefits from the activity that constituted the original nexus generating contact or subsequent contacts.

provided business license to the city.

"City" means the city of Ridgefield.

"Person" means any individual, receiver, assignee, trustee in bankruptcy, trust, company, firm, copartnership, joint venture company, joint stock company, business trust, corporation, association, or any group of individuals acting as a unit. It shall not include ~~clubs, fraternities or~~ any ~~other~~ type of association of a ~~benevolent, charitable,~~ shall it include any public or private school or members of associations thereof.

"Retail business activity" means and includes all activities, engaged in with the object of gain, benefit or advantage to the taxpayer or to another person or class, directly or indirectly, carried on for the purpose of selling goods or services to ultimate consumers. It shall not include those activities carried on to make sales at wholesale, nor those activities carried on for the purpose of making sales to persons for the purpose of their making a resale in the regular course of business. The term includes those activities carried on by professional persons for the purpose of rendering benefits and services to ultimate consumers. Professional persons include, at least, the following: physicians, veterinarians, dentists, lawyers, engineers, architects, obstetricians and real estate brokers.

"Taxpayer" means and includes any individual, group of individuals, corporations or associations required to have a business license hereunder, or liable for any license fee or tax, or for the collection of any license fee or tax hereunder, or who engages in any business, or who performs any act, service, or labor receiving wages, salary, commission or other compensation having monetary value.

Words in the singular number shall include the plural, and the plural shall include the singular. Words in one gender shall include all other genders.

(Ord. 986 § 1 (part), 2008

5.04.025 - Business license required.

It is unlawful for any person to engage in any business in the city of Ridgefield that is conducted, operated, engaged in or practiced in whole or in part within the city without first having registered with and obtained a business license from the city. If more than one business ~~is~~ owner ~~conducted~~ conducts business on a single premise, a separate registration and license shall be required for each separate business conducted, operated, engaged in or practiced. If a business is conducted from more than one premise in the city, a separate license shall be required for each premises with the city. A change of physical location of the business must be reported to the Business Licensing Service, and will require reapproval by the city prior to commencing business at the new location. A change of location may require submitting a new application and payment of fees as provided for in this chapter.

(Ord. 986 § 1 (part), 2008)

5.04.027- Threshold with Fee-Free License/Registration Only.

For purposes of the license required by this chapter, any person or business whose annual value of products, gross proceeds of sales, or gross income of the business in the city is equal to or less than $2,000 and who does not maintain a place of business within the city, shall submit a business license registration to the Director or designee. The threshold does not apply to regulatory license requirements or other activities that require a specialized permit.

5.04.030 - Exemptions.

The provisions of this chapter shall not apply to:

A. Any person in respect to engaging in any of the following enumerated business activities: electric power companies, telephone companies, bus franchises, franchised gas companies, handbill distributors, any and all businesses franchised by the city, and any person identified in RMC 5.08.040 exempted from the peddler's license~~d~~ required by the city under Chapter 5.08 RMC;

B. ~~Businesses which the city is prohibited from taxing under the Constitution or laws of the state of Washington or the Constitution and laws of the United States.~~

(Ord. 986 § 1 (part), 2008).

5.04.045 - Procedure.

A. Application for business license shall be made ~~in writing to the city finance department upon a form provided by the city~~by submitting a business license application to the Business Licensing Service (BLS). ~~At the time of application, applicant shall deposit with the city finance department, in advance, the license fee required in this chapter. The application shall state the nature and address or addresses of the business or proposed business or businesses, the name and address of the owner or applicant, an emergency notification name and address, the type of business and number of employees, together with such other information as may be requested by the city finance department.~~The application must include all information required by BLS, and include all fees due for all licenses being requested, including the handling fee required by RCW 19.02.075. The license will expire on the date established by BLS, and must be renewed on or before that date to continue conducting business in the city. The renewal application must include all information and fees required for all the licenses being renewed, including the handling fee required by RCW 19.02.075. Failure to renew by the expiration date will incur the late renewal penalty required by RCW 19.02.085. Licenses exceeding 120 days of delinquency will be cancelled and will require reapplication as provided for in this chapter to continue conducting business in the city.

B. ~~If the applicant is a partnership, the application must be made by one of the partners; if a corporation, by one of the officers thereof; if a limited liability company, by one of the managers thereof; if a foreign corporation, partnership or nonresident individual, by the resident agent or local manager of the corporation, partnership, individual or limited liability company.~~

~~D.~~C. If an application is refused, the reason for refusal shall be set forth in writing and mailed to the applicant at the mailing address set forth in the application. The applicant may appeal such refusal to the city council by filing a notice of appeal within fourteen days of mailing by the city ~~finance~~ community development department of the notice of refusal. Upon receipt of a notice of appeal, the city council shall provide for a hearing thereon.

~~E.~~D. The city ~~finance~~ community development department may refuse to issue a license to a proposed business for the following reasons:

1. An applicant that proposes to conduct any business in violation of the provisions of any ordinance of the city of Ridgefield or of the statutes of the state of Washington.
2. Any business that includes the licensee or an officer or partner or manager thereof that has been convicted in any court of competent jurisdiction of violating any criminal statute of the United States or the state of Washington or of any ordinance of the city of Ridgefield or any other city within the United States.
3. Where the proposed place of business will not conform to the ordinances of the city of Ridgefield.
4. If it is determined that the application is incomplete or is falsely completed.

(Ord. 986 § 1 (part), 2008

5.04.050 - Additional license fees.

The license fees and tax herein levied shall be additional to any license fee or tax imposed or levied under any law or any other ordinance of the ~~town~~ city except as herein otherwise expressly provided.

(Ord. 986 § 1 (part), 2008

5.04.060 - Violations—Penalties.

Any person violating or failing to comply with any of the provisions of this chapter, shall be guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine in an amount not to exceed one hundred dollars, or by imprisonment in jail for a term not exceeding thirty days, or by both such fine and imprisonment.

(Ord. 986 § 1 (part), 2008).

Chapter 5.08
PEDDLERS, CANVASSERS AND SOLICITORS

Sections:

5.08.005 - License—Required.
5.08.010 - License—Issuance—Time lapse.
5.08.020 - License—Investigation—Issuance.
5.08.030 - License—Application—Contents.
5.08.040 - Exemptions.
5.08.050 - Violation—Penalty.

5.08.005 - License—Required.

It is unlawful for any peddler, hawker, canvasser, solicitor or transient merchant to engage in any business within the city of Ridgefield without first obtaining a license under this chapter to do so. The license required under this chapter is in addition to the general business license ~~as~~ that may be required ~~in~~under Chapter 5.04 of the Ridgefield Municipal Code.

(Ord. 505 § 1 (part), 1987

5.08.010 - License—Issuance—Time lapse.

Before ~~any~~ the license required by this chapter is issued to any peddler, canvasser, solicitor, hawker or transient merchant or any other firm for which ~~a~~ the license is required by any ordinance of the city a waiting period of forty-eight hours must elapse from the time application is made for such license before issuance date thereof, which period shall be for the purpose of investigating the applicant and product as to character, responsibility and trustworthiness. Any applicant for a license shall deposit an investigation fee with the city, which sum shall be for the purpose of defraying the cost of making such investigation as aforesaid and shall not be returned to the applicant whether a license was issued or not. The investigation fee shall not apply upon the cost of the license itself but shall be over and above any license fee as may be required.

(Ord. 505 § 1 (part), 1987: Ord. 196 § 1, 1961: Ord. 184 § 1, 1957).

(Ord. No. 1190, § 2(Exh.), 7-23-2015

5.08.020 - License—Investigation—Issuance.

At any time during the investigation period when it is determined that the applicant and product is qualified, a license shall be issued in the usual manner provided the period may be dispensed with if the license is a renewal of a previous license.

(Ord. 184 § 2, 1957).

5.08.030 - License—Application—Contents.

Applicants for a license under this chapter must file with the city clerk-treasurer a sworn application in writing on a form to be furnished by the city clerk-treasurer which shall give the following information:

A. Name and physical description of the applicant;
B. Complete permanent home and local address of the applicant, and in the case of transient merchants a local address from which proposed sales will be made;
C. A brief description of the nature of the business and goods to be sold;

D. If employed, the name and address of the employer together with the credentials therefrom establishing the exact relationship;
E. The length of time for which the right to do business is desired;
F. The source of supply of the goods or property proposed to be sold or orders taken for the sale thereof, where such goods or products are located at the time the application is filed and the proposed method of delivery;
G. A recent photograph of the applicant;
H. The name of two persons who will certify as to the applicant's good character and business respectability;
I. A statement as to whether or not the applicant has been convicted of any crime, misdemeanor or violation of any municipal ordinance other than traffic violations, the nature of the offense and the punishment or penalty assessed therefor;
J. The last three cities or towns where the applicant carried on a business immediately preceding the date of application and the addresses from which such business was conducted in those municipalities.

(Ord. 505 § 1 (part), 1987).

5.08.040 - Exemptions.

The terms of this chapter shall not apply to:

A. Persons selling personal property at wholesale to dealers in such articles;
B. Newsboys;
C. Merchants or their employees delivering goods in the regular course of business;
D. Persons conducting garage sales;
E. Any farmer, gardener or other person, without license, who sells, delivers or peddles any fruits, vegetables, berries, eggs or any farm produce or edibles raised, gathered, produced or manufactured by such person; provided, that nothing in this subsection authorizes any person to sell, deliver or peddle without license, any dairy product, meat, poultry, eel, fish, mollusk or shellfish;
F. Sales or solicitations conducted by a charitable, religious, patriotic or philanthropic organization; provided however, that such organization, association or corporation shall furnish all of its members, agents or representatives conducting solicitation credentials, stating the name of the organization, the name of the agent and the purpose of the solicitation.

(Ord. 505 § 1 (part), 1987).

5.08.050 - Violation—Penalty.

Any person who violates any of the provisions of this chapter shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in any sum not exceeding one thousand dollars, or by imprisonment not to exceed ninety days, or by both such fine and imprisonment.

(Ord. 505 § 1(part), 1987).

Chapter 5.12
BOWLING ALLEYS, SHUFFLEBOARDS AND SIMILAR AMUSEMENTS

Sections:

5.12.010 - Bowling alley—License required.
5.12.020 - Shuffleboard, pool tables, pinball, foosball and video games—License required.

5.12.010 - Bowling alley—License required.

No person or firm shall operate or allow to be operated any bowling alley or way within the city unless the following license fees have first been paid to the city: Fifteen dollars for the first bowling alley or way and ten dollars for each additional alley or way per year or fractional part thereof, the license being payable on or before the twenty-fifth day of each January. The fees required in this section are in addition to any fees required under Chapter 5.04 RMC for the city business license that may be required under Chapter 5.04 RMC in addition to the fees required in this chapter.

(Ord. 158 § 1, 1951).

5.12.020 - Shuffleboard, pool tables, pinball, foosball and video games—License required.

No person or firm shall operate for compensation or allow to be operated for compensation any shuffleboard, pinball game, pool table, foosball table, video game or other amusement games within the city without first paying to the city a license fee of five dollars per month or any portion thereof, such fee being due in advance on the first day of each month; provided, any person or firm may, if he/she or it desires, pay the sum of fifty dollars in advance on or before the twenty-fifth day of each January as an annual license fee in lieu of the monthly fee. The fees required in this section are in addition to any fees required under Chapter 5.04 RMC for the city business license that may be required under Chapter 5.04 RMC in addition to the fees required in this chapter.

(Ord. 509 § 1, 1988: Ord. 380 § 1, 1978: Ord. 158 § 2, 1951).

Chapter 5.24
LIQUOR DISPENSARIES ON CITY PROPERTY

Sections:

5.24.010 - Authority.
5.24.020 - To whom issued.
5.24.030 - Term of license.
5.24.050 - Compliance with state law.
5.24.060 - Requirements to be met.
5.24.070 - Issuance.
5.24.080 - Expiration.
5.24.090 - Terms to be imposed by council.

5.24.010 - Authority.

A license must be obtained from the city council, by majority vote, to dispense alcoholic beverages and liquor on city property. The license required under this chapter is in addition to a business license that may also be required under Chapter 5.04 RMC.

(Ord. 512 § 1(part), 1988: Ord. 331 § 1, 1975).

5.24.020 - To whom issued.

Licenses may be issued only to a nonprofit organization which is actively involved in the organization and management of any community-wide celebration, which shall provide at its expense, security as directed by the chief of police and adequate insurance.

(Ord. 512 § 1 (part), 1988: Ord. 331 § 2, 1975).

5.24.030 - Term of license.

Licenses shall be valid only for the days specified for the event, but in any event for not more than four days during that period.

(Ord. 512 § 1 (part), 1988: Ord. 331 § 3, 1975).

5.24.050 - Compliance with state law.

The licensee shall be required to comply with all applicable liquor laws of the state of Washington, and shall obtain all licenses and permits required by the state of Washington.

(Ord. 512 § 1 (part), 1988: Ord. 331 § 5, 1975).

5.24.060 - Requirements to be met.

The licensee shall, as a part of the application for the license, prove to the satisfaction of the city council, the following:

A. All beverages will be sold and consumed within an enclosed area, the design of which must be satisfactory to the council;

B. Adequate police and/or other personnel will be supplied to maintain order, to prevent removal of the beverages from the premises, and to exclude persons not of age to consume alcohol;
C. Adequate records will be kept of income and expenditures so that the license fee to the city may be computed;
D. Licensee will pay all sales, liquor and other taxes which may be assessed;
E. Adequate sanitation facilities will be furnished and maintained, and the park area involved will be left in a clean and neat manner;
F. Liability insurance in favor of city as one of the insured will be furnished.

(Ord. 331 § 6, 1975).

5.24.070 - Issuance.

Issuance of licenses will be in the discretion of the council. No person shall be entitled to the issuance of a license as a matter of right. The burden of proof shall always be upon the applicant.

(Ord. 331 § 7, 1975).

5.24.080 - Expiration.

Licenses expire after each Fourth of July celebration, and a new application is required each year.

(Ord. 331 § 8, 1975).

5.24.090 - Terms to be imposed by council.

The council shall have the right to set times and places during which the license shall be in effect. A license shall not be valid for any time, date or place other than for which it was issued. The council shall have the right to impose any other terms or conditions as it deems appropriate.

(Ord. 331 § 9, 1975).

Chapter 5.28
CABLE TELEVISION RATE AND SERVICE REGULATIONS

Sections:

5.28.010 - Regulation.
5.28.020 - FCC rate regulations followed.
5.28.030 - Public hearings.
5.28.040 - Authority.

5.28.010 - Regulation.

It is established that basic service tier rates and the charges for related equipment, installation and services of any cable television system operating within the city of Ridgefield shall be subject to regulation by the city.

(Ord. 628 § 1, 1993).

5.28.020 - FCC rate regulations followed.

The city will follow the FCC rate regulations in its regulation of the basic service rates and charges of the company and any other cable television system operating within the city of Ridgefield, notwithstanding any different or inconsistent provisions contained within the franchise.

(Ord. 628 § 2, 1993).

5.28.030 - Public hearings.

In connection with such regulation, the city will ensure a reasonable opportunity for a public hearing to provide for the consideration of the views of all interested parties.

(Ord. 628 § 3, 1993).

5.28.040 - Authority.

The mayor, or his designee, is authorized to execute on behalf of the city and file with the Federal Communications Commission such certification forms or other instruments as are now or may hereafter be required by the FCC rate regulations in order to enable the city to regulate basic service rates and charges.

(Ord. 628 § 4, 1993).

Chapter 5.30
TELEPHONE UTILITY TAX

Sections:

5.30.010 - Purpose.
5.30.030 - Tax imposed.
5.30.040 - Computation of tax.
5.30.050 - Due date.
5.30.060 - Retention of data and examination.
5.30.070 - Administration and enforcement.
5.30.080 - Penalty for violation.

5.30.010 - Purpose.

The provisions of this chapter shall be deemed an exercise of the power of the city of Ridgefield to require any telephone, cellular or pager service company that operates or provides these services within the city limits to levy a tax on the total gross operating revenues and remit the tax collected to the city of Ridgefield.

(Ord. 986 § 1 (part), 2008: Ord. 876 § 1 (part), 2007).

5.30.030 - Tax imposed.

There is levied and there shall be collected from every person, firm, corporation or entity (hereinafter "entity") engaging in or carrying on a telephone business within the city of Ridgefield a tax equal to six percent of the total gross operating revenues, including revenues from intrastate tolls, derived from the operation of such business within the city of Ridgefield. "Gross operating revenue" shall not include charges which are passed on to the subscribers by a telephone business pursuant to tariffs required by regulatory order to compensate for the cost to the business for the tax imposed by this chapter.

"Telephone business" means the business of providing access to a local telephone network, local telephone network switching service, toll service, or coin telephone services, or providing telephonic video, data, or similar communication or transmission for hire, via a local telephone network, toll line or channel, or similar communication or transmission system. It includes cooperative or farmer-line telephone companies or associations operating an exchange. "Telephone business" does not include the providing of competitive telephone service, or the providing of cable television service. "Telephone business" does include cellular telephone and pager service.

"Competitive telephone service" means the providing by any person of telephone equipment, apparatus or service, other than toll service, which is of a type that can be provided by persons that are not subject to regulation as telephone companies under RCW Title 80 and for which separate charge is made. "Competitive telephone service" does not include communication through cellular telephones and pagers.

"Cellular telephone service" means a two-way voice and data telephone/telecommunications system based in whole or in part on wireless radio communications and which is not subject to regulation by the Washington Utilities and Transportation Commission (WUTC). This includes cellular mobile service. Cellular mobile service includes other wireless radio communication services such as specialized mobile radio (SMR), personal communication services (PCS), and any other evolving radio communications technology which accompanies the same purpose as cellular mobile service. Cellular telephone service is "telephone business" for purposes of this chapter.

"Pager service" means service provided by means of an electronic device which has the ability to send or receive voice or digital messages through the local telephone network, via satellite or any other form of voice transmission. Pager service is "telephone business" for purpose of this chapter.

(Ord. 876 § 1 (part), 2007).

5.30.040 - Computation of tax.

In computing the tax, the taxpayer may deduct the following items from gross revenue:

A. The amount of credit losses and uncollectibles actually sustained by the taxpayer;

B. Amounts derived from transactions in interstate or foreign commerce or from any business which the city of Ridgefield is prohibited from taxing under the Constitutions of the United States or the state of Washington;

C. Amounts derived by the taxpayer from the city of Ridgefield.

(Ord. 876 § 1 (part), 2007).

5.30.050 - Due date.

The tax imposed by this chapter shall be due and payable in quarterly installments and remittance shall be made on or before the thirtieth day of the month next succeeding the end of the quarterly period in which the tax accrued. Such quarterly periods are as follows:

First quarter — January, February, March

Second quarter — April, May, June

Third quarter — July, August, September

Fourth quarter — October, November, December

The first payment is due on October 30th and covers the period beginning on the effective date of the ordinance codified in this chapter and ending on September 30th. On or before the due dates, the taxpayer shall file with the chief financial officer a written return, upon a form provided by the chief financial officer and setting forth such information that the chief financial officer shall reasonably require, together with the payment of the amount of the tax. If the tax is not paid within ten days of the due date, in addition to being subject to the penalties in Section 5.30.080, the taxpayer shall submit payment of late penalty in the amount of ten percent of the tax that was due.

(Ord. 876 § 1 (part), 2007).

5.30.060 - Retention of data and examination.

Each telephone business that is subject to the tax imposed under this chapter shall keep records reflecting the amount of gross operating revenues. The chief financial officer or duly authorized designee may examine any books, papers, records and other data bearing upon the amount of the tax payable, or upon the correctness of any return or for the purpose of determining the tax due where no return has been made.

(Ord. 876 § 1 (part), 2007).

5.30.070 - Administration and enforcement.

The city chief financial officer is authorized to adopt, publish and enforce policies and procedures that are necessary for the proper administration of this chapter. It is a violation of the Ridgefield Municipal Code for any entity to refuse to comply with the provisions in this chapter or the policies and procedures that are adopted hereunder.

(Ord. 876 § 1 (part), 2007).

5.30.080 - Penalty for violation.

Any entity that violates the provisions of this chapter shall be punished by a fine not to exceed ten thousand dollars or by imprisonment for a term not to exceed thirty days, or both. Each day a violation occurs is a separate offense. In addition, the tax imposed under Section 5.30.020, when due, shall be a debt of the telephone business to the city and may be collected as such.

(Ord. 876 § 1 (part), 2007).

Chapter 5.32
ELECTRICITY TAX

Sections:

5.32.010 - Purpose.
5.32.020 - Tax imposed.
5.32.030 - Registration and tax payment.
5.32.040 - Examination of data.
5.32.050 - Administration and enforcement.

5.32.010 - Purpose.

The provisions of this chapter shall be deemed an exercise of the power of the city of Ridgefield to license for revenue purposes.

(Ord. 879 § 1 (part), 2007).

5.32.020 - Tax imposed.

There is levied, and there shall be collected from every business, person, firm, corporation or municipal corporation, including any public utility district (hereinafter "entity"), which operates in the city of Ridgefield, a system of facilities for the distribution and sale of electricity, a tax in the amount of six percent of the total gross revenues derived from the sale of electricity within the city limits of the city of Ridgefield. "Gross revenues" means the gross value proceeding or accruing from the sale of electricity.

(Ord. 879 § 1 (part), 2007).

5.32.030 - Registration and tax payment.

Each entity subject to the tax imposed under Section 5.32.020 shall immediately register with the city chief financial officer. The tax imposed under Section 5.32.020 shall be due and payable on the fifteenth of each month. On or before the due date, the entity paying the tax shall file a written return on a form to be provided by the city chief financial officer with the information that the financial officer reasonably requires, together with the payment of the tax that is owed.

(Ord. 879 § 1 (part), 2007).

5.32.040 - Examination of data.

The chief financial officer or the duly authorized designee may examine any books, papers, records and other data bearing upon the amount of the tax payable, or upon the correctness of any return or for the purpose of determining the tax due where no return has been made. The tax imposed under Section 5.32.020, when due, shall be a debt of the taxpayer to the city and may be collected as such.

(Ord. 879 § 1 (part), 2007).

5.32.050 - Administration and enforcement.

The city chief financial officer is authorized to adopt, publish and enforce policies and procedures that are necessary for the proper administration of this chapter. It is a violation of the Ridgefield Municipal Code for any

entity to refuse to comply with the provisions in this chapter or the policies and procedures that are adopted hereunder. Any entity that violates the provisions of this chapter shall be punished by a fine not to exceed ten thousand dollars or by imprisonment for a term not to exceed thirty days, or both. Each day a violation occurs is a separate offense.

(Ord. 879 § 1 (part), 2007).

Chapter 5.34
WATER UTILITY TAX

Sections:

5.34.010 - Tax imposed.
5.34.020 - Tax payment.
5.34.030 - Administration and enforcement.

5.34.010 - Tax imposed.

There is levied and there shall be collected from every business, person, firm or corporation, including public corporations (hereinafter "entity"), that are engaged in carrying on a water supply and utility business with the City of Ridgefield, a tax in the amount of eight percent of the total gross revenue that the entity receives. "Gross revenues" means all revenues derived from the sale, transportation or storage of water.

(Ord. 877 § 1 (part), 2007). (Ord. No. 1062, § 1, 11-4-2010)

5.34.020 - Tax payment.

The tax imposed under Section 5.34.010 shall be due and payable to the city upon receipt by the entity. The entity paying the tax shall provide the information that the financial officer reasonably requires, together with the payment of the tax.

(Ord. 877 § 1 (part), 2007). (Ord. No. 1062, § 1, 11-4-2010)

5.34.030 - Administration and enforcement.

The city financial officer is authorized to adopt, publish and enforce policies and procedures that are necessary for the proper administration of this chapter. It is a violation of the Ridgefield Municipal Code for any entity to refuse to comply with the provisions in this chapter or the policies and procedures that are adopted hereunder.

(Ord. 877 § 1 (part), 2007). (Ord. No. 1062, § 1, 11-4-2010)

Chapter 5.36
SEWER UTILITY TAX

Sections:

5.36.010 - Tax imposed.
5.36.020 - Tax payment.
5.36.030 - Administration and enforcement.

5.36.010 - Tax imposed.

There is levied and there shall be collected from every business, person, firm or corporation, including public corporations (hereinafter "entity"), that are engaged in carrying on a sewer treatment and utility business with the City of Ridgefield, a tax in the amount of eight percent of the total gross revenue that the entity receives. "Gross revenues" means all revenues derived as a result of the receipt, treatment, discharge or conveyance of sewer.

(Ord. 878 § 1 (part), 2007). (Ord. No. 1062, § 1, 11-4-2010)

5.36.020 - Tax payment.

The tax imposed under Section 5.36.010 shall be due and payable to the city upon receipt by the entity. The entity paying the tax shall provide the information that the financial officer reasonably requires, together with the payment of the tax.

(Ord. 878 § 1 (part), 2007). (Ord. No. 1062, § 1, 11-4-2010)

5.36.030 - Administration and enforcement.

The city financial officer is authorized to adopt, publish and enforce policies and procedures that are necessary for the proper administration of this chapter. It is a violation of the Ridgefield Municipal Code for any entity to refuse to comply with the provisions in this chapter or the policies and procedures that are adopted hereunder.

(Ord. 878 § 1 (part), 2007). (Ord. No. 1062, § 1, 11-4-2010)

Chapter 5.38
UTILITY TAX

Sections:

5.38.010 - Purpose.
5.38.020 - Tax imposed.
5.38.030 - Tax payment.
5.38.040 - Examination of data.
5.38.050 - Administration and enforcement.

5.38.010 - Purpose.

The provisions of this chapter shall be deemed an exercise of the power of the city of Ridgefield to impose a tax for revenue purposes.

(Ord. 974 § 1 (part), 2007).

5.38.020 - Tax imposed.

Every person engaged in or carrying on the business of selling or furnishing artificial and natural gas as a public utility for business, residential or other purposes, a fee or tax equal to six percent of the total gross revenues from such gas sales in the city of Ridgefield; provided, however, that in determining the gross revenues, such person may exclude from the gross revenues the total net writeoff of uncollectible accounts and any and all income received from the sale of merchandise in the retail trade.

A use tax of 1.6 percent shall be levied against every person in the business of selling or furnishing artificial or natural gas for business or residential, which person acquires said gas by purchasing it directly from a producer or broker in a state other than the state of Washington, which purchase of gas is defined as "brokered natural gas." The tax levied hereby shall be equal to 1.6 percent of the total gross revenues from the sale of such gas within the city of Ridgefield.

"Gross revenues" means the gross value proceeding or accruing from the sale of natural gas.

(Ord. 974 § 1 (part), 2007).

5.38.030 - Tax payment.

The tax imposed under Section 5.38.020 shall be due and payable at the end of each quarter for the taxes earned and received in the quarter. The date the tax is remitted to the city is defined as the last day of the month following the end of the quarter. The quarter time period and date the tax is remitted to the city shall be as follows:

Quarter Time Period	Date Tax Remitted
January 1st through March 31st	April 30th
April 1st through June 30th	July 31st
July 1st through September 30th	October 31st
October 1st through December 31st	January 31st

(Ord. 974 § 1 (part), 2007).

5.38.040 - Examination of data.

The chief financial officer or duly authorized designee may examine any books, papers, records and other data bearing upon the amount of the tax payable, or upon the correctness of any return or for the purpose of determining the tax due where no return has been made. The tax imposed under Section 5.38.020, when due, shall be a debt of the taxpayer to the city and may be collected as such.

(Ord. 974 § 1 (part), 2007).

5.38.050 - Administration and enforcement.

The city chief financial officer is authorized to adopt, publish and enforce policies and procedures that are necessary for the proper administration of this chapter. It is a violation of the Ridgefield Municipal Code for any entity to refuse to comply with the provisions in this chapter or the policies and procedures that are adopted hereunder. Any entity that violates the provisions of this chapter shall be punished by a fine not to exceed ten thousand dollars or by imprisonment for a term not to exceed thirty days, or both. Each day a violation occurs is a separate offense.

(Ord. 974 § 1 (part), 2007).

Chapter 5.40
SPECIAL EVENTS

Sections:

5.40.010 - Definitions.
5.40.020 - Permit required.
5.40.030 - Grounds for denial of application.
5.40.040 - Permit conditions.
5.40.050 - Appeal procedure.
5.40.060 - Exemptions from fees, indemnification agreement and insurance.
5.40.070 - Indemnification agreement.
5.40.080 - Insurance.
5.40.090 - Fees for city services.
5.40.100 - Cleanup deposits.
5.40.110 - Revocation of permits.
5.40.120 - Violation—Penalty.

5.40.010 - Definitions.

"Special events" means and includes any event which is to be conducted on public property or on a public rights-of-way; and, also, any event held on private property which would have a direct significant impact on traffic congestion; or traffic flow to and from the event over public streets or rights-of-way; or which would significantly impact public streets or rights-of-way near the event; or which would significantly impact the need for city-provided emergency services, such as police, fire or medical aid. It is presumed that any event on private property which involves an open invitation to the public to attend or events where the attendance is by private invitation of one hundred or more people are each presumed to be an event that will have a direct significant impact on the public streets, rights-of-way or emergency services. Special events might include, but are not limited to, fun runs, roadway foot races, fund raising walks, auctions, bike-a-thons, parades, carnivals, shows, or inhabitations, filming/movie events, circuses, block parties and fairs.

"Special events protected under the First and Fourteenth Amendments" means and includes any event involving political or religious activity intended primarily for the communication or expression of ideas.

"Use" means to construct, erect, or maintain in, on, over or under any street, right-of-way, park or other public place, any building, structure, sign, equipment or scaffolding, to deface any public right-of-way by painting, spraying or writing on the surface thereof, or to otherwise occupy in such a manner as to obstruct the normal public use of any public street, right-of-way, park or other public place within the city, including a use related to special events.

(Ord. 950 § 1 (part), 2007).

5.40.020 - Permit required.

A special event permit or authorization from the city is required for any event in a park, public place or on private property where it will significantly impact public sidewalks or roadways. Such special event permit shall be in addition to any street or park use, or other regular permits as may be required by ordinance, including a business license if required under Chapter 5.04 RMC.

When such an event will be an exercise of rights protected by the First and Fourteenth Amendments to the United States Constitution, the application shall be processed promptly, without charging a fee for political or

religious activities or imposing terms or conditions that infringe constitutional freedoms, and in a manner that respects the liberty of applicants and the public.

A special event permit is not required for the following:

A. Parades, athletic events or other special events that occur exclusively on city property and are sponsored or conducted in full by the city of Ridgefield. (An internal review process should be considered in these instances.);

B. Funeral and wedding processions;

C. Groups required by law to be so assembled;

D. Gatherings of thirty or fewer people in a city park, unless merchandise or services are offered for sale or trade;

E. Temporary sales conducted by businesses, such as holiday sales, grand opening sales, or anniversary sales;

F. Garage sales, rummage sales, estate sales or auctions;

G. The exhibition of films or motion pictures;

H. Other similar events and activities which do not directly affect or use city services of property.

Any person desiring to sponsor a parade, athletic event or special event shall be encouraged to apply for a special event permit by filing an application with the city at least ninety days prior to the date on which the event is to occur.

Waiver of application deadline: upon a showing of good cause or at the discretion of the city, the city shall consider an application that is filed after the filing deadline if there is sufficient time to process and investigate the application and obtain police and other city services for the event. Good cause can be demonstrated by the applicant showing that the circumstance that gave rise to the permit application did not reasonably allow the participants to file within the time prescribed, and the event is for the purpose of exercising rights under the First and/or Fourteenth Amendments of the United States Constitution.

(Ord. 950 § 1 (part), 2007).

5.40.030 - Grounds for denial of application.

The city may deny an application for a special event permit if:

A. The applicant provides false or misleading information; the applicant fails to complete the application or to supply other required information of documents; or the applicant declares or shows an unwillingness or inability to comply with the reasonable terms or conditions contained in the proposed permit;

B. The proposed event would conflict with another proximate event, interfere with construction or maintenance work in the immediate vicinity, or unreasonably infringe upon the rights of abutting property; or

C. The proposed event would unreasonably disrupt the orderly or safe circulation of traffic as would present an unreasonable risk of injury or damage to the public.

In the event subsection B or C of this section applies, the city shall offer the applicant the opportunity to submit an alternative date or place for the proposed event before denying the application.

(Ord. 950 § 1 (part), 2007).

5.40.040 - Permit conditions.

The city may condition the issuance of a special events permit by imposing reasonable requirements concerning the time, place and manner of the event, and such requirements as are necessary to protect the safety and rights of persons and property, and the control of traffic. The following conditions apply to all special events permits:

A. Alteration of the time, place and manner of the event proposed on the event application;

B. Conditions concerning the area of assembly and disbanding of an event occurring along a route;

C. Conditions concerning accommodation of pedestrians or vehicular traffic, including restricting the event to only a portion of the street or rights-of-way.

Conditions on special events permits not protected under the First and Fourteenth Amendments of the U.S. Constitution include, but are not limited to:

D. Requirements for the use of traffic cones or barricades;
E. Requirements for the provision of first aid or sanitary facilities;
F. Requirements for use of event monitors and providing notice of permit conditions to event participants;
G. Restrictions on the number and type of vehicles, animals or structures at the event, and inspection and approval of floats, structures, and decorated vehicles for fire safety;
H. Compliance with animal protection ordinances and laws;
I. Requirements for use of garbage containers, cleanup, and restoration of city property;
J. Restrictions on the use of amplified sound and compliance with noise ordinance, regulations and laws;
K. Notice to residents and/or businesses regarding any activity which would require a street closure;
L. Restrictions on the sale and/or consumption of alcohol;
M. Elimination of an activity which cannot be mitigated to a point as to ensure public safety and welfare, or which causes undue liability to the city;
N. Requirements regarding the use of city personnel and equipment;
O. Compliance with any other applicable federal, state or local law or regulation.

(Ord. 950 § 1 (part), 2007).

5.40.050 - Appeal procedure.

The applicant shall have the right to appeal the denial of a permit or a permit condition. The applicant shall also have the right to appeal the amount of fees or clean-up deposits imposed pursuant to the city's master fee schedule and Section 5.40.090 or a determination by the city that the applicant's certificate of insurance does not comply with the requirements specified in Section 5.40.080. A written notice of appeal shall be filed within three business days after receipt or personal delivery of a notice of denial or permit conditions from the city. The written notice of appeal shall set forth the specific grounds for the appeal and attach any relevant documents for consideration. The city manager shall hear the appeal. The hearing shall be scheduled no later than thirty days after receipt of a timely and proper notice of appeal. The decision of the city manager is final.

There is no further appeal to the city council.

(Ord. 950 § 1 (part), 2007).

5.40.060 - Exemptions from fees, indemnification agreement and insurance.

No fee, indemnification agreement or insurance requirement shall be imposed when prohibited by the First and Fourteenth Amendment to the United States Constitution. Political or religious activity intended primarily for the communication or expression of ideas shall be presumed to be a constitutionally protected event. Factors that may be considered in evaluating whether or not the fee applies include the nature of the event; the extent of commercial activity, such as the sales of food, goods, and services; product advertising or promotion, or other business participation in the event; the use or application of any funds raised; if part of any annual tradition or series, previous events in the sequence; and the public perception of the event.

(Ord. 950 § 1 (part), 2007).

5.40.070 - Indemnification agreement.

Prior to the issuance of a permit for a special event not protected under the First and Fourteenth Amendments of the U.S. Constitution, the permit applicant and authorized officer of the sponsoring organization must agree to reimburse the city for any costs incurred by it in repairing damage to city property and indemnify and defend the city, its officers, employees, and agents from all causes of action, claims or liabilities occurring in connection with the permitted event, except those which occur due to the city's sole negligence.

(Ord. 950 § 1 (part), 2007).

5.40.080 - Insurance.

The following insurance shall be required in connection with the issuance of a permit for a special event not protected under the First and Fourteenth Amendments of the U.S. Constitution.

One million dollars commercial general liability insurance per occurrence combined single limits, two million dollars aggregate unless waived by the city.

The public works director/city manager/risk manager is authorized and directed to require written proof of such insurance prior to permit issuance. The insurance policy shall be written on an occurrence basis, shall name the city as an additional insured, shall be written for a period not less than twenty-four hours prior to the event and extending for a period not less than twenty-four hours following the completion of the event, and shall contain a provision prohibiting cancellation of the policy, except upon thirty days' written notice to the city.

(Ord. 950 § 1 (part), 2007).

5.40.090 - Fees for city services.

A. Upon approval of an application for a permit for a special event not protected under the First and Fourteenth Amendments of the U.S. Constitution, the event sponsor shall be required to pay for the cost of the city personnel involved in traffic control, police services, facility or street support, clean up and repair and the cost of city equipment or property, and any other non-personnel expense involved in the special event as established under the master fee schedule.

B. Fees for the use of city services and equipment may be waived in part or in full by the city if in review of the application it is found that the event is of sufficient public benefit to warrant the expenditure of city funds without reimbursement by the applicant/sponsor and would not result in the private financial gain of any individual or "for profit" entity.

(Ord. 950 § 1 (part), 2007).

(Ord. No. 1190, § 2(Exh.), 7-23-2015

5.40.100 - Cleanup deposits.

The applicant/sponsor of an event not protected under the First and Fourteenth Amendments of the U.S. Constitution involving the sale of food or beverages for immediate consumption, erection of structures, horses or other large animals, water aid stations or any other event likely to create a substantial need for a cleanup, may be required to provide a cleanup deposit prior to the issuance of a special event permit.

The cleanup deposit may be returned after the event if the area used for the permitted event has been cleaned and restored to the same condition as existed prior to the event.

If the property used for the event has not been properly cleaned or restored, the applicant/sponsor shall be billed for the actual cost by the city for cleanup and restoration. The cleanup deposit shall be applied toward the payment of the bill.

(Ord. 950 § 1 (part), 2007).

5.40.110 - Revocation of permits.

Any permit issued under this chapter may be summarily revoked by the city at any time when, by reason of disaster, public calamity, riot or other emergency or exigent circumstances, the city determines the safety of the public or property requires such immediate revocation. The city may also summarily revoke any permit issued pursuant to this chapter if the committee finds that the permit has been issued based upon false information or when the permittee exceeds the scope of the permit or fails to comply with any condition of the permit. Notice of such action revoking a permit shall be delivered in writing to the permittee by personal service or certified mail at the address specified by the permittee in the application.

(Ord. 950 § 1 (part), 2007).

5.40.120 - Violation—Penalty.

A. It is unlawful for any person to sponsor or conduct a special event requiring a special event permit pursuant to this chapter unless a valid permit has been issued and remains in effect for the event. It is unlawful for any person to participate in such an event with the knowledge that the sponsor of the event has not been issued a required, valid permit or with knowledge that a once valid permit has expired or been revoked.

B. The special event permit authorizes the permittee/sponsor to conduct only such an event as is described in the permit, and in accordance with the terms and conditions of the permit. It is unlawful for the permittee/sponsor to willfully violate the terms and conditions of the permit, or for any event participant with knowledge thereof to willfully violate the terms and conditions of the permit or to continue with the event if the permit is revoked or expired.

C. Any person or organization violating the provisions of this chapter shall be guilty of a misdemeanor, and upon conviction thereof, shall be subject to a penalty of a fine of not more than five hundred dollars or by imprisonment of not more than ninety days, or both such fine and imprisonment.

(Ord. 950 § 1 (part), 2007).

18.210.020 - Uses.

A. All uses shall comply with the provisions of RDC 18.205.

B. Home occupation uses shall comply with the provisions of RDC 18.205.030.

C. Uses Approved Through the PUD Process.

Additional commercial uses are allowed in the RLD zone that are permitted, limited, or conditional uses in the CNB district through the PUD process provided they directly support a residential development of at least one hundred units.

1. The maximum ratio of developed commercial acreage to developed residential acreage shall be 1:20; that is, no more than one acre of commercial land may be approved for each twenty acres of developed residential land, exclusive of open space.

2. The maximum commercial acreage for uses otherwise prohibited in the RLD zone which may be approved through the PUD process, without a plan amendment, is three acres.

3. All commercial uses otherwise prohibited in this zone will be reviewed as conditional uses as part of the PUD process, and must satisfy the requirements of Chapter 18.340, Conditional Uses.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013)

18.270.025 - Conditional uses.

Within an urban holding district, the city may allow the following uses through the conditional use process (Chapter 18.340), subject to site plan review:

A. Government-owned or operated facilities, including fire stations, ambulance dispatch facilities, storage yards, warehouses or similar uses;

B. Home occupations and home businesses;

C. Mini daycare centers;

D. Commercial nurseries predominantly marketing locally produced plants and associated landscaping materials.

(Ord. 676 § 1 (part), 1995).

2.04.010 - City council meetings—Time and place.

The city council of the city of Ridgefield, Washington, shall meet on the second and fourth Thursday of each month, January through October, at the hour of six-thirty p.m. in the Ridgefield community center, located at 210 N Main Avenue, Ridgefield, Washington; provided however, that the regular meetings for November and December shall be the first and third Thursday of each of those months.

Chapter 3.70

FEES FOR SERVICES

3.70.005 - Purpose.

The purpose of this chapter is to establish the authority of the Ridgefield city council to establish fees for services including, but not limited to, planning, engineering, building, park and recreation, administrative and other fees as determined via resolution action.

(Ord. 886 § 4 (Exh. C (part)), 2005).

3.70.010 - Establishment of fees—Resolution action.

The Ridgefield city council shall establish as necessary fees for services including, but not limited to, planning, engineering, building, park and recreation, administrative and other fees as determined via resolution action. The resolution shall contain a mechanism for the annual adjustment of fees for services to address market-based impacts on the provision of these city services.

(Ord. 886 § 4 (Exh. C (part)), 2005).

Title 5
BUSINESS LICENSES AND REGULATIONS

Chapters:

Chapter 5.04 - BUSINESS LICENSES
Chapter 5.08 - PEDDLERS, CANVASSERS AND SOLICITORS
Chapter 5.12 - BOWLING ALLEYS, SHUFFLEBOARDS AND SIMILAR AMUSEMENTS
Chapter 5.24 - LIQUOR DISPENSARIES ON CITY PROPERTY
Chapter 5.28 - CABLE TELEVISION RATE AND SERVICE REGULATIONS
Chapter 5.30 - TELEPHONE UTILITY TAX
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Chapter 5.34 - WATER UTILITY TAX
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Chapter 5.04
BUSINESS LICENSES

Sections:

5.04.010 - Purpose and ability to exercise of revenue license power.
5.04.020 - Definitions.
5.04.025 - Business license required.
5.04.030 - Exemptions.
5.04.045 - Procedure.
5.04.050 - Additional license fees.
5.04.060 - Violations—Penalties.

5.04.010 - Purpose and ability to exercise of revenue license power.

The city council finds that in order for the city of Ridgefield to responsibly carry out the duties and authorities delegated to it by the Washington State Constitution and the laws of the state of Washington as a noncharter code city, maintenance of current information with respect to business, trade, service, commercial and professional activities carried on within the city is necessary and essential for the maintenance of the public health, safety and welfare; that such information can best be accumulated and maintained on a current basis through establishment of a license fee supported program for the licensing of such activities. The provisions of this chapter shall be deemed an exercise of power of the city to license for revenue.
(Ord. 986 § 1 (part), 2008).

5.04.020 - Definitions.

In construing the provisions of this chapter, save when otherwise declared or clearly apparent from the context, the following definitions shall be applied:

(1) The term "Business" and the phrase "Engaging in business" means commencing, conducting or continuing in business and also the exercise of corporate or franchise powers, including non-profit corporations, as well as liquidating a business when the liquidators thereof hold themselves out to the public as conducting such business.

(2) This section sets forth examples of activities that constitute engaging in business in the City, and establishes safe harbors for certain of those activities so that a person who meets the criteria may engage in de minimus business activities in the City without having to pay a business license fee. The activities listed in this section are illustrative only and are not intended to narrow the definition of "engaging in business" in subsection (1). If an activity is not listed, whether it constitutes engaging in business in the City shall be determined by considering all the facts and circumstances and applicable law.

(3) Without being all inclusive, any one of the following activities conducted within the City by a person, or its employee, agent, representative, independent contractor, broker or another acting on its behalf constitutes engaging in business and requires a person to register and obtain a business license.

(a) Owning, renting, leasing, maintaining, or having the right to use, or using, tangible personal property, intangible personal property, or real property permanently or temporarily located in the City.

(b) Owning, renting, leasing, using, or maintaining, an office, place of business, or other establishment in the City.

(c) Soliciting sales.

(d) Making repairs or providing maintenance or service to real or tangible personal property, including warranty work and property maintenance.

(e) Providing technical assistance or service, including quality control, product inspections, warranty work, or similar services on or in connection with tangible personal property sold by the person or on its behalf.

(f) Installing, constructing, or supervising installation or construction of, real or tangible personal property.

(g) Soliciting, negotiating, or approving franchise, license, or other similar agreements.

(h) Collecting current or delinquent accounts.

(I) Picking up and transporting tangible personal property, solid waste, construction debris, or excavated materials.

(j) Providing disinfecting and pest control services, employment and labor pool services, home nursing care, janitorial services, appraising, landscape architectural services, security system services, surveying, and real estate services including the listing of homes and managing real property.

(k) Rendering professional services such as those provided by accountants, architects, attorneys, auctioneers, consultants, engineers, professional athletes, barbers, baseball clubs and other sports organizations, chemists, consultants, psychologists, court reporters, dentists, doctors, detectives, laboratory operators, teachers, veterinarians.

(I) Meeting with customers or potential customers, even when no sales or orders are solicited at the meetings.

(m) Training or recruiting agents, representatives, independent contractors, brokers or others, domiciled or operating on a job in the City, acting on its behalf, or for customers or potential customers.

(n) Investigating, resolving, or otherwise assisting in resolving customer complaints.

(o) In-store stocking or manipulating products or goods, sold to and owned by a customer, regardless of where sale and delivery of the goods took place.

(p) Delivering goods in vehicles owned, rented, leased, used, or maintained by the person or another acting on its behalf.

(4) If a person, or its employee, agent, representative, independent contractor, broker or another acting on the person's behalf, engages in no other activities in or with the City but the following, it need not register and obtain a business license.

(a) Meeting with suppliers of goods and services as a customer.

(b) Meeting with government representatives in their official capacity, other than those performing contracting or purchasing functions.

(c) Attending meetings, such as board meetings, retreats, seminars, and conferences, or other meetings wherein the person does not provide training in connection with tangible personal property sold by the person or on its behalf. This provision does not apply to any board of director member or attendee engaging in business such as a member of a board of directors who attends a board meeting.

(d) Renting tangible or intangible property as a customer when the property is not used in the City.

(e) Attending, but not participating in a "trade show" or "multiple vendor events". Persons participating at a trade show shall review the City's trade show or multiple vendor event ordinances.

(f) Conducting advertising through the mail.

(g) Soliciting sales by phone from a location outside the City.

(5) A seller located outside the City merely delivering goods into the City by means of common carrier is not required to register and obtain a business license, provided that it engages in no other business activities in the City. Such activities do not include those in subsection (4).

The City expressly intends that engaging in business include any activity sufficient to establish nexus for purposes of applying the license fee under the law and the constitutions of the United States and the State of Washington. Nexus is presumed to continue as long as the taxpayer benefits from the activity that constituted the original nexus generating contact or subsequent contacts.

“Business Licensing Service” or “BLS” means the office within the Washington State Department of Revenue providing business licensing services to the city.

"City" means the city of Ridgefield.

"Person" means any individual, receiver, assignee, trustee in bankruptcy, trust, company, firm, copartnership, joint venture company, joint stock company, business trust, corporation, association, or any group of individuals acting as a unit. It shall not include any other type of association of a religious nature, nor shall it include any public or private school or members of associations thereof.

"Retail business activity" means and includes all activities, engaged in with the object of gain, benefit or advantage to the taxpayer or to another person or class, directly or indirectly, carried on for the purpose of selling goods or services to ultimate consumers. It shall not include those activities carried on to make sales at wholesale, nor those activities carried on for the purpose of making sales to persons for the purpose of their making a resale in the regular course of business. The term includes those activities carried on by professional persons for the purpose of rendering benefits and services to ultimate consumers. Professional persons include, at least, the following: physicians, veterinarians, dentists, lawyers, engineers, architects, obstetricians and real estate brokers.

"Taxpayer" means and includes any individual, group of individuals, corporations or associations required to have a business license hereunder, or liable for any license fee or tax, or for the collection of any license fee or tax hereunder, or who engages in any business, or who performs any act, service, or labor receiving wages, salary, commission or other compensation having monetary value.

Words in the singular number shall include the plural, and the plural shall include the singular. Words in one gender shall include all other genders.
(Ord. 986 § 1 (part), 2008

5.04.025 - Business license required.

It is unlawful for any person to engage in any business in the city of Ridgefield that is conducted, operated, engaged in or practiced in whole or in part within the city without first having registered with and obtained a business license from the city. If more than one business owner conducts business on a single premise, a separate registration and license shall be required for each separate business conducted, operated, engaged in or practiced. If a business is conducted from more than one premise in the city, a separate license shall be required for each premises with the city. A change of physical location of the business must be reported to the Business Licensing Service, and will require reapproval by the city prior to commencing business at the new location. A change of location may require submitting a new application and payment of fees as provided for in this chapter.
(Ord. 986 § 1 (part), 2008)

5.04.027- Threshold with Fee-Free License/Registration Only.

For purposes of the license required by this chapter, any person or business whose annual value of products, gross proceeds of sales, or gross income of the business in the city is equal to or less than $2,000 and who does not maintain a place of business within the city, shall submit a business license registration to the Director or designee. The threshold does not apply to regulatory license requirements or other activities that require a specialized permit.

5.04.030 - Exemptions.

The provisions of this chapter shall not apply to:

A. Any person in respect to engaging in any of the following enumerated business activities: electric power companies, telephone companies, bus franchises, franchised gas companies, handbill distributors, any and all businesses franchised by the city, and any person identified in RMC 5.08.040 exempted from the peddler's license required by the city under Chapter 5.08 RMC;

B. Businesses which the city is prohibited from taxing under the Constitution or laws of the state of Washington or the Constitution and laws of the United States.

(Ord. 986 § 1 (part), 2008).

5.04.045 - Procedure.

A. Application for business license shall be made by submitting a business license application to the Business Licensing Service (BLS). The application must include all information required by BLS, and include all fees due for all licenses being requested, including the handling fee required by RCW 19.02.075. The license will expire on the date established by BLS, and must be renewed on or before that date to continue conducting business in the city. The renewal application must include all information and fees required for all the licenses being renewed, including the handling fee required by RCW 19.02.075. Failure to renew by the expiration date will incur the late renewal penalty required by RCW 19.02.085. Licenses exceeding 120 days of delinquency will be cancelled and will require reapplication as provided for in this chapter to continue conducting business in the city.

B. The city community development department, upon receipt of the information submitted on a completed application, shall cause an investigation and review of the application to be made by the proper city officials. The business license shall be approved or denied within thirty days of the date of receipt of the completed application information.

C. If an application is refused, the reason for refusal shall be set forth in writing and mailed to the applicant at the mailing address set forth in the application. The applicant may appeal such refusal to the city council by filing a notice of appeal within fourteen days of mailing by the city community development department of the notice of refusal. Upon receipt of a notice of appeal, the city council shall provide for a hearing thereon.

D. The city community development department may refuse to issue a license to a proposed business for the following reasons:

1. An applicant that proposes to conduct any business in violation of the provisions of any ordinance of the city of Ridgefield or of the statutes of the state of Washington.

2. Any business that includes the licensee or an officer or partner or manager thereof that has been convicted in any court of competent jurisdiction of violating any criminal statute of the United States or the state of Washington or of any ordinance of the city of Ridgefield or any other city within the United States.

3. Where the proposed place of business will not conform to the ordinances of the city of Ridgefield.

4. If it is determined that the application is incomplete or is falsely completed.

(Ord. 986 § 1 (part), 2008

5.04.050 - Additional license fees.

The license fees and tax herein levied shall be additional to any license fee or tax imposed or levied under any law or any other ordinance of the city except as herein otherwise expressly provided.

(Ord. 986 § 1 (part), 2008

5.04.060 - Violations—Penalties.

Any person violating or failing to comply with any of the provisions of this chapter, shall be guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine in an amount not to exceed one hundred dollars, or by imprisonment in jail for a term not exceeding thirty days, or by both such fine and imprisonment.

(Ord. 986 § 1 (part), 2008).

Chapter 5.08
PEDDLERS, CANVASSERS AND SOLICITORS

Sections:

5.08.005 - License—Required.
5.08.010 - License—Issuance—Time lapse.
5.08.020 - License—Investigation—Issuance.
5.08.030 - License—Application—Contents.
5.08.040 - Exemptions.
5.08.050 - Violation—Penalty.

5.08.005 - License—Required.

It is unlawful for any peddler, hawker, canvasser, solicitor or transient merchant to engage in any business within the city of Ridgefield without first obtaining a license under this chapter to do so. The license required under this chapter is in addition to the general business license that may be required under Chapter 5.04 of the Ridgefield Municipal Code.
(Ord. 505 § 1 (part), 1987

5.08.010 - License—Issuance—Time lapse.

Before the license required by this chapter is issued to any peddler, canvasser, solicitor, hawker or transient merchant or any other firm for which the license is required by any ordinance of the city a waiting period of forty-eight hours must elapse from the time application is made for such license before issuance date thereof, which period shall be for the purpose of investigating the applicant and product as to character, responsibility and trustworthiness. Any applicant for a license shall deposit an investigation fee with the city, which sum shall be for the purpose of defraying the cost of making such investigation as aforesaid and shall not be returned to the applicant whether a license was issued or not. The investigation fee shall not apply upon the cost of the license itself but shall be over and above any license fee as may be required.
(Ord. 505 § 1 (part), 1987: Ord. 196 § 1, 1961: Ord. 184 § 1, 1957).
(Ord. No. 1190, § 2(Exh.), 7-23-2015

5.08.020 - License—Investigation—Issuance.

At any time during the investigation period when it is determined that the applicant and product is qualified, a license shall be issued in the usual manner provided the period may be dispensed with if the license is a renewal of a previous license.
(Ord. 184 § 2, 1957).

5.08.030 - License—Application—Contents.

Applicants for a license under this chapter must file with the city clerk-treasurer a sworn application in writing on a form to be furnished by the city clerk-treasurer which shall give the following information:

A. Name and physical description of the applicant;

B. Complete permanent home and local address of the applicant, and in the case of transient merchants a local address from which proposed sales will be made;

C. A brief description of the nature of the business and goods to be sold;

D. If employed, the name and address of the employer together with the credentials therefrom establishing the exact relationship;

E. The length of time for which the right to do business is desired;

F. The source of supply of the goods or property proposed to be sold or orders taken for the sale thereof, where such goods or products are located at the time the application is filed and the proposed method of delivery;

G. A recent photograph of the applicant;

H. The name of two persons who will certify as to the applicant's good character and business respectability;

I. A statement as to whether or not the applicant has been convicted of any crime, misdemeanor or violation of any municipal ordinance other than traffic violations, the nature of the offense and the punishment or penalty assessed therefor;

J. The last three cities or towns where the applicant carried on a business immediately preceding the date of application and the addresses from which such business was conducted in those municipalities.
(Ord. 505 § 1 (part), 1987).

5.08.040 - Exemptions.

The terms of this chapter shall not apply to:

A. Persons selling personal property at wholesale to dealers in such articles;

B. Newsboys;

C. Merchants or their employees delivering goods in the regular course of business;

D. Persons conducting garage sales;

E. Any farmer, gardener or other person, without license, who sells, delivers or peddles any fruits, vegetables, berries, eggs or any farm produce or edibles raised, gathered, produced or manufactured by such person; provided, that nothing in this subsection authorizes any person to sell, deliver or peddle without license, any dairy product, meat, poultry, eel, fish, mollusk or shellfish;

F. Sales or solicitations conducted by a charitable, religious, patriotic or philanthropic organization; provided however, that such organization, association or corporation shall furnish all of its members, agents or representatives conducting solicitation credentials, stating the name of the organization, the name of the agent and the purpose of the solicitation.
(Ord. 505 § 1 (part), 1987).

5.08.050 - Violation—Penalty.

Any person who violates any of the provisions of this chapter shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in any sum not exceeding one thousand dollars, or by imprisonment not to exceed ninety days, or by both such fine and imprisonment.
(Ord. 505 § 1(part), 1987).

Chapter 5.12

BOWLING ALLEYS, SHUFFLEBOARDS AND SIMILAR AMUSEMENTS

Sections:

5.12.010 - Bowling alley—License required.
5.12.020 - Shuffleboard, pool tables, pinball, foosball and video games—License required.

5.12.010 - Bowling alley—License required.

No person or firm shall operate or allow to be operated any bowling alley or way within the city unless the following license fees have first been paid to the city: Fifteen dollars for the first bowling alley or way and ten dollars for each additional alley or way per year or fractional part thereof, the license being payable on or before the twenty-fifth day of each January. The fees required in this section are in addition to any fees required under Chapter 5.04 RMC for the city business license that may be required under Chapter 5.04 RMC in addition to the fees required in this chapter.
(Ord. 158 § 1, 1951).

5.12.020 - Shuffleboard, pool tables, pinball, foosball and video games—License required.

No person or firm shall operate for compensation or allow to be operated for compensation any shuffleboard, pinball game, pool table, foosball table, video game or other amusement games within the city without first paying to the city a license fee of five dollars per month or any portion thereof, such fee being due in advance on the first day of each month; provided, any person or firm may, if he/she or it desires, pay the sum of fifty dollars in advance on or before the twenty-fifth day of each January as an annual license fee in lieu of the monthly fee. The fees required in this section are in addition to any fees required under Chapter 5.04 RMC for the city business license that may be required under Chapter 5.04 RMC in addition to the fees required in this chapter.
(Ord. 509 § 1, 1988: Ord. 380 § 1, 1978: Ord. 158 § 2, 1951).

Chapter 5.24

LIQUOR DISPENSARIES ON CITY PROPERTY

Sections:

5.24.010 - Authority.
5.24.020 - To whom issued.
5.24.030 - Term of license.
5.24.050 - Compliance with state law.
5.24.060 - Requirements to be met.
5.24.070 - Issuance.
5.24.080 - Expiration.
5.24.090 - Terms to be imposed by council.

5.24.010 - Authority.

A license must be obtained from the city council, by majority vote, to dispense alcoholic beverages and liquor on city property. The license required under this chapter is in addition to a business license that may also be required under Chapter 5.04 RMC.
(Ord. 512 § 1(part), 1988: Ord. 331 § 1, 1975).

5.24.020 - To whom issued.

Licenses may be issued only to a nonprofit organization which is actively involved in the organization and management of any community-wide celebration, which shall provide at its expense, security as directed by the chief of police and adequate insurance.
(Ord. 512 § 1 (part), 1988: Ord. 331 § 2, 1975).

5.24.030 - Term of license.

Licenses shall be valid only for the days specified for the event, but in any event for not more than four days during that period.
(Ord. 512 § 1 (part), 1988: Ord. 331 § 3, 1975).

5.24.050 - Compliance with state law.

The licensee shall be required to comply with all applicable liquor laws of the state of Washington and shall obtain all licenses and permits required by the state of Washington.
(Ord. 512 § 1 (part), 1988: Ord. 331 § 5, 1975).

5.24.060 - Requirements to be met.

The licensee shall, as a part of the application for the license, prove to the satisfaction of the city council, the following:

A. All beverages will be sold and consumed within an enclosed area, the design of which must be satisfactory to the council;

B. Adequate police and/or other personnel will be supplied to maintain order, to prevent removal of the beverages from the premises, and to exclude persons not of age to consume alcohol;

C. Adequate records will be kept of income and expenditures so that the license fee to the city may be computed;

D. Licensee will pay all sales, liquor and other taxes which may be assessed;

E. Adequate sanitation facilities will be furnished and maintained, and the park area involved will be left in a clean and neat manner;

F. Liability insurance in favor of city as one of the insured will be furnished.
(Ord. 331 § 6, 1975).

5.24.070 - Issuance.

Issuance of licenses will be in the discretion of the council. No person shall be entitled to the issuance of a license as a matter of right. The burden of proof shall always be upon the applicant.
(Ord. 331 § 7, 1975).

5.24.080 - Expiration.

Licenses expire after each Fourth of July celebration, and a new application is required each year.
(Ord. 331 § 8, 1975).

5.24.090 - Terms to be imposed by council.

The council shall have the right to set times and places during which the license shall be in effect. A license shall not be valid for any time, date or place other than for which it was issued. The council shall have the right to impose any other terms or conditions as it deems appropriate.
(Ord. 331 § 9, 1975).

Chapter 5.28

CABLE TELEVISION RATE AND SERVICE REGULATIONS

Sections:

5.28.010 - Regulation.

5.28.020 - FCC rate regulations followed.

5.28.030 - Public hearings.

5.28.040 - Authority.

5.28.010 - Regulation.

It is established that basic service tier rates and the charges for related equipment, installation and services of any cable television system operating within the city of Ridgefield shall be subject to regulation by the city.
(Ord. 628 § 1, 1993).

5.28.020 - FCC rate regulations followed.

The city will follow the FCC rate regulations in its regulation of the basic service rates and charges of the company and any other cable television system operating within the city of Ridgefield, notwithstanding any different or inconsistent provisions contained within the franchise.
(Ord. 628 § 2, 1993).

5.28.030 - Public hearings.

In connection with such regulation, the city will ensure a reasonable opportunity for a public hearing to provide for the consideration of the views of all interested parties.
(Ord. 628 § 3, 1993).

5.28.040 - Authority.

The mayor, or his designee, is authorized to execute on behalf of the city and file with the Federal Communications Commission such certification forms or other instruments as are now or may hereafter be required by the FCC rate regulations in order to enable the city to regulate basic service rates and charges.
(Ord. 628 § 4, 1993).

Chapter 5.30

TELEPHONE UTILITY TAX

Sections:

5.30.010 - Purpose.

5.30.030 - Tax imposed.

5.30.040 - Computation of tax.

5.30.050 - Due date.

5.30.060 - Retention of data and examination.

5.30.070 - Administration and enforcement.

5.30.080 - Penalty for violation.

5.30.010 - Purpose.

The provisions of this chapter shall be deemed an exercise of the power of the city of Ridgefield to require any telephone, cellular or pager service company that operates or provides these services within the city limits to levy a tax on the total gross operating revenues and remit the tax collected to the city of Ridgefield.
(Ord. 986 § 1 (part), 2008: Ord. 876 § 1 (part), 2007).

5.30.030 - Tax imposed.

There is levied and there shall be collected from every person, firm, corporation or entity (hereinafter "entity") engaging in or carrying on a telephone business within the city of Ridgefield a tax equal to six percent of the total gross operating revenues, including revenues from intrastate tolls, derived from the operation of such business within the city of Ridgefield. "Gross operating revenue" shall not include charges which are passed on to the subscribers by a telephone business pursuant to tariffs required by regulatory order to compensate for the cost to the business for the tax imposed by this chapter.

"Telephone business" means the business of providing access to a local telephone network, local telephone network switching service, toll service, or coin telephone services, or providing telephonic video, data, or similar communication or transmission for hire, via a local telephone network, toll line or channel, or similar communication or transmission system. It includes cooperative or farmer-line telephone companies or associations operating an exchange. "Telephone business" does not include the providing of competitive

telephone service, or the providing of cable television service. "Telephone business" does include cellular telephone and pager service.

"Competitive telephone service" means the providing by any person of telephone equipment, apparatus or service, other than toll service, which is of a type that can be provided by persons that are not subject to regulation as telephone companies under RCW Title 80 and for which separate charge is made. "Competitive telephone service" does not include communication through cellular telephones and pagers.

"Cellular telephone service" means a two-way voice and data telephone/telecommunications system based in whole or in part on wireless radio communications and which is not subject to regulation by the Washington Utilities and Transportation Commission (WUTC). This includes cellular mobile service. Cellular mobile service includes other wireless radio communication services such as specialized mobile radio (SMR), personal communication services (PCS), and any other evolving radio communications technology which accompanies the same purpose as cellular mobile service. Cellular telephone service is "telephone business" for purposes of this chapter.

"Pager service" means service provided by means of an electronic device which has the ability to send or receive voice or digital messages through the local telephone network, via satellite or any other form of voice transmission. Pager service is "telephone business" for purpose of this chapter.
(Ord. 876 § 1 (part), 2007).

5.30.040 - Computation of tax.

In computing the tax, the taxpayer may deduct the following items from gross revenue:

A. The amount of credit losses and uncollectibles actually sustained by the taxpayer;

B. Amounts derived from transactions in interstate or foreign commerce or from any business which the city of Ridgefield is prohibited from taxing under the Constitutions of the United States or the state of Washington;

C. Amounts derived by the taxpayer from the city of Ridgefield.
(Ord. 876 § 1 (part), 2007).

5.30.050 - Due date.

The tax imposed by this chapter shall be due and payable in quarterly installments and remittance shall be made on or before the thirtieth day of the month next succeeding the end of the quarterly period in which the tax accrued. Such quarterly periods are as follows:

First quarter — January, February, March

Second quarter — April, May, June

Third quarter — July, August, September

Fourth quarter — October, November, December

The first payment is due on October 30th and covers the period beginning on the effective date of the ordinance codified in this chapter and ending on September 30th. On or before the due dates, the taxpayer shall file with the chief financial officer a written return, upon a form provided by the chief financial officer and setting forth such information that the chief financial officer shall reasonably require, together with the payment of the amount of the tax. If the tax is not paid within ten days of the due date, in addition to being subject to the penalties in Section 5.30.080, the taxpayer shall submit payment of late penalty in the amount of ten percent of the tax that was due.
(Ord. 876 § 1 (part), 2007).

5.30.060 - Retention of data and examination.

Each telephone business that is subject to the tax imposed under this chapter shall keep records reflecting the amount of gross operating revenues. The chief financial officer or duly authorized designee may examine any books, papers, records and other data bearing upon the amount of the tax payable, or upon the correctness of any return or for the purpose of determining the tax due where no return has been made.
(Ord. 876 § 1 (part), 2007).

5.30.070 - Administration and enforcement.

The city chief financial officer is authorized to adopt, publish and enforce policies and procedures that are necessary for the proper administration of this chapter. It is a violation of the Ridgefield Municipal Code for any entity to refuse to comply with the provisions in this chapter or the policies and procedures that are adopted hereunder.
(Ord. 876 § 1 (part), 2007).

5.30.080 - Penalty for violation.

Any entity that violates the provisions of this chapter shall be punished by a fine not to exceed ten thousand dollars or by imprisonment for a term not to exceed thirty days, or both. Each day a violation occurs is a separate offense. In addition, the tax imposed under Section 5.30.020, when due, shall be a debt of the telephone business to the city and may be collected as such.
(Ord. 876 § 1 (part), 2007).

Chapter 5.32

ELECTRICITY TAX

Sections:

5.32.010 - Purpose.

5.32.020 - Tax imposed.

5.32.030 - Registration and tax payment.

5.32.040 - Examination of data.

5.32.050 - Administration and enforcement.

5.32.010 - Purpose.

The provisions of this chapter shall be deemed an exercise of the power of the city of Ridgefield to license for revenue purposes.
(Ord. 879 § 1 (part), 2007).

5.32.020 - Tax imposed.

There is levied, and there shall be collected from every business, person, firm, corporation or municipal corporation, including any public utility district (hereinafter "entity"), which operates in the city of Ridgefield, a system of facilities for the distribution and sale of electricity, a tax in the amount of six percent of the total gross revenues derived from the sale of electricity within the city limits of the city of Ridgefield. "Gross revenues" means the gross value proceeding or accruing from the sale of electricity.
(Ord. 879 § 1 (part), 2007).

5.32.030 - Registration and tax payment.

Each entity subject to the tax imposed under Section 5.32.020 shall immediately register with the city chief financial officer. The tax imposed under Section 5.32.020 shall be due and payable on the fifteenth of each month.

On or before the due date, the entity paying the tax shall file a written return on a form to be provided by the city chief financial officer with the information that the financial officer reasonably requires, together with the payment of the tax that is owed.
(Ord. 879 § 1 (part), 2007).

5.32.040 - Examination of data.

The chief financial officer or the duly authorized designee may examine any books, papers, records and other data bearing upon the amount of the tax payable, or upon the correctness of any return or for the purpose of determining the tax due where no return has been made. The tax imposed under Section 5.32.020, when due, shall be a debt of the taxpayer to the city and may be collected as such.
(Ord. 879 § 1 (part), 2007).

5.32.050 - Administration and enforcement.

The city chief financial officer is authorized to adopt, publish and enforce policies and procedures that are necessary for the proper administration of this chapter. It is a violation of the Ridgefield Municipal Code for any entity to refuse to comply with the provisions in this chapter or the policies and procedures that are adopted hereunder. Any entity that violates the provisions of this chapter shall be punished by a fine not to exceed ten thousand dollars or by imprisonment for a term not to exceed thirty days, or both. Each day a violation occurs is a separate offense.
(Ord. 879 § 1 (part), 2007).

Chapter 5.34

WATER UTILITY TAX

Sections:

5.34.010 - Tax imposed.

5.34.020 - Tax payment.

5.34.030 - Administration and enforcement.

5.34.010 - Tax imposed.

There is levied and there shall be collected from every business, person, firm or corporation, including public corporations (hereinafter "entity"), that are engaged in carrying on a water supply and utility business with the City of Ridgefield, a tax in the amount of eight percent of the total gross revenue that the entity receives. "Gross revenues" means all revenues derived from the sale, transportation or storage of water.
(Ord. 877 § 1 (part), 2007). (Ord. No. 1062, § 1, 11-4-2010)

5.34.020 - Tax payment.

The tax imposed under Section 5.34.010 shall be due and payable to the city upon receipt by the entity. The entity paying the tax shall provide the information that the financial officer reasonably requires, together with the payment of the tax.
(Ord. 877 § 1 (part), 2007). (Ord. No. 1062, § 1, 11-4-2010)

5.34.030 - Administration and enforcement.

The city financial officer is authorized to adopt, publish and enforce policies and procedures that are necessary for the proper administration of this chapter. It is a violation of the Ridgefield Municipal Code for any entity to refuse to comply with the provisions in this chapter or the policies and procedures that are adopted hereunder.
(Ord. 877 § 1 (part), 2007). (Ord. No. 1062, § 1, 11-4-2010)

Chapter 5.36

SEWER UTILITY TAX

Sections:

5.36.010 - Tax imposed.

5.36.020 - Tax payment.

5.36.030 - Administration and enforcement.

5.36.010 - Tax imposed.

There is levied and there shall be collected from every business, person, firm or corporation, including public corporations (hereinafter "entity"), that are engaged in carrying on a sewer treatment and utility business with the City of Ridgefield, a tax in the amount of eight percent of the total gross revenue that the entity receives. "Gross revenues" means all revenues derived as a result of the receipt, treatment, discharge or conveyance of sewer.
(Ord. 878 § 1 (part), 2007). (Ord. No. 1062, § 1, 11-4-2010)

5.36.020 - Tax payment.

The tax imposed under Section 5.36.010 shall be due and payable to the city upon receipt by the entity. The entity paying the tax shall provide the information that the financial officer reasonably requires, together with the payment of the tax.
(Ord. 878 § 1 (part), 2007). (Ord. No. 1062, § 1, 11-4-2010)

5.36.030 - Administration and enforcement.

The city financial officer is authorized to adopt, publish and enforce policies and procedures that are necessary for the proper administration of this chapter. It is a violation of the Ridgefield Municipal Code for any entity to refuse to comply with the provisions in this chapter or the policies and procedures that are adopted hereunder.
(Ord. 878 § 1 (part), 2007). (Ord. No. 1062, § 1, 11-4-2010)

Chapter 5.38

UTILITY TAX

Sections:

5.38.010 - Purpose.

5.38.020 - Tax imposed.

5.38.030 - Tax payment.

5.38.040 - Examination of data.

5.38.050 - Administration and enforcement.

5.38.010 - Purpose.

The provisions of this chapter shall be deemed an exercise of the power of the city of Ridgefield to impose a tax for revenue purposes.
(Ord. 974 § 1 (part), 2007).

5.38.020 - Tax imposed.

Every person engaged in or carrying on the business of selling or furnishing artificial and natural gas as a public utility for business, residential or other purposes, a fee or tax equal to six percent of the total gross revenues from such gas sales in the city of Ridgefield; provided, however, that in determining the gross revenues, such person may exclude from the gross revenues the total net writeoff of uncollectible accounts and any and all income received from the sale of merchandise in the retail trade.

A use tax of 1.6 percent shall be levied against every person in the business of selling or furnishing artificial or natural gas for business or residential, which person acquires said gas by purchasing it directly from a producer or broker in a state other than the state of Washington, which purchase of gas is defined as "brokered natural gas." The tax levied hereby shall be equal to 1.6 percent of the total gross revenues from the sale of such gas within the city of Ridgefield.

"Gross revenues" means the gross value proceeding or accruing from the sale of natural gas.
(Ord. 974 § 1 (part), 2007).

5.38.030 - Tax payment.

The tax imposed under Section 5.38.020 shall be due and payable at the end of each quarter for the taxes earned and received in the quarter. The date the tax is remitted to the city is defined as the last day of the month following the end of the quarter. The quarter time period and date the tax is remitted to the city shall be as follows:

Quarter Time Period	Date Tax Remitted
January 1st through March 31st	April 30th
April 1st through June 30th	July 31st
July 1st through September 30th	October 31st
October 1st through December 31st	January 31st

Ord. 974 § 1 (part), 2007).

5.38.040 - Examination of data.

The chief financial officer or duly authorized designee may examine any books, papers, records and other data bearing upon the amount of the tax payable, or upon the correctness of any return or for the purpose of determining the tax due where no return has been made. The tax imposed under Section 5.38.020, when due, shall be a debt of the taxpayer to the city and may be collected as such.
(Ord. 974 § 1 (part), 2007).

5.38.050 - Administration and enforcement.

The city chief financial officer is authorized to adopt, publish and enforce policies and procedures that are necessary for the proper administration of this chapter. It is a violation of the Ridgefield Municipal Code for any entity to refuse to comply with the provisions in this chapter or the policies and procedures that are adopted hereunder. Any entity that violates the provisions of this chapter shall be punished by a fine not to exceed ten thousand dollars or by imprisonment for a term not to exceed thirty days, or both. Each day a violation occurs is a separate offense.
(Ord. 974 § 1 (part), 2007).

Chapter 5.40

SPECIAL EVENTS

Sections:

5.40.010 - Definitions.

5.40.020 - Permit required.

5.40.030 - Grounds for denial of application.

5.40.040 - Permit conditions.

5.40.050 - Appeal procedure.

5.40.060 - Exemptions from fees, indemnification agreement and insurance.

5.40.070 - Indemnification agreement.

5.40.080 - Insurance.

5.40.090 - Fees for city services.

5.40.100 - Cleanup deposits.

5.40.110 - Revocation of permits.

5.40.120 - Violation—Penalty.

5.40.010 - Definitions.

"Special events" means and includes any event which is to be conducted on public property or on a public rights-of-way; and, also, any event held on private property which would have a direct significant impact on traffic congestion; or traffic flow to and from the event over public streets or rights-of-way; or which would significantly impact public streets or rights-of-way near the event; or which would significantly impact the need for city-provided emergency services, such as police, fire or medical aid. It is presumed that any event on private property which involves an open invitation to the public to attend or events where the attendance is by private invitation of one hundred or more people are each presumed to be an event that will have a direct significant impact on the public streets, rights-of-way or emergency services. Special events might include, but are not limited to, fun runs, roadway foot races, fund raising walks, auctions, bike-a-thons, parades, carnivals, shows, or inhabitations, filming/movie events, circuses, block parties and fairs.

"Special events protected under the First and Fourteenth Amendments" means and includes any event involving political or religious activity intended primarily for the communication or expression of ideas.

"Use" means to construct, erect, or maintain in, on, over or under any street, right-of-way, park or other public place, any building, structure, sign, equipment or scaffolding, to deface any public right-of-way by painting, spraying or writing on the surface thereof, or to otherwise occupy in such a manner as to obstruct the normal public use of any public street, right-of-way, park or other public place within the city, including a use related to special events.
(Ord. 950 § 1 (part), 2007).

5.40.020 - Permit required.

A special event permit or authorization from the city is required for any event in a park, public place or on private property where it will significantly impact public sidewalks or roadways. Such special event permit shall be in addition to any street or park use, or other regular permits as may be required by ordinance, including a business license if required under Chapter 5.04 RMC.

When such an event will be an exercise of rights protected by the First and Fourteenth Amendments to the United States Constitution, the application shall be processed promptly, without charging a fee for political or religious activities or imposing terms or conditions that infringe constitutional freedoms, and in a manner that respects the liberty of applicants and the public.

A special event permit is not required for the following:

A. Parades, athletic events or other special events that occur exclusively on city property and are sponsored or conducted in full by the city of Ridgefield. (An internal review process should be considered in these instances.);

B. Funeral and wedding processions;

C. Groups required by law to be so assembled;

D. Gatherings of thirty or fewer people in a city park, unless merchandise or services are offered for sale or trade;

E. Temporary sales conducted by businesses, such as holiday sales, grand opening sales, or anniversary sales;

F. Garage sales, rummage sales, estate sales or auctions;

G. The exhibition of films or motion pictures;

H. Other similar events and activities which do not directly affect or use city services of property.

Any person desiring to sponsor a parade, athletic event or special event shall be encouraged to apply for a special event permit by filing an application with the city at least ninety days prior to the date on which the event is to occur.

Waiver of application deadline: upon a showing of good cause or at the discretion of the city, the city shall consider an application that is filed after the filing deadline if there is sufficient time to process and investigate the application and obtain police and other city services for the event. Good cause can be demonstrated by the applicant showing that the circumstance that gave rise to the permit application did not reasonably allow the participants to file within the time prescribed, and the event is for the purpose of exercising rights under the First and/or Fourteenth Amendments of the United States Constitution.
(Ord. 950 § 1 (part), 2007).

5.40.030 - Grounds for denial of application.

The city may deny an application for a special event permit if:

A. The applicant provides false or misleading information; the applicant fails to complete the application or to supply other required information of documents; or the applicant declares or shows an unwillingness or inability to comply with the reasonable terms or conditions contained in the proposed permit;

B. The proposed event would conflict with another proximate event, interfere with construction or maintenance work in the immediate vicinity, or unreasonably infringe upon the rights of abutting property; or

C. The proposed event would unreasonably disrupt the orderly or safe circulation of traffic as would present an unreasonable risk of injury or damage to the public.

In the event subsection B or C of this section applies, the city shall offer the applicant the opportunity to submit an alternative date or place for the proposed event before denying the application.
(Ord. 950 § 1 (part), 2007).

5.40.040 - Permit conditions.

The city may condition the issuance of a special events permit by imposing reasonable requirements concerning the time, place and manner of the event, and such requirements as are necessary to protect the safety and rights of persons and property, and the control of traffic. The following conditions apply to all special events permits:

A. Alteration of the time, place and manner of the event proposed on the event application;

B. Conditions concerning the area of assembly and disbanding of an event occurring along a route;

C. Conditions concerning accommodation of pedestrians or vehicular traffic, including restricting the event to only a portion of the street or rights-of-way.

Conditions on special events permits not protected under the First and Fourteenth Amendments of the U.S. Constitution include, but are not limited to:

D. Requirements for the use of traffic cones or barricades;

E. Requirements for the provision of first aid or sanitary facilities;

F. Requirements for use of event monitors and providing notice of permit conditions to event participants;

G. Restrictions on the number and type of vehicles, animals or structures at the event, and inspection and approval of floats, structures, and decorated vehicles for fire safety;

H. Compliance with animal protection ordinances and laws;

I. Requirements for use of garbage containers, cleanup, and restoration of city property;

J. Restrictions on the use of amplified sound and compliance with noise ordinance, regulations and laws;

K. Notice to residents and/or businesses regarding any activity which would require a street closure;

L. Restrictions on the sale and/or consumption of alcohol;

M. Elimination of an activity which cannot be mitigated to a point as to ensure public safety and welfare, or which causes undue liability to the city;

N. Requirements regarding the use of city personnel and equipment;

O. Compliance with any other applicable federal, state or local law or regulation.
(Ord. 950 § 1 (part), 2007).

5.40.050 - Appeal procedure.

The applicant shall have the right to appeal the denial of a permit or a permit condition. The applicant shall also have the right to appeal the amount of fees or clean-up deposits imposed pursuant to the city's master fee schedule and Section 5.40.090 or a determination by the city that the applicant's certificate of insurance does not comply with the requirements specified in Section 5.40.080. A written notice of appeal shall be filed within three business days after receipt or personal delivery of a notice of denial or permit conditions from the city. The written notice of appeal shall set forth the specific grounds for the appeal and attach any relevant documents for consideration. The city manager shall hear the appeal. The hearing shall be scheduled no later than thirty days after receipt of a timely and proper notice of appeal. The decision of the city manager is final.

There is no further appeal to the city council.
(Ord. 950 § 1 (part), 2007).

5.40.060 - Exemptions from fees, indemnification agreement and insurance.

No fee, indemnification agreement or insurance requirement shall be imposed when prohibited by the First and Fourteenth Amendment to the United States Constitution. Political or religious activity intended primarily for the communication or expression of ideas shall be presumed to be a constitutionally protected event. Factors that may be considered in evaluating whether or not the fee applies include the nature of the event; the extent of commercial activity, such as the sales of food, goods, and services; product advertising or promotion, or other business participation in the event; the use or application of any funds raised; if part of any annual tradition or series, previous events in the sequence; and the public perception of the event.
(Ord. 950 § 1 (part), 2007).

5.40.070 - Indemnification agreement.

Prior to the issuance of a permit for a special event not protected under the First and Fourteenth Amendments of the U.S. Constitution, the permit applicant and authorized officer of the sponsoring organization must agree to reimburse the city for any costs incurred by it in repairing damage to city property and indemnify and defend the city, its officers, employees, and agents from all causes of action, claims or liabilities occurring in connection with the permitted event, except those which occur due to the city's sole negligence.
(Ord. 950 § 1 (part), 2007).

5.40.080 - Insurance.

The following insurance shall be required in connection with the issuance of a permit for a special event not protected under the First and Fourteenth Amendments of the U.S. Constitution.

One million dollars commercial general liability insurance per occurrence combined single limits, two million dollars aggregate unless waived by the city.

The public works director/city manager/risk manager is authorized and directed to require written proof of such insurance prior to permit issuance. The insurance policy shall be written on an occurrence basis, shall name the city as an additional insured, shall be written for a period not less than twenty-four hours prior to the event and extending for a period not less than twenty-four hours following the completion of the event, and shall contain a provision prohibiting cancellation of the policy, except upon thirty days' written notice to the city.
(Ord. 950 § 1 (part), 2007).

5.40.090 - Fees for city services.

A. Upon approval of an application for a permit for a special event not protected under the First and Fourteenth Amendments of the U.S. Constitution, the event sponsor shall be required to pay for the cost of the city personnel involved in traffic control, police services, facility or street support, clean up and repair and the cost of city equipment or property, and any other non-personnel expense involved in the special event as established under the master fee schedule.

B. Fees for the use of city services and equipment may be waived in part or in full by the city if in review of the application it is found that the event is of sufficient public benefit to warrant the expenditure of city funds without reimbursement by the applicant/sponsor and would not result in the private financial gain of any individual or "for profit" entity.

(Ord. 950 § 1 (part), 2007).
(Ord. No. 1190, § 2(Exh.), 7-23-2015

5.40.100 - Cleanup deposits.

The applicant/sponsor of an event not protected under the First and Fourteenth Amendments of the U.S. Constitution involving the sale of food or beverages for immediate consumption, erection of structures, horses or other large animals, water aid stations or any other event likely to create a substantial need for a cleanup, may be required to provide a cleanup deposit prior to the issuance of a special event permit.

The cleanup deposit may be returned after the event if the area used for the permitted event has been cleaned and restored to the same condition as existed prior to the event.

If the property used for the event has not been properly cleaned or restored, the applicant/sponsor shall be billed for the actual cost by the city for cleanup and restoration. The cleanup deposit shall be applied toward the payment of the bill.
(Ord. 950 § 1 (part), 2007).

5.40.110 - Revocation of permits.

Any permit issued under this chapter may be summarily revoked by the city at any time when, by reason of disaster, public calamity, riot or other emergency or exigent circumstances, the city determines the safety of the public or property requires such immediate revocation. The city may also summarily revoke any permit issued pursuant to this chapter if the committee finds that the permit has been issued based upon false information or when the permittee exceeds the scope of the permit or fails to comply with any condition of the permit. Notice of such action revoking a permit shall be delivered in writing to the permittee by personal service or certified mail at the address specified by the permittee in the application.
(Ord. 950 § 1 (part), 2007).

5.40.120 - Violation—Penalty.

A. It is unlawful for any person to sponsor or conduct a special event requiring a special event permit pursuant to this chapter unless a valid permit has been issued and remains in effect for the event. It is unlawful for any person to participate in such an event with the knowledge that the sponsor of the event has not been issued a required, valid permit or with knowledge that a once valid permit has expired or been revoked.

B. The special event permit authorizes the permittee/sponsor to conduct only such an event as is described in the permit, and in accordance with the terms and conditions of the permit. It is unlawful for the permittee/sponsor to willfully violate the terms and conditions of the permit, or for any event participant with knowledge thereof to willfully violate the terms and conditions of the permit or to continue with the event if the permit is revoked or expired.

C. Any person or organization violating the provisions of this chapter shall be guilty of a misdemeanor, and upon conviction thereof, shall be subject to a penalty of a fine of not more than five hundred dollars or by imprisonment of not more than ninety days, or both such fine and imprisonment.
(Ord. 950 § 1 (part), 2007).

CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: October 25, 2018

ITEM:

AGENDA ITEM TITLE: Boat and RV Storage

PREVIOUS COUNCIL ACTION
Ordinance 1245 adopted by Council November 2, 2017 related to self-storage uses. Council directed staff to develop regulations related specifically to Boat and RV storage uses. Public Hearing and first reading of Ordinance 1272 was held with Council on September 27, 2018. Second reading was held with Council on October 11, 2018 and several changes were requested.

SUMMARY/BACKGROUND:
Development of Boat and RV Storage limitations began with limitations of the total area similar to the regulations for self-storage. The draft considers a maximum number of storage spaces based on 5% of the population of Ridgefield across the entire corporate boundary, not on a single site basis.

The draft would also require conditional use permit approval, only enclosed buildings adjacent to any right-of-way, and covered areas, or an enhanced landscape buffer to an L3 standard, for interior storage areas of any site, and a maximum of 20% of the on-site storage spaces would be permitted to be uncovered. The uncovered spaces would only be permitted at the interior of the site and not visible from ground level from any boundary. This draft also includes the ability to incorporate a single dwelling unit into a required enclosed building adjacent to any public right-of-way. Finally, any site adjacent to the Interstate 5 right-of-way must meet the previously adopted commercial design standards for structures regardless of zone.

BUDGET/FINANCIAL IMPACTS:
None.

RECOMMENDED ACTION OR MOTION:
Staff recommends Council adopt Ordinance No. 1272 by making the following motion:

"I move to adopt Ordinance No. 1272, as presented."

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS:
18.205.030___Limitations_revised V.3 (DOC)
18.205.020___Master_use_table_revised. (DOC)
Road Classifications (PDF)
Eligible Area 1 (PDF)
Eligible Area 2 (PDF)

Eligible Area 3 (PDF)

ORDINANCE NO. 1272

BOAT AND RV STORAGE

ORDINANCE NO. 1272

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING CHAPTERS WITHIN TITLE 18 OF THE RIDGEFIELD MUNICIPAL CODE

AMENDING CHAPTER 18.205 (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 polices 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, 1230, 1232, 1234, 1253, 1260 and 1266; and

WHEREAS, the Ridgefield Planning Commission, after conducting public meetings and public hearings on the revisions to Title 18 on September 5, 2018, 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 August 8, 2018 consistent with RCW 36.70A; and

WHEREAS, consistent with WAC 197-11-340(2), on August 8, 2018 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 August 29, 2018 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 September 27, 2018; and

WHEREAS, the Ridgefield City Council conducted a second ordinance reading on the proposed amendments to Title 18 during a regularly scheduled meeting held on October 25, 2018; and

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

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest to adopt amendments to 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: 18.205 Uses

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

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

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

Section 6. Applicability. This ordinance shall be applied 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 25th DAY OF OCTOBER, 2018.

_____

Don Stose, Mayor

ATTEST/AUTHENTICATED:

_____

Julie Ferriss,

Deputy City Clerk

APPROVED AS TO FORM:

_____

Janean Parker, City Attorney

First Reading/Passage: September 27, 2018

Second Reading/Passage: October 25, 2018

Date of Publication:

Effective Date:

EXHIBIT A:

Amendments of Title 18 of the Ridgefield Municipal Code

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 E 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. Boat and Recreational Vehicle Storage Facilities.

1. Boat and Recreational Vehicle facilities within the Ridgefield corporate boundary shall not exceed one (1) space or unit for five (5) percent of the population 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 Boat and Recreational Vehicle 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. One residential dwelling unit is permitted for a caretakers residence. The dwelling unit must be incorporated as part of an enclosed structure compliant with 18.205.030 (G) (4) (a) below. A separate entrance shall be required for any residential use.

4. In addition to Conditional Use Permit criteria found in RDC 18.340 a Conditional Use review for new Boat and Recreational Vehicle storage facilities shall include the following:

a. All storage spaces adjacent to a public Right of Way shall be located within fully enclosed structures, subject to the design standards of the Employment (E) zone, or commercial design standards if adjacent to Interstate 5.

b. Boat and Recreational Vehicle 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.

c. Areas, other than those storage spaces adjacent to any public right of way, designated for Boat and Recreational Vehicle storage facilities shall be covered, but not fully enclosed. The rooflines and visible architectural treatments shall substantially match those of the structures adjacent to public Right of Way.

1. Boat and RV storage areas not adjacent to a public right-of-way must provide a ten (10) foot wide L3 landscape buffer along the perimeter of the site and a minimum 6 foot high solid fence or wall. At the discretion of the Community Development Director landscaping shall not be required if a sight obscuring intervening element separates the proposed storage facility from any adjacent parcels. Examples of a sight obscuring intervening element include vegetated critical areas or an existing structure which provides the necessary visual shielding. A solid fence or wall shall be required in all instances.

2. A maximum of 20% of on-site storage spaces may be uncovered. Any uncovered storage areas shall be located at the interior of the site and shall not be visible at grade from the exterior boundaries of the site.

5. Manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances, or other electrical equipment, or any other industrial activity is prohibited.

6. Conducting garage or estate sales is prohibited. This does not preclude auctions or sales for the disposition of abandoned or unclaimed property.

~~G~~H. 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~~I. 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. Ground floor residential uses are not permitted for buildings with frontage on Pioneer Street or Main Avenue.

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~~J. 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~~K. 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~~L. 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~~M. 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~~N. 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~~O. 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~~P. 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~~Q. 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~~R. 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~~S. 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 Ridgefield 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~~T. 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~~U. 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~~V. 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~~W. 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 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.

4. In the CMU zone ground floor residential is only permitted as part of a horizontal mixed use development. Ground floor residential uses are not permitted for buildings with frontage on Pioneer Street or Main Avenue.

~~W~~X. Office.

1. In the WMU zone, drive-through banks are prohibited.

~~X~~Y. 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~~Z. 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~~AA. 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~~BB. 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~~CC. 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~~DD. Self-Storage.

1. Self-storage facilities within the Ridgefield corporate boundary shall not exceed eight and thirty-two-hundredths 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, RVs, vehicles, or similar, or storage pods or shipping containers is permitted.

~~DD~~EE. 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 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.
4. In the CMU zone ground floor residential is only permitted as part of a horizontal mixed use development. Ground floor residential uses are not permitted for buildings with frontage on Pioneer Street or Main Avenue.

~~EE~~FF. 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~~GG. 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~~HH. 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.

~~HH~~II. 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~~JJ. 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.

~~JJ~~KK. 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; Ord. No. 1245, § 2(Exh. A), 11-2-2017; Ord. No. 1253, § 2(Exh. A), 12-7-2017; Ord. No. 1260, § 2(Exh. A), 4-26-2018)

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

RESIDENTIAL GENERAL											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU [1]	WLS	E	P/OS	PF
Single-Family Attached Residential	P-L	P-L	N	N	N	P-L	P-L	N	N	N	N
Single-Family Detached Residential	P	P-L	N	N	N	N	N	N	N	N	N
Duplex	P	P-L	N	N	N	N	N	N	N	N	N
Accessory Dwelling Unit	L	L	N	N	N	N	N	N	N	N	N
Home Occupation	L	L	L	L	N	L	L	L	N	N	N
Multifamily Residential	N	P	C-L	C-L	N	P-L	P-L	P-L	C-L	N	N
Manufactured Home Park	P	P	N	N	N	N	N	N	N	N	N

Attachment: 18.205.020___Master_use_table_revised. (Boat and RV Storage)

GROUP RESIDENCES											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Boarding House	P-L	C	C	P	P	P	N	N	C	N	N
Community Residential Facility	C-L	P	P-L	P-L	P	P-L	N	N	N	N	N

TEMPORARY LODGING											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Bed and Breakfast	C-L	C-L	P-L	P-L	P-L	P-L	P-L	P-L	N	N	N
Hotel and Motel	N	N	N	P	P	C	P	P	N	N	N
Recreational Vehicle (Single)	P-L	P-L	P-L	P-L	P-L	P-L	P-L	P-L	N	N	N
Recreational Vehicle Park	N	N	N	C	C	N	P-L	N	N	N	N
Tent City	L	L	L	L	L	L	L	L	L	L	L

RETAIL/SERVICE											
SPECIFIC LAND USE	RLD 4 RLD 6 RLD 8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF

Attachment: 18.205.020___Master_use_table_revised. (Boat and RV Storage)

General Retail Trade/Services	N	N	P	P	P	P	P-L	P	P-L	N	N
Marijuana Retail	N	N	N	N	N	N	N	N	N	N	N
Eating and Drinking Establishment	N	C-L	P	P	P	P	P-L	P	P-L	N	N
Artisan and Specialty Goods Production	N	N	L	L	L	L	L	L	N	N	N
Motor Vehicle Related Use	N	N	N	P	P	N	P-L	P-L	C	N	N
Electric Vehicle Infrastructure	P-L	P-L	P	P	P	P-L	P-L	P-L	P	P-L	P
Gasoline Service Station	N	N	P	P	P	P	P	N	N	N	N
Animal Kennel and Shelter	N	N	N	C-L	L	C-L	N	N	N	N	N
Veterinary Clinic and Hospital	N	N	L	L	L	L	L	L	L	N	N
Daycare Facility	P-L/C-L	P-L/C-L	P	P	P	P	P	P-L	P	N	N
Funeral Home/Crematorium/Columbarium/Cemetery	C-L	C-L	N	P	P	N	N	N	N	P-L	P-L
Boat and RV Storage Facilities	N	N	N	N	N	N	N	N	C-L	N	N

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

Attachment: 18.205.020___Master_use_table_revised. (Boat and RV Storage)

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
Self-storage	N	N	N	N	N	N	N	N	C	N	N

ENTERTAINMENT AND RECREATION											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Adult Use Facility	N	N	N	L	L	L	N	N	N	N	N
Indoor Entertainment Facility	N	N	N	P	P	P	P	N	N	N	N
Community Recreation and Social Facility	C-L	C-L	C	P	P	P	P	P	P	P	P

Attachment: 18.205.020___Master_use_table_revised. (Boat and RV Storage)

Gambling Use	N	N	N	N	N	N	N	N	N	N	N
Outdoor Performance Center	N	N	N	N	C	N	P	N	C	N	N
Park or Trail [2]	P	P	P	P	P	P	P	P	P	P	P

EDUCATION AND CULTURE											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
College and University	N	N	N	P	P	P	P	P	P	N	C
School: Elementary/Middle/High	C	C	N	N	N	P	P	N	P	N	P-L
Specialized Instruction and Vocational School	C-L	C-L	C	P	P	P	P	P	P	N	C
Conference Center	C-L	C-L	P-L	P	P	P	P	P	P	N	C
Religious Institution	C	C	P	P	P	P	P	P	P	N	C
Cultural Institution	C	C	P	P	P	P	P	P	P	N	C

HEALTH											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Hospital	N	N	C-L	P-L	P-L	C-L	N	N	P-L	N	N
Medical Clinic/Laboratory	N	N	P	P	P	P	P	P	P	N	N

Attachment: 18.205.020___Master_use_table_revised. (Boat and RV Storage)

Nursing and Personal Care Facility	N	C	C	P	P	P	P	C	C	N	N

INFRASTRUCTURE, CIVIC AND REGIONAL										
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	PF
Emergency Services	P-L	P-L	P-L	P	P	P	P	P	N	P
Public Agency or Utility Yard	N	N	N	N	P-L	N	P-L	P-L	N	P
Utility Facility	P-L/C-L	P-L/C-L	P-L/C-L	P	P	P-L/C-L	P-L/C-L	P-L/C-L	P-L/C-L	P
Wireless Communication Facility	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L
Broadcasting and Telecommunications Facility	N	N	N	N	P	P	P	N	N	C
Interim Recycling Facility	P-L	P-L	P-L	P-L/L	P-L/L	P-L	N	N	N	C-L
Waste-Related Facility	N	N	N	C	C	N	N	N	N	C
Airport or Heliport	N	N	N	N	N	N	N	N	N	C
Bus Base	N	N	N	C	C	N	N	N	N	C
Park and Ride Lot	L	L	L	P	P	L	N	N	N	P
Detention and Post-detention Facility	N	N	N	N	C-L	N	N	N	N	N

Attachment: 18.205.020___Master_use_table_revised. (Boat and RV Storage)

MARINE											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Floating Home Moorage	N	N	N	N	N	N	P	P	N	N	N
Marina or Boating Facility	N	N	N	N	N	N	P	P	N	N	N

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; Ord. No. 1245, § 2(Exh. B), 11-2-2017; Ord. No. 1253, § 2(Exh. A), 12-7-2017)

_____

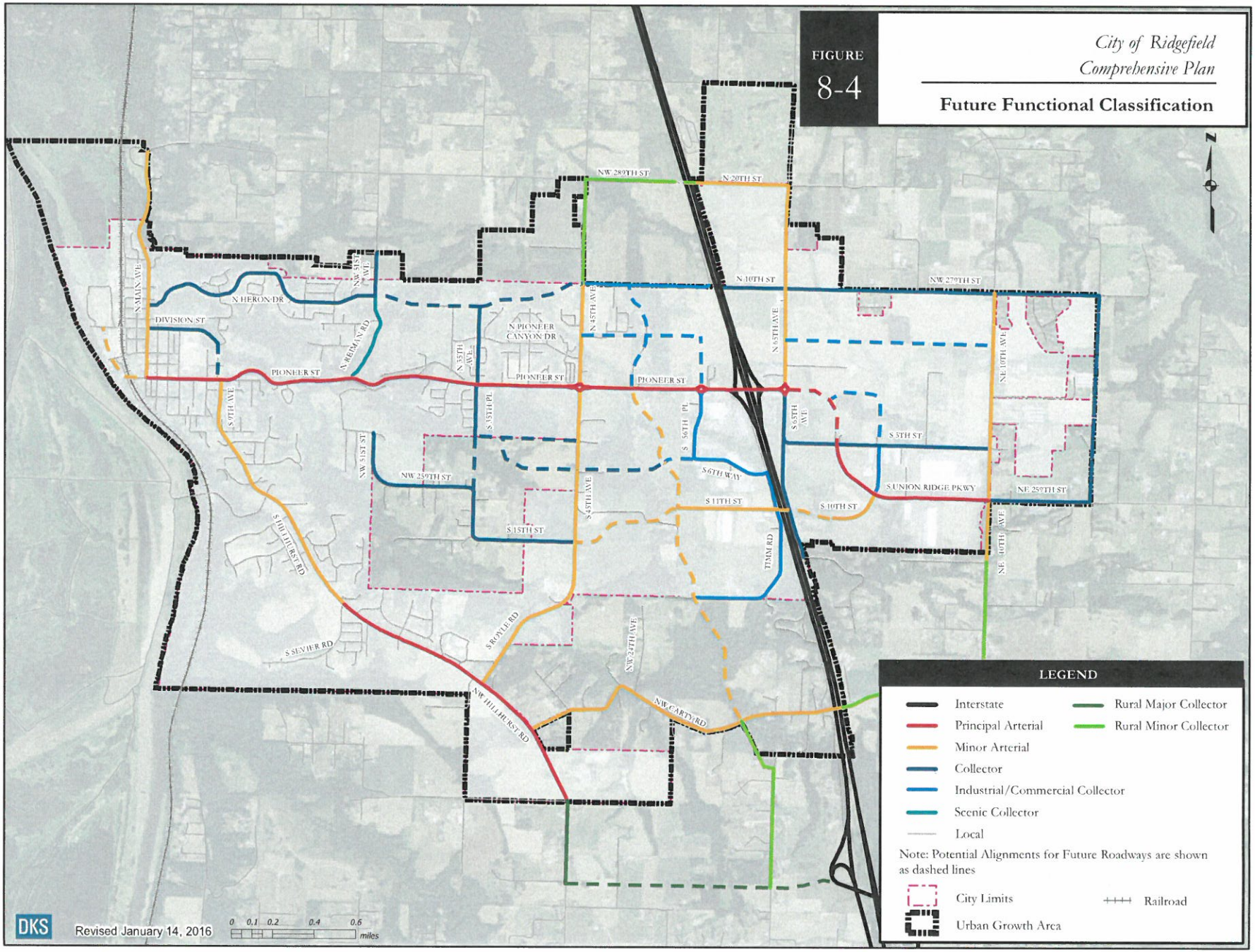
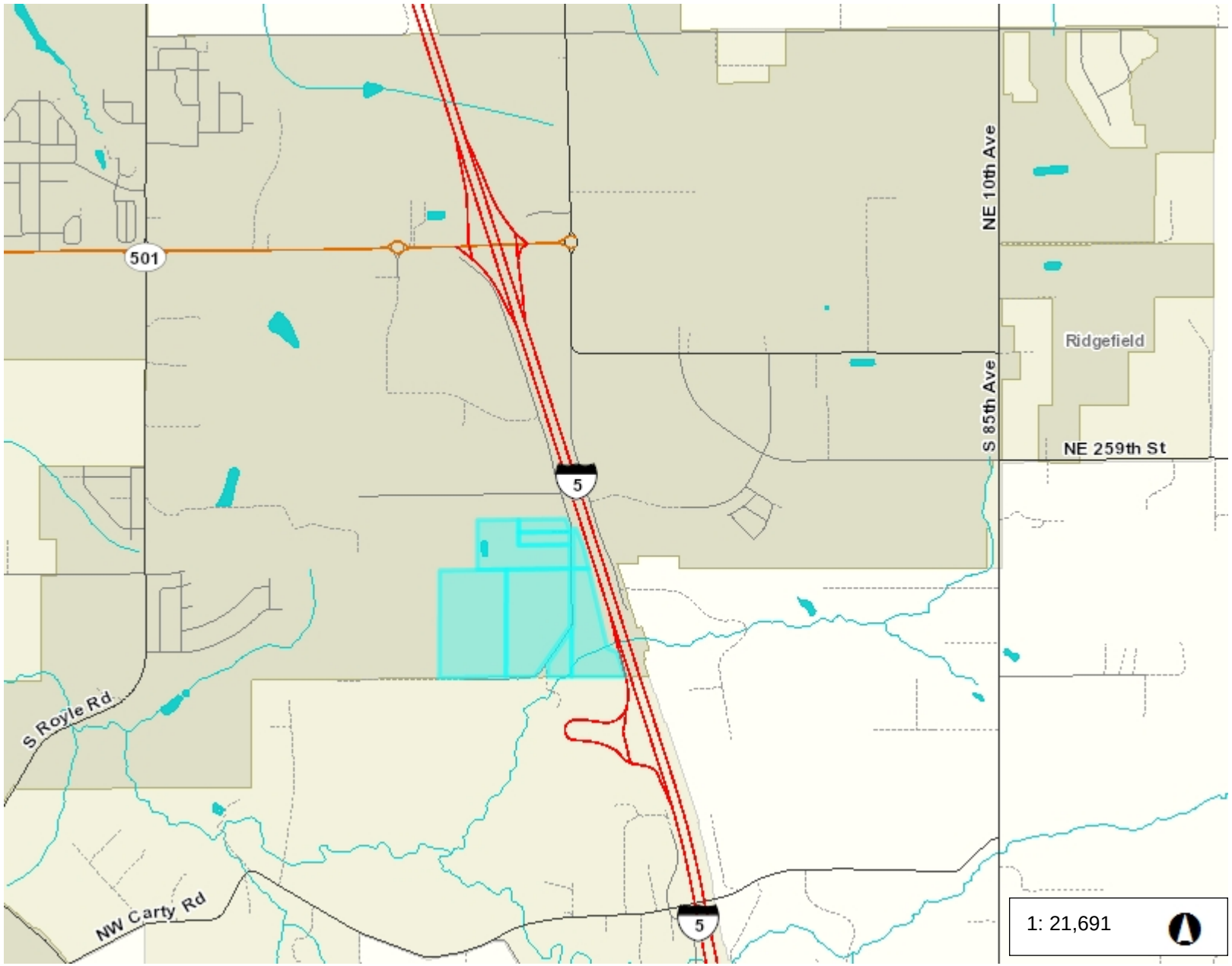
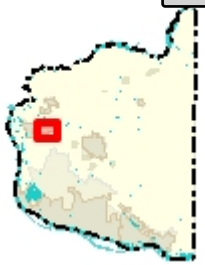


FIGURE 8-4
City of Ridgefield Comprehensive Plan
Future Functional Classification
N
NW 289TH ST
N 20TH ST
N 10TH ST
NW 270TH ST
N MAIN AVE
DIVISION ST
N HERON DR
NW 51ST AVE
N REIMAN RD
N PIONEER CANYON DR
N 45TH AVE
N 65TH AVE
NE 10TH AVE
PIONEER ST
N 35TH AVE
S 9TH AVE
S 35TH PL
S 56TH PL
S 65TH AVE
S 5TH ST
NW 51ST ST
NW 259TH ST
S 67TH WAY
S UNION RIDGE PKWY
NE 259TH ST
S 11TH ST
S 10TH ST
S 45TH AVE
S 15TH ST
S HILLHURST RD
TIMM RD
NE 40TH AVE
S ROYLE RD
S SEVIER RD
NW 24TH AVE
NW HILLHURST RD
NW CARTY RD
LEGEND
Interstate
Principal Arterial
Minor Arterial
Collector
Industrial/Commercial Collector
Scenic Collector
Local
Rural Major Collector
Rural Minor Collector
Note: Potential Alignments for Future Roadways are shown as dashed lines
City Limits
Railroad
Urban Growth Area
DKS
Revised January 14, 2016
0 0.1 0.2 0.4 0.6 miles

Boat and RV Storage eligible





Legend

_Arterial
- Interstate
- State Route
- Arterial
- Forest Arterial
- Minor Collector
- Forest Collector
- Private or Other

Cities Boundaries

Urban Growth Boundaries

Notes:

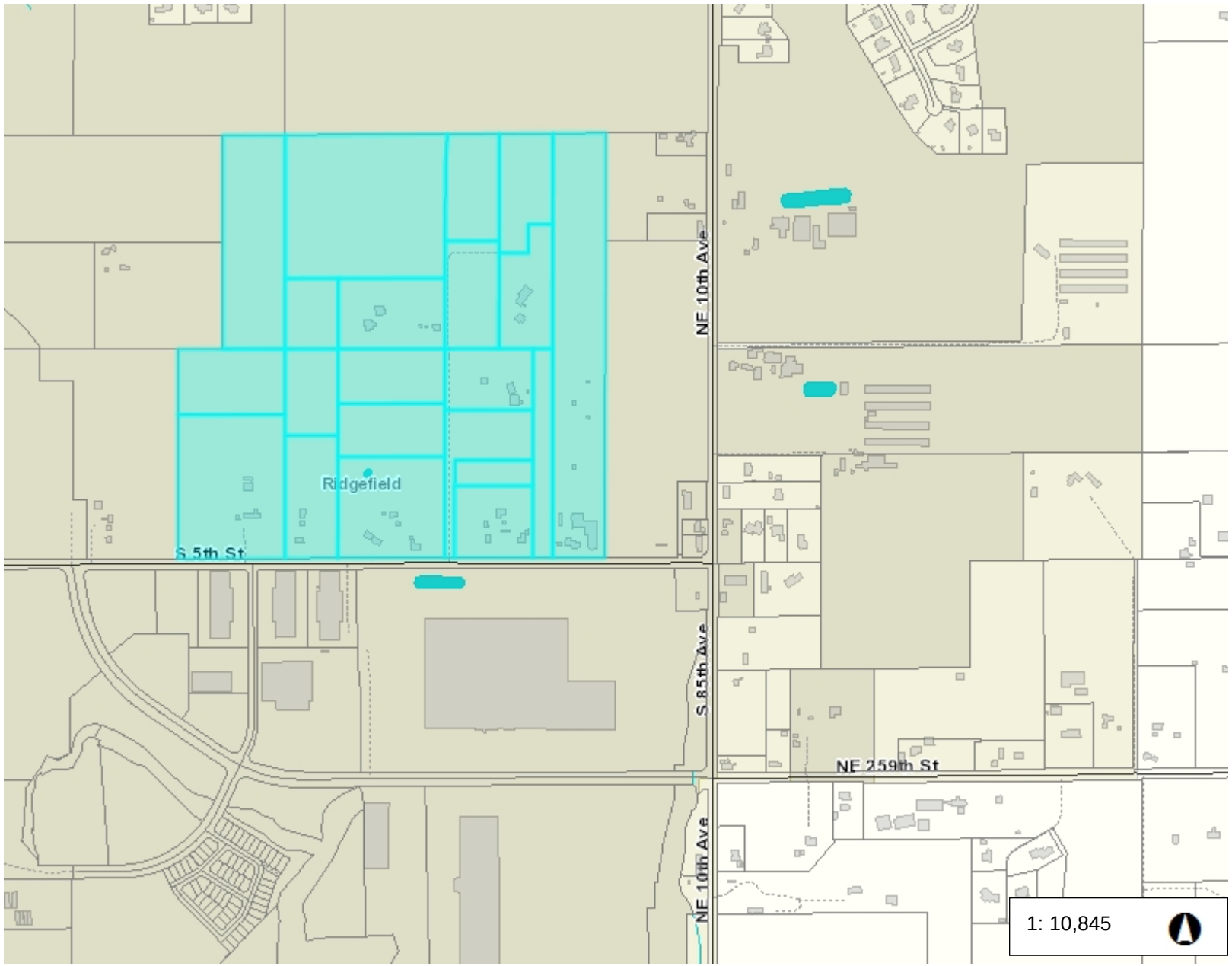
3,615.1 0 1,807.57 3,615.1 Feet

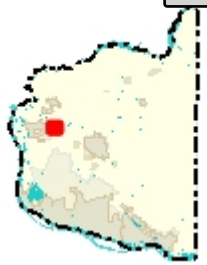
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

Attachment: Eligible Area 1 (Boat and RV Storage)

Boat and RV storage eligible 2





Legend

- Building Footprints
- Taxlots
- _Arterial
  - Interstate
  - State Route
  - Arterial
  - Forest Arterial
  - Minor Collector
  - Forest Collector
  - Private or Other
- Cities Boundaries
- Urban Growth Boundaries

Notes:

1,807.6 0 903.78 1,807.6 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
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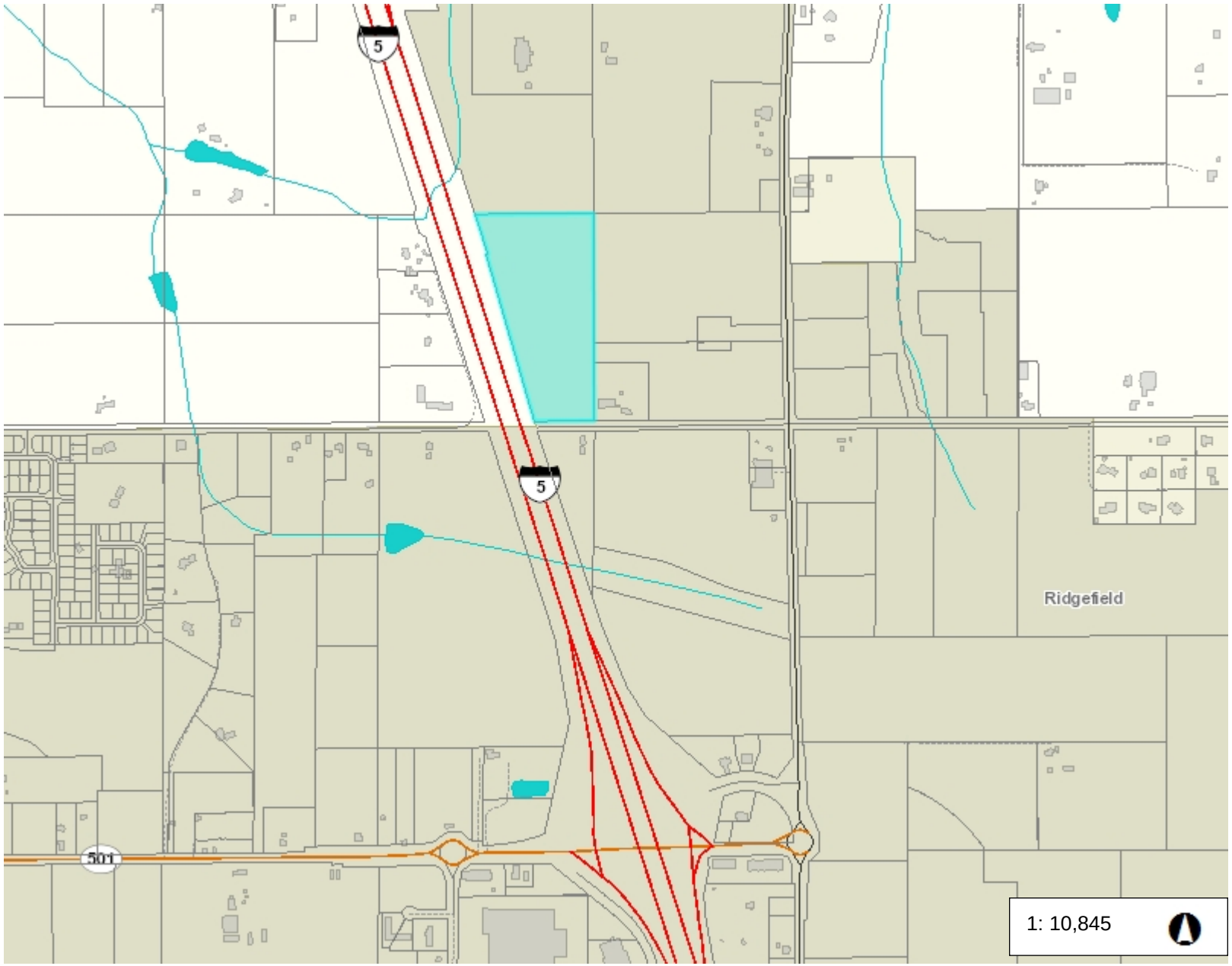
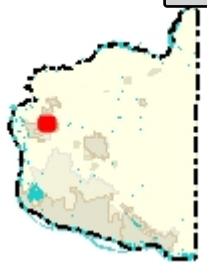
Eligible Area 3





Legend

- Building Footprints
- Taxlots
- _Arterial
  - Interstate
  - State Route
  - Arterial
  - Forest Arterial
  - Minor Collector
  - Forest Collector
  - Private or Other
- Cities Boundaries
- Urban Growth Boundaries

Notes:

1,807.6 0 903.78 1,807.6 Feet

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CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: October 25, 2018

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Seven Wells Phase 3 Final Plat

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GOVERNING LEGISLATION:

RCW 36.70.A and RCW 58

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

The Ridgefield Hearing Examiner approved the preliminary plat for Ridgecrest Planned Unit Development (PUD) on November 10, 2016, as PLZ-16-0035. It has since been renamed as Seven Wells Estates. The plat is also subject to the July 27, 2017 development agreement made between the City of Ridgefield and the Developer, records of Clark County, WA.

The project (Phase 3) proposes to subdivide Assessor's parcel 986040773 (28.42 acres) into 104 single-family residential lots. The lots range from 6,259 sq. ft. (Lot 194) to 9,640 sq. ft. (Lot 173), consistent with the lot size approved for the Ridgecrest PUD. The average lot area is 7,276 sq. ft. Phase 3 also includes storm facility Tract I and pedestrian access easement Tracts J, K, L, and M, all to be owned and maintained by the HOA. Open space Tract H is to be dedicated to the City of Ridgefield.

BUDGET/FINANCIAL IMPACTS:

Additional property tax revenue from 104 new single-family homes.

RECOMMENDED ACTION OR MOTION:

"I move to approve the final plat as presented".

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS:
PLZ-18-0089 Seven Wells Estates Ph 3_Final Plat_10252018 (PDF)
18229-SHEET 1 (PDF)
18229-SHEET 2 (PDF)
18229-SHEET 3 (PDF)
18229-SHEET 4 (PDF)
18229-SHEET 5 (PDF)

PLZ-18-0089 Seven Wells Ph 3 open space (PDF)
Seven Wells Phase 3_location (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

Seven Wells Estates Phase 3 Final Plat

Staff Report

File No. PLZ-18-0089

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 July 27, 2018, the City received an application for final plat approval for Seven Wells Estates PUD Phase 3.

City Council hearing date: October 25, 2018

Owner: Patrick Jeffries, Ridgecrest JV LLC; 18518 NW 41st Ave, Ridgefield, WA 98642; 360.597.5363, pjeffries@jbhomeswa.com

Property Information: No address. A subdivision in lot #44 of S28, T4N, R1E WM; Assessor's #986040773; 28.42 acres; 104 lots.

III. Documents Received

- Master land use application
- Final Plat checklist – July 27, 2018
- Final Plat narrative – August 15, 2018
- Perimeter description – July 19, 2018
- Lot comps – July 24, 2018
- Guarantee – July 25, 2018
- Final Plat sheets – July 19, 2018; revised September 05, September 21, October 11
- Recorded CC&Rs – August 2, 2018
- Conservation covenant – October 17, 2018

Attachment: PLZ-18-0089 Seven Wells Estates Ph 3_Final Plat_10252018 (Seven Wells Phase 3 Final Plat)

IV. Background

The Ridgefield Hearing Examiner approved the preliminary plat for Ridgecrest Planned Unit Development (PUD) on November 10, 2016, as PLZ-16-0035. It has since been renamed as Seven Wells Estates. The plat is also subject to the July 27, 2017 development agreement made between the City of Ridgefield and the Developer, records of Clark County, WA.

The project (Phase 3) proposes to subdivide Assessor's parcel 986040773 (28.42 acres) into 104 single-family residential lots. The lots range from 6,259 sq. ft. (Lot 194) to 9,640 sq. ft. (Lot 173), consistent with the lot size approved for the Ridgecrest PUD. The average lot area is 7,276 sq. ft. Phase 3 also includes storm facility Tract I and pedestrian access easement Tracts J, K, L, and M, all to be owned and maintained by the HOA. Open space Tract H is to be dedicated to the City of Ridgefield.

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

The applicant submitted a cost estimate for incomplete public improvements across Phases 3 and 4 totaling $495,030.53. The performance bond required for incomplete public improvements is therefore $594,036.64, or 120% of the provided estimate. As a **condition of approval**, the applicant shall submit the performance bond prior to obtaining city signatures on the final plat mylars. The bond will be released at final engineering acceptance.

VI. Survey Comments

Gray & Osborne, Inc. reviewed the final plat materials prepared by Minister-Glaeser Surveying, Inc., as submitted to them by the City of Ridgefield, on August 22, 2018. They reviewed for compliance with the applicable WAC and RMC. Gray & Osborne reviewed revised final plat materials on September 7, 2018 and September 26, 2018. The September 26, 2018 memo submitted to the City from Gray & Osborne confirms that all survey comments have been met.

VII. Land Use Planning Comments

The applicant has responded to the following land use conditions of approval from the Ridgecrest PUD preliminary plat approval, PLZ-16-0035:

1. Unless otherwise specified herein, 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).

   ### Findings

Attachment: PLZ-18-0089 Seven Wells Estates Ph 3_Final Plat_10252018 (Seven Wells Phase 3 Final Plat)

This condition is met subject to ongoing compliance.

2. Applications for subdivision are subject to the requirements of RDC 18.600, Subdivision General; 18.620, Subdivision procedures; 18.630, Design requirements; and 18.401, PUD.

Findings

This condition is met subject to ongoing compliance.

3. The Applicant shall apply for Final Plat approval, consistent with the requirements of RDC 18.620, for the full subdivision within five (5) years from the date of preliminary plat approval.

Findings

This condition is met subject to ongoing compliance.

4. Pursuant to RCW 27.53.060 it is unlawful to remove or alter any archaeological resource or site without having obtained a written permit from the Washington State Office of Archaeology and Historic Preservation. Upon any discovery of potential or known archaeological resources at the subject site prior to or during on-site construction, the Developer, contractor, and/or any other parties involved in construction shall immediately cease all on-site construction, shall act to protect the potential or known historical and cultural resources area from outside intrusion, and shall notify, within a maximum period of twenty-fours from the time of discovery, the City of Ridgefield Community Development Department of said discovery.

Findings

This condition is met subject to ongoing compliance.

5. The Applicant shall comply with all SEPA mitigation measures. The Applicant shall comply with the requirements specified in the August 24, 2016 Department of Ecology comment letter and August 26, 2016 Department of Natural Resources comment letter.

Findings

This condition is met subject to ongoing compliance.

6. Prior to final plat approval the applicant shall provide the Community Development Director with a final plat showing the required setbacks and building envelopes, and providing detail demonstrating that the proposal complies with the dimensional standards of RDC 18.210.040-1, and provide elevations demonstrating building dimensions.

Findings

The applicant has provided detail demonstrating that the proposal complies with the dimensional standards of RDC 18.210.040-1, including setbacks and building coverage, in Note 9.This condition is met.

7. Prior to final plat approval the applicant shall provide the Community Development Director with preliminary façade elevations that demonstrate that the final plat satisfies the architectural design standards in RDC 18.210.060.D. At the time of building permit submittal for each lot the applicant shall provide architectural drawings demonstrating that the proposed dwellings satisfy all applicable architectural design standards in RDC 18.210.060.D.

Findings

Attachment: PLZ-18-0089 Seven Wells Estates Ph 3_Final Plat_10252018 (Seven Wells Phase 3 Final Plat)

Staff finds that preliminary façade elevations demonstrating compliance with RDC 18.210.060.D shall be submitted with building permits. This condition does not apply at final plat approval.

8. Prior to final plat approval the applicant shall provide the Community Development Director with preliminary elevations for the dwellings facing S 45th Avenue that demonstrate that the final plat satisfies the architectural design standards in RDC 18.210.065.B and RDC 18.210.120.A.1. At the time of building permit submittal for each lot the applicant shall provide architectural drawings demonstrating that the proposed dwellings satisfy the architectural design standards in RDC 18.210.065.B and RDC 18.210.120.A.1.

Findings

Phase 3 does not include lots adjacent to S 45th Avenue. This condition does not apply to Phase 3.

9. Prior to Final Plat approval the Applicant shall provide the Community Development Director with a site plan and preliminary architectural drawings that demonstrate that the Final Plat satisfies the standards in RDC 8.210.150 for two/three-unit homes. At the time of Building Permit submittal for each lot the Applicant shall provide demonstrating that the proposed duplex units satisfy the standards in RDC 8.210.150.

Findings

No two or three-unit homes are proposed in Phase 3. This condition does not apply to Phase 3.

10. All garage and carport doors shall be a minimum of 18 feet from garage or carport door and the interior of the sidewalk.

Findings

The applicant has provided detail demonstrating that the proposal complies with the dimensional standards of RDC 18.210.040-1, including setbacks and building coverage, in Note 9. This condition is met.

11. Prior to Final Plat approval the Applicant shall provide the Community Development Director a final Landscape Plan demonstrating that the Final Plat satisfies the standards in RDC 18.210.065.D, RDC 18.401, and RDC 18.725.

Findings

Landscape plans dated May 17, 2018 that satisfy the standards in RDC 18.210.065.D, 18.401, and 18.725 were approved as part of the Ridgecrest Phase 3 engineering review. This condition is met.

12. All proposed signs are required demonstrate compliance with RDC 18.710. Future monument signs will require a Ridgefield sign permit and shall comply with RDC 18.710.

Findings

No signs are proposed at the time of final plat submittal. Future signs shall comply with RDC 18.710 and will require a sign permit.

13. Prior to Final Plat approval the Applicant shall provide the Community Development Director with a Final Plat identifying all critical areas and buffer widths and identifying these areas as protected critical areas consistent with RDC 18.280. The Final Plat shall show the building envelopes in relation to critical area buffers. The Final Plat shall delineate protected critical areas comprising identified wetlands and buffers and identified habitat conservation areas and buffers using tracts or conservation easements in accordance with RDC 18.280.040.H.

Attachment: PLZ-18-0089 Seven Wells Estates Ph 3_Final Plat_10252018 (Seven Wells Phase 3 Final Plat)

Findings

This condition is met.

14. Prior to Final Plat approval, in accordance with RDC 18.280.040.G the Applicant shall file a notice with the County auditor's office stating the presence of the critical area or buffer on the property, the application of this chapter to the property, and the fact that limitations on actions in or affecting the critical area or buffer may exist. The notice shall "run with the land." The applicant shall submit proof that the notice has been filed for public record before the City approves any site development or construction for the property or at or before recording.

Findings

The applicant submitted a conservation covenant to be signed by the City Attorney at the final plat Council hearing. As a **condition of approval**, the applicant shall submit proof that the covenant has been recorded prior to obtaining city signatures on final plat mylars.

15. Prior to Final Plat approval, the Developer shall provide the Community Development Director with a final Mitigation Plan demonstrating compliance with RDC 18.280.110 and RDC 18.280.150. When mitigation required pursuant to a development proposal is not completed prior to the City final permit approval, the applicant shall be required to provide security in a form and amount deemed acceptable by the City. The applicant shall provide security in a form and amount deemed acceptable by the City to ensure mitigation is fully functional subject to the requirements in RDC 18.280.040.J.

Findings

This condition is met.

16. Prior to soil disturbance, the Developer shall install fish and wildlife habitat conservation area and wetland signs and fencing consistent with the requirements in RDC 18.280.110.D.3, Signs and Fencing of Fish and Wildlife Habitat Conservation Areas and 18.280.150.C.3, Signs and Fencing of Wetlands. Prior to Final Plat approval, the Applicant shall delineate and place temporary and permanent signs at the boundary of the outer edge of critical areas tracts and easements consistent with the requirements in RDC 18.280.040.F, Critical Areas Markers and Signs.

Findings

As a **condition of approval**, the applicant shall install critical area signs as required in Condition 16 prior to obtaining city signatures on final plat mylars.

17. Each phase of the development shall apply for Final Plat approval in accordance with RDC 18.620.080.C.

Findings

The applicant has applied for Final Plat approval for Phase 3 in accordance with RDC 18.620.080.C. This condition is met.

18. Construction of the project shall occur in accordance with RDC 18.401.110. A bond or other equivalent security, approved by the City attorney, shall be filed with the Community Development Director prior to final PUD and provided to the City prior to issuance of Building Permits, in accordance with RDC 18.401.120.

Findings

This condition is met subject to ongoing compliance with the Public Works Department bonding process.

Attachment: PLZ-18-0089 Seven Wells Estates Ph 3_Final Plat_10252018 (Seven Wells Phase 3 Final Plat)

19. The Developer shall dedicate to the City the right-of-way necessary for S. 45th Avenue and 15th Street improvements and pay their proportionate share of the improvements for S. 45th Avenue (23.4% of the cost). Additionally, the Developer shall construct the entry to S. 15th Street from S. 45th Avenue in Phase 1, S. 15th Street to minor arterial standards, and on-site public and private roads concurrent with construction phasing. Maintenance of the private roads will be the responsibility of the individual property owners.

    ### Findings

    This condition is met per engineering review of the final plat submittal.

20. Prior to Final Plat approval the Developer shall provide the Community Development Director with a copy of the Home Owners Association (HOA) bylaws and Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and which shall ensure that the HOA is responsible for the perpetual maintenance of all improvements and amenities held in common and not dedicated to the City, consistent with the requirements of RDC 18.401.140, Homeowner Association.

    ### Findings

    The applicant submitted recorded HOA CC&Rs with the final plat application. This condition is met.

21. Prior to Final Plat approval, the Developer must demonstrate that all lots meet the minimum single-family lot frontage standard in RDC 18.401.090.I.

    ### Findings

    Per RDC 18.401.090.I, the minimum single-family lot frontage is 35 feet. Lots 195 (29.47 feet) and 206 (29.48 feet) do not meet this minimum. However, the Community Development Director issued a Director's Interpretation on November 30, 2017 stating that three lots in Seven Wells Phase 1 with similarly curved frontages shall be reviewed for lot frontage requirements under the cul-de-sac criteria found in RDC 18.401.090.I, due to the geometry of the street they front. The minimum lot frontage given for lots on the bulb of a cul-de-sac is 25 feet, and therefore this condition is met.

22. Prior to Final Plat approval, the Developer shall demonstrate that the maximum building coverage does not exceed 50 percent of net buildable area overall and the maximum development coverage does not exceed 65 percent of the net buildable area overall.

    ### Findings

    Note 9 on Sheet 1 states that the maximum building coverage will not exceed 50 percent of the net buildable area and the maximum development coverage will not exceed 65 percent of the net buildable area overall. This condition is met.

23. The Developer shall demonstrate compliance with RDC 18.401.090.P, Mechanical Equipment, at time of Building Permit.

    ### Findings

    This condition does not apply at final plat approval.

24. All utilities shall be placed underground in accordance with RDC 18.401.090.Q.

    ### Findings

    This condition is met.

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25. The Developer shall illuminate the multipurpose trails for security and safety, as required under RDC 18.401.080.R.4, consistent with City engineering standards. Prior to Final Plat approval the Applicant shall provide the City with a final Lighting Plan, consistent with RDC 18.715, and demonstrating that light trespass and glare from streetlights shall not extend beyond the perimeter of the subdivision consistent with RDC 18.715.050.

    ### Findings

    This condition is met.

26. Ridgecrest PUD shall be bound by the requirements of RDC 18.401.110, Time requirements and extensions.

    ### Findings

    This condition is met subject to ongoing compliance.

27. Ridgecrest PUD shall be bound by the requirements of RDC 18.401.120, Bonding and Enforcement.

    ### Findings

    This condition is met subject to ongoing compliance.

28. Ridgecrest PUD shall be bound by the requirements of RDC 18.401.130, Parties Bound.

    ### Findings

    This condition is met subject to ongoing compliance.

29. Prior to Final Plat approval, the Developer must demonstrate that all lots meet the minimum lot frontage standard in RDC 18.401.090.I.

    ### Findings

    Per RDC 18.401.090.I, the minimum single-family lot frontage is 35 feet. Lots 195 (29.47 feet) and 206 (29.48 feet) do not meet this minimum. However, the Community Development Director issued a Director's Interpretation on November 30, 2017 stating that three lots in Seven Wells Phase 1 with similarly curved frontages shall be reviewed for lot frontage requirements under the cul-de-sac criteria found in RDC 18.401.090.I, due to the geometry of the street they front. The minimum lot frontage given for lots on the bulb of a cul-de-sac is 25 feet, and therefore this condition is met.

30. Future off-street parking and loading shall comply with the provisions of RDC 18.720, including the minimum spaces required by RDC 18.720.030.

    ### Findings

    This condition does not apply at the time of final plat approval.

31. Prior to Final Plat approval the Applicant shall provide the City with a final Landscape Plan for street trees, parking strips, and Tract B consistent with RDC 18.725.

    ### Findings

    Landscape plans dated May 17, 2018 that satisfy the standards in 18.725 were approved as part of the Ridgecrest Phase 3 engineering review. This condition is met.

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32. Prior to Final Plat approval, the Developer shall demonstrate that the maximum building coverage does not exceed 60% of net buildable area overall and the maximum development coverage does not exceed 70% of the net buildable area overall.

    #### Findings

    The more conservative standards in Condition 22 apply. See Condition 22.

33. Prior to Final Plat approval the Developer shall provide the Community Development Director with a copy of the final HOA bylaws and CC&Rs and which shall ensure that the HOA is responsible for the perpetual maintenance of all improvements and amenities held in common and not dedicated to the City.

    #### Findings

    The applicant submitted recorded HOA CC&Rs with the final plat application. This condition is met.

34. Prior to Final Plat approval, the Developer shall illuminate the multimodal path, as required under RDC 18.401.080.R.4, consistent with City engineering standards.

    #### Findings

    This condition is met.

Additional planning comments and **conditions of approval** are provided below.

1. The proposal shall comply with all terms and conditions of approval for the original decision, PLZ-16-0035, approved by the Hearing Examiner with a final order dated November 2016.
2. The Development agreement (DA) was approved in July 2017. The terms of the DA apply to each phase of development.
3. Prior to obtaining city signatures on the final plat mylars, the applicant shall submit the performance bond ($594,036.64).
4. Prior to obtaining city signatures on the final plat mylars, all street names on the final plat and on installed street signs shall conform to the City of Ridgefield Street Renaming Committee Manual. See Section X below.
5. Prior to obtaining city signatures on the final plat mylars, the applicant shall submit proof that the conservation covenant has been recorded.
6. Prior to obtaining city signatures on the final plat mylars, the applicant shall install critical area signs as required in Condition 16.
7. Submit a Mylar for signature containing the signature and seal of the surveyor of record (Certification of Subdivision Platting, see RDC 18.620.120.L for required language) and the signatures of all parties having an ownership interest in the land for purposes of dedication (Dedication of Subdivision, see RDC 18.620.120.M).
8. 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.
9. 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.

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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

Staff recommends City Council approve the Final Plat. Please submit any materials as described in this staff memo.

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X. Seven Wells Estates Phase 3 Addressing

Ascending from west to east and from north to south

Lot #	Address	Lot #	Address	Lot #	Address	Lot #	Address	Lot #	Address
S 16th Drive		**S 17th Drive**		**S 50th Place**		**S 19th Street**		**S 51st Place**	
North (even) side of street		North (even) side of street		West (odd) side of street		South (odd) side of street		West (odd) side of street	
174	4710	145	4722	233	1617	209	5059	221	1621
175	4724	146	4736	232	1645	208	5073	220	1643
176	4738	147	4750	231	1673	207	5087	219	1667
177	4752	148	4764	230	1715			218	1691
178	4766	149	4778	229	1743			217	1709
179	4780	150	4808	East (even) side of street				216	1733
180	4806	151	4826	222	1620			215	1757
181	4820	152	4844	223	1642			214	1781
182	4834	153	4862	224	1666			213	1805
183	4848	154	4880	225	1690			212	1823
184	4860	155	4898	226	1708			211	1841
185	4874	156	4900	227	1732			210	1859
186	4902	157	4916	228	1756			East (even) side of street	
187	4916	158	4932					196	1622
188	4930	159	4948					197	1644
189	4944	South (odd) side of street						198	1668
190	4958	144	4711					199	1730
191	4972	143	4723					200	1754
192	5030	142	4735					201	1778
193	5048	141	4747					202	1802
194	5066	140	4759					203	1820
195	5084	139	4771					204	1838
South (odd) side of street		138	4805					205	1856
173	4725	137	4823					206	1874
172	4737	136	4841						
171	4749	135	4859						
170	4761	134	4877						
169	4773	133	4895						
168	4785	132	4901						
167	4809	131	4927						

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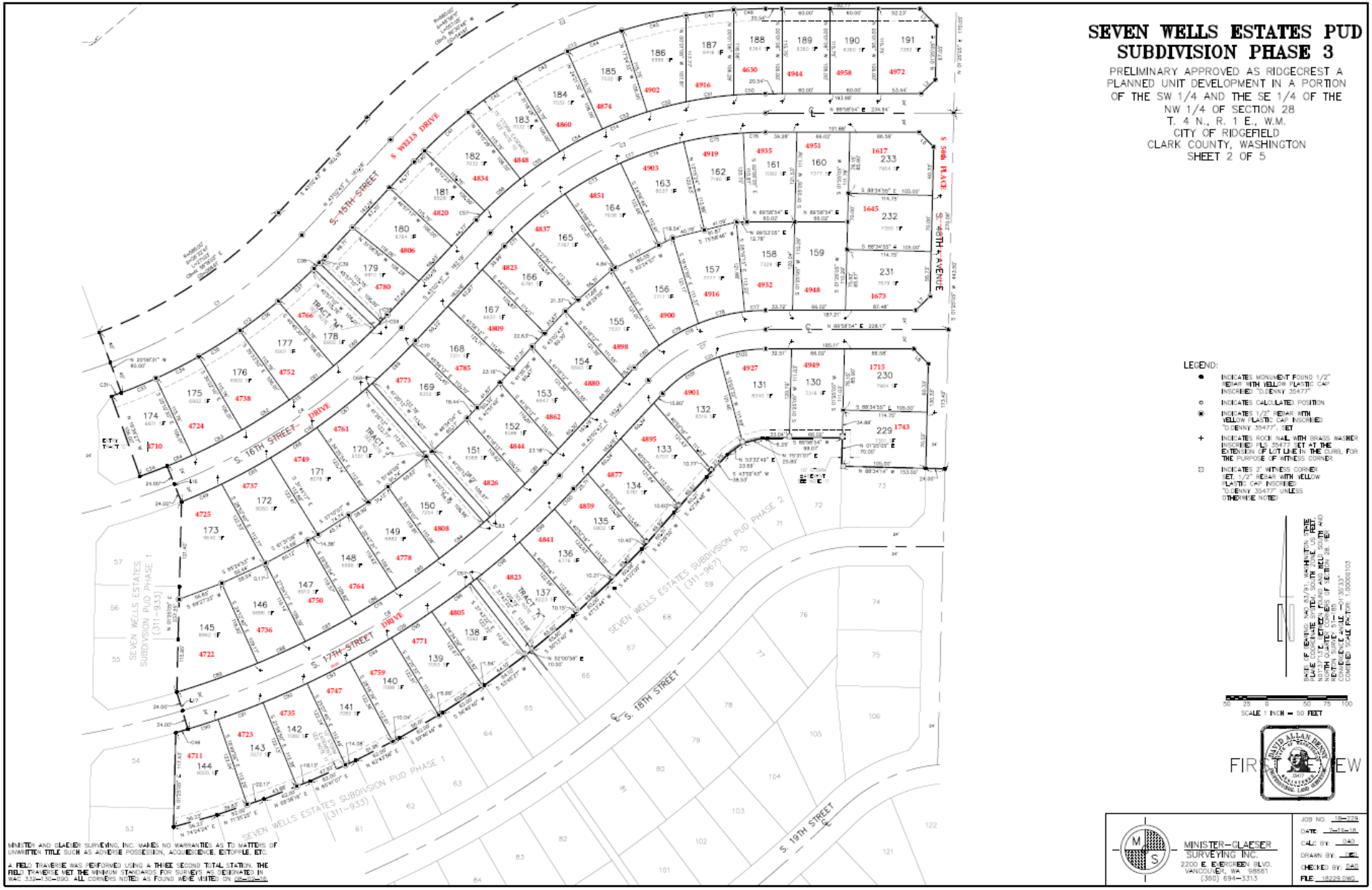
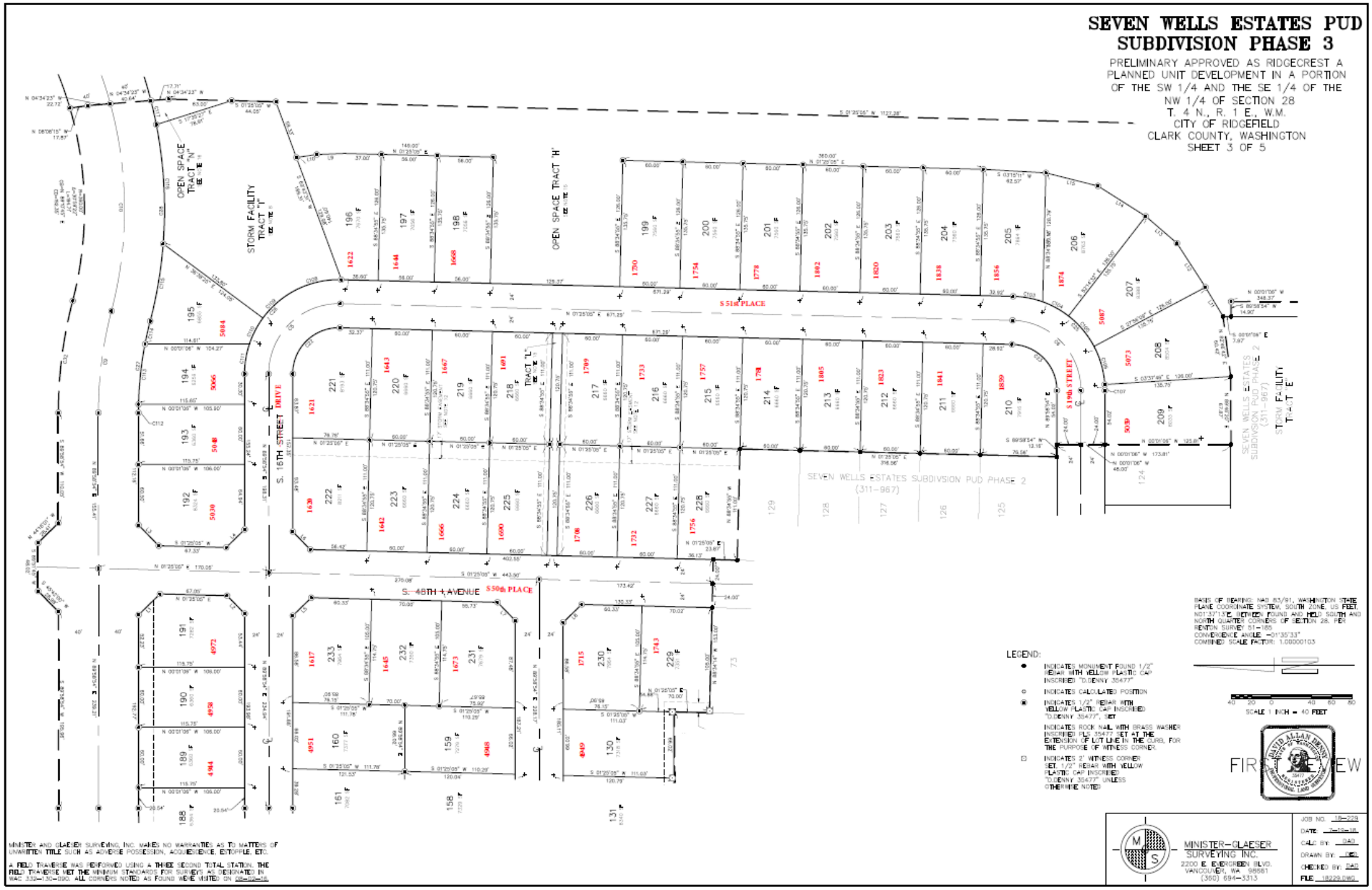
166	4823	130	4949						
165	4837								
164	4851								
163	4903								
162	4919								
161	4935								
160	4951								

Attachment: PLZ-18-0089 Seven Wells Estates Ph 3_Final Plat_10252018 (Seven Wells Phase 3 Final Plat)

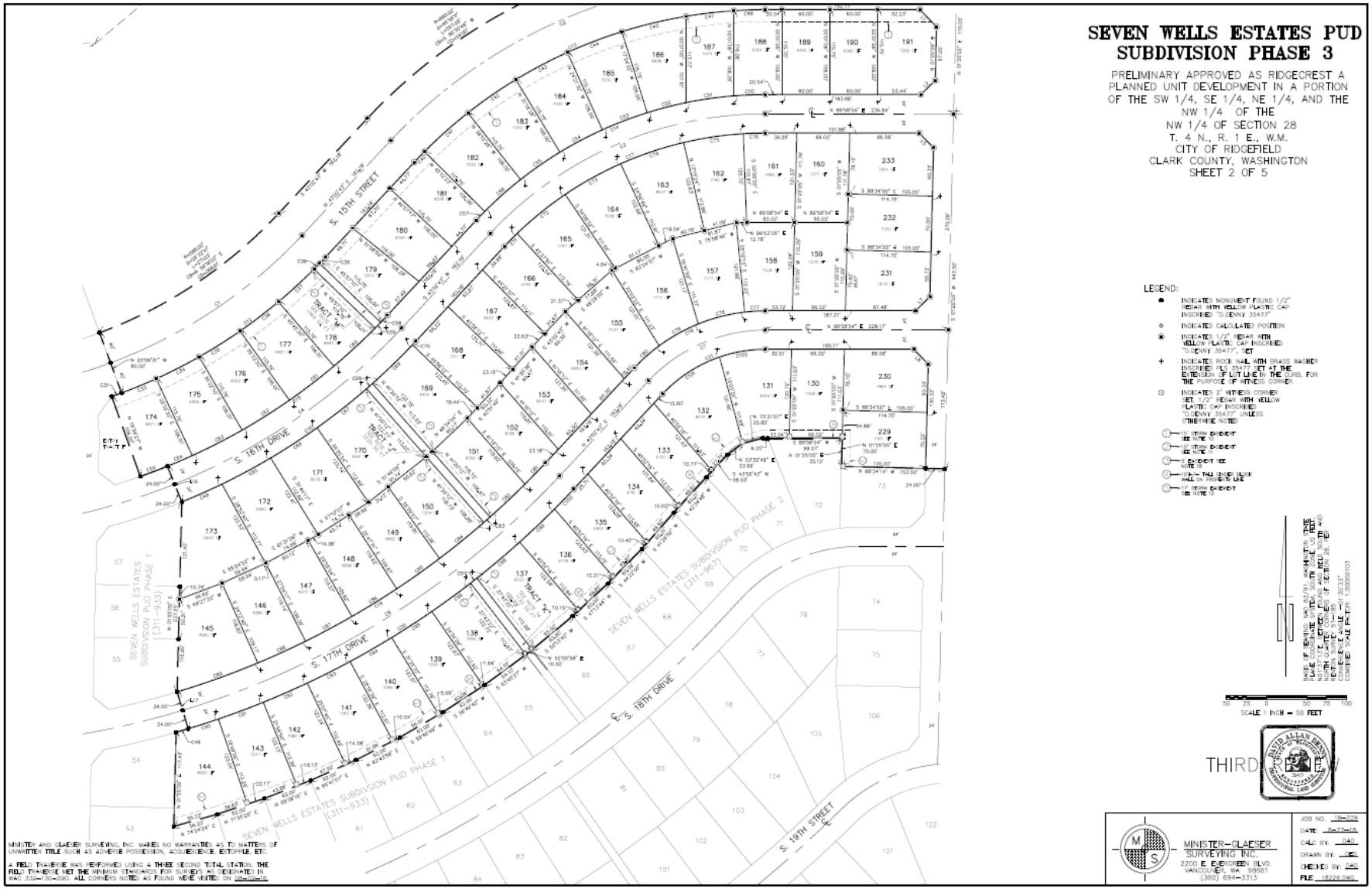


Attachment: PLZ-18-0089 Seven Wells Estates Ph 3_Final Plat_10252018 (Seven Wells Phase 3 Final Plat)



Attachment: PLZ-18-0089 Seven Wells Estates Ph 3_Final Plat_10252018 (Seven Wells Phase 3 Final Plat)

XI. Seven Wells Estates Phase 3 Plat (Sheets 2-4)



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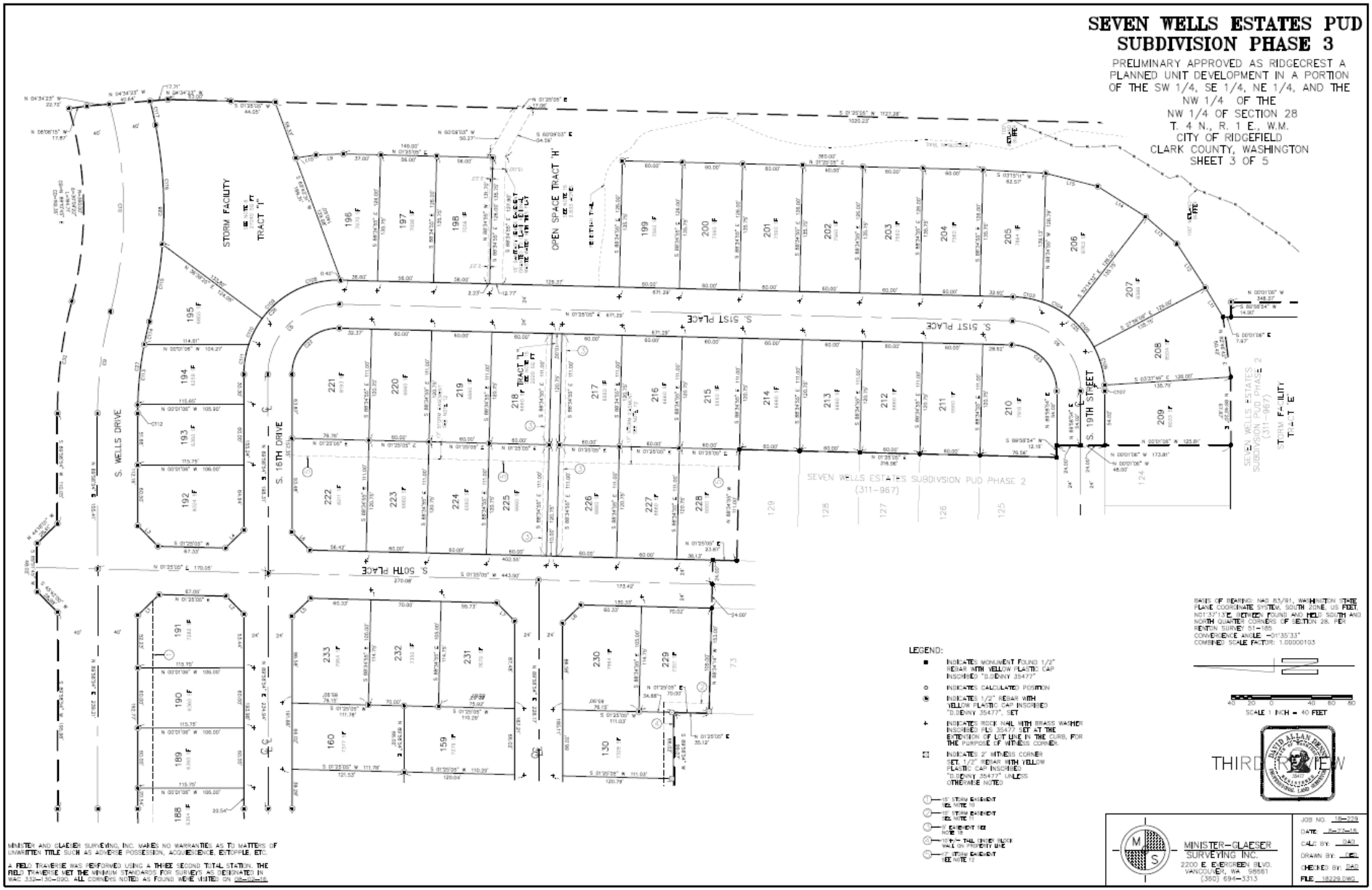

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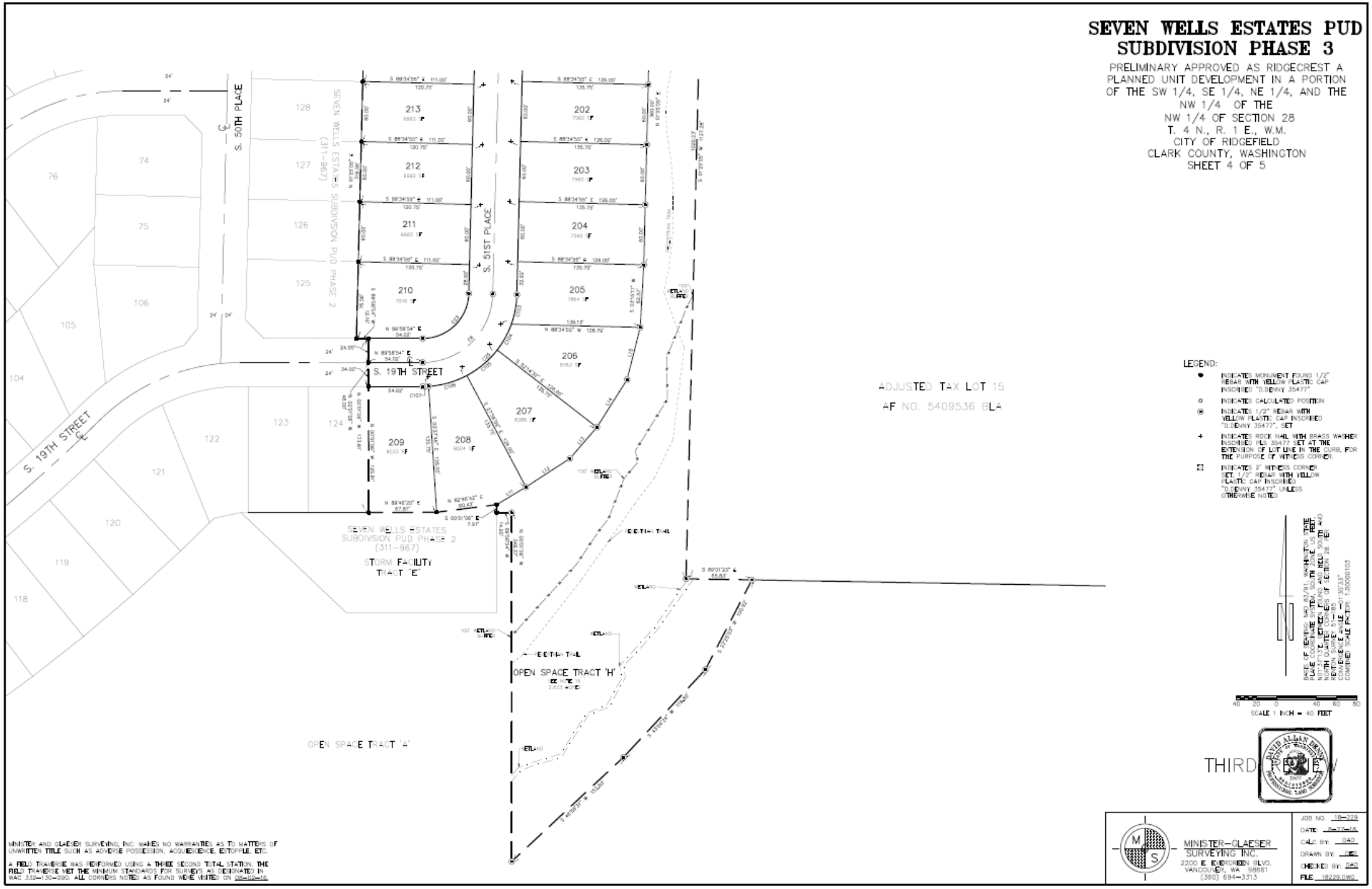


Attachment: PLZ-18-0089 Seven Wells Estates Ph 3_Final Plat_10252018 (Seven Wells Phase 3 Final Plat)

SEVEN WELLS ESTATES PUD SUBDIVISION PHASE 3

PRELIMINARY APPROVED AS RIDGECREST A PLANNED UNIT DEVELOPMENT IN A PORTION OF THE SW 1/4, SE 1/4, NE 1/4, AND THE NW 1/4 OF THE NW 1/4 OF SECTION 28
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
SHEET 1 OF 5

PERIMETER DESCRIPTION:

A PARCEL OF LAND IN A PORTION OF THE SOUTHWEST QUARTER, SOUTHEAST QUARTER, NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE SOUTH 01°25'05" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 1242.72 FEET;

THENCE SOUTH 88°34'55" EAST, 466.22 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF S. 15TH STREET, BEING THE SOUTHEAST CORNER OF TRACT "C" OF "SEVEN WELLS ESTATES PUD SUBDIVISION PHASE1" ACCORDING TO THE PLAT RECORDED IN BOOK 311 OF PLATS AT PAGE 933 RECORDS OF CLARK COUNTY WASHINGTON SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE ARC OF A 585.00 FOOT, RADIUS NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26°32'41", FOR AN ARC LENGTH OF 271.03 FEET, THE LONG CHORD WHICH BEARS NORTH 56°19'03" EAST, 268.61 FEET;

THENCE NORTH 43°02'43" EAST, FOR A DISTANCE OF 162.18 FEET;

THENCE ALONG THE ARC OF A 680.00 FOOT, RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 46°56'11", FOR AN ARC LENGTH OF 557.05 FEET, THE LONG CHORD WHICH BEARS NORTH 66°30'48" EAST, 541.61 FEET;

THENCE NORTH 89°58'54" EAST, FOR A DISTANCE OF 195.96 FEET;

THENCE NORTH 45°42'00" EAST, FOR A DISTANCE OF 28.98 FEET;

THENCE NORTH 89°51'45" EAST, FOR A DISTANCE OF 48.02 FEET;

THENCE SOUTH 44°18'01" EAST, FOR A DISTANCE OF 28.41 FEET;

THENCE NORTH 89°58'54" EAST, FOR A DISTANCE OF 110.05 FEET;

THENCE ALONG THE ARC OF A 440.00 FOOT, RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14°41'32", FOR AN ARC LENGTH OF 112.83 FEET, THE LONG CHORD WHICH BEARS SOUTH 82°40'20" EAST, 112.52 FEET;

THENCE ALONG THE ARC OF A 360.00 FOOT, RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30°59'22", FOR AN ARC LENGTH OF 194.71 FEET, THE LONG CHORD WHICH BEARS NORTH 89°10'45" EAST, 192.35 FEET, TO THE WEST LINE OF BOUNDARY ADJUSTED TAX LOT 15 ACCORDING TO THAT CERTAIN DEED RECORDED UNDER AUDITORS FILE NO. 5409536 BLA, RECORDS OF CLARK COUNTY, WASHINGTON;

THENCE SOUTH 08°08'15" EAST, ALONG SAID LOT 15, FOR A DISTANCE OF 17.87 FEET;

THENCE SOUTH 04°34'23" EAST, ALONG SAID LOT 15, FOR A DISTANCE OF 81.07 FEET;

THENCE SOUTH 01°25'05" WEST, ALONG SAID LOT 15, FOR A DISTANCE OF 1127.28 FEET, TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTH 89°01'23" EAST, ALONG THE SOUTH LINE OF SAID LOT 15, FOR A DISTANCE OF 65.83 FEET, TO THE NORTHWEST CORNER OF BOUNDARY ADJUSTED TAX LOT 37 ACCORDING TO THAT CERTAIN DEED RECORDED UNDER AUDITORS FILE NO. 5409536 BLA RECORDS OF CLARK COUNTY, WASHINGTON;

THENCE SOUTH 27°25'03" WEST, ALONG THE NORTH LINE OF SAID LOT 37, FOR A DISTANCE OF 100.92 FEET;

THENCE SOUTH 43°04'24" WEST, ALONG THE NORTH LINE OF SAID LOT 37, FOR A DISTANCE OF 119.80 FEET;

THENCE SOUTH 46°58'31" WEST, ALONG THE NORTH LINE OF SAID LOT 37, FOR A DISTANCE OF 152.60 FEET;

THENCE NORTH 00°01'06" WEST, FOR A DISTANCE OF 348.37 FEET;

THENCE SOUTH 89°58'54" WEST, FOR A DISTANCE OF 14.90 FEET;

THENCE NORTH 00°01'06" WEST, FOR A DISTANCE OF 7.97 FEET;

THENCE SOUTH 82°46'42" WEST, FOR A DISTANCE OF 60.42 FEET;

THENCE SOUTH 89°46'20" WEST, FOR A DISTANCE OF 67.87 FEET;

THENCE NORTH 00°01'06" WEST, FOR A DISTANCE OF 173.81 FEET;

THENCE SOUTH 89°58'54" WEST, FOR A DISTANCE OF 12.16 FEET;

THENCE NORTH 01°25'05" EAST, FOR A DISTANCE OF 316.56 FEET;

THENCE NORTH 88°34'55" WEST, FOR A DISTANCE OF 111.00 FEET;

THENCE NORTH 01°25'05" EAST, FOR A DISTANCE OF 23.87 FEET;

THENCE NORTH 88°34'14" WEST, FOR A DISTANCE OF 153.00 FEET;

THENCE NORTH 01°25'05" EAST, FOR A DISTANCE OF 35.12 FEET;

THENCE SOUTH 89°58'54" WEST, FOR A DISTANCE OF 99.07 FEET;

THENCE SOUTH 75°31'07" WEST, FOR A DISTANCE OF 25.85 FEET;

THENCE SOUTH 53°32'49" WEST, FOR A DISTANCE OF 23.69 FEET;

THENCE SOUTH 43°02'43" WEST, FOR A DISTANCE OF 38.53 FEET;

THENCE SOUTH 42°34'48" WEST, FOR A DISTANCE OF 60.21 FEET;

THENCE SOUTH 41°29'50" WEST, FOR A DISTANCE OF 60.31 FEET;

THENCE SOUTH 44°22'00" WEST, FOR A DISTANCE OF 60.08 FEET;

THENCE SOUTH 47°13'44" WEST, FOR A DISTANCE OF 60.00 FEET;

THENCE SOUTH 50°13'40" WEST, FOR A DISTANCE OF 65.90 FEET;

THENCE SOUTH 52°00'58" WEST, FOR A DISTANCE OF 10.00 FEET;

THENCE SOUTH 53°45'27" WEST, FOR A DISTANCE OF 64.10 FEET, TO THE NORTHEAST CORNER OF LOT 64 OF SAID "SEVEN WELLS ESTATES PUD SUBDIVISION PHASE1" PLAT;

THENCE ALONG THE NORTH AND EAST LINE OF SAID "SEVEN WELLS ESTATES PUD SUBDIVISION PHASE1" PLAT, THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 56°49'40" WEST, FOR A DISTANCE OF 62.00 FEET;

THENCE SOUTH 59°46'49" WEST, FOR A DISTANCE OF 62.00 FEET;

THENCE SOUTH 62°43'58" WEST, FOR A DISTANCE OF 62.00 FEET;

THENCE SOUTH 65°41'07" WEST, FOR A DISTANCE OF 62.00 FEET;

THENCE SOUTH 68°38'16" WEST, FOR A DISTANCE OF 62.00 FEET;

THENCE SOUTH 71°35'25" WEST, FOR A DISTANCE OF 62.00 FEET;

THENCE SOUTH 74°24'24" WEST, FOR A DISTANCE OF 56.23 FEET;

THENCE NORTH 01°25'05" EAST, FOR A DISTANCE OF 117.43 FEET;

THENCE ALONG THE ARC OF A 1089.00 FOOT, RADIUS NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°49'45", FOR AN ARC LENGTH OF 15.76 FEET, THE LONG CHORD WHICH BEARS NORTH 73°37'05" EAST, 15.76 FEET;

THENCE NORTH 16°47'48" WEST, FOR A DISTANCE OF 48.00 FEET;

THENCE NORTH 01°25'05" EAST, FOR A DISTANCE OF 237.25 FEET;

THENCE NORTH 21°59'30" WEST, FOR A DISTANCE OF 48.00 FEET;

THENCE ALONG THE ARC OF A 771.00 FOOT, RADIUS NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 2°41'14", FOR AN ARC LENGTH OF 36.16 FEET, THE LONG CHORD WHICH BEARS SOUTH 69°21'07" WEST, 36.16 FEET;

THENCE NORTH 19°39'27" WEST, FOR A DISTANCE OF 106.00 FEET;

THENCE ALONG THE ARC OF A 665.00 FOOT, RADIUS NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 1°07'46", FOR AN ARC LENGTH OF 13.11 FEET, THE LONG CHORD WHICH BEARS NORTH 70°11'13" EAST, 13.11 FEET;

THENCE NORTH 20°08'31" WEST, FOR A DISTANCE OF 80.00 FEET, TO THE TRUE POINT OF BEGINNING;

CONTAINING 28.41 ACRES MORE OR LESS.

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

NOTES:

1) ALL ROADS WITHIN THIS PLAT ARE DEDICATED TO THE CITY OF RIDGEFIELD.

2) IMPACT FEES AND SYSTEM DEVELOPMENT CHARGES SHALL BE ASSESSED BASED ON FEE SCHEDULES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.

3) CITY OF RIDGEFIELD FINAL PLAT NUMBER "PLZ-16-0035"

4) TRACT "J" IS A 10.00' PEDESTRIAN ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE SEVEN WELLS HOMEOWNERS ASSOCIATION.

5) OFF-STREET PARKING MUST BE SETBACK A MINIMUM OF 18 FEET FROM THE SIDEWALK TO PREVENT VEHICLES FROM INTERFERING WITH SIDEWALK TRAVEL.

6) ANY MODIFICATION TO PROPERTY LINE SETBACKS MAY BE PROCESSED THROUGH AN ADMINISTRATIVE ADJUSTMENT OR A VARIANCE AS REFERENCED IN THE CITY OF RIDGEFIELD DEVELOPMENT CODE AS AN ALTERNATIVE TO A RE-PLAT PROCESS.

7) ALL SENSITIVE LANDS SHALL BE PROTECTED BY CONSERVATION EASEMENTS AND CERTAIN ACTIVITIES ARE PROHIBITED OR LIMITED AS SPECIFIED BY THE CITY OF RIDGEFIELD DEVELOPMENT CODE, RDC 18.280.

8) TRACT "I" IS STORMWATER FACILITIES TO BE OWNED AND MAINTAINED BY THE SEVEN WELLS HOMEOWNER'S ASSOCIATION (H.O.A.). WITH A BLANKET EASEMENT DEDICATED TO THE CITY OF RIDGEFIELD FOR INSPECTION.

9) ALL BUILDINGS OR STRUCTURES REQUIRING A BUILDING PERMIT SHALL INDICATE COMPLIANCE WITH THE FOLLOWING LOT DESIGN STANDARDS.

MINIMUM LOT AREA – 5,000 SQUARE FEET
MINIMUM YARD SETBACKS:
FRONT 10'
SIDE 5'
STREET SIDE 10'
REAR 5
GARAGE 18' FROM BACK OF SIDEWALK
MINIMUM LOT WIDTH OF 50.00 FOOT.
MAXIMUM BUILDING COVERAGE DOES NOT EXCEED 50% OF NET BUILDABLE AREA OVERALL
MAXIMUM HEIGHTS 35'
MAXIMUM DEVELOPMENT COVERAGE WILL NOT EXCEED 65% OF THE NET BUILDING AREA OVERALL

10) 15' STORM EASEMENT TO BE OWNED AND MAINTAINED BY THE SEVEN WELLS HOMEOWNER'S ASSOCIATION (H.O.A.). STORM EASEMENT DEDICATED TO THE CITY OF RIDGEFIELD FOR INSPECTION.

11) 10' STORM EASEMENT TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WITH AN EASEMENT CONVEYED TO THE HOMEOWNER'S ASSOCIATION FOR INSPECTION WITH THIS PLAT.

12) 17' STORM EASEMENT TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WITH AN EASEMENT CONVEYED TO THE HOMEOWNER'S ASSOCIATION FOR INSPECTION WITH THIS PLAT.

13) TRACT "M" IS A 10.00' PEDESTRIAN ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE SEVEN WELLS HOMEOWNERS ASSOCIATION.

14) TRACT "K" IS A 10.00' PEDESTRIAN ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE SEVEN WELLS HOMEOWNERS ASSOCIATION.

15) TRACT "L" IS A 10.00' PEDESTRIAN ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE SEVEN WELLS HOMEOWNERS ASSOCIATION.

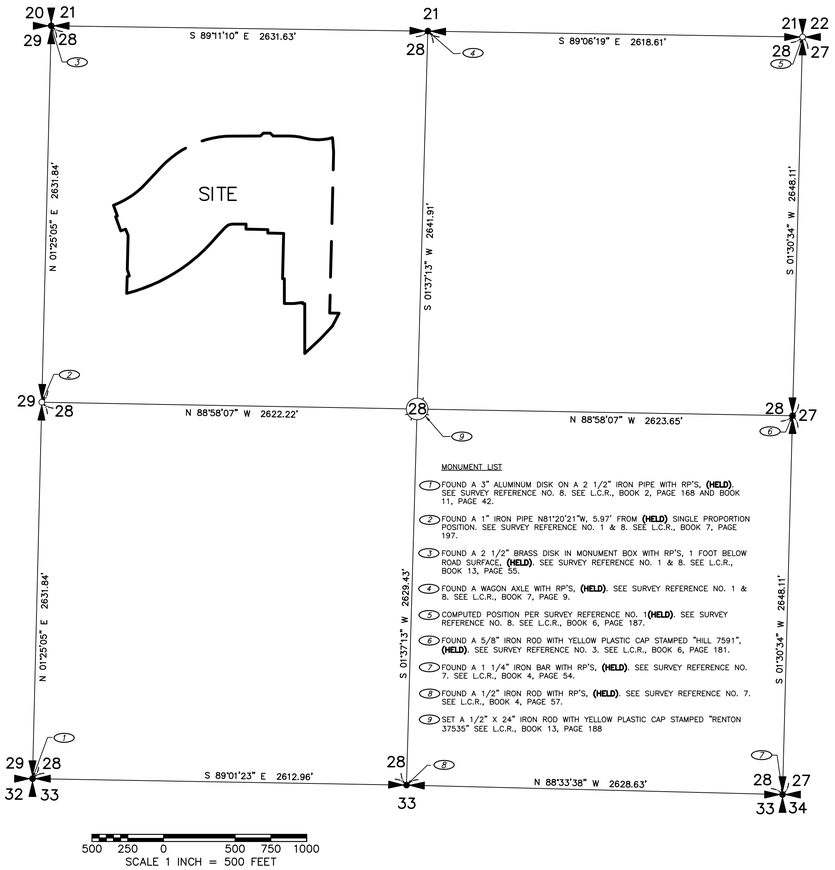
16) TRACT "H" IS DEDICATED TO THE CITY OF RIDGEFIELD WITH THIS PLAT. WITH THE SEVEN WELLS HOMEOWNERS ASSOCIATION (H.O.A.) RESPONSIBLE FOR ALL THE TREE MAINTENANCE ABUTTING THE LOTS WITHIN THE OPEN SPACE TRACT "H".

17) COLUMBIA WEST ENGINEERING OR LOT OWNERS ENGINEER OR RECORD IS REQUIRED TO OBSERVE AND VERIFY FOUNDATION FOOTINGS DURING CONSTRUCTION TO VERIFY SETBACKS AND BEARING REQUIREMENTS FOR LOTS 130, 160, 178, 179, 217, 218, 225 AND 226.

18) 5' PEDESTRIAN ACCESS EASEMENT TO BE MAINTAINED BY THE SEVEN WELLS HOMEOWNER'S ASSOCIATION WITH THIS PLAT.

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

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 03-22-18.



MONUMENT LIST

1. FOUND A 3" ALUMINUM DISK ON A 2 1/2" IRON PIPE WITH RP'S, **(HELD)**. SEE SURVEY REFERENCE NO. 8. SEE L.C.R., BOOK 2, PAGE 168 AND BOOK 11, PAGE 42.
2. FOUND A 1" IRON PIPE N81°20'21"W, 5.97' FROM **(HELD)**. SINGLE PROPORTION POSITION. SEE SURVEY REFERENCE NO. 1 & 8. SEE L.C.R., BOOK 7, PAGE 197.
3. FOUND A 2 1/2" BRASS DISK IN MONUMENT BOX WITH RP'S, 1 FOOT BELOW ROAD SURFACE, **(HELD)**. SEE SURVEY REFERENCE NO. 1 & 8. SEE L.C.R., BOOK 13, PAGE 55.
4. FOUND A WAGON AXLE WITH RP'S, **(HELD)**. SEE SURVEY REFERENCE NO. 1 & 8. SEE L.C.R., BOOK 7, PAGE 9.
5. COMPUTED POSITION PER SURVEY REFERENCE NO. 1**(HELD)**. SEE SURVEY REFERENCE NO. 8. SEE L.C.R., BOOK 6, PAGE 187.
6. FOUND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HILL 7591", **(HELD)**. SEE SURVEY REFERENCE NO. 3. SEE L.C.R., BOOK 6, PAGE 181.
7. FOUND A 1 1/4" IRON BAR WITH RP'S, **(HELD)**. SEE SURVEY REFERENCE NO. 7. SEE L.C.R., BOOK 4, PAGE 54.
8. FOUND A 1/2" IRON ROD WITH RP'S, **(HELD)**. SEE SURVEY REFERENCE NO. 7. SEE L.C.R., BOOK 4, PAGE 57.
9. SET A 1/2" X 24" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RENTON 37535" SEE L.C.R., BOOK 13, PAGE 188

UTILITY AND SIDEWALK EASEMENT:

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC AND PRIVATE ROADS, ACCESS EASEMENT AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PARMOUNT TRANSFORMERS ARE SUBJECT TO MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.

AVERAGE LOT AREA:

AVERAGE LOT AREA FOR LOTS 130 THRU 233 IS 7,276 SQUARE FEET.

BASIS OF BEARING: NAD 83/91 WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, U.S. FEET, N01°37'13"E BETWEEN FOUND AND HELD SOUTH AND NORTH QUARTER CORNERS OF SECTION 28. PER RENTON SURVEY 51-185
CONVERGENCE ANGLE: -01°35'33"
COMBINED SCALE FACTOR: 1.000000103

SURVEY REFERENCES:

1) RENTON SURVEY BOOK 51 PAGE 185
2) DENNY SURVEY BOOK 56 PAGE 112
3) RENTON SURVEY BOOK 58 PAGE 184
4) HAGEDORN SURVEY BOOK 7 PAGE 129
5) BARBIERI SURVEY BOOK 62 PAGE 126
6) BARBIERI SHORT PLAT BOOK 4 PAGE 16
7) SEVEN WELLS ESTATES PUD SUBDIVISION PHASE 1 BOOK 311 PAGE 933
8) SEVEN WELLS ESTATES PUD SUBDIVISION PHASE 2 BOOK 311 PAGE 967

DEED REFERENCE:

GRANTOR: WELLS FAMILY INVESTMENTS, INC.
GRANTEE: RIDGECREST JV INC.
AFN: 5409537 D
DATE: 6-02-17

GRANTOR: RIDGECREST JV LLC, WELLS FAMILY INVESTMENTS, LEE AND GERALDINE WELLS FAMILY LLC
GRANTEE: RIDGECREST JV LLC, WELLS FAMILY INVESTMENTS, LEE AND GERALDINE WELLS FAMILY LLC
AFN: 5409536 BLA
DATE: 6-02-17

ACKNOWLEDGMENT:

STATE OF WASHINGTON
COUNTY OF CLARK

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED

_____

TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGMENT TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE

_____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING IN _____

MY COMMISION EXPIRES _____

DAVID ALLAN DENNY
STATE OF WASHINGTON
35477
REGISTERED
PROFESSIONAL LAND SURVEYOR

THIRD VIEW

CITY PUBLIC WORKS DIRECTOR

_____ CITY PUBLIC WORKS DIRECTOR _____ DATE

CITY COMMUNITY DEVELOPMENT DIRECTOR

_____ CITY COMMUNITY DEVELOPMENT DIRECTOR _____ DATE

CITY ENGINEER:

_____ CITY OF RIDGEFIELD ENGINEER _____ DATE

CITY MAYOR:

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

_____
MAYOR, CITY OF RIDGEFIELD

ATTESTED BY: _____
CITY CLERK

ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS SEVEN WELLS ESTATES PUD SUBDIVISION PHASE 3

_____ COUNTY ASSESSOR _____ DATE

AUDITOR'S CERTIFICATE:

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

_____
CLARK COUNTY AUDITOR

_____
AUDITOR'S FILE NUMBER

SURVEYOR'S CERTIFICATE:

I, DAVID A. DENNY, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF "SEVEN WELLS ESTATES PUD SUBDIVISION PHASE 3" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

_____ DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR, PLS NO. 35477 _____ DATE

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND ABOVE DESCRIBED HAVE CAUSED THE SAME TO BE PLATTED ACCORDING TO THE PLAT HERETO ANNEXED, SAME TO BE KNOWN AS "SEVEN WELLS ESTATES PUD SUBDIVISION PHASE 3", AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN THEREON TO THE PUBLIC USE FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS AND EASEMENTS.

OWNER: _____ _____ DATE

SIGNED _____

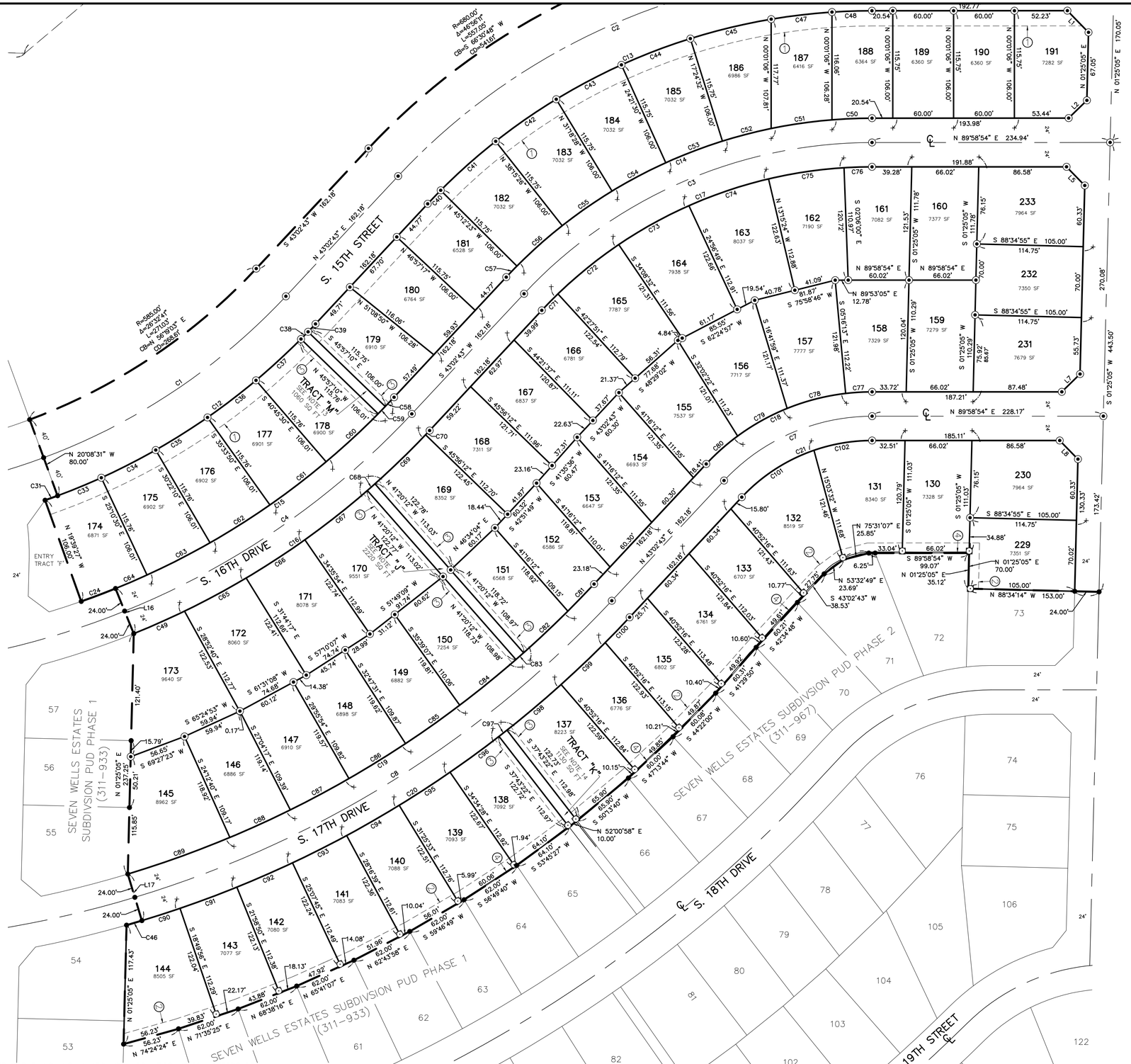
MINISTER-GLAESER SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

JOB NO. 18-229
DATE: 8-27-18
CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAD
FILE: 18229.DWG

Attachment: 18229-SHEET 1 (Seven Wells Phase 3 Final Plat)

SEVEN WELLS ESTATES PUD SUBDIVISION PHASE 3

PRELIMINARY APPROVED AS RIDGECREST A PLANNED UNIT DEVELOPMENT IN A PORTION OF THE SW 1/4, SE 1/4, NE 1/4, AND THE NW 1/4 OF THE NW 1/4 OF SECTION 28 T. 4 N., R. 1 E., W.M. CITY OF RIDGEFIELD CLARK COUNTY, WASHINGTON SHEET 2 OF 5



LEGEND:

- ● INDICATES MONUMENT FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477"
- ○ INDICATES CALCULATED POSITION
- ⊙ INDICATES 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477", SET
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED PLS 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF WITNESS CORNER.
- ⊡ INDICATES 2' WITNESS CORNER SET, 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477" UNLESS OTHERWISE NOTED
- (1) 15' STORM EASEMENT SEE NOTE 10
- (2) 10' STORM EASEMENT SEE NOTE 11
- (3) 5' EASEMENT SEE NOTE 18
- (4) 10'+/- TALL CINDER BLOCK WALL ON PROPERTY LINE
- (5) 17' STORM EASEMENT SEE NOTE 12

BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE US FEET. N01°37'13"E, BETWEEN FOUND AND HELD, SOUTH AND NORTH QUARTER CORNERS OF SECTION 28. PER RENTON SURVEY 51-185
CONVERGENCE ANGLE: -01°35'33"
COMBINED SCALE FACTOR: 1.00000103

50 25 0 50 75 100
SCALE 1 INCH = 50 FEET

THIRD REVIEW

DAVID ALLAN DENNY STATE OF WASHINGTON 35477 REGISTERED PROFESSIONAL LAND SURVEYOR

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

JOB NO.	18-229
DATE:	8-27-18
CALC BY:	DAD
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MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 08-02-16.

Attachment: 18229-SHEET 2 (Seven Wells Phase 3 Final Plat)

SEVEN WELLS ESTATES PUD SUBDIVISION PHASE 3

PRELIMINARY APPROVED AS RIDGECREST A PLANNED UNIT DEVELOPMENT IN A PORTION OF THE SW 1/4, SE 1/4, NE 1/4, AND THE NW 1/4 OF THE NW 1/4 OF SECTION 28
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
SHEET 3 OF 5

BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET, N01°37'13"E, BETWEEN FOUND AND HELD SOUTH AND NORTH QUARTER CORNERS OF SECTION 28. PER RENTON SURVEY 51-185
CONVERGENCE ANGLE: -01°35'33"
COMBINED SCALE FACTOR: 1.00000103

SCALE 1 INCH = 40 FEET

THIRD REVIEW

DAVID ALLAN DENNY STATE OF WASHINGTON 35477 REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND:

- ● INDICATES MONUMENT FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477"
- ○ INDICATES CALCULATED POSITION
- ⊙ INDICATES 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477", SET
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED PLS 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF WITNESS CORNER.
- ⊡ INDICATES 2' WITNESS CORNER SET, 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477" UNLESS OTHERWISE NOTED

1. 15' STORM EASEMENT SEE NOTE 10
2. 10' STORM EASEMENT SEE NOTE 11
3. 5' EASEMENT SEE NOTE 18
4. 10'+/- TALL CINDER BLOCK WALL ON PROPERTY LINE
5. 17' STORM EASEMENT SEE NOTE 12

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A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 08-02-16.

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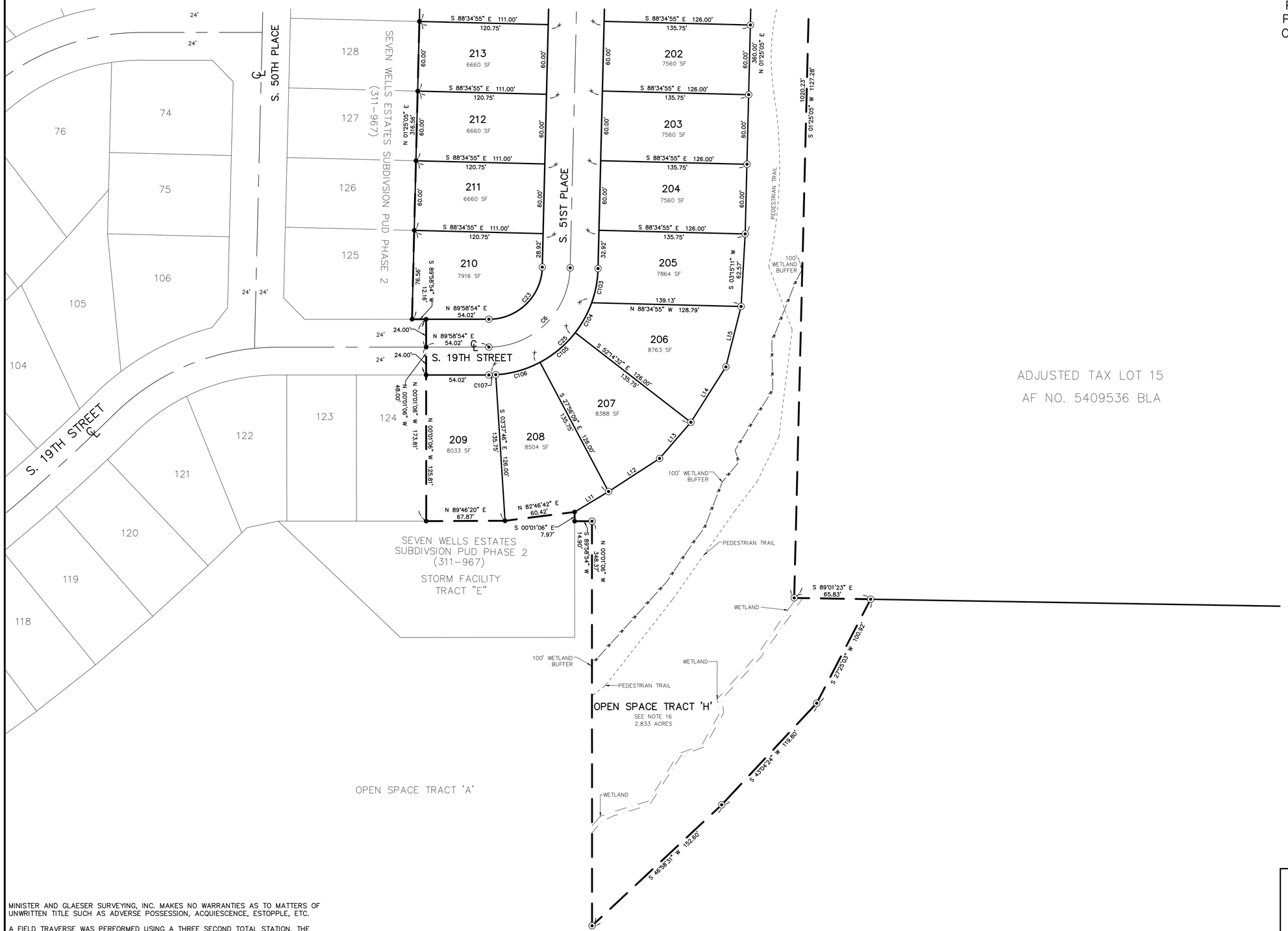
VANCOUVER, WA 98661
(360) 694-3313

JOB NO.	18-229
DATE:	8-27-18
CALC BY:	DAD
DRAWN BY:	DED
CHECKED BY:	DAD
FILE:	18229.DWG

Attachment: 18229-SHEET 3 (Seven Wells Phase 3 Final Plat)

SEVEN WELLS ESTATES PUD SUBDIVISION PHASE 3

PRELIMINARY APPROVED AS RIDGECREST A PLANNED UNIT DEVELOPMENT IN A PORTION OF THE SW 1/4, SE 1/4, NE 1/4, AND THE NW 1/4 OF THE NW 1/4 OF SECTION 28
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
SHEET 4 OF 5



LEGEND:

- ● INDICATES MONUMENT FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477"
- ○ INDICATES CALCULATED POSITION
- ⊙ INDICATES 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477", SET
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED PLS 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF WITNESS CORNER.
- ⊡ INDICATES 2' WITNESS CORNER SET, 1/2" REBAR WTH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477" UNLESS OTHERWISE NOTED

BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET. N01°37'13"E, BETWEEN FOUND AND HELD, SOUTH AND NORTH QUARTER CORNERS OF SECTION 28, PER RENTON SURVEY 51-185
CONVERGENCE ANGLE: -01°35'33"
COMBINED SCALE FACTOR: 1.00000103

40 20 0 40 60 80
SCALE 1 INCH = 40 FEET

THIRD REVIEW

DAVID ALLAN DENNY · STATE OF WASHINGTON · 35477 · REGISTERED PROFESSIONAL LAND SURVEYOR

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

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 08-02-16.

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

JOB NO. 18-229
DATE: 8-27-18
CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAD
FILE: 18229.DWG

Attachment: 18229-SHEET 4 (Seven Wells Phase 3 Final Plat)

SEVEN WELLS ESTATES PUD
SUBDIVISION PHASE 3

PRELIMINARY APPROVED AS RIDGECREST A
PLANNED UNIT DEVELOPMENT IN A PORTION
OF THE SW 1/4, SE 1/4, NE 1/4, AND THE
NW 1/4 OF THE
NW 1/4 OF SECTION 28
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
SHEET 5 OF 5

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	625.00'	26°33'43"	289.75'	N 56°19'34" E	287.16'
C2	640.00'	46°56'11"	524.29'	S 66°30'48" W	509.75'
C3	470.00'	46°56'11"	385.02'	S 66°30'48" W	374.35'
C4	795.00'	24°57'47"	346.37'	N 55°31'36" E	343.64'
C5	70.00'	91°26'11"	111.71'	N 44°18'01" W	100.23'
C6	70.00'	88°33'49"	108.20'	N 45°41'59" E	97.75'
C7	200.00'	46°56'11"	163.84'	S 66°30'48" W	159.30'
C8	1065.00'	30°09'30"	560.57'	N 58°07'27" E	554.12'
C9	400.00'	14°41'32"	102.57'	N 82°40'20" W	102.29'
C10	400.00'	29°57'47"	209.18'	N 89°41'32" E	206.81'
C11	500.00'	57°08'48"	498.70'	S 62°19'04" W	478.28'
C12	665.00'	26°34'37"	308.46'	N 56°20'01" E	305.71'
C13	600.00'	46°56'11"	491.52'	S 66°30'48" W	477.89'
C14	494.00'	46°56'11"	404.68'	S 66°30'48" W	393.46'
C15	771.00'	24°57'47"	335.91'	N 55°31'36" E	333.26'
C16	819.00'	24°57'47"	356.83'	N 55°31'36" E	354.01'
C17	446.00'	46°56'11"	365.36'	S 66°30'48" W	355.23'
C18	224.00'	46°56'11"	183.50'	S 66°30'48" W	178.41'
C19	1041.00'	30°09'30"	547.94'	N 58°07'27" E	541.64'
C20	1089.00'	30°09'30"	573.21'	N 58°07'27" E	566.61'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C21	176.00'	46°56'11"	144.18'	S 66°30'48" W	140.18'
C22	46.00'	91°26'11"	73.41'	N 44°18'01" W	65.86'
C23	46.00'	88°33'49"	71.10'	N 45°41'59" E	64.23'
C24	771.00'	2°41'14"	36.16'	N 69°21'07" E	36.16'
C25	94.00'	88°33'49"	145.30'	N 45°41'59" E	131.26'
C26	94.00'	91°26'11"	150.01'	N 44°18'01" W	134.59'
C27	360.00'	14°41'32"	92.31'	N 82°40'20" W	92.06'
C28	440.00'	28°58'44"	222.54'	S 89°48'56" E	220.18'
C29	460.00'	57°08'48"	458.80'	S 62°19'04" W	440.02'
C30	540.00'	57°08'48"	538.59'	S 62°19'04" W	516.54'
C31	665.00'	1°07'46"	13.11'	N 70°11'13" E	13.11'
C32	440.00'	14°41'32"	112.83'	N 82°40'20" W	112.52'
C33	665.00'	4°00'58"	46.61'	N 67°36'51" E	46.60'
C34	665.00'	5°11'47"	60.31'	N 63°00'29" E	60.29'
C35	665.00'	5°11'44"	60.30'	N 57°48'43" E	60.28'
C36	665.00'	5°11'42"	60.30'	N 52°37'00" E	60.27'
C37	665.00'	5°11'39"	60.29'	N 47°25'19" E	60.27'
C38	665.00'	0°51'42"	10.00'	N 44°23'39" E	10.00'
C39	665.00'	0°55'05"	10.66'	N 43°30'15" E	10.66'
C40	600.00'	1°45'37"	18.43'	S 43°55'31" W	18.43'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C41	600.00'	6°56'57"	72.77'	S 48°16'48" W	72.73'
C42	600.00'	6°56'56"	72.77'	S 55°13'45" W	72.72'
C43	600.00'	6°56'56"	72.77'	S 62°10'41" W	72.72'
C44	600.00'	6°56'55"	72.77'	S 69°07'36" W	72.72'
C45	600.00'	7°50'25"	82.10'	S 76°31'16" W	82.04'
C46	1089.00'	0°49'45"	15.76'	N 73°37'05" E	15.76'
C47	600.00'	5°46'11"	60.42'	S 83°19'34" W	60.39'
C48	600.00'	3°46'15"	39.49'	S 88°05'47" W	39.48'
C49	819.00'	3°50'02"	54.80'	N 66°05'29" E	54.79'
C50	494.00'	4°34'53"	39.50'	S 87°41'27" W	39.49'
C51	494.00'	7°02'01"	60.64'	S 81°53'01" W	60.60'
C52	494.00'	5°45'49"	49.69'	S 75°29'06" W	49.67'
C53	494.00'	6°56'54"	59.91'	S 69°07'44" W	59.87'
C54	494.00'	6°56'55"	59.91'	S 62°10'49" W	59.87'
C55	494.00'	6°56'56"	59.91'	S 55°13'54" W	59.88'
C56	494.00'	6°56'57"	59.91'	S 48°16'58" W	59.88'
C57	494.00'	1°45'47"	15.20'	S 43°55'36" W	15.20'
C58	771.00'	0°55'47"	12.51'	N 43°30'36" E	12.51'
C59	771.00'	0°44'35"	10.00'	N 44°20'47" E	10.00'
C60	771.00'	5°11'40"	69.90'	N 47°18'55" E	69.87'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 44°18'01" W	29.92'
L2	N 45°41'59" E	25.13'
L3	S 45°41'59" W	28.99'
L4	S 44°18'01" E	25.77'
L5	N 44°18'01" W	25.77'
L6	S 45°41'59" W	25.13'
L7	N 45°41'59" E	25.13'
L8	N 44°18'01" W	25.77'
L9	S 02°09'09" E	27.40'
L10	S 08°24'24" E	20.60'
L11	N 58°55'21" E	34.10'
L12	N 57°02'48" E	52.34'
L13	N 40°50'00" E	41.21'
L14	S 32°18'41" W	56.39'
L15	N 14°09'07" E	53.67'
L16	N 21°59'30" W	48.00'
L17	N 16°47'48" W	48.00'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C61	771.00'	5°11'42"	69.91'	N 52°30'35" E	69.88'
C62	771.00'	5°11'44"	69.91'	N 57°42'18" E	69.89'
C63	771.00'	5°11'46"	69.92'	N 62°54'03" E	69.90'
C64	771.00'	2°30'34"	33.77'	N 66°45'13" E	33.77'
C65	819.00'	4°49'58"	69.08'	N 61°45'29" E	69.06'
C66	819.00'	4°50'09"	69.12'	N 56°55'26" E	69.10'
C67	819.00'	5°29'28"	78.49'	N 51°45'38" E	78.46'
C68	819.00'	0°41'59"	10.00'	N 48°39'54" E	10.00'
C69	819.00'	4°51'54"	69.54'	N 45°52'58" E	69.52'
C70	819.00'	0°24'18"	5.79'	N 43°14'52" E	5.79'
C71	446.00'	2°55'24"	22.76'	S 44°30'25" W	22.75'
C72	446.00'	9°56'19"	77.36'	S 50°56'16" W	77.27'
C73	446.00'	10°10'42"	79.23'	S 60°59'47" W	79.13'
C74	446.00'	10°40'14"	83.06'	S 71°25'15" W	82.94'
C75	446.00'	9°40'54"	75.36'	S 81°35'49" W	75.27'
C76	446.00'	3°32'39"	27.59'	S 88°12'35" W	27.58'
C77	224.00'	6°40'39"	26.11'	S 86°38'35" W	26.09'
C78	224.00'	15°17'18"	59.77'	S 75°39'36" W	59.59'
C79	224.00'	14°20'05"	56.04'	S 60°50'54" W	55.90'
C80	224.00'	10°38'09"	41.58'	S 48°21'47" W	41.52'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C81	1041.00'	2°02'22"	37.05'	N 44°03'54" E	37.05'
C82	1041.00'	3°18'18"	60.05'	N 46°44'14" E	60.04'
C83	1041.00'	0°33'01"	10.00'	N 48°39'53" E	10.00'
C84	1041.00'	3°56'07"	71.50'	N 50°54'27" E	71.49'
C85	1041.00'	3°36'27"	65.54'	N 54°40'44" E	65.53'
C86	1041.00'	3°36'36"	65.59'	N 58°17'16" E	65.58'
C87	1041.00'	3°36'39"	65.60'	N 61°53'53" E	65.59'
C88	1041.00'	3°36'35"	65.59'	N 65°30'30" E	65.57'
C89	1041.00'	5°53'24"	107.02'	N 70°15'30" E	106.97'
C90	1089.00'	2°04'58"	39.59'	N 72°09'43" E	39.59'
C91	1089.00'	3°08'58"	59.86'	N 69°32'45" E	59.85'
C92	1089.00'	3°08'57"	59.86'	N 66°23'47" E	59.85'
C93	1089.00'	3°08'57"	59.85'	N 63°14'50" E	59.85'
C94	1089.00'	3°08'56"	59.85'	N 60°05'53" E	59.84'
C95	1089.00'	3°08'56"	59.85'	N 56°56'57" E	59.84'
C96	1089.00'	3°08'55"	59.85'	N 53°48'01" E	59.84'
C97	1089.00'	0°31'34"	10.00'	N 51°57'47" E	10.00'
C98	1089.00'	3°40'29"	69.84'	N 49°51'45" E	69.83'
C99	1089.00'	3°09'38"	60.07'	N 46°26'41" E	60.07'
C100	1089.00'	1°49'10"	34.58'	N 43°57'17" E	34.58'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C101	176.00'	27°55'45"	85.79'	S 57°00'35" W	84.95'
C102	176.00'	19°00'27"	58.39'	S 80°28'41" W	58.12'
C103	94.00'	18°22'14"	30.14'	N 10°36'12" E	30.01'
C104	94.00'	17°58'09"	29.48'	N 28°46'23" E	29.36'
C105	94.00'	24°18'23"	39.88'	N 49°54'39" E	39.58'
C106	94.00'	24°18'23"	39.88'	N 74°13'02" E	39.58'
C107	94.00'	3°36'40"	5.92'	N 88°10'34" E	5.92'
C108	94.00'	32°48'42"	53.83'	N 14°59'16" W	53.10'
C109	94.00'	22°14'21"	36.49'	N 42°30'48" W	36.26'
C110	94.00'	17°57'57"	29.47'	N 62°36'57" W	29.35'
C111	94.00'	18°25'11"	30.22'	N 80°48'31" W	30.09'
C112	360.00'	1°19'38"	8.34'	N 89°21'17" W	8.34'
C113	360.00'	9°36'57"	60.42'	N 83°53'00" W	60.35'
C114	360.00'	3°44'57"	23.56'	N 77°12'03" W	23.55'
C115	440.00'	10°12'13"	78.36'	S 80°25'41" E	78.26'
C116	440.00'	15°34'18"	119.58'	N 86°41'03" E	119.21'
C117	440.00'	3°12'12"	24.60'	N 77°17'48" E	24.60'

BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET. N01°37'13"E. BETWEEN FOUND AND HELD SOUTH AND NORTH QUARTER CORNERS OF SECTION 28. PER RENTON SURVEY 51-185
CONVERGENCE ANGLE: -01°35'33"
COMBINED SCALE FACTOR: 1.000000103

40 20 0 40 60 80
SCALE 1 INCH = 40 FEET

THIRD REVIEW

DAVID ALLAN DENNY
STATE OF WASHINGTON
35477
REGISTERED
PROFESSIONAL LAND SURVEYOR

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

JOB NO. 18-229
DATE: 8-27-18
CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAD
FILE: 18229.DWG

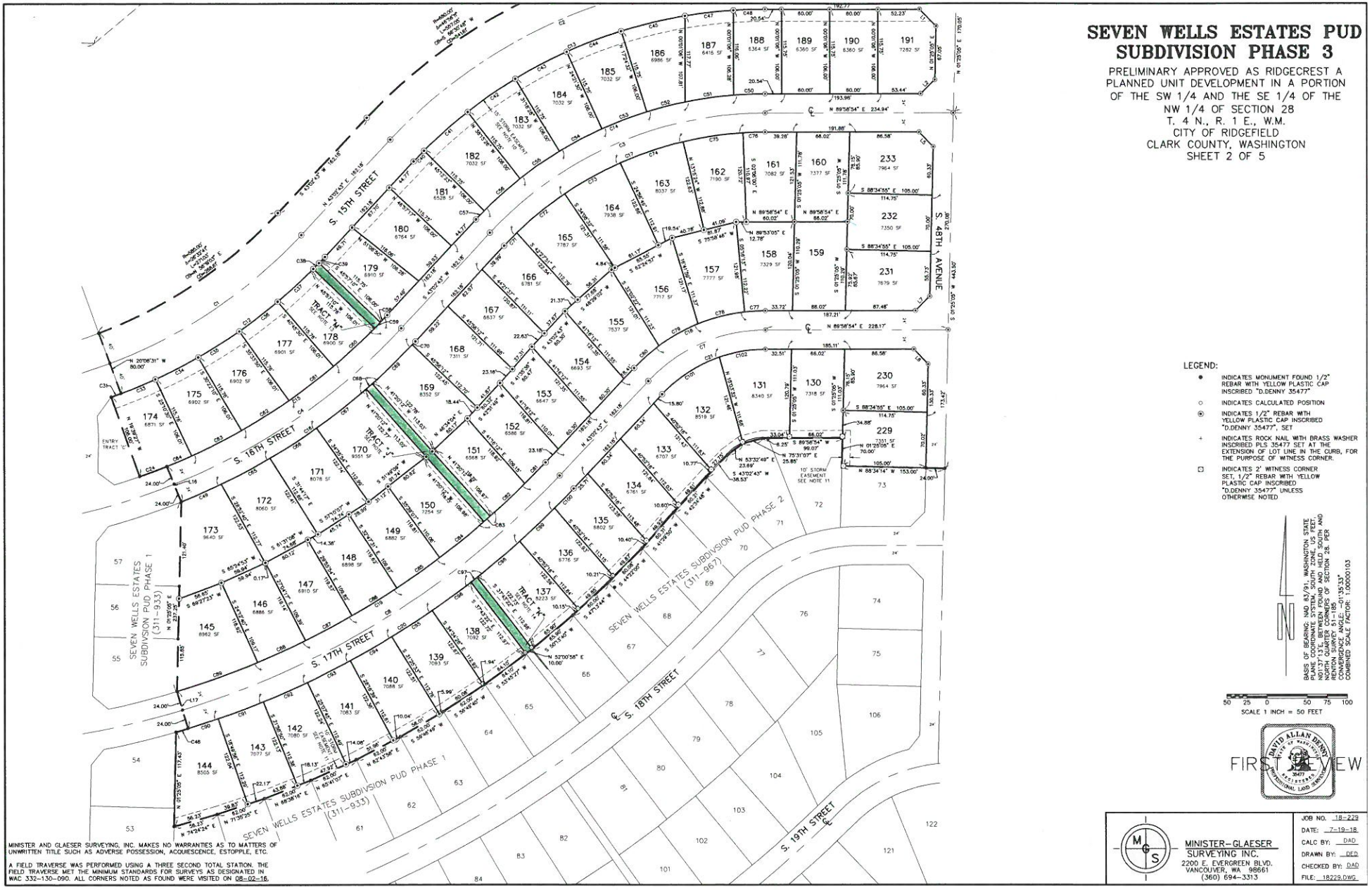
MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 08-02-16.

Attachment: 18229-SHEET 5 (Seven Wells Phase 3 Final Plat)

SEVEN WELLS ESTATES PUD SUBDIVISION PHASE 3

PRELIMINARY APPROVED AS RIDGECREST A PLANNED UNIT DEVELOPMENT IN A PORTION OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SECTION 28
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
SHEET 2 OF 5



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

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 08-02-16.

Attachment: PLZ-18-0089 Seven Wells Ph 3 open space (Seven Wells Phase 3 Final Plat)

Attachment: PLZ-18-0089 Seven Wells Ph 3 open space (Seven Wells Phase 3 Final Plat)

SEVEN WELLS ESTATES PUD SUBDIVISION PHASE 3

PRELIMINARY APPROVED AS RIDGECREST A PLANNED UNIT DEVELOPMENT IN A PORTION OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SECTION 28
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
SHEET 4 OF 5

LEGEND:

- ● INDICATES MONUMENT FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477"
- ○ INDICATES CALCULATED POSITION
- ⊙ INDICATES 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477", SET
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED PLS 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF WITNESS CORNER.
- ⊡ INDICATES 2' WITNESS CORNER SET, 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477" UNLESS OTHERWISE NOTED

BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, GRID NORTH 1.15" EAST BETWEEN FOUND 3" BRASS CAP AND NORTH QUARTER CORNERS OF SECTION 28, PER RENTON SURVEY 61-185
COORDINATES AND DISTANCES ARE GRID, 0°13'53"
COMBINED SCALE FACTOR: 1.00000103

SCALE 1 INCH = 40 FEET

FIRST REVIEW

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

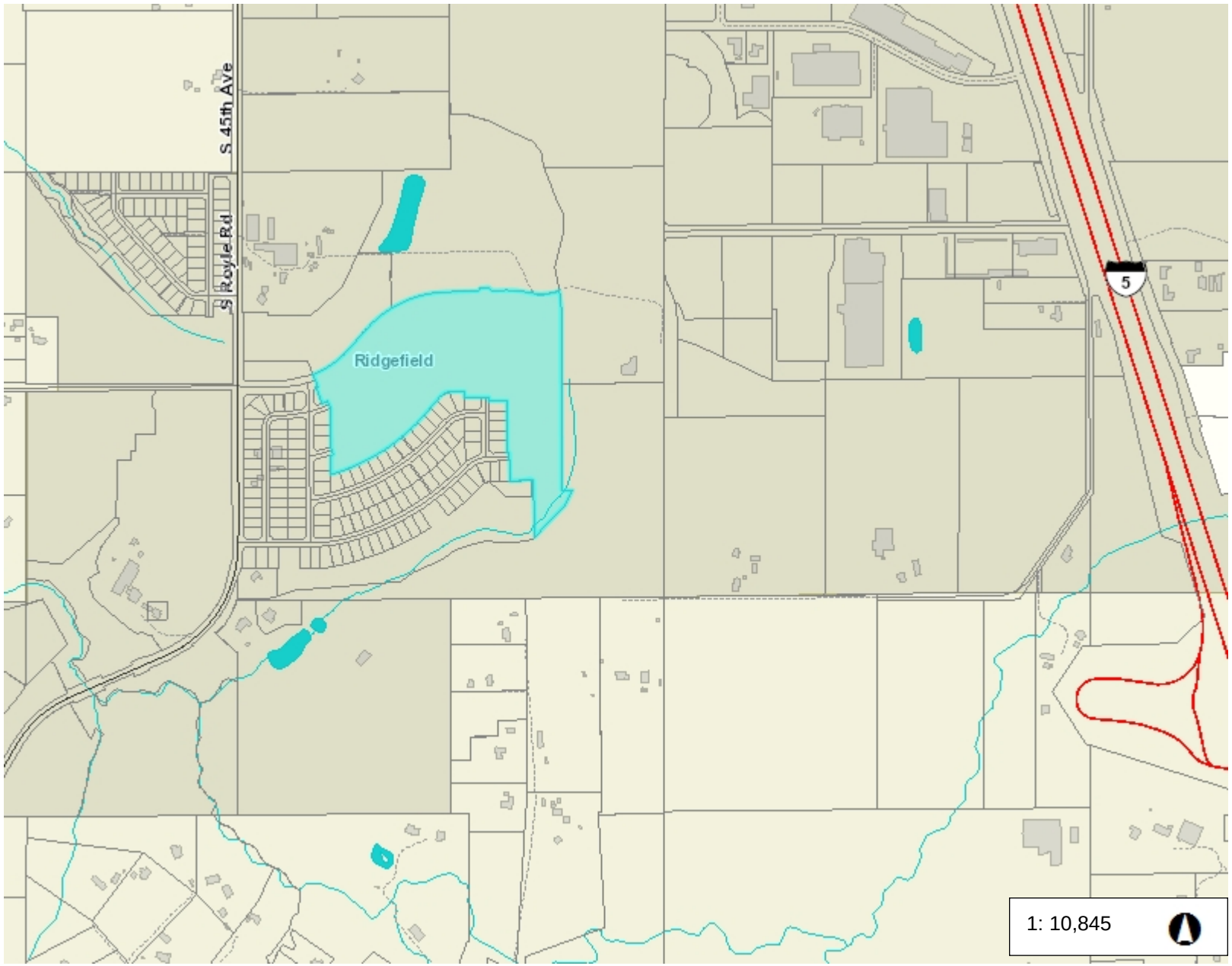
A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 08-02-16.

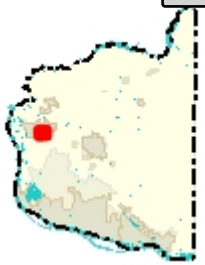
MINISTER-GLAESER SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

JOB NO. 18-229
DATE: 7-19-18
CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAD
FILE: 18229.DWG

Attachment: PLZ-18-0089 Seven Wells Ph 3 open space (Seven Wells Phase 3 Final Plat)

Seven Wells Phase 3





Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

1,807.6 0 903.78 1,807.6 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: October 25, 2018

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Seven Wells Phase 4 Final Plat

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GOVERNING LEGISLATION:

RCW 36.70.A and RCW 58

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

The Ridgefield Hearing Examiner approved the preliminary plat for Ridgecrest Planned Unit Development (PUD) on November 10, 2016, as PLZ-16-0035. It has since been renamed as Seven Wells Estates. The plat is also subject to the July 27, 2017 development agreement made between the City of Ridgefield and the Developer, records of Clark County, WA.

The project (Phase 4) proposes to subdivide Assessor's parcel 986040772 (22.49 acres) into 44 single family residential lots. The lots range from 5,613 sq. ft. (Lot 260) to 10,973 sq. ft. (Lot 253), consistent with the lot size approved for the Ridgecrest PUD. The average lot area is 8,469 sq. ft. Phase 4 also includes storm facility Tract P and pedestrian access easement Tract O, to be owned and maintained by the HOA. Open space Tracts G and N are to be dedicated to the City of Ridgefield.

BUDGET/FINANCIAL IMPACTS:

Additional property tax revenue from 44 new single-family homes.

RECOMMENDED ACTION OR MOTION:

"I move to approve the final plat as presented".

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS:
PLZ-18-0090 Seven Wells Estates Ph 4_Final Plat_10252018 (PDF)
18261P4-SHEET 1 (PDF)
18261P4-SHEET 2 (PDF)
18261P4-SHEET 3 (PDF)
PLZ-18-0089 Seven Wells Ph 4 open space (PDF)
Seven Wells Phase 4_Location (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

Seven Wells Estates Phase 4 Final Plat

Staff Report

File No. PLZ-18-0090

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 July 27, 2018, the City received an application for final plat approval for Seven Wells Estates PUD Phase 4.

City Council hearing date: October 25, 2018

Owner: Patrick Jeffries, Ridgecrest JV LLC; 18518 NW 41st Ave, Ridgefield, WA 98642; 360.597.5363, pjeffries@jbhomeswa.com

Property Information: No address. A subdivision in lot #43 of S28, T4N, R1E WM; Assessor's #986040772; 22.49 acres; 44 lots.

III. Documents Received

- Master land use application
- Final Plat checklist – July 27, 2018
- Final Plat narrative – August 15, 2018
- Perimeter description – July 19, 2018
- Lot comps – July 24, 2018
- Guarantee – July 25, 2018
- Final Plat sheets – July 19, 2018; revised September 05, September 21, October 11
- Recorded CC&Rs – August 2, 2018
- Conservation covenant – October 17, 2018

Attachment: PLZ-18-0090 Seven Wells Estates Ph 4_Final Plat_10252018 (Seven Wells Phase 4 Final Plat)

IV. Background

The Ridgefield Hearing Examiner approved the preliminary plat for Ridgecrest Planned Unit Development (PUD) on November 10, 2016, as PLZ-16-0035. It has since been renamed as Seven Wells Estates. The plat is also subject to the July 27, 2017 development agreement made between the City of Ridgefield and the Developer, records of Clark County, WA.

The project (Phase 4) proposes to subdivide Assessor's parcel 986040772 (22.49 acres) into 44 single family residential lots. The lots range from 5,613 sq. ft. (Lot 260) to 10,973 sq. ft. (Lot 253), consistent with the lot size approved for the Ridgecrest PUD. The average lot area is 8,469 sq. ft. Phase 4 also includes storm facility Tract P and pedestrian access easement Tract O, to be owned and maintained by the HOA. Open space Tracts G and N are to be dedicated to the City of Ridgefield.

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

The applicant submitted a cost estimate for incomplete public improvements across Phases 3 and 4 totaling $495,030.53. The performance bond required for incomplete public improvements is therefore $594,036.64, or 120% of the provided estimate. As a **condition of approval**, the applicant shall submit the performance bond prior to obtaining city signatures on the final plat mylars. The bond will be released at final engineering acceptance.

VI. Survey Comments

Gray & Osborne, Inc. reviewed the final plat materials prepared by Minister-Glaeser Surveying, Inc., as submitted to them by the City of Ridgefield, on August 22, 2018. They reviewed for compliance with the applicable WAC and RMC. Gray & Osborne reviewed revised final plat materials on September 7, 2018 and September 26, 2018. The September 26, 2018 memo submitted to the City from Gray & Osborne confirmed that all survey comments had been met. The applicant submitted a revised Phase 4 plat on October 11, 2018, that required further survey review for a minor revision to Lots 261 and 262. Gray & Osborne is reviewing the revised Phase 4 final plat at the time of writing.

As a **condition of approval**, the applicant shall address any remaining survey comments prior to obtaining city signatures on final plat mylars.

VII. Land Use Planning Comments

The applicant has responded to the following land use conditions of approval from the Ridgecrest PUD preliminary plat approval, PLZ-16-0035:

1. Unless otherwise specified herein, 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

Attachment: PLZ-18-0090 Seven Wells Estates Ph 4_Final Plat_10252018 (Seven Wells Phase 4 Final Plat)

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).

Findings

This condition is met subject to ongoing compliance.

2. Applications for subdivision are subject to the requirements of RDC 18.600, Subdivision General; 18.620, Subdivision procedures; 18.630, Design requirements; and 18.401, PUD.

Findings

This condition is met subject to ongoing compliance.

3. The Applicant shall apply for Final Plat approval, consistent with the requirements of RDC 18.620, for the full subdivision within five (5) years from the date of preliminary plat approval.

Findings

This condition is met subject to ongoing compliance.

4. Pursuant to RCW 27.53.060 it is unlawful to remove or alter any archaeological resource or site without having obtained a written permit from the Washington State Office of Archaeology and Historic Preservation. Upon any discovery of potential or known archaeological resources at the subject site prior to or during on-site construction, the Developer, contractor, and/or any other parties involved in construction shall immediately cease all on-site construction, shall act to protect the potential or known historical and cultural resources area from outside intrusion, and shall notify, within a maximum period of twenty-fours from the time of discovery, the City of Ridgefield Community Development Department of said discovery.

Findings

This condition is met subject to ongoing compliance.

5. The Applicant shall comply with all SEPA mitigation measures. The Applicant shall comply with the requirements specified in the August 24, 2016 Department of Ecology comment letter and August 26, 2016 Department of Natural Resources comment letter.

Findings

This condition is met subject to ongoing compliance.

6. Prior to final plat approval the applicant shall provide the Community Development Director with a final plat showing the required setbacks and building envelopes, and providing detail demonstrating that the proposal complies with the dimensional standards of RDC 18.210.040-1, and provide elevations demonstrating building dimensions.

Findings

The applicant has provided detail demonstrating that the proposal complies with the dimensional standards of RDC 18.210.040-1, including setbacks and building coverage, in Note 9. This condition is met.

7. Prior to final plat approval the applicant shall provide the Community Development Director with preliminary façade elevations that demonstrate that the final plat satisfies the architectural design standards in RDC 18.210.060.D. At the time of building permit submittal for each lot the applicant shall

Attachment: PLZ-18-0090 Seven Wells Estates Ph 4_Final Plat_10252018 (Seven Wells Phase 4 Final Plat)

provide architectural drawings demonstrating that the proposed dwellings satisfy all applicable architectural design standards in RDC 18.210.060.D.

Findings

Staff finds that preliminary façade elevations demonstrating compliance with RDC 18.210.060.D shall be submitted with building permits. This condition does not apply at final plat approval.

8. Prior to final plat approval the applicant shall provide the Community Development Director with preliminary elevations for the dwellings facing S 45th Avenue that demonstrate that the final plat satisfies the architectural design standards in RDC 18.210.065.B and RDC 18.210.120.A.1. At the time of building permit submittal for each lot the applicant shall provide architectural drawings demonstrating that the proposed dwellings satisfy the architectural design standards in RDC 18.210.065.B and RDC 18.210.120.A.1.

Findings

Phase 4 does not include lots adjacent to S 45th Avenue. This condition does not apply to Phase 3.

9. Prior to Final Plat approval the Applicant shall provide the Community Development Director with a site plan and preliminary architectural drawings that demonstrate that the Final Plat satisfies the standards in RDC 8.210.150 for two/three-unit homes. At the time of Building Permit submittal for each lot the Applicant shall provide demonstrating that the proposed duplex units satisfy the standards in RDC 8.210.150.

Findings

No two or three-unit homes are proposed in Phase 4. This condition does not apply to Phase 3.

10. All garage and carport doors shall be a minimum of 18 feet from garage or carport door and the interior of the sidewalk.

Findings

The applicant has provided detail demonstrating that the proposal complies with the dimensional standards of RDC 18.210.040-1, including setbacks and building coverage, in Note 9. This condition is met.

11. Prior to Final Plat approval the Applicant shall provide the Community Development Director a final Landscape Plan demonstrating that the Final Plat satisfies the standards in RDC 18.210.065.D, RDC 18.401, and RDC 18.725.

Findings

Landscape plans dated June 6, 2018 that satisfy the standards in RDC 18.210.065.D, 18.401, and 18.725 were approved as part of the Ridgecrest Phase 3 engineering review. This condition is met.

12. All proposed signs are required demonstrate compliance with RDC 18.710. Future monument signs will require a Ridgefield sign permit and shall comply with RDC 18.710.

Findings

No signs are proposed at the time of final plat submittal. Future signs shall comply with RDC 18.710 and will require a sign permit.

13. Prior to Final Plat approval the Applicant shall provide the Community Development Director with a Final Plat identifying all critical areas and buffer widths and identifying these areas as protected critical areas consistent with RDC 18.280. The Final Plat shall show the building envelopes in relation to critical area

Attachment: PLZ-18-0090 Seven Wells Estates Ph 4_Final Plat_10252018 (Seven Wells Phase 4 Final Plat)

buffers. The Final Plat shall delineate protected critical areas comprising identified wetlands and buffers and identified habitat conservation areas and buffers using tracts or conservation easements in accordance with RDC 18.280.040.H.

Findings

This condition is met.

14. Prior to Final Plat approval, in accordance with RDC 18.280.040.G the Applicant shall file a notice with the County auditor's office stating the presence of the critical area or buffer on the property, the application of this chapter to the property, and the fact that limitations on actions in or affecting the critical area or buffer may exist. The notice shall "run with the land." The applicant shall submit proof that the notice has been filed for public record before the City approves any site development or construction for the property or at or before recording.

Findings

The applicant submitted a conservation covenant to be signed by the City Attorney at the final plat Council hearing. As a **condition of approval**, the applicant shall submit proof that the covenant has been recorded prior to obtaining city signatures on final plat mylars.

15. Prior to Final Plat approval, the Developer shall provide the Community Development Director with a final Mitigation Plan demonstrating compliance with RDC 18.280.110 and RDC 18.280.150. When mitigation required pursuant to a development proposal is not completed prior to the City final permit approval, the applicant shall be required to provide security in a form and amount deemed acceptable by the City. The applicant shall provide security in a form and amount deemed acceptable by the City to ensure mitigation is fully functional subject to the requirements in RDC 18.280.040.J.

Findings

This condition is met.

16. Prior to soil disturbance, the Developer shall install fish and wildlife habitat conservation area and wetland signs and fencing consistent with the requirements in RDC 18.280.110.D.3, Signs and Fencing of Fish and Wildlife Habitat Conservation Areas and 18.280.150.C.3, Signs and Fencing of Wetlands. Prior to Final Plat approval, the Applicant shall delineate and place temporary and permanent signs at the boundary of the outer edge of critical areas tracts and easements consistent with the requirements in RDC 18.280.040.F, Critical Areas Markers and Signs.

Findings

As a **condition of approval**, the applicant shall install critical area signs as required in Condition 16 prior to obtaining city signatures on final plat mylars.

17. Each phase of the development shall apply for Final Plat approval in accordance with RDC 18.620.080.C.

Findings

The applicant has applied for Final Plat approval for Phase 3 in accordance with RDC 18.620.080.C. This condition is met.

18. Construction of the project shall occur in accordance with RDC 18.401.110. A bond or other equivalent security, approved by the City attorney, shall be filed with the Community Development Director prior to final PUD and provided to the City prior to issuance of Building Permits, in accordance with RDC 18.401.120.

Attachment: PLZ-18-0090 Seven Wells Estates Ph 4_Final Plat_10252018 (Seven Wells Phase 4 Final Plat)

Findings

This condition is met subject to ongoing compliance with the Public Works Department bonding process.

19. The Developer shall dedicate to the City the right-of-way necessary for S. 45th Avenue and 15th Street improvements and pay their proportionate share of the improvements for S. 45th Avenue (23.4% of the cost). Additionally, the Developer shall construct the entry to S. 15th Street from S. 45th Avenue in Phase 1, S. 15th Street to minor arterial standards, and on-site public and private roads concurrent with construction phasing. Maintenance of the private roads will be the responsibility of the individual property owners.

Findings

This condition is met per engineering review of the final plat submittal.

20. Prior to Final Plat approval the Developer shall provide the Community Development Director with a copy of the Home Owners Association (HOA) bylaws and Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and which shall ensure that the HOA is responsible for the perpetual maintenance of all improvements and amenities held in common and not dedicated to the City, consistent with the requirements of RDC 18.401.140, Homeowner Association.

Findings

The applicant submitted recorded HOA CC&Rs with the final plat application. This condition is met.

21. Prior to Final Plat approval, the Developer must demonstrate that all lots meet the minimum single-family lot frontage standard in RDC 18.401.090.I.

Findings

Per RDC 18.401.090.I, the minimum single-family lot frontage is 35 feet, or 25 feet on the bulb of a cul-de-sac. The minimum lot frontages in Phase 4 meet these standards. This condition is met.

22. Prior to Final Plat approval, the Developer shall demonstrate that the maximum building coverage does not exceed 50 percent of net buildable area overall and the maximum development coverage does not exceed 65 percent of the net buildable area overall.

Findings

Note 9 on Sheet 1 states that the maximum building coverage will not exceed 50 percent of the net buildable area and the maximum development coverage will not exceed 65 percent of the net buildable area overall. This condition is met.

23. The Developer shall demonstrate compliance with RDC 18.401.090.P, Mechanical Equipment, at time of Building Permit.

Findings

This condition does not apply at final plat approval.

24. All utilities shall be placed underground in accordance with RDC 18.401.090.Q.

Findings

This condition is met.

Attachment: PLZ-18-0090 Seven Wells Estates Ph 4_Final Plat_10252018 (Seven Wells Phase 4 Final Plat)

25. The Developer shall illuminate the multipurpose trails for security and safety, as required under RDC 18.401.080.R.4, consistent with City engineering standards. Prior to Final Plat approval the Applicant shall provide the City with a final Lighting Plan, consistent with RDC 18.715, and demonstrating that light trespass and glare from streetlights shall not extend beyond the perimeter of the subdivision consistent with RDC 18.715.050.

    ### Findings

    This condition is met.

26. Ridgecrest PUD shall be bound by the requirements of RDC 18.401.110, Time requirements and extensions.

    ### Findings

    This condition is met subject to ongoing compliance.

27. Ridgecrest PUD shall be bound by the requirements of RDC 18.401.120, Bonding and Enforcement.

    ### Findings

    This condition is met subject to ongoing compliance.

28. Ridgecrest PUD shall be bound by the requirements of RDC 18.401.130, Parties Bound.

    ### Findings

    This condition is met subject to ongoing compliance.

29. Prior to Final Plat approval, the Developer must demonstrate that all lots meet the minimum lot frontage standard in RDC 18.401.090.I.

    ### Findings

    Per RDC 18.401.090.I, the minimum single-family lot frontage is 35 feet, or 25 feet on the bulb of a cul-de-sac. The minimum lot frontages in Phase 4 meet these standards. This condition is met.

30. Future off-street parking and loading shall comply with the provisions of RDC 18.720, including the minimum spaces required by RDC 18.720.030.

    ### Findings

    This condition does not apply at the time of final plat approval.

31. Prior to Final Plat approval the Applicant shall provide the City with a final Landscape Plan for street trees, parking strips, and Tract B consistent with RDC 18.725.

    ### Findings

    Landscape plans dated May 17, 2018 that satisfy the standards in 18.725 were approved as part of the Ridgecrest Phase 3 engineering review. This condition is met.

32. Prior to Final Plat approval, the Developer shall demonstrate that the maximum building coverage does not exceed 60% of net buildable area overall and the maximum development coverage does not exceed 70% of the net buildable area overall.

    ### Findings

    The more conservative standards in Condition 22 apply. See Condition 22.

Attachment: PLZ-18-0090 Seven Wells Estates Ph 4_Final Plat_10252018 (Seven Wells Phase 4 Final Plat)

33. Prior to Final Plat approval the Developer shall provide the Community Development Director with a copy of the final HOA bylaws and CC&Rs and which shall ensure that the HOA is responsible for the perpetual maintenance of all improvements and amenities held in common and not dedicated to the City.

    ### Findings

    The applicant submitted recorded HOA CC&Rs with the final plat application. This condition is met.

34. Prior to Final Plat approval, the Developer shall illuminate the multimodal path, as required under RDC 18.401.080.R.4, consistent with City engineering standards.

    ### Findings

    This condition is met.

Additional planning comments and **conditions of approval** are provided below.

1. The proposal shall comply with all terms and conditions of approval for the original decision, PLZ-16-0035, approved by the Hearing Examiner with a final order dated November 2016.
2. The Development agreement (DA) was approved in July 2017. The terms of the DA apply to each phase of development.
3. Prior to obtaining city signatures on the final plat mylars, the applicant shall submit the performance bond ($594,036.64).
4. Prior to obtaining city signatures on the final plat mylars, the applicant shall address any remaining survey comments.
5. Prior to obtaining city signatures on the final plat mylars, all street names on the final plat and on installed street signs shall conform to the City of Ridgefield Street Renaming Committee Manual. See Section X below.
6. Prior to obtaining city signatures on the final plat mylars, the applicant shall submit proof that the conservation covenant has been recorded.
7. Prior to obtaining city signatures on the final plat mylars, the applicant shall install critical area signs as required in Condition 16.
8. Submit a Mylar for signature containing the signature and seal of the surveyor of record (Certification of Subdivision Platting, see RDC 18.620.120.L for required language) and the signatures of all parties having an ownership interest in the land for purposes of dedication (Dedication of Subdivision, see RDC 18.620.120.M).
9. 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.
10. 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

Attachment: PLZ-18-0090 Seven Wells Estates Ph 4_Final Plat_10252018 (Seven Wells Phase 4 Final Plat)

VIII. Addressing

See attached Addressing Table and Map.

IX. Conclusion

Staff recommends City Council approve the Final Plat. Please submit any materials as described in this staff memo.

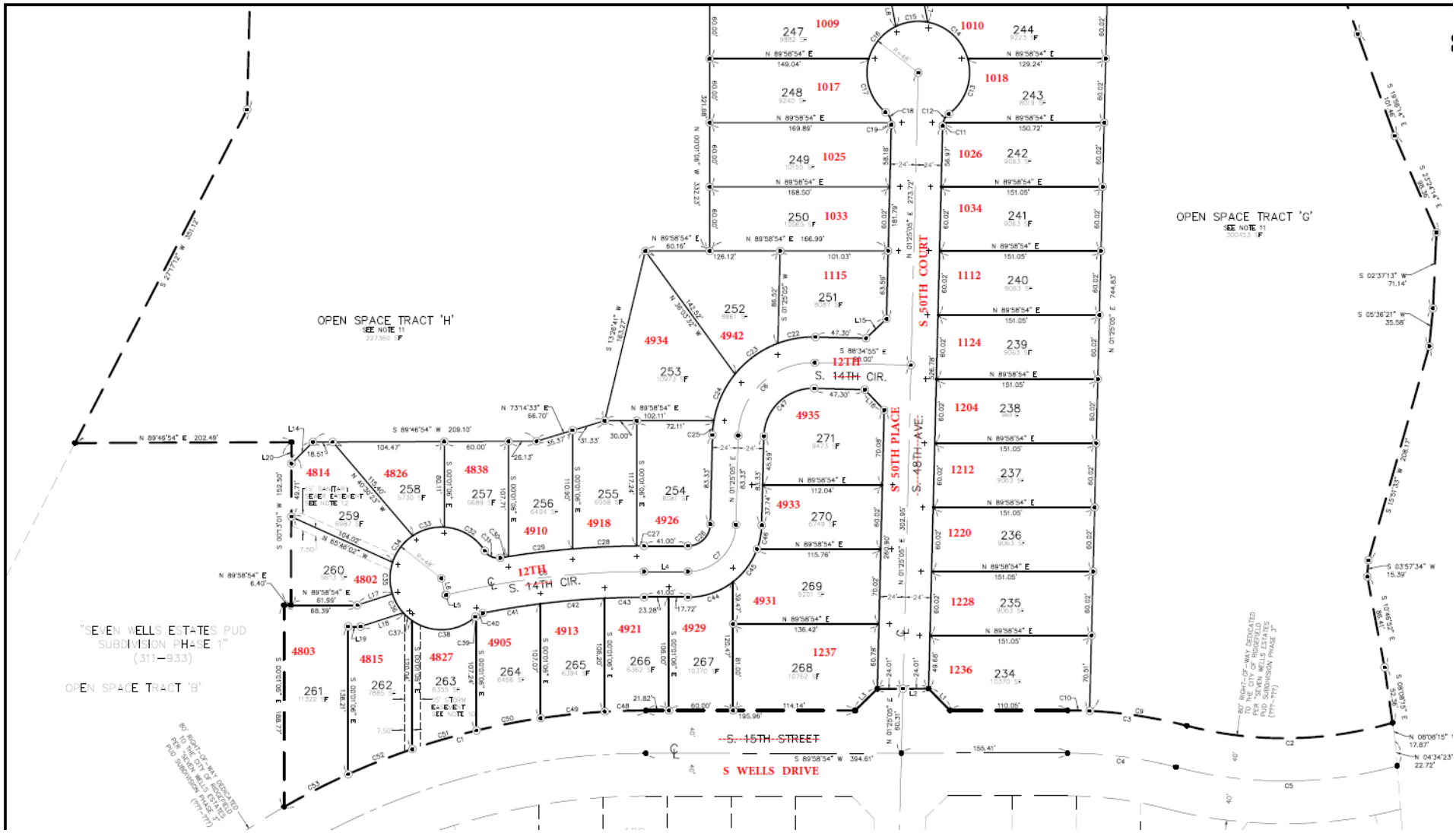
Attachment: PLZ-18-0090 Seven Wells Estates Ph 4_Final Plat_10252018 (Seven Wells Phase 4 Final Plat)

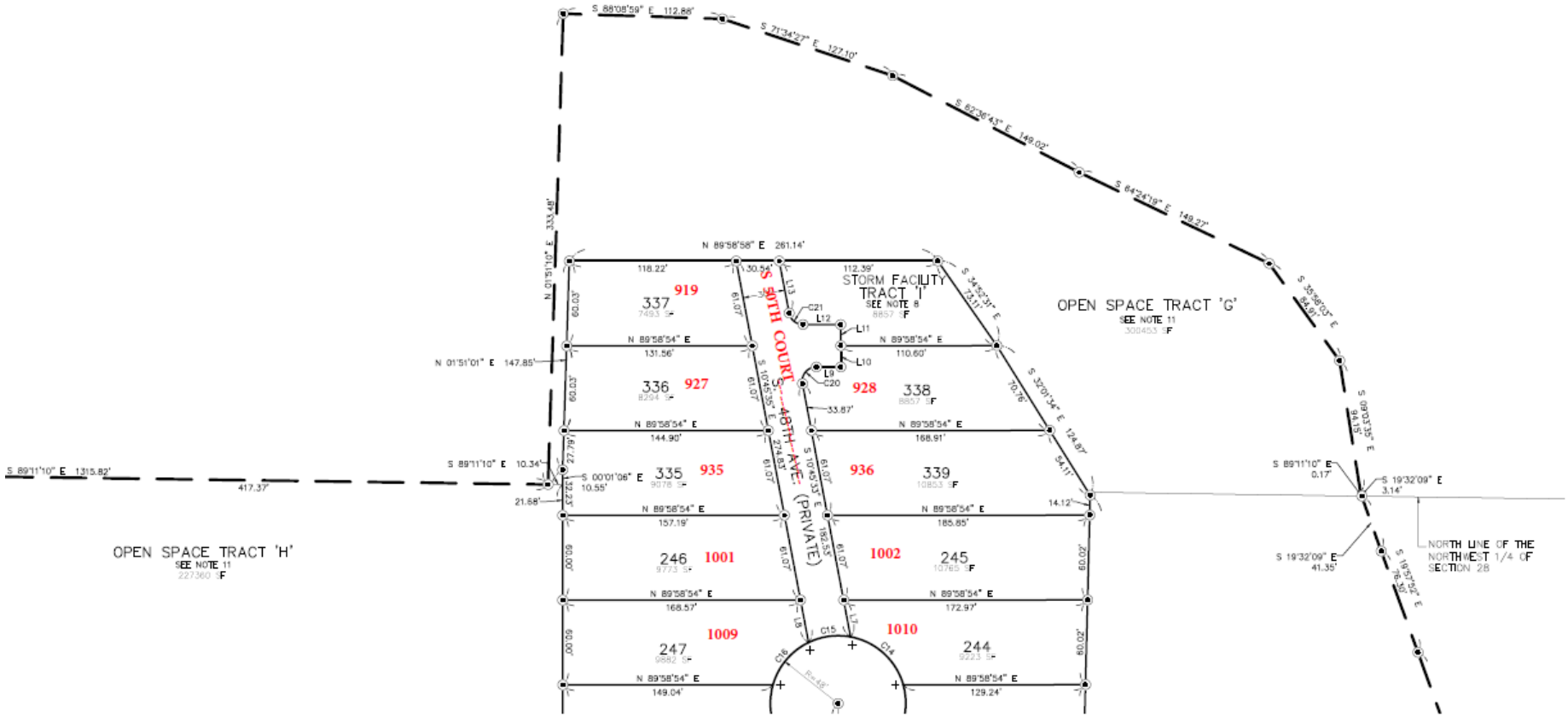
X. Seven Wells Estates Phase 4 Addressing

Ascending from west to east and from north to south

Lot #	Address	Lot #	Address	Lot #	Address
S 12th Circle		**S 50th Court**		**S 50th Place**	
North (even) side of street		West (odd) side of street		West (odd) side of street	
260	4802	337	919	268	1237
259	4814	336	927	East (even) side of street	
258	4826	335	935	238	1204
257	4838	246	1001	237	1212
256	4910	247	1009	236	1220
255	4918	248	1017	235	1228
254	4926	249	1025	234	1236
253	4934	250	1033		
252	4942	251	1115		
South (odd) side of street		East (even) side of street			
261	4803	338	928		
262	4815	339	936		
263	4827	245	1002		
264	4905	244	1010		
265	4913	243	1018		
266	4921	242	1026		
267	4929	241	1034		
269	4931	240	1112		
270	4933	239	1124		
271	4935				

Attachment: PLZ-18-0090 Seven Wells Estates Ph 4_Final Plat_10252018 (Seven Wells Phase 4 Final Plat)

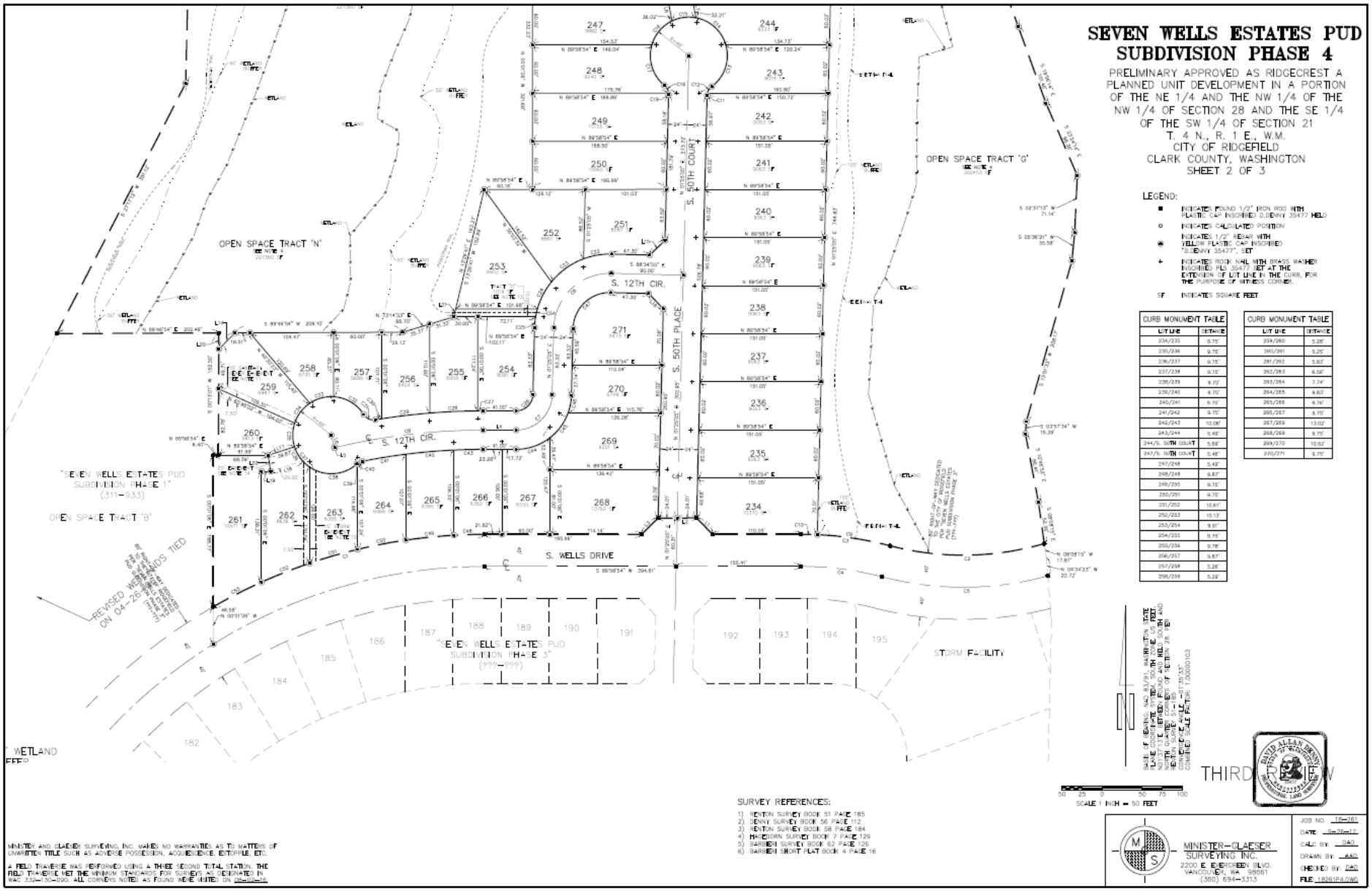

OPEN SPACE TRACT 'H'
OPEN SPACE TRACT 'G'
OPEN SPACE TRACT 'B'
"SEVEN WELLS ESTATES PUD SUBDIVISION PHASE 1" (311-933)
S. 50TH COURT
S. 50TH PLACE
S. 48TH AVE.
S. 14TH CIR.
12TH
S. 15TH STREET
S WELLS DRIVE



Attachment: PLZ-18-0090 Seven Wells Estates Ph 4_Final Plat_10252018 (Seven Wells Phase 4 Final Plat)

Attachment: PLZ-18-0090 Seven Wells Estates Ph 4_Final Plat_10252018 (Seven Wells Phase 4 Final Plat)

XI. Seven Wells Estates Phase 4 Plat (Sheets 2 and 3)



Attachment: PLZ-18-0090 Seven Wells Estates Ph 4_Final Plat_10252018 (Seven Wells Phase 4 Final Plat)

SEVEN WELLS ESTATES PUD SUBDIVISION PHASE 4

PRELIMINARY APPROVED AS RIDGECREST A PLANNED UNIT DEVELOPMENT IN A PORTION OF THE NE 1/4 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 28 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 21
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
SHEET 3 OF 3

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST	CHORD BEARING	CHORD DIST
C1	880.00'	23°18'24"	353.95'	S 75°04'12" W	348.97'
C2	390.00'	30°58'22"	184.71'	N 89°10'45" E	182.39'
C3	440.00'	14°41'32"	112.83'	N 82°40'20" W	112.52'
C4	400.00'	14°41'32"	102.57'	N 82°40'20" W	102.29'
C5	400.00'	29°57'47"	209.18'	N 89°41'32" E	206.81'
C6	70.00'	92°00'00"	112.42'	S 46°25'05" W	98.99'
C7	45.00'	88°33'49"	69.56'	N 45°41'59" E	62.84'
C8	800.00'	13°22'49"	186.80'	S 83°17'33" W	186.37'
C9	440.00'	12°00'13"	92.18'	N 81°16'41" W	92.01'
C10	440.00'	2°45'19"	20.85'	N 88°40'27" W	20.84'
C11	14.50'	12°09'20"	3.08'	S 07°29'49" W	3.07'
C12	14.50'	39°49'11"	10.08'	S 33°29'00" W	9.88'
C13	48.00'	69°26'12"	58.14'	N 18°41'30" E	54.65'
C14	48.00'	63°33'04"	53.09'	N 47°41'38" W	50.42'
C15	48.00'	38°38'36"	30.58'	S 82°33'02" W	30.05'
C16	48.00'	48°10'20"	40.38'	S 42°03'34" W	39.18'
C17	48.00'	66°31'51"	55.74'	S 17°17'31" E	52.66'
C18	14.50'	44°41'26"	11.31'	N 28°12'44" W	11.03'
C19	14.50'	7°17'09"	1.84'	N 02°13'28" W	1.84'
C20	10.00'	99°54'00"	17.44'	S 40°01'26" W	15.31'
C21	10.00'	79°15'31"	13.83'	S 50°23'20" E	12.76'
C22	94.00'	21°51'38"	35.86'	S 80°29'17" W	35.65'
C23	94.00'	35°25'08"	49.83'	S 54°20'29" W	49.24'
C24	94.00'	23°13'00"	38.09'	S 27°31'00" W	37.83'
C25	94.00'	8°14'12"	13.51'	S 09°32'11" W	13.50'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST	CHORD BEARING	CHORD DIST
C26	21.00'	88°33'49"	32.46'	N 45°41'59" E	29.32'
C27	824.00'	0°28'51"	6.72'	S 89°44'53" W	6.72'
C28	824.00'	4°10'38"	60.07'	S 87°25'34" W	60.06'
C29	824.00'	4°12'07"	60.43'	S 83°14'11" W	60.42'
C30	824.00'	0°32'32"	7.88'	S 80°51'42" W	7.88'
C31	14.50'	66°33'39"	16.93'	S 65°57'35" E	15.98'
C32	48.00'	54°05'23"	45.31'	N 59°33'47" W	43.65'
C33	48.00'	37°11'19"	31.16'	S 74°47'52" W	30.61'
C34	48.00'	37°53'36"	31.75'	S 37°15'25" N	31.17'
C35	48.00'	35°44'52"	29.95'	S 00°26'11" W	29.48'
C36	48.00'	24°35'10"	20.60'	S 29°43'47" E	20.44'
C37	48.00'	38°08'35"	31.95'	S 56°30'32" E	31.37'
C38	48.00'	78°06'10"	65.74'	N 66°22'35" E	60.76'
C39	14.50'	4°52'49"	1.24'	S 50°48'25" W	1.23'
C40	14.50'	23°33'29"	6.47'	S 65°58'34" W	6.41'
C41	776.00'	4°03'02"	54.85'	S 80°47'46" W	54.84'
C42	776.00'	4°26'32"	60.24'	S 85°02'45" W	60.22'
C43	776.00'	2°42'43"	36.73'	S 88°37'32" W	36.73'
C45	49.00'	31°51'12"	38.38'	N 36°15'46" E	37.87'
C46	49.00'	16°50'05"	22.78'	N 10°52'37" E	22.48'
C47	49.00'	90°00'00"	72.26'	S 49°28'06" W	65.05'
C48	880.00'	2°13'08"	36.23'	S 88°22'20" W	36.23'
C49	880.00'	5°04'38"	60.32'	S 84°13'17" W	60.30'
C50	880.00'	5°06'39"	81.12'	S 79°08'18" W	81.10'
C51	880.00'	5°15'46"	62.47'	S 73°53'54" W	62.44'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST	CHORD BEARING	CHORD DIST
C52	880.00'	5°25'58"	84.46'	S 68°33'07" W	84.46'
C53	880.00'	5°40'32"	87.36'	S 62°59'46" W	87.33'
C54	94.00'	61°13'13"	10.28'	S 12°46'53" W	10.25'

LINE TABLE

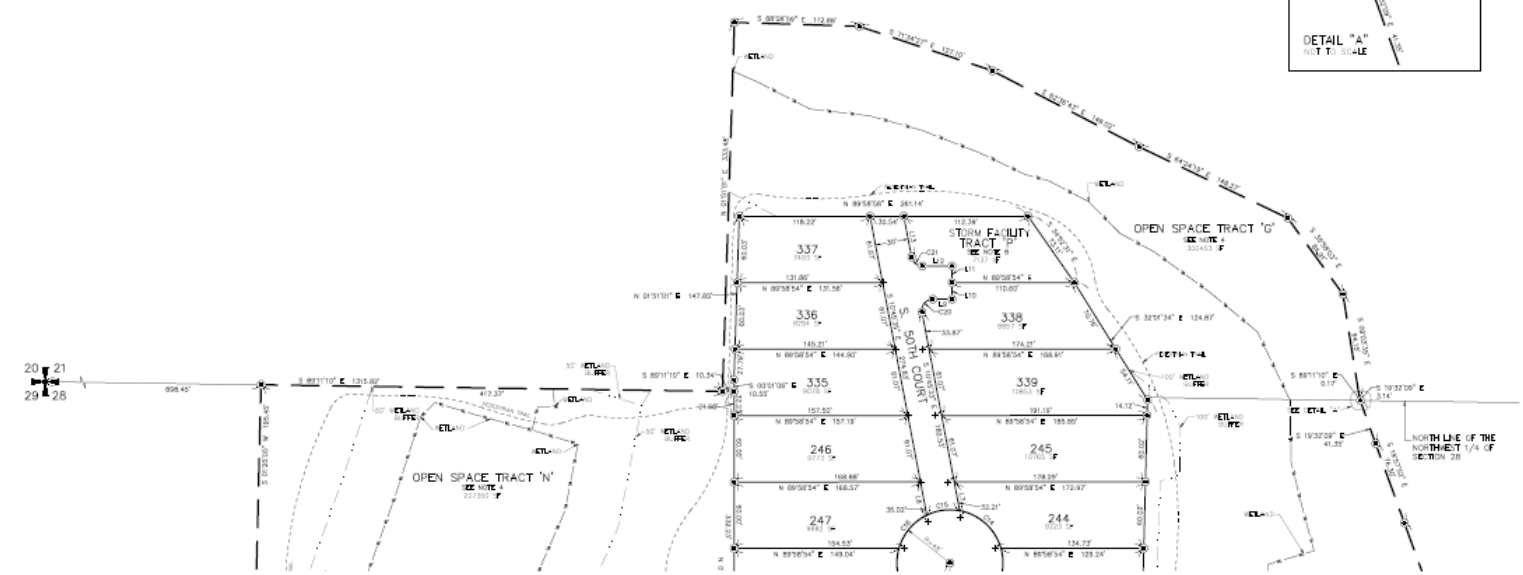
LINE	BEARING	DISTANCE
L1	N 44°16'01" W	28.41'
L2	S 89°31'45" W	46.03'
L3	S 45°42'00" W	28.98'
L4	N 89°58'54" E	41.00'
L5	N 78°26'12" E	6.79'
L6	S 13°23'48" E	16.00'
L7	S 10°40'33" E	26.51'
L8	S 10°40'33" E	30.59'
L9	S 89°58'54" W	17.27'
L10	S 00°01'06" E	15.00'
L11	N 00°01'06" W	15.00'
L12	S 89°58'54" W	26.75'
L13	S 10°40'33" E	57.52'
L14	S 44°58'58" W	28.32'
L15	S 46°25'05" W	26.45'
L16	S 43°34'55" E	26.45'
L17	S 72°09'27" W	34.62'
L18	S 72°09'27" W	41.96'
L19	S 89°58'54" W	11.53'
L20	S 00°01'01" W	20.00'
L21	S 13°26'41" N	10.28'
L22	N 08°56'49" W	20.24'

CURB MONUMENT TABLE

LOT LINE	DISTANCE
234/235	9.75'
235/236	9.75'
236/237	9.75'
237/238	9.75'
238/239	9.75'
239/240	9.75'
240/241	9.75'
241/242	9.75'
242/243	10.08'
243/244	5.49'
244/SL SDW COURT	5.69'
247/SL SDW COURT	5.46'
247/248	5.49'
248/249	9.87'
249/250	9.75'
250/251	9.75'
251/252	10.61'
252/253	10.13'
253/254	6.91'
254/255	9.75'
255/256	9.78'
256/257	9.87'
257/258	5.26'
258/259	5.29'

CURB MONUMENT TABLE

LOT LINE	DISTANCE
259/260	5.28'
260/261	5.25'
261/262	5.83'
262/263	6.55'
263/264	7.74'
264/265	9.83'
265/266	9.75'
266/267	9.75'
267/268	13.59'
268/269	9.75'
269/270	10.52'
270/271	9.75'



SURVEY REFERENCES:

1) HENTON SURVEY BOOK 51 PAGE 185
2) BENNY SURVEY BOOK 56 PAGE 112
3) HENTON SURVEY BOOK 58 PAGE 184
4) HAGEBORN SURVEY BOOK 7 PAGE 129
5) BARBERI SURVEY BOOK 62 PAGE 126
6) BARBERI SHORT PLAT BOOK 4 PAGE 16

LEGEND:

- ● INDICATES FOUND 1/2" IRON ROD WITH PLASTIC CAP INSCRIBED "D.BENNY 35477" HELD
- ○ INDICATES CALCULATED POSITION
- ◉ INDICATES 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.BENNY 35477", SET
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED PLS 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF WITNESS CORNER.
- SF INDICATES SQUARE FEET

BASIS OF BEARINGS: NAD 83/91, WASHINGTON STATE PLANE COORDINATES (NAD 83/91), SOUTH ZONE, GRID NORTH. BEARINGS ARE BASED ON THE NORTH QUARTER CORNER OF SECTION 28 AND THE SOUTH QUARTER OF SECTION 21 PER RECORD SURVEY 5-116 (R5) GRID TO GROUND SCALE FACTOR: 1.0000103

SCALE 1 INCH = 50 FEET

THIRD REVIEW

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

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 08-02-18.

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

JOB NO. 18-261
DATE 08-08-17
CALC BY: DAD
DRAWN BY: ADD
CHECKED BY: DAD
FILE 182618PD.DWG

Attachment: PLZ-18-0090 Seven Wells Estates Ph 4_Final Plat_10252018 (Seven Wells Phase 4 Final Plat)

Attachment: PLZ-18-0090 Seven Wells Estates Ph 4_Final Plat_10252018 (Seven Wells Phase 4 Final Plat)

SEVEN WELLS ESTATES PUD SUBDIVISION PHASE 4

PRELIMINARY APPROVED AS RIDGECREST A PLANNED UNIT DEVELOPMENT IN A PORTION OF THE NE 1/4 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 28 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 21
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
SHEET 1 OF 3

PERIMETER DESCRIPTION:

A PARCEL OF LAND IN A PORTION OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28 AND THE SOUTHEAST QUARTER OF THE SOUTHWEST OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 28;

THENCE SOUTH 89°11'10" EAST, ALONG THE NORTH LINE OF THE SAID NORTHWEST QUARTER 898.45 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 01°25'05" WEST, 195.45 FEET;

THENCE SOUTH 27°17'12" WEST, 351.12 FEET, TO THE NORTHWEST CORNER OF TRACT "B" OF "SEVEN WELLS ESTATES PUD SUBDIVISION PHASE 1" ACCORDING TO THE PLAT RECORDED IN BOOK 311 OF PLATS AT PAGE 933 RECORDS OF CLARK COUNTY WASHINGTON;

THENCE NORTH 89°46'54" EAST, ALONG THE NORTH LINE OF SAID TRACT "B" 202.49 FEET, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 00°13'01" WEST, LONG THE EAST LINE OF SAID TRACT "B" 152.50 FEET, TO AN ANGLE POINT THEREIN;

THENCE SOUTH 89°58'54" WEST, LONG THE EAST LINE OF SAID TRACT "B" 6.40 FEET, TO AN ANGLE POINT THEREIN;

THENCE SOUTH 00°01'06" EAST, LONG THE EAST LINE OF SAID TRACT "B" 188.77 FEET, TO THE SOUTHEAST CORNER THEREOF, BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF S. 15TH STREET;

THENCE ALONG THE ARC OF A 680.00 FOOT, RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29°49'24", FOR AN ARC LENGTH OF 353.95 FEET, THE LONG CHORD WHICH BEARS NORTH 75°04'12" EAST, 349.97 FEET;

THENCE NORTH 89°58'54" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF S. 15TH STREET, 195.96 FEET;

THENCE NORTH 45°42'00" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF S. 15TH STREET, 28.98 FEET;

THENCE NORTH 89°51'45" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF S. 15TH STREET, 48.02 FEET;

THENCE SOUTH 44°18'01" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF S. 15TH STREET, 28.41 FEET;

THENCE NORTH 89°58'54" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF S. 15TH STREET, 110.05 FEET;

THENCE ALONG THE ARC OF A 440.00 FOOT, RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14°41'32", FOR AN ARC LENGTH OF 112.83 FEET, THE LONG CHORD WHICH BEARS SOUTH 82°40'20" EAST, 112.52 FEET;

THENCE ALONG THE ARC OF A 360.00 FOOT, RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30°59'22", FOR AN ARC LENGTH OF 194.71 FEET, THE LONG CHORD WHICH BEARS NORTH 89°10'45" EAST, 192.35 FEET, TO THE WEST LINE OF BOUNDARY ADJUSTED TAX LOT 15 ACCORDING TO THAT CERTAIN DEED RECORDED UNDER AUDITORS FILE NO. 5409536 BLA, RECORDS OF CLARK COUNTY, WASHINGTON;

THENCE NORTH 08°08'15" WEST, ALONG THE WEST LONE OF SAID LOT 15, 52.36 FEET;

THENCE NORTH 10°46'52" WEST, ALONG THE WEST LINE OF SAID LOT 15, 86.41 FEET;

THENCE NORTH 03°57'34" EAST, ALONG THE WEST LINE OF SAID LOT 15, 15.39 FEET;

THENCE NORTH 15°51'33" EAST, ALONG THE WEST LINE OF SAID LOT 15, 208.17 FEET;

THENCE NORTH 05°36'21" EAST, ALONG THE WEST LINE OF SAID LOT 15, 35.58 FEET;

THENCE NORTH 02°37'13" EAST, ALONG THE WEST LINE OF SAID LOT 15, 71.14 FEET;

THENCE NORTH 23°24'14" WEST, ALONG THE WEST LINE OF SAID LOT 15, 98.36 FEET;

THENCE NORTH 19°56'14" WEST, ALONG THE WEST LINE OF SAID LOT 15, 101.46 FEET;

THENCE NORTH 19°57'52" WEST, ALONG THE WEST LINE OF SAID LOT 15, 76.30 FEET;

THENCE NORTH 19°32'09" WEST, ALONG THE WEST LINE OF SAID LOT 15, 41.35 FEET; TO THE NORTHWEST CORNER THEREOF, BEING ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28;

THENCE NORTH 89°11'10" WEST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 0.17 FEET TO THE SOUTH EAST CORNER OF THE THAT CERTAIN TRACT OF LAND CONVEYED TO RIDGECREST JV LLC, BY DEED RECORDED UNDER AUDITORS FILE NO. 5478518, RECORDS OF CLARK COUNTY, WASHINGTON;

THENCE ALONG THE EAST AND NORTH LINE OF SAID RIDGECREST JV LLC, PARCEL THE FOLLOWING COURSES AND DISTANCES:

THENCE NORTH 19°32'09" WEST, 3.14 FEET;

THENCE NORTH 09°03'35" WEST, 94.15 FEET;

THENCE NORTH 35°58'03" WEST, 84.91 FEET;

THENCE NORTH 64°24'19" WEST, 149.27 FEET;

THENCE NORTH 62°36'43" WEST, 149.02 FEET;

THENCE NORTH 71°34'27" WEST, 127.10 FEET;

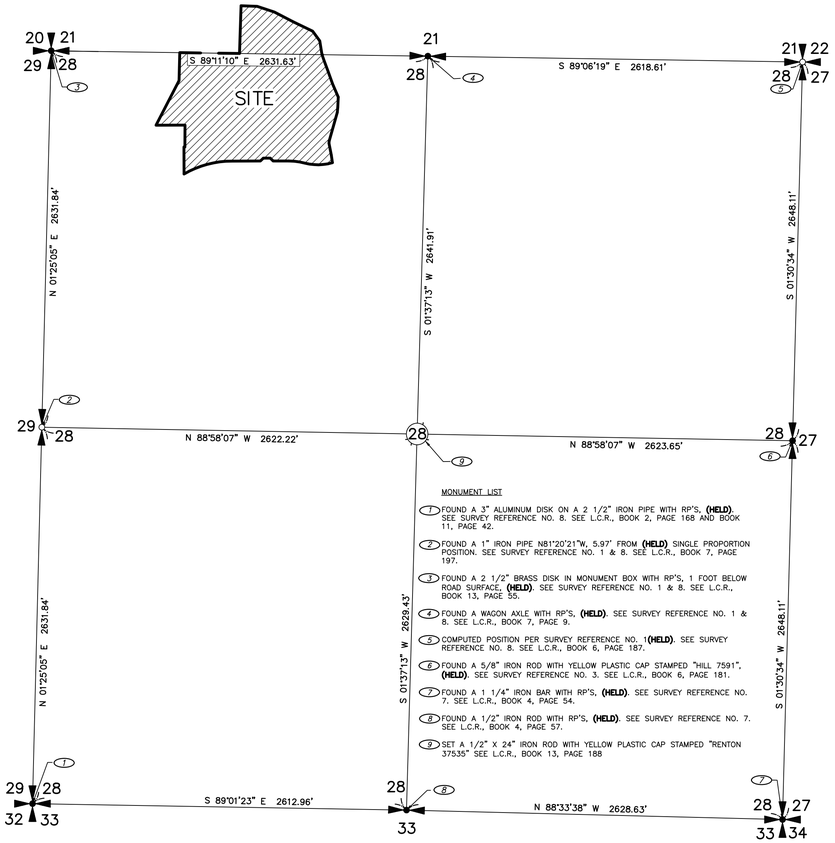
THENCE NORTH 88°08'59" WEST, 112.88 FEET, TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 01°51'01" WEST, ALONG THE WEST LINE OF SAID RIDGECREST JV LLC, 333.48 FEET, TO THE SOUTHWEST CORNER THEREOF, BEING ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28;

THENCE NORTH 89°11'01" WEST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 417.37 FEET, TO THE TRUE POINT OF BEGINNING;

CONTAINING 22.37 ACRES MORE OR LESS.

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



MONUMENT LIST

1. FOUND A 3" ALUMINUM DISK ON A 2 1/2" IRON PIPE WITH RP'S, **(HELD)**. SEE SURVEY REFERENCE NO. 8. SEE L.C.R., BOOK 2, PAGE 168 AND BOOK 11, PAGE 42.
2. FOUND A 1" IRON PIPE N81°20'21"W, 5.97' FROM **(HELD)**. SINGLE PROPORTION POSITION. SEE SURVEY REFERENCE NO. 1 & 8. SEE L.C.R., BOOK 7, PAGE 197.
3. FOUND A 2 1/2" BRASS DISK IN MONUMENT BOX WITH RP'S, 1 FOOT BELOW ROAD SURFACE, **(HELD)**. SEE SURVEY REFERENCE NO. 1 & 8. SEE L.C.R., BOOK 13, PAGE 55.
4. FOUND A WAGON AXLE WITH RP'S, **(HELD)**. SEE SURVEY REFERENCE NO. 1 & 8. SEE L.C.R., BOOK 7, PAGE 9.
5. COMPUTED POSITION PER SURVEY REFERENCE NO. 1**(HELD)**. SEE SURVEY REFERENCE NO. 8. SEE L.C.R., BOOK 6, PAGE 187.
6. FOUND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HILL 7591", **(HELD)**. SEE SURVEY REFERENCE NO. 3. SEE L.C.R., BOOK 6, PAGE 181.
7. FOUND A 1 1/4" IRON BAR WITH RP'S, **(HELD)**. SEE SURVEY REFERENCE NO. 7. SEE L.C.R., BOOK 4, PAGE 54.
8. FOUND A 1/2" IRON ROD WITH RP'S, **(HELD)**. SEE SURVEY REFERENCE NO. 7. SEE L.C.R., BOOK 4, PAGE 57.
9. SET A 1/2" X 24" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RENTON 37535" SEE L.C.R., BOOK 13, PAGE 188

NOTES:

1) ALL ROADS WITHIN THIS PLAT ARE DEDICATED TO THE CITY OF RIDGEFIELD.
2) IMPACT FEES AND SYSTEM DEVELOPMENT CHARGES SHALL BE ASSESSED BASED ON FEE SCHEDULES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
3) CITY OF RIDGEFIELD FINAL PLAT NUMBER "PLZ-16-0035"
4) TRACT'S "G" AND "N" ARE DEDICATED TO THE CITY OF RIDGEFIELD WITH THIS PLAT. WITH THE SEVEN WELLS HOMEOWNERS ASSOCIATION (H.O.A.) RESPONSIBLE FOR ALL THE TREE MAINTENANCE ABUTTING THE LOTS WITHIN THE OPEN SPACE TRACTS "G AND "N".
5) OFF-STREET PARKING MUST BE SETBACK A MINIMUM OF 18 FEET FROM THE SIDEWALK TO PREVENT VEHICLES FROM INTERFERING WITH SIDEWALK TRAVEL.
6) ANY MODIFICATION TO PROPERTY LINE SETBACKS MAY BE PROCESSED THROUGH AN ADMINISTRATIVE ADJUSTMENT OR A VARIANCE AS REFERENCED IN THE CITY OF RIDGEFIELD DEVELOPMENT CODE AS AN ALTERNATIVE TO A RE-PLAT PROCESS.
7) ALL SENSITIVE LANDS SHALL BE PROTECTED BY CONSERVATION EASEMENTS AND CERTAIN ACTIVITIES ARE PROHIBITED OR LIMITED AS SPECIFIED BY THE CITY OF RIDGEFIELD DEVELOPMENT CODE, RDC 18.280.
8) TRACT "P" IS STORMWATER FACILITIES TO BE OWNED AND MAINTAINED BY THE SEVEN WELLS HOMEOWNER'S ASSOCIATION (H.O.A.). WITH A BLANKET EASEMENT DEDICATED TO THE CITY OF RIDGEFIELD FOR INSPECTION.
9) ALL BUILDINGS OR STRUCTURES REQUIRING A BUILDING PERMIT SHALL INDICATE COMPLIANCE WITH THE FOLLOWING LOT DESIGN STANDARDS.

   MINIMUM LOT AREA – 5,000 SQUARE FEET
   MINIMUM YARD SETBACKS:
   FRONT 10'
   SIDE 5'
   STREET SIDE 10'
   REAR 5
   GARAGE 18' FROM BACK OF SIDEWALK
   MINIMUM LOT WIDTH OF 50.00 FOOT.
   MAXIMUM BUILDING COVERAGE DOES NOT EXCEED 50% OF NET BUILDABLE AREA OVERALL
   MAXIMUM HEIGHTS 35'
   MAXIMUM DEVELOPMENT COVERAGE WILL NOT EXCEED 65% OF THE NET BUILDING AREA OVERALL
10) 15' STORM EASEMENT TO BE OWNED AND MAINTAINED BY THE SEVEN WELLS HOMEOWNER'S ASSOCIATION (H.O.A.). STORM EASEMENT DEDICATED TO THE CITY OF RIDGEFIELD FOR INSPECTION.
11) 15' SANITARY SEWER EASEMENT DEDICATED TO CLARK REGIONAL WASTE WATER DISTRICT WITH THIS PLAT.
12) COLUMBIA WEST ENGINEERING OR LOT OWNERS ENGINEER OF RECORD IS REQUIRED TO OBSERVE AND VERIFY FOUNDATION FOOTINGS DURING CONSTRUCTION TO VERIFY SETBACKS AND BEARING REQUIREMENTS FOR LOTS 267 AND 269.
13. TRACT "O" IS A 10.00 FOOT PEDESTRIAN ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE SEVEN WELLS HOME OWNERS ASSOCIATION.
14. 20.00 FOOT EASEMENT FOR THE PURPOSE OF DRIVEWAY, INGRESS, EGRESS AND UTILITIES TO BE OWNED AND MAINTAINED BY BY LOTS 261 AND 262 EQUALLY.

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

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 03-22-18.

UTILITY AND SIDEWALK EASEMENT:

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC AND PRIVATE ROADS, ACCESS EASEMENT AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.

AVERAGE LOT AREA:

AVERAGE LOT AREA FOR LOTS 234 THRU 271 AND LOTS 335 THRU 339 IS 8,469 SQUARE FEET.

SURVEY REFERENCES:

1) RENTON SURVEY BOOK 51 PAGE 185
2) DENNY SURVEY BOOK 56 PAGE 112
3) RENTON SURVEY BOOK 58 PAGE 184
4) HAGEDORN SURVEY BOOK 7 PAGE 129
5) BARBIERI SURVEY BOOK 62 PAGE 126
6) BARBIERI SHORT PLAT BOOK 4 PAGE 16
7) SEVEN WELLS ESTATES PUD SUBDIVISION PHASE 1 BOOK 311 PAGE 933
8) SEVEN WELLS ESTATES PUD SUBDIVISION PHASE 2 BOOK 311 PAGE 967

DEED REFERENCE:

GRANTOR: WELLS FAMILY INVESTMENTS, INC.
GRANTEE: RIDGECREST JV INC.
AFN: 5409537 D
DATE: 6-02-17

GRANTOR: RIDGECREST JV LLC, WELLS FAMILY INVESTMENTS, LEE AND GERALDINE WELLS FAMILY LLC
GRANTEE: RIDGECREST JV LLC, WELLS FAMILY INVESTMENTS, LEE AND GERALDINE WELLS FAMILY LLC
AFN: 5409536 BLA
DATE: 6-02-17

GRANTOR: GARY LAHTI
GRANTEE: RIDGECREST JV LLC.
AFN: 5478518 D
DATE: 1-12-18

BASIS OF BEARING: NAD 83/91 WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE US FEET
N01°37'13"E BETWEEN FOUND AND HELD SOUTH AND NORTH QUARTER CORNERS OF SECTION 28. PER RENTON SURVEY 51-185
CONVERGENCE ANGLE: -01°35'33"
COMBINED SCALE FACTOR: 1.00000103

500 250 0 500 750 1000
SCALE 1 INCH = 500 FEET

ACKNOWLEDGMENT:

STATE OF WASHINGTON
COUNTY OF CLARK

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED

_____

TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGMENT TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE

_____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING IN _____

MY COMMISION EXPIRES _____

THIRD REVIEW

DAVID ALLAN DENNY
STATE OF WASHINGTON
5477
REGISTERED
PROFESSIONAL LAND SURVEYOR

CITY PUBLIC WORKS DIRECTOR

_____ CITY PUBLIC WORKS DIRECTOR _____ DATE

CITY COMMUNITY DEVELOPMENT DIRECTOR

_____ CITY COMMUNITY DEVELOPMENT DIRECTOR _____ DATE

CITY ENGINEER:

_____ CITY OF RIDGEFIELD ENGINEER _____ DATE

CITY MAYOR:

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

_____
MAYOR, CITY OF RIDGEFIELD

ATTESTED BY: _____
CITY CLERK

ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS SEVEN WELLS ESTATES PUD SUBDIVISION PHASE 4

_____ COUNTY ASSESSOR _____ DATE

AUDITOR'S CERTIFICATE:

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

_____
CLARK COUNTY AUDITOR

_____
AUDITOR'S FILE NUMBER

SURVEYOR'S CERTIFICATE:

I, DAVID A. DENNY, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF "SEVEN WELLS ESTATES PUD SUBDIVISION PHASE 4" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

_____ _____
DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR, PLS NO. 35477 DATE

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND ABOVE DESCRIBED HAVE CAUSED THE SAME TO BE PLATTED ACCORDING TO THE PLAT HERETO ANNEXED, SAME TO BE KNOWN AS "SEVEN WELLS ESTATES PUD SUBDIVISION PHASE 4", AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN THEREON TO THE PUBLIC USE FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS AND EASEMENTS.

OWNER: _____ _____ DATE
_____

SIGNED _____

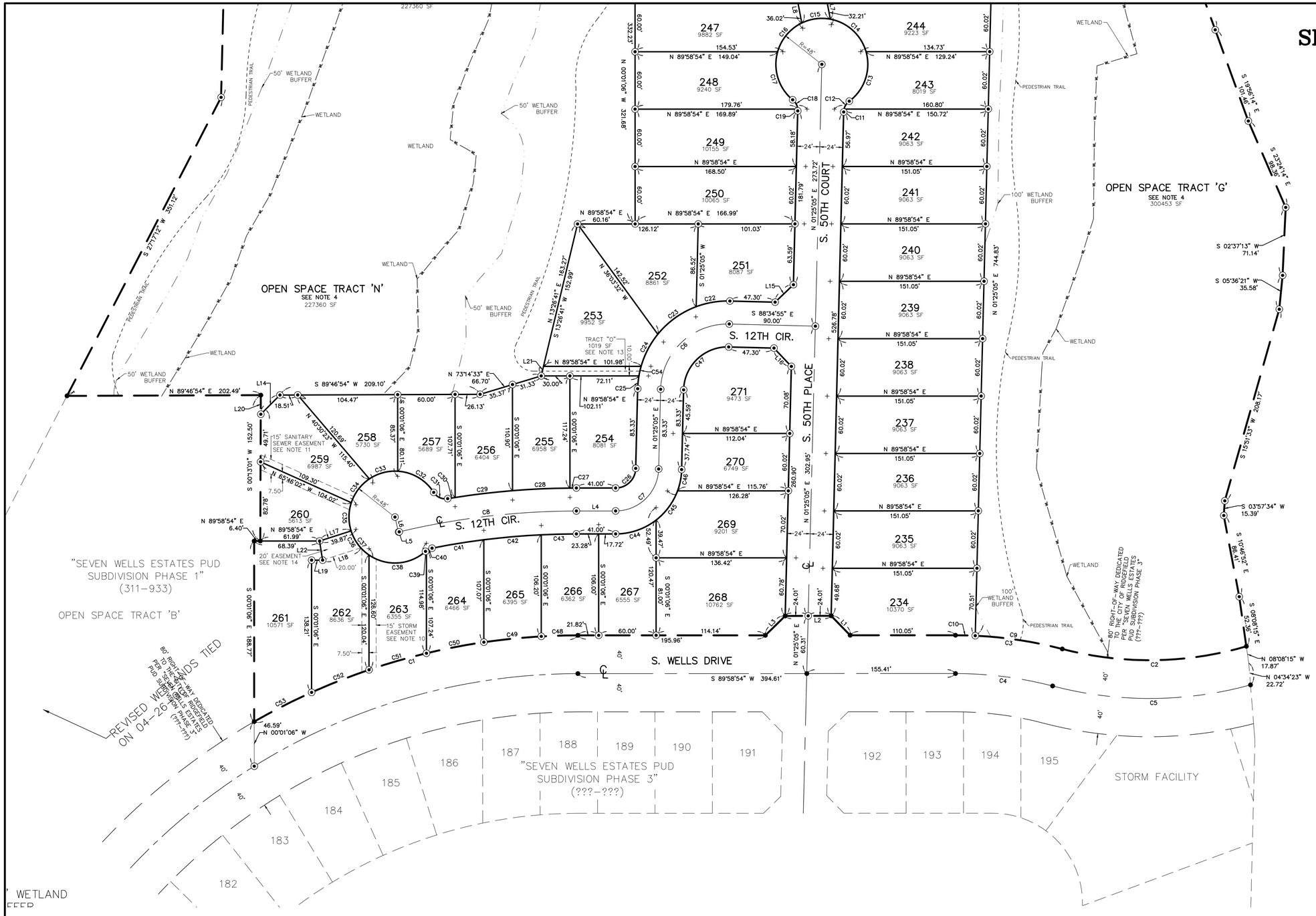
MINISTER-GLAESER SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

JOB NO. 18-261
DATE: 4-10-18
CALC BY: DAD
DRAWN BY: AAD
CHECKED BY: DAD
FILE: 18261P4.DWG

Attachment: 18261P4-SHEET 1 (Seven Wells Phase 4 Final Plat)

SEVEN WELLS ESTATES PUD SUBDIVISION PHASE 4

PRELIMINARY APPROVED AS RIDGECREST A PLANNED UNIT DEVELOPMENT IN A PORTION OF THE NE 1/4 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 28 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 21
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
SHEET 2 OF 3



CURB MONUMENT TABLE	
LOT LINE	DISTANCE
234/235	9.75'
235/236	9.75'
236/237	9.75'
237/238	9.75'
238/239	9.75'
239/240	9.75'
240/241	9.75'
241/242	9.75'
242/243	10.08'
243/244	5.49'
244/S. 50TH COURT	5.69'
247/S. 50TH COURT	5.46'
247/248	5.49'
248/249	9.87'
249/250	9.75'
250/251	9.75'
251/252	10.61'
252/253	10.13'
253/254	9.91'
254/255	9.75'
255/256	9.78'
256/257	9.87'
257/258	5.26'
258/259	5.29'

CURB MONUMENT TABLE	
LOT LINE	DISTANCE
259/260	5.28'
260/261	5.25'
261/262	5.83'
262/263	6.56'
263/264	7.74'
264/265	9.83'
265/266	9.76'
266/267	9.75'
267/269	13.02'
268/269	9.75'
269/270	10.52'
270/271	9.75'

LEGEND:

- ● INDICATES FOUND 1/2" IRON ROD WITH PLASTIC CAP INSCRIBED D.DENNY 35477 HELD
- ○ INDICATES CALCULATED POSITION
- ⊙ INDICATES 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477", SET
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED PLS 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF WITNESS CORNER.
- SF INDICATES SQUARE FEET

BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET, N01°37'13"E, BETWEEN FOUND AND HELD SOUTH AND NORTH QUARTER CORNERS OF SECTION 28. PER RENTON SURVEY 51-185
CONVERGENCE ANGLE: -0°13'33"
COMBINED SCALE FACTOR: 1.000000103

SCALE 1 INCH = 50 FEET

THIRD REVIEW

DAVID ALLAN DENNY — STATE OF WASHINGTON — 35477 — REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEY REFERENCES:

1) RENTON SURVEY BOOK 51 PAGE 185
2) DENNY SURVEY BOOK 56 PAGE 112
3) RENTON SURVEY BOOK 58 PAGE 184
4) HAGEDORN SURVEY BOOK 7 PAGE 129
5) BARBIERI SURVEY BOOK 62 PAGE 126
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MINISTER-GLAESER SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

JOB NO. 18-261
DATE: 9-26-17
CALC BY: DAD
DRAWN BY: AAD
CHECKED BY: DAD
FILE: 18261P4.DWG

Attachment: 18261P4-SHEET 2 (Seven Wells Phase 4 Final Plat)

SEVEN WELLS ESTATES PUD SUBDIVISION PHASE 4

PRELIMINARY APPROVED AS RIDGECREST A PLANNED UNIT DEVELOPMENT IN A PORTION OF THE NE 1/4 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 28 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 21
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
SHEET 3 OF 3

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	680.00'	29°49'24"	353.95'	S 75°04'12" W	349.97'
C2	360.00'	30°59'22"	194.71'	N 89°10'45" E	192.35'
C3	440.00'	14°41'32"	112.83'	N 82°40'20" W	112.52'
C4	400.00'	14°41'32"	102.57'	N 82°40'20" W	102.29'
C5	400.00'	29°57'47"	209.18'	N 89°41'32" E	206.81'
C6	70.00'	90°00'00"	109.96'	S 46°25'05" W	98.99'
C7	45.00'	88°33'49"	69.56'	N 45°41'59" E	62.84'
C8	800.00'	13°22'42"	186.80'	S 83°17'33" W	186.37'
C9	440.00'	12°00'13"	92.18'	N 81°19'41" W	92.01'
C10	440.00'	2°41'19"	20.65'	N 88°40'27" W	20.64'
C11	14.50'	12°09'20"	3.08'	S 07°29'45" W	3.07'
C12	14.50'	39°49'11"	10.08'	S 33°29'00" W	9.88'
C13	48.00'	69°24'12"	58.14'	N 18°41'30" E	54.65'
C14	48.00'	63°22'04"	53.09'	N 47°41'38" W	50.42'
C15	48.00'	36°28'36"	30.56'	S 82°23'02" W	30.05'
C16	48.00'	48°10'20"	40.36'	S 40°03'34" W	39.18'
C17	48.00'	66°31'51"	55.74'	S 17°17'31" E	52.66'
C18	14.50'	44°41'26"	11.31'	N 28°12'44" W	11.03'
C19	14.50'	7°17'06"	1.84'	N 02°13'28" W	1.84'
C20	10.00'	99°54'55"	17.44'	S 40°01'26" W	15.31'
C21	10.00'	79°15'31"	13.83'	S 50°23'20" E	12.76'
C22	94.00'	21°51'36"	35.86'	S 80°29'17" W	35.65'
C23	94.00'	30°25'58"	49.93'	S 54°20'29" W	49.34'
C24	94.00'	23°13'00"	38.09'	S 27°31'00" W	37.83'
C25	94.00'	8°14'12"	13.51'	S 05°32'11" W	13.50'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C26	21.00'	88°33'49"	32.46'	N 45°41'59" E	29.32'
C27	824.00'	0°28'01"	6.72'	S 89°44'53" W	6.72'
C28	824.00'	4°10'38"	60.07'	S 87°25'34" W	60.06'
C29	824.00'	4°12'07"	60.43'	S 83°14'11" W	60.42'
C30	824.00'	0°32'52"	7.88'	S 80°51'42" W	7.88'
C31	14.50'	66°53'39"	16.93'	S 65°57'55" E	15.98'
C32	48.00'	54°05'23"	45.31'	N 59°33'47" W	43.65'
C33	48.00'	37°11'19"	31.16'	S 74°47'52" W	30.61'
C34	48.00'	37°53'36"	31.75'	S 37°15'25" W	31.17'
C35	48.00'	35°44'52"	29.95'	S 00°26'11" W	29.46'
C36	48.00'	24°35'05"	20.60'	S 29°43'47" E	20.44'
C37	48.00'	38°08'35"	31.95'	S 36°30'32" E	31.37'
C38	48.00'	76°05'10"	63.74'	N 86°22'35" E	59.16'
C39	14.50'	4°52'49"	1.24'	S 50°46'25" W	1.23'
C40	14.50'	25°33'29"	6.47'	S 65°59'34" W	6.41'
C41	776.00'	4°03'00"	54.85'	S 80°47'49" W	54.84'
C42	776.00'	4°26'52"	60.24'	S 85°02'45" W	60.22'
C43	776.00'	2°42'43"	36.73'	S 88°37'32" W	36.73'
C45	69.00'	31°51'12"	38.36'	N 36°15'46" E	37.87'
C46	69.00'	18°55'05"	22.78'	N 10°52'37" E	22.68'
C47	46.00'	90°00'00"	72.26'	S 46°25'05" W	65.05'
C48	680.00'	3°13'08"	38.20'	S 88°22'20" W	38.20'
C49	680.00'	5°04'58"	60.32'	S 84°13'17" W	60.30'
C50	680.00'	5°08'59"	61.12'	S 79°06'18" W	61.10'
C51	680.00'	5°15'48"	62.47'	S 73°53'54" W	62.44'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C52	680.00'	5°25'59"	64.48'	S 68°33'01" W	64.46'
C53	680.00'	5°40'32"	67.36'	S 62°59'46" W	67.33'
C54	94.00'	6°15'13"	10.26'	S 12°46'53" W	10.25'

LINE TABLE

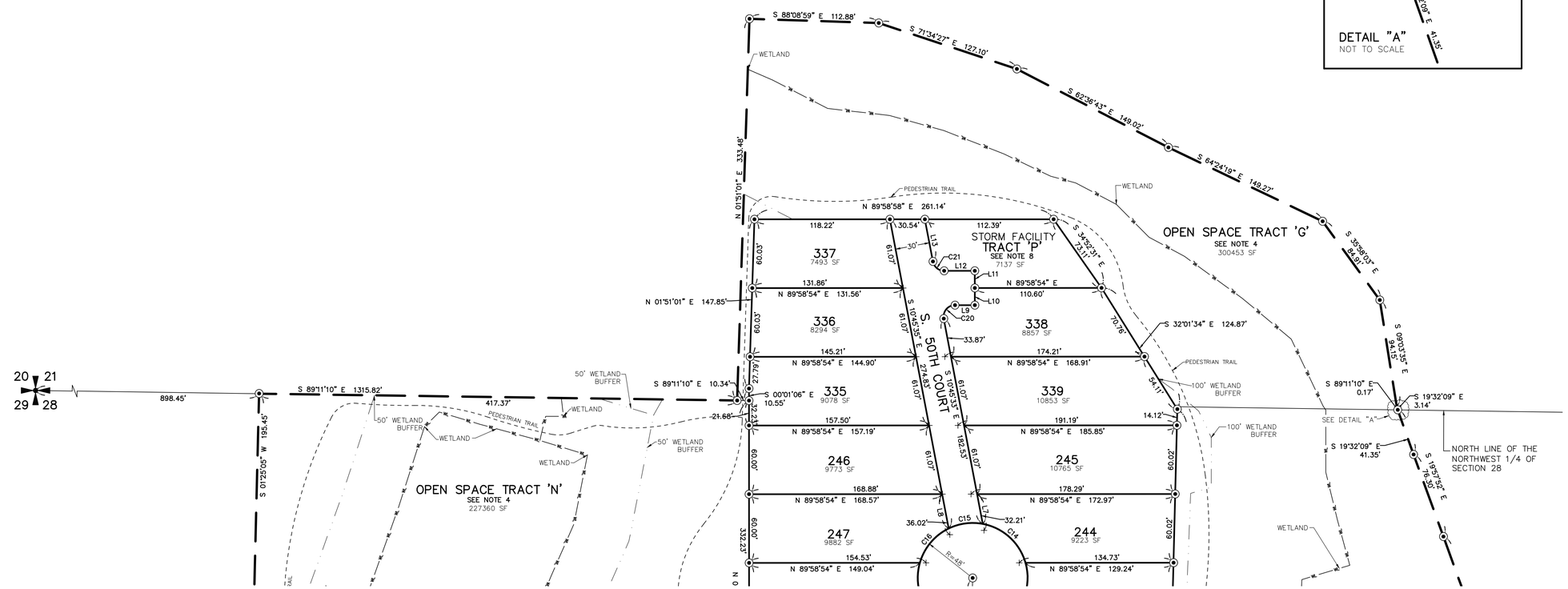
LINE	BEARING	DISTANCE
L1	N 44°18'01" W	28.41'
L2	S 89°51'45" W	48.02'
L3	S 45°42'00" W	28.98'
L4	N 89°58'54" E	41.00'
L5	N 76°36'12" E	0.79'
L6	S 13°23'48" E	16.00'
L7	S 10°45'33" E	26.51'
L8	S 10°45'35" E	30.56'
L9	S 89°58'54" W	17.27'
L10	S 00°01'06" E	15.00'
L11	N 00°01'06" W	15.00'
L12	S 89°58'54" W	26.75'
L13	S 10°45'35" E	37.52'
L14	S 44°59'58" W	28.39'
L15	S 46°25'05" W	26.45'
L16	S 43°34'55" E	26.45'
L17	S 72°09'27" W	34.62'
L18	S 72°09'27" W	41.96'
L19	S 89°58'54" W	11.53'
L20	S 00°13'01" W	20.00'
L21	S 13°26'41" W	10.28'
L22	N 08°55'49" W	20.24'

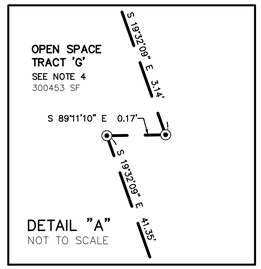
CURB MONUMENT TABLE

LOT LINE	DISTANCE
234/235	9.75'
235/236	9.75'
236/237	9.75'
237/238	9.75'
238/239	9.75'
239/240	9.75'
240/241	9.75'
241/242	9.75'
242/243	10.08'
243/244	5.49'
244/S. 50TH COURT	5.69'
247/S. 50TH COURT	5.46'
247/248	5.49'
248/249	9.87'
249/250	9.75'
250/251	9.75'
251/252	10.61'
252/253	10.13'
253/254	9.91'
254/255	9.75'
255/256	9.78'
256/257	9.87'
257/258	5.26'
258/259	5.29'

CURB MONUMENT TABLE

LOT LINE	DISTANCE
259/260	5.28'
260/261	5.25'
261/262	5.83'
262/263	6.56'
263/264	7.74'
264/265	9.83'
265/266	9.76'
266/267	9.75'
267/269	13.02'
268/269	9.75'
269/270	10.52'
270/271	9.75'





SURVEY REFERENCES:

1) RENTON SURVEY BOOK 51 PAGE 185
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6) BARBIERI SHORT PLAT BOOK 4 PAGE 16

LEGEND:

- ● INDICATES FOUND 1/2" IRON ROD WITH PLASTIC CAP INSCRIBED D.DENNY 35477 HELD
- ○ INDICATES CALCULATED POSITION
- ⊙ INDICATES 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477", SET
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED PLS 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF WITNESS CORNER.
- SF INDICATES SQUARE FEET

BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET. N01°37'13"E, BETWEEN FOUND AND HELD, SOUTH AND NORTH QUARTER CORNERS OF SECTION 28, PER RENTON SURVEY 51-185
CONVERGENCE ANGLE: -01°35'33"
COMBINED SCALE FACTOR: 1.00000103

50 25 0 50 75 100
SCALE 1 INCH = 50 FEET

THIRD REVIEW

DAVID ALLAN DENNY
STATE OF WASHINGTON
35477
REGISTERED
PROFESSIONAL LAND SURVEYOR

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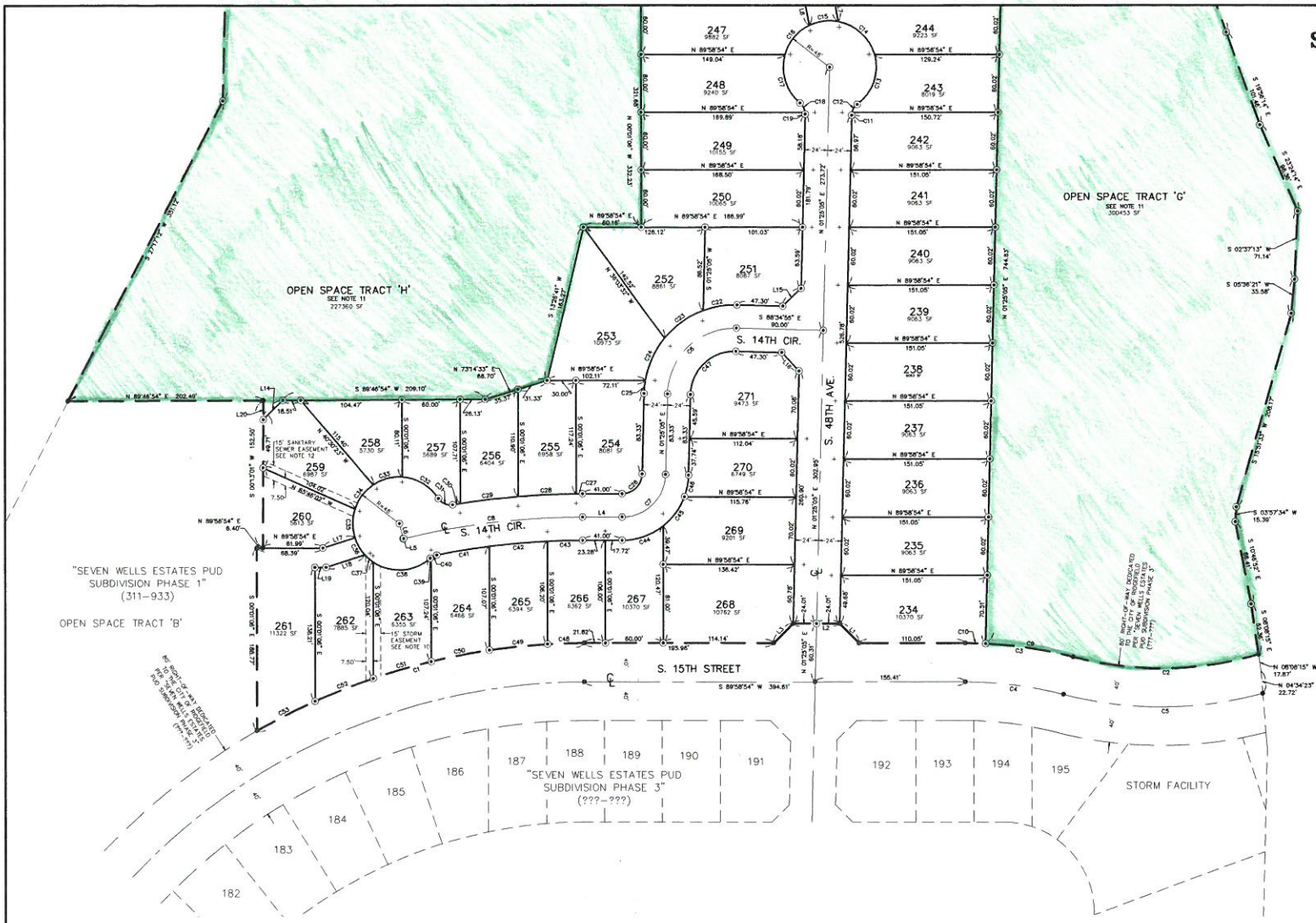
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

JOB NO. 18-261
DATE: 9-26-17
CALC BY: DAD
DRAWN BY: ADD
CHECKED BY: DAD
FILE: 18261P4.DWG

Attachment: 18261P4-SHEET 3 (Seven Wells Phase 4 Final Plat)

SEVEN WELLS ESTATES PUD SUBDIVISION PHASE 4

PRELIMINARY APPROVED AS RIDGECREST A PLANNED UNIT DEVELOPMENT IN A PORTION OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SECTION 28
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
SHEET 2 OF 3



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- ○ INDICATES CALCULATED POSITION
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- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED PLS 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF WITNESS CORNER.

BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET, ALONG THE WEST LINE OF THE SOUTHWEST AND NORTH QUARTER CORNERS OF SECTION 28, PER RENTON SURVEY, 51-185
GRID COORDINATES: N=1,201,313.53, E=1,301,335.33
COMBINED SCALE FACTOR: 1.00000103

50 25 0 50 75 100
SCALE 1 INCH = 50 FEET

FIRST REVIEW

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

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 08-02-16.

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

JOB NO. 16-359
DATE: 9-26-17
CALC BY: DAD
DRAWN BY: AAD
CHECKED BY: DAD
FILE: 18261P4.DWG

Attachment: PLZ-18-0089 Seven Wells Ph 4 open space (Seven Wells Phase 4 Final Plat)

SEVEN WELLS ESTATES PUD SUBDIVISION PHASE 4

PRELIMINARY APPROVED AS RIDGECREST A PLANNED UNIT DEVELOPMENT IN A PORTION OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SECTION 28
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
SHEET 3 OF 3

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	680.00'	29°49'24"	353.95'	S 75°04'12" W	349.97'
C2	360.00'	30°56'22"	194.71'	N 89°10'45" E	192.35'
C3	440.00'	14°41'32"	112.83'	N 82°40'20" W	112.52'
C4	400.00'	14°41'32"	102.57'	N 82°40'20" W	102.29'
C5	400.00'	29°57'47"	209.18'	N 89°41'32" E	206.81'
C6	70.00'	90°00'00"	109.96'	S 46°25'05" W	98.99'
C7	45.00'	88°33'49"	69.56'	N 45°41'58" E	62.84'
C8	800.00'	13°22'42"	186.80'	S 83°17'33" W	186.37'
C9	440.00'	12°00'13"	92.18'	N 81°18'41" W	92.01'
C10	440.00'	2°41'19"	20.65'	N 88°40'27" W	20.64'
C11	14.50'	12°09'20"	3.08'	S 07°29'45" W	3.07'
C12	14.50'	39°49'11"	10.08'	S 33°29'00" W	9.88'
C13	48.00'	69°24'12"	58.14'	N 18°41'30" E	54.65'
C14	48.00'	63°22'04"	53.06'	N 47°41'38" W	50.42'
C15	48.00'	36°28'36"	30.56'	S 82°23'02" W	30.05'
C16	48.00'	48°10'20"	40.36'	S 40°03'34" W	39.18'
C17	48.00'	68°31'51"	55.74'	S 17°17'31" E	52.66'
C18	14.50'	44°41'26"	11.31'	N 28°12'44" W	11.03'
C19	14.50'	71°17'06"	1.84'	N 02°13'28" W	1.84'
C20	10.00'	99°54'55"	17.44'	S 40°01'26" W	15.31'
C21	10.00'	79°15'31"	13.83'	S 50°23'20" E	12.76'
C22	94.00'	21°51'36"	35.86'	S 80°29'17" W	35.65'
C23	94.00'	30°25'58"	49.93'	S 54°20'29" W	49.34'
C24	94.00'	29°28'14"	48.35'	S 24°23'24" W	47.82'
C25	94.00'	8°14'12"	13.51'	S 05°32'11" W	13.50'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C26	21.00'	88°33'49"	32.46'	N 45°41'59" E	29.32'
C27	824.00'	0°28'01"	6.72'	S 89°44'53" W	6.72'
C28	824.00'	4°10'38"	60.07'	S 87°25'34" W	60.06'
C29	824.00'	4°12'07"	60.43'	S 83°14'11" W	60.42'
C30	824.00'	0°32'52"	7.88'	S 80°51'42" W	7.88'
C31	14.50'	66°53'39"	16.93'	S 85°37'56" E	15.98'
C32	48.00'	54°05'23"	45.31'	N 59°33'47" W	43.65'
C33	48.00'	37°11'19"	31.16'	S 74°47'52" W	30.61'
C34	48.00'	37°53'36"	31.75'	S 37°15'25" W	31.17'
C35	48.00'	35°44'52"	29.95'	S 00°26'11" W	29.46'
C36	48.00'	24°38'05"	20.65'	S 29°43'47" E	20.44'
C37	48.00'	13°33'30"	11.36'	S 48°48'05" E	11.33'
C38	48.00'	76°05'10"	63.74'	N 86°22'35" E	59.16'
C39	14.50'	4°52'49"	1.24'	S 50°46'25" W	1.23'
C40	14.50'	25°33'29"	6.47'	S 65°59'34" W	6.41'
C41	776.00'	4°03'00"	54.85'	S 80°47'49" W	54.84'
C42	776.00'	4°28'52"	60.24'	S 85°02'45" W	60.22'
C43	776.00'	2°42'43"	36.73'	S 88°37'32" W	36.73'
C44	69.00'	37°47'32"	45.51'	N 71°05'08" E	44.69'
C45	69.00'	31°51'12"	38.36'	N 36°15'46" E	37.87'
C46	69.00'	18°55'08"	22.78'	N 10°52'37" E	22.68'
C47	48.00'	90°00'00"	72.26'	S 46°25'05" W	65.05'
C48	680.00'	3°13'08"	38.20'	S 88°22'20" W	38.20'
C49	680.00'	5°04'58"	60.32'	S 84°13'17" W	60.30'
C50	680.00'	5°08'59"	61.12'	S 79°06'18" W	61.10'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C51	680.00'	5°15'48"	62.47'	S 73°53'54" W	62.44'
C52	680.00'	5°25'59"	64.48'	S 68°33'01" W	64.46'
C53	680.00'	5°40'32"	67.36'	S 62°59'46" W	67.33'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°18'01" W	28.41'
L2	S 89°51'45" W	48.02'
L3	S 45°49'00" W	28.98'
L4	N 89°58'54" E	41.00'
L5	N 76°36'12" E	0.79'
L6	S 13°23'48" E	18.00'
L7	S 10°45'33" E	26.51'
L8	S 10°45'35" E	30.56'
L9	S 89°58'54" W	17.27'
L10	S 00°01'06" E	15.00'
L11	N 00°01'06" W	15.00'
L12	S 89°58'54" W	28.75'
L13	S 10°45'35" E	37.52'
L14	S 44°59'58" W	28.39'
L15	S 46°25'05" W	26.45'
L16	S 43°34'55" E	26.45'
L17	S 72°09'27" W	34.62'
L18	S 72°09'27" W	41.96'
L19	S 89°58'54" W	11.53'
L20	S 00°13'01" W	20.00'

CURB MONUMENT TABLE	
LOT LINE	DISTANCE
234/235	9.75'
235/236	9.75'
236/237	9.75'
237/238	9.75'
238/239	9.75'
239/240	9.75'
240/241	9.75'
241/242	9.75'
242/243	10.06'
243/244	5.49'
244/S. 48TH AVE	5.89'
247/S. 48TH AVE	5.46'
247/248	5.49'
248/249	9.87'
249/250	9.75'
250/251	9.75'
251/252	10.61'
252/253	10.13'
253/254	9.91'
254/255	9.75'
255/256	9.78'
256/257	9.87'
257/258	5.26'
258/259	5.29'

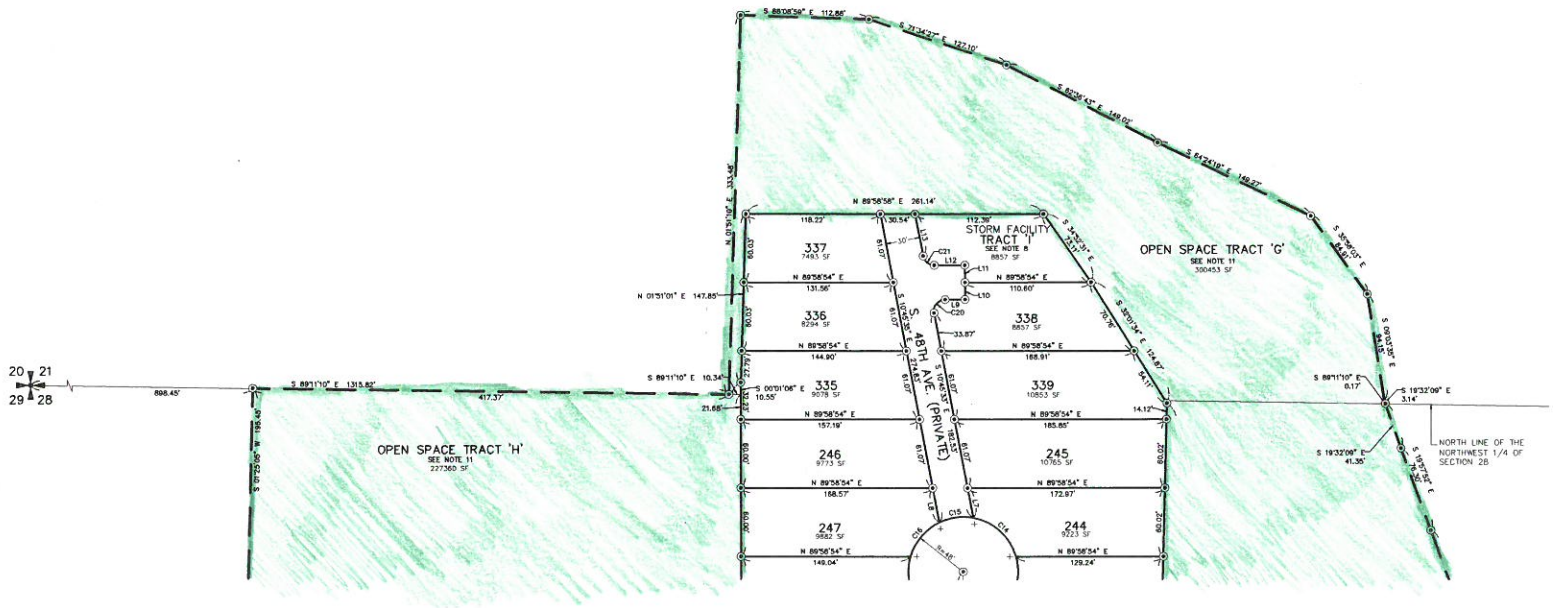
CURB MONUMENT TABLE	
LOT LINE	DISTANCE
259/260	5.28'
260/261	5.25'
261/262	5.83'
262/263	6.56'
263/264	7.74'
264/265	9.83'
265/266	9.76'
266/267	9.75'
267/268	13.02'
268/269	9.75'
269/270	9.75'
270/271	9.75'

SURVEY REFERENCES:

1) RENTON SURVEY BOOK 51 PAGE 185
2) DENNY SURVEY BOOK 56 PAGE 112
3) RENTON SURVEY BOOK 58 PAGE 184
4) HAGEDORN SURVEY BOOK 7 PAGE 129
5) BARBIERI SURVEY BOOK 62 PAGE 126
6) BARBIERI SHORT PLAT BOOK 4 PAGE 16

LEGEND:

- ● INDICATES FOUND 1/2" IRON ROD WITH PLASTIC CAP INSCRIBED D.DENNY 35477 HELD
- ○ INDICATES CALCULATED POSITION
- ⊙ INDICATES 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477", SET
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED PLS 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF WITNESS CORNER.



BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET, BETWEEN FOUND MONUMENTS IN CASE, WEST SIDE AND NORTH QUARTER CORNERS OF SECTION 28, PER RENTON SURVEY 51-185
GRID DISTANCES USE A GROUND TO GRID COMBINED SCALE FACTOR: 1.00000103

50 25 0 50 75 100
SCALE 1 INCH = 50 FEET

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A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 08-02-16.

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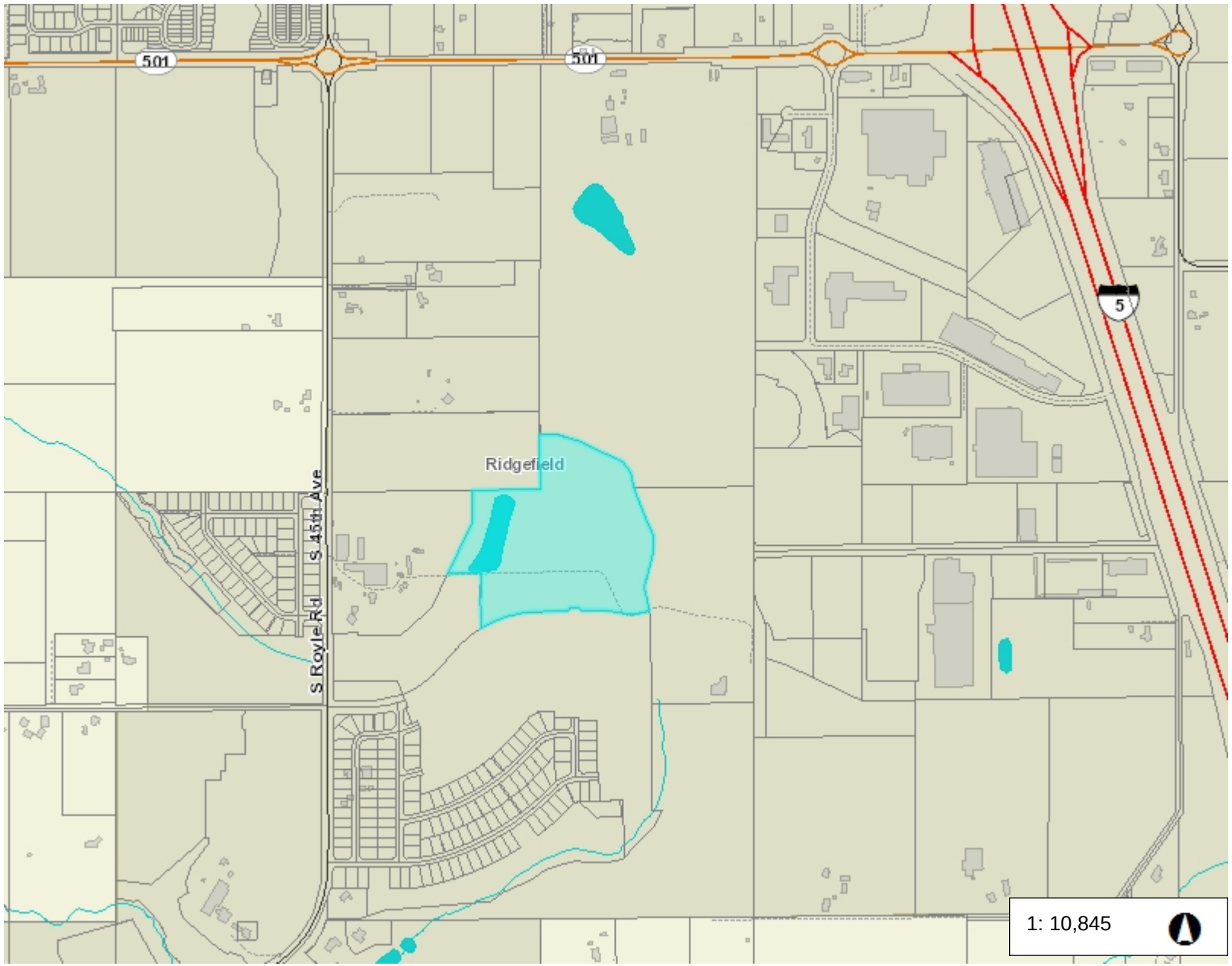
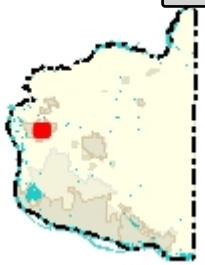
JOB NO. 16-359
DATE: 9-26-17
CALC BY: DAD
DRAWN BY: ADD
CHECKED BY: DAD
FILE: 18261P4.DWG

Attachment: PLZ-18-0089 Seven Wells Ph 4 open space (Seven Wells Phase 4 Final Plat)

Seven Wells Phase 4



1: 10,845



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

1,807.6 0 903.78 1,807.6 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: October 25, 2018

ITEM:

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

---

GOVERNING LEGISLATION:

RCW 36.70.A and RCW 58

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

The Ridgefield Hearing Examiner approved the preliminary plat for Kennedy Farms Planned Unit Development (PUD) on June 7, 2017, as PLZ-17-0028-31. The City approved a Post-Decision Review to add the subject property to Kennedy Farms Planned Unit Development on April 12, 2018 as PLZ-17-0112. The Post-Decision Review referred to the subject lots as Lots 1-4; they are now Lots 246-249.

Phase 3 includes four single family residential lots. The Phase 3 lots range from 9,138.56 sq. ft. (Lot 247) to 11,726.56 sq. ft. (Lot 249), consistent with the lot size approved for Kennedy Farms preliminary PUD. The average lot area in Phase 3 is 10,312.88 sq. ft. The Phase 3 plat also includes a private road access easement across the western 36 feet for the lots. There are no other tracts.

BUDGET/FINANCIAL IMPACTS:

Additional property tax revenue from 4 new single-family homes.

RECOMMENDED ACTION OR MOTION:

"I move to approve the final plat as presented".

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS:
PLZ-18-0064 Kennedy Farms Ph 3_Final Plat_10252018 (PDF)
17262-PH3_SHEET_1 (PDF)
17262-PH3_SHEET_2 (PDF)
Kennedy Phase 3_Location (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

Kennedy Farms Phase 3 Final Plat

Staff Report

File No. PLZ-18-0064

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 June 15, 2018, the City received an application for final plat approval for Kennedy Farms PUD Phase 3.

City Council hearing date: October 25, 2018

Owner: Clark County Excavating and General Contracting, Inc (Don Boespflug). 12101 NE 174th St / Battle Ground, WA 98604. Contact: 360.281.0778, dboespflug@gmail.com

Property Information: 23112 NW Hillhurst Rd / Ridgefield, WA 98642. Lot #6 of S32, T4N, R1E WM; Assessor's #216451000; 0.95 acres; 4 lots

III. Documents Received

- Master land use application
- Final Plat checklist – June 14, 2018
- Final Plat narrative – June 2018
- Lot closure report – June 1, 2018
- Title report – August 25, 2017
- Final plat sheets – June 1, 2018; revised August 21, 2018
- HOA documents – October 16, 2018

IV. Background

The Ridgefield Hearing Examiner approved the preliminary plat for Kennedy Farms Planned Unit Development (PUD) on June 7, 2017, as PLZ-17-0028-31. The City approved a Post-Decision Review to add the subject property to

Attachment: PLZ-18-0064 Kennedy Farms Ph 3_Final Plat_10252018 (Kennedy Farms Phase 3 Final Plat)

Kennedy Farms Planned Unit Development on April 12, 2018 as PLZ-17-0112. The Post-Decision Review referred to the subject lots as Lots 1-4; they are now Lots 246-249.

Phase 3 includes four single family residential lots. The Phase 3 lots range from 9,138.56 sq. ft. (Lot 247) to 11,726.56 sq. ft. (Lot 249), consistent with the lot size approved for Kennedy Farms preliminary PUD. The average lot area in Phase 3 is 10,312.88 sq. ft. The Phase 3 plat also includes a private road access easement across the western 36 feet for the lots. There are no other tracts.

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

All engineering comments have been addressed.

VI. Survey Comments

Gray & Osborne, Inc. reviewed the final plat materials prepared by Minister-Glaeser Surveying, Inc., as submitted to them by the City of Ridgefield, on June 27, 2018. They reviewed for compliance with the applicable WAC and RMC. The City returned their comments to the applicant, and the applicant submitted revised materials on August 21, 2018. Gray & Osborne reviewed the revised materials, as submitted to them by the City of Ridgefield, on October 1, 2018. The October 1 review confirmed that all survey comments have been met.

VII. Land Use Planning Comments

The applicant has responded to the following land use conditions of approval from the Kennedy Farms Post-Decision Review approval, PLZ-18-0112:

A. General Conditions

1. Unless otherwise specified herein, 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).

   ### Findings

   This condition is met subject to ongoing compliance.

2. Pursuant to RCW 27.53.060 it is unlawful to remove or alter any archaeological resource or site without having obtained a written permit from the Washington State Office of Archaeology and Historic Preservation. Upon any discovery of potential or known archaeological resources at the subject site prior to or during on-site construction, the Developer, contractor, and/or any other parties involved in construction shall immediately cease all on-site construction, shall act to protect the potential or known

Attachment: PLZ-18-0064 Kennedy Farms Ph 3_Final Plat_10252018 (Kennedy Farms Phase 3 Final Plat)

historical and cultural resources area from outside intrusion, and shall notify, within a maximum period of twenty-fours from the time of discovery, the City of Ridgefield Community Development Department of said discovery.

Findings

This condition is met subject to ongoing compliance.

3. Unless specifically modified by this decision, the development will comply with all terms and conditions of approval for the original decision, PLZ-17-0028-31.

Findings

See below.

4. Pursuant to RDC 18.310.160.A.7, this post-decision review does not extend the duration of approval for the final plat; the preliminary plat shall expire on June 7, 2022 pursuant to RCW 58.17.140(3)(b).

Findings

This condition is met subject to ongoing compliance.

B. Planning Conditions

Prior to final plat approval, the applicant shall:

1. Submit final site plans demonstrating compliance with the front, rear, side, and street side yard setbacks, 25-foot setback from Hillhurst Rd, garage setbacks, building height, building coverage, and impervious surface area requirements in RDC 18.210.040.

Findings

Note 6 on the final plat states that Kennedy Farms PUD Phase 3 is subject to the development standard RDC 18.210.040. This condition is met.

2. Install a fence or wall meeting the requirements of RDC 18.210.065.C along Hillhurst Rd adjacent to Lots 1-4.

Findings

This condition is met.

3. Submit a final landscape plan demonstrating compliance with RDC 18.210.065.D for Lots 1-4 prior to final plat approval. This requirement is in addition to the landscaping required in RDC 18.725.

Findings

This condition is met.

4. Provide the City with a final lighting plan demonstrating compliance with RDC 18.715. This submittal shall include the locations of any proposed streetlights on the private road and a photometric plan showing that light trespass and glare shall not extend beyond the perimeter of the subdivision.

Findings

There are no street lights installed in Phase 3; this condition does not apply.

5. Provide the City with a final landscape plan consistent with RDC 18.725, showing 15-foot, L1 buffering along NW Hillhurst Rd. for Lots 1-4. This is in addition to the 5-foot-wide planting strip required along Hillhurst Rd in RDC 18.210.065.D.1.

Attachment: PLZ-18-0064 Kennedy Farms Ph 3_Final Plat_10252018 (Kennedy Farms Phase 3 Final Plat)

Findings

Landscaping plans showing a 15-foot L1 buffer along Hillhurst Rd, including the segment now adjacent to Lots 246-249, were approved as part of the Phase 1 engineering review. This condition is met.

6. The final landscape plan submitted prior to final plat approval shall note that a minimum of 50 percent of Kennedy Farms PUD's gross site acreage is landscaped.

Findings

Note 9 on Sheet 1 of the final plat notes that a minimum of 50 percent of the gross site acreage shall be landscaped. This condition is met.

The applicant has responded to the following land use conditions of approval from the Kennedy Farms PUD preliminary plat approval, PLZ-17-0028-31:

A. General Conditions

1. Unless otherwise specified herein, 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).

Findings

This condition is met subject to ongoing compliance.

2. The Applicant shall apply for Final Plat approval, consistent with the requirements of RDC 18.620, for the full subdivision within five (5) years from the date of preliminary plat approval and for Final PUD approval, consistent with the requirements of RDC 18.401.040.B.

Findings

This condition is met for Phase 3.

3. Pursuant to RCW 27.53.060 it is unlawful to remove or alter any archaeological resource or site without having obtained a written permit from the Washington State Office of Archaeology and Historic Preservation. Upon any discovery of potential or known archaeological resources at the subject site prior to or during on-site construction, the Developer, contractor, and/or any other parties involved in construction shall immediately cease all on-site construction, shall act to protect the potential or known historical and cultural resources area from outside intrusion, and shall notify, within a maximum period of twenty-four hours from the time of discovery, the City of Ridgefield Community Development Department of said discovery.

Findings

This condition is met subject to ongoing compliance.

4. The applicant shall comply with the Inadvertent Archaeological and Historic Resources Discovery Plan for Clark County.

Findings

Attachment: PLZ-18-0064 Kennedy Farms Ph 3_Final Plat_10252018 (Kennedy Farms Phase 3 Final Plat)

This condition is met subject to ongoing compliance.

5. The applicant shall identify, decommission, and report any wells on site per WAC 173-16-381.

Findings

This condition is met subject to ongoing compliance.

6. Any modification of existing water rights must be approved by Ecology's Water Resources Program.

Findings

No modifications of existing water rights have yet been proposed. This condition is met subject to ongoing compliance.

B. Planning Conditions

1. The applicant shall submit a final development plan in accordance with the requirements of RDC 18.401.040.B, together with any required SEPA documentation, to the community development director within five years following preliminary approval.

Findings

Preliminary approval was granted to Kennedy Farms PUD via final order on June 7, 2017. The applicant submitted a final development plan for Phase 3 on June 15, 2018. This condition is met for Phase 3.

2. The applicant shall apply for final plat approval for each phase in accordance with RDC 18.620.080.C. Construction of the project shall occur in accordance with RDC 18.401.110. A bond or other equivalent security, approved by the City attorney, shall be filed with the Community Development Director prior to final PUD and provided to the City prior to issuance of Building Permits, in accordance with RDC 18.401.120.

Findings

The applicant applied for Phase 3 final plat approval in accordance with RDC 18.620.080.C on June 15, 2018. Public improvements are complete and no bond is required. This condition is met.

3. Prior to Final Plat approval the applicant shall provide the Community Development Director with a copy of the Home Owners Association (HOA) bylaws and Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and which shall ensure that the HOA is responsible for the perpetual maintenance of all improvements and amenities held in common and not dedicated to the City.

Findings

This condition is met.

4. The Kennedy PUD shall be bound by the requirements of RDC 18.401.110, 18.401.120, and 18.401.130.

Findings

This condition is met subject to ongoing compliance.

5. The applicant shall apply for sign permits and obtain approval per RDC 18.710 prior to installation.

Findings

No signs are proposed at the time of final plat. This condition is met subject to ongoing compliance.

6. All utilities shall be placed underground.

Attachment: PLZ-18-0064 Kennedy Farms Ph 3_Final Plat_10252018 (Kennedy Farms Phase 3 Final Plat)

Findings

The applicant states that all utilities will be placed underground. This condition is met.

7. All park, open space, and trail facilities shall be made available for public use and be maintained by the developer or homeowners' association.

Findings

Phase 3 does not include park, open space, or trail facilities. This condition does not apply to Phase 3.

8. The applicant shall construct the proposed trails located in the fish and wildlife habitat conservation area buffer with a surface that does not interfere with wetland hydrology, per RDC 18.280.110.D.2.g, Fish and Wildlife Habitat Conservation Areas and Riparian Buffers – Buffer uses – passive recreation facilities.

Findings

This condition does not apply to Phase 3.

Prior to ground disturbance:

9. If there are known contaminants on-site, the applicant shall submit additional information regarding the contaminants.

Findings

There are no known contaminants on-site. This condition is met subject to ongoing compliance.

Prior to building permit submittal:

10-11. Conditions 10-11 are required to be completed prior to building permit submittal and do not apply at the time of final plat.

Prior to final plat approval:

12. The applicant shall submit final site plans demonstrating compliance with the front, rear, side, and street side yard setback, building height, and impervious surface areas requirements in RDC 18.210.040. Corner lots shall provide a minimum ten-foot street side yard setback, consistent with the requirements for the RLD-8 zone.

Findings

Note 6 on the final plat lists the RLD-4 dimensional standards, revised pursuant to RDC 18.401.100, as shown in the final order for PLZ-17-0028-31. This condition is met.

13. The applicant shall submit site plans showing proposed building envelopes and demonstrating that the garage setback meets the requirements of RDC 18.210.090.

Findings

Note 8 on the final plat states that off-street parking must be set back a minimum of 18 feet from the sidewalk. Building envelopes will be reviewed with respect to the approved setbacks at the time of building permit review. This condition is met.

14. The applicant shall submit final site plans demonstrating compliance with RDC 18.720.

Findings

This condition is met; see Note 10 on the final plat.

Attachment: PLZ-18-0064 Kennedy Farms Ph 3_Final Plat_10252018 (Kennedy Farms Phase 3 Final Plat)

15. The applicant shall extend open space Tract G along the east side of lots 40-43 and the north side of lots 20-23 at a minimum width of 15 feet, such that lots 20-23 and 40-43 will no longer be adjacent to the existing residential lot as defined in updated code section RDC 18.401.080.C.1.a, effective as of May 26, 2017.

    ### Findings

    This condition does not apply to Phase 3.

16. The applicant shall provide the City with a final landscape plan consistent with RDC 18.725, showing at least 50 percent landscape coverage (26.77 acres of the 53.54 gross acreage) and 15-foot, L1 buffering along NW Hillhurst Rd and NW 229th St. The final landscape plan shall also demonstrate compliance with RDC 18.725, RDC 18.401, RDC 18.210.065.D, and RDC 18.830, and show a fence that complies with the standards in RDC 18.210.065.C on the segment of the lot line separating NW Hillhurst Rd and Open Space Tract A that aligns with lots 44-46.

    ### Findings

    Landscaping plans showing a 15-foot L1 buffer along Hillhurst Rd were approved as part of the Phase 1 engineering review. The required wall has been constructed. This condition is met.

17. The applicant shall provide the City with a final lighting plan demonstrating compliance with RDC 18.715. This submittal shall include a photometric plan showing that light trespass and glare from streetlights shall not extend beyond the perimeter of the subdivision.

    ### Findings

    No street lights are installed within Phase 3. This condition does not apply.

18. The applicant shall provide the Community Development Director with a copy of the Homeowners Association (HOA) bylaws and Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and which shall ensure that the HOA is responsible for the perpetual maintenance of all improvements and amenities held in common and not dedicated to the City, consistent with the requirements of RDC 18.401.140.

    ### Findings

    This condition is met.

19. In accordance with RDC 18.280.040.G, the applicant shall file a notice with the County auditor's office stating the presence of the critical area and buffer on the property, the application of RDC 18.280 to the property, and the fact that limitations on actions in or affecting the critical area of buffer may exist. The notice shall run with the land. The applicant shall submit proof that the notice has been filed for public record before the City approves any site development or construction for the property or before recording.

    ### Findings

    This condition does not apply to Phase 3.

20. The applicant shall delineate and place temporary and permanents signs at the boundary of the outer edge of critical areas tracts and easements consistent with the requirements in RDC 18.280.040.F, Critical Areas Markers and Signs.

    ### Findings

Attachment: PLZ-18-0064 Kennedy Farms Ph 3_Final Plat_10252018 (Kennedy Farms Phase 3 Final Plat)

This condition does not apply to Phase 3.

21. The applicant shall place temporary and permanent signs and fencing at the boundary of the outer edge of the fish and wildlife conservation areas and on single-family residential lots consistent with the requirements in RDC 18.280.110.D.3.a-d, Signs and Fencing for Fish and Wildlife Conservation Areas.

Findings

This condition does not apply to Phase 3.

Additional planning comments and **conditions of approval** are provided below.

1. The proposal shall continue to comply with all terms and conditions of approval for the preliminary plat, PLZ-17-0017,18,20,21, approved by the Hearing Examiner with a final order dated May 30, 2017.
2. The proposal shall continue to comply with all terms and condition of approval for the post decision review, PLZ-17-0112, approved on April 12, 2018.
3. Submit a Mylar for signature containing the signature and seal of the surveyor of record (Certification of Subdivision Platting, see RDC 18.620.120.L for required language) and the signatures of all parties having an ownership interest in the land for purposes of dedication (Dedication of Subdivision, see RDC 18.620.120.M).
4. 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.
5. 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 Addressing Table and Map, Section X.

IX. Conclusion

Staff recommends City Council approve the Final Plat. Please submit materials as described in this staff memo.

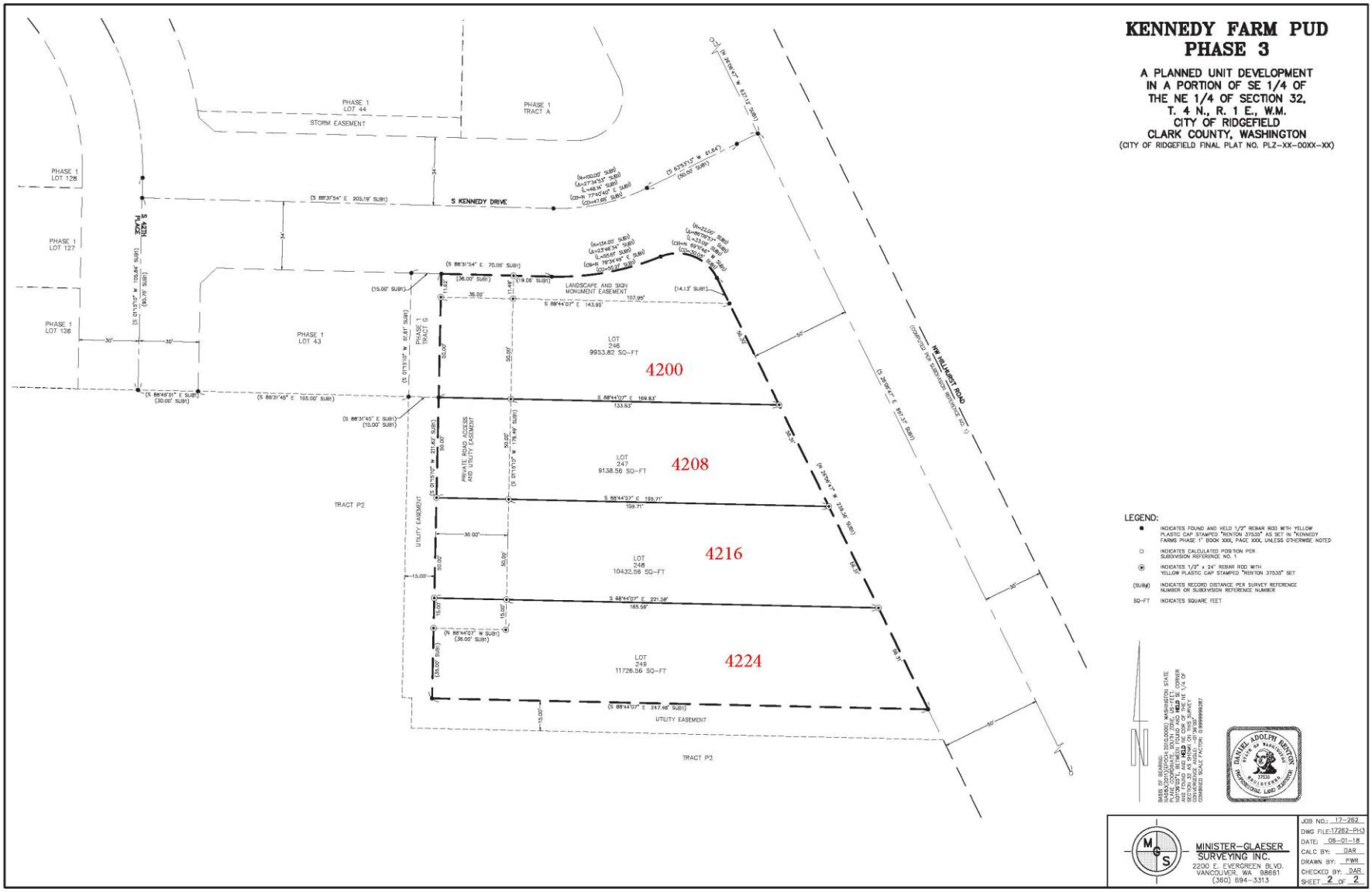
Attachment: PLZ-18-0064 Kennedy Farms Ph 3_Final Plat_10252018 (Kennedy Farms Phase 3 Final Plat)

X. Kennedy Farms Phase 3 Addressing

Ascending from west to east and from north to south

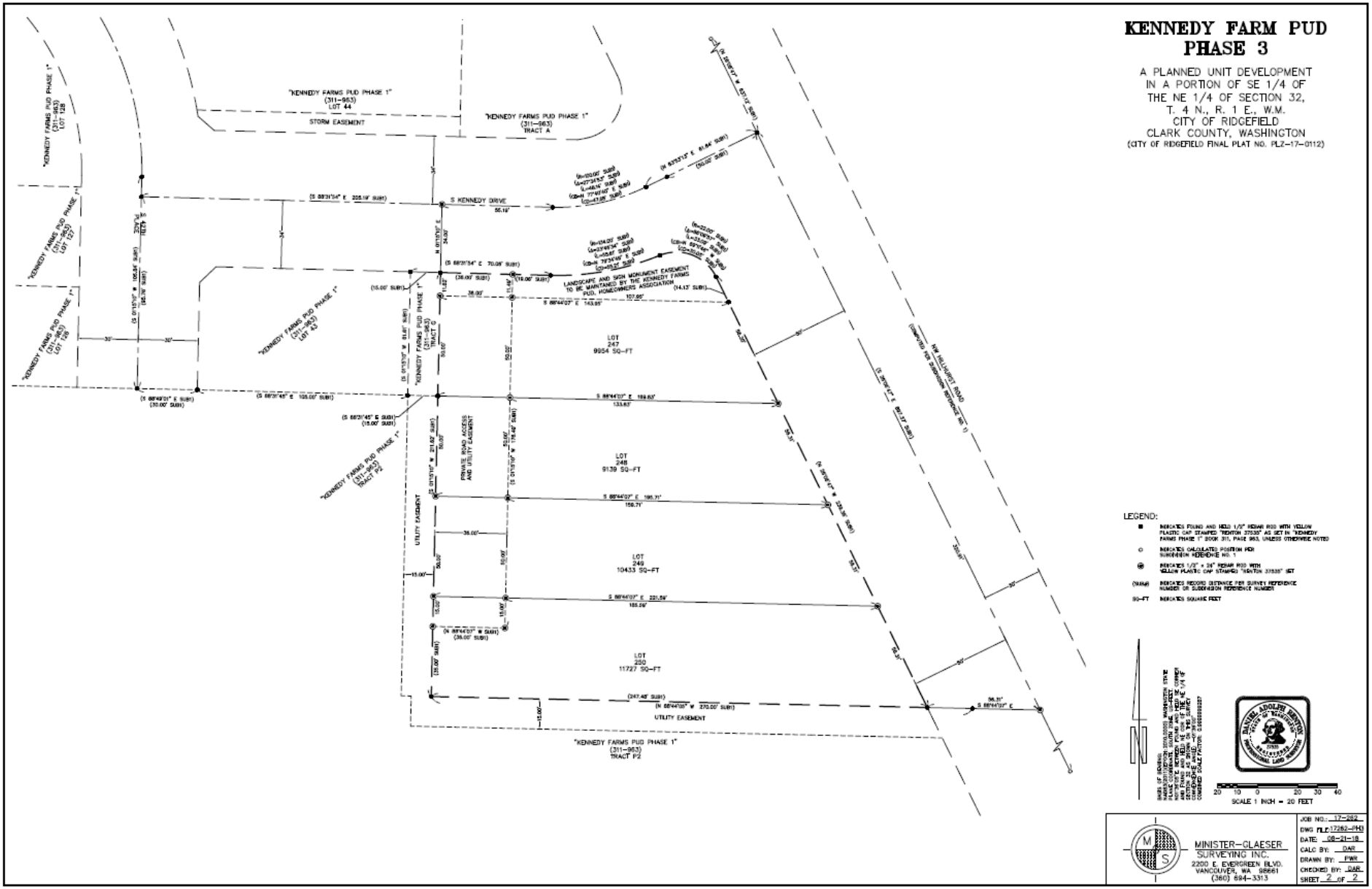
Lot #	Address
S Kennedy Drive	
East (even) side of street	
246	4200
247	4208
248	4216
249	4224

Attachment: PLZ-18-0064 Kennedy Farms Ph 3_Final Plat_10252018 (Kennedy Farms Phase 3 Final Plat)



Attachment: PLZ-18-0064 Kennedy Farms Ph 3_Final Plat_10252018 (Kennedy Farms Phase 3 Final Plat)

XI. Kennedy Farms Phase 3 Plat (Sheet 2)



Attachment: PLZ-18-0064 Kennedy Farms Ph 3_Final Plat_10252018 (Kennedy Farms Phase 3 Final Plat)

KENNEDY FARM PUD PHASE 3

A PLANNED UNIT DEVELOPMENT
IN A PORTION OF SE 1/4 OF
THE NE 1/4 OF SECTION 32,
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-17-0112)

PERIMETER DESCRIPTION:

A PARCEL OF LAND IN A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF THE "CLARK COUNTY EXCAVATING AND GENERAL CONTRACTING, INC" PARCEL AS DESCRIBED AND RECORDED UNDER CLARK COUNTY, WASHINGTON, AUDITORS FILE NUMBER 5449102 D;

THENCE NORTH 01°15'10" EAST, ALONG THE WEST LINE OF SAID "CLARK COUNTY EXCAVATING AND GENERAL CONTRACTING, INC" PARCEL, FOR A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF TRACT "G", OF "KENNEDY FARM PUD PHASE 1" AS RECORDED IN BOOK 311 OF PLATS, AT PAGE 963, CLARK COUNTY, WASHINGTON, AUDITORS RECORDS;

THENCE LEAVING SAID WEST LINE, NORTH 01°15'10" EAST, ALONG THE EAST LINE OF SAID TRACT "G", FOR A DISTANCE OF 61.62 FEET TO THE SOUTH RIGHT OF WAY LINE OF S KENNEDY DRIVE;

THENCE LEAVING SAID EAST LINE, SOUTH 88°31'54" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, FOR A DISTANCE OF 55.06 FEET TO THE BEGINNING OF A 134.00 FOOT RADIUS TANGENT CURVE TO THE LEFT;

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY, ALONG THE ARC OF A 134.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, FOR AN ARC DISTANCE OF 55.61 FEET, THE RADIUS BEARS NORTH 01°28'06" EAST, THROUGH A CENTRAL ANGLE OF 23°46'34", THE LONG CHORD OF WHICH BEARS NORTH 79°34'49" EAST, FOR A CHORD DISTANCE OF 55.21 FEET TO THE BEGINNING OF A 22.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT;

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG THE ARC OF A 22.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, FOR AN ARC DISTANCE OF 33.09 FEET, THE RADIUS BEARS SOUTH 22°18'27" EAST, THROUGH A CENTRAL ANGLE OF 86°09'57", THE LONG CHORD OF WHICH BEARS SOUTH 69°11'46" EAST, FOR A CHORD DISTANCE OF 30.05 FEET TO THE WEST RIGHT OF WAY LINE OF "N.W. HILLHURST ROAD";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, SOUTH 26°06'47" EAST, ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 239.36 FEET TO THE SOUTH LINE OF SAID "CLARK COUNTY EXCAVATING AND GENERAL CONTRACTING, INC" PARCEL;

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, NORTH 88°44'07" WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 247.48 FEET TO THE POINT OF BEGINNING;

CONTAINING 41251 SQUARE FEET, OR 0.947 ACRES, MORE OR LESS.

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

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND ABOVE DESCRIBED HAVE CAUSED THE SAME TO BE PLATTED ACCORDING TO THE PLAT HERETO ANNEXED, SAME TO BE KNOWN AS "KENNEDY FARM PUD PHASE 3", AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN THEREON TO THE PUBLIC USE FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS AND EASEMENTS.

OWNER: _____

_____ DATE

SIGNED _____

ACKNOWLEDGMENT:

STATE OF WASHINGTON
COUNTY OF CLARK

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20__,
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED

_____

TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGMENT TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE

_____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING IN _____

MY COMMISSION EXPIRES _____

LEGEND:

(XX) INDICATES CALCULATED POSITION

INDICATES FOUND AND HELD SECTION CONTROL

(SUB#) INDICATES RECORD DISTANCE PER SUBDIVISION REFERENCE NUMBER

L.C.R. INDICATES LAND CORNER RECORD

DEED REFERENCE:

1) STATUTORY WARRANTY DEED
GRANTOR: CLARK COUNTY EXCAVATING AND GENERAL CONTRACTING, INC
GRANTEE: CITY OF RIDGEFIELD, WASHINGTON
AFN: 5515365 D
RECORDED: MAY 25, 2018

2) QUIT CLAIM DEED
GRANTOR: LENNAR NORTHWEST, INC.
GRANTEE: CLARK COUNTY EXCAVATING AND GENERAL CONTRACTING, INC
AFN: 5515364 D
RECORDED: MAY 25, 2018

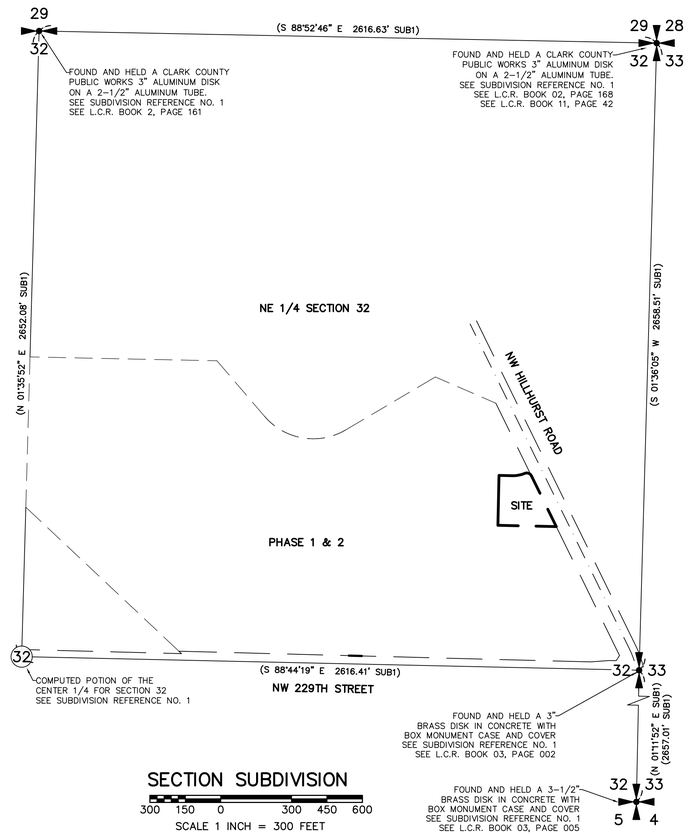
3) STATUTORY WARRANTY DEED
GRANTOR: DAVID HEAL
GRANTEE: CLARK COUNTY EXCAVATING AND GENERAL CONTRACTING, INC
AFN: 5449102 D
RECORDED: OCTOBER 04, 2017

SUBDIVISION REFERENCES:

1) "KENNEDY FARMS PUD, PHASE 1", BOOK 311 , PAGE 963

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

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED IN 04/10/15 AND 05/18/18



SECTION SUBDIVISION
300 150 0 300 450 600
SCALE 1 INCH = 300 FEET

NOTES:

1) NO LOT SHALL HAVE DIRECT VEHICULAR ACCESS TO N.W. HILLHURST ROAD.

2) IMPACT FEES AND SYSTEM DEVELOPMENT CHARGES SHALL BE ASSESSED BASED ON FEE SCHEDULES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.

3) CITY OF RIDGEFIELD FINAL PLAT NUMBER "PLZ-17-0112"

4) THE CITY OF RIDGEFIELD HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO PROPERTY DESCRIBED IN THIS PLAT.

5) ANY MODIFICATION TO PROPERTY LINE SETBACKS MAY BE PROCESSED THROUGH AN ADMINISTRATIVE ADJUSTMENT OR A VARIANCE AS REFERENCED IN THE CITY OF RIDGEFIELD DEVELOPMENT CODE AS AN ALTERNATIVE TO A RE-PLAT PROCESS.

6) DEVELOPMENT ON THE "KENNEDY FARM PUD PHASE 3" SITE IS SUBJECT TO THE FOLLOWING REVISED DIMENSIONAL STANDARDS PURSUANT TO RDC 18.401.100, AS SHOWN IN THE HEARING EXAMINER'S FINAL ORDER PLZ-17-0112.

RLD-4 LOT DIMENSIONAL STANDARDS	
STANDARD	PROPOSED RLD-4
MIN. LOT WIDTH	50 FEET MINIMUM
MIN. LOT AREA	AVERAGE 6375 SF
MIN. FRONT YARD SETBACK	12 FEET
MIN. REAR YARD SETBACK	10 FEET (25 FEET ADJACENT TO NW HILLHURST ROAD)
MIN. SIDE YARD SETBACK	5 FEET
MIN. STREET SIDE YARD SETBACK	10 FEET
MAX. HEIGHT	35 FEET (35 FEET WITH PITCHED ROOF)
MAX. BUILDING COVERAGE	45%
MAX. IMPERVIOUS SURFACE	60%

NOTE: SOME LOTS HAVE DIFFERENT DIMENSIONAL STANDARDS THAN OTHERS.
"KENNEDY FARM PUD PHASE 3" AVERAGE LOT SIZE = 10313 SQUARE FEET

7) AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.

8) OFF STREET PARKING MUST BE SETBACK A MINIMUM OF 18 FEET FROM SIDEWALK PER RDC 18.210.090.

9) A MINIMUM OF 50 PERCENT OF THE GROSS SITE ACREAGE WILL HAVE LANDSCAPE COVERAGE PER RDC 18.725.

10) EACH LOT SHALL HAVE A MINIMUM OF ONE AND A MAXIMUM OF FOUR OFF-STREET PARKING SPACES PER RDC 18.720.

CITY PUBLIC WORKS DIRECTOR

_____ _____
CITY PUBLIC WORKS DIRECTOR DATE

CITY COMMUNITY DEVELOPMENT DIRECTOR

_____ _____
CITY COMMUNITY DEVELOPMENT DIRECTOR DATE

CITY ENGINEER:

_____ _____
CITY OF RIDGEFIELD ENGINEER DATE

CITY MAYOR:

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

_____
MAYOR, CITY OF RIDGEFIELD

ATTESTED BY: _____
CITY CLERK

CLARK REGIONAL WASTEWATER DISTRICT

_____ _____
DEVELOPMENT MANAGER DATE

ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS KENNEDY FARM PUD PHASE 3

_____ _____
COUNTY ASSESSOR DATE

AUDITOR'S CERTIFICATE:

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

_____
CLARK COUNTY AUDITOR

_____
AUDITOR'S FILE NUMBER

SURVEYOR'S CERTIFICATE:

I, DANIEL A. RENTON, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF "KENNEDY FARM PUD PHASE 3" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

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

N

BASIS OF BEARING:
NAD83/2011(EPOCH: 2010.0000) WASHINGTON STATE PLANE COORDINATE, SOUTH ZONE, US-FEET. N01°36'05"E, BETWEEN FOUND AND **HELD** 3" BRASS DISK IN CONCRETE WITH BOX MONUMENT CASE AND COVER AS FOUND AND **HELD** FOR THE SE CORNER SECTION 32 AS **SHOWN** ON THIS SURVEY.
CONVERGENCE ANGLE: -01°36'00"
COMBINED SCALE FACTOR: 0.999999287

DANIEL ADOLPH RENTON
STATE OF WASHINGTON
37535
REGISTERED
PROFESSIONAL LAND SURVEYOR

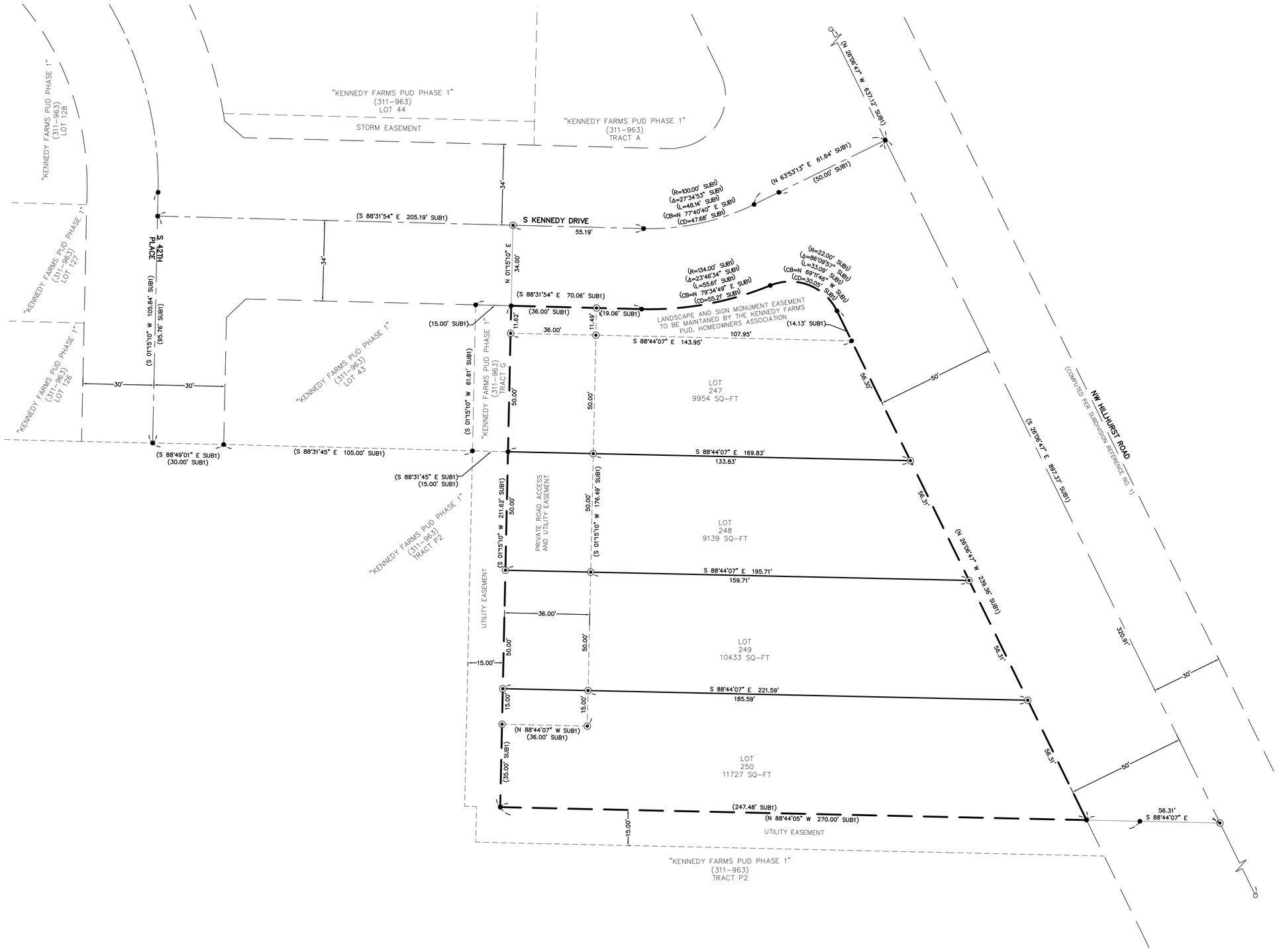
MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

JOB NO.: 17-262
DWG FILE: 17262-PH3
DATE: 08-21-18
CALC BY: DAR
DRAWN BY: PWR
CHECKED BY: DAR
SHEET 1 OF 2

Attachment: 17262-PH3_SHEET_1 (Kennedy Farms Phase 3 Final Plat)

KENNEDY FARM PUD PHASE 3

A PLANNED UNIT DEVELOPMENT
IN A PORTION OF SE 1/4 OF
THE NE 1/4 OF SECTION 32,
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-17-0112)



LEGEND:

- ● INDICATES FOUND AND HELD 1/2" REBAR ROD WITH YELLOW PLASTIC CAP STAMPED "RENTON 37535" AS SET IN "KENNEDY FARMS PHASE 1" BOOK 311, PAGE 963, UNLESS OTHERWISE NOTED
- ○ INDICATES CALCULATED POSITION PER SUBDIVISION REFERENCE NO. 1
- ⊙ INDICATES 1/2" x 24" REBAR ROD WITH YELLOW PLASTIC CAP STAMPED "RENTON 37535" SET
- (SUB#) INDICATES RECORD DISTANCE PER SURVEY REFERENCE NUMBER OR SUBDIVISION REFERENCE NUMBER
- SQ-FT INDICATES SQUARE FEET

BASIS OF BEARING:
NAD83(2011)(EPOCH:2010.0000) WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, U.S. SURVEY FEET
N01°36'05"E, BETWEEN FOUND AND **HELD** SE CORNER AND FOUND AND **HELD** NE COR OF THE NE 1/4 OF SECTION 32, AS SHOWN ON THIS SURVEY
CONVERGENCE ANGLE: 0°15'05"
COMBINED SCALE FACTOR: 0.999999287

DANIEL ADOLPH RENTON
STATE OF WASHINGTON
37535
REGISTERED
PROFESSIONAL LAND SURVEYOR

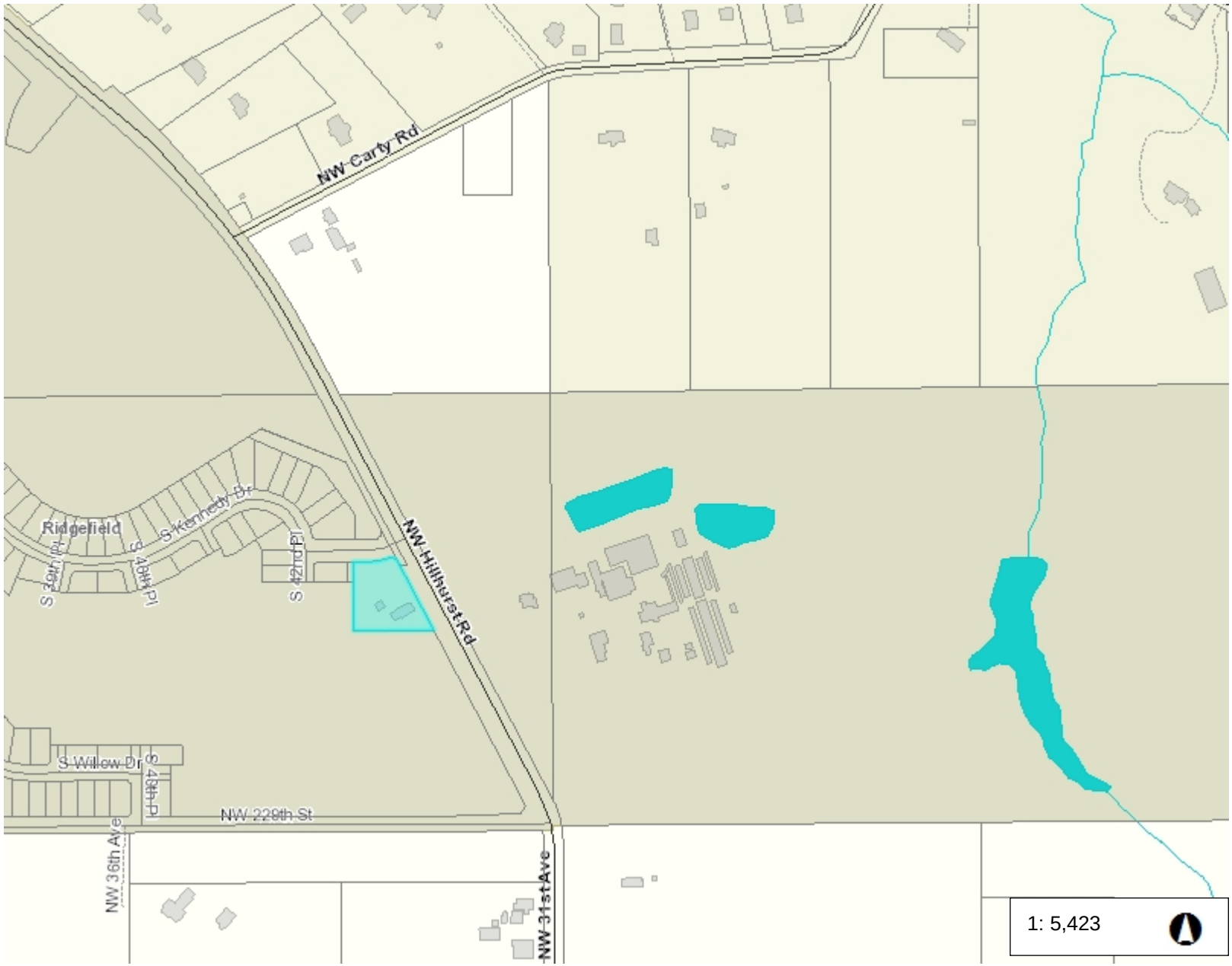
20 10 0 20 30 40
SCALE 1 INCH = 20 FEET

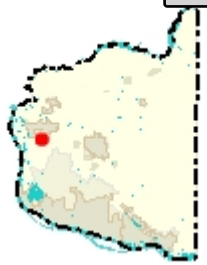
MINISTER-GLAESER SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

JOB NO.:	17-262
DWG FILE:	17262-PH3
DATE:	08-21-18
CALC BY:	DAR
DRAWN BY:	PWR
CHECKED BY:	DAR
SHEET	2 OF 2

Attachment: 17262-PH3 SHEET_2 (Kennedy Farms Phase 3 Final Plat)

Kennedy Phase 3_Location





Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

903.8 0 451.89 903.8 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: October 25, 2018

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Royal View (Cloverhill Phase 6) Final Plat

GOVERNING LEGISLATION:

RCW 36.70.A and RCW 58

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

The Ridgefield Hearing Examiner approved the preliminary plat for Cloverhill Planned Unit Development (PUD) on April 11, 2017, as PLZ-16-0088. The plat is also subject to the July 26, 2017 development agreement made between the City of Ridgefield (Grantee) and Robert A. Royle, LLC, ELRO LLC, Estate of Robert Royle and Lionel Royle, Kenneth A. Royle, Lucille E. Hollis, Margaret L. Svir, Marcella R. Sather, and Fortress Enterprises, Inc. (Grantors), record 5432425 of Clark County, WA. The project name has been changed from Cloverhill Phase 6 to Royal View.

The project proposes to subdivide a 7.55-acre site, Assessor's #986043212, into 27 single family residential lots. The western portion of the parcel is zoned RLD-4 and the eastern portion of the parcel is zoned RLD-8. The lots range from 6,794 sq. ft. (Lot 359) to 14,510 sq. ft. (Lot 374), consistent with the lot size approved for Cloverhill. The average lot area is 8,790 sq. ft. Royal View also includes 30,811-sq. ft. open space/recreation Tract 6A, which is to be owned and maintained by the HOA. There is one public street, S Hay Field Circle. There are also driveway, sanitary sewer, stormwater, waterline, and wall easements.

BUDGET/FINANCIAL IMPACTS:

Additional property tax revenue from 27 new single-family homes.

RECOMMENDED ACTION OR MOTION:

"I move to approve the final plat as presented".

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS:
PLZ-18-0050 Royal View_Final Plat_10252018 (PDF)
Revised Plat map 17278P6-180928 (PDF)
Royal View open space (PDF)
Royal View Location (PDF)

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

Royal View (Cloverhill Ph 6) Final Plat

Staff Report

File No. PLZ-18-0050

Attachment: PLZ-18-0050 Royal View_Final Plat_10252018 (Royal View (Cloverhill Phase 6) Final Plat)

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 May 17, 2018, the City received an application for final plat approval for Royal View.

City Council hearing date: October 25, 2018

Property Owner: Chris Sundstrom, Cistus, Inc; 13217 NW 30th Ct / Vancouver, WA 98685; 360.624.3116, chris@evergreenhomesnw.com

Property Information: No address. A subdivision in lot #91 of S29, T4N, R1E WM; Assessor's #986043212; 7.55 acres; 27 lots

III. Documents Received

- Master land use application
- Final plat application – May 17, 2018
- Title report – May 10, 2018
- Perimeter legal description – May 7, 2018
- Final plat sheets – May 9, 2018; revised October 2, 2018
- Lot closure report – May 9, 2018
- CC&Rs – unsigned and undated
- Final lighting plans – June 7, 2018

IV. Background

The Ridgefield Hearing Examiner approved the preliminary plat for Cloverhill Planned Unit Development (PUD) on April 11, 2017, as PLZ-16-0088. The plat is also subject to the July 26, 2017 development agreement made between the City of Ridgefield (Grantee) and Robert A. Royle, LLC, ELRO LLC, Estate of Robert Royle and Lionel Royle,

Kenneth A. Royle, Lucille E. Hollis, Margaret L. Svir, Marcella R. Sather, and Fortress Enterprises, Inc. (Grantors), record 5432425 of Clark County, WA. The project name has been changed from Cloverhill Phase 6 to Royal View.

The project proposes to subdivide a 7.55-acre site, Assessor's #986043212, into 27 single-family residential lots. The western portion of the parcel is zoned RLD-4 and the eastern portion of the parcel is zoned RLD-8. The lots range from 6,794 sq. ft. (Lot 359) to 14,510 sq. ft. (Lot 374), consistent with the lot size approved for Cloverhill. The average lot area is 8,790 sq. ft. Royal View also includes 30,811-sq. ft. open space/recreation Tract 6A, which is to be owned and maintained by the HOA. There is one public street, S Hay Field Circle. There are also driveway, sanitary sewer, stormwater, waterline, and wall easements.

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

Several locations on the final plat indicate a file number should be included, but there is no file number. As a **condition of approval**, the applicant shall add the correct file numbers to the final plat prior to obtaining city signatures on the final plat mylars. All other engineering comments have been addressed.

VI. Survey Comments

Gray & Osborne, Inc. reviewed the final plat materials prepared by Minister-Glaeser Surveying, Inc. as submitted to them by the City of Ridgefield on May 17, 2018. They reviewed for compliance with the applicable WAC and RMC. Gray & Osborne had submitted comments on June 1, 2018 which were forwarded to the applicant. On October 2, 2018, the applicant resubmitted a revised plat and perimeter coordinates. The City sent these new materials to Gray & Osborne on October 2, 2018 and received one comment back on October 8, 2018. The comment simply corrects a labeling error. This comment was forwarded to the applicant on October 12, 2018. As a **condition of approval**, the applicant shall address the remaining labeling comment received from Gray & Osborne prior to obtaining City signatures on the final plat Mylar.

VII. Land Use Planning Comments

The applicant has responded to the following land use conditions of approval from the Cloverhill PUD preliminary plat approval, PLZ-16-0088:

1. Unless otherwise specified herein, 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).

   ### Findings

   This condition is met subject to ongoing compliance.

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2. Applications for subdivisions are subject to the requirements of RDC 18.600, Subdivision General; 18.620, Subdivision procedures; 18.630, Design requirements; and 18.401, PUD.

   ### Findings

   This condition is met subject to ongoing compliance.

3. The applicant shall apply for Final Plat approval, consistent with the requirements of RDC 18.620, for the first phase of the subdivision within five (5) years from the date of preliminary plat approval. Each phase of the development shall apply for Final Plat approval in accordance with RDC 18.620.080.C, and phases may be approved in any order and are not required to be approved in the numerical order indicated on the preliminary plat.

   ### Findings

   This condition is met subject to ongoing compliance.

4. Pursuant to RCW 27.53.060 it is unlawful to remove or alter any archaeological resource or site without having obtained a written permit from the Washington State Office of Archaeology and Historic Preservation. Upon any discovery of potential or known archaeological resources at the subject site prior to or during on-site construction, the Developer, contractor, and/or any other parties involved in construction shall immediately cease all on-site construction, shall act to protect the potential or known historical and cultural resources area from outside intrusion, and shall notify, within a maximum period of twenty-fours from the time of discovery, the City of Ridgefield Community Development Department of said discovery.

   ### Findings

   This condition is met subject to ongoing compliance.

5. The Applicant shall comply with all SEPA mitigation measures as noted in this approval.

   ### Findings

   The approval indicates that the applicant must comply with State law if any environmental contamination is found on the site, and that any unused groundwater wells on the site must be properly decommissioned. No contamination or unused groundwater wells have been reported in Phase 6/Royal View. This condition is met subject to ongoing compliance.

6. Prior to Final Plat approval the Applicant shall demonstrate that adequate facilities are in place to support the development in order to remove the UH-10 overlay zone designation.

   ### Findings

   This condition is met.

7. Prior to Final Plat approval the Applicant shall provide the Community Development Director with a Final Plat showing the required setbacks and building envelopes, and providing detail demonstrating that the proposal complies with the dimensional standards of RDC 18.210.040-1, 18.220.140-1, and RDC 18.210.150-1 or approved dimension reductions. The applicant shall note the approved dimensional standards on the Final Plat. Building lot size and yard setbacks for lots abutting the perimeter of the PUD (Lots 28-38 in Phase 1; Lots 83-88, 91-101, and 104 in Phase 2; Lots 256-269 in Phase 4; Lots 314-321 in Phase 5; and Lots 360-366 in Phase 6) shall not be less than that permitted in the underlying zone and may not be modified or reduced through the PUD or adjustment process. A note shall be located on the final plat indicating that some lots have different dimensional standards than others.

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Findings

This condition is met.

8. At the time of Building Permit submittal for each lot the Applicant shall provide architectural drawings demonstrating that the proposed dwellings satisfy all applicable architectural design standards in RDC 18.210.060.D.

Findings

This condition does not apply at final plat.

9. At the time of Building Permit submittal for each lot the Applicant shall provide architectural drawings demonstrating that the proposed dwellings satisfy the architectural design standards in RDC 18.210.065.B.

Findings

This condition does not apply at final plat.

10. Prior to Final Plat approval the Applicant shall provide the Community Development Director fencing and wall details demonstrating that the Final Plat satisfies the standards in RDC 18.210.065.C and RDC 18.740. At the time of Fencing Permit and Building Permit submittal for each lot along S 45th Avenue and S Royle Road, the Applicant shall provide details demonstrating that proposed walls and fencing satisfy the standards in RDC 18.210.065.C, RDC 18.210.110, and RDC 18.740.

Findings

This condition is met.

11. Prior to Final Plat approval the Applicant shall provide the Community Development Director with a final Landscape Plan demonstrating that the Final Plat satisfies the standards in RDC 18.210.065.D, RDC 18.401, and RDC 18.725.

    a. As an option for lots abutting S 45th Ave/Royle Rd, the applicant shall provide a landscape buffer easement of 10 feet from back of sidewalk, to be landscaped consistent with the RDC requirements of 18.210.065.D and maintained by the HOA, and an additional minimum 10 feet of lawn in the rear yards of homes backing onto 45th Ave/Royle Rd, to total 20 feet of required landscaping meeting or exceeding the standards of RDC 18.210.065.D and RDC Table 18.725.050-1 for RLD sites. The required trees at 25 feet on center to meet the L1 standard and shall be provided on the street side of the fence within the combined 20 feet of landscaping, or as otherwise agreed to in the final design layout by the City in order to maintain consistency with neighboring projects along S 45th Ave / Royle Road.

Findings

This condition is met.

12. Prior to Final Plat approval the Applicant shall provide the City with a final Lighting Plan, consistent with RDC 18.715, and demonstrate that light trespass and glare from streetlights shall not extend beyond the perimeter of the subdivision consistent with RDC 18.715.050.

Findings

This condition is met.

13. All garage and carport doors shall be a minimum of 18 feet from garage or carport door and the interior of the sidewalk. The garages shall be set back from the front building facade, including covered porches, by a

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minimum of four feet. No other accessory structures have been identified. Prior to Final Plat approval, the Applicant shall provide the Community Development Director with a Final Plat providing notes demonstrating that the proposal complies with the standards of RDC 18.210.090. At the time of Building Permit submittal for each lot, the Applicant shall provide architectural drawings demonstrating that the proposed garages satisfy the standards in RDC 8.210.120.A.1.

Findings

Note 6 on the final plat states that off-street parking will be set back a minimum of 18 feet from the sidewalk. This condition is met.

14. Prior to Final Plat approval the Applicant shall provide the Community Development Director with a site plan and preliminary architectural drawings that demonstrate that the Final Plat satisfies the standards in RDC 18.210.150 for two/three-unit homes. At the time of Building Permit submittal for each lot the Applicant shall provide demonstrating that the proposed duplex units satisfy the standards in RDC 18.210.150.

Findings

Phase 6/Royal View does not include any two- or three-unit homes. This condition does not apply.

15. Prior to Final Plat approval the Applicant shall provide the Community Development Director with preliminary townhouse façade elevations that demonstrate that the Final Plat satisfies the design standards in RDC 18.210.140.B. At the time of Building Permit submittal for each lot, the Applicant shall provide architectural drawings demonstrating that the proposed townhouses satisfy the design standards in RDC 18.210.140.B.

Findings

Phase 6/Royal View does not include any townhomes. This condition does not apply.

16. Prior to Final Plat approval the Applicant shall provide the Community Development Director with a Final Plat providing notes demonstrating that proposed townhouse driveways, garages, and parking areas comply with the standards of RDC 18.210.140.C. At the time of Building Permit submittal for each lot, the Applicant shall provide architectural drawings demonstrating that the proposed townhouse garages satisfy the standards in RDC 18.210.140.C.3.

Findings

Phase 6/Royal View does not include any townhomes. This condition does not apply.

17. Prior to Final Plat approval the Applicant shall provide the Community Development Director with a Final Plat providing demonstrating that the proposal meets the townhouse open space and recreation standards of RDC 18.210.140.D.

Findings

Phase 6/Royal View does not include any townhomes. This condition does not apply.

18. All proposed signs are required demonstrate compliance with RDC 18.710. Any future monument signs will require a Ridgefield sign permit and shall comply with RDC 18.710.

Findings

This condition is met subject to ongoing compliance.

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19. Prior to Final Plat approval the Applicant shall provide the Community Development Director with a Final Plat shall identifying all critical areas and buffer widths and identifying these areas as protected critical areas consistent with RDC 18.280. The Final Plat shall show the building envelopes in relation to critical area buffers. The Final Plat shall delineate protected critical areas comprising identified wetlands and buffers and identified habitat conservation areas and buffers using tracts or conservation easements in accordance with RDC 18.280.040.H.

    ### Findings

    Phase 6/Royal View does not contain critical areas or buffers. This condition does not apply.

20. Prior to Final Plat approval, in accordance with RDC 18.280.040.G the Applicant shall file a notice with the County auditor's office stating the presence of the critical area or buffer on the property, the application of this chapter to the property, and the fact that limitations on actions in or affecting the critical area or buffer may exist. The notice shall "run with the land." The Applicant shall submit proof that the notice has been filed for public record before the City approves any site development or construction for the property or at or before recording.

    ### Findings

    Phase 6/Royal View does not contain critical areas or buffers. This condition does not apply.

21. Prior to Final Plat approval, the Developer shall provide the Community Development Director with a final Mitigation Plan demonstrating compliance with RDC 18.280.110 and RDC 18.280.150, including proposed a management, maintenance, and monitoring plan. The final Mitigation Plan shall also include a landscape plan prepared by a qualified ecologist or biologist or prepared by a registered landscape architect in the State of Washington and reviewed and certified by a qualified ecology or biologist certifying that the plantings to be used in the remaining buffer area will compliment and support the functions and values of the fish and wildlife habitat conservation area and adjacent wetlands in accordance with RDC 18.280.110(D)(2)(d)(ii) and RDC 18.280.150(C)(2)(iv)(B). When mitigation required pursuant to a development proposal is not completed prior to the City final permit approval, the Applicant shall be required to provide security in a form and amount deemed acceptable by the City. The Applicant shall provide security in a form and amount deemed acceptable by the City to ensure mitigation is fully functional subject to the requirements in RDC 18.280.040.J.

    ### Findings

    Phase 6/Royal View does not contain critical areas or buffers. This condition does not apply.

22. Temporary and/or permanent impacts to wetlands and waters may trigger state and federal permits. Prior to soil disturbance, all necessary local, state, and federal permits shall be obtained prior to any wetland impacts.

    ### Findings

    This condition does not apply at final plat and is met subject to ongoing compliance.

23. Prior to soil disturbance, the Developer shall install fish and wildlife habitat conservation area and wetland signs and fencing consistent with the requirements in RDC 18.280.110.D.3, Signs and Fencing of Fish and Wildlife Habitat Conservation Areas and 18.280.150.C.3, Signs and Fencing of Wetlands. Prior to Final Plat approval, the Applicant delineate and place temporary and permanent signs at the boundary of the outer edge of critical areas tracts and easements consistent with the requirements in RDC 18.280.040.F, Critical Areas Markers and Signs.

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- Permanent signs (wood or metal) shall be posted at an interval of one per lot for single-family residential along all fish and wildlife habitat conservation areas and riparian buffers, in accordance with RMC 18.280.110.D.1.d.ii. Signs will be worded as follows, or with alternative language approved by the Community Development Director, "The area beyond this sign is a fish and wildlife habitat conservation area. Alteration or disturbance is prohibited by law. Please call the City of Ridgefield for more information."
- Wood or metal signs shall be posted at an interval of one per lot for single family residential uses or at a maximum interval of two hundred feet or as otherwise determined by the community development director or designee, and must be perpetually maintained by the property owner. The sign shall be worded as follows or with alternative language approved by the community development director or designee: "The area beyond this sign is a wetland or wetland buffer. Alteration or disturbance is prohibited by law. Please call the city of Ridgefield for more information."

Findings

Phase 6/Royal View does not contain critical areas or buffers. This condition does not apply.

24. Prior to Final Plat approval the Applicant shall provide a revised plat that provides 25 percent of the site area for common open space and 12.5 percent within a single parcel, and provide supporting documentation that 50 percent of the main parcel is developable for recreation areas to fully satisfy the requirements of RDC 18.401.080.B; or, the Applicant will demonstrate compliance with RDC 18.401.080.B through provision of a written, recordable, enforceable agreement on an adjacent parcel subject to the Director's approval or through enhanced mitigation subject to a future development agreement or amendment thereto.

Findings

This condition is superseded by the Development Agreement.

25. Prior to Final Plat approval the Applicant shall revise the plat to provide dispersed facilities fully meeting the dispersed facilities requirements and provide calculations for each dispersed facility demonstrating that they meet the standards in RDC 18.401.080.B.2.

Findings

This condition is superseded by the Development Agreement.

26. Prior to Final Plat approval the Applicant shall work with the City to determine which park facilities will be dedicated to the City and shall develop ownership and maintenance plans for all facilities demonstrating full compliance with RDC 18.401.080.B.9 & 10.

Findings

No park facilities are proposed in Phase 6/Royal View. This condition does not apply.

27. Prior to Final Plat approval, the Applicant shall develop parks and trails to City's Engineering Standards and the Park and Trail Design Standards in the Ridgefield Parks and Recreation Comprehensive Plan.

Findings

This condition is met.

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28. Prior to Final Plat approval, the Developer shall provide the Community Development Director with a final Landscape Plan demonstrating compliance with RDC 18.401 and RDC 18.725 detailing, among other things, improvements for parks and trails to fully satisfy the requirements of RDC 18.401.080.B.

    ### Findings

    A final landscaping plan demonstrating compliance with RDC 18.401 and RDC 18.725 was included with the approved engineering plans. This condition is met.

29. The Applicant shall provide a bond for construction of the common open space improvements consistent with RDC 18.401.080.B.7 if required by the City.

    ### Findings

    This condition is met.

30. Each phase of the development shall apply for Final Plat approval in accordance with RDC 18.620.080.C.

    ### Findings

    This condition is met.

31. Construction of the project shall occur in accordance with RDC 18.401.110. A bond or other equivalent security, approved by the City attorney, shall be filed with the Community Development Director prior to final PUD and provided to the City prior to issuance of Building Permits, in accordance with RDC 18.401.120.

    ### Findings

    This condition is met.

32. The Developer shall dedicate to the City the right-of-way necessary for S 45th Avenue/S Royle Road improvements, and pay their proportionate share of the improvement costs (9.9% of the cost of project T-18 and 36.8% of the cost of project T-22 from the CFP), or construct improvements concurrent with construction phasing to the City's road design. Additionally, the Developer shall construct on-site public and private roads, sidewalks, and trails concurrent with construction phasing in accordance with City code, Engineering, and Park and Trail Standards. Maintenance of the private roads will be the responsibility of the individual property owners.

    ### Findings

    This condition is met.

33. To provide an acceptable pedestrian route in lieu of sidewalks on both sides of the street for Phases 7 and 8, an additional trail segment shall be provided behind Lots 386 through 399. A minimum right-of-way width of 34 feet must be maintained. An alternate pedestrian path, acceptable to the City Engineer, must also be provided around Phase 9.

    ### Findings

    This condition does not apply to Phase 6/Royal View.

34. All relevant standards applying to private communities in the engineering standards in effect at the time of engineering submittal are met, unless specifically excepted, in writing, by the City Engineer.

    ### Findings

    This condition is met.

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35. The temporary gravel road used for access in Phase 10 shall be improved with a minimum 20-foot paved width prior to final approval of Phase 10. This temporary roadway shall be maintained as a trail, closed to vehicular access, after Hillside Avenue is completed.

    Findings

    This condition does not apply to Phase 6/Royal View.

36. The Developer shall contribute Transportation Impact Fees toward citywide impacts.

    Findings

    Transportation Impact Fees are due at final occupancy.

37. The Developer shall pay a voluntary contribution of $10,000 per phase for the first five project phases final platted towards a new traffic signal at 9th Avenue/Pioneer St.

    Findings

    This condition is met.

38. The Developer shall construct a separate southbound right turn lane at S Royle Road/NW and S Hillhurst Road prior to issuance of final occupancy for the 358th lot.

    Findings

    This condition does not apply to Phase 6.

39. The Developer shall pay a fee in lieu of, not to exceed $5,000, for capacity improvements at 5th Avenue/Pioneer St. Fee shall be paid prior to final plat for the first project phase.

    Findings

    This condition does not apply to Phase 6.

40. The Developer shall provide multimodal trail connection from Hay Field Court to the south property border (near Lot 366) to allow a future connection to the adjacent property.

    Findings

    The applicant changed the trail configuration and this condition no longer applies.

41. Signing shall be placed at all street stubs within the development to communicate the planned future extension of the roadways.

    Findings

    Phase 6/Royal View has no street stubs. S Hay Field Circle, the only street, is a cul-de-sac. This condition does not apply.

42. Minimum sight distance requirements shall be met at all site intersections and driveways. Sight distances on the internal local and collector street system shall be approved by the City Public Works Director prior to final site plan approval.

    Findings

    The applicant demonstrated compliance with this condition with final engineering plan approval.

43. Prior to Final Plat approval the Developer shall provide the Community Development Director with a copy of the Home Owners Association (HOA) bylaws and final Declaration of Covenants, Conditions, and

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Restrictions (CC&Rs) and which shall ensure that the HOA is responsible for the perpetual maintenance of all improvements and amenities held in common and not dedicated to the City, consistent with the requirements of RDC 18.401.140, Homeowner Association.

Findings

The applicant submitted unsigned HOA bylaws and CC&Rs on October 10, 2018. As a **condition of approval**, the applicant shall submit signed and dated HOA bylaws and CC&Rs prior to obtaining city signatures on final plat mylars.

44. Prior to Final Plat approval, the Developer must demonstrate that each lot with reduced setbacks have adequate open space area, and all rooms on lots with reduced setbacks have either no windows, very small window areas, or have adequate provisions for light and air from another direction, in accordance with RDC 18.401.090.J. Additionally, prior to Final Plat approval, the Developer must demonstrate that minimum distances required by the Uniform Building Code and the Uniform Fire Code are met.

Findings

Phase 6 does not include any lots with reduced setbacks. This condition does not apply.

45. Prior to Final Plat approval, the Developer shall demonstrate that for lots in the RLD-8 zone, the maximum building coverage does not exceed 50 percent of net buildable area overall and the maximum development coverage does not exceed 65 percent of the net buildable area overall and for lots in the RLD-4 zone, the maximum building coverage does not exceed 45 percent of net buildable area overall and the maximum development coverage does not exceed 60 percent of the net buildable area overall.

Findings

Note 9 on the final plat states that the maximum building coverage shall not exceed 50 percent of the net buildable area overall and the maximum development coverage shall not exceed 65 percent of the net buildable area overall and for lots in the RLD-8 zone, and the maximum building coverage shall not exceed 45 percent of the net buildable area overall and the maximum development coverage shall not exceed 60 percent of the net buildable area overall in the RLD-4 zone. This condition is met.

46. The Developer shall demonstrate compliance with RDC 18.401.090.P, Mechanical Equipment, at time of Building Permit.

Findings

This condition does not apply at final plat.

47. All utilities shall be placed underground in accordance with RDC 18.401.090.Q.

Findings

All utilities have been placed underground. This condition is met.

48. The Developer shall develop sidewalks and trails to City Engineering standards and Park and Trail Design Standards in the Ridgefield Parks and Recreation Comprehensive Plan, and shall illuminate the multipurpose trails for security and safety, as required under RDC 18.401.080.R.4, consistent with City engineering standards. Trails must be separated from vehicular traffic.

    a. The Developer shall develop internal trails, marked “local trails” on the preliminary plat, to a minimum 5-foot paved width, within a minimum 10-foot-wide easement dedicated for public use, and shall be

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developed at the Developer's expense. The Developer shall be responsible for obtaining any necessary permits for trail construction, including for any critical areas impacts.

b. The Developer shall design, construct and dedicate portions of system trails T-4 and T-11, as shown on the preliminary plat, to adopted City standards including but not limited to a minimum paved width of 8 feet with a 2-foot shoulder on each side within a minimum 25-foot wide public easement, and may be eligible for PIF credits consistent with RDC 18.070.150. The Developer shall be responsible for obtaining any necessary permits for trail construction, including for any critical areas impacts.

Findings

This condition is met.

49. Cloverhill PUD shall be bound by the requirements of RDC 18.401.110, Time requirements and extensions.

Findings

This condition is met subject to ongoing compliance.

50. Cloverhill PUD shall be bound by the requirements of RDC 18.401.120, Bonding and Enforcement.

Findings

This condition is met.

51. Cloverhill PUD shall be bound by the requirements of RDC 18.401.130, Parties Bound.

Findings

This condition is met subject to ongoing compliance.

52. Prior to Final Plat approval, the Developer must demonstrate that all non-flag lots meet the minimum lot frontage standard in RDC 18.401.090.I by modifying the plat to provide a minimum 35 feet of lot frontage; obtaining approval of an administrative adjustment to allow a 28-foot lot frontage (a 20% reduction to the standard); redesigning lots so that the lots meet the definition of a flag lot in RDC 18.100 and meet the minimum access requirements specified in the Engineering Standards; or some combination of these strategies.

Findings

The Community Development Director determined that it would be acceptable to review lot frontage under the current standard in RDC 18.401.090.I which allows for lots on the bulb of a cul-de-sac to have a 25-foot minimum frontage. This condition is met.

53. Future off-street parking and loading shall comply with the provisions of RDC 18.720, including the minimum spaces required by RDC 18.720.030.

Findings

This condition does not apply at final plat and will be reviewed upon building permit submittal for individual lots.

54. Prior to Final Plat approval the Applicant shall provide the City with a final Landscape Plan for street trees, parking strips, and Tract B consistent with RDC 18.725.

Findings

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Tract B is not part of Phase 6/Royal View. A final landscape plan for street trees was submitted with the approved engineering plans for Phase 1. This condition is met.

55. Prior to Final Plat approval, the Developer shall demonstrate that the maximum building coverage does not exceed 60% of net buildable area overall and the maximum development coverage does not exceed 70% of the net buildable area overall.

Findings

See Condition 45. This condition is met.

56. Prior to Final Plat approval the Developer shall provide the Community Development Director with a copy of the final HOA bylaws and CC&Rs and which shall ensure that the HOA is responsible for the perpetual maintenance of all improvements and amenities held in common and not dedicated to the City.

Findings

The applicant submitted unsigned HOA bylaws and CC&Rs on October 10, 2018. As a **condition of approval**, the applicant shall submit signed and dated HOA bylaws and CC&Rs prior to obtaining city signatures on final plat mylars.

57. Prior to Final Plat approval, the Developer shall illuminate the multimodal path, as required under RDC 18.401.080.R.4, consistent with City engineering standards.

Findings

The multimodal path is not part of Phase 6/Royal View. This condition does not apply.

58. The Applicant shall comply with all of the recommendations made by the Clark County Fire and Rescue in their letter submitted for the pre-application conference attached to this staff report, including, but not limited to:

    a. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method.

    b. Residential sprinklers may be required in all homes. All homes on flag lots will require residential sprinklers.

    c. The proposed streets comply with the minimum widths for fire access.

    d. Security gates across a fire access road shall comply with outlined criteria and be approved by the Fire Chief.

    e. Maintain a minimum 20-foot road width on any “Fire Access Road” which must be red curbed or signed and marked “Fire Lane – No Parking”.

    f. Allow easy access for the fire district engines and aerial ladder truck. The ladder truck is 39 feet long and requires a clear area 20 feet wide to deploy its ladder outriggers.

    g. Mark areas adjacent to driveways, fire hydrants, and FDC’s as “Fire Lane - No Parking”.

    h. Where a fire hydrant is located on a fire access road, the minimum road width shall be 26 feet.

    i. Maintain the minimum turning radius as required by the fire code official.

    j. Provide a maximum lateral spacing of 500 feet between fire hydrants.

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k. Maintain a minimum 20-foot gate width on any "Fire Access Road Gate" which must be in compliance with criteria as required by the fire code official.

Findings

The applicant demonstrated compliance with Condition 58 with final engineering plan approval and development inspection. This condition is met.

59. Prior to Final Plat approval the Developer identify and properly decommission any existing groundwater wells on the site.

Findings

The applicant did not identify any groundwater wells. This condition is met subject to ongoing compliance.

Additional planning comments and **conditions of approval** are provided below.

1. The proposal shall comply with all terms and conditions of approval for the original Cloverhill PUD decision, PLZ-16-0088, approved by the Hearing Examiner with a final order dated April 2017.
2. The Cloverhill PUD Development agreement (DA) was approved in July 2017. The terms of the DA apply to each phase of development.

Prior to recording the plat for Royal View, planning conditions 3-6 shall be met:

3. Add the correct file numbers to the final plat.
4. Address the remaining labeling comment received from Gray & Osborne.
5. Submit signed and dated HOA bylaws and CC&Rs.
6. Submit a Mylar for signature containing the signature and seal of the surveyor of record (Certification of Subdivision Platting, see RDC 18.620.120.L) and the signatures of all parties having an ownership interest in the land for purposes of dedication (Dedication of Subdivision, see RDC 18.620.120.M).
7. 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.
8. 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

Staff recommends City Council approve the Final Plat. Please submit revised materials as described in this staff memo.

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Royal View / Cloverhill Ph 6 Addressing

Ascending from west to east and north to south

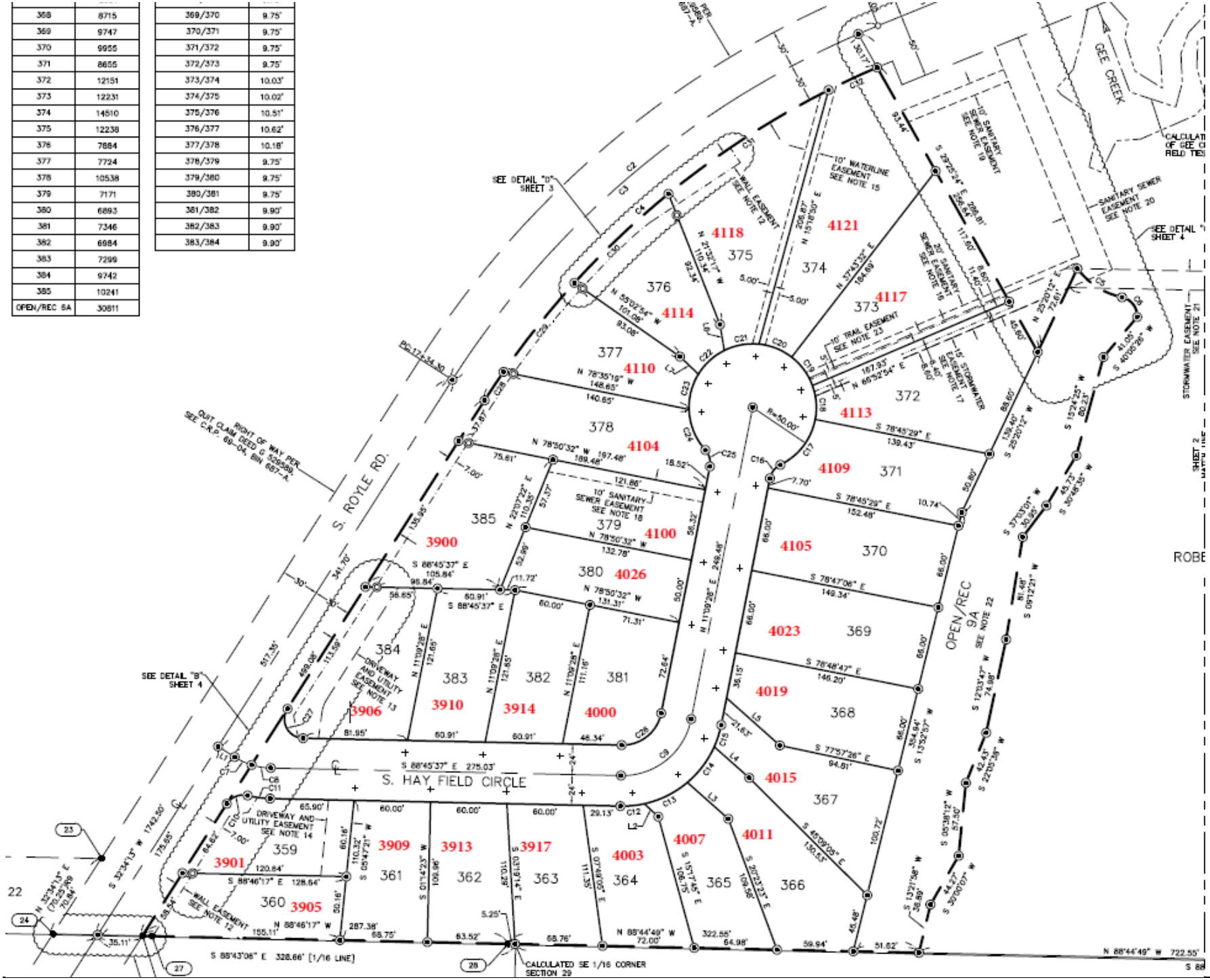
Lot #	Address
S Hay Field Cir	
North (even) side of street	
385	3900
384	3606
383	3910
382	3914
381	4000
380	4026
379	4100
378	4104
377	4110
376	4114
375	4118
South (odd) side of street	
359	3901
360	3905
361	3909
362	3913
363	3917
364	4003
365	4007
366	4011
367	4015
368	4019
369	4023
370	4105
371	4119
372	4113
373	4117
374	4121

Attachment: PLZ-18-0050 Royal View_Final Plat_10252018 (Royal View (Cloverhill Phase 6) Final Plat)

Attachment: PLZ-18-0050 Royal View_Final Plat_10252018 (Royal View (Cloverhill Phase 6) Final Plat)

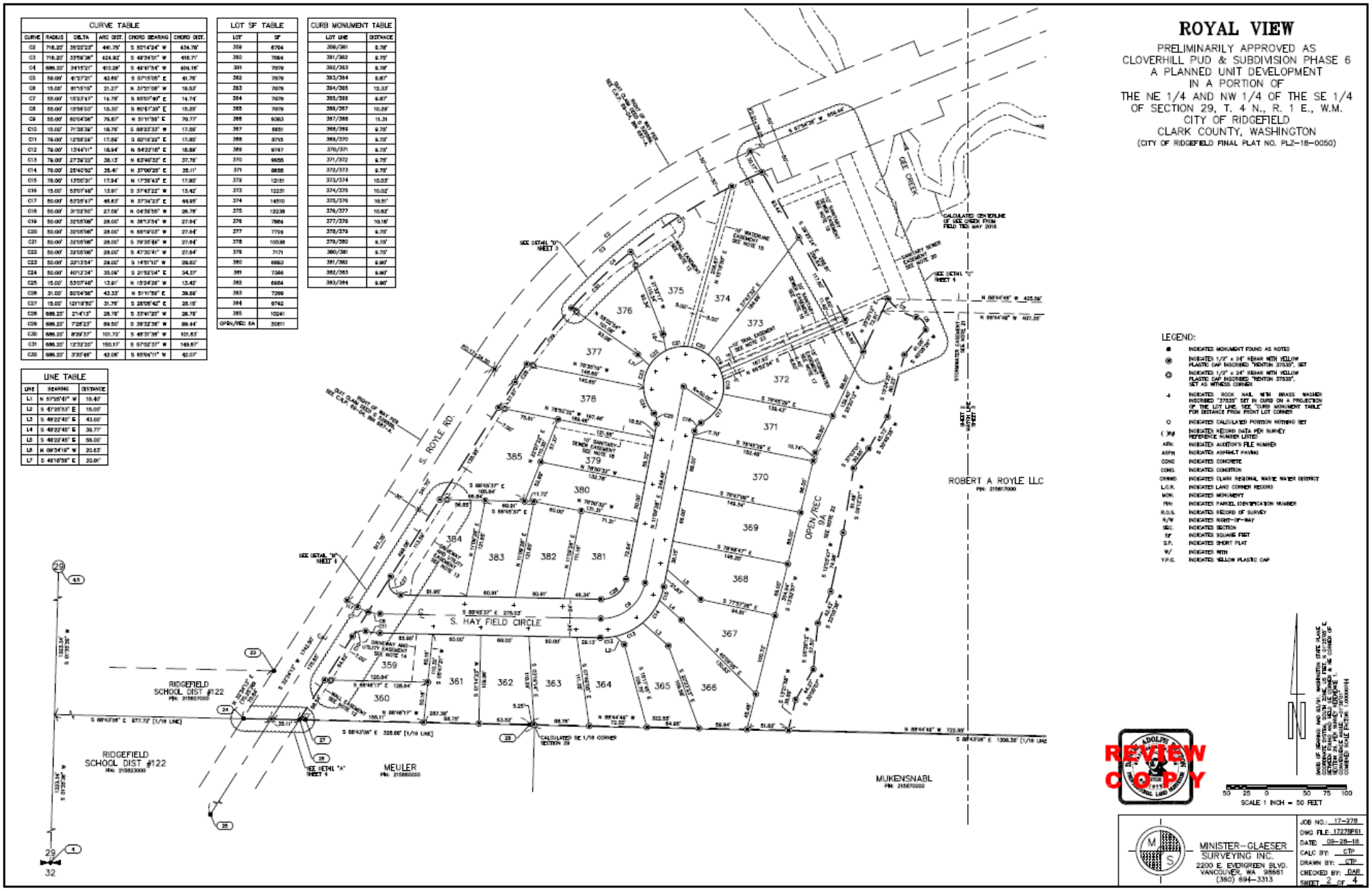
368	8715
369	9747
370	9955
371	8655
372	12151
373	12231
374	14510
375	12238
376	7884
377	7724
378	10538
379	7171
380	6893
381	7346
382	6984
383	7299
384	9742
385	10241
OPEN/REC 9A	30611

369/370	9.75'
370/371	9.75'
371/372	9.75'
372/373	9.75'
373/374	10.03'
374/375	10.02'
375/376	10.51'
376/377	10.62'
377/378	10.18'
378/379	9.75'
379/380	9.75'
380/381	9.75'
381/382	9.90'
382/383	9.90'
383/384	9.90'



Attachment: PLZ-18-0050 Royal View_Final Plat_10252018 (Royal View (Cloverhill Phase 6) Final Plat)

Royal View / Cloverhill Phase 6 Plat (Sheet 2)



Attachment: PLZ-18-0050 Royal View_Final Plat_10252018 (Royal View (Cloverhill Phase 6) Final Plat)

ROYAL VIEW

PRELIMINARILY APPROVED AS CLOVERHILL PUD & SUBDIVISION PHASE 6 A PLANNED UNIT DEVELOPMENT IN A PORTION OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4 OF SECTION 29, T. 4 N., R. 1 E., W.M. CITY OF RIDGEFIELD CLARK COUNTY, WASHINGTON

(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-18-0050)

PERIMETER DESCRIPTION:

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

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 29;

THENCE NORTH 01°35'36" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 1323.34 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 88°43'06" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER, 977.72 FEET, TO THE CENTERLINE OF SOUTH ROYLE ROAD, AS DELINEATED IN COUNTY ROAD PROJECT NO. 69-04, AS COUNTY ROAD 25, AND FILED IN CLARK COUNTY ROAD BIN 687-A;

THENCE CONTINUING ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER, SOUTH 88°43'06" EAST, 35.11 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH ROYLE ROAD;

THENCE NORTH 32°34'13" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE 0.68 FEET TO THE TRUE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH ROYLE ROAD AS DEDICATED TO CLARK COUNTY IN CORRECTION QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. G 529589, RECORDS OF CLARK COUNTY, WASHINGTON, NORTH 32°34'13" EAST, 499.08 FEET;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A TANGENT 686.20 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 49°41'54" EAST, WITH A CHORD DISTANCE OF 404.18 FEET, THROUGH A CENTRAL ANGLE OF 34°15'21", FOR AN ARC DISTANCE OF 410.26 FEET;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 29°25'24" EAST, 256.64 FEET;

THENCE NORTH 25°20'12" EAST, 72.61 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT 59.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 57°15'05" EAST, WITH A CHORD DISTANCE OF 41.76 FEET, THROUGH A CENTRAL ANGLE OF 41°27'21", FOR AN ARC DISTANCE OF 42.69 FEET;

THENCE ALONG A REVERSE 15.00 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 37°21'08" EAST, WITH A CHORD DISTANCE OF 19.53 FEET, THROUGH A CENTRAL ANGLE OF 81°15'15", FOR AN ARC DISTANCE OF 21.27 FEET;

THENCE SOUTH 40°05'26" WEST, 41.05 FEET;

THENCE SOUTH 15°24'25" WEST, 80.23 FEET;

THENCE SOUTH 30°48'35" WEST, 45.73 FEET;

THENCE SOUTH 37°03'01" WEST, 30.95 FEET;

THENCE SOUTH 09°12'21" WEST, 81.48 FEET;

THENCE SOUTH 12°03'47" WEST, 74.98 FEET;

THENCE SOUTH 22°05'38" WEST, 42.43 FEET;

THENCE SOUTH 05°38'12" WEST, 57.50 FEET;

THENCE SOUTH 30°00'07" WEST, 44.27 FEET;

THENCE SOUTH 13°21'58" WEST, 38.89 FEET;

THENCE NORTH 88°44'49" WEST, 322.55 FEET;

THENCE NORTH 88°46'17" WEST, 287.38 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 303,499 SQUARE FEET, MORE OR LESS.

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

DEDICATION:

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

BY: ________ ________ ________ ________.
PRINTED SIGNED TITLE DATE

ACKNOWLEDGMENT:

STATE OF ________.
COUNTY OF ________.

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

WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS ____ DAY OF ________ 20___.

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

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

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

NOTES:

1) NO LOT SHALL HAVE DIRECT VEHICULAR ACCESS TO S. 45TH AVENUE OR S. ROYLE ROAD.
2) ALL PUBLIC ROADS WITHIN THIS PLAT ARE DEDICATED TO THE CITY OF RIDGEFIELD.
3) IMPACT FEES AND SYSTEM DEVELOPMENT CHARGES SHALL BE ASSESSED BASED ON FEE SCHEDULES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
4) CITY OF RIDGEFIELD FINAL PLAT NUMBER "PLZ-18-0050"
5) THE CITY OF RIDGEFIELD HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO PROPERTY DESCRIBED IN THIS PLAT.
6) OFF-STREET PARKING MUST BE SETBACK A MINIMUM OF 18 FEET FROM THE SIDEWALK TO PREVENT VEHICLES FROM INTERFERING WITH SIDEWALK TRAVEL.
7) ANY MODIFICATION TO PROPERTY LINE SETBACKS MAY BE PROCESSED THROUGH AN ADMINISTRATIVE ADJUSTMENT OR A VARIANCE AS REFERENCED IN THE CITY OF RIDGEFIELD DEVELOPMENT CODE AS AN ALTERNATIVE TO A RE-PLAT PROCESS.
8) ALL SENSITIVE LANDS SHALL BE PROTECTED BY CONSERVATION EASEMENTS AND CERTAIN ACTIVITIES ARE PROHIBITED OR LIMITED AS SPECIFIED BY THE CITY OF RIDGEFIELD DEVELOPMENT CODE, RDC 18.280.
9) DEVELOPMENT IN THE "ROYAL VIEW" SUBDIVISION IS SUBJECT TO THE FOLLOWING REVISED DIMENSIONAL STANDARDS PURSUANT TO RDC 18.401.100, AS SHOWN IN ITEM D.3 OF THE HEARING EXAMINER'S FINAL ORDER PLZ-16-0088.

RLD-4 AND RLD-8 LOT DIMENSIONAL STANDARDS

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

NOTE: SOME LOTS HAVE DIFFERENT DIMENSIONAL STANDARDS THAN OTHERS.
ROYAL VIEW AVERAGE LOT SIZE = 8,790 SF

10) AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.
11) HELD THE INTERSECTION OF S. 15TH STREET CENTERLINE AND THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 29 AS THE N 1/16 CORNER OF SAID NORTHEAST QUARTER, AND AS THE ANGLE POINT IN THE CENTERLINE OF OLD COUNTY ROAD NO. 25 (S. 45TH AVE.) AT STA: 46+53.41, AS SHOWN IN CLARK COUNTY ROAD BIN 687-A, FOR THE CALCULATION OF THE CENTERLINE OF S. 45TH AVE. TO THE SOUTH.
12) WALL EASEMENT DEDICATED WITH THIS PLAT, WALL TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
13) DRIVEWAY AND UTILITY EASEMENT OVER THAT PORTION OF LOT 384 AS SHOWN HEREON, TO BENEFIT LOT 385, DEDICATED WITH THIS PLAT.
14) 20' WIDE DRIVEWAY AND UTILITY EASEMENT TO BENEFIT LOT 360, DEDICATED WITH THIS PLAT.
15) 10' WIDE PUBLIC WATERLINE EASEMENT TO THE CITY OF RIDGEFIELD, DEDICATED WITH THIS PLAT.
16) 20' WIDE PUBLIC SANITARY SEWER EASEMENT DEDICATED TO CLARK REGIONAL WASTE WATER DISTRICT WITH THIS PLAT.
17) 15' WIDE STORMWATER EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WITH AN INSPECTION AND MAINTENANCE EASEMENT TO THE CITY OF RIDGEFIELD, DEDICATED WITH THIS PLAT.
18) 10' WIDE PRIVATE SANITARY EASEMENT TO BENEFIT LOT 385, DEDICATED WITH THIS PLAT.
19) 10' WIDE PRIVATE SANITARY EASEMENT TO BENEFIT LOT 374. RECORDED UNDER AUDITOR'S FILE NO. ________.
20) 20' WIDE PUBLIC SANITARY SEWER EASEMENT DEDICATED TO CLARK REGIONAL WASTE WATER DISTRICT. RECORDED UNDER AUDITOR'S FILE NO. ________.
21) OFF-SITE STORMWATER EASEMENT, WITH AN INSPECTION AND MAINTENANCE EASEMENT OVER IT'S ENTIRETY GRANTED TO THE CITY OF RIDGEFIELD, RECORDED UNDER AUDITOR'S FILE NO. ________.
22) LOT "OPEN/REC 9A" IS OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
23) 10' LOCAL TRAIL EASEMENT DEDICATED WITH THIS PLAT.

DECLARANT DECLARATION:

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

BY: ________ ________ ________ ________.
PRINTED SIGNED TITLE DATE

ACKNOWLEDGMENT:

STATE OF ________.
COUNTY OF ________.

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

WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS ____ DAY OF ________ 20___.

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

SURVEY REFERENCES:

1) RENTON SURVEY, BK. 051, PG. 185
2) "GEE CREEK HIGHLANDS", BK. "H", PG. 753
3) MONTEITH SURVEY, BK. 024, PG. 033
4) SHORT PLAT BK. 002, PG. 697
5) "MEULER SHORT PLAT" BK. 003, PG. 967
6) BESEDA SURVEY, BK. 045, PG. 152
7) HART SURVEY, BK. 009, PG. 058
8) DONNELLY SURVEY, BK. 014, PG. 118
9) GREENWOOD UNRECORDED SURVEY, BK. "A", PG. 073
10) GREENWOOD UNRECORDED SURVEY, BK. "H", PG. 158
11) HAGEDORN SURVEY, BK. 005, PG. 154
12) BESEDA SURVEY, BK. 061, PG. 144
13) OLSON SURVEY, BK. 024, PG. 107
14) "CLOVERHILL PUD & SUBDIVISION PHASE 1", BK. 311, PG. 940

DEED REFERENCE:

GRANTOR: CLOVERHILL 6 LLC
GRANTEE: CISTUS LLC
AFN: 5459178 D
DATE: 11/03/2017

CLARK COUNTY ROAD BIN REFERENCES:

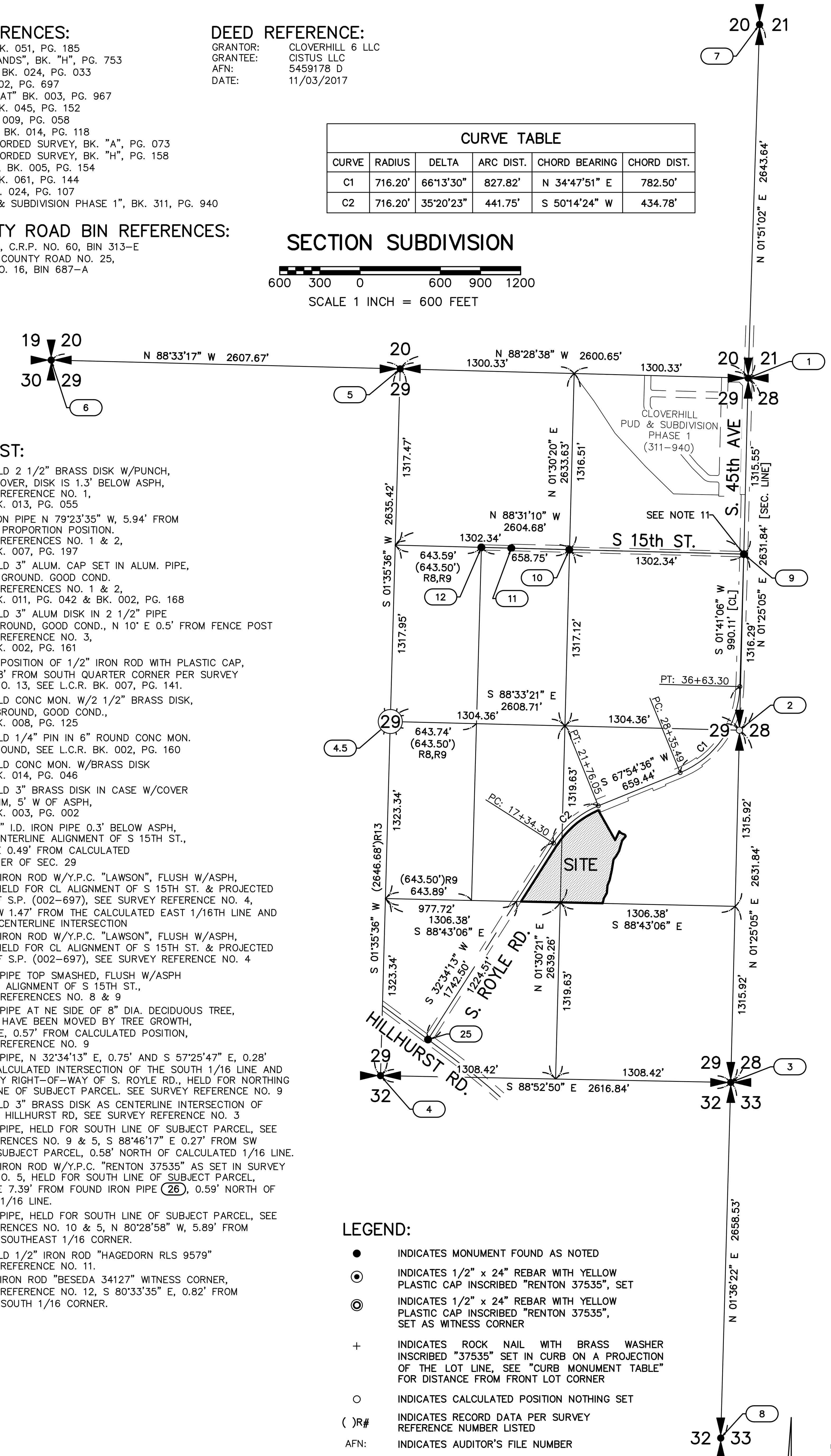
1) PERTSHINGER ROAD, C.R.P. NO. 60, BIN 313-E
2) C.R.P. NO. 69-04, COUNTY ROAD NO. 25, REPLACE BRIDGE NO. 16, BIN 687-A

CURVE TABLE

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

SECTION SUBDIVISION

600 300 0 600 900 1200
SCALE 1 INCH = 600 FEET



MONUMENT LIST:

(1) FOUND & HELD 2 1/2" BRASS DISK W/PUNCH, IN CASE W/COVER, DISK IS 1.3' BELOW ASPH, SEE SURVEY REFERENCE NO. 1, SEE L.C.R. BK. 013, PG. 055
(2) FOUND 1" IRON PIPE N 79°23'35" W, 5.94' FROM HELD SINGLE PROPORTION POSITION. SEE SURVEY REFERENCES NO. 1 & 2, SEE L.C.R. BK. 007, PG. 197
(3) FOUND & HELD 3" ALUM. CAP SET IN ALUM. PIPE, 0.25' ABOVE GROUND. GOOD COND. SEE SURVEY REFERENCES NO. 1 & 2, SEE L.C.R. BK. 011, PG. 042 & BK. 002, PG. 168
(4) FOUND & HELD 3" ALUM DISK IN 2 1/2" PIPE 0.1' BELOW GROUND, GOOD COND., N 10° E 0.5' FROM FENCE POST SEE SURVEY REFERENCE NO. 3, SEE L.C.R. BK. 002, PG. 161
(4.5) CALCULATED POSITION OF 1/2" IRON ROD WITH PLASTIC CAP, HELD 2646.68' FROM SOUTH QUARTER CORNER PER SURVEY REFERENCE NO. 13, SEE L.C.R. BK. 007, PG. 141.
(5) FOUND & HELD CONC MON. W/2 1/2" BRASS DISK, 0.4' BELOW GROUND, GOOD COND., SEE L.C.R. BK. 008, PG. 125
(6) FOUND & HELD 1/4" PIN IN 6" ROUND CONC MON. 8" ABOVE GROUND, SEE L.C.R. BK. 002, PG. 160
(7) FOUND & HELD CONC MON. W/BRASS DISK SEE L.C.R. BK. 014, PG. 046
(8) FOUND & HELD 3" BRASS DISK IN CASE W/COVER 1.1' BELOW RIM, 5' W OF ASPH, SEE L.C.R. BK. 003, PG. 002
(9) FOUND 1 1/4" I.D. IRON PIPE 0.3' BELOW ASPH, HELD FOR CENTERLINE ALIGNMENT OF S 15TH ST., S 88°31'10" E 0.49' FROM CALCULATED N 1/16 CORNER OF SEC. 29
(10) FOUND 1/2" IRON ROD W/Y.P.C. "LAWSON", FLUSH W/ASPH, CAP WORN, HELD FOR CL ALIGNMENT OF S 15TH ST. & PROJECTED EAST LINE OF S.P. (002-697), SEE SURVEY REFERENCE NO. 4, N 88°31'10" W 1.47' FROM THE CALCULATED EAST 1/16TH LINE AND S. 15TH ST. CENTERLINE INTERSECTION
(11) FOUND 1/2" IRON ROD W/Y.P.C. "LAWSON", FLUSH W/ASPH, CAP WORN, HELD FOR CL ALIGNMENT OF S 15TH ST. & PROJECTED WEST LINE OF S.P. (002-697), SEE SURVEY REFERENCE NO. 4
(12) FOUND IRON PIPE TOP SMASHED, FLUSH W/ASPH HELD FOR CL ALIGNMENT OF S 15TH ST., SEE SURVEY REFERENCES NO. 8 & 9
(23) FOUND IRON PIPE AT NE SIDE OF 8" DIA. DECIDUOUS TREE, APPEARS TO HAVE BEEN MOVED BY TREE GROWTH, N 78°03'06" E, 0.57' FROM CALCULATED POSITION, SEE SURVEY REFERENCE NO. 9
(24) FOUND IRON PIPE, N 32°34'13" E, 0.75' AND S 57°25'47" E, 0.28' FROM THE CALCULATED INTERSECTION OF THE SOUTH 1/16 LINE AND THE WESTERLY RIGHT-OF-WAY OF S. ROYLE RD., HELD FOR NORTHING OF SOUTH LINE OF SUBJECT PARCEL. SEE SURVEY REFERENCE NO. 9
(25) FOUND & HELD 3" BRASS DISK AS CENTERLINE INTERSECTION OF ROYLE RD. & HILLHURST RD, SEE SURVEY REFERENCE NO. 3
(26) FOUND IRON PIPE, HELD FOR SOUTH LINE OF SUBJECT PARCEL, SEE SURVEY REFERENCES NO. 9 & 5, S 88°46'17" E 0.27' FROM SW CORNER OF SUBJECT PARCEL, 0.58' NORTH OF CALCULATED 1/16 LINE.
(27) FOUND 1/2" IRON ROD W/Y.P.C. "RENTON 37535" AS SET IN SURVEY REFERENCE NO. 5, HELD FOR SOUTH LINE OF SUBJECT PARCEL, S 88°46'17" E 7.39' FROM FOUND IRON PIPE (26), 0.59' NORTH OF CALCULATED 1/16 LINE.
(28) FOUND IRON PIPE, HELD FOR SOUTH LINE OF SUBJECT PARCEL, SEE SURVEY REFERENCES NO. 10 & 5, N 80°28'58" W, 5.89' FROM CALCULATED SOUTHEAST 1/16 CORNER.
(29) FOUND & HELD 1/2" IRON ROD "HAGEDORN RLS 9579" SEE SURVEY REFERENCE NO. 11.
(30) FOUND 1/2" IRON ROD "BESEDA 34127" WITNESS CORNER, SEE SURVEY REFERENCE NO. 12, S 80°33'35" E, 0.82' FROM CALCULATED SOUTH 1/16 CORNER.

LEGEND:

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

BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET, N 01°25'05" E, BETWEEN FOUND AND HELD SE CORNER & NE CORNER OF SECTION 29, PER SURVEY REFERENCE 1.
CONVERGENCE ANGLE: -01°36'01"
COMBINED SCALE FACTOR: 1.00000744

CITY PUBLIC WORKS DIRECTOR

________ CITY PUBLIC WORKS DIRECTOR ____ DATE

CITY COMMUNITY DEVELOPMENT DIRECTOR

________ CITY COMMUNITY DEVELOPMENT DIRECTOR ____ DATE

CITY ENGINEER:

________ CITY OF RIDGEFIELD ENGINEER ____ DATE

CITY MAYOR:

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

________ MAYOR, CITY OF RIDGEFIELD

ATTESTED BY: ________ CITY CLERK

CLARK REGIONAL WASTEWATER DISTRICT

________ DEVELOPMENT MANAGER ____ DATE

ASSESSOR:

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

________ COUNTY ASSESSOR ____ DATE

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS ____ DAY OF ________, 20___, IN BOOK ______ OF PLATS, AT PAGE ______.

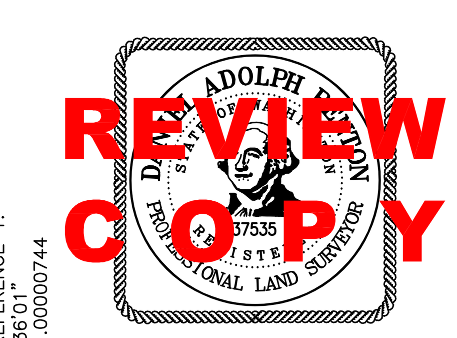
________ CLARK COUNTY AUDITOR

________ AUDITOR'S FILE NUMBER

SURVEYOR'S CERTIFICATE:

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

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



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

JOB NO.:	17-278
DWG FILE:	17278P6
DATE:	09-28-18
CALC BY:	CTP
DRAWN BY:	CTP
CHECKED BY:	DAR
SHEET	1 OF 4

Attachment: Revised Plat map 17278P6-180928 (Royal View (Cloverhill Phase 6) Final Plat)

ROYAL VIEW

PRELIMINARILY APPROVED AS
CLOVERHILL PUD & SUBDIVISION PHASE 6
A PLANNED UNIT DEVELOPMENT
IN A PORTION OF
THE NE 1/4 AND NW 1/4 OF THE SE 1/4
OF SECTION 29, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-18-0050)

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C2	716.20'	35°20'23"	441.75'	S 50°14'24" W	434.78'
C3	716.20'	33°59'36"	424.92'	S 49°34'01" W	418.71'
C4	686.20'	34°15'21"	410.26'	S 49°41'54" W	404.18'
C5	59.00'	41°27'21"	42.69'	S 57°15'05" E	41.76'
C6	15.00'	81°15'15"	21.27'	N 37°21'08" W	19.53'
C7	55.00'	15°23'47"	14.78'	S 65°07'40" E	14.74'
C8	55.00'	15°56'03"	15.30'	S 80°47'35" E	15.25'
C9	55.00'	80°04'56"	76.87'	N 51°11'56" E	70.77'
C10	15.00'	71°38'39"	18.76'	S 68°23'33" W	17.56'
C11	79.00'	12°58'29"	17.89'	S 82°16'22" E	17.85'
C12	79.00'	13°44'11"	18.94'	N 84°22'18" E	18.89'
C13	79.00'	27°39'22"	38.13'	N 63°40'32" E	37.76'
C14	79.00'	25°40'52"	35.41'	N 37°00'25" E	35.11'
C15	79.00'	13°00'31"	17.94'	N 17°39'43" E	17.90'
C16	15.00'	53°07'48"	13.91'	S 37°43'22" W	13.42'
C17	50.00'	53°25'47"	46.63'	N 37°34'23" E	44.95'
C18	50.00'	31°02'50"	27.09'	N 04°39'55" W	26.76'
C19	50.00'	32°05'08"	28.00'	N 36°13'54" W	27.64'
C20	50.00'	32°05'08"	28.00'	N 68°19'03" W	27.64'
C21	50.00'	32°05'08"	28.00'	S 79°35'49" W	27.64'
C22	50.00'	32°05'08"	28.00'	S 47°30'41" W	27.64'
C23	50.00'	33°13'54"	29.00'	S 14°51'10" W	28.60'
C24	50.00'	40°12'34"	35.09'	S 21°52'04" E	34.37'
C25	15.00'	53°07'48"	13.91'	N 15°24'26" W	13.42'
C26	31.00'	80°04'56"	43.33'	N 51°11'56" E	39.89'
C27	15.00'	121°19'50"	31.76'	S 28°05'42" E	26.15'
C28	686.20'	2°14'13"	26.79'	S 33°41'20" W	26.79'
C29	686.20'	7°28'23"	89.50'	S 38°32'38" W	89.44'
C30	686.20'	8°29'37"	101.72'	S 46°31'38" W	101.63'
C31	686.20'	12°32'20"	150.17'	S 57°02'37" W	149.87'
C32	686.20'	3°30'48"	42.08'	S 65°04'11" W	42.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 57°25'47" W	15.40'
L2	S 47°25'53" E	15.00'
L3	S 48°22'45" E	43.00'
L4	S 48°22'45" E	36.77'
L5	S 48°22'45" E	56.00'
L6	N 09°34'19" W	20.63'
L7	S 46°18'56" E	20.01'

LOT SF TABLE	
LOT	SF
359	6794
360	7094
361	7079
362	7079
363	7079
364	7079
365	7079
366	9383
367	8651
368	8715
369	9747
370	9955
371	8655
372	12151
373	12231
374	14510
375	12238
376	7884
377	7724
378	10538
379	7171
380	6893
381	7346
382	6984
383	7299
384	9742
385	10241
OPEN/REC 6A	30811

CURB MONUMENT TABLE	
LOT LINE	DISTANCE
359/361	9.78'
361/362	9.75'
362/363	9.78'
363/364	9.87'
364/365	12.33'
365/366	9.87'
366/367	10.29'
367/368	11.31
368/369	9.75'
369/370	9.75'
370/371	9.75'
371/372	9.75'
372/373	9.75'
373/374	10.03'
374/375	10.02'
375/376	10.51'
376/377	10.62'
377/378	10.18'
378/379	9.75'
379/380	9.75'
380/381	9.75'
381/382	9.90'
382/383	9.90'
383/384	9.90'

LEGEND:

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

BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET, N 01°25'05" E, BETWEEN FOUND FIELD SECTION CORNER & NE CORNER OF SECTION 29, PER RIDGEFIELD REFERENCE 1.
CONVERGENCE ANGLE: -01°36'01"
COMBINED SCALE FACTOR: 1.00000744

SCALE 1 INCH = 50 FEET

REVIEW COPY

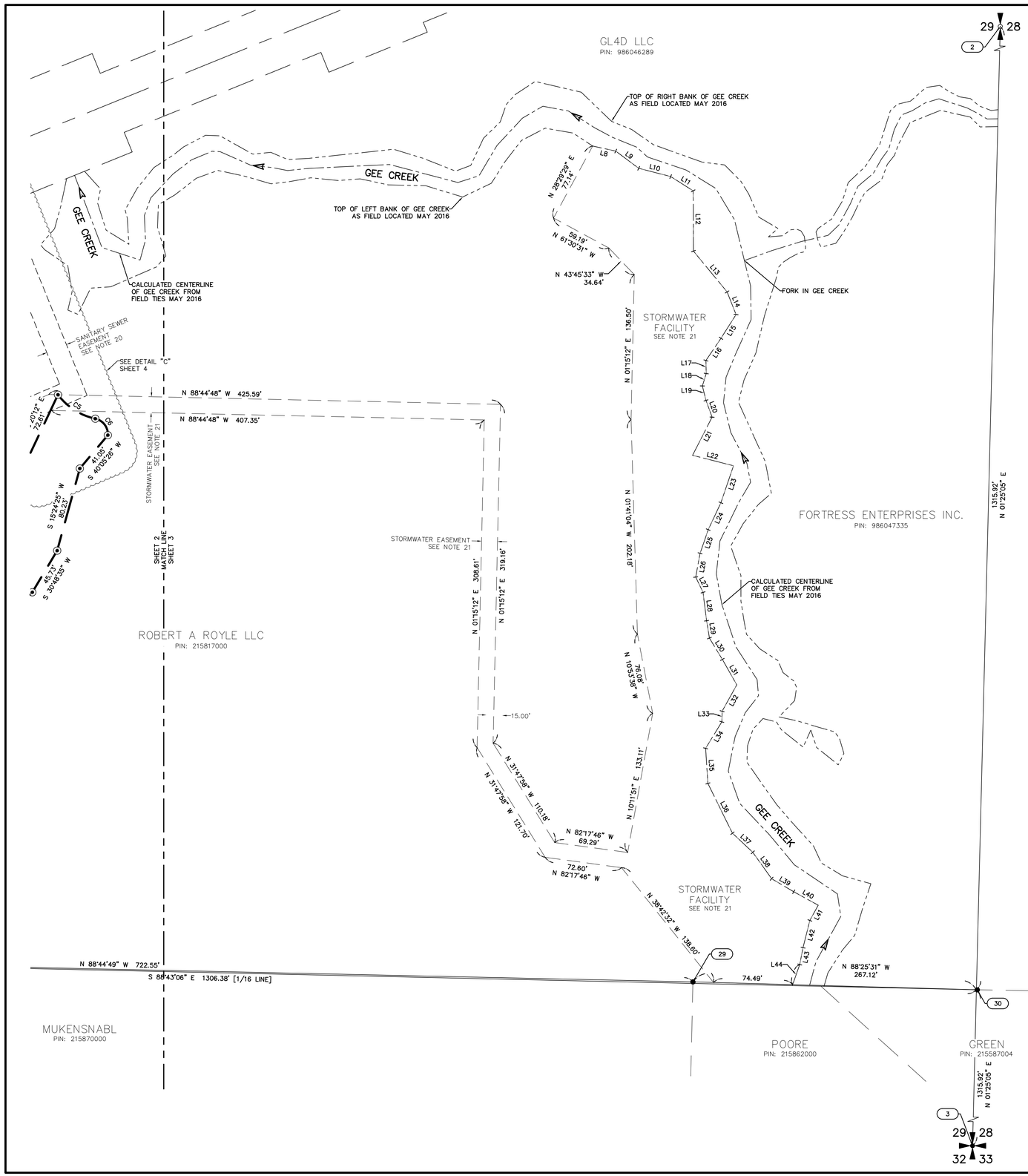
MINISTER-GLAESER SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

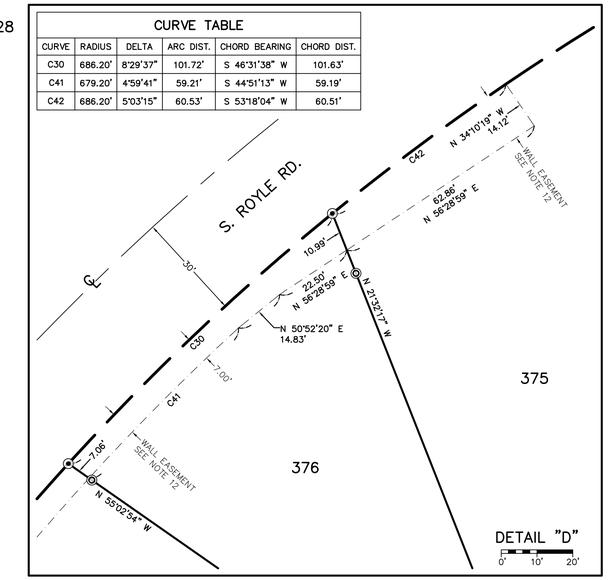
JOB NO.: 17-278
DWG FILE: 17278P61
DATE: 09-28-18
CALC BY: CTP
DRAWN BY: CTP
CHECKED BY: DAR
SHEET 2 OF 4

Attachment: Revised Plat map 17278P6-180928 (Royal View (Cloverhill Phase 6) Final Plat)

ROYAL VIEW

PRELIMINARILY APPROVED AS
CLOVERHILL PUD & SUBDIVISION PHASE 6
A PLANNED UNIT DEVELOPMENT
IN A PORTION OF
THE NE 1/4 AND NW 1/4 OF THE SE 1/4
OF SECTION 29, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-18-0050)





CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C30	686.20'	8°29'37"	101.72'	S 46°31'38" W	101.63'
C41	679.20'	4°59'41"	59.21'	S 44°51'13" W	59.19'
C42	686.20'	5°03'15"	60.53'	S 53°18'04" W	60.51'

LEGEND:

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

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C5	59.00'	41°27'21"	42.69'	S 57°15'05" E	41.76'
C6	15.00'	81°15'15"	21.27'	N 37°21'08" W	19.53'

LINE TABLE		
LINE	BEARING	DISTANCE
L8	S 77°45'41" E	22.25'
L9	S 53°06'24" E	27.04'
L10	S 75°32'33" E	31.07'
L11	S 57°35'40" E	25.14'
L12	S 00°14'29" E	56.76'
L13	S 39°30'50" E	49.83'
L14	S 21°34'05" E	22.92'
L15	S 32°21'52" W	26.46'
L16	S 34°06'07" W	25.30'
L17	S 01°18'17" E	12.25'
L18	S 17°09'01" W	12.26'
L19	S 13°54'52" E	14.03'
L20	S 20°09'25" E	16.76'
L21	S 27°09'53" W	40.41'
L22	S 75°39'36" E	39.87'
L23	S 18°52'35" W	36.82'
L24	S 25°12'57" W	28.02'
L25	S 19°03'15" W	23.55'
L26	S 10°25'50" W	22.75'
L27	S 25°38'20" E	15.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L28	S 07°08'14" E	26.92'
L29	S 09°18'11" E	16.55'
L30	S 31°12'14" E	23.50'
L31	S 29°37'02" E	27.55'
L32	S 29°05'05" W	28.41'
L33	S 01°44'28" W	10.04'
L34	S 31°28'23" W	29.26'
L35	S 03°44'17" E	33.10'
L36	S 26°14'46" E	52.28'
L37	S 46°47'15" E	26.25'
L38	S 35°31'55" E	30.62'
L39	S 59°31'52" E	24.14'
L40	S 61°13'56" E	26.30'
L41	S 28°36'01" W	16.38'
L42	S 14°06'41" W	26.45'
L43	S 11°04'48" W	16.13'
L44	S 19°26'24" W	20.17'

BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET, N 01°25'05" E, BETWEEN FOUND FIELD CORNER & NE CORNER OF SECTION 29 PER SURVEY REFERENCE 1.
CONVERGENCE ANGLE: -01°36'01"
COMBINED SCALE FACTOR: 1.00000744

N

SCALE 1 INCH = 50 FEET
50 25 0 50 75 100

REVIEW COPY

DAVID ADOLPH RENTON
STATE OF WASHINGTON
37535
PROFESSIONAL LAND SURVEYOR

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

JOB NO.: 17-278
DWG FILE: 17278P61
DATE: 09-28-18
CALC BY: CTP
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CHECKED BY: DAR
SHEET 3 OF 4

Attachment: Revised Plat map 17278P6-180928 (Royal View (Cloverhill Phase 6) Final Plat)

ROYAL VIEW

PRELIMINARILY APPROVED AS
CLOVERHILL PUD & SUBDIVISION PHASE 6
A PLANNED UNIT DEVELOPMENT
IN A PORTION OF
THE NE 1/4 AND NW 1/4 OF THE SE 1/4
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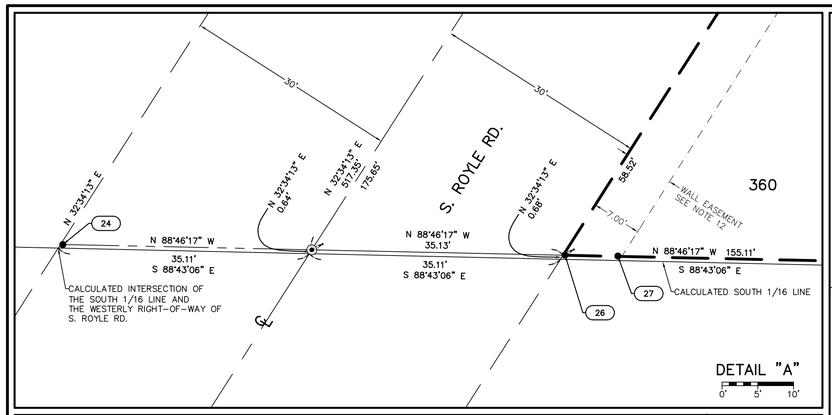
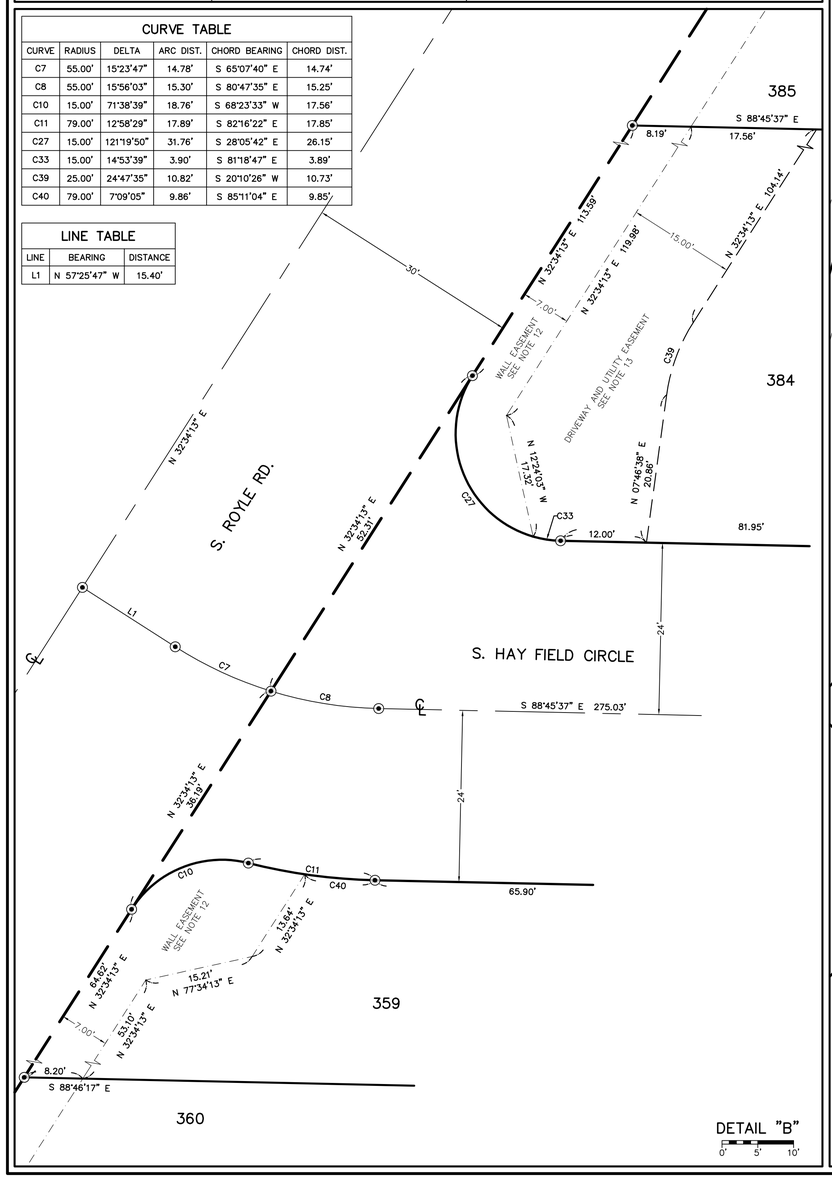
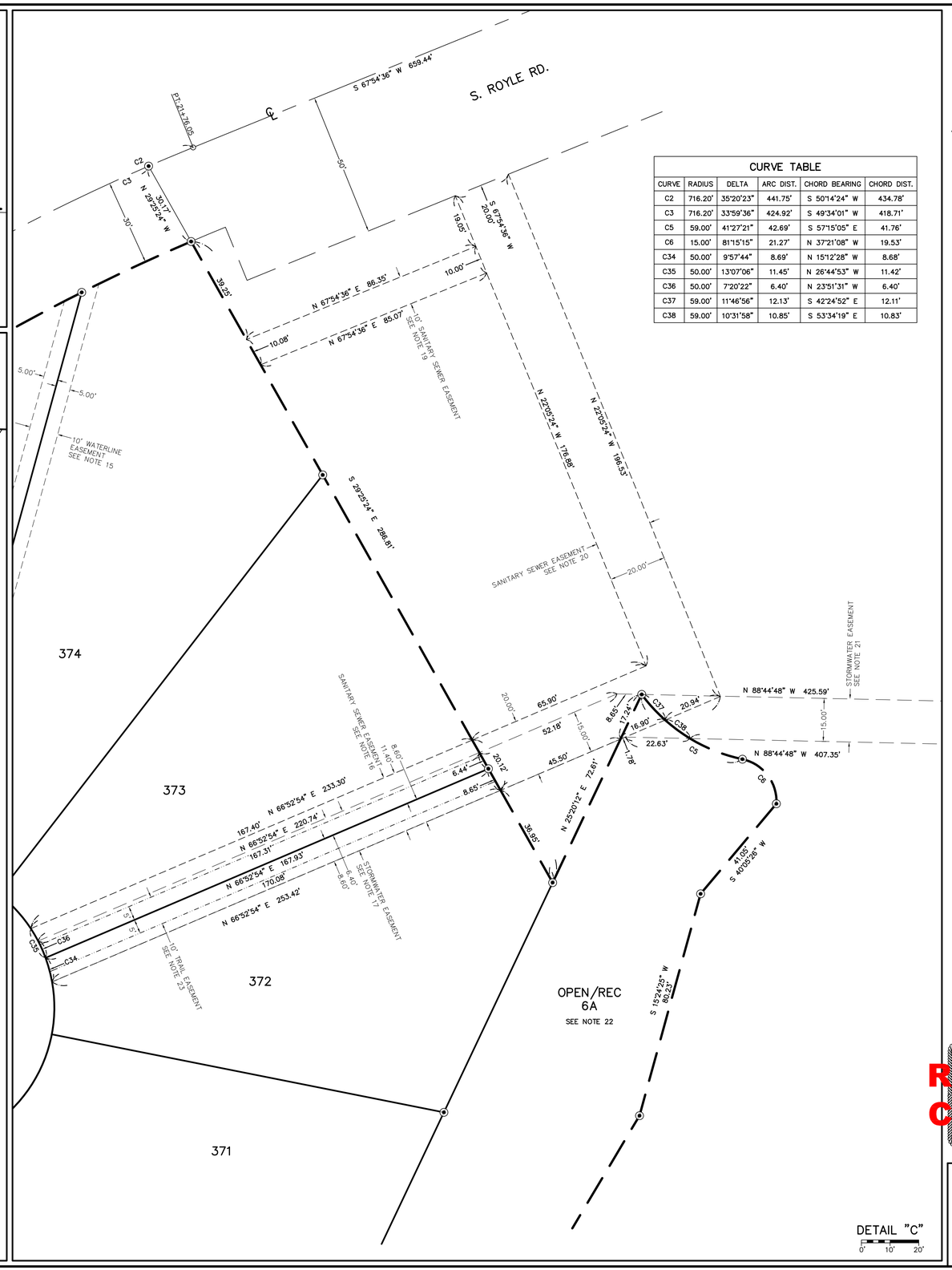


CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C7	55.00'	15°23'47"	14.78'	S 65°07'40" E	14.74'
C8	55.00'	15°56'03"	15.30'	S 80°47'35" E	15.25'
C10	15.00'	71°38'39"	18.76'	S 68°23'33" W	17.56'
C11	79.00'	12°58'29"	17.89'	S 82°16'22" E	17.85'
C27	15.00'	121°19'50"	31.76'	S 28°05'42" E	26.15'
C33	15.00'	14°53'39"	3.90'	S 81°18'47" E	3.89'
C39	25.00'	24°47'35"	10.82'	S 20°10'26" W	10.73'
C40	79.00'	7°09'05"	9.86'	S 85°11'04" E	9.85'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 57°25'47" W	15.40'





CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C2	716.20'	35°20'23"	441.75'	S 50°14'24" W	434.78'
C3	716.20'	33°59'36"	424.92'	S 49°34'01" W	418.71'
C5	59.00'	41°27'21"	42.69'	S 57°15'05" E	41.76'
C6	15.00'	81°15'15"	21.27'	N 37°21'08" W	19.53'
C34	50.00'	9°57'44"	8.69'	N 15°12'28" W	8.68'
C35	50.00'	13°07'06"	11.45'	N 26°44'53" W	11.42'
C36	50.00'	7°20'22"	6.40'	N 23°51'31" W	6.40'
C37	59.00'	11°46'56"	12.13'	S 42°24'52" E	12.11'
C38	59.00'	10°31'58"	10.85'	S 53°34'19" E	10.83'

LEGEND:

●	INDICATES MONUMENT FOUND AS NOTED
⊙	INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET
◎	INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET AS WITNESS CORNER
+	INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "37535" SET IN CURB ON A PROJECTION OF THE LOT LINE, SEE "CURB MONUMENT TABLE" FOR DISTANCE FROM FRONT LOT CORNER
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( )R#	INDICATES RECORD DATA PER SURVEY REFERENCE NUMBER LISTED
AFN:	INDICATES AUDITOR'S FILE NUMBER
ASPH	INDICATES ASPHALT PAVING
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CRWWD	INDICATES CLARK REGIONAL WASTE WATER DISTRICT
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BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET, N 01°25'05" E, BETWEEN FOUND 1/2" REBAR WITH YELLOW CAP AT THE SE CORNER & NE CORNER OF SECTION 29, T. 4 N., R. 1 E., W.M.
CONVERGENCE ANGLE: -01°36'01"
COMBINED SCALE FACTOR: 1.00000744

REVIEW COPY

MINISTER-GLAESER SURVEYING INC.
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JOB NO.: 17-278
DWG FILE: 17278P61
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CALC BY: CTP
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SHEET 4 OF 4

Attachment: Revised Plat map 17278P6-180928 (Royal View (Cloverhill Phase 6) Final Plat)

ROYAL VIEW

PRELIMINARILY APPROVED AS
CLOVERHILL PUD & SUBDIVISION PHASE 6
A PLANNED UNIT DEVELOPMENT
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THE NE 1/4 AND NW 1/4 OF THE SE 1/4
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CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-18-0050)

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C2	716.20'	35°20'23"	441.75'	S 50°14'24" W	434.78'
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C7	55.00'	15°23'47"	14.78'	S 85°07'40" E	14.74'
C8	55.00'	15°58'03"	15.30'	S 80°47'35" E	15.25'
C9	55.00'	80°04'56"	76.87"	N 51°11'56" E	70.77'
C10	15.00'	71°38'39"	18.76'	S 88°23'33" W	17.56'
C11	79.00'	12°58'29"	17.89'	S 82°16'22" E	17.85'
C12	79.00'	13°44'11"	18.94'	N 84°22'18" E	18.89'
C13	79.00'	27°39'22"	38.13'	N 63°40'32" E	37.76'
C14	79.00'	25°40'52"	35.41'	N 37°00'25" E	35.11'
C15	79.00'	13°00'31"	17.94'	N 17°39'43" E	17.90'
C16	15.00'	53°07'48"	13.91'	S 37°43'22" W	13.42'
C17	50.00'	53°25'47"	46.63'	N 37°34'23" E	44.95'
C18	50.00'	31°02'50"	27.09'	N 04°39'55" W	26.76'
C19	50.00'	32°05'08"	28.00'	N 36°13'54" W	27.64'
C20	50.00'	32°05'08"	28.00'	N 68°19'03" W	27.64'
C21	50.00'	32°05'08"	28.00'	S 79°35'49" W	27.64'
C22	50.00'	32°05'08"	28.00'	S 47°30'41" W	27.64'
C23	50.00'	33°13'54"	29.00'	S 14°51'10" W	28.60'
C24	50.00'	40°12'34"	35.09'	S 21°52'04" E	34.37'
C25	15.00'	53°07'48"	13.91'	N 15°24'26" W	13.42'
C26	31.00'	80°04'56"	43.33'	N 51°11'56" E	39.89'
C27	15.00'	121°19'50"	31.76'	S 28°05'42" E	26.15'
C28	686.20'	2°14'13"	26.79'	S 33°41'20" W	26.79'
C29	686.20'	7°28'23"	89.50'	S 38°32'38" W	89.44'
C30	686.20'	8°29'37"	101.72'	S 46°31'38" W	101.63'
C31	686.20'	12°32'20"	150.17'	S 57°02'37" W	149.87'
C32	686.20'	3°30'48"	42.08'	S 65°04'11" W	42.07'

LOT SF TABLE	
LOT	SF
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364	7079
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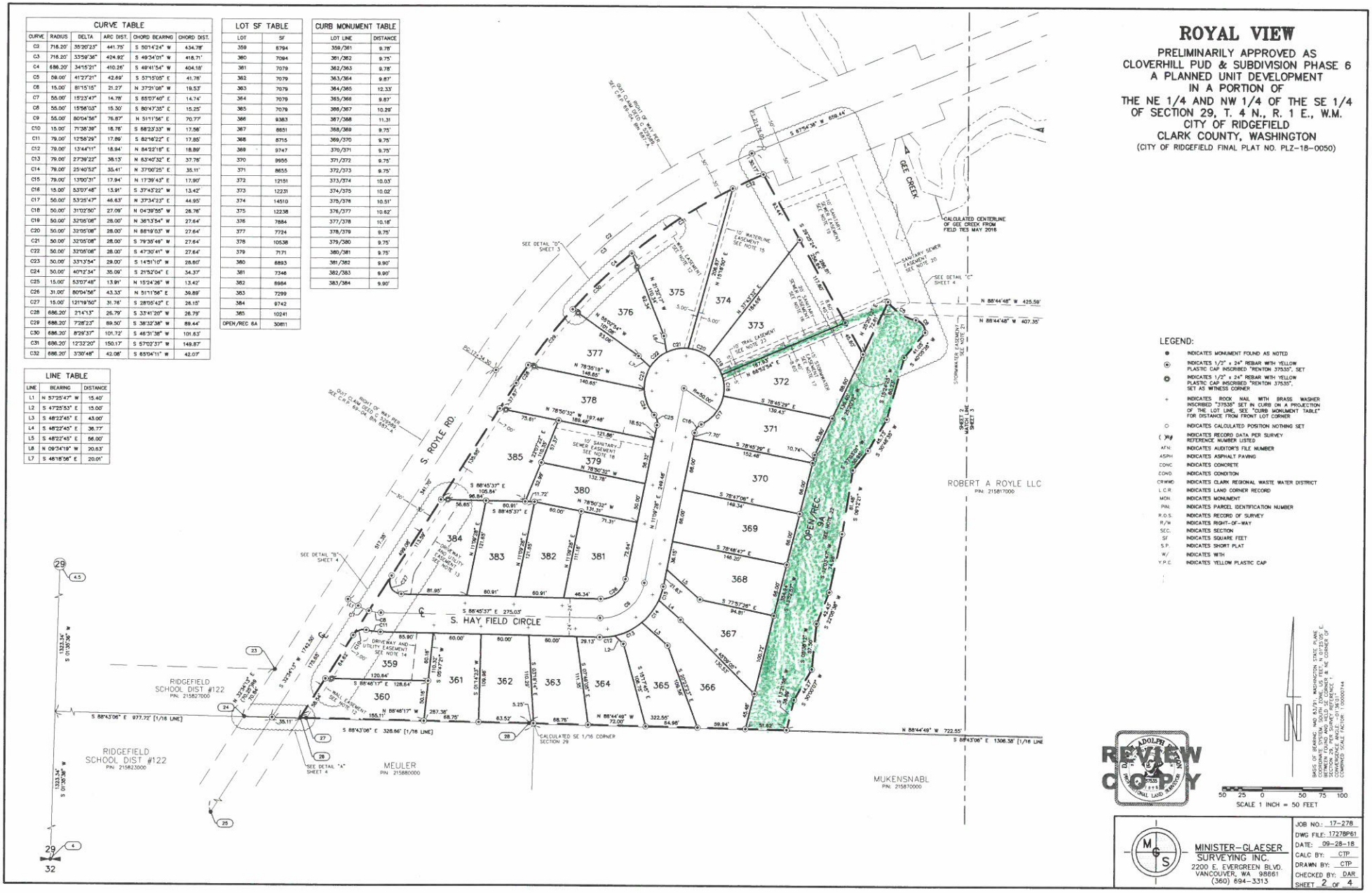
368	8715
369	9747
370	9955
371	8655
372	12151
373	12231
374	14510
375	12238
376	7884
377	7724
378	10538
379	7171
380	6893
381	7348
382	6984
383	7299
384	9742
385	10241
OPEN/REC 6A	30811

CURB MONUMENT TABLE	
LOT LINE	DISTANCE
359/361	9.78'
361/362	9.75'
362/363	9.78'
363/364	9.87'
364/365	12.33'
365/366	9.87'
366/367	10.29'
367/368	11.31
368/369	9.75'
369/370	9.75'
370/371	9.75'
371/372	9.75'
372/373	9.75'
373/374	10.03'
374/375	10.02'
375/376	10.51'
376/377	10.62'
377/378	10.18'
378/379	9.75'
379/380	9.75'
380/381	9.75'
381/382	9.90'
382/383	9.90'
383/384	9.90'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 57°25'47" W	15.40'
L2	S 47°25'53" E	15.00'
L3	S 48°22'45" E	43.00'
L4	S 48°22'45" E	36.77'
L5	S 48°22'45" E	56.00'
L8	N 09°34'19" W	20.63'
L7	S 48°18'56" E	20.01'



LEGEND:

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

BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET. N 01°23'05" E BETWEEN THE SOUTH QUARTER CORNER & NE CORNER OF SECTION 29, PER SURVEY REFERENCE 1.
COORDINATES: NAD83/91 - WASHINGTON STATE PLANE SOUTH ZONE, US FEET, GRID. REFERENCE 1

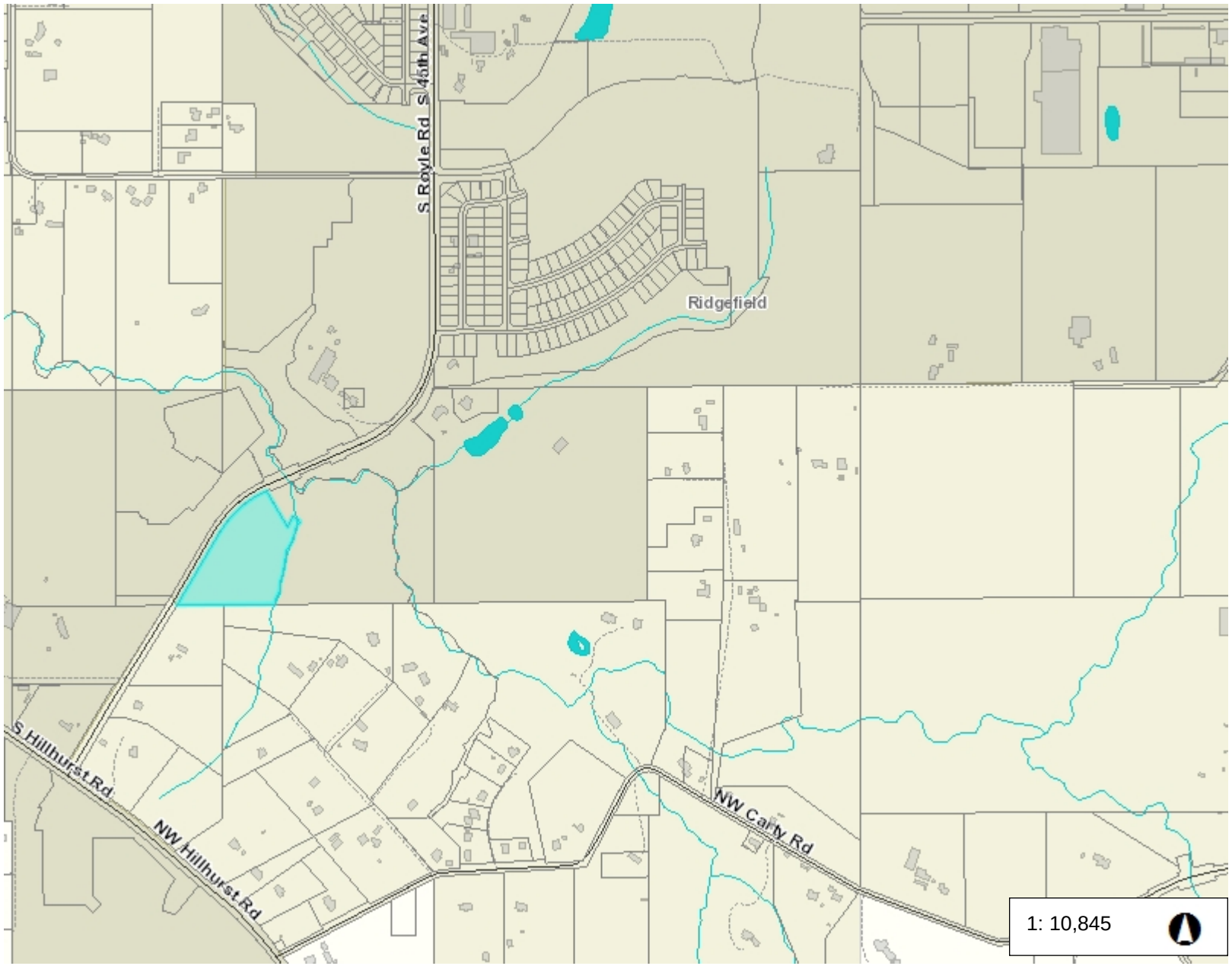
REVIEW COPY

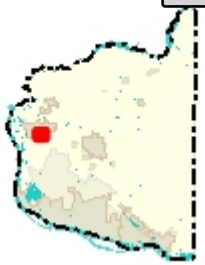
MINISTER-GLAESER SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

JOB NO.:	17-278
DWG FILE:	17278P61
DATE:	09-28-18
CALC BY:	CTP
DRAWN BY:	CTP
CHECKED BY:	DAR
SHEET	2 OF 4

Attachment: Royal View open space (Royal View (Cloverhill Phase 6) Final Plat)

Royal View Location





Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

1,807.6 0 903.78 1,807.6 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: October 25, 2018

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Lease with Ridgefield School District for Water Reservoir

GOVERNING LEGISLATION: Revised Code of Washington (RCW) Chapter 39.34.080, Interlocal Cooperation Act

PREVIOUS COUNCIL ACTION TAKEN: Approval of Lease agreement with Ridgefield School District on March 19, 1987

SUMMARY/BACKGROUND: The City has been working with the Ridgefield School District and CRESA on locating radio equipment on the High School Reservoir to improve the performance of emergency services communication in the Ridgefield area. The City leases the property that the reservoir is located on from the School District. This lease was signed in March of 1987, and was previously amended in May of 2017 to adjust the lease amount. The second amendment of the lease will allow the City to sub-lease the property to CRESA to allow for the installation and maintenance of their radio equipment.

In exchange for the City and School District allowing CRESA to use the site, CRESA will be providing the City and School District with 11 hand-held radios that will allow City and District staff to communicate with emergency services in the event of an incident or disaster. CRESA will also provide space in the climate controlled enclosure for the City to locate telemetry systems required for the reservoir.

BUDGET/FINANCIAL IMPACTS: No additional rent will be charged by the School District as a part of the lease amendment, and no rent will be required from CRESA as a part of the sublease. In lieu of lease payments, the CRESA will provide handheld radios to the City and School District.

RECOMMENDED ACTION OR MOTION: Staff recommends approval of the lease agreement via the following motion:

"I move to authorize the City Manager to sign the lease amendment between the City of Ridgefield and Ridgefield School District for the High School reservoir, and the sublease with CRESA as presented."

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS:
171031.water.tower.second.amendment.agr (DOCX)
Sublease_Water Tower, CoR_CRESA (DOCX)
Original Lease (PDF)
City of Ridgefield Easement Exhibit-20171006 (PDF)

AMENDMENT TO THE LEASE AGREEMENT BETWEEN THE RIDGEFIELD SCHOOL DISTRICT NO. 122 AND THE CITY OF RIDGEFIELD

THIS AMENDMENT ("Amendment") is made by and between the Ridgefield School District No. 122, a Washington quasi-municipal corporation ("Lessor"), and the City of Ridgefield, a Washington code city ("Lessee"), parties to the Lease Agreement ("Agreement") effective on effective on March 1, 1987, and as amended on _____, 2018.

RECITALS:

WHEREAS, Section 9 of the Agreement provides that the premises conveyed by the Agreement will be used for ingress, egress, and for constructing, installing, reconstructing, repairing, maintaining, and operating a water line, water storage tank, drain pipe, valves, and appurtenance construction, over, under, and across said property and all activities incident thereto, but not for other purposes without the prior written consent of the Lessor;

WHEREAS, Section 13 of the Agreement provides that the Lessee may rent or sublease portions of said leased premises consistent with the purpose stated in Section 9 of the Agreement;

WHEREAS, the Clark Regional Emergency Services Agency ("CRESA") is a regional public safety agency that provides 9-1-1 dispatch, technology services, and emergency management within the City of Ridgefield and unincorporated Clark County;

WHEREAS, the Lessee desires to sublease the leased premises to CRESA for purposes of ingress, egress, and for the construction, installation, maintenance, and operation of a public safety communications site to include a building, generator, propane tank, antennas, microwave dishes, and associated communications equipment over, under, and across the leased premises; and

WHEREAS, the Lessor and the Lessee desire to amend the Agreement to allow a sublease of the premises to CRESA.

NOW, THEREFORE, in accordance with Sections 13 and 21 of the Agreement, the Agreement is hereby amended as follows:

A. The Lessee may sublease a portion of the premises described in the Agreement only on the following conditions:

1. The sublease will be limited to all or a portion of that part of the premises depicted on Exhibit A to this Amendment.

2. The lessee will be CRESA or another person or entity approved in advance by the Lessor.

3. The purpose of the sublease will be limited to ingress, egress, and for the construction, installation, maintenance, and operation of a public safety communications site to include a building, generator, propane tank, antennas, microwave dishes, and associated communications equipment over, under, and across the subleased premises and all activities reasonably incident thereto; provided, however, that in no event will sublessee's use of the

Attachment: 171031.water.tower.second.amendment.agr (Lease with Ridgefield School District for Water Reservoir)

premises interfere with the operation of the Lessor or its schools. The sublessee will not be permitted to use the premises for any other purpose.

4. The term of the sublease will will terminate no later than the expiration of the Agreement between the Lessor and the Lessee.

5. The sublessee will be required to conform to all obligations and covenants of the Lessee as set forth in the Agreement except as modified or supplemented below, all provisions of said Agreement remaining in full force and effect for the entire term of the sublease. The form and provisions of the sublease will be approved in advance by the Lessor. Without limiting the foregoing, the sublease will provide that it will expire upon recapture of the premises by the Lessor and at no cost to the Lessor.

6. The sublessee will not sublease the premises or assign its rights or responsibilities under the sublease without the prior written authorization of the Lessor in its sole discretion.

7. Any sublease will in no way release the Lessee from any obligation, responsibility, or duty under the Agreement.

8. Without limiting any term of the Agreement, the sublessee will provide at least thirty (30) days' written notice to the District of any planned construction upon or alteration of the premises.

9. The sublease will require the sublessee to defend, indemnify, and hold harmless the Lessor and its public officials, officers, employees, agents, consultants, contractors, volunteers, attorneys, and insurers, and the employees, agents, heirs, successors, and assigns of any of them (collectively, the "Lessor Indemnified Parties"), from and against any and all claims, demands, suits at law or equity, actions, penalties, losses, damages, costs, and expenses ("Legal Claims"), of whatever kind or nature and including, but not limited to, consultant fees and attorney fees incurred on Legal Claims and in providing the right to indemnification, arising out of or resulting from: (a) use of the premises by the sublessee or its public officials, officers, employees, agents, consultants, contractors, and other representatives; or (b) performance or nonperformance of obligations pursuant to the terms of the sublease by the sublessee or its public officials, officers, employees, agents, consultants, contractors, and other representatives. Such provision will not limit the Lessee's indemnification obligations to Lessor under Section 11 of the Agreement.

B. Except specifically amended by this Amendment, the Agreement is unaffected and will continue in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the Lessor and the Lessee have executed this Amendment.

Attachment: 171031.water.tower.second.amendment.agr (Lease with Ridgefield School District for Water Reservoir)

RIDGEFIELD SCHOOL DISTRICT

_____

Dr. Nathan McCann
Superintendent

Date: _____

CITY OF RIDGEFIELD

_____

Steve Stuart
City Manager:

Date: _____

Approved as to form:

_____

Janean Parker, City Attorney
City of Ridgefield

Attachment: 171031.water.tower.second.amendment.agr (Lease with Ridgefield School District for Water Reservoir)

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)

) ss

COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that Dr. Nathan McCann is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument, and acknowledged it as the Secretary of the Board of Directors of Ridgefield School District No. 122, a quasi-municipal corporation within Clark County, Washington, to be the free and voluntary act of said School District for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 2017.

Signature: _____

Print Name: _____

Notary Public in and for the State of Washington

My appointment expires: _____

STATE OF WASHINGTON)

) ss

COUNTY OF CLARK)

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

Dated this _____ day of _____, 2017.

Attachment: 171031.water.tower.second.amendment.agr (Lease with Ridgefield School District for Water Reservoir)

Signature: _____

Print Name: _____

Notary Public in and for the State of Washington

My appointment expires: _____

Attachment: 171031.water.tower.second.amendment.agr (Lease with Ridgefield School District for Water Reservoir)

INSERT EXHIBIT A – Map of premises to be used by sublessee

Attachment: 171031.water.tower.second.amendment.agr (Lease with Ridgefield School District for Water Reservoir)

PROPERTY SUBLEASE BETWEEN THE CITY OF RIDGEFIELD AND CLARK REGIONAL EMERGENCY SERVICES AGENCY

THIS PROPERTY SUBLEASE, hereinafter "Sublease", is entered into this _____ day of _____, 2018 between the City of Ridgefield, hereinafter "the City", and Clark Regional Emergency Services Agency, hereinafter "CRESA".

RECITALS

a. *The City of Ridgefield entered into a property lease (Lease), attached hereto and made a part hereof as Exhibit "B", with the Ridgefield School District on _____ which allows for constructing, installing, maintaining, and operating a public safety communications site on those certain premises as described and attached hereto as Exhibit "A" and by this reference made a part hereof.*

b. *The Lease allows, with written permission from the Ridgefield School District which has been granted, the City of Ridgefield to sublease portions of the leased premises.*

c. *Clark Regional Emergency Services Agency has a need for a public safety communications site to provide radio coverage in the Ridgefield area.*

AGREEMENT

1. **Term of Agreement**. The initial term of this Sublease shall run from November 1, 2018 through February 28, 2027

2. **Renewal Option**. This Sublease will automatically renew for two additional ten (10) year periods unless either party gives written notice to the other not less than six (6) months prior to the end of the term of the Sublease or any additions thereto they intend not to renew this Sublease.

3. **Payment**. In lieu of annual rent, CRESA agrees to give the City and the Ridgefield School District eleven (11) P25 compliant portable radios to be distributed amongst them and waive the annual access fee for said radios for the duration of this Sublease. CRESA also agrees to provide one equipment rack and power for City equipment at no charge for the duration of this Sublease.

4. **Use of Licensed Premises**. The premises conveyed by this Sublease shall be used for ingress, egress and for the construction, installation, maintenance, and operation of a public safety communications site to include a building, generator, propane tank, antennas, microwave dishes and associated communications equipment over, under and across said property and all activities incident thereto. CRESA shall not be permitted to use the leased premises for any other purpose.

5. **Repairs/Improvements/Alterations**. Any alterations or additions thereto which may be constructed by CRESA on the leased premises shall be owned by CRESA and done at the sole expense of CRESA.

Attachment: Sublease_Water Tower, CoR_CRESA (Lease with Ridgefield School District for Water Reservoir)

During construction of CRESA's facilities, CRESA shall insure the restoration of the access road and the property of Ridgefield School District to the same condition as said road and property were in at the time in which construction commenced. CRESA further agrees to modify the existing fence to encompass CRESA's facilities in the compound.

6. **Utilities**. CRESA shall have the right to install utilities on the leased premises. Such installation shall be done at CRESA's sole expense. CRESA agrees to pay any utility cost incurred by it in the use and occupation of said premises and further agrees to hold the City harmless from payment of the expenses provided herein.

7. **Interference**. Neither party shall use, nor permit another party to use, any of the property in any way that unreasonably interferes with the operation of the other. In the event interference is reported, the receiving party shall promptly oversee reasonable steps necessary to correct or eliminate such interference within thirty (30) days of receiving written notice.

8. **Access**. The City shall provide to CRESA, CRESA's employees, agents, independent contractors and subcontractors access to the leased premises twenty-four (24) hours a day, seven (7) days a week. If at any time such access is interrupted or becomes unavailable, the City will cure such disruption to access within twenty-four (24) hours.

9. **Inspection**. The City has the right to enter and inspect the leased premises at any reasonable time so long as CRESA is given twenty-four (24) hours advance notice before such entry or inspection.

10. **Indemnification**. CRESA shall defend, indemnify, and hold harmless the City, its officers, officials, employees and volunteers from and against any and all claims, suits, actions, or liabilities for injury or death of any person, or for loss or damage to property, which arises out of CRESA's use of the leased premises or from the conduct of CRESA's business, or from any activity, work or thing done, permitted, or suffered by CRESA in or about the leased premises, except only such injury or damage as shall have been occasioned by the sole negligence of the City. It is further specifically and expressly understood that the indemnification provided herein constitutes CRESA's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated and agreed to by CRESA and the City. The provisions of this section shall survive the expiration or termination of this Lease.

    The City shall defend, indemnify, and hold harmless CRESA, its officers, officials, employees and volunteers from and against any and all claims, suits, actions, or liabilities for injury or death of any person, or for loss or damage to property, which arises out of the City's use of the leased premises or from the conduct of the City's business, or from any activity, work or thing done, permitted, or suffered by the City in or about the leased premises, except only such injury or damage as shall have been occasioned by the sole negligence of CRESA. It is further specifically and expressly understood that the indemnification provided herein constitutes the City's waiver of immunity under Industrial

Attachment: Sublease_Water Tower, CoR_CRESA (Lease with Ridgefield School District for Water Reservoir)

Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated and agreed to by the City and CRESA. The provisions of this section shall survive the expiration or termination of this Lease.

11. **Insurance**. CRESA and any subcontractors agree to maintain general liability insurance in the sum of not less than $1,000,000 single limit bodily injury and property damage liability, and in the aggregate amount of no less than $2,000,000 to indemnify against claims. The above insurance requirement is fulfilled by CRESA only through membership in the Washington Cities Insurance Authority (WCIA). CRESA will provide the City with an Evidence of Coverage letter from WCIA indicating this membership and coverage. Any subcontractors shall provide proof of insurance in a form acceptable to the City.

12. **Liens/Encumbrances**. CRESA shall not permit any lien or encumbrance of any kind to be placed upon any repair, improvement or alteration or upon the real estate on which those repairs, improvements or alterations stand. CRESA agrees that in the event any lien is filed against the property due to the acts or failure to act of CRESA, that CRESA will, within thirty (30) days, either discharge such lien or post a bond.

13. **Default**. In the event CRESA defaults in the covenants of this Sublease and said default remains for sixty (60) days after written notice by the City to CRESA, the City at its option, may terminate this Sublease upon such termination CRESA shall acquit and surrender the premises to the City.

14. **Termination**. Either party may terminate this Sublease at any time for technological or economic reasons upon at least one hundred eighty (180) days prior written notice to the other party. Upon termination of this Sublease in accordance with the terms contained herein, CRESA will have one (1) year from the date of notice in which to remove from the leased premises any fixtures which it has erected upon the premises, and upon the failure of CRESA to remove said items, the ownership of said items shall pass to the City.

15. **Notices**. Any notice required by the terms of this Sublease to be given by one party to the other shall be sufficient if it is in writing and deposited in the U.S. mail, certified mail, return receipt requested, with postage fully prepaid, addressed to the appropriate party at:

CITY: City of Ridgefield
Attn: City Manager
PO Box 608
Ridgefield, WA 98642

CRESA: CRESA
Attn: Technical Services Manager
710 W 13th Street
Vancouver, WA 98660

Attachment: Sublease_Water Tower, CoR_CRESA (Lease with Ridgefield School District for Water Reservoir)

16. **Assignment**. This Sublease is not transferrable by CRESA without the written consent of the City and Ridgefield School District.

17. **Waiver**. No assent expressed or implied by the City to any breach of CRESA's covenants or agreements shall be deemed or taken to be a waiver of any succeeding breach of the same or different covenants.

18. **Attorney's Fees and Costs**. In the event either party defaults in its performance of any of the terms, covenants, agreements, or conditions contained in this Sublease and the other party places the enforcement or interpretation of this Sublease, or any part thereof, or the collection of any fee due, or damages recoverable hereunder, or recovery of the possession of the leased premises in the hands of an attorney, or files suit upon the same, each party will be responsible for their own attorney fees and court costs.

19. **Governing Law**. This Sublease and all rights and liabilities of the parties hereunder shall be construed and governed by the laws of the State of Washington.

20. **Entire Agreement**. This Sublease sets forth the entire agreement between the parties. Any and all prior agreements, warranties or representatives made by either party are superseded by this agreement. Any changes or additions to this agreement shall be made by separate document in writing and shall be signed by both parties.

The City of Ridgefield and CRESA have executed this Agreement as of the date first above written.

BY THE CITY OF RIDGEFIELD
THE _____ DAY OF _____, 2018

Approved as to form:

By:

_____

_____
Steve Stuart, City Manager

BY CLARK REGIONAL EMERGENCY SERVICES AGENCY
THE _____ DAY OF _____, 2018

Approved as to form:

By:

_____

_____
Dave Fuller, Director

Attachment: Sublease_Water Tower, CoR_CRESA (Lease with Ridgefield School District for Water Reservoir)

LEASE

1. Lessor. RIDGEFIELD SCHOOL DISTRICT.

2. Lessee. CITY OF RIDGEFIELD.

3. Purpose of Lease. This lease is entered into between the Lessor and Lessee in accordance with RCW 39.34.080 which provides that public agencies may contract with one or more other public agencies to perform any governmental service activity undertaking, with each public agency entering into the contract is duly authorized to perform by law. The City of Ridgefield is authorized to lease property and to construct and maintain a water system, and Ridgefield School District is authorized to maintain its capital improvements and provide adequate facilities for its students and faculty.

4. Effective Date. This lease shall become effective and binding upon all parties to this lease on March 1, 1987.

5. Description of Property Leased. The Lessor hereby leases to the Lessee those certain premises, as are situated in Clark County, Washington, more particularly described and attached hereto as Exhibit "A" and by this reference made a part hereof.

6. Term of Lease. The term of this lease is for a period of forty (40) years, commencing March 1, 1987, and continuing until midnight of February 28, 2027.

7. Option to Renew. It is agreed that the Lessee has an exclusive right to renew this lease for additional ten (10) year periods, which renewal shall be automatic unless either party gives written notice to the other not less than six (6) months prior to the end of the term of the lease or any additions thereto.

8. Payment. Lessee agrees to pay Lessor at Lessor's address set forth in paragraph 17 of this Lease or at such other place as Lessor may designate in writing, rental in the amount of Twelve Hundred Dollars ($1,200.00) per year, payable in advance or on the first day of March of each calendar year. Said rental payments shall include heat, light, electrical power or other utilities used on the premises. Each five (5) years, on or about the anniversary date of the lease agreement, the parties will review the rental sum charged and, if there has been a substantial change in the consumption of utilities by the lessee (City) or in the rates charged by the service provider, the annual rental fee may be modified accordingly. If the parties cannot agree on a sum, then each shall designate one (1)

Attachment: Original Lease (Lease with Ridgefield School District for Water Reservoir)

arbitrator and the two (2) arbitrators shall select a third and, after hearing and procedure in accordance with Revised Code of Washington 7.04, the decision made by the arbitration panel shall be binding on both parties.

9. Use of Premises. The premises conveyed by this lease shall be used for ingress, egress and for constructing, installing, reconstructing, repairing, maintaining, and operating a water line, water storage tank, drain pipe, valves and appurtenance construction, over, under and across said property and all activities incident thereto, but not for other purposes without the prior written consent of the Lessor. Lessee shall be responsible for any diminution in value of the property that is caused by his neglect of reasonable care for the property or by some intentional act not associated with the purpose of this lease or approved in writing by the Lessor. Lessee shall comply with all governmental rule, orders, regulations or requirements relating to the use and occupancy of the leased premises and may not use the leased premises for any illegal purpose.

10. Repairs/Improvements/Alterations. The Lessor shall not be required to make any repairs, alterations, additions or improvements to or upon the premises during the term of this lease; provided, however, that the Lessee shall have the right to repair, improve and alter said leased premises in conjunction with and in furtherance of the development of said leased premises for the purposes stated in paragraph 9 of this lease. Lessee may make such repairs, improvements and alterations in line with the purpose of this lease so long as no diminution in value of the leased premises shall occur because of the repairs, improvements or alterations. All repairs, improvements and alterations of the leased premises other than trade fixtures shall become the property of the Lessor at the termination of this lease. During construction of the facilities contemplated by the parties, the Lessee shall insure that the contractor shall restore the access road or the property of Lessor to the same condition as said road or properties were in at the time of the commencement of construction.

Notice of all proposed repairs, improvements or alterations of the leased premises, and repairs or alterations to the reservoir, water line, sewer line or pumphouse located on Lessor's property shall first be given to Lessor prior to commencement of the repairs or alterations. Any alterations or repairs which will substantially change the visible appearance of the structures shall require approval of the Lessor.

11. Indemnification Agreement. Lessee shall indemnify and save harmless Lessor from and against any and all loss, cost, including attorney's fees, damages, expenses and liability, including statutory liability and liability under Workers'

Attachment: Original Lease (Lease with Ridgefield School District for Water Reservoir)

Compensation Laws in connection with claims for damages as a result of injury or death of any person or property damage to any property sustained by Lessee which arise from or in any matter grow out of any act or neglect on or about said premises by Lessee, Lessee's agents, employees, contractors or subcontractors; provided, however, that if such damage is caused by the concurrent negligence of Lessor and Lessee, Lessee's responsibility shall be limited to the extent of its negligence. Any damage to Lessor's adjacent properties as a direct result of water damage or drainage from the reservoir to be constructed on Lessor's property shall be the responsibility of Lessee and shall be repaired or restored as soon as is reasonably possible. Lessee shall not be responsible for any negligence which is the sole negligence of Lessor.

12. Liens/Encumbrances. The Lessee will not permit any lien or encumbrance of any kind to be placed upon any repair, improvement or alteration or upon the real estate on which those repairs, improvements or alterations stand, without the written permission of the Lessor.

13. Right of Assignment. The Lessee will not assign or transfer this lease, or any interest herein, without the written consent of the Lessor being first obtained in writing. This lease is personal to the Lessee; Lessee's interest, in whole or in part, cannot be sold, assigned, transferred, seized or taken by operation at law, or by virtue of any legal process, attachment or proceedings instituted against the Lessee, or under or by virtue of any bankruptcy or insolvency proceedings had in regard to the Lessee or in any manner, except with the written permission of the Lessor. It is understood, however, that the Lessee may rent or sublease portions of said leased premises in line with the purposes stated in paragraph 9 of this lease. Any transferal of Lessor's interest by Lessor or by any other means shall not be in derogation of any of Lessee's rights under this lease. Lessor's assignee or transferee shall have the same rights and obligations as does the Lessor under this lease.

14. Insurance. The Lessee further agrees at all times during the term of this lease, at the Lessee's own expense, to maintain, keep in effect, furnish and deliver to the Lessor liability insurance policies in form, liability limits, and with an insurer satisfactory to the Lessor, insuring both the Lessor and the Lessee against all liability for damages to person or property in or about the leased premises. Lessee shall furnish and deliver to Lessor certificates of insurance and endorsements evidencing Public Liability Insurance with an insurer satisfactory to Lessor, evidencing the insurance required hereunder. Lessee agrees that, at the commencement of this Lease obligation, the following policies are in effect:

Attachment: Original Lease (Lease with Ridgefield School District for Water Reservoir)

a. Comprehensive General Liability Insurance, including stop gap and broad form comprehensive general liability endorsement or its equivalent, in an amount not less than $1,000,000 combined single limit, bodily injury and property damage each occurrence.

b. Automobile Liability Insurance, covering owned automobiles, of $1,000,000 combined single limit, bodily injury and property damage.

Lessee or their insurance company will provide thirty (30) days' written notice to Lessor of any cancellation or material change in coverage required.

Should Comprehensive General Liability coverage be written on a "claims made" basis, Lessee agrees to maintain in effect continuous "claims made" coverage for the duration of said Lease. Should coverage be changed from a "claims made" form to an "occurrence" form, the Lessee agrees to purchase, at its own expense, "extended reporting" coverage for a minimum of three (3) years following the expiration date of the last "claims made" policy. In the event the General Liability Policy is moved from an "occurrence" to a "claims made" contract, all provisions of this paragraph shall not apply.

If General Liability coverage is provided on an "occurrence" form, filed November 1985 or later, which incorporates sublimits for each occurrence, personal and advertising injury, general aggregate, and products-completed operations aggregate, Lessee or their insurance company shall give thirty (30) days' written notice to Lessor when any of the aggregate limits is within $500,000 of being exhausted.

Should Lessee require the services of any subcontractor to perform tasks at or about said premises, the subcontractor, agents, and employees shall be bound by the insurance and indemnification provisions of this Lease. Lessee will use its best efforts to see that only its owned automobiles, covered by its policy, or subcontractor motor vehicles covered by their policies, are used on and about the premises.

15. Lessor's Right of Entry. Lessor has the right to enter and inspect the leased premmises at any reasonable time so long as he gives the Lessee twenty-four (24) hours of notice before such entry or inspection.

16. Default. In the event Lessee defaults in the covenants of this Lease, including the payment of rent, and said default remains for sixty (60) days after written notice by Lessor to Lessee, Lessor, at its option, may terminate this lease and upon

Attachment: Original Lease (Lease with Ridgefield School District for Water Reservoir)

such termination Lessee shall acquit and surrender the premises to Lessor.

17. Notices. All notices required or allowed by the terms of this lease including but not limited to a notice of default, notice of renewal, notice of termination, notice of improvement, alteration or repair, and any other notices, demands or requests to be given by either party shall be in writing. All such notices, demands, and requests by the Lessor to the Lessee shall be sent by certified mail, postage prepaid, addressed to the Lessee at P. O. Box 608, Ridgefield, Washington, 98642, or at such other place as Lessee may from time to time designate by notice to the Lessor. All notices, demands, and requests by the Lessee to the Lessor shall be sent by certified mail, postage prepaid, addressed to the Lessor at P. O. Box 488, Ridgefield, Washington, 98642, or at such other place as Lessor may from time to time designate by notice to the Lessee.

18. Heirs and Assigns. All rights, remedies and liabilities herein given to or imposed upon either of the parties hereto shall inure to the benefit of and bind their heirs, executors, administrators, successors and, so far as this lease is assignable by the terms hereof, to the assigns of such parties.

19. Ownership of Fixtures. Upon termination of this Lease agreement in accordance with the terms contained herein, the City of Ridgefield will have one (1) year from the date of notice in which to remove from the leased premises any water lines or reservoir tank which it has erected upon the premises, and upon the failure of the City to remove said items, the ownership of said items shall pass to the School District.

20. Attorney's Fees and Costs. In case suit or action is instituted to enforce compliance with any of the terms of this lease, the losing party agrees to pay the prevailing party a reasonable attorney's fee, together with all costs and expenses incurred in connection with such actions, including but not limited to the reasonable costs of searching records to determine the condition of title at the time suit is commenced.

21. Entire Agreement. This document contains the entire and integrated agreement of the parties and may not be modified except in writing, signed and acknowledged by both parties.

22. Interpretation. This lease has been submitted to the scrutiny of all parties hereto and their counsel if desired, and shall be given a fair and reasonable interpretation according with the words hereof, without consideration or weight being given to its having been drafted by any party hereto or its counsel.

Attachment: Original Lease (Lease with Ridgefield School District for Water Reservoir)

23. Governing Law. This lease shall be governed by the law of the State of Washington.

BY ACTION OF THE CITY COUNCIL
OF THE CITY OF RIDGEFIELD
THE 19th DAY OF MARCH, 1987

By _____
Ralph E. Kraus, Mayor

Approved as to form:

_____
Brian H. Wolfe
Attorney for City of
Ridgefield

Attest:

_____
Claudia Shobert, Clerk

BY ACTION OF THE BOARD OF
DIRECTORS OF THE RIDGEFIELD
SCHOOL DISTRICT THE 3rd
DAY OF MARCH, 1987

By _____
Jim Kolshinski, Chairman

_____
Geral Cox, Acting Secretary

Attachment: Original Lease (Lease with Ridgefield School District for Water Reservoir)

EXHIBIT "A"

CITY OF RIDGEFIELD WATER EASEMENT

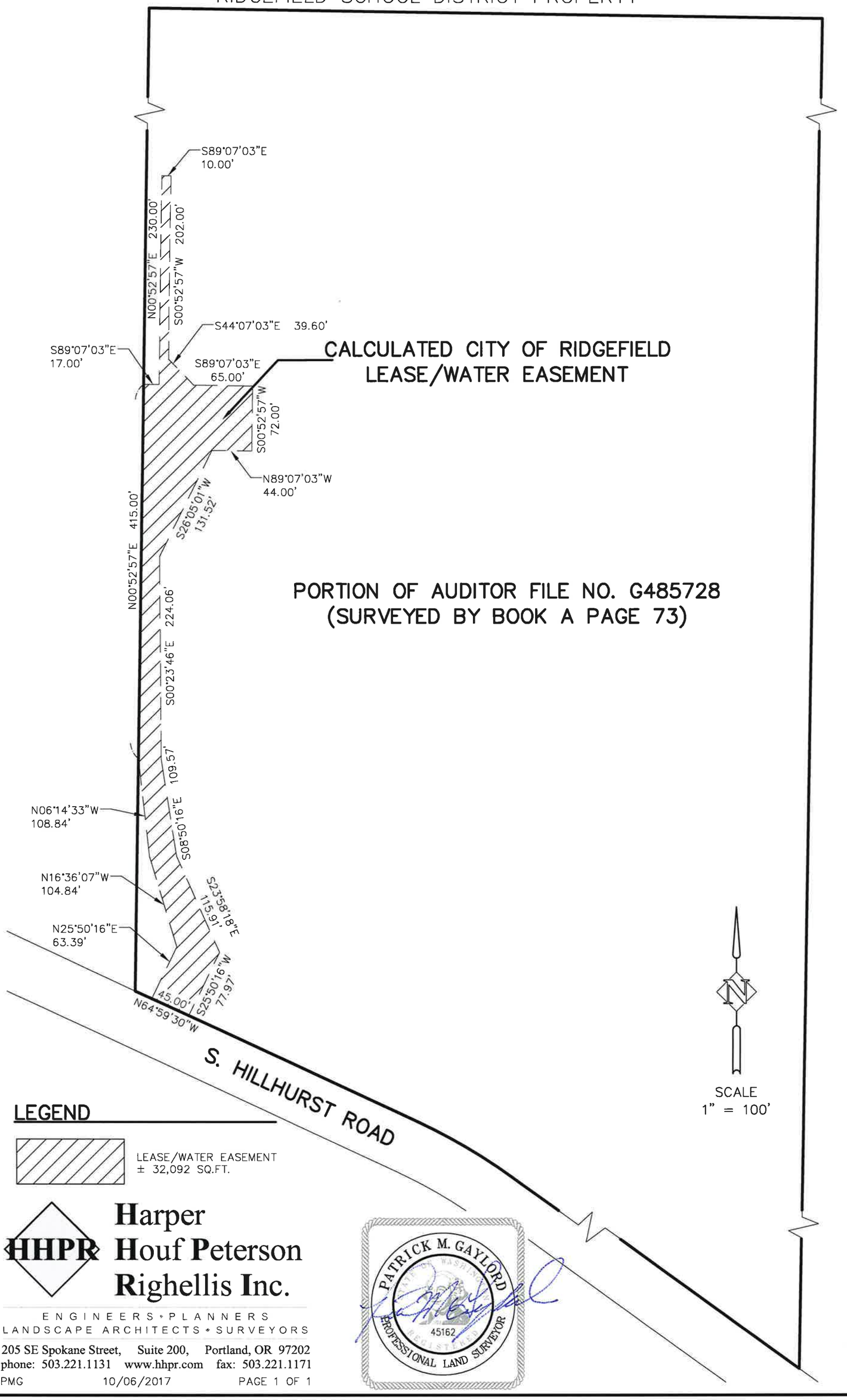
LEGAL DESCRIPTION

The following parcel of real property located in Clark County, State of Washington, in the Southwest quarter of Section 29, Township 4 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of that tract of land described by deed under Auditor's File No. G485728, records of said Clark County; thence North 00° 52' 57" East along said West line 257.30 feet to the true point of beginning; thence continuing North 00° 52' 57" East along said West line 415.00 feet; thence South 89° 07' 03" East 17.00 feet; thence North 00° 52' 57" East 230.00 feet; thence South 89° 07' 03" East 10.00 feet; thence South 00° 52' 57" West 202.00 feet; thence South 44° 07' 03" East 39.60 feet; thence South 89° 07' 03" East 65.00 feet; thence South 00° 52' 57" West 72.00 feet; thence North 89° 07' 03" West 44.00 feet; thence South 26° 05' 01" West 131.52 feet; thence South 00° 23' 46" East 224.06 feet; thence South 08° 50' 16" East 109.57 feet; thence South 23° 58' 18" East 115.91 feet; thence South 25° 50' 16" West 78.00 feet, more or less, to the Northerly line of Hillhurst Road; thence North 64° 58' 00" West along said Northerly line 45.00 feet; thence North 25° 50' 16" East 63.40 feet; thence North 16° 36' 07" West 104.84 feet; thence North 06° 14' 33" West 108.84 feet, more or less, to the true point of beginning, containing 0.74 acres, more or less.

Attachment: Original Lease (Lease with Ridgefield School District for Water Reservoir)

LEASE/WATER EASEMENT EXHIBIT
RIDGEFIELD SCHOOL DISTRICT PROPERTY



LEGEND

LEASE/WATER EASEMENT
± 32,092 SQ.FT.

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

PATRICK M. GAYLORD
45162
PROFESSIONAL LAND SURVEYOR

PMG 10/06/2017 PAGE 1 OF 1

Attachment: City of Ridgefield Easement Exhibit-20171006 (Lease with Ridgefield School District for Water Reservoir)

CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: October 25, 2018

ITEM:

AGENDA ITEM TITLE: Public Hearing and Second Reading of Ordinance No. 1268 - Gee Creek Plateau Code

GOVERNING LEGISLATION:

RCW 36.70A

PREVIOUS COUNCIL ACTION:

Gee Creek Plateau sub-area plan adopted by Council December 7, 2017. Public Hearing and First Reading of the implementing development regulations on September 13, 2018.

SUMMARY/BACKGROUND:

The Gee Creek Plateau sub-area plan was developed over the summer and fall of 2017 with extensive input from property owners in the area. The sub-area plan was ultimately adopted by City Council on December 7, 2017 following public hearings with the Planning Commission and Council. The implementation of the sub-area plan is part of the Planning Commission work program in 2018, and staff has developed the attached regulations for consideration that implement the sub-area plan principles and vision for the Gee Creek Plateau.

A major component of the sub-area plan, included in the attached development regulations, is the preservation of a rural feeling for the sub-area while developing the area at a density required under the Growth Management Act (GMA). The GMA allows for, and promotes, innovative zoning techniques which is what is attempted here.

Approximately half of the Plateau area is proposed for cluster type development in the future, and the attached regulations describe how the cluster areas will develop. The concept requires preservation of open space, and open areas along the current public roadways designed to maintain the feel of a rural area within an urban space. Additional elements include a special roadway cross section that allows for sidewalks on only one side of the road, and design details such as split rail fencing. Preservation of open space play a large role in the development of the cluster concept while allowing for 4 homes per acre with lot size ranging from 6,000 to 15,000 square feet.

Following public comments and Council discussion the cluster overlay area for the Plateau has been expanded to include all areas with an RLD-4 base zone.

MOTION AND RECOMMENDATION TO CITY COUNCIL:

"I move to **approve** Ordinance 1268 as presented".

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: 18.210.135___Special_provisions_for_the_Gee_Creek_Plateau_subarea V.5 (DOC)
GeeCreekConcept_Plan_Update_10.9.18 (PDF)

18.210.135 - Special provisions for the Gee Creek Plateau sub-area (Cluster Development).

A. Purpose. The purpose of the Gee Creek Plateau cluster development is to accommodate urban densities of the underlying zoning district while allowing residential development to utilize less land area. These provisions aim to allow greater flexibility in the design of subdivisions to ensure development is in harmony with the natural characteristics onsite and to preserve features such as critical areas, open space, recreation areas, or scenic vistas.

B. District Boundaries. The Gee Creek Plateau sub-area cluster development area (hatched area in the figure below) is bounded by the S. 5th Way alignment to the north, approximately the S. 32nd Place alignment to the west, Gee Creek to the south, and approximately the alignment of S. 40th Street to the east. Cluster development within the district is required.

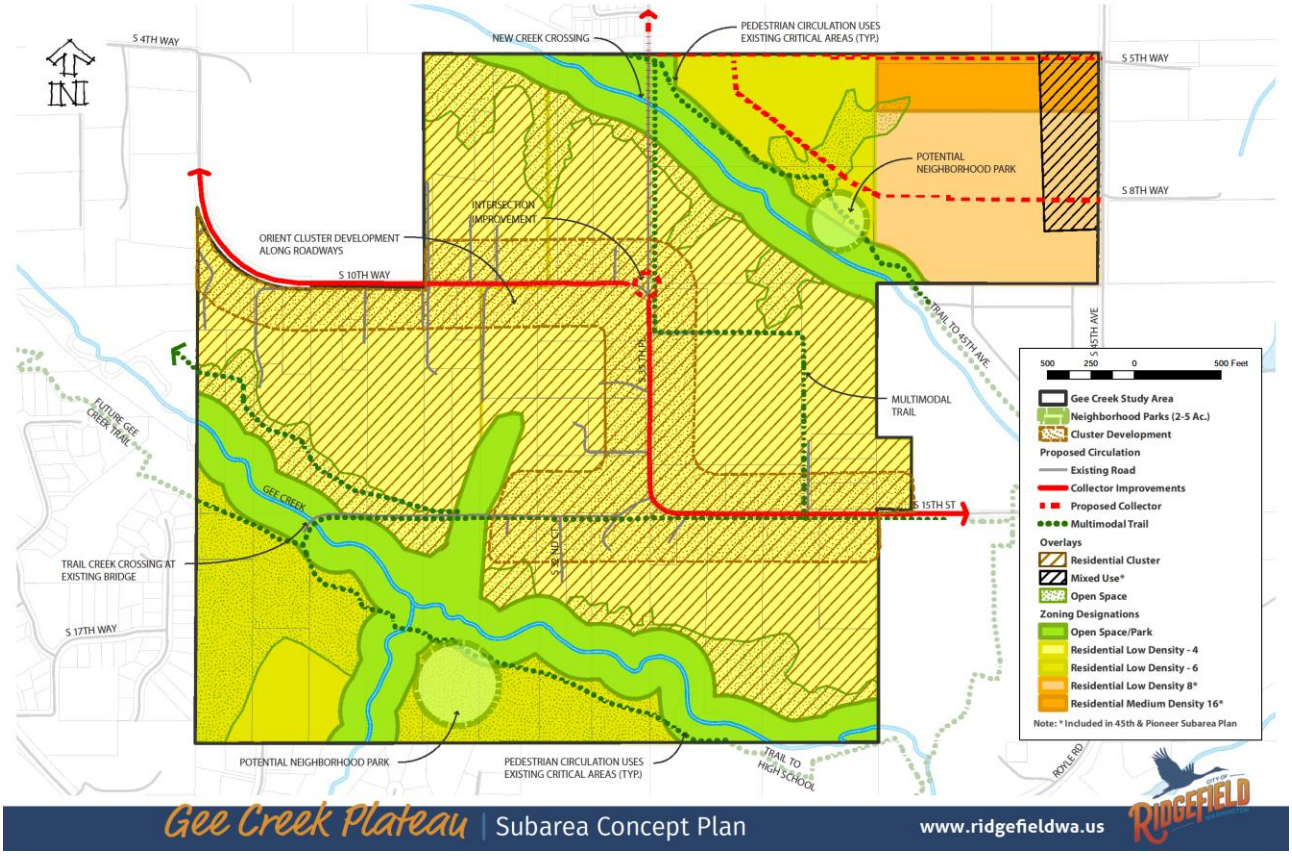


Figure 18.210.135-1

C. Uses. The underlying base zone for all cluster development is Residential Low Density – 4 (RLD-4). Uses are those permitted in the RLD-4 zone.

D. Review. The Community Development Director shall review all development proposed under the Gee Creek Plateau cluster provisions as a Planned Unit Development (RDC 18.401) and Procedures (RDC 18.310).

1. The Gee Creek Plateau cluster development standards shall be required for development within the district boundaries identified by 18.210.135 B.

2. The open space requirements in this section shall apply in lieu of the parks and open space requirements in 18.401.

3. Critical areas density transfer provisions shall not apply within the required cluster district.

4. The PUD process shall not be used to create lots exceeding these limits. The minimum lot size is 6,000 square feet. The maximum lot size is 15,000 square feet.

E. Development Standards. The clustering provisions of this code are required for any proposed development on parcels one (1) acre or larger in size. Subdivisions of land within the cluster overlay of four (4) lots or less shall follow the procedure outlined in RDC 18.610.

1. Single family home lots shall be no less than 6,000 and no more than 15,000 square feet with a minimum density of 4 dwelling units per acre based on net developable acres. For example, a 5 acre lot with 3.5 net developable acres will be required to produce 16 single family lots.

2. The remainder parcel subject to covenant shall be no less than ten (10) percent of the net developable area. For the purposes of this section a "remainder parcel" means the remainder parcel of the cluster subdivision that contains the majority of the land within the development and is devoted to open space uses.

3. The remainder parcel shall be subject to a recorded covenant prohibiting any future development other than proposed trail development as identified in the Parks and Recreation Capital Facilities Plan, or agricultural buildings. The purpose of the remainder parcel is to provide open space amenities to the development and preserve the unique nature of the Gee Creek Plateau.

   a. The remainder parcel shall be contiguous.

      1. The remainder parcel is encouraged to abut any critical area.

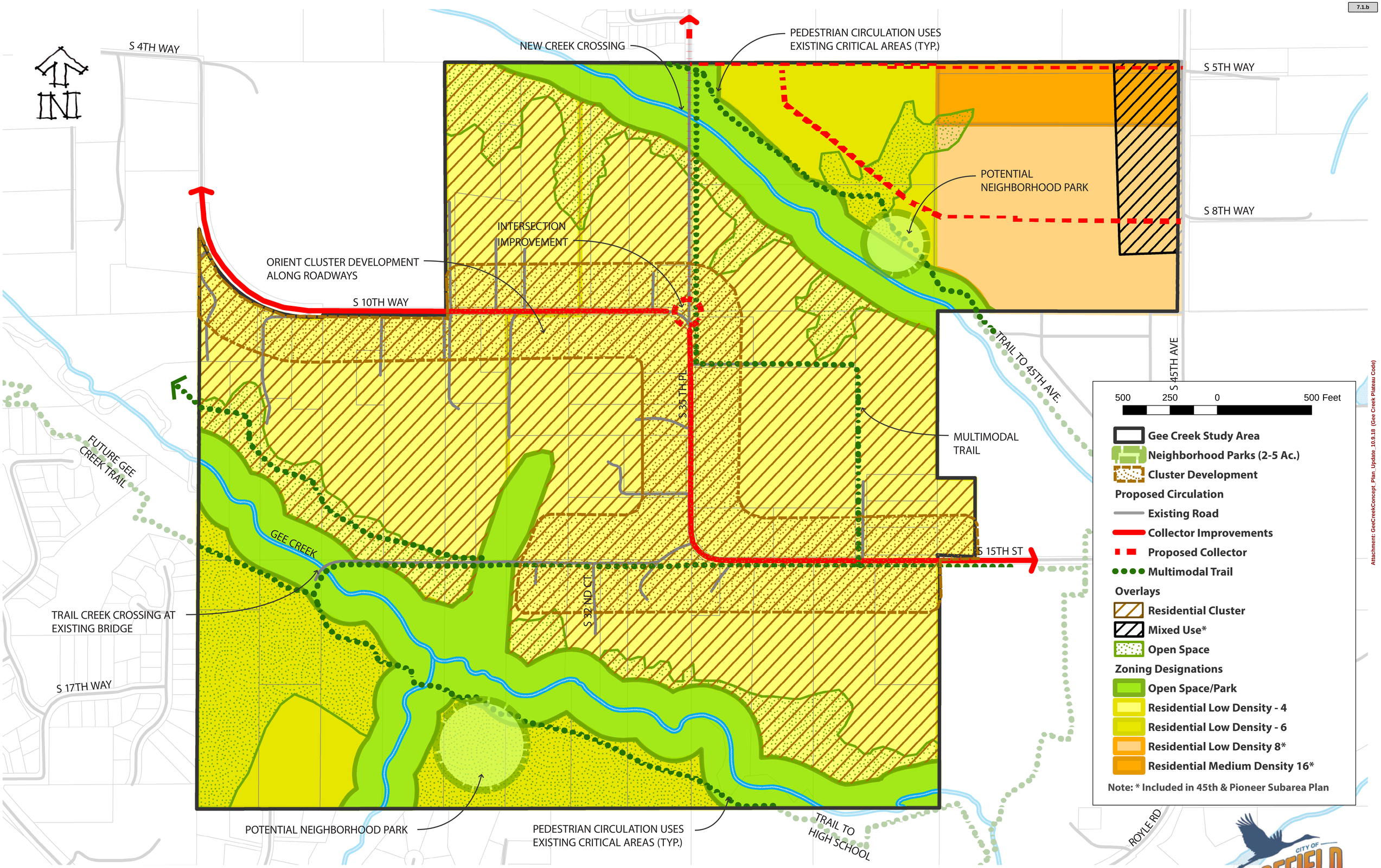
   b. The remainder parcel shall be dedicated to, and maintained by, the required Home Owners Association (HOA).

4. At minimum 25% of the road frontage of the parent parcel shall remain undeveloped in open space, except split rail fence, road and pedestrian improvements, and associated stormwater facilities.

   a. Corner lots may calculate the required 25% open space frontage by adding the total of both frontages. This requirement shall not be construed to require 25% of both frontages separately.

F. This section becomes effective upon annexation.

Attachment: 18.210.135___Special_provisions_for_the_Gee_Creek_Plateau_subarea V.5 (Gee Creek Plateau Code)

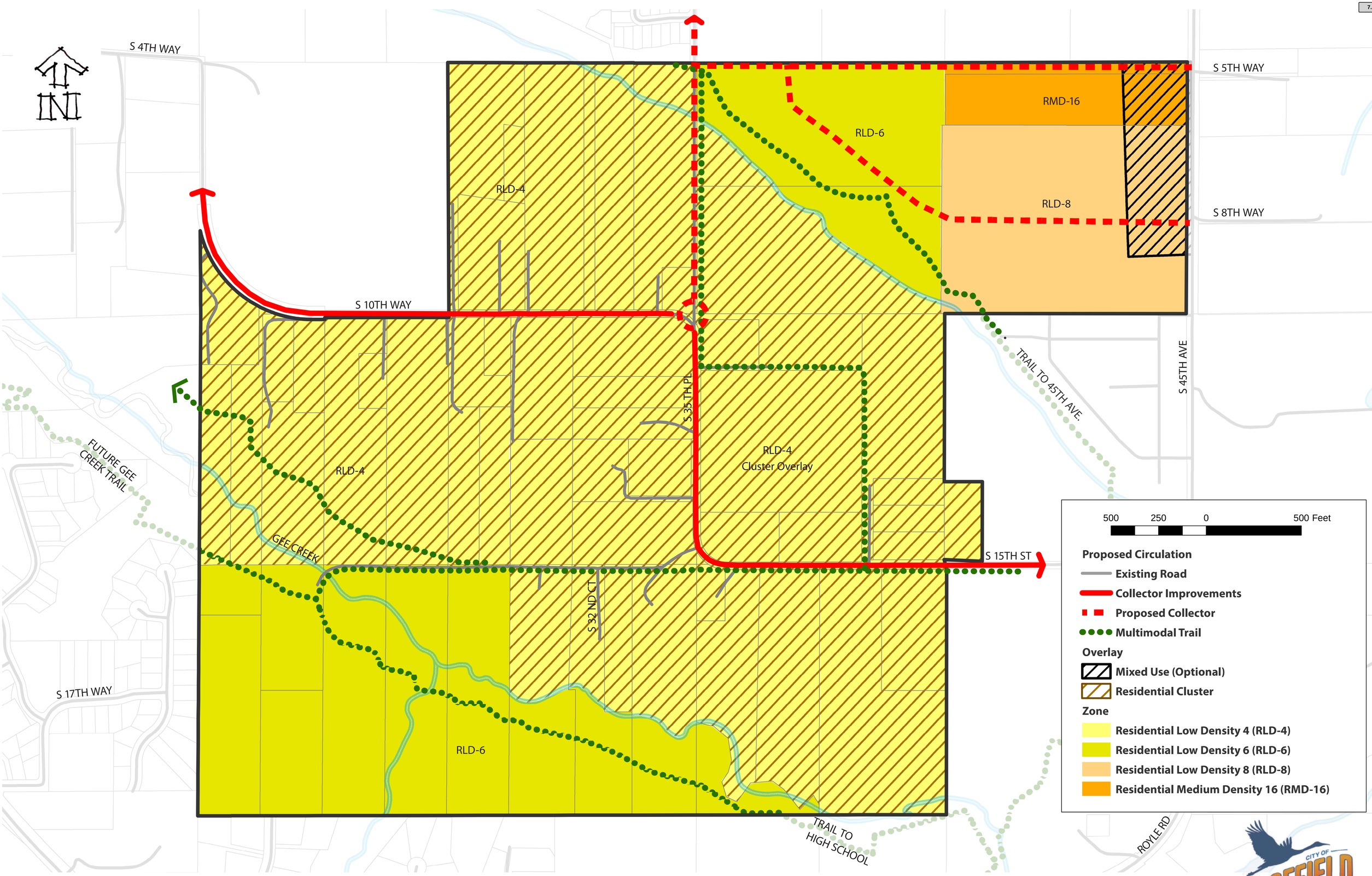


Gee Creek Plateau | Subarea Concept Plan

www.ridgefieldwa.us

CITY OF RIDGEFIELD WASHINGTON

Attachment: GeeCreekConcept_Plan_Update_10.9.18 (Gee Creek Plateau Code)



Gee Creek Plateau | Subarea Zoning Map

www.ridgefieldwa.us

CITY OF RIDGEFIELD WASHINGTON

Attachment: GeeCreekConcept_Plan_Update_10.9.18 (Gee Creek Plateau Code)

CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: October 25, 2018

ITEM:

AGENDA ITEM TITLE: Eagle Ridge Development Agreement

GOVERNING LEGISLATION:
RCW 36.70A

PREVIOUS COUNCIL ACTION TAKEN:
None.

SUMMARY/BACKGROUND:
Eagle Ridge Estates is proposed for parcels 215877000 and 215818000 which contain approximately 10.0 acres.

The agreement, if approved, would change the zoning designation from Residential Low Density 4 (RLD-4) to Residential Low Density 8 (RLD-8). The agreement would also require larger lots be located adjacent to Hillhurst Road. Additionally, the agreement would require dedication of approximately 5.0 acres of open space to the city, and require that all homes constructed in the development be build using the National Green Building Standards.

BUDGET/FINANCIAL IMPACTS:
None.

RECOMMENDED ACTION OR MOTION:
None. Second reading is scheduled with Council on November 1, 2018.

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS:
Development Agreement - City Ridgefield and Troy Developers (DRAFT 2018.08.17) JN (DOCX)
Location Map (PDF)
Exhibit B - Parcel Maps (002) 2 (PDF)

ORDINANCE NO. 1276

EAGLE RIDGE DEVELOPMENT AGREEMENT

ORDINANCE NO. 1276

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON APPROVING A DEVELOPMENT AGREEMENT WITH TROY DEVELOPERS, LLC.

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

WHEREAS, the City has the authority to enter into Development Agreements pursuant to RCW 36.70B.170 which provides:

> The Legislature finds that the lack of certainty of the approval of development projects can result in a waste of public and private resources, escalate housing costs for consumers and discourage the commitment to comprehensive planning which would make maximum efficient use of resources at the least economic cost to the public. Assurance to a development project applicant that upon government approval the project may proceed in accordance with existing policies and regulations, and subject to conditions of approval, all as set forth in a development agreement, will strengthen the public planning process, encourage private participation and comprehensive planning, and reduce the economic cost of development; and,

WHEREAS, Troy Developers, LLC ("Applicant") has controlling interests in the Property Owners own 10.0 acres of property located at 2361 and 2363 S. Hillhurst Rd. in the City of Ridgefield; and

WHEREAS, the City Council conducted a public hearing of the proposed Development Agreement at a regular scheduled meeting held on October 25, 2018; and

WHEREAS, the City Council conducted a first reading of this ordinance on October 25, 2018; and

WHEREAS, the City and the Applicant have reached agreement regarding the terms and conditions of a Development Agreement related to the development of the Project, which Development Agreement, together with its Exhibits A through C, is attached hereto and incorporated herein;

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

Section 1. **Public Interest.** The City Council for the City of Ridgefield, Washington finds, following a public hearing process, that it is in the public interest for the City of Ridgefield to approve the Development Agreement with the applicant. Execution of this Agreement will generally: Promote efficient development patterns; provide for architectural design standards, and necessary road improvements.

Section 2. **Development Agreement Approved.** The City Council for the City of Ridgefield hereby approves the Development Agreement ("Agreement") attached hereto as

Exhibit “A” and authorizes the City Manager to execute the Agreement substantially in the form attached and to take such other actions as may be necessary to effect this Agreement.

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

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

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

ADOPTED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 1st DAY OF NOVEMBER 2018.

_____
Mayor , Don Stose

ATTEST/AUTHENTICATED:

_____
Julie Ferriss
Deputy City Clerk

APPROVED AS TO FORM:

_____
Janean Parker
City Attorney

Public Hearing:	October 25, 2018
First Reading:	October 25, 2018
Second Reading/Passage:	November 1, 2018
Date of Publication:	
Effective Date:	

MAIL TAX STATEMENTS TO:

AFTER RECORDING RETURN TO:
Jordan Ramis PC
Attn: James D. Howsley
1499 S.E. Tech Center Place, Suite 380
Vancouver, WA 98683

This space provided for recorder's use.

INSTRUMENT TITLE:	CONCOMITANT AGREEMENT
GRANTOR(S):	Troy Developers LLC, a Washington limited liability company; [Andrew and Gwendolen Stephenson, husband and wife]
GRANTEE:	City of Ridgefield, a Washington municipal corporation
ABBREVIATED LEGAL DESC:	#82 SEC 29 T4N R1EWM 5.00A #23 SEC 29 T4N R1EWN 5.A
FULL LEGAL DESC:	See **EXHIBIT A** to This Document
ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(S):	215877000; 215818000
REFERENCE NUMBER OF RELATED DOCUMENTS:	None

DRAFT

Attachment: Development Agreement - City Ridgefield and Troy Developers (DRAFT 2018.08.17) JN (Eagle Ridge Development Agreement)

CONCOMITANT AGREEMENT

This DEVELOPMENT AGREEMENT ("Agreement") is made and entered into as of _____, 2018 (the "Effective Date"), by and between the CITY OF RIDGEFIELD, a Washington municipal corporation (the "City"), and TROY DEVELOPERS, LLC, a Washington limited liability company ("Troy Developers") (collectively, the "Parties").

RECITALS

WHEREAS, pursuant to RCW 36.70B.170(1), any local government of the state of Washington is authorized to enter into a development agreement with any owner of real property within its jurisdiction setting forth the development standards that shall apply to and govern and vest the development and use of the development of the real property during the specified term of the agreement; and

WHEREAS, pursuant to City Municipal Code ("RMC") 18.310.150, the City has the authority to enter into development agreements with any owner of real property within its jurisdiction; and

WHEREAS, Troy Developers is the owner of certain real property generally located at 2361 and 2363 S. Hillhurst Rd., in Ridgefield, Clark County, Washington, Parcel Nos. 215877000 and 215818000 (individually referenced by Parcel Nos., and collectively referred to as the "Properties"), which is legally described and depicted in the attached **Exhibit A**; and

WHEREAS, Troy Developers desires to change the zoning designation of the Properties from Residential Low Density District RLD-4 to RLD-8, as defined in RMC 18.210, in order to develop single family residential homes that are consistent with the surrounding neighborhood developments and the City of Ridgefield Urban Area Comprehensive Plan ("RUACP"); and

WHEREAS, as part of the consideration to this Agreement, Troy Developers agrees to establish and donate a specified acreage of open space on the Properties, as depicted in the attached **Exhibit B**; and

WHEREAS, the City desires to change the zoning designation of the Properties and agrees to the proposed dedication of open space to allow for the development of the Properties consistent with the neighborhood, the Residential Low Density District purposes and development standards, and the RUACP; and

WHEREAS, pursuant to RCW 36.70B.170(1) and RMC 18.310.150, the Parties agree to modify of zoning district for the Properties, establish open space acreage on the Properties, and implement the development conditions and design standards as outlined within this Agreement; and

WHEREAS, pursuant to RCW 36.70B.200, the City Council held a public hearing on _____, 2018, and approved this Agreement.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

DRAFT

Attachment: Development Agreement - City Ridgefield and Troy Developers (DRAFT 2018.08.17) JN (Eagle Ridge Development Agreement)

Attachment: Development Agreement - City Ridgefield and Troy Developers (DRAFT 2018.08.17) JN (Eagle Ridge Development Agreement)

AGREEMENT

1. Recitals Incorporated by Reference. The Recitals set forth above are true and correct and incorporated herein by this reference.

2. Land Use Zone Designation. The Properties shall be zoned Residential Low Density RLD-8. The permitted land uses and development and design standards for the Properties shall be in accordance with CMC 18.210. After the Properties are fully developed consistent with the terms of this Agreement, the Properties will continue to be governed by and subject to the applicable land uses and development and design standards as provided for in the RLD-8 zone under CMC 18.210, or other applicable code sections governing RLD-8 zones. The designation of the Properties as RLD-8 is consistent with the City's Urban Area Comprehensive Plan. The lots along Hillhurst will be larger than the lots in the interior of the development.

3. Dedication of Open Space. Troy Developers agrees to dedicate approximately 5 total acres of open space on the Properties, as depicted in the [Amended Plat Map] attached hereto as **Exhibit D**. Approximately four (4) acres of open space will be designated on Parcel No. 215818000, and approximately one (1.5) acres of open space will be designated on Parcel No. 215877000. Within twelve (12) months of the Effective Date of this Agreement, Troy Developers will record an [Amended Plat Map/CC&Rs] for the Properties providing for the dedication and management of the open space.

4. National Green Building Standard. Troy Developers agrees to build all of the homes to the National Green Building Standard (NGBS).

5. Term. This Agreement shall commence on the Effective Date and will remain in effect for ____ years, unless extended, amended, or terminated by mutual written consent of the Parties; or, this Agreement shall be considered terminated when Troy Developers dedicates open space in accordance with Section 3 and has completed development of its Properties in accordance with the permitted uses and development standards as applied under Section 2. Further, this agreement shall not take effect until ownership of all parcels are consolidated under single ownership.

6. Vested Rights. Development of the Properties shall be vested to and governed by the City's development regulations in effect as of the Effective Date of this Agreement and all rights, obligations, terms, and conditions specified in this Agreement.

7. Reserved Authority. Pursuant to RCW 36.70B.170(4), the County retains the authority to impose new or different regulations to the extent required by a serious threat to public health and safety. The City acknowledges that subject matter of this Agreement, the rezoning and designating open space on the Properties, is not a serious threat to public health and safety, and to the extent that the City chooses to exercise its authority under RCW 36.70B.170(4) to impose new or different regulations, it will only take such action by legislative act of the City Council, subject to appropriate public process.

8. Inconsistencies. If any provisions of the City's Municipal Code and land use regulations are deemed inconsistent with this Agreement, the court shall first attempt to harmonize the provisions

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and if unable to do so, the provisions of this Agreement will prevail, excepting the City's reserved authority under Section 6.

9. Notices. All notices or written communications made under this Agreement shall be deemed to have been properly given upon delivery (if delivered in person), upon facsimile or email transmission, or within three (3) business days after having been deposited in any post office or mail depository regularly maintained by the U.S. Postal Service and sent by registered or certified mail, postage prepaid, to the following addressees:

Troy Developers	Troy Johns 1004 W 13th Street Vancouver, WA 98660
With a copy to:	James D. Howsley 1499 SE Tech Center Pl #380 Vancouver, Wa 98683
City of Ridgefield	Steve Stuart, City Manager 230 Pioneer Street Ridgefield, WA 98642
With a copy to:	Janean Parker P.O. Box 298 Adna, WA 98522

10. Authority. The persons executing this Agreement on behalf of the Parties are authorized to do so and, upon execution by such Parties, this Agreement will be a valid and binding obligation of such Parties in accordance with its terms.

11. Recordation; Binding. This Agreement will be recorded within the real property records of Clark County, Washington, and the terms and provisions of this Agreement will run with the land and be binding upon and shall inure to the benefit of the heirs, successors, and assigns of the Parties.

12. Entire Agreement. This Agreement represents the entire agreement of the parties with respect to the subject matter hereof and supersedes all prior and contemporaneous agreements, whether oral or written, express or implied, between the Parties with respect to such subject matter.

13. Severability. If any portion of this Agreement is determined to be invalid or unenforceable to any extent by any court of competent jurisdiction, the remaining provisions of this Agreement shall not be affected and will remain viable and in full force and effect.

14. Counterparts. This Agreement may be executed in counterparts; however all signature pages will be recorded together, and the complete recorded Agreement will constitute the final instrument.

DRAFT

15. Governing Law; Venue. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Washington and venue for enforcement of this Agreement shall be the Superior Court of Clark County.

IN WITNESS WHEREOF, the Parties have executed and delivered this Agreement as of the Effective Date.

(Signatures on next page.)

CITY OF RIDGEFIELD

By: _____

Its: _____

TROY DEVELOPERS LLC

By: _____

Its: _____

State of Washington)
) ss.
County of)

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

Dated: _____, 2018.

_____
Signature
My Commission Expires: _____

DRAFT

Attachment: Development Agreement - City Ridgefield and Troy Developers (DRAFT 2018.08.17) JN (Eagle Ridge Development Agreement)

(Seal or stamp)

DRAFT

State of Washington)
) ss.
County of)

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

Dated: _____, 2018.

_____
Signature
My Commission Expires: _____

(Seal or stamp)

Approved as to form:

_____
City Attorney

DRAFT

EXHIBIT INDEX

EXHIBIT A – LEGAL DESCRIPTION
EXHIBIT B – PROPERTY MAP WITH OPEN SPACE DEDICATION
EXHIBIT C – AMENDED PLAT MAP

DRAFT

Attachment: Development Agreement - City Ridgefield and Troy Developers (DRAFT 2018.08.17) JN (Eagle Ridge Development Agreement)

EXHIBIT A

Legal Description

DRAFT

Attachment: Development Agreement - City Ridgefield and Troy Developers (DRAFT 2018.08.17) JN (Eagle Ridge Development Agreement)

EXHIBIT B

Property Map with Open Space Dedication

DRAFT

Attachment: Development Agreement - City Ridgefield and Troy Developers (DRAFT 2018.08.17) JN (Eagle Ridge Development Agreement)

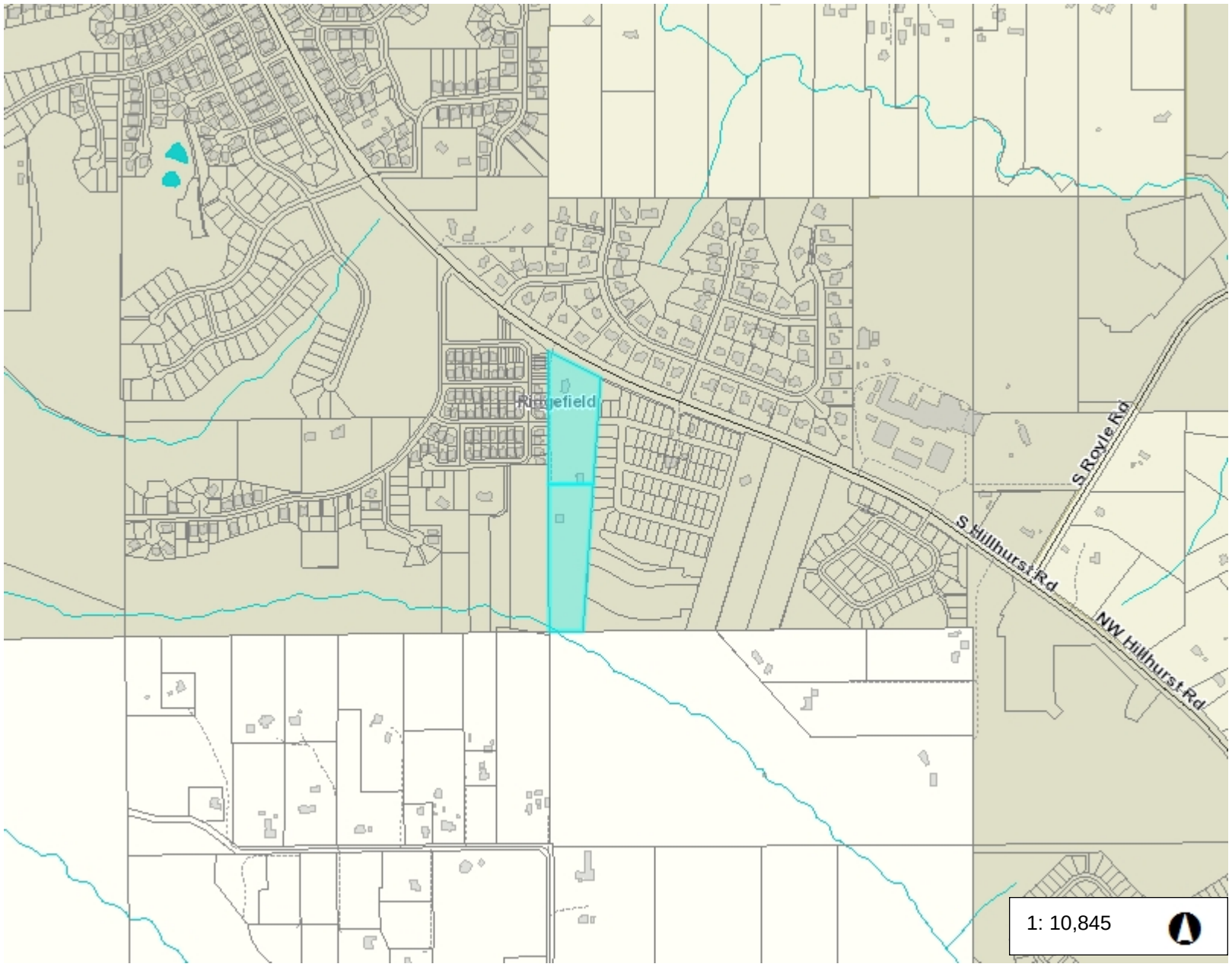
EXHIBIT C

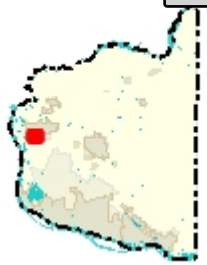
Amended Plat Map

DRAFT

Attachment: Development Agreement - City Ridgefield and Troy Developers (DRAFT 2018.08.17) JN (Eagle Ridge Development Agreement)

Eagle Ridge





Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

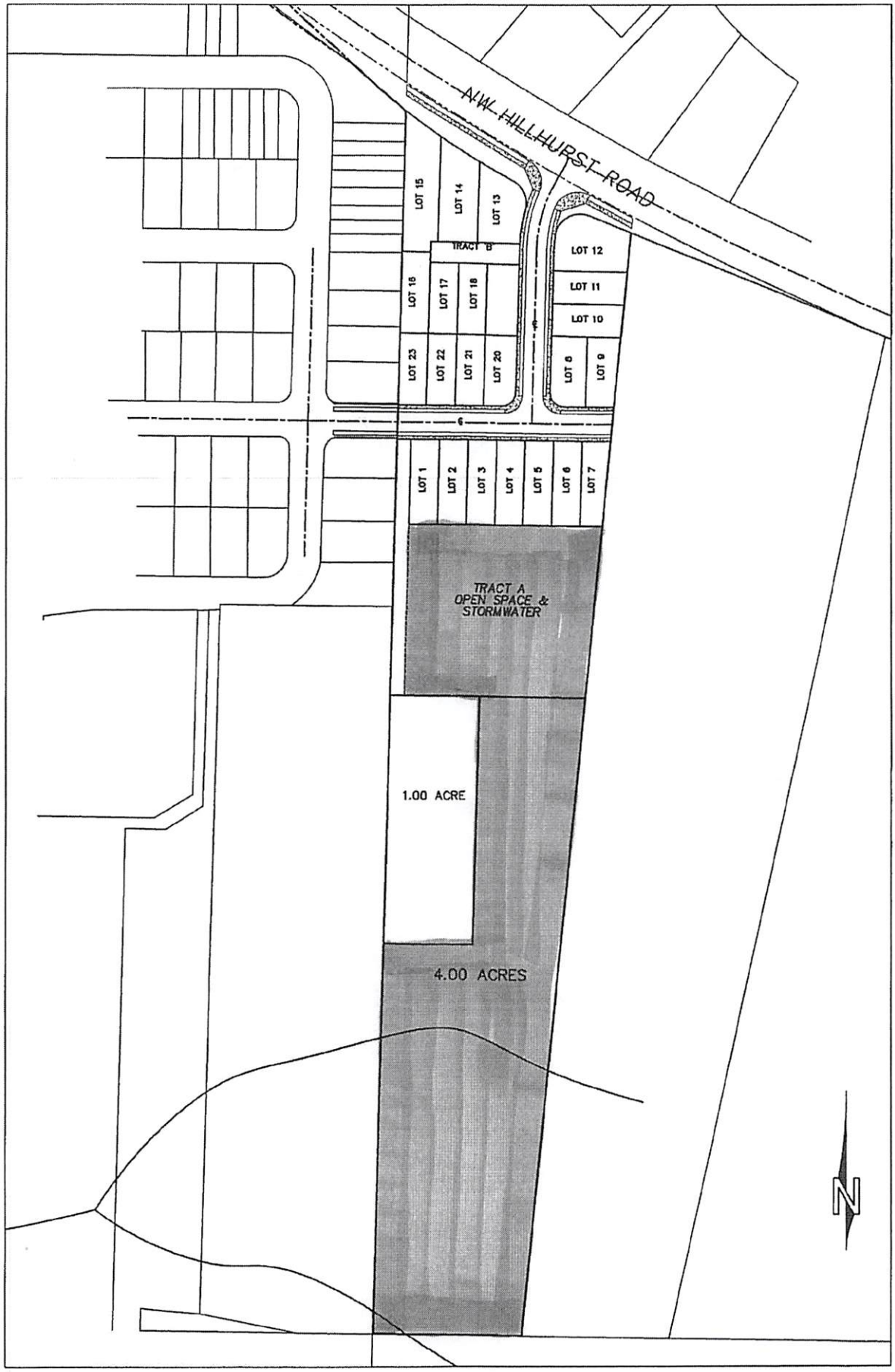
Notes:

1,807.6 0 903.78 1,807.6 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

EXHIBIT "B"



Attachment: Exhibit B - Parcel Maps (002) 2 (Eagle Ridge Development Agreement)