



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, October 11, 2018
Ridgefield Community Center
210 N. Main, Ridgefield, WA 98642**

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

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

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

III. PROCLAMATION

Proclamation - Breast Cancer Awareness Month

Proclamation - Disability Employment Awareness Month

Proclamation - Fire Prevention 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 September 27, 2018 Meeting**
- 3. Approval of Interlocal Agreement Between the City and Cowlitz Indian Tribe**

VI. BUSINESS

- 1. Second Reading of Ordinance No. 1262 - Port of Ridgefield Franchise Agreement - Bryan Kast, Public Works Director**
- 2. Second Reading of Ordinance No. 1270 - Petition to Annex Cosgrove Property - Jeff Niten, Community Development Director**
- 3. Second Reading of Ordinance No. 1271 - Ridgefield Mixed Use Overlay Code Update - Jeff Niten, Community Development Director**
- 4. Second Reading of Ordinance No. 1272 – Ridgefield Development Code – Boat and RV Storage Facilities - Jeff Niten, Community Development Director**
- 5. Second Reading of Ordinance No. 1273 – Ridgefield Development Code Update– Freewayscape - Jeff Niten, Community Development Director**

VII. PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1274 - Comprehensive Plan Amendment
- Jones - Jeff Niten, Community Development Director
2. Public Hearing and First Reading of Ordinance No. 1274 - Comprehensive Plan Amendment
- Discovery Ridge - 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 11, 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 11 2018 Claims Report (PDF)

City of Ridgefield
Claims Payment Report
For Approval on: October 11th, 2018

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ADAM LUNSKI	3052	PLM-17-0117	Genl Govt/Facilities	Irrigation System Permit Refund	60.00
ADAM LUNSKI Total					60.00
AMERICAN WATER WORKS ASSOCIATION	27	7001600740	Public Works	American Water Works Assoc. Renewal - Brunson	345.00
AMERICAN WATER WORKS ASSOCIATION Total					345.00
AMERICA'S TIRE	2046	2160320	Genl Govt/Facilities	Tires for 2015 Silverado	134.26
			Public Works	Tires for 2015 Silverado	760.78
AMERICA'S TIRE Total					895.04
ARAMARK UNIFORM SERVICES	32	863627131	Genl Govt/Facilities	Uniforms and PW Floor Mats	2.19
			Public Works	Uniforms and PW Floor Mats	42.67
			Community Development	Uniforms and PW Floor Mats	7.72
		863627130	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	3.90
		863637303	Community Development	Floor Mats - City Hall/ PW/ CDD/PD	3.93
			Genl Govt/Facilities	PW/CDD Floor Mats and Uniforms	2.19
			Public Works	PW/CDD Floor Mats and Uniforms	42.67
		863637302	Community Development	PW/CDD Floor Mats and Uniforms	7.72
			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	3.91
			Community Development	Floor Mats City Hall/PW/CDD/PD	3.92
		ARAMARK UNIFORM SERVICES Total			
ASSOCIATED CONSULTANTS INC.	1030	18-156-03	Community Development	Ridgefield HS Expansion Plan Review	1,657.50
		18-232-01	Community Development	Rosauers Plan Review	3,060.00
		18-233-01	Community Development	Ridgefield Apartments Plan Review	3,570.00
		18-223-01	Community Development	UNFI Facility Expansion Plan Review	4,760.00
		18-156-04	Community Development	Ridgefield HS Expansion Plan Review	2,847.50
		18-250-01	Community Development	S 11th Industrial Building Plan Review	2,210.00
ASSOCIATED CONSULTANTS INC. Total					18,105.00
CAREY HEIM MAGICIAN SERVICES	3073	MAGIC09212018	Genl Govt/Facilities	WC 2018 Magician Services	300.00
CAREY HEIM MAGICIAN SERVICES Total					300.00
CITY OF BATTLE GROUND	92	INV00009	Judicial	Public Defender and Arraignments AUG 2018	265.00
CITY OF BATTLE GROUND Total					265.00
CLARK AND SONS EXCAVATING INC.	2848	2848-2018-6	Public Works	Cemetery Booster Station Pump & Northridge Paving	56,281.56
CLARK AND SONS EXCAVATING INC. Total					56,281.56
CLARK COUNTY	102	31010263	Public Safety	4th Qtr CRESA Operations/Radio	19,648.25
		220005174	Judicial	AUG-18 Supervision and Interviews	191.86
		31010255	Public Safety	4th QTR CRESA Emergency Mgmt	1,736.50
		210001713	Genl Govt/Facilities	2nd Qtr Excess Liquor Profit & Excise Taxes	497.58

Attachment: October 11 2018 Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield
Claims Payment Report
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CLARK COUNTY Total					22,074.19
CLARK PUBLIC UTILITIES	110	0110-7206-645-9-201810	Public Works	N Abrams Park/E Division	408.86
		0110-7206-555-0-201810	Public Works	109 W Division St - Electricity	111.38
		0110-7206-643-4-201810	Public Works	400 N Abrams Park Rd	751.62
		0110-7206-580-8-201810	Public Works	301 N 3rd Ave	83.44
			Community Development	301 N 3rd Ave	83.45
		0110-7206-644-2-201810	Public Works	City Park/Water Well	4,028.43
		0110-7206-456-1-201810	Public Safety	116 N Main Avenue	165.41
		0110-7206-552-7-201810	Public Works	214 S Riverview Dr	34.66
		0110-7206-605-3-201810	Public Works	N 1st Cir & N 65th Ave - Park & Ride	64.20
		0110-7206-648-3-201810	Public Works	Municipal Lighting Lease	8,060.71
		0110-7206-694-7-201810	Public Works	255 S 56th Pl - Electricity	3,267.27
		0110-7206-578-2-201810	Genl Govt/Facilities	230 Pioneer Ave	160.36
CLARK PUBLIC UTILITIES Total					17,219.79
COAST TO COAST TURF	2991	2991-2018-04	Genl Govt/Facilities	RORC Turf Installation - Retainage	(8,000.00)
			Public Works	RORC Turf Installation	173,440.00
COAST TO COAST TURF Total					165,440.00
COLF CONSTRUCTION LLC	2984	2984-2018-6	Public Works	RORC Construction and Community Building	918,215.45
COLF CONSTRUCTION LLC Total					918,215.45
COLUMBIAN PUBLISHING	116	3226	Genl Govt/Facilities	Advertising - Capital Fac. Plan - Open house	57.60
		3510	Genl Govt/Facilities	Advertising	250.20
			Community Development	Advertising	374.40
		3243	Community Development	AD- Public Hearing/ Road Naming/ Cosgrove Petition	259.20
		3500	Community Development	Comprehensive Plan Amendment	118.80
COLUMBIAN PUBLISHING Total					1,060.20
COMCAST	2271	2271-201810-301	Genl Govt/Facilities	PW/CDD Fax Line	2.11
			Public Works	PW/CDD Fax Line	29.25
			Community Development	PW/CDD Fax Line	34.10
COMCAST Total					65.46
COMCAST BUSINESS	1666	66300330	Genl Govt/Facilities	Internet Services - 230 Pioneer St. - June/July 2018	302.96
COMCAST BUSINESS Total					302.96
DAN'S TRACTOR	134	971547	Public Works	Parks Kubota Mower	117.19
DAN'S TRACTOR Total					117.19
DEPARTMENT OF ECOLOGY	144	0114-201809	Public Works	45th & Royal Rd. Storm Permit fee P17009-Services	677.95
DEPARTMENT OF ECOLOGY Total					677.95
DEPARTMENT OF LICENSING	154	RG0000286-2018	Genl Govt/Facilities	CPL Original - Trusty	18.00
		0154201810-01	Public Works	2016 Ford F250 Sales Tax and Registration	2,656.21
DEPARTMENT OF LICENSING Total					2,674.21
DISCOVERY FINANCIAL SERVICES	2011	2011-201810	Genl Govt/Facilities	Collection Fee 008845-000 Borgar	103.73
DISCOVERY FINANCIAL SERVICES Total					103.73
EFFICIENT COMMUNICATION SOLUTIONS	2126	24444	Public Safety	Remote Technical Support and Software Upgrades	767.40
			Public Works	Remote Technical Support and Software Upgrades	743.10
			Community Development	Remote Technical Support and Software Upgrades	601.13

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EFFICIENT COMMUNICATION SOLUTIONS	2126	24444	Information Technology	Remote Technical Support and Software Upgrades	814.09
EFFICIENT COMMUNICATION SOLUTIONS Total					2,925.72
FERGUSON ENTERPRISES INC # 8423	181	0652944-6	Public Works	MXU's for meter replacement program	7,317.00
		698878	Public Works	Water Meters	7,992.27
FERGUSON ENTERPRISES INC # 8423 Total					15,309.27
GOVERNMENT FINANCE OFFICERS ASSOC	706	146187	Finance	GFOA 2019 Membership - Johnson	160.00
GOVERNMENT FINANCE OFFICERS ASSOC Total					160.00
GRAY AND OSBORNE INC	207	18229.00-7	Public Works	Cmtry Booster Pmp Statn/NR Wtr Mn Prjct	445.17
		17292.00-5	Community Development	Seven Wells Subdivision Final Plat	2,474.57
		17269.00-3	Community Development	Hillhurst Highlands Final Plat	1,002.23
		18274.00-3	Community Development	Abrams Park Well Design and Well Spec	13,316.83
		17272.00-3	Community Development	Quail Hill at Union Ridge Final Plat	649.64
GRAY AND OSBORNE INC Total					17,888.44
GROVER ELECTRIC AND PLUMBING	210	HA77880	Public Works	Water Supplies	46.09
		HA77745	Public Works	Park Supplies	19.96
		HA77829	Public Works	Reiman Rd. Trail - Lights	60.43
GROVER ELECTRIC AND PLUMBING Total					126.48
GSI WATER SOLUTIONS INC.	2971	0727.001-6	Public Works	Hydrological Study	1,860.00
GSI WATER SOLUTIONS INC. Total					1,860.00
H.D. FOWLER COMPANY	2036	I4971768	Public Works	Water Supplies	208.71
		I4971780	Public Works	Water Supplies	297.45
		I4964158	Public Works	Water Meter Supplies	1,467.83
H.D. FOWLER COMPANY Total					1,973.99
HARPER HOUF PETERSON RIGHELLIS INC.	1678	43636	Public Works	Division St. Storm Improvements	1,236.02
HARPER HOUF PETERSON RIGHELLIS INC. Total					1,236.02
HARRY'S LAWN AND POWER EQUIPMENT	214	148733	Public Works	Operational Supplies	224.26
		148734	Public Works	Storm Supplies	207.35
HARRY'S LAWN AND POWER EQUIPMENT Total					431.61
HOME DEPOT CREDIT CARD SERVICES	1805	9022708	Genl Govt/Facilities	Supplies - Roundabout Grapes/PW Shop/Mike's Truck	4.07
			Public Works	Supplies - Roundabout Grapes/PW Shop/Mike's Truck	136.15
			Community Development	Supplies - Roundabout Grapes/PW Shop/Mike's Truck	0.32
		4080018	Public Works	Reiman Trail Supplies	66.00
		8022921	Public Works	Roundabout Grapes Supplies	38.75
HOME DEPOT CREDIT CARD SERVICES Total					245.29
HONEY BUCKETS	223	550800873	Public Works	Davis Park Port-a- Potty	298.00
HONEY BUCKETS Total					298.00
JACKIE FRANSEN	3077	3077-2018	Genl Govt/Facilities	Abrams Park Refundable Deposit - Fransen	100.00
JACKIE FRANSEN Total					100.00
LEE KNOTTNERUS	1765	1765-201810-01	Genl Govt/Facilities	WC - Special Occasion License Reimb. - Knottnerus	60.00
LEE KNOTTNERUS Total					60.00
LES SCHWAB TIRES WOODLAND	272	42600302303	Public Safety	PD Vehicle Maint - Tires for 2015 Explorer	83.85
		42600301497	Public Safety	The Balancing	83.85
LES SCHWAB TIRES WOODLAND Total					167.70

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LOWES HOME IMPROVEMENT	279	913940	Genl Govt/Facilities Public Works	Don's Truck Supplies Don's Truck Supplies	36.09 324.82
LOWES HOME IMPROVEMENT Total					360.91
LYNCH JANITORIAL AND CLEANING LLC	2197	182232	Genl Govt/Facilities Public Safety Public Works Community Development	September 2018 - Janitorial Service September 2018 - Janitorial Service September 2018 - Janitorial Service September 2018 - Janitorial Service	202.69 159.91 110.42 166.65
LYNCH JANITORIAL AND CLEANING LLC Total					639.67
MARIUS L MALATTIA	1817	114	Community Development	Design Reviews	1,182.50
MARIUS L MALATTIA Total					1,182.50
MELISSA FARIAS	3076	MEC-18-0117	Genl Govt/Facilities	Refund for Permit MEC-18-0117	25.00
MELISSA FARIAS Total					25.00
MUNICIPAL EMERGENCY SERVICES INC	2235	IN1262739	Public Safety	Armor and ID panels	353.93
MUNICIPAL EMERGENCY SERVICES INC Total					353.93
NAPA AUTO PARTS	498	76691	Genl Govt/Facilities Public Works Community Development Public Works Public Safety Public Safety Public Works	PW FTE and New GMC Truck (Donald Webberly) PW FTE and New GMC Truck (Donald Webberly) PW FTE and New GMC Truck (Donald Webberly) Core Dep. Refund -Crippen & Parks/Streets Supplies PD Vehicle Maint Vehicle Maint Bulk Trailer Wire - GMC Truck	3.03 135.03 1.99 41.94 8.69 7.53 18.97
NAPA AUTO PARTS Total					217.18
NORTHSTAR CHEMICAL INC.	1019	131778	Public Works	Sodium Hypochlorite	845.52
NORTHSTAR CHEMICAL INC. Total					845.52
ON-HOLD CONCEPTS INC	2217	465761	Information Technology	On Hold Music OCT 2018	24.95
ON-HOLD CONCEPTS INC Total					24.95
PACIFIC OFFICE AUTOMATION	1564	60700183	Genl Govt/Facilities Public Works Community Development Public Works Community Development	City Hall Copier& PW Printer City Hall Copier& PW Printer City Hall Copier& PW Printer PW/CDD New Machine PW/CDD New Machine	776.60 48.57 2.29 173.44 173.46
PACIFIC OFFICE AUTOMATION Total					1,174.36
PATRICK HILDRETH BRAND AND DESIGN	2372	1191	Genl Govt/Facilities Information Technology	Prof Design/Web Maint/Dowtn Dist Logo Design Prof Design/Web Maint/Dowtn Dist Logo Design	1,075.00 175.00
PATRICK HILDRETH BRAND AND DESIGN Total					1,250.00
PBS ENGINEERING AND ENVIRONMENTAL	342	0070940.001-22	Public Works	RORC Phase II P16000 Services Hillhurst Frontage Rd.	20,503.75 3,487.50
		0071272.000-4	Community Development	Developer Plan Review - Aug 2018	18,550.00
		HDJ4083.002-30	Public Works	35th & Pioneer Roundabout Phase 2 P17006 Services	7,896.50
		0071069.000-12	Public Works	S. 45th / Royle Rd. Improvements	25,989.78
PBS ENGINEERING AND ENVIRONMENTAL Total					76,427.53
PLATT ELECTRIC SUPPLY	766	T389146	Public Works	Park Supplies	17.30
		T390766	Public Works	Park Supplies	131.50

Attachment: October 11 2018 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
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PLATT ELECTRIC SUPPLY	766	T367356	Public Works	Overlook Park Lights	364.51
PLATT ELECTRIC SUPPLY Total					513.31
PRECISION PAVING PLUS LLC	2924	2924-201810	Genl Govt/Facilities	City Wide Road Repairs 5% Retainage Release	5,949.10
PRECISION PAVING PLUS LLC Total					5,949.10
PURCHASE POWER	356	0356-201810	Genl Govt/Facilities	Postage Meter Refill	510.15
PURCHASE POWER Total					510.15
RAUL MORA	3074	3074-2018	Genl Govt/Facilities	Park Refundable Deposit - Mora	100.00
RAUL MORA Total					100.00
RIDGEFIELD ART ASSOCIATION	2501	2501-2018	Genl Govt/Facilities	Farm to Table Catering 2018	2,156.00
RIDGEFIELD ART ASSOCIATION Total					2,156.00
RIDGEFIELD SCHOOL DISTRICT	378	1001800005	Public Works	RORC Turf Grooming 60%	33,326.50
		1001800006	Public Works	RORC Engineering Construction Management	213,613.54
		1001800007	Public Works	RORC Engineering Construction Management	151,427.37
RIDGEFIELD SCHOOL DISTRICT Total					398,367.41
SANDRA HOOTS	2163	2163-201810	Public Safety	Mileage Reimbursement - Hoots	37.06
SANDRA HOOTS Total					37.06
SANDY'S SIGN AND DESIGN	556	545-18	Genl Govt/Facilities	City Decals	390.24
SANDY'S SIGN AND DESIGN Total					390.24
SIMPLIFILE	2962	E5520478	Public Works	Recording Fees - Hillhurst Frontage Rd. Imp.	114.84
		E5521860	Genl Govt/Facilities	Recording Fees - Gee Creek HOA	127.84
SIMPLIFILE Total					242.68
STAPLES CONTRACT & COMMERCIAL INC	2884	8051621756	Genl Govt/Facilities	Office and Operational Supplies	81.98
			Public Safety	Office and Operational Supplies	50.94
			Public Works	Office and Operational Supplies	99.95
			Community Development	Office and Operational Supplies	213.68
			Finance	Office and Operational Supplies	9.78
STAPLES CONTRACT & COMMERCIAL INC Total					456.33
THE PARR COMPANY	964	26426537	Community Development	Hard Hat Marsh	8.88
		26423482	Public Works	Round a Bout Grapes Harvest Buckets	61.58
THE PARR COMPANY Total					70.46
TRACY BLEHM	809	0809-201809	Human Resources	Mileage Reimbursement - Blehm	95.47
TRACY BLEHM Total					95.47
WILCOX AND FLEGEL	1469	0304463-IN	Genl Govt/Facilities	Fuel for PW facilities and PW utilities	92.22
			Public Works	Fuel for PW facilities and PW utilities	1,228.25
			Community Development	Fuel for PW facilities and PW utilities	63.31
WILCOX AND FLEGEL Total					1,383.78
YONYA DESHIELL	2954	2954-201809-02	Community Development	Mileage Reimbursement - DeShiell WSAPT Conf	342.26
		2954-201809-01	Community Development	Meals Per-diem - WSAPT Conf.	182.00
YONYA DESHIELL Total					524.26
Grand Total					1,740,426.99

Attachment: October 11 2018 Claims Report (Approval of Claims And/Or Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: October 11, 2018
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Minutes from September 27, 2018 Meeting

AGENDA ITEM TITLE:

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

GOVERNING LEGISLATION:

Not applicable

PREVIOUS COUNCIL ACTION TAKEN:

Not applicable

SUMMARY/BACKGROUND:

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

BUDGET/FINANCIAL IMPACTS:

Not applicable

RECOMMENDED ACTION OR MOTION:

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

1. "I move to approve the consent agenda"

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS: 09-27-2018 (PDF)



CITY OF RIDGEFIELD, WASHINGTON
City Council MEETING MINUTES
September 27, 2018
Regular Meeting - 6:30 PM

STUDY SESSION - 6:00 P.M.

1. 2019 Budget - Initiatives and Capital Projects

GENERAL SESSION CALL TO ORDER - 6:30 PM - [6:30 PM](#)

FLAG SALUTE

ROLL CALL

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

MOTION: Council member Darren Wertz moved to excuse Council member Ron Onslow from the meeting.

SECOND: Council member Sandra Day

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

Vote - No: None.

Motion Passed.

LATE CHANGES TO THE AGENDA

None.

PUBLIC COMMENT - [6:31 PM](#)

Peggy Reed - Resident

Concerns regarding street name change to Royle Road.

Don't see any confusion about street names as stated in the report.

Street name has been changed in the past from 33rd to 45th.

Would like to know what the confusion is.

Chuck Green - RORC Construction Manager

Provided an update on Ridgefield Outdoor Recreation Complex construction project.

Attachment: 09-27-2018 (Approval of Minutes)

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

1. Approval of Claims And/Or Payroll
2. Approval of Minutes from September 13, 2018 Meeting

PRESENTATION - [6:35 PM](#)

Officer King Lifesaving Award - John Brooks, Police Chief

BUSINESS

1. **Resolution No. 546 - Approval of Road Renaming for Hillhurst/9Th Ave. and Royle/45Th Ave. - [6:42 PM](#)**

As part of the 2018 Community Development work program, City Council requested that the Community Development Department initiate the process of renaming S 9th Avenue to S Hillhurst Road between Pioneer Street and Cemetery Road, and renaming 45th Avenue/NW 31st Avenue to Royle Road between S Hillhurst Road and NW 289th Street. The motivation for this project was for the two subject streets to have the same name along their entire length within the City of Ridgefield to simplify navigation for emergency services, residents, and visitors.

City Council conducted discussion.

MOTION: MOVED TO ADOPT RESOLUTION NO. 546 AS PRESENTED.

RESULT:	ADOPTED [5 TO 1]
MOVER:	John Main, Councilor
SECONDER:	David Taylor, Councilor
AYES:	Taylor, Stose, Wertz, Main, Day
NAYS:	Wells
ABSENT:	Onslow

2. **Resolution No. 547 – Approval of Support of I-5 Bridge Replacement Project - Steve Stuart, City Manager**

The City of Vancouver, Clark County, and other local jurisdictions recently passed resolutions supporting the replacement of the I-5 bridge and asking the Governor and Legislature to provide adequate funding to pursue such replacement. City Council directed staff to draft a resolution at September 13th meeting. Proposed resolution supports efforts to begin a new project development process for an Interstate 5 Bridge Replacement, consisting of: Multimodal highway and interchange improvements to include capacity for motorized vehicles, bicycles, and pedestrians, replacement bridge, dedicated guideway for high capacity transit, Oregon income tax deduction for any tolls paid by Ridgefield and Clark County residents who would be the most impacted, regional input into the ultimate project solution and funding strategy, and expedited review and approval maximizing information gathered as part of the \$175 million, 8-year Columbia River Crossing project.

Amendment: Update language from Interstate 5 Bridge Replacement to Interstate 5 Corridor Project; and update 1.d Oregon income tax deduction to Oregon income tax credit.

MOTION: MOVED TO ADOPT RESOLUTION NO. 547 AS AMENDED.

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

3. Motion - Approval of Hillhurst Highlands Final Plat - 6:58 PM

The Ridgefield Hearing Examiner approved the preliminary plat for the Hillhurst Highlands Planned Unit Development on June 27, 2017, as PLZ-16-0104. The project proposes to subdivide Assessor's parcel 215806000 (25.47 acres) into 79 single-family residential lots. The lots range from 4,549 sq. ft. (Lot 71) to 15,229 sq. ft. (Lot 9), consistent with the lot size approved for the Hillhurst Highlands PUD. The average lot area is 6,559 sq. ft. The final plat also includes storm facility Tract A, open space Tracts C-1 and C-2, critical area and buffer Tracts D and E, and landscaping tracts H and J, and pedestrian pathway Tracts B, F, and G, all to be owned and maintained by the HOA. Tracts C1 and C2 include an easement dedicated to the City of Ridgefield for access and inspection.

City Council conducted discussion.

Joe Melo, developer of the proposed plat spoke in favor of the project.

MOTION: MOVED TO APPROVED HILLHURST HIGHLANDS FINAL PLAT AS PRESENTED.

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

PUBLIC HEARING/BUSINESS**1. Public Hearing and First Reading of Ordinance No. 1270 - Petition to Annex Cosgrove Property - 7:06 PM**

The Ridgefield Community Development Department received a Notice of Petition to Annex application 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 as the zoning designation for the annexation area.

City Council conducted discussion.

Mayor opened the hearing: 7:08PM

Elizabeth Heidgerken - County Resident

How will the new sports complex affect Carty Road and the potential development?

What is the plan for Carty Road?

Ron Rowing - Resident

Questions regarding final plat approval - how does Council determine quality project?

Tony Golden - County Resident

Not sure what the plans are for the proposed annexation.

Would like to hear from the property owner.

Bob Cosgrove - Owner of the proposed annexation

Been through the development process before with the County.

This parcel can be developed in the County or in the City.

Project would be expensive due to lack of infrastructure.

Intent for the parcel is to keep as is, no plan for development in the near future.

Ceres Golden - County Resident

Live next door to the proposed property.

Letter was submitted into the records prior to the hearing.

Signed a letter with the City that I would not build on my property for 10 years, I only requested to cut few trees which never did.

Mayor closed the hearing: 7:15PM

Staff addressed concerns brought up during the hearing - plans for Carty Road and County's Urban Forestry Program, not the City of Ridgefield.

First reading conducted.

2. Public Hearing and First 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.

Mayor opened the hearing: 7:21PM

No testimony received.

Mayor closed the hearing: 7:21PM

First reading conducted.

3. Public Hearing and First Reading of Ordinance No. 1272 – Ridgefield Development Code Update - 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 toward the interior of any site. Finally, any site within 200 feet of the Interstate 5 right-of-way must meet the previously adopted commercial design standards for structures regardless of zone.

City Council conducted discussion.

Mayor opened the hearing: 7:37PM

Pat Jeffries - Non Resident

The proposed code is all about esthetics.

What I read from the code it doesn't solve anything.

Part of the storage adjacent to the public right of way has to be enclosed, doesn't say anything about the other sides.

Forget about the roofs on the inside.

Claudette Brogh - Resident

Question - Are all storage facilities going to be the same?

Storage unit located on 45th Ave has broken down truck in the right of way of the storage - it's an eye sore for the new developments coming in. Will that get improved?

Roy Garrison - County Resident

Attended Planning Commission meetings.

Few things are good but most thing disagree with in the code.

We should allow things to occur - shouldn't be to dictatorial.

This code needs modifications.

Mayor closed the hearing: 7:42PM

First reading conducted.

4. Public Hearing and First 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 L5 standard which requires trees, shrubs, and ground cover. Added to this standard landscape buffer is a requirement that at least 50% of the required trees be Blue Spruce 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 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.

Mayor opened the hearing: 7:54PM

Roy Garrison - County Resident

Owner of the parcel located at the junction off Pioneer Street.

What is the freewayscape supposed to be, what's the point?

WSDOT send me a letter for having tansy on my property.

We already have a good sign ordinance.

Rob Aichele - Resident

Only notice trash, dead shrubs in the median or someone holding signs when exiting the freeway.

When driving down the freeway I focus on driving.

Look into options that don't require irrigation.

Focus on safety while you're driving, only notice landscaping when you are stopped.

Mayor closed the hearing: 8:00PM

First reading conducted.

PUBLIC COMMENT - 8:01 PM

Claudette Brogh - Resident

Hillhurst Road paving concerns, repaving is needed to fix the road.

Peggy Reed - Resident

Why 45th avenue has to be changed to Royle Road?

Process is very costly to residents.

Ron Rowing - Resident

How does City Council determine quality project before project is build?

Tony Golden - County Resident

Royle Road has history.

Royle Road is a reference point.

Sharol Mitchell - Resident

Street name change, Royle road is close to where I live.

My street name also changed before and I didn't move an inch.

Interstate 5 bridge comments, additional bridges are needed. Not just I5 or 205 bridges.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council - 8:10 PM

Council Member Taylor - Attended City Manager briefing.

Council Member Wertz - Attended Budget Committee meeting, City Manager briefing, chamber of commerce meeting, main street meeting, 3 ribbon cutting ceremonies, Vancouver business journal reception.

Council Member Wells - Attended several meetings during the week including ribbon cutting ceremonies for new businesses, city staff picnic.

Council Member Main - Attended City Manager briefing, Ridgefield arts association board meeting.

Council Member Day - Attended most of the meetings mentioned including county commission on aging meeting, Clark Regional Wastewater board meeting.

Mayor

Thanked Council Member Main for all he has done for the City during his time on Planning Commission and City Council.

Proclamation - Suicide Awareness and Prevention Month

City Manager

City Manager Steve Stuart - Addressed questions brought up during the public comment. City Council interviews will be conducted on October 4th.

Community Development Director Jeff Niten - Community Development report provided.

Finance Director Kirk Johnson - Investment portfolio report provided.

Deputy City Manager Lee Knottnerus - City Hall is getting prepped for new paint job, upcoming event updates provided.

Police Chief John Brooks - Coffee with a Cop and Neighbors on Watch is scheduled for October 3rd.

ADJOURN - [8:35 PM](#)

Julie Ferriss, City Clerk

Don Stose, Mayor

Attachment: 09-27-2018 (Approval of Minutes)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: October 11, 2018

ITEM: CONSENT AGENDA

AGENDA ITEM TITLE: Approval of Interlocal Agreement Between the City and Cowlitz Indian Tribe

Approval of interlocal agreement between City and Indian Cowlitz Tribe

STAFF CONTACT: Steve Stuart, City Manager

ATTACHMENTS: Interlocal Agreement-City,Cowlitz Tribe (PDF)

INTERLOCAL AGREEMENT BETWEEN THE CITY RIDGEFIELD AND THE COWLITZ INDIAN TRIBE

Parties to this Inter-Governmental Agreement ("Agreement") are:

The CITY:

City of Ridgefield
c/o City Manager
230 Pioneer St.
Ridgefield, WA 98642

The TRIBE:

Cowlitz Indian Tribe
c/o Tribal Chairman
1055 9th Ave., Suite B
Longview, WA 98632

This Interlocal Agreement is entered into pursuant to the Interlocal Cooperation Act of RCW Chapter 39.34 by and between the CITY OF RIDGEFIELD, a Washington municipal corporation, ("CITY"), and the COWLITZ INDIAN TRIBE ("TRIBE"), a federally recognized Indian Tribe, both of whom are "public agencies" for purposes of this Agreement. This Agreement shall be effective _____, 2018.

RECITALS

WHEREAS, the Tribe is a federally recognized Indian Tribe organized under a written Constitution; and

WHEREAS, the Tribe is the beneficial owner of the Cowlitz Indian Reservation ("Reservation"), which consists of approximately 156 acres of land located in Clark County, Washington, adjacent to the corporate boundary of the City. Title to the Tribe's Reservation trust lands is owned and held in trust by the United States of America for the benefit of the Tribe; and

WHEREAS, on June 16, 2014, the Tribe and the State of Washington entered into a tribal-state gaming compact (the "Compact") to permit the Tribe to conduct Class III gaming activities on the Reservation, consistent with the Indian Gaming Regulatory Act of 1988; and

WHEREAS, the State of Washington, its political subdivisions, and Washington municipal corporations, including the City, have not acquired criminal or civil jurisdiction over the Reservation pursuant to federal law, most notably Public Law 280, codified as 18 U.S.C. §1162 and 28 U.S.C. §1360; and

WHEREAS, the Tribe has constructed and is now operating a gaming and resort facility ("Facility") on a portion of the Reservation, and on April 18, 2017, the Tribe executed an interlocal agreement with Clark County by which the Clark County Sheriff's office will provide law enforcement services to the Tribe on the Reservation for compensation; and

WHEREAS, the City operates a municipal police department with suitably trained and certified police officers and equipment sufficient to serve all of the land within and immediately

Attachment: Interlocal Agreement-City, Cowlitz Tribe (Interlocal Agreement City and Cowlitz Indian Tribe)

surrounding the City, including the Reservation, on a 24 hour per day, 7 days per week basis and anticipates that it may be called upon to enforce state and local law on the Reservation; and

WHEREAS, the City, Clark County and other near-by governments have executed a mutual aid agreement, pursuant to the Washington Mutual Aid Peace Officers Powers Act (RCW Ch. 10.93) in which each agrees to provide law enforcement services in the territory of the other as need and as staffing levels allow; and

WHEREAS, before the City can provide any law enforcement services on the Reservation pursuant to its mutual aid agreement with Clark County or otherwise, the Tribe must provide express authority to the City to provide law enforcement services on the Reservation through a duly authorized and executed Interlocal agreement, such as this; and

WHEREAS, the Tribe will execute a limited waiver of sovereign immunity in favor of the City, pursuant to which any disputes between the Parties arising from activities allowed by this Agreement can be resolved in a fair, expeditious and equitable manner.

NOW, THEREFORE, pursuant to Chapter 39.34 RCW and based upon the foregoing Recitals, which are incorporated herein by this reference, the Parties agree as follows:

1. **Purpose.** The purpose of this Agreement is to memorialize the terms under which the Tribe will authorize the City to provide law enforcement services on the Reservation, consistent with applicable state, federal and tribal laws.
2. **Effective Date, Term and Amendment of Agreement.**
 - 2.1 Effective date. This Agreement shall be effective upon the execution of this Agreement by the City and the Tribe.
 - 2.2 Term. This Agreement shall remain in effect for 10 years from the date of execution and automatically expire on the 10-year anniversary of the effective date, or automatically expire if or when the interlocal agreement with the Clark County Sheriff's Office expires, whichever is earlier, unless renewed or terminated earlier pursuant to Section 2.3.
 - 2.3 Amendment. This Agreement may be amended, including an amendment to its term, only by written instrument executed by the duly authorized representatives of both parties. Any such amendment shall be effective immediately upon execution unless a different effective date is specified in the instrument.
3. **Federal or Tribal Law Unaffected.** Federal jurisdiction under the Major Crimes Act (18 U.S.C. §1153), the Indian Country Crimes Act (18 U.S.C. §1152) and any other applicable federal or Tribal law will continue unaffected by this Agreement.
4. **State Laws Adopted as Tribal Law** The Cowlitz Tribal Council has adopted the Washington State criminal statutes, pursuant to Section 5.2, of the interlocal agreement with the Clark County Sheriff's Office, for enforcement on the Cowlitz Indian Reservation. As set forth

in Exhibit A, of the Interlocal Agreement with the Clark County Sheriff's Office, the Cowlitz Indian Tribe has not and will not confer concurrent jurisdiction on the Cowlitz Indian Reservation to the State of Washington or its political sub-divisions.

5. Scope of Powers Granted to, and Responsibilities Assumed by, the City.

- 5.1** For purposes of this Agreement, "Indian" means any individual who is a member of the Cowlitz Indian Tribe, any individual who is a member of any other federally recognized tribe, and any individual who is an Indian as defined in 25 U.S.C. §1301(4).
- 5.2** The Tribe grants and conveys to the City, and the City hereby accepts, the right, power, authority and jurisdiction to enforce on the Reservation all Washington State criminal statutes, which have been adopted in accordance with paragraph 4 as Tribal law.
- 5.3** It is anticipated by the Parties that the City will not be a first responder to a call for service at the Reservation. The Parties also understand that the City will not be called under normal circumstances to back-up County Sheriff's Deputies at the Reservation, but rather the County will provide one or more additional deputies as back-up. The Tribe has communicated these understandings directly to the Clark County Sheriff and the Clark Regional Emergency Services Agency (CRESA). Notwithstanding these operating assumptions, if City Police officers are called to the Reservation, it will only be under one of the circumstances described in this Subsection 5.3.
 - 5.3.1** City Police officers may be called to the Reservation by CRESA, the Clark County Sheriff or the Tribe as back-up to assist the Clark County Sheriff's Office on a call for service at the Reservation. In these circumstances, any reimbursement is addressed under the City's mutual aid agreement with the County.
 - 5.3.2** City Police officers may be hired by the Tribe or ilani to assist with a special event at the Reservation under the following terms:
 - 5.3.2.1** Any request for such assistance will be approved by the Ridgefield Chief of Police.
 - 5.3.2.2** The Tribe will compensate the City for such assistance at the same rate as the Tribe pays the Clark County Sheriff's Office (Currently \$88.00 per hour).
 - 5.3.2.3** The City shall invoice the Tribe for such services, and the Tribe shall pay any such invoices within 60 days of presentment.

6. Law Enforcement Activities by City Police Officers. Any law enforcement activities, including arrests, made by City Police on the Reservation will be limited to the following situations:

- 6.1** If a City police officer is called to the Reservation under Subsection 5.3 County Sheriff's Deputies shall be responsible for transport, booking, holding and any prosecution of

suspects. The County and/or Tribe, but not the City, shall be responsible for all costs associated with these procedures.

7. Dispute Resolution.

- 7.1** In an effort to streamline the resolution of any disputes under this Agreement, the City and Tribe agree to the methods and measures in this section to resolve any disputes.
- 7.2** The Tribe and the City shall make their best efforts to resolve disputes that occur under this Agreement by good faith negotiations whenever possible.
- 7.3** Disputes between the Tribe and the City shall first be subject to a process of meeting and conferring in good faith as a way to foster cooperation and efficiency in the administration of the terms, provisions and conditions of this Agreement as follows:
- 7.3.1** Either party shall give the other, as soon as possible after the event giving rise to the concern, written notice setting forth, with specificity, the issues that need to be resolved.
- 7.3.2** The parties shall meet and confer in a good faith attempt to resolve the dispute through negotiation not later than 14 days after receipt of the notice, unless both parties agree in writing to a time extension.
- 7.3.3** If the parties are unable to resolve the dispute amongst themselves within 21 days, one party or the other shall submit a written request to engage in mediation to be conducted in Clark County, Washington with a mutually acceptable mediator. If the parties cannot reach agreement on the selection of a mediator within 21 days of the date the written mediation request letter was received by the other party, the mediation will be administered by JAMS, Seattle Washington Office using a JAMS mediator and protocol. The parties will pay their own costs, including witness and attorney fees.
- 7.4** In the event of an unsuccessful direct discussion or mediation, each party consents to the personal jurisdiction of the Washington Superior Court in and for Clark County for the resolution of all remaining claims, disputes, proceedings or actions in any way arising from or out of this Agreement or the subject matter of this Agreement, including but not limited to torts, breach of contract, declaratory, injunctive and monetary relief.

8. Mutual Indemnification:

- 8.1 Indemnification of the City by the Tribe.** The Tribe shall protect, indemnify, and save the City harmless from and against any damage, cost or liability including reasonable attorney fees, for injuries to persons or property arising from acts or omissions of the Tribe, its employees, agents or sub-contractors, howsoever caused. The Tribe shall further hold the City harmless from and against any claims or lawsuits brought by third parties against the City and its officers for police actions taken on tribal lands, except to the extent arising from the negligent acts or omissions of the City as set forth in

Paragraph 8.2. The Tribe will be responsible for any damages sustained by its employees to City equipment and/or fixtures and shall provide all repairs/replacements, as appropriate, at no cost to the City.

8.2 Indemnification of the Tribe by the City. The City shall protect, indemnify, and save the Tribe harmless from and against any damage, cost or liability including reasonable attorney fees, for injuries to persons or property arising from the negligent acts or omissions of the City, its employees, agents or sub-contractors,. The City will be responsible for any damages sustained by its employees to Tribe equipment and/or fixtures and shall provide all repairs/replacements, as appropriate, at no cost to the Tribe.

9. Insurance Requirements. The Tribe shall obtain commercial general liability insurance coverage at the Tribe's cost that shall be maintained in full force and effect during the term of this agreement. This insurance shall cover bodily injury, property damage, civil rights claims and contractual liability with the following minimum limits: each occurrence: two million dollars (\$2,000,000); general, annual aggregate: five million dollars (\$5,000,000). The City, its officers, officials, and employees, shall be named as additional insureds on the Tribe's policy for all services provided by the City in Section 5.3, and proof of such coverage shall be provided prior to entry of this agreement. The Tribe's insurance coverage shall be primary insurance as respects the City in providing police services on tribal lands. Any insurance, self-insurance, or insurance pool coverage maintained by the City shall be in excess of the Tribe's insurance and shall not contribute to it.

10. Construction and Enforcement. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington. Each Party consents to the personal jurisdiction of the Superior Court of the State of Washington for all claims, disputes, proceedings or actions in any way arising under, or relating to, this Agreement or the subject matter of this Agreement. Venue for any such claim shall be exclusively in the Superior Court for Clark County. The descriptive headings of the sections of this Agreement are for convenience only and are not to be used in the construction of the contents of this Agreement. This Agreement may be executed in multiple counterparts, each of which will be an original instrument, but all of which will constitute one agreement.

11. Limited Waiver of Sovereign Immunity/Choice of Law. The Tribe hereby grants a limited waiver of sovereign immunity and consents to suit against it by the City for the limited purpose of specifically enforcing the obligations of the Tribe as set forth in this Agreement. This Limited Waiver of Sovereign Immunity is limited to actions brought only by the City, and shall not be construed as extending to any other individuals, governmental entities or third parties.

11.1 By this limited waiver of sovereign immunity, the Tribe expressly agrees that the City may seek relief in Clark County Superior Court for any claims, including enforcement of indemnification and hold harmless agreements, breach of contract, declaratory, injunctive

and monetary relief arising as a result of services provided by the City pursuant to this Agreement, including satisfaction of any judgment arising hereunder, from the Tribe, limited only to the amount of the Tribe's liability insurance.

11.2 In no instance shall the parties be entitled to consequential damages, punitive damages or lost profits.

11.3 The limited waiver of sovereign immunity set forth herein shall be expressly adopted and ratified by the Cowlitz Tribal Council by council resolution, which is attached as Exhibit B and incorporated herein by this reference.

12. Entire Agreement. This Agreement and its referenced exhibits supersede any and all other agreements, either oral or in writing, between the Parties with respect to the terms of this Agreement. Each Party to this Agreement acknowledges that no representation, inducements, promises, or agreements, orally or otherwise, have been made by any Party, or anyone dealing on behalf of any party which is not embodied herein, and that no other agreement, statement, or promise not contained in this Agreement shall be valid or binding on either Party, except that any other written agreement shall be valid as between the signing Parties.

13. No Third Party Beneficiaries. There shall be no third-party beneficiaries to this Agreement. The rights and obligations set forth in this agreement extend only to the Parties, and no other person, agency, or entity shall derive any rights or bear any obligations as a result of this Agreement, including the right to enforce any provision hereof.

14. Notice. Unless notified in writing otherwise, the Parties shall use the addresses, phone numbers, facsimile numbers and e-mail addresses stated on the first page of this Agreement for all notices under this Agreement.

15. Authorization. The Tribe warrants that William Iyall, Chairman of the Cowlitz Tribal Council, has been authorized by an appropriate resolution to execute this Agreement on behalf of the Tribe. The City warrants that Don Stose, Mayor of the City of Ridgefield, has been authorized by appropriate action of the Ridgefield City Council to execute this Agreement on behalf of the City.

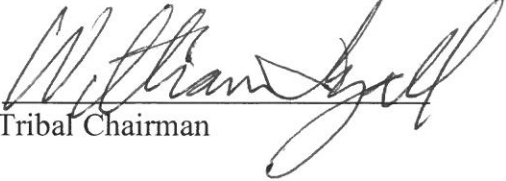
16. Incorporated Exhibits. The following exhibits are attached hereto, referenced herein and made a part hereof:

- Exhibit A – Interlocal Agreement with the Clark County Sheriff's Office
- Exhibit B – Tribal Council Resolution expressing the limited waiver of sovereign immunity set forth herein.

IN WITNESS WHEREOF, this Agreement has been executed by the authorized representative of each party on the date set forth below:

THE COWLITZ INDIAN TRIBE

CITY OF RIDGEFIELD

By: 
Tribal Chairman

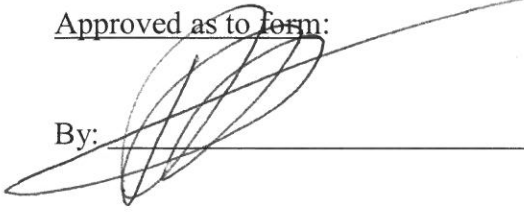
By: _____
Steve Stuart, City Manager

Dated 10/6/18

Dated _____

Approved as to form:

Approved as to form:

By: 

By: _____
Janean Parker, City Attorney



Cowlitz Indian Tribe

Tribal Council
Resolution No. 18-44

Short Title: **Authorization to Approve an Agreement for Law Enforcement Between the City of Ridgefield, Washington, and the Cowlitz Indian Tribe, and Approve a Limited Waiver of Sovereign Immunity.**

WHEREAS, the Cowlitz Indian Tribe is Acknowledged as a Sovereign Indian Nation by the United States Governments, and

WHEREAS, the Cowlitz Indian Tribal Council is the governing body of the Cowlitz Indian Tribe as authorized by the Tribe's Constitution and By-laws, and

WHEREAS, the Cowlitz Indian Tribe has negotiated an Agreement for Law Enforcement and Prosecution between Clark County, Washington, and the Cowlitz Indian Tribe which authorizes additional Agreements with other Police Agencies, and

WHEREAS, the Cowlitz Indian Tribe has negotiated an Agreement for Law Enforcement with the City of Ridgefield, Washington, as attached to this Resolution, and

WHEREAS, the Agreement must be signed by the Tribal Chairman and does require a limited waiver of sovereign immunity to complete the Agreement, and

NOW THEREFORE IT BE RESOLVED, by the Tribal Council of the Cowlitz Indian Tribe, that the Tribal Chairman is authorized to sign the attached Agreement, and that the limited waiver of sovereign immunity in the Agreement is hereby approved.

---CERTIFIED---

The foregoing resolution was adopted by the Tribal Council on 06 OCT 2018 by a vote of 14 For, 0 Against and 0 Abstain.

Patty Kinswa-Gaiser
Patty Kinswa-Gaiser, Tribal Council Chair

Randy Raphael, RECORDING SECRETARY
for Cathy Raphael, Tribal Council Secretary

Attachment: Interlocal Agreement-City, Cowlitz Tribe (Interlocal Agreement City and Cowlitz Indian Tribe)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: October 11, 2018

ITEM:

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Granting to the Port of Ridgefield a Franchise to Construct, Operate, and Maintain Fiber Optic Cable Within the Rights of Way of the City of Ridgefield Washington

GOVERNING LEGISLATION:

Revised Code of Washington Chapter 35A.47.040 – Franchises and Permits – Streets and Public Ways

PREVIOUS COUNCIL ACTION TAKEN:

None.

BACKGROUND:

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.

BUDGET/FINANCIAL IMPACTS: The City will be able to recoup administrative costs for drafting the Franchise agreement, and revenue from the lease of the fiber will be subject to state sales tax and a 5-percent franchise fee.

RECOMMENDED ACTION OR MOTION:

Staff recommends Council adopt Ordinance No. 1262 by making the following motion:

“I move to adopt Ordinance No. 1262 as presented.”

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS:

Port Franchise EXHIBIT A

(DOCX)

ORDINANCE NO. 1262**AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON GRANTING TO THE PORT OF RIDGEFIELD A FRANCHISE TO CONSTRUCT, OPERATE, AND MAINTAIN FIBER OPTIC CABLE WITHIN THE RIGHTS OF WAY OF THE CITY OF RIDGEFIELD WASHINGTON**

WHEREAS, the City Council for the City of Ridgefield ("City") finds that entering into a franchise agreement with the Port of Ridgefield ("Port") is in the public interest and for the benefit the citizens of Ridgefield; and

WHEREAS, the City and the Port now desire to set forth the terms and conditions of the City's grant of a franchise to construct, operate, and maintain fiber optic cable within City rights of way; and

WHEREAS, the City Council has considered the terms and conditions of this Franchise at its meetings on May 10, May 24 and October 11 2018

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

Section 1. Findings of Fact. Each and every of the recitals contained in the 'whereas' clauses of the preamble to this ordinance are hereby adopted as findings of fact and incorporated herein fully by reference.

Section 2. Grant of Franchise. The City Council hereby grants a franchise to the Port of Ridgefield to construct, operate, and maintain fiber optic cables within the rights of way of the City of Ridgefield in accordance with the terms and conditions set forth in the Franchise Agreement, attached hereto as Exhibit A and incorporated fully by this reference. The City Manager is authorized to enter into the Franchise Agreement substantially in the form attached hereto as Exhibit A.

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.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 11TH DAY OF OCTOBER, 2018.

CITY OF RIDGEFIELD

Mayor, Don Stose

ATTEST:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First reading:	May 10, 2018
Second Reading/Passage:	October 11, 2018
Date of Publication:	October 17, 2018
Effective Date:	November 15, 2018

EXHIBIT A**CITY OF RIDGEFIELD AND PORT OF RIDGEFIELD NON-EXCLUSIVE FRANCHISE
TO CONSTRUCT, OWN, MAINTAIN, OPERATE, REPLACE AND REPAIR
TELECOMMUNICATIONS CABLE WITHIN PUBLIC STREETS AND RIGHTS-OF-
WAY OF THE CITY**Section 1. Definitions.

Where used in this franchise ("Franchise") these terms have the following meanings:

A. "City" means the City of Ridgefield, a Washington municipal corporation, and its respective successors and assigns.

B. "Port" means the Port of Ridgefield, a Washington municipal corporation, and its respective successors and assigns.

C. "Facilities" means cable conduit, manholes, handholes, pedestals, and all other necessary or convenient facilities and appurtenances thereto for the purpose of operating telecommunications cable, whether the same be located over or under ground.

D. "Franchise Area" means every and all of the public roads, streets, avenues, alleys, highways and rights-of-way of the City as now or hereafter laid out, platted, dedicated or improved, but shall not include private roads, streets, avenues and alleys.

E. "Ordinance" means Ordinance No. 1262, which approves the terms and conditions of this Franchise.

G. "Party" or "Parties" means the City or the Port individually, or collectively as addressed in this Franchise.

Section 2. Franchise.

A. The City does hereby grant to the Port the right, privilege, authority and franchise to construct, own, install, lay, support, attach, maintain, repair, renew, replace, remove, enlarge, operate and use Facilities in, upon, over, under, along, through and across the Franchise Area for purposes of the Port's dark fiber network beginning on the Effective Date of this Franchise; provided that the City's grant of the right to use the Franchise Area as provided herein shall not be construed to require the Port to provide such Facilities to the City.

B. Nothing contained in this Franchise is to be construed as granting permission to the Port to go upon any other public place other than those types of public places specifically designated as the Franchise Area in this Franchise. Permission to go upon any other property owned or controlled by the City must be sought on a case-by-case basis from the City.

C. At all times during the term of this Franchise, the Port shall fully comply with all applicable federal, state, county and city laws and regulations.

Section 3. Non-interference of Facilities.

A. The Port's Facilities shall be located, relocated and maintained within the Franchise Area so as not to unreasonably interfere with the free and safe passage of pedestrian and vehicular traffic and ingress or egress to or from the abutting property in accordance with the laws of the State of Washington. Nothing herein shall preclude the Port from effecting temporary road closures as reasonably necessary during construction or maintenance of its Facilities; provided that the Port receives prior City approval, which shall not be unreasonably withheld; and provided further that the Port shall have the right to effect temporary road closures in the event of emergencies to maintain, repair and replace its Facilities without prior City approval, but the Port shall obtain City approval of such road closures as soon as reasonably possible.

B. Whenever it is necessary for the Port, in the exercise of its rights under this Franchise, to make any excavation in the Franchise Area, the Port shall apply for a City Right of Way Encroachment permit. ~~Upon completion of such excavation, the Port shall,~~ restore the surface of the Franchise Area to City standards and at least to the same condition existing prior to any such excavation, installation, construction, relocation, maintenance or repair. Survey monuments shall not be removed or destroyed without the Port first obtaining the required Department of Natural Resources (DNR) permit in accordance with RCW 58.09.130 and WAC 332-120-030, and as such statute and regulation may be modified and amended. All survey monuments, which have been distributed or displaced by such work, shall be restored pursuant to all federal, state and local standards and specifications. The Port agrees to promptly complete all restoration work and to promptly repair any damage caused by such work at its sole expense.

C. If it is determined that the Port has failed to restore the right-of-way in accordance with this Section, the City shall provide the Port with written notice, which shall include a description of actions the City believes necessary to restore the right-of-way. If the right-of-way is

not restored in accordance with the City's notice within fifteen (15) days of that notice, or such longer period as may be specified in the notice, the City, or its authorized agent, may restore the right-of-way and the Port shall be responsible for all reasonable costs and expenses incurred by the City in restoring the right-of-way in accordance with this Section. The rights granted to the City under this Section shall be in addition to those otherwise provided by this Franchise.

Section 4. Planning Coordination.

The Parties acknowledge that fiber optic telecommunications facilities within the City's streets and rights-of-way, such as the Port's Facilities, may be more expensive to relocate than other utilities. Therefore, the Parties shall work together to reduce the need for relocation of the Port's Facilities within the Franchise Area to the greatest extent possible. To accomplish this goal, the Parties shall each assign a representative whose responsibility shall be to coordinate planning for City projects as described in Section 5(A) below, including those that involve undergrounding. At a minimum, such coordination shall include:

A. For the purpose of planning, the Parties shall provide each other with a copy of their respective current adopted Capital Improvement Plan annually and upon request by the other party.

B. By February 1st of each year, the Port shall provide the City with a schedule of the Port's planned capital improvements which may affect the rights-of-way for that year.

C. By February 1st of each year, the City shall provide the Port with a schedule of the City's planned projects as described in Section 5(A) below which may affect the rights-of-way for that year including but not limited to street overlays and repairs, storm drainage improvements and construction, and all other rights-of-way activities that could affect Port's capital improvements and infrastructure.

D. The Port shall meet with the City, and other franchisees and users of the right-of-way, as necessary, to schedule and coordinate construction activities.

E. All construction locations, activities, and schedules shall be coordinated to minimize public inconvenience, disruption or damages.

F. The Parties agree to cooperate in the planning and implementation of emergency operations response procedures.

G. Without charge to either Party, both Parties agree to provide each other with as-built plans, maps and records that show the vertical and horizontal location of its facilities within rights-of-way, measured from the center line of the rights-of-way. Maps shall be provided in the digital electronic format used by the City or the Port unless the Parties agree on another format.

Section 5. Relocation of Facilities.

A. As soon as the City learns or determines that the grading or widening of the Franchise Area or the construction and installation of storm drainage lines, lighting, signalization, sidewalk improvements, pedestrian amenities, or other public street improvements (for purposes other than those described in section 5(D) below) are required, and the proposed project requires relocation of the Port's then existing Facilities within the Franchise Area ("Port Facilities"), the City shall provide notice of the proposed project to the Port.

B. Both Parties shall meet to discuss the proposed project at a mutually agreeable time and place. Both Parties may propose alternatives to the relocation of Port's Facilities, each of which shall be given full and fair consideration. The timing of this discussion and evaluation, and any relocation of Port Facilities, shall take into account the type and extent of the proposed project, the type and extent of the relocation, and the period of time for and complexity of obtaining necessary permits and approvals for the proposed project and the relocation. The City shall make reasonable efforts to provide the Port with as much time as possible to review the proposed project, consider alternatives, and accomplish any necessary relocation. The Port shall make reasonable efforts to complete any necessary relocation within the timeframe requested by the City and in accordance with state bid law requirements and applicable regulations, permits and approvals.

C. The Port shall pay for the cost of relocation of Port Facilities; provided, that the City shall pay for the cost of relocation of Port Facilities if the relocation occurs within five (5) years of initial construction of the Port Facilities.

D. Whenever any person or entity, other than the City, requires the relocation of Port Facilities to accommodate the work of such person or entity within the Franchise Area, or whenever the City requires the relocation of Port Facilities within the Franchise Area for the benefit of any person or entity other than the City, then the Port shall have the right as a condition of such relocation to require such person or entity to:

(1) Make payment to the Port at a time and upon terms acceptable to the Port for any and all costs and expense incurred by the Port in the relocation of Port Facilities; and

(2) Protect, defend, indemnify and save the Port harmless from any and all claims and demands made against it on account of injury or damage to the person or property of another arising out of or in conjunction with the relocation of Port Facilities, to the extent such injury or damage is caused by the negligence or willful misconduct of the person or entity requesting the relocation of Port Facilities or other negligence or willful misconduct of the agents, servants or employees of the person or entity requesting the relocation of Port Facilities.

E. This Section 5 shall govern all relocations of Port Facilities required in accordance with this Franchise. Any cost or expense in connection with the location or relocation of any Port Facilities existing under benefit of easement or other right not in the Franchise Area shall be borne by the City, provided the City obtains the Port's prior consent to such location or relocation.

F. For the purpose of this Section 5, a project or improvement is considered to be caused by the City (as described in 5(A) above) if it is permitted by the City and both of the following conditions exist:

- (1) The City is lead agency for the project or improvement; and
- (2) The City is responsible for over 50% of the overall costs of the improvement or project, which 50%, if applicable, includes any grant money received by the City from another entity for the project.

Section 6. Indemnification.

A. The Port shall indemnify, defend and hold the City, its agents, officers, employees, volunteers and assigns harmless from and against any and all claims, demands, liability, loss, cost, damage or expense of any nature whatsoever, including all costs and attorney's fees, made against them on account of injury, sickness, death or damage to persons or property which is caused by or arises out of, in whole or in part, the willful, tortious or negligent acts, failures and/or omissions of the Port or its agents, servants, employees, contractors, subcontractors or assigns in the construction, operation or maintenance of its Facilities or in exercising the rights granted the Port in this Franchise; provided that such indemnification shall not extend to injury or damage to the extent caused by the negligence or willful misconduct of the City, its agents, officers, employees, volunteers or assigns.

B. The City shall indemnify, defend and hold the Port, its agents, officers, employees, volunteers and assigns harmless from and against any and all claims, demands, liability, loss, cost, damage or expense of any nature whatsoever, including all costs and attorney's fees, made against them on account of injury, sickness, death or damage to persons or property which is caused by or arises out of, in whole or in part, the willful, tortious or negligent acts, failures and/or omissions of the City or its agents, servants, employees, contractors, subcontractors or assigns in the City's performance, administration and operation of this Franchise or in exercising the rights granted City in this Franchise; provided that such indemnification shall not extend to injury or damage to the extent caused by the negligence or willful misconduct of the Port, its agents, officers, employees, volunteers or assigns.

C. In the event any such claim or demand be presented to or filed with the Port or the City arising out of or relating to the acts or omissions in whole or in part of the other party, the

party shall promptly notify the other party thereof, and the notified party shall have the right, at its election and at its sole cost and expense, to settle and compromise such claim or demand.

D. Should a court of competent jurisdiction determine that this Franchise is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the City and the Port, their officers, employees and agents, the Port's liability hereunder shall be only to the extent of the Port's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the parties' waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification.

Section 7. Default.

If the Port fails to comply with any of the provisions of this Franchise, unless otherwise provided for herein, the City may serve upon the Port a written order to so comply within thirty (30) days from the date such order is received by the Port. If the Port is not in compliance with this Franchise after expiration of said thirty (30) day period, the City may act to remedy the violation and may charge the costs and expenses of such action to the Port. The City may act without the thirty (30) day notice in case of an emergency. The City may in addition, by ordinance adopted no sooner than five (5) days after notice of the City Council hearing (at which the Port will have an opportunity to be heard) on the impending ordinance, declare an immediate forfeiture of this Franchise; provided that if any material failure to comply with this Franchise by the Port cannot be corrected with due diligence within the thirty (30) day period, the Port's obligation to comply and to proceed with due diligence being subject to unavoidable delays and events beyond its control, in which case the time within which the Port may so comply shall be extended for such time as may be reasonably necessary and so long as the Port commences promptly and diligently to effect such compliance, provided a good faith dispute does not exist concerning such compliance.

In addition to other remedies provided herein, if the Port is not in compliance with requirements of the Franchise, and if a good faith dispute does not exist concerning such compliance, the City may place a moratorium on issuance of pending Port right-of-way use permits until compliance is achieved.

Section 8. Non-exclusive Franchise.

This Franchise is not and shall not be deemed to be an exclusive Franchise. This Franchise shall not in any manner prohibit the City from granting other and further franchises over, upon, and along the Franchise Area, which do not interfere with Port's rights under this Franchise.

This Franchise shall not prohibit or prevent the City from using the Franchise Area or affect the jurisdiction of the City over the same or any part thereof.

Section 9. Franchise Term.

This Franchise shall have a term of ten (10) years from its Effective Date, and shall automatically renew on the anniversary date of the Effective Date each year thereafter unless one Party gives the other Party notice of intent to terminate the Franchises at least six (6) months in advance of the anniversary date.

Section 10. ~~Franchise Fees and taxes.~~

~~A. During the term of the Franchise, in consideration of the grant of this Franchise and permission to use the Public Rights of Way in the Franchise Area, Grantee shall pay to the City a franchise fee of 5% of Gross Revenues. Gross Revenues means all amounts in whatever form and from all sources derived directly or indirectly by Grantee from the leasing operation of Grantee's Telecommunications System to provide fiber optic dark infrastructure within the Franchise Area, calculated in accordance with Generally Accepted Accounting Principles ("GAAP").~~

~~AG. Utility tax. The Grantee agrees for purposes this franchise that it is subject to City utility tax. The Grantee shall pay to the City utility tax on its gross revenues as required under the Ridgefield Municipal Code. Any net uncollectibles, bad debts or other accrued amounts deducted from Gross Revenues shall be included in Gross Receipts at such time as they are actually collected. Revenue from point to point and multi-point services is based on the pro-rata share of the revenue from those services.~~

~~B. Payments due under this provision shall be computed and paid quarterly for the preceding quarter as of March 31, June 30, September 30 and December 31, each quarterly payment due and payable no later than 45 days after such dates. Not later than the date of each payment, the Grantee shall file with the City a written statement in a form satisfactory to the City identifying in detail the amount the revenue, the computation bases and method for the quarter for which payment is made. —~~

~~C. Payment of the Franchise Fees under this Franchise Agreement shall not exempt Grantee from the payment of any generally applicable license, permit fee, utility tax, sales tax, or other generally applicable fee, tax, or charge on the business, occupation, property, or income of Grantee that may be lawfully imposed by City. Utility tax collected by the Port shall be remitted to the City on a quarterly basis.~~

Section 11. Compliance with Codes and Regulations.

A. The rights, privileges and authority herein granted are subject to and governed by this Franchise and all other applicable City ordinances and codes, as they now exist or may hereafter be amended, provided the City shall not unreasonably affect or modify any portion of this Franchise without the Port's written approval. Nothing in this Franchise limits the City's lawful power to exercise its police power to protect the safety and welfare of the general public. Any location, relocation, erection or excavation by the Port shall be performed by the Port in accordance with applicable federal, state, county and city rules, standards and regulations, and any required permits, licenses or regulatory fees.

B. In the event that any territory served by Port is annexed to the City after the effective date of this Franchise, this Franchise shall be deemed to be the new agreement required to be granted to a franchisee in annexed territory by RCW 35A.14.900 for whatever period of time is then required under that statute. Such territory shall then be governed by the terms and conditions contained herein upon the effective date of such annexation. The first Franchise Fee for any annexed area shall be calculated pro rata from the effective date of the annexation to the end of the next calendar quarter and paid to the City at the same time as the fee for the Franchise Area is paid for that quarter.

Section 12. Location of Facilities and Equipment.

With the exception of components that are traditionally installed above ground such as vault lids, risers, manhole covers, pedestals and utility markers, all Facilities and equipment to be installed within the Franchise Area shall be installed underground; provided that such Facilities may be installed above ground if so authorized by the City, which authorization shall not be unreasonably withheld, conditioned or delayed, consistent with the provisions of the City's Code and applicable development pre-approved plans.

Section 13. Record of Installations and Service.

With respect to excavations by the Parties within the Franchise Area, each Party shall comply with its respective obligations pursuant to chapter 19.122 RCW, and as such statute may be modified and amended, and any other applicable state law.

Upon written request of the City, the Port shall provide the City with the most recent update available of any plan of potential improvements to its Facilities within the Franchise Area; provided that any such plan so submitted shall only be for informational purposes within the Franchise Area, and such plan shall be construed as a proposal to undertake any specific improvements within the Franchise Area.

Upon written request of the Port, the City shall provide the Port with the most recent update available of any plan of potential improvements to its improvements located within the Franchise Area; provided that any such plan so submitted shall only be for informational purposes within the Franchise Area, and such plan shall be construed as a proposal to undertake any specific improvements within the Franchise Area.

As-built drawings of the precise location of any Facilities placed by the Port in any street, alley, avenue, highway, easement, etc., shall be made available to the City within ten (10) working days of request.

Section 14. Shared Use of Excavations.

A. The Parties shall exercise best efforts to coordinate construction work either may undertake within the Franchise Area so as to promote the orderly and expeditious performance and completion of such work as a whole. Such efforts shall include, at a minimum, reasonable and diligent efforts to keep the other Party and other utilities within the Franchise Area informed of its intent to undertake such construction work. The Parties shall further exercise best efforts to minimize any delay or hindrance to any construction work undertaken by themselves or other utilities within the Franchise Area.

B. If at any time, or from time to time, either the Port, the City, or another franchisee, shall cause excavations to be made within the Franchise Area, the Party causing such excavation to be made shall afford the others, upon receipt of a written request to do so, an opportunity to use such excavation, provided that:

(1) No statutes, laws, regulations or ordinances prohibit or restrict the proximity of other utilities or facilities to Port Facilities installed or to be installed within the area to be excavated;

(2) Such joint use shall not unreasonably delay the work of the Party causing the excavation to be made; and

(3) Such joint use shall be arranged and accomplished on terms and conditions satisfactory to both Parties. The Parties shall each cooperate with other utilities in the Franchise Area to minimize hindrance or delay in construction.

The City reserves the right not to allow open trenching for five (5) years following a street overlay or improvement project. The Port shall be given written notice at least one hundred eighty (180) days prior to the commencement of the project. Required trenching due to an emergency will not be subject to five (5) year street trenching moratoria.

Section 15. Insurance.

The Port shall maintain in full force and effect throughout the term of this Franchise, a minimum of Two Million Dollars (\$2,000,000.00) liability insurance for property damage and bodily injury.

The City shall be named as an additional insured on any policy of liability insurance obtained by Port for the purpose of complying with the requirements of this Section.

In satisfying the insurance requirement set forth in this section, the Port may self-insure against such risks in such amounts as are consistent with good utility practice. The Port shall provide the City with sufficient written evidence, the sufficiency of which shall be determined at the reasonable discretion of the City, upon request, that such insurance (or self-insurance) is being so maintained by Port. Such written evidence shall include, to the extent available from Port's insurance carrier, a written certificate of insurance with respect to any insurance maintained by Port in compliance with this Section.

Section 16. Vacation of Franchise Area.

If the City determines to vacate any right-of-way which is part of the Franchise Area where Port Facilities are located or maintained, any ordinance vacating such right-of-way shall provide and condition such vacation on the Port obtaining at no cost to the Port a permanent easement at least fifteen (15) feet wide in such vacated right-of-way for the construction, ownership, operation, maintenance, repair and replacement of its facilities located and to be located in such vacated right-of-way.

Section 17. Assignment.

All of the provisions, conditions, and requirements herein contained shall be binding upon the Port, and no right, privilege, license or authorization granted to the Port hereunder may be assigned or otherwise transferred without the prior written authorization and approval of the City.

Section 18. Notice.

Unless applicable law requires a different method of giving notice, any and all notices, demands or other communications required or desired to be given hereunder by any Party (collectively, "notices") shall be in writing and shall be validly given or made to another Party if delivered either personally or by Federal Express or other overnight delivery service of recognized standing, or if deposited in the United States Mail, certified, registered, or express mail with postage prepaid, or if sent by facsimile transmission with electronic confirmation. If such notice is personally delivered, it shall be conclusively deemed given at the time of such delivery. If such notice is delivered by Federal Express or other overnight delivery service of recognized standing, it shall be deemed given one (1) business day after the deposit thereof with such delivery service. If such notice is mailed as provided herein, such shall be deemed given three (3) business days after the deposit thereof in the United States Mail. If such notice is sent by facsimile transmission, it shall be deemed given at the time of the sender's receipt of electronic confirmation. Each such notice shall be deemed given only if properly addressed to the Party to whom such notice is to be given as follows:

To City: City Manager
 City of Ridgefield
 P.O. Box 608
 Ridgefield, WA 98642
 Phone: (360) 887-3557
 Fax: (360) 887-0861

To Port : CEO
 Port of Ridgefield
 PO Box 55
 Ridgefield, WA 98642
 Phone: (360) 887-3873
 Fax: (360) 887-3403

Any Party may change its address for the purpose of receiving notices as herein provided by a written notice given in the manner aforesaid to the other Party.

Section 19. Severability.

If any term, provision, condition or portion of this Franchise shall be held to be invalid, such invalidity shall not affect the validity of the remaining portions of this Franchise, which shall continue in full force and effect.

Section 20. Non-Waiver.

The failure of either Party to enforce any breach or violation by the other Party or any provision of this Franchise shall not be deemed to be a waiver or a continuing waiver by the non-breaching Party of any subsequent breach or violation of the same or any other provision of this Franchise.

Section 21. Alternate Dispute Resolution.

If the Parties are unable to resolve disputes arising from the terms of this Franchise, prior to resorting to a court of competent jurisdiction, the Parties shall submit the dispute to mediation or other non-binding alternate dispute resolution process agreed to by the Parties. Unless otherwise agreed upon between the Parties or determined herein, the cost of that process shall be shared equally by the Parties.

Section 22. Governing Law/Venue.

This Franchise shall be governed by the laws of the State of Washington. Any suit to enforce or relating to this Agreement shall only be filed in Clark County Superior Court, Clark County, Washington.

Section 23. Entire Agreement.

This Franchise constitutes the entire understanding and agreement between the parties as to the subject matter herein and no other agreements or understandings, written or otherwise, shall be binding upon the parties upon execution and acceptance hereof.

Section 24. Amendment.

This Franchise may be amended only by written instrument, signed by both Parties, which specifically states that it is an amendment to this Franchise, and is approved and executed in accordance with the laws of the State of Washington. Without limiting the generality of the foregoing, this Franchise (including, without limitation, Section 6 above) shall govern and supersede and shall not be changed, modified, deleted, added to, supplemented or otherwise amended by any permit, approval, license, agreement or other document required by or obtained from the City in conjunction with the exercise (or failure to exercise) by the Port of any and all rights, benefits, privileges, obligations, or duties in and under this Franchise, unless such permit, approval, license, agreement or document specifically:

(1) References this Franchise; and

(2) States that it supersedes this Franchise to the extent it contains terms and conditions which change, modify, delete, add to, supplement or otherwise amend the terms and conditions of this Franchise.

In the event of any conflict or inconsistency between the provisions of this Franchise and the provisions of any such permit, approval, license, agreement or other document that does not comply with subsections (1) and (2) referenced immediately above, the provisions of this Franchise shall control.

Section 25. Directions to City Clerk.

Upon passage of the Ordinance that grants this Franchise, the City Clerk is authorized and directed to forward a certified copy of the Ordinance to the Port. The Port shall have thirty (30) days from the receipt of the certified copy of the Ordinance to accept in writing the terms of the Ordinance and this Franchise.

Section 26. Port Acceptance of Franchise.

The Port shall have no rights under this Franchise nor shall Port be bound by the terms and conditions of this Franchise unless Port shall, within thirty (30) days after the effective date of the Ordinance that grants this Franchise, file with the City its written acceptance of the Ordinance and this Franchise.

Section 27. Effective Date of Ordinance.

This Franchise, and the Ordinance that grants this Franchise, being an exercise of a power specifically delegated to the City Council, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

Section 28. Effective Date of Franchise.

The terms and conditions of this Franchise shall not be binding on the City and the Port unless the Port Board of Commissioners within thirty (30) days of the effective date of the Ordinance adopts a resolution accepting this Franchise, and the date of the adoption of such resolution by the Port Board of Commissioners shall be the effective date ("Effective Date") of this Franchise.

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: October 11, 2018

ITEM: BUSINESS

AGENDA ITEM TITLE: Second Reading of Ordinance No. 1270 - Petition to Annex Cosgrove Property

GOVERNING LEGISLATION:

RCW 35A.14 (Annexation by Code Cities)

PREVIOUS COUNCIL ACTION TAKEN:

Acceptance of Notice of Intent to Annex Application via approval of Resolution No. 537 on April 12, 2018. Public Hearing and First Reading of Ordinance No. 1270 on September 27, 2018.

SUMMARY/BACKGROUND:

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, 300

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.

BUDGET/FINANCIAL IMPACTS:

The City of Ridgefield will be responsible for providing in the annexation area as applicable water infrastructure, road infrastructure, park infrastructure, and police and fire protection services. These services will be provided in accordance with the City's adopted Capital Facilities Plans that identify public and private shares for the establishment of the necessary public infrastructure needed to serve the annexation area at the time of future development. Annexation of the 9.79 acres into the City of Ridgefield will result in the collection of additional property taxes based on the current City property tax assessment. Future development of property within the annexation area will increase the assessed value

of the properties thereby increasing the value of the City's property tax collection. The City will incur addition costs in the provision of police, utilities, and planning that will be partially offset by the additional property tax collection.

RECOMMENDED ACTION OR MOTION:

"I move to adopt Ordinance 1270 as presented."

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: ORD 1270 Cosgrove Annexation 10112018 (PDF)
Exhibit 1 Legal Description of Annexation Area (PDF)
Exhibit 2 Map of Annexation Area (PDF)
20RF_Cosgrove_Certification Bundle (PDF)
Application Materials (PDF)

ORDINANCE NO. 1270

**AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON
ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF RIDGEFIELD
APPROXIMATELY 9.79 ACRES OF CERTAIN REAL PROPERTY LOCATED WITHIN
THE RIDGEFIELD URBAN GROWTH AREA, AND ASSIGNING THE ZONING OF
THE ANNEXED AREA AS RESIDENTIAL LOW DENSITY 6**

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

WHEREAS, the annexation name is Cosgrove Annexation; and

WHEREAS, the proposed annexation area is within the Ridgefield Urban Growth Area as shown on the Ridgefield Urban Growth Area Comprehensive Plan Map of the Clark County 20-Year Comprehensive Growth Management Plan which the Board of Clark County Councilors adopted on June 28, 2016, Ordinance No. 2016-06-12; and

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

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

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

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

WHEREAS, under RMC 18.210.015, the City is applying RLD zoning to implement the residential/urban low comprehensive plan designation adopted by the County Council on June 28, 2016; and

WHEREAS, on April 12, 2018, the City Council of the City of Ridgefield adopted Resolution No. 537 to accept a notice of intent to annex the Cosgrove property identified by Assessor's Serial No. 216699000 and adjacent Clark County right-of-way, and the Council authorized commencement of annexation proceedings; and

WHEREAS, on August 28, 2018, the City of Ridgefield received a petition to annex and assigned File No. PLZ-18-0102; and

Attachment: ORD 1270 Cosgrove Annexation 10112018 (Cosgrove Annexation)

WHEREAS, the City is designating subject properties RLD-6, as under RMC 18.210.015(B), the City is required to designate all newly annexed RLD land as RLD-6 or greater density; and

WHEREAS, the City is placing all newly annexed properties in UH-10 as required by RDC 18.210.015 (C) until certification by the city engineer that identified capital facilities deficiencies have been satisfactorily resolved, as required in RMC 18.270.060; and

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

WHEREAS, on September 20, 2018, the City of Ridgefield requested that the Clark County Department of Assessment and GIS certify the petition to annex by direct petition method according to RCW 35A.01.040(4) which requires that a petition signed by property owners be transmitted to the county assessor for determination of sufficiency; and

WHEREAS, on September 28, 2018, the Clark County Deputy Assessor mailed to the City of Ridgefield a Certification of Sufficiency for the annexation petition by the direct petition method; and

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

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

WHEREAS, the City of Ridgefield met the requirements defined within RCW 35A.14.130 by publishing a notice of public hearing in the September 6, 2018, issue of the Columbian newspaper and posting notice of public hearing at three public places within the territory proposed for annexation; and

WHEREAS, on September 27, 2018, the City Council of the City of Ridgefield held and closed a public hearing on the proposed annexation; and

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

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

SECTION 1. Annexation. The City of Ridgefield hereby annexes into the corporate limits of the City of Ridgefield the territory described in Exhibit 1 and as shown in Exhibit 2.

SECTION 2. Zoning. The zoning of the annexed area shall be Residential Low Density 6 with Urban Holding 10 overlay.

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

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

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

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 11TH DAY OF OCTOBER, 2018.

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading: September 27, 2018
Second reading/Passage: October 11, 2018
Date of Publication: _____
Effective Date: _____

EXHIBIT 1:

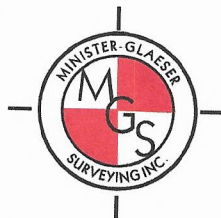
Legal Description of Annexation Area

Attachment: ORD 1270 Cosgrove Annexation 10112018 (Cosgrove Annexation)

EXHIBIT 2:

Map of Annexation Area

Attachment: ORD 1270 Cosgrove Annexation 10112018 (Cosgrove Annexation)

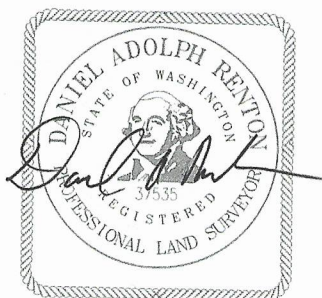


Minister & Glaeser Surveying, Inc.
 Phone: 360-694-3313 Fax: 360-694-8410

08/21/18

AUGUST 21, 2018

EXHIBIT “ ”



TAX LOT 30
COSGROVE
PARCEL IDENTIFICATION NUMBER: 216699000

A parcel of land located in the Northwest Quarter of the Northwest Quarter of Section 33, Township 4 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 33;

Thence South 88°55'57" East, along the South line of the Northwest Quarter of the Northwest Quarter of said Section 33, for a distance of 430.00 feet;

Thence leaving said South line, North 01°36'05" East, parallel with the West line of the Northwest Quarter of the Northwest Quarter of said Section 33, for a distance of 1051.56 feet to the North Right of Way line of N.W. Carty Road;

Thence along the said North Right of Way line the following courses and distances:

Thence South 88°19'51" West, for a distance of 280.90 feet;

Thence South 01°40'09" East, for a distance of 20.00 feet;

Attachment: Exhibit 1 Legal Description of Annexation Area (Cosgrove Annexation)

Thence South $88^{\circ}19'51''$ West, for a distance of 61.53 feet to the beginning of a 429.26- foot tangent radius curve to the left;

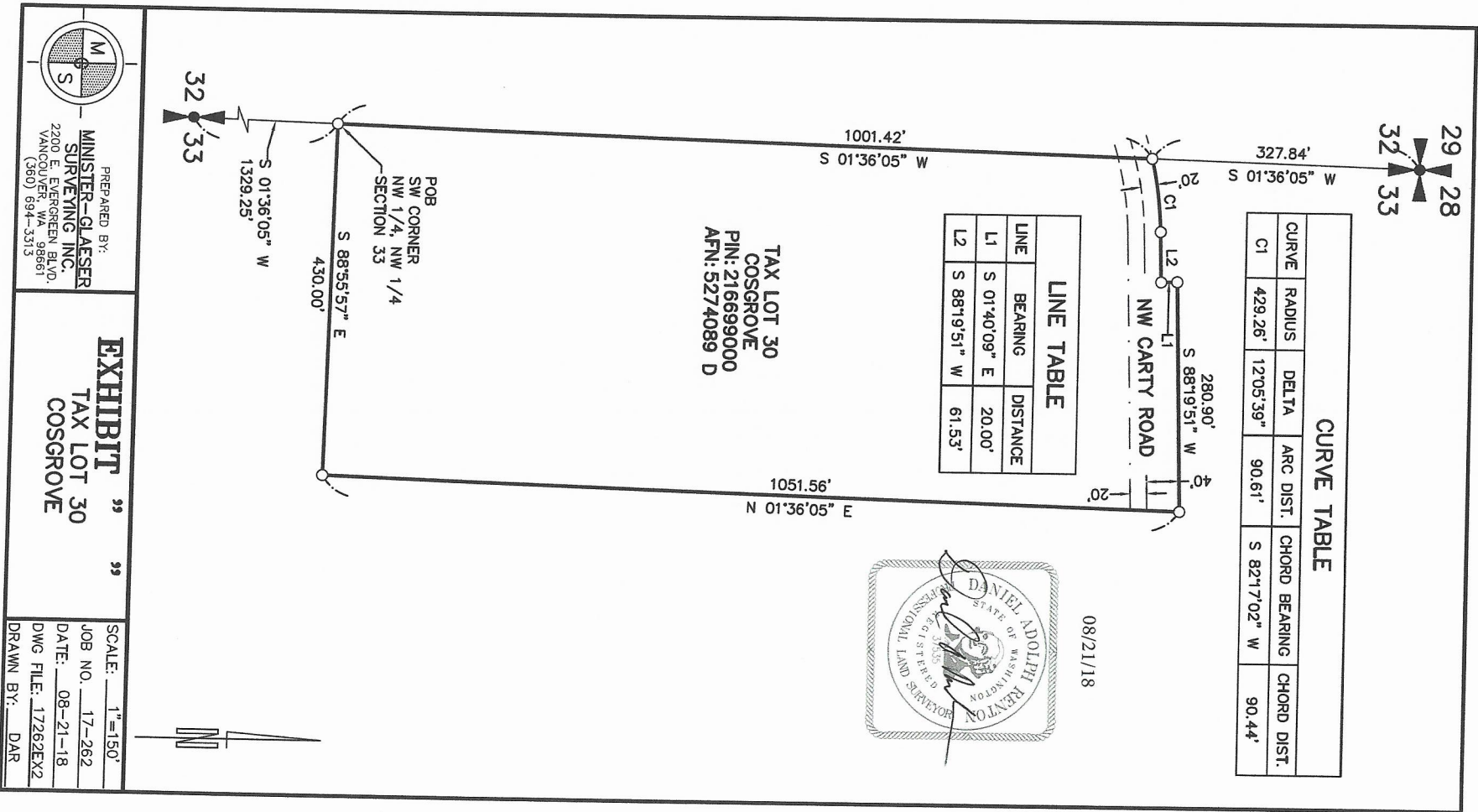
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Thence leaving said North Right of Way line, South $01^{\circ}36'05''$ West, along said West line, for a distance of 1001.42 feet to the **POINT OF BEGINNING**;

TOGETHER with and **SUBJECT** to easements and restriction of record.

BASIS OF BEARING: NAD83_2011(EPOCH:2010.0000), Washington State Plane Coordinate System, South Zone, US-Feet

CONTAINING: 10.20 acres of land, more or less



**CLARK COUNTY WASHINGTON**www.clark.wa.gov/assessor**ASSESSOR'S OFFICE**

Peter Van Nortwick, Assessor

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

September 28, 2018

Claire Lust
301 N 3rd Avenue
Ridgefield, WA 98642

Dear Ms. Lust

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Peter Van Nortwick', is written over a horizontal line.

Peter Van Nortwick
Clark County Assessor

Enclosed:

Certification of Sufficiency
Annexation Legal Description
Annexation Map

Attachment: 20RF_Cosgrove_Certification Bundle (Cosgrove Annexation)

Certification of Sufficiency
Ridgefield Cosgrave Annexation

The City of Ridgefield on September 20, 2018, submitted for review by Clark County Assessor, a petition to annex to the city, approximately 9.68 acres of land known as the Cosgrave Annexation. Subject to the requirements of RCW 35A.01.040 I now certify the following in my capacity as Clark County Assessor:

1. On September 20, 2018 the city submitted for certification by the Clark County Assessor a petition to annex to the city 9.68 parcels of land and associated road and public utility rights-of-way, totaling approximately #9.68acres.
2. The legal description and map of the area proposed for annexation, as provided by the city, are attached to this certification. According to the map provided by the DISTRICT TYPE, this area is located in unincorporated Clark County and within the urban growth boundary.
3. The city is completing annexation pursuant to the sixty percent method of annexation RCW 35A.14.120 - 150
4. The Clark County Assessor initiated determination of petition sufficiency on September 28, 2018 which is the "terminal date" as defined in RCW 35A.01.040.
5. The area proposed for annexation has a certified annexation value for general taxation of \$435,100
6. Petition signatures provided by the city represent valid owner signatures of a combined total assessed value for general taxation of not less than 60% of the total assessed value for general taxation of all property in the proposed annexation area. This review did not address the legal sufficiency of any proxy or utility covenant, only the sufficiency of the presence of signatures thereon.

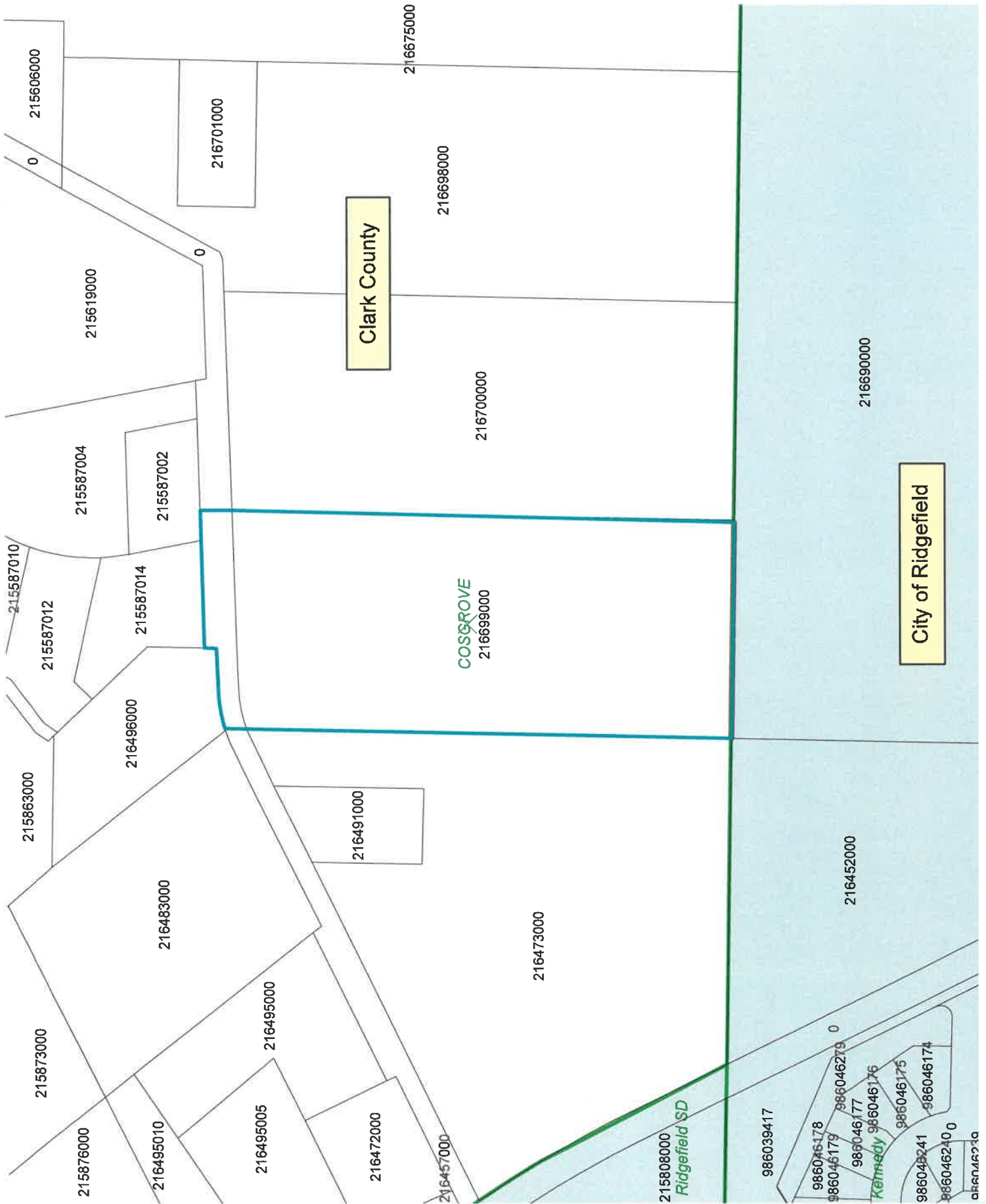
Therefore, based on the petition certification request and supporting materials submitted by the city, I hereby declare and certify that the petition represents the affirmative consent of properties totaling more than 60% of the value according to the assessed valuation for general taxation purposes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

Given under my hand and seal this September 28, 2018



Peter Van Nortwick
Clark County Assessor

Attachment: 20RF_Cosgrave_Certification Bundle (Cosgrave Annexation)





Minister & Glaeser Surveying, Inc.
 Phone: 360-694-3313 Fax: 360-694-8410

08/21/18

AUGUST 21, 2018

EXHIBIT " "



TAX LOT 30
COSGROVE
PARCEL IDENTIFICATION NUMBER: 216699000

A parcel of land located in the Northwest Quarter of the Northwest Quarter of Section 33, Township 4 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

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Thence South 01°40'09" East, for a distance of 20.00 feet;

Thence South 88°19'51" West, for a distance of 61.53 feet to the beginning of a 429.26- foot tangent radius curve to the left;

Thence along the arc of a 429.26-foot tangent radius curve to the left, for an arc distance of 90.61feet, through a central angle of 12°05'39", the radius of which bears South 01°40'09" East, the long chord of which bears South 82°17'02" West, for a chord distance of 90.44 feet to the West line of the Northwest Quarter of the Northwest Quarter of said Section 33;

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TOGETHER with and **SUBJECT** to easements and restriction of record.

BASIS OF BEARING: NAD83_2011(EPOCH:2010.0000), Washington State Plane Coordinate System, South Zone, US-Feet

CONTAINING: 10.20 acres of land, more or less

NOTICE OF PETITION TO ANNEX

DECLARATION

We, the undersigned, are owners of real property lying outside of the corporate limits of the City of Ridgefield, Washington, but contiguous thereto and designated as part of the Ridgefield Urban Growth Area.

We, the undersigned, are petitioning for annexation under the Direct Petition Method as described in RCW 35A.14.120-150. We attest that we are owners of not less than 60% in value pursuant to the assessed valuation records compiled and maintained by the Clark County Department of Assessment and GIS of the total acreage of the properties described in the proposed annexation area. We do hereby petition for annexation to the City of Ridgefield, Washington. It is acknowledged that this petition may consist of multiple documents filed separately.

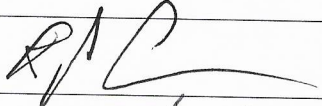
WARNING

Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

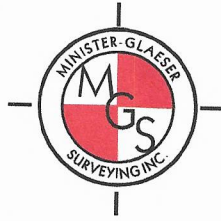
Each signature shall be executed in ink or indelible pencil and shall be followed by the name and address of the signer and the date of signing.

AUTHORIZATION

Printed names and signatures of all persons having an interest in real property in the described area whose consent is required by virtue of such interest to authorize the filing of this notice are hereto identified:

NAME OF PROPERTY OWNER/ AUTHORIZED REPRESENTATIVE (PRINT CLEARLY)	SIGNATURE OF PROPERTY OWNER/ AUTHORIZED REPRESENTATIVE	ADDRESS OF PROPERTY OWNER/ AUTHORIZED REPRESENTATIVE	CLARK COUNTY ASSESSOR'S PARCEL NUMBER	DATE SIGNED
ROBERT J. COSGROVE		3005 N.W. CARTY RIDGEFIELD, WA.	2166- 99000	8/1/18
HEATHER N. FOSTER-COSGROVE		" "	2166- 99000	8/1/18

Note: If additional space is needed, please obtain and use an additional "Notice of Intent" form.



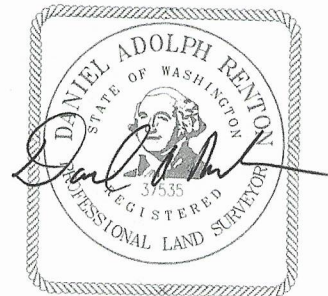
Minister & Glaeser Surveying, Inc.
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08/21/18

AUGUST 21, 2018

EXHIBIT “ ”

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Attachment: Application Materials (Cosgrove Annexation)

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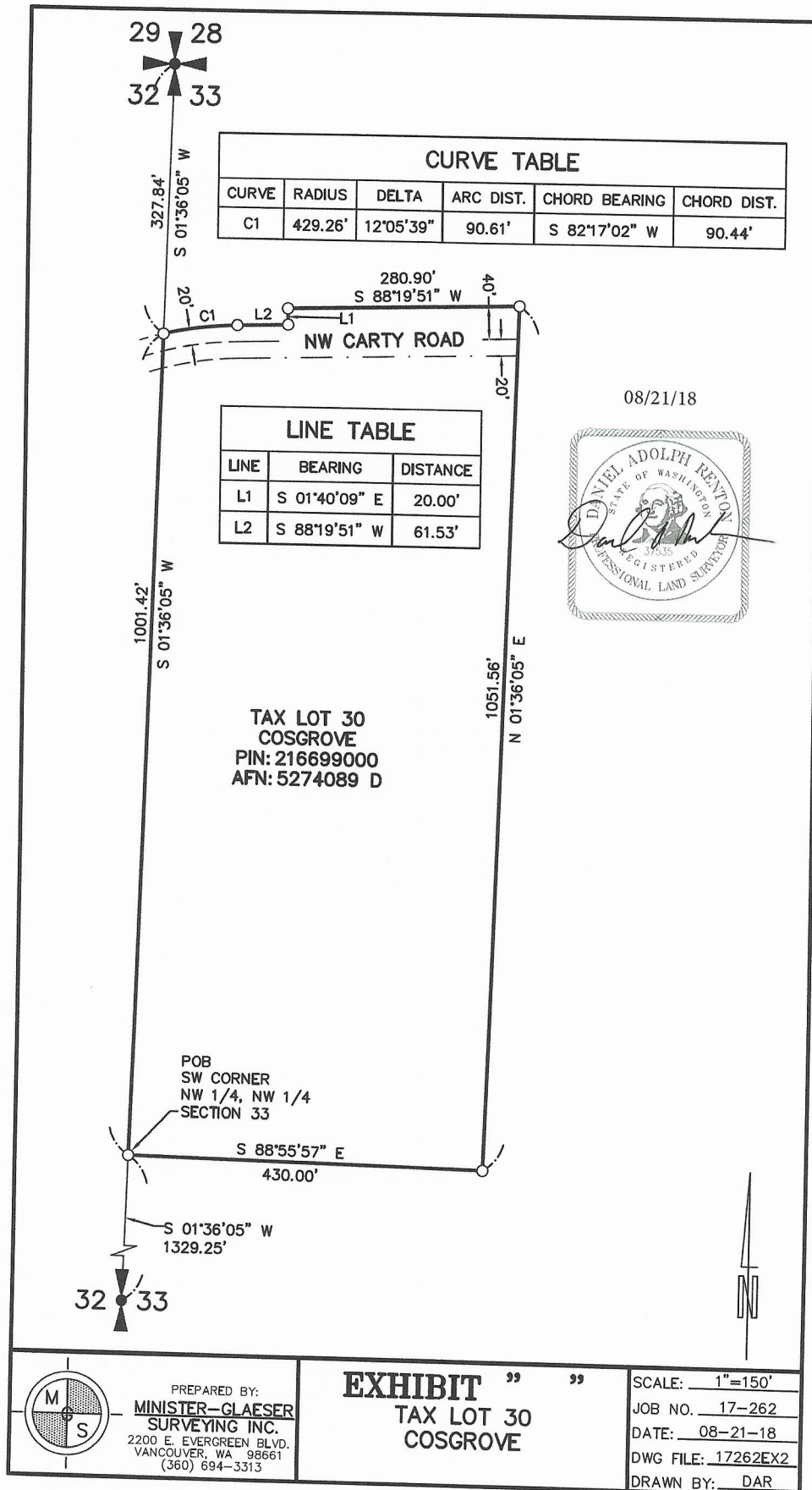
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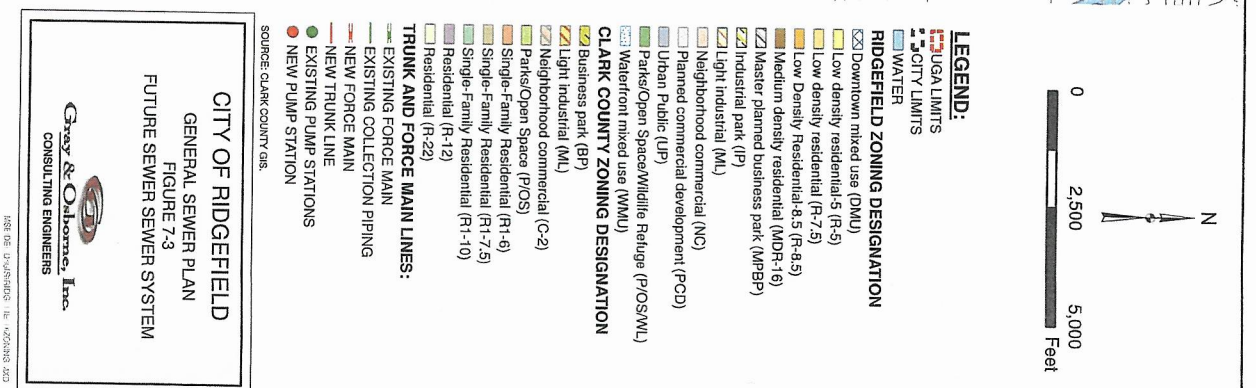
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BASIS OF BEARING: NAD83_2011(EPOCH:2010.0000), Washington State Plane Coordinate System, South Zone, US-Feet

CONTAINING: 10.20 acres of land, more or less





CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING October 11, 2018

DATE:

ITEM: BUSINESS

AGENDA ITEM AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON Amending
TITLE: Chapters Within Title 18 of the Ridgefield Municipal Code AMENDING
CHAPTER 18.235 (MIXED USE DISTRICTS) and Chapter 18.320 (Amendments)

PREVIOUS COUNCIL ACTION TAKEN:

Council adopted Ordinance 1203 implementing the 2016 Ridgefield Comprehensive Plan, a component of which was the 45th and Pioneer and Ridgefield Junction sub-area plans. Council adopted Ordinance 1219 implementing the Ridgefield Mixed Use Overlay on November 2, 2016. A public hearing and first reading on Ordinance 1271 was held with City Council on September 27th, 2018.

SUMMARY/BACKGROUND:

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.

BUDGET/FINANCIAL IMPACTS:

None

RECOMMENDED ACTION OR MOTION:

Staff recommends Council adopt Ordinance No. 1271 by making the following motion:

“I move to adopt Ordinance No. 1271, as presented.”

STAFF Jeff Niten, Community Development Director

CONTACT:

ATTACHMENT Chapter_18.320__AMENDMENTS_revised (DOC)
S: 18.235.060__Special_provisions_for_the_Ridgefield_Mixed_Use_Overlay__RMUO_
revised (DOC)
18.310.020__Application_types_and_classification _ revised (DOC)
SA_RMUO (PDF)

ORDINANCE NO. 1271

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING CHAPTERS WITHIN TITLE 18 OF THE RIDGEFIELD MUNICIPAL CODE AMENDING CHAPTER 18.235 (MIXED USE DISTRICTS) AND CHAPTER 18.320 (AMENDMENTS)

ORDINANCE NO. 1271

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

AMENDING CHAPTER 18.235 (MIXED USE DISTRICTS) AND 18.310 PROCEDURES AND CHAPTER 18.320 (AMENDMENTS)

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

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

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

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

WHEREAS, the Ridgefield City Council passed additional resolutions after this time period that revised the development regulations, including Ordinance Nos. 1072, 1108, 1132, 1178, 1225, 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 22, 2018 consistent with RCW 36.70A; and

WHEREAS, consistent with WAC 197-11-340(2), on August 2, 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 17, 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 directed staff to amend Chapter 18.320 to retain legislative authority for Comprehensive Plan Amendments; 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 11, 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: 18.235.060, Special Provisions for the Ridgefield Mixed-Use Overlay (RMUO); and,

Amends Title 18, Chapter: 18.310.020, Application Types and Classification; and,

Amends Title 18, Chapter: 18.320.040, Application procedures.

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 11th DAY OF OCTOBER, 2018.

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Basarab,
Deputy City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading/Passage: September 27, 2018

Second Reading/Passage: October 11, 2018

Date of Publication:

Effective Date:

EXHIBIT A:

Amendments of Title 18 of the Ridgefield Municipal Code

Chapter 18.320 - AMENDMENTS^[11]

18.320.010 - Purpose.

The city recognizes that from time-to-time it shall be necessary to amend the RUACP in order to protect public health, safety and welfare. The RUACP and its various components shall be subject to continuing evaluation and review by the city. Any amendment to the RUACP or its components shall be consistent with the Growth Management Act, RCW 36.70A et seq., and any change to the RDC, CFP or city engineering standards shall be consistent with the RUACP. (RCW 36.70A.130.1.)

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

18.320.020 - Amendment process.

- A. The city shall consider amendments to the RUACP no more frequently than once every year. All proposals shall be considered by the city council concurrently so the cumulative effect of various proposals can be ascertained. (RCW 36.70A.130.2.)
- B. The city shall coordinate the timing of its annual review process so as to be consistent with county plan amendment procedures.
- C. To be considered during the annual amendment review process, an applicant must file a petition no later than July 1 for the petition to be considered during that calendar year.
 1. The planning director shall find a petition to be technically complete pursuant to Section 18.320.050 before it shall be submitted to the city council.
 - a. The planning director shall decide whether the petition is technically complete within seven days from receipt of the application.
 - b. The planning director shall return a petition he or she finds to be technically not complete.
 - c. An applicant shall have seven days from the date of the planning director's decision as to technical completeness to amend and resubmit the petition.
 - d. The planning director shall decide whether the amended petition is technically complete no later than seven days from the date the applicant submits a petition.
 2. The planning director shall submit technically complete petitions to the appropriate review authority for review during that calendar year.
 - a. The review authority shall consider such petitions at the immediately following regularly scheduled meeting of that review body.
 - b. The review authority shall conduct a minimum of one public hearing for all technically complete petitions.
 3. The review authority shall issue a final decision on each petition for plan or code amendment within the same calendar year in which the petition was submitted.

- D. Emergency Amendments. The city may adopt map or text amendments or revisions to the RUACP that conform with the Growth Management Act when the city council finds that an emergency exists. (RCW 36.70A.130.2.)

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

18.320.030 - Amendments considered.

Amendments to the RUACP may occur under the following situations:

- A. Plan Designation and Zoning District Map Amendments.
 - 1. Zoning district map amendments must be consistent with RUACP designations, except where the existing zoning is inconsistent with the RUACP plan designation.
 - 2. Zoning district map amendments must be accompanied by a corresponding plan designation amendment.
- B. Annexation. As the city annexes land, it may be necessary for the city to apply zoning districts and overlay districts to ensure compliance with the RUACP. In such cases, the city shall apply zoning at the time of annexation.

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

18.320.040 - Application procedures.

The planning director, city council or planning commission, or petition of the property owner may initiate a petition to amend the RUACP.

- A. The city may consider a proposed amendment with general application only as part of the city's annual review process.
- B. The city shall use a Type ~~III~~ IV procedure when a proposed amendment affects a specific property, or small group of properties.
 - 1. For site specific amendments property owners within 300 feet shall receive a public hearing notice, and the property shall be posted with the relevant hearing information in at least three (3) conspicuous places on the subject site.
- C. The planning director shall determine, under Type I review, whether a proposed amendment to a zoning district requires an amendment to the RUACP map.
- D. An applicant shall use the forms provided by the city, and the petition shall include a site plan drawn to scale showing the property involved and adjacent land. The written petition and site plan must address relevant approval criteria with sufficient detail for the hearing examiners planning commission or council to determine compliance.
- E. Amendments initiated by private parties are subject to the adopted master fee schedule.

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

18.320.050 - Approval criteria.

The burden of proof shall be on the applicant to fully satisfy the following criteria prior to approval of an amendment to RUACP or its components:

- A. Zoning district map amendments shall be consistent with the RUACP map. Where the proposed amendment is not consistent with the RUACP map, the petitioner shall also file a petition to amend the RUACP map. Amendments to zoning district maps or text must be consistent with the goals and policies of the RUACP.
- B. Amendments to this title or to the RUACP must be consistent with the concurrency requirements of the CFP and shall not result in level-of-service deficiency for any capital facility or service identified in the CFP.
- C. If the petition necessitates a RUACP text or a CFP project amendment, the applicant shall demonstrate that changed circumstances affecting the public health, safety, and general welfare justifies the amendment.
- D. The city shall not approve any amendment petition which is contrary to state or federal law.

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

18.320.060 - Decision options and conditions.

The city council, upon recommendation by the planning commission or hearing examiner, may approve, deny or approve with conditions a proposal to amend the RUACP or its components. The council shall be based upon a finding of compliance with the goals or policies of the RUACP.

- A. Denial. Where the city denies a petition for an amendment, the petition shall not be eligible for re-submittal until the following annual amendment review process. A petition denied may not be resubmitted for action as an emergency under Section 18.320.020(D).
- B. Approval With Conditions. The council may attach conditions of approval through either a resolution of intent to rezone or a concomitant rezone process. The council shall impose conditions whenever necessary so as to ensure the proposed amendment complies fully with the RUACP.

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

18.320.070 - Resolution of intent to rezone.

- A. Purpose. The purpose of this subsection is to allow prospective approval of a rezone application, subject to fulfillment of conditions necessary to implement RUACP. If the council determines that it can justify an amendment to a zoning district subject to fulfillment of specific conditions, then the council may initiate and apply the resolution of intent to rezone process through a Type IV process.
- B. Applicability. The city may use this agreement process for combination RUACP plan map and zoning district amendments, or district amendments associated with annexation to the city. The city may use this tool for plan amendment and rezones where the RCFP identifies major public facilities or services. The city may use this tool where an agreement between the city and a property owner or developer might mitigate potentially significant adverse impacts from a proposed rezone.

- C. Procedures and Standards. Considering the facts presented, the findings, report, and recommendations of the planning commission or hearing examiner required by this chapter, the council shall determine the precise conditions necessary to implement specific provisions of the RUACP.
1. Such conditions shall be specifically related to policies, standards or projects identified in the RUACP or its components.
 2. The council shall indicate its approval, in principal, of the proposed rezoning by the adoption of a resolution of intent to rezone the area involved. This resolution shall include the specific conditions, stipulations or limitations that the council determines are necessary to require compliance with the RUACP as a prerequisite to final action.
 3. The fulfillment of all conditions, stipulations, and limitations contained in said resolution, on the part of the applicant, shall make such a resolution a binding commitment on the council.
 4. Such a resolution shall not be used to justify spot zoning, to create unauthorized zoning categories by excluding uses otherwise permitted in the proposed zoning, or to impose setback, area or coverage restrictions not specified in the code for the zoning classification, or as a substitute for a variance.
 5. Upon completion of compliance action by the applicant, the council shall, by ordinance, affect such rezoning.
 6. The failure of the applicant to meet any or all conditions, stipulations or limitations contained in the resolution, including the time limit placed in the resolution, shall render the resolution of intent to rezone non-binding, unless an extension is granted by the council upon recommendation of the planning commission or hearing examiner. Any plan amendment or amendment to plan map designation which were approved in reliance upon the good faith performance of the conditions of the intent to rezone shall immediately cease to be effective.
 7. Generally, the time limitation on an intent to rezone shall be one year. However, the council may grant up to one one-year extension, after which the resolution and any amendments made in reliance upon the resolution shall be null and void.

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

18.320.080 - Concomitant rezone agreements.

- A. Purpose. The purpose of this subsection is to expressly provide for the use of agreements concomitant to rezone approvals. Such agreements may require performance by the applicant that is reasonably related to satisfying those public needs that may be expected to result from the proposed use of the property. The performance called for will mitigate the public burden in meeting those resulting needs by placing the burden directly on the party whose use of the property gives rise to such public needs. The agreement shall generally be in the form of a covenant running with the land. The provisions of an agreement shall be in addition to all other pertinent Ridgefield development code requirements.
- B. Applicability. The city may use this agreement process for those purposes discussed in Section 18.320.070(B).
- C. Mitigating Measures. The agreement may include mitigating measures such as:

1. Access control;
 2. Landscaping, screening, buffering;
 3. Improvements to public services including drainage, sewer, water and roads;
 4. Lot coverage, dimension; and
 5. Phasing of development.
- D. Concept Plan. The applicant shall provide a concept plan. The scale of the concept plan shall be one inch to one thousand feet. The concept plan shall include:
1. General location of structures;
 2. Location and number of access points;
 3. Approximate gross floor area of structures;
 4. Name of the proposal;
 5. Identification of areas requiring special treatment due to their sensitive nature;
 6. North directional arrow;
 7. Names and location of all public streets or roads bordering the site.
- E. Procedure. The applicant may propose an agreement concomitant to rezone approval at any time prior to the conclusion of the public hearing process. The proposed agreement shall include any proposed mitigating measures and concept plans.
- F. Modifications to Concomitant Rezone Agreements. Upon petition by the property owner, the city may fully or partially release a concomitant rezone covenant through a Type III procedure, where:
1. Development of the site would be consistent with the RUACP; or
 2. The requested action would unreasonably impact development undertaken on nearby properties in reliance upon the covenant commitments.
- G. Enforcement. The agreement, to be approved by the city attorney, shall provide for appropriate enforcement mechanisms and performance guarantees.

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

18.320.090 - Record of amendments.

The city clerk shall maintain the signed original of any amendment to the RUACP, this title or any maps.

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

18.235.060 - Special provisions for the Ridgefield Mixed-Use Overlay (RMUO).

- A. Purpose. The RMUO is intended to create mixed-use nodes to implement the subarea plans for Pioneer and 45th and the Ridgefield Junction by:
 1. Providing flexible development opportunities by allowing an optional mix of commercial, residential, and office uses.
 2. Creating vibrant, livable, and attractive communities through sustainable design, distinct architecture and site design that respond to the site context.
 3. Creating walkable communities with connections within and between sites.
 4. Promoting sensitive treatment of environmental features including critical areas and vegetation.
 5. Creating and maintaining usable open spaces for the enjoyment of residents, patrons, employees and the public, that connect to natural features on and off site.
 6. Managing transitions between uses on sites and neighboring properties to avoid conflicts between potentially incompatible uses.
- B. Applicability.
 1. The RMUO is an optional overlay to may be applied within the Pioneer and 45th and Ridgefield Junction subareas, as defined in the current adopted subarea plans for the districts, when initiated by the property owner through an approved master plan, through procedures outlined in RDC 18.235.060.Q.
 - ~~a. The provisions of this section may be applied to any parcel or aggregation of contiguous parcels under an applicant's common ownership or control of ten acres or greater.~~
 - ~~b. RMUO master plans may be applied to parcel(s) with CNB, CCB, CRB, E or RMD-16 zoning.~~
 2. In the event of conflict between the base zone standards and the standards of this section, the provisions of this section shall apply.
- C. Uses
 1. The use regulations for the underlying zone for permitted, limited, conditional and prohibited uses in RDC 18.205 shall apply with the exceptions and additions noted in this section. Use categories are as defined in RDC 18.100 unless otherwise defined or amended in this section.
 2. The following additional uses are allowed as permitted uses under the RMUO overlay:
 - a. On RMUO sites with CRB, CCB, CNB base zoning:
 - i. Single-family attached residential meeting the standards of RDC 18.220.140.
 - ii. Cottage homes meeting the standards of RDC 18.210.150. All other single-family detached residential uses are prohibited.
 - iii. Home occupation.
 - iv. Multifamily residential.
 - v. Hotel and motel.
 - vi. Community recreation and social facility.
 - vii. Conference center.
 - viii. Nursing and personal care facility.
 - ix. Self-storage. Must be located on a RMUO site with residential use, limited to no more than twenty percent of the gross site area, and located to the rear or side of the site

such that it does not occupy more than twenty percent of the street frontage. All other Warehousing uses are prohibited.

- x. Drive through uses, limited to one, single lane, drive through for each fifteen acres of an RMUO site.
- b. On RMUO sites with E base zoning:
 - i. Single-family attached residential meeting the standards of RDC 18.220.140.
 - ii. Cottage homes meeting the standards of RDC 18.210.150. All other single-family detached residential uses are prohibited.
 - iii. Home occupation.
 - iv. Multifamily residential.
 - v. Community residential facility.
 - vi. Hotel and motel.
 - vii. Artisan and specialty goods production as a limited use consistent with limitations in RDC 18.205.030.
 - viii. General retail trade/services.
 - ix. Eating and drinking establishment.
 - x. Indoor entertainment facility.
 - xi. Nursing and personal care facility.
 - xii. Self-storage. Must be located on a RMUO site with residential use, limited to no more than twenty percent of the gross site area, and located to the rear or side of the site such that it does not occupy more than twenty percent of the street frontage. All other warehousing uses are prohibited.
- c. On RMUO sites with RMD-16 base zoning:
 - i. Bed and breakfast.
 - ii. Hotel and motel.
 - iii. General retail trade/services.
 - iv. Eating and drinking establishment.
 - v. Artisan and specialty goods production as a limited use consistent with limitations in RDC 18.205.030.
 - vi. Office.
 - vii. Community recreation and social facility.
 - viii. Conference center.
 - ix. Religious institution.
 - x. Cultural institution.
 - xi. Medical clinic/laboratory.
 - xii. Nursing and personal care facility as a permitted use.
 - xiii. Self-storage. Must be located on a RMUO site with residential use, limited to no more than twenty percent of the gross site area, and located to the rear or side of the site such that it does not occupy more than twenty percent of the street frontage. All other warehousing uses are prohibited.
- 3. Prohibited uses within a RMUO site include:

- a. Motor vehicle related use.
 - b. Gasoline service station.
 - c. Animal kennel and shelter.
 - d. Recreational vehicle park.
 - e. Freight/cargo movement and storage.
 - f. Fleet service.
 - g. Warehousing, except self-storage.
 - h. Wholesale retail.
 - i. Public agency or utility yard.
 - j. Broadcasting and telecommunications facility.
 - k. Interim recycling facility, except for drop-box facilities for the collection and temporary storage of re-usable materials as an accessory use.
 - l. Waste-related facility.
 - m. Bus base.
- D. Required Mix of Uses. Each RMUO site must include a mix of uses within a single unified development that incorporates the planned integration of commercial, employment and residential land uses. Mixed-use projects may be vertically oriented in one or more buildings, or geographically distributed across a development site.
- 1. For RMUO sites in the CRB, CCB, CRB underlying zones, the site must include a minimum of 20 percent and a maximum of sixty percent of uses included within the 'residential general' or 'group residences' category of RDC Table 18.205.020-1 as measured by net developable acres or gross floor area.
 - 2. For RMUO sites in the E underlying zone, the site must include a minimum of twenty percent and a maximum of sixty percent of uses other than those included within the 'employment' category of RDC Table 18.205.020-1 as measured by net developable acres or gross floor area.
 - 3. For RMUO sites in the RMD-16 underlying zone, the site must include a minimum of twenty percent and a maximum of sixty percent of uses other than those included within the 'residential general' or 'group residences' category of RDC Table 18.205.020-1 as measured by net developable acres or gross floor area.
- E. Lot Requirements. The following lot requirements supersede those of the base zones.
- 1. Minimum lot size for residential uses, regardless of base zone, is two thousand square feet with a minimum lot width of twenty feet.
 - 2. Minimum lot size for all non-residential uses and upper-story residential above non-residential uses, regardless of base zone, is five thousand square feet with a minimum lot width of fifty feet.
 - 3. Flag lots are specifically discouraged unless there is no practicable alternative as determined by the city engineer.
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- F. Dimensional Standards. The following dimensional standards supersede those of the base zones. Additional landscaping buffers may apply that exceed the minimum setbacks listed below; see RDC 18.725.050-1.

	Residential uses	Non-residential uses and upper-story
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		residential above non-residential uses
Maximum height	3 stories up to 45 feet, or 4 stories if first floor is used for parking with no residential units	45 feet in RMD-16, CNB base zones 65 feet in CCB, CRB, E zones
Ground floor minimum structural ceiling height	n/a	13 feet
Minimum front and street side yard setback	10 feet	0 feet
Maximum front and street side yard setback	20 feet	10 feet on pedestrian streets, as defined in RDC 18.230.050.B.1 20 feet on major corridors, as defined in RDC 18.230.050.B.2
Minimum side setback	5 feet, or 0 feet for attached single-family residential use	10 feet plus 1 foot for every 2 feet of height above 35 feet from adjacent RLD, RMD or P/OS zones 0 feet for all others
Minimum rear setback	5 feet	
Minimum residential garage setback ¹	18 feet	n/a
Maximum building coverage	65%	80%
Maximum impervious surface coverage	75%	90%

Notes:

1. For garages oriented towards the front or street side property line, as measured from the property line. No minimum setback applies to garages oriented towards a rear alley.

G. Density.

1. The minimum density for RMUO sites is eight units per net developable acre and the maximum is twenty-eight units per net developable acre, based on total net developable acres developed for residential use.
2. Upper-story residential use above a non-residential use, other than parking, is exempt from the minimum and maximum density standards.

H. Site Design Standards.

1. Development under the RMUO shall comply with the site design standards in RDC 18.230.050 for commercial districts, with the following exceptions:
 - a. In lieu of compliance with RDC 18.230.050.F, open spaces shall be developed consistent with RDC 18.235.060.J.
 - b. All references to fence regulations in RDC 18.230.100 listed in RDC 18.230.050.G shall instead reference the fence regulations in RDC 18.235.060.P.
 - c. Drive through uses permitted as part of an RMUO development shall not be visible from a public street exterior to the overall site.

I. Architectural Design Standards.

1. Development under the RMUO shall comply with the architectural design standards in RDC 18.230.055 for commercial districts, with the following exceptions:
 - a. In lieu of the applicability standards in RDC 18.230.055.A, the remainder of RDC 18.230.055 shall apply to development in the RMUO that includes new buildings of any size and to the addition to or remodel of an existing building that increases the gross floor area of the building by five thousand square feet or more.
 - b. In addition to the articulation methods listed in RDC 18.230.055.C.1.c, ground-floor residential uses may employ the following methods:
 - i. Landscape planting bed at least five feet wide or a raised planter bed at least two feet high and three feet wide in front of the wall. Such planting areas shall include planting materials that are sufficient to obscure or screen at least sixty percent of the wall surface within three years. Planting beds may include a vertical trellis with climbing vines or other plant materials to contribute to the plant coverage requirement.
 - ii. Covered front porches or patios for individual dwelling units with a minimum dimension of six feet and minimum total size of sixty-four square feet.
 - iii. Window patterns and/or entries that reinforce the pattern of individual dwelling units; e.g. groups of windows and/or entries that repeat no more than once per dwelling unit as opposed to a uniform row or "ribbon" of windows.
 - c. Doorways for individual dwelling units are exempt from compliance with RDC 18.230.055.C.1.d.
 - d. All references to outdoor common area standards in RDC 18.230.050.F listed in RDC 18.230.055.D.2 shall instead reference the open space regulations in RDC 18.235.060.J.
 - e. In lieu of compliance with RDC 18.230.055.E.3, windows and transparent doors shall constitute at least fifteen percent of the total wall area of prominent façade wall planes for building with entirely residential use.
 - f. Ground-floor residential uses are exempt from complying with the transparency zone standards in RDC 18.230.055.E.4.

J. Open Space Requirements.

1. Not less than ten percent of the net developable area shall be designated for open space for community or site-user activity. Such activity space may be planned and designed for recreational use or involvement by residents, employees, site visitors and/or the general public.
2. Critical areas and buffers, stormwater facilities, and interior parking lot landscaping required by RDC 18.720.040.C.2 may not be counted towards the required open space. However, the integration of critical areas and buffers and stormwater facilities with the open space areas is encouraged to provide an enhanced site design and cultivate a relationship to the site's environmental amenities.
3. The minimum size for an open space area is two hundred fifty square feet, with a minimum dimension of ten feet. Fewer, larger open space areas are strongly preferred over multiple, smaller areas.
4. Open space areas shall be in high pedestrian traffic locations within the development such as along street frontages, on lot corners, along internal or external pedestrian connections, or near building entrances. Open space areas shall not be located in isolated or undevelopable space where low pedestrian traffic is anticipated.
4. Open space areas must be accessible to users of the site but do not need to be made accessible to the general public.
5. Open space areas must be accessible by internal and/or external pedestrian connections as required by RDC 18.230.050.D.
6. Easements or dedications for system trails identified in the parks and recreation comprehensive plan must be provided across the site and may count towards the open space requirements. All portions of the site shall be connected to any system trail via internal and/or external pedestrian connections as required by RDC 18.230.050.D. All trail corridors and trail development shall comply with the engineering standards.
7. Open space may include plazas and outdoor dining areas; gardens and landscaped areas; parks or park features such as playground equipment or sport courts, trails, and other active recreation facilities as defined in RDC 18.100; community gardens; common roof decks, balconies, and patios; and other areas deemed materially similar by the planning director.
8. Open space amenities may include benches and outdoor seating including moveable seating such as for outdoor dining, water features, drinking fountains, raised landscaping planter beds, public art, distinctive paving, and/or other similar features. All outdoor furnishings shall be commercial grade designed for heavy public use.
9. Pedestrian-scaled lighting is required at a level averaging at least two foot candles throughout the area. Lighting may be free-standing or building-mounted and shall not be mounted higher than fourteen feet.
10. The following are not allowable as part of open space areas:
 - a. Asphalt pavement.
 - b. Adjacent and unscreened chain link fences, dumpsters or service areas.
 - c. Unscreened blank walls.

K. Outdoor Uses.

1. Active outdoor uses such as café seating, outdoor vending such as food or beverage carts, and display of goods for purchase are encouraged and may occupy up to twenty percent of the net developable site area. Outdoor uses may be located within open space required under RDC 18.235.060.J.
2. Outdoor storage may not exceed ten percent of the net developable site area and shall be screened by a fence or landscaping to a value of eighty percent year-round opacity from public view.

3. Outdoor uses in the public right-of-way require approval by the Public Works Director through the master plan or site plan review process. The sidewalk area may be used for outdoor dining, sales areas or similar use provided a six-foot wide pedestrian zone is maintained. Outdoor uses shall be defined relative to the pedestrian zone with movable planters, bollards, movable fence, or other similar means of separation.
- L. Signs. All signs shall comply with the standards of RDC 18.710 relative to the site's base zone, with the following exceptions:
1. Non-residential uses on a RMUO site in the RMD-16 base zone shall comply with the standards for signs in the CNB zone per RDC 18.710.050.B.
 2. Additional entry or gateway signs shall be permitted along the perimeter of the mixed-use development identifying the development, with a maximum allowed sign area for each sign of ten square feet times the total gross acreage for the mixed-use development not to exceed two hundred fifty square feet.
 - a. One sign may be located at each of the entrances into a mixed-use development, or two signs at both sides of an entrance.
 - b. One sign may be located at each public street intersection on which the mixed-use development has street frontage.
 - c. One sign may be oriented to the I-5 freeway (if applicable).
 - d. Maximum sign height shall not exceed twenty-five feet.
- M. Lighting. All lighting shall comply with the standards of RDC 18.715.
- N. Off-Street Parking and Loading. All off-street parking and loading shall comply with the standards of RDC 18.720, with the following exceptions:
1. Parking requirements for the RMUO site shall be calculated separately for the proposed uses under RDC 18.720.030 but the applicant is encouraged to develop a plan for joint use of facilities under RDC 18.720.020.B. to reduce the total amount of parking needed. The planning director shall consider the mixed-use nature of the site and the potential for users of the site to access more than one use without generating additional parking needs when reviewing the joint use of facilities proposal.
 2. On-street parking on public streets adjacent to the development may be counted towards the minimum required parking spaces under RDC 18.720.030.
 3. Slip lane parking lots are permitted along the street frontage of major corridors, as defined in RDC 18.230.050.B.2, and are exempt from the fifty percent street frontage limitation for parking lots in RDC 18.720.040.C.1.
 - a. Slip lane parking lots may consist of one, one-way drive aisle and one row of parking stalls arranged parallel or angled, meeting the dimensional standards of RDC Table 18.720.040-1. The combined width of the drive aisle and parking stalls shall not exceed forty-four feet.
 - b. Slip lane parking lots shall include a sidewalk with a minimum width of 5 feet between the parking lot and the interior of the site, running the full length of the slip lane parking lot.
 - c. Along a minimum of seventy-five percent of the length of the slip lane parking lot, buildings shall be set back no more than five feet from the back edge of the required sidewalk.
 - d. Buildings fronting the slip lane parking lot shall provide a primary pedestrian entrance directly facing the parking lot.
 - e. Where practicable, slip lane parking lots shall extend to the edge of the property line to allow seamless continuation along the adjoining properties.

- f. Slip lane parking lots shall only be allowed if the public works director approves access onto the major corridor, which may include limitations on driveway spacing and restricted turn movements.
 4. Drive through aisles shall be designed to minimize impact to pedestrian connectivity from required parking areas to business entrances.
- O. Landscaping.
1. Residential portions of RMUO sites shall provide twenty-five percent of the site area as landscaping.
 2. Non-residential portion of RMUO sites shall provide ten percent of the site area as landscaping.
 3. Total landscaping required for the project may be averaged across the site provided the requirements for the residential and non-residential portions are met and the landscaping is arranged so that there is physical and visual access from all portions of the site.
 4. The exterior perimeter of RMUO sites shall include a ten-foot landscaping buffer to an L2 standard along the side and rear property lines and along any parking areas along the front or street side property lines.
 5. Any natural areas to be retained as part of the required landscaping shall be maintained with their existing native vegetation and/or enhanced with supplemental plantings of native tree, shrub, and ground cover species as listed in RDC 18.830 to provide scenic, environmental and wildlife habitat value.
 6. For any RMUO site which incorporates a drive through use additional landscaping shall apply. Any drive through adjacent to an exterior public street shall incorporate a ten-foot wide buffer landscaped to an L-3 standard.
- P. Fences. Fences shall comply with the standards of RDC 18.740 with the following additional standards:
1. Fences shall be compatible with the overall building design, such as repetition of the building material on fence columns and/or stringers, and constructed of wrought iron, brick, stone or concrete block (CMU). Smooth-faced concrete block must have a veneer finish on the side(s) visible to public view. Other materials which have the general appearance and visual quality of approved fence materials may be approved by the planning director. However, the use of wood, vinyl, plywood or composite sheeting as a fence material is not permitted.
 2. Chain link fences are discouraged and may only be used in areas not visible from any public right-of-way, adjacent property, or onsite common open area. If used, black, dark brown or dark-toned coated chain link fencing with matching posts and rails shall be required.
 3. Barbed wire, razor wire, electric and similar dangerous fences shall not be used except for specific condition where the applicant demonstrates they are required for security reasons and that they will not be visible from adjacent rights-of-way.
 4. Fences and walls facing pedestrian streets, as defined in RDC 18.230.050.B.1, shall not be allowed and fences and walls facing major corridors, as defined in RDC 18.230.050.B.2 shall be discouraged unless the applicant demonstrates the fences or walls are necessary for business safety, screening the development from adjacent residential uses, or screening the parking area, or service areas. If fences or walls facing public streets are used, they shall be set back 10 feet from sidewalk or right-of-way and shall provide landscaping within the setback area at an L2 standard.
- Q. Procedure.
1. A pre-application conference is required for a RMUO master plan per RDC 18.310.030.
 2. The RMUO master plan shall be reviewed through a Type III procedure per RDC 18.310.080. The master plan may be reviewed concurrently with any related applications such as subdivision or site plan review. Master plan applications must include:

- a. Boundaries of the Site and Existing Conditions. The master plan must show the boundaries of the master plan area and existing conditions such as environmental constraints, utility services, existing structures and uses and existing transportation improvements.
- b. General Statement. The master plan must include a narrative that generally describes the uses and development concept for the master plan area, and responds to all of the applicable standards in this chapter and elsewhere in the RDC. The statement shall include calculations of total gross acres; approximate net developable acres, gross floor area and residential density, if proposed, of proposed uses; area of public rights-of-way and other infrastructure; area of common open space and landscaping; and area of critical areas.
- c. A SEPA Checklist.
- d. Master Plan. The master plan must generally show the proposed division of land and distribution of proposed uses. The plan must include:
 - i. The location of all existing and proposed buildings, structures and other improvements, indicating proposed use category (e.g. residential, commercial).
 - ii. The location and size of all areas to be conveyed, dedicated or reserved as common open spaces, public parks or trails, recreation areas, and similar public or semipublic uses.
 - iii. The existing and proposed circulation system of streets, including off-street parking areas, service areas, loading areas and major points of access to public rights-of-way.
 - iv. The existing and proposed pedestrian circulation system.
 - v. The existing and proposed utility systems, including sanitary sewers, stormwater facilities, and water.
 - vi. The proposed treatment of the perimeter of the master plan area, including materials and techniques used such as screens, fences and walls.
 - vii. The existing and proposed landscaping, including natural areas to be retained, and critical areas and buffers.
- e. Development Standards. The applicant may propose modifications to development standards in this section or the base zone standards for development under the master plan. The applicant must detail how the proposed modifications contribute to creation of a better site and meet the purpose and approval criteria for this overlay, in lieu of review under RDC 18.350.
- f. Phasing of Development. The master plan shall include the proposed development phases, probable sequence of future phases, estimated dates and interim uses of the property awaiting development.
- g. Transportation and Parking. The applicant shall provide information on the following items for each phase:
 - i. Projected Transportation Impacts. Provide a traffic impact analysis that includes the expected number of trips (peak and daily), an analysis of the impact of those trips on the street system, and the proposed mitigation measures. Mitigation measures may include improvements to the street system or specific programs to reduce traffic impacts, including transportation demand management techniques, such as encouraging the use of public transit, carpool, vanpools, adjustment of work hours and other alternatives to single occupancy vehicles.
 - ii. Parking Plan. Provide an estimate of parking needs and locations including opportunities to reduce overall parking for the site through joint use of facilities.

3. Site plan review consistent with RDC 18.500 is required for development of individual sites within the master plan area. Development must demonstrate compliance with the approved master plan as part of the site plan review.
4. A RMUO master plan shall expire five years from the date of final approval thereof. For master plans approved as multi-phased development, approval for the first phase of development shall expire after five years from the date of final approval of the master plan and each subsequent phase must be completed within five years after. For purposes of this section, recording of a final plat, issuance of a site plan approval, or issuance of a building permit for the phase of development described in the approved master plan shall constitute completion of a phase.
5. Extensions. A master plan may be extended for a period of up to two years upon application. Approval of the extension shall be done by the city council through a development agreement. Extensions are subject to the following criteria and conditions:
 - a. The applicant must make written requests for an extension at least sixty days prior to the expiration of the preliminary plat approval;
 - b. There have not been any substantial changes in the laws governing the development of the site with which lack of compliance would be contrary to public health, safety and welfare;
 - c. The applicant shall demonstrate that the applicant has pursued final platting in good faith in light of surrounding circumstances but has been delayed:
 - i. By extensive environmental permitting times;
 - ii. Extensive studies required by conditions of approval which took longer than anticipated; or
 - iii. There are specific verifiable extenuating circumstances or conditions beyond the control of the applicant as deemed appropriate by the city council.
5. Amendments to approved master plans shall be reviewed through the post-decision review process per RDC 18.310.160.

(Ord. No. 1219, § 2(Exh. A), 10-27-2016; Ord. No. 1253, § 2(Exh. A), 12-7-2017; Ord. No. 1260, § 2(Exh. A), 4-26-2018)

18.310.020 - Application types and classification.

- A. Applications for review pursuant to this chapter shall be subject to a Type I, Type II, Type III or Type IV process.
- B. Unless otherwise required (for example where the city must approve more than one application for a given development), all applications required for the development may be submitted for review at one time. Where more than one application is submitted for a given development, and those applications are subject to different types of procedure, then all the applications are subject to the highest number procedure (i.e., Type IV is a higher number procedure than Type I) that applies to any of the applications.
- C. If the RDC does not expressly provide for review using one of the four types of procedures, and another specific procedure is not required by law, the planning director shall classify the application as one of the four types of procedures, consistent with subsection D of this section. The planning director's classification of the review procedure shall be a Type I decision.
- D. Review procedures are characterized as follows:
 1. A Type I process involves an application that is subject to clear, objective and nondiscretionary standards, for example, fee determination, or standards that require the exercise of professional judgment about technical issues. Type I decisions are made by the planning director or designee without public notice.
 2. A Type II process involves an application that requires the exercise of limited discretion concerning nontechnical issues and where there usually is limited public interest. Type II decisions are made by the planning director or designee following public notice. Type II applications include the following:
 - a. Short plat review;
 - b. Basic and binding site plan review;
 - c. Administrative adjustments;
 - d. Determination of a nonconforming use or development; or
 - e. Minor alterations to a conditional use permit.
 - f. The planning director may elevate a Type I review to a Type II review process if the proposed land use action may generate broader community impacts due to:
 - i. Hours of operation;
 - ii. Vehicle traffic and parking;
 - iii. Adequacy of capital facilities;
 - iv. Off-site impacts such as noise, glare, dust and emissions; or
 - v. Other operational characteristics or measureable impacts, as determined by the planning director.
 3. A Type III (quasi-judicial) process involves an application for relatively few parcels and ownership. It is subject to criteria that involve the exercise of discretion and about which there often is a broad public interest. Type III decisions are made by the review authority, that is, the hearing examiner. Type III applications include the following:
 - a. Conditional use permits and major alterations to a conditional use permit;
 - b. Variances;
 - c. Subdivisions, subject to the statutory provisions for city council approval;
 - d. Appeals of Type I and II planning director decisions;

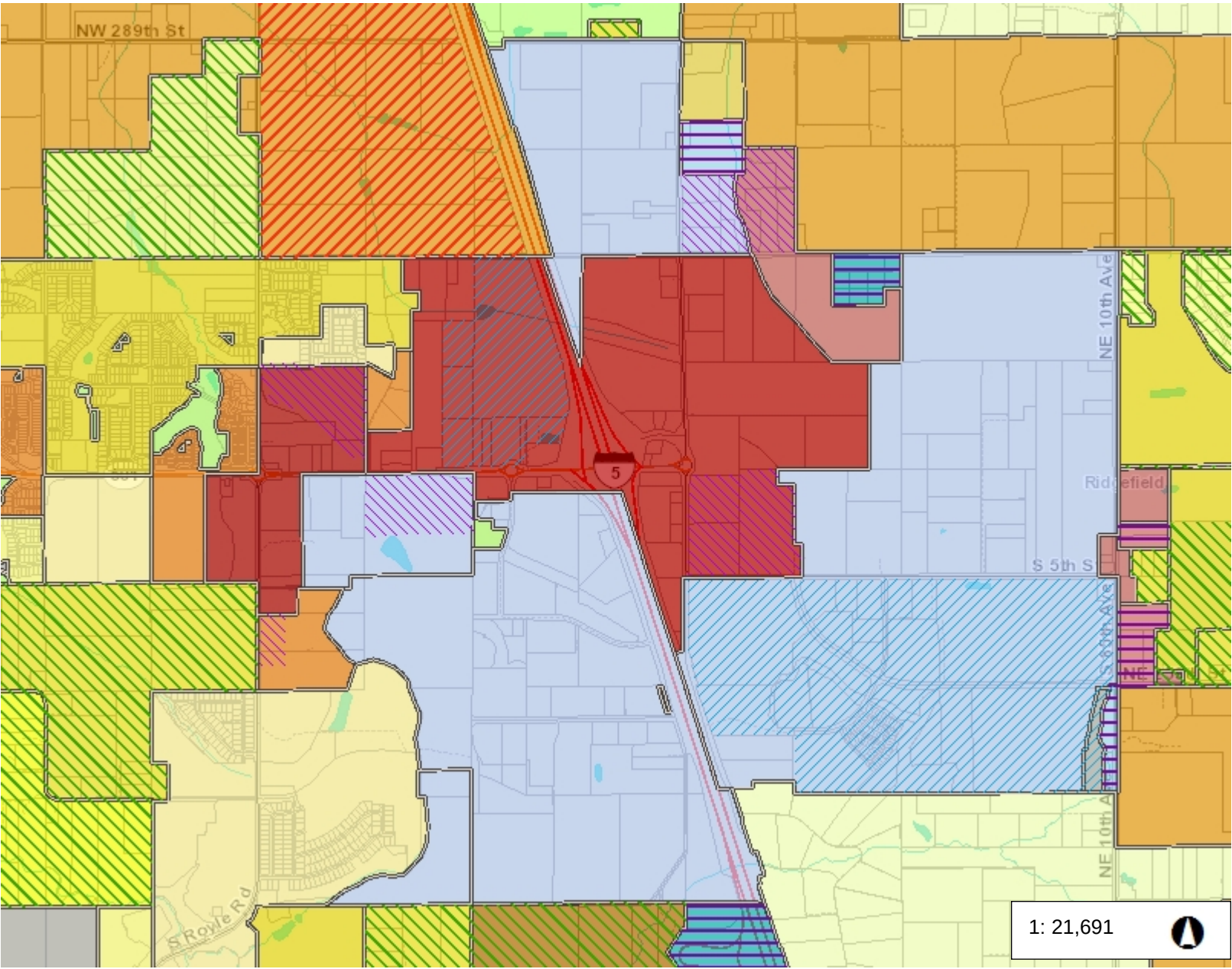
- e. Zoning map designation amendments, when consistent with the RUACP map designation unless the proposed change affects a significant number of parcels and is considered area wide. Area wide zone change proposals are legislative in nature and may only be initiated by the legislative authority. An area wide proposal shall be reviewed under Type IV procedures;
 - f. Covenant release applications; and
 - g. Planned unit developments (PUD).
4. A Type IV (legislative) process involves the creation, implementation or amendment of the land use policy or law by ordinance. In contrast to the other three procedure types, a Type IV process usually applies to a relatively large geographic area including many property owners. Consistent with GMA and county policies, the city shall consider certain types of Type IV legislative changes annually, at a time to be specified by the council. Type IV decisions are made by the city council, after considering the planning commission's recommendation. Type IV applications include, but are not limited to, amendments to Volumes I-IV of the RUACP (exclusive of quasi-judicial map amendments). See RDC 18.320.
- E. All project applications shall be reviewed for consistency with the city's development regulations. Consistency shall be determined by:
- 1. The type of land use;
 - 2. The level of development, such as units per acre;
 - 3. Infrastructure including public facilities and services needed to serve the development;
 - 4. The character of the development.
- F. Third Party Technical Review. When the city determines that it lacks the necessary technical expertise, the city may, after consultation with the applicant and at the applicant's expense, retain a qualified professional to review and comment on any technical reports, studies, figures and plans.
- G. Duration of Approval. Unless otherwise provided in this title or in the land use decision, a Type I, II or III land use approval issued after the effective date of this ordinance shall expire within three years from the date of issuance of the final decision on the application unless the applicant demonstrates that substantial construction has occurred in furtherance of the approved permit. (Amended April 24)
- 1. Applicant may apply for up to a one-year extension of land use approval for approvals issued after the effective date of this ordinance, through a Type I procedure. The planning director shall determine whether there are extenuating circumstances that merit an extension. Only one such extension may be granted. If there are any changes to the proposed project, the applicant must also apply for post-decision review per RDC 18.310.160. (Amended April 24)

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



Areas of RMUO sub-areas

6.3.d



Legend

- Zoning Overlay
- Urban Reserve - 10 (UR-10)
 - Urban Reserve - 20 (UR-20)
 - Urban Holding - 10 (UH-10)
 - Urban Holding - 20 (UH-20)
 - Railroad Industrial Urban Reserve
 - Freight Rail Dependent Use
 - Railroad Industrial Overlay District
 - Rural Industrial Land Bank Overlay
 - Airport Environs Overlay
 - Surface Mining Overlay District
 - Rural Center Mixed Use
 - Existing Historic Resort
 - Mill Creek Overlay District
 - Highway 99 Overlay District
 - Activity Center Overlay
 - Transitional Area Overlay
 - Single Family Residential Area Overlay
 - Mixed Residential Area Overlay
 - Multifamily Residential Area Overlay
 - 78th Street Property
 - Columbia River Gorge Scenic Area
 - Vancouver - Multiple Overlays
 - Sewer Capacity Overlay

Attachment: SA_RM_UO (Ridgefield Mixed Use Overlay Code Update)

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.

1: 21,691



CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: October 11, 2018

ITEM: BUSINESS

AGENDA ITEM TITLE: AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON
Amending Chapters Within Title 18 of the Ridgefield Municipal
Code AMENDING CHAPTER 18.205 (USES)

PREVIOUS COUNCIL ACTION TAKEN:

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.

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, 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.

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.2 (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**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 policies goals and policies; and

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

WHEREAS, the Ridgefield City Council passed additional resolutions after this time period that revised the development regulations, including Ordinance Nos. 1072, 1108, 1132, 1178, 1225, 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 11, 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 11th DAY OF OCTOBER, 2018.

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Basarab,
Deputy City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading/Passage: September 27, 2018

Second Reading/Passage: October 11, 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. All 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. Optionally, Boat and RV storage areas not adjacent to a public right-of-way may have uncovered storage areas, but must provide a ten (10) foot wide L4 landscape buffer along each perimeter not adjacent to a public right-of-way.
- 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.
- ~~GH~~. 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.
- ~~HJ~~. 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.
- ~~IJ~~. 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.
- ~~JK~~. 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.
- ~~KL~~. 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.

LM. 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.

MN. 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.

NO. 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.

OP. 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.

PQ. 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.

QR. 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.

RS. 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.

SI. 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.

FI. 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.

~~UV.~~ 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.

~~VW.~~ 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.

~~WX.~~ Office.

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

~~XY.~~ 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.

~~YZ.~~ 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.

~~ZAA.~~ 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.

~~AABB~~. AABB. 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.

~~BBCC~~. BBCC. 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.

~~GGDD~~. GGDD. 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~~. 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.

EEFF. 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.

FFGG. 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.

GGHH. 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.

HHII. 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.

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

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

~~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

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	RM D 16	CN B	CC B	CR B	CM U	WM U	WL S	E	P/O S	P F

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
<u>Boat and RV Storage Facilities</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C-L</u>	<u>N</u>	<u>N</u>

EMPLOYMENT											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Office	N	N	P	P	P	P	P-L	P	P	N	P

Light Manufacturing	N	N	N	N	C	C	N ¹	C	P	N	N
Research and Development	N	N	N	C	C	C	P	N	P	N	N
Freight/Cargo Movement and Storage	N	N	N	C	C	N	N	N	C	N	N
Heavy Equipment and Truck Related Use	N	N	N	N	N	N	N	N	N	N	N
Fleet Service	N	N	N	C	C	C	N	N	C	N	N
Warehousing	N	N	N	N	N	N	N	N	C	N	N
Wholesale Retail	N	N	N	N	N	N	N	N	P	N	N
Marijuana Processing	N	N	N	N	N	N	N	N	N	N	N
Marijuana Production	N	N	N	N	N	N	N	N	N	N	N
Medical Cannabis Collective Gardens	N	N	N	N	N	N	N	N	N	N	N
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

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	PP
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

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

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)

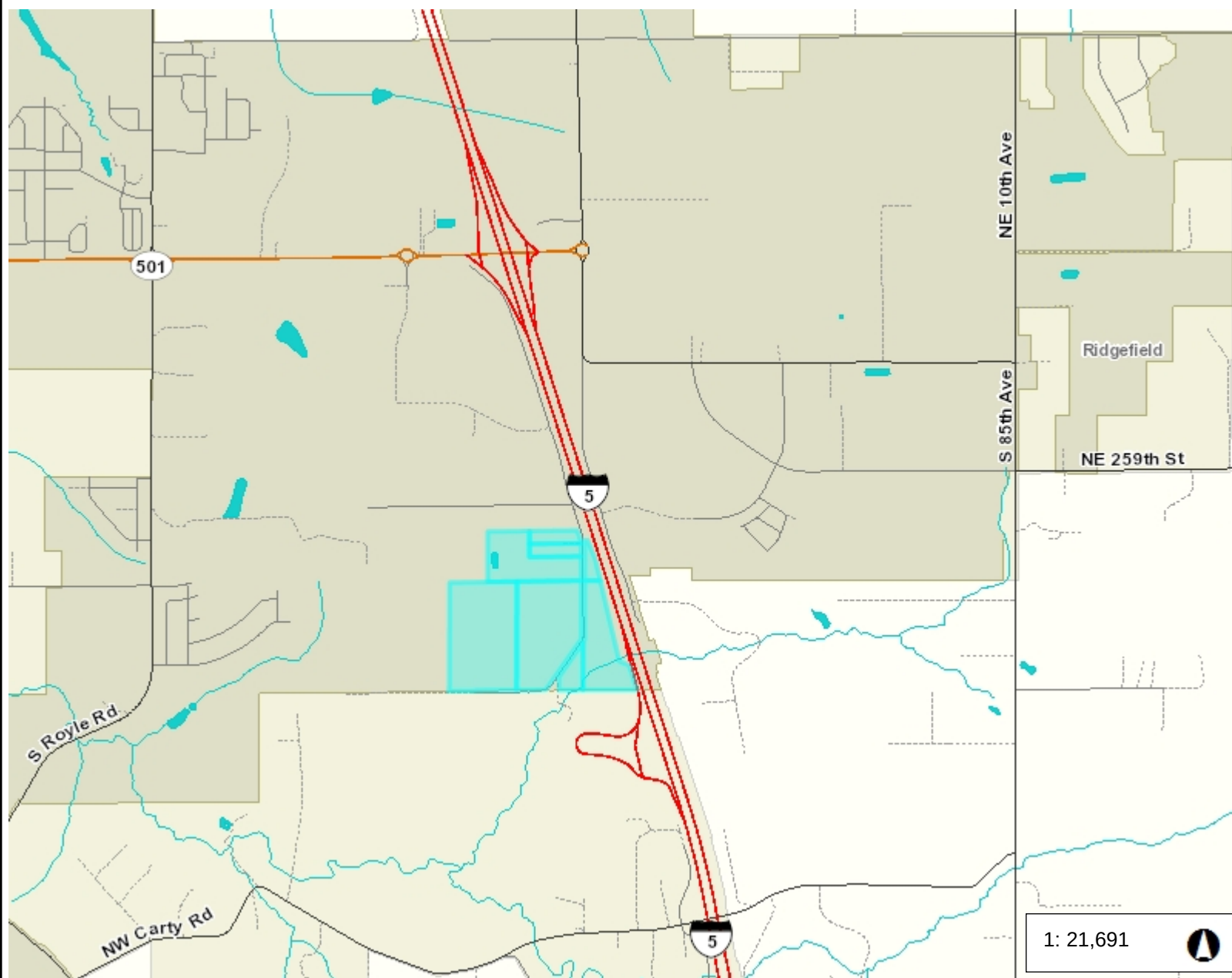


City of Ridgefield
Comprehensive Plan



Boat and RV Storage eligible

6.4.d



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

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

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1: 21,691

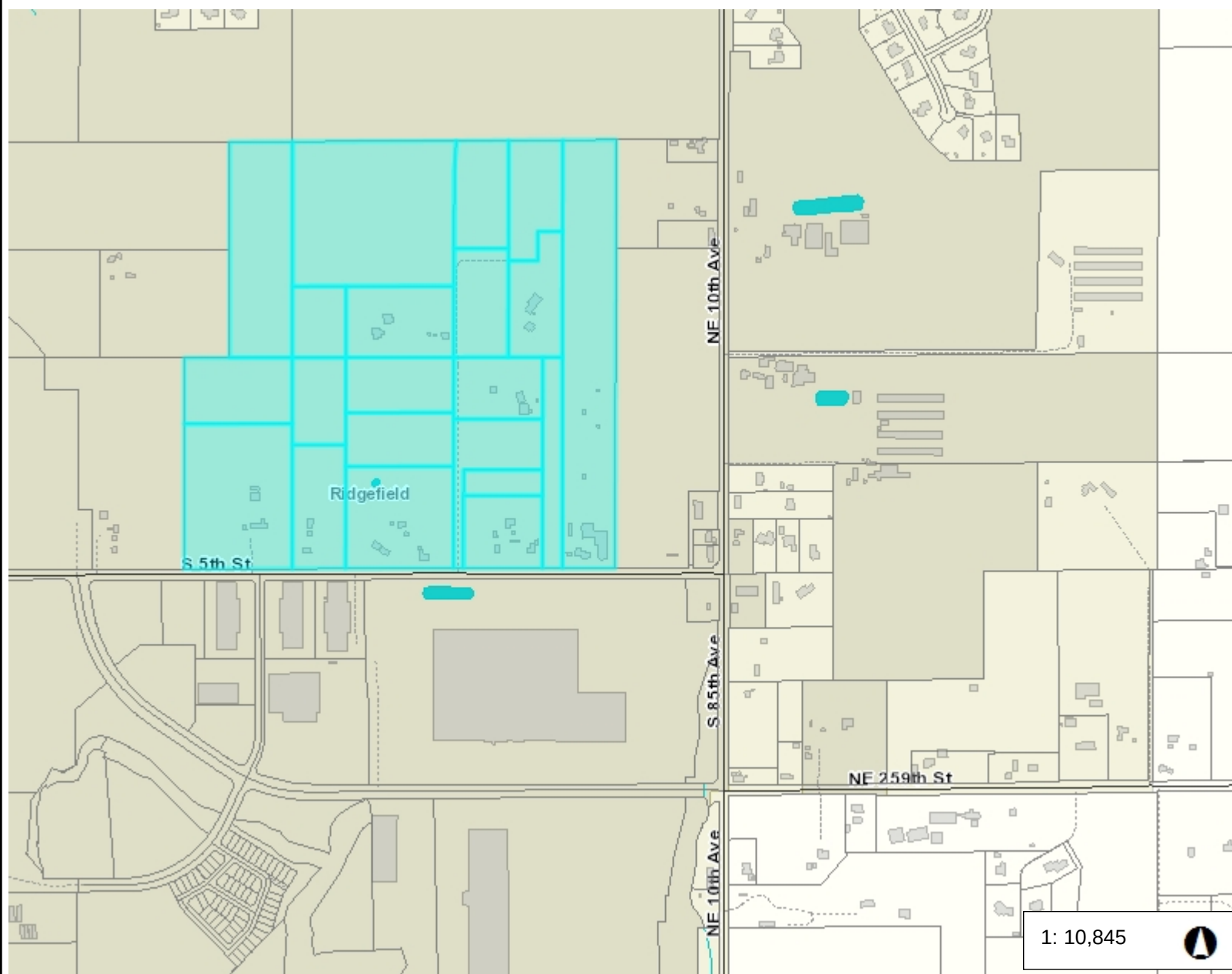
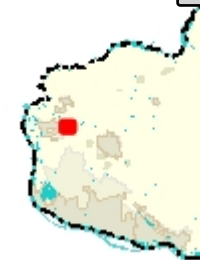


Attachment: Eligible Area 1 (Boat and RV Storage Facilities)



Boat and RV storage eligible 2

6.4.e



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: 10,845



1,807.6 0 903.78 1,807.6 Feet

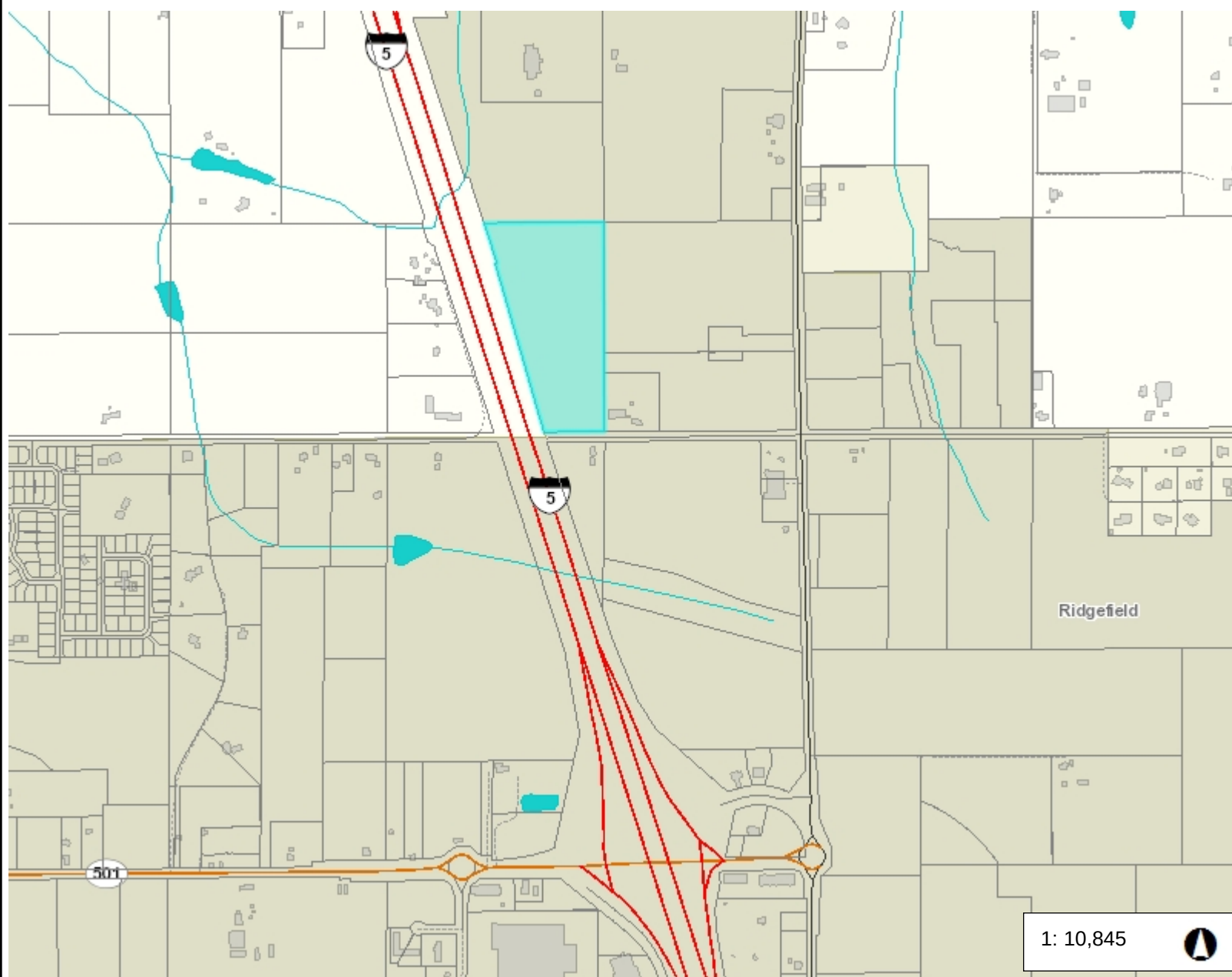
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Attachment: Eligible Area 2 (Boat and RV Storage Facilities)



Eligible Area 3

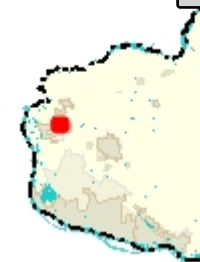


1,807.6 0 903.78 1,807.6 Feet

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

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6.4.f



Legend

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

Notes:

Attachment: Eligible Area 3 (Boat and RV Storage Facilities)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: October 11, 2018

ITEM: BUSINESS

AGENDA ITEM TITLE: AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON
Amending Chapters Within Title 18 of the Ridgefield Municipal
Code AMENDING CHAPTER 18.240 (EMPLOYEMNT DISTRICTS);
CHAPTER 18.710 (SIGNS); and Chapter 18.725 (Landscaping)

PREVIOUS COUNCIL ACTION TAKEN:

SUMMARY/BACKGROUND:

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.

BUDGET/FINANCIAL IMPACTS:

None

RECOMMENDED ACTION OR MOTION:

Staff recommends Council adopt Ordinance No. 1273 by making the following motion:

“I move to adopt Ordinance No. 1273, as presented.”

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS:

Landscape_Freewayscape V.2 (DOC)
Design standards Freewayscape V.2 (DOC)
Sign Code_Freewayscape revisions V.2 (DOC)
Adjacent Pioneer north (PDF)
Adjacent Pioneer south (PDF)
Dwarf Globe Blue Spruce (PNG)

ORDINANCE NO. 1273**AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING CHAPTERS WITHIN TITLE 18 OF THE RIDGEFIELD MUNICIPAL CODE AMENDING CHAPTER 18.240 (EMPLOYMENT DISTRICTS); CHAPTER 18.710 (SIGNS); AND CHAPTER 18.725 (LANDSCAPING)**

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

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

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

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

WHEREAS, the Ridgefield City Council passed additional resolutions after this time period that revised the development regulations, including Ordinance Nos. 1072, 1108, 1132, 1178, 1225, 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 11, 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: 18.240, Employment Districts; and

Amends Title 18, Chapter: 18.710, Signs; and

Amends Title 18, Chapter: 18.725, Landscaping.

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 11th DAY OF OCTOBER, 2018.

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Basarab,
Deputy City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading/Passage: September 27, 2018

Second Reading/Passage: October 11, 2018

Date of Publication:

Effective Date:

EXHIBIT A:

Amendments of Title 18 of the Ridgefield Municipal Code

18.725.050 - Screening and buffering.

- A. The city shall require screening and buffering to separate dissimilar uses from each other and from public streets, in order to eliminate or minimize potential negative impacts of any planned use on a neighboring residential use. Screening and buffering shall meet the requirements of Table 18.725.050-1.
- B. To determine the type of screening and buffering required by Table 18.725.050-1:
1. Identify the zoning district and proposed use of the subject site by referring to the Ridgefield zoning map and to any approved plans for the site (left column, Table 18.725.050-1). Parking area shall include parking spaces, driveways, access aisles, loading spaces and all other parking-related uses.
 2. Identify the zoning district of adjoining property by referring to the Ridgefield zoning map and by surveying surrounding land uses (top row, Table 18.725.050-1).
 3. Determine the screening and buffering distance and type for the proposed zone or use and type of adjacent use. In a case of overlapping types of buffers, the higher type shall prevail.
 4. Determine the screening and buffering standards by referring to the screening and buffering types in Table 18.725.030-1, Figure 18.725.030-1 and Table 18.725.040-1.

Table 18.725.050-1
Landscaping, Screening and Buffering Matrix ³

Zone or Use	Setback by Type of Adjacent Use						Interstate 5 (4)
	Street	Commercial	E	PF or POS	Residential	CMU or WMU or WLS	
E Site Parking Area Outdoor Storage	15'/L2-10'/L4 10'/L2 10'/L5	15'/L2 15'/L2 15'/L5	10'/L2 5'/L2 10'/L5	15'/L3 15'/L3 15'/L5	20'/L4 20'/L4 >20'/L4	15'/L3 15'/L3 15'/L5	<u>15'/L5</u>
CRB Site Parking Area	10'/L2 (2) 10'/L2	5' L2 10'/L2	5' L2 10'/L2	20'/L2 10'/L3	20'/L4 20'/L4	20'/L3 20'/L3	<u>15'/L5</u>
CCB Site Parking Area	10'/L2 (2) 10'/L2	5' L2 10'/L2	5' L2 10'/L2	10'/L3 10'/L3	20'/L4 20'/L4	10'/L2 10'/L3	<u>15'/L5</u>
CNB Site Parking Area	5'/L2 (2) 10'/L2	0' 10'/L2	0' 10'/L2	10'/L3 10'/L3	10'/L4 10'/L4	10'/L2 10'/L3	<u>15'/L5</u>
CMU/WMU/WL Site							<u>15'/L5</u>

Parking Area	N/A 5'/L2	N/A 5'/L3	N/A 5'/L3	5'/L3 5'/L3	5'/L3 5'/L3	N/A 5'/L3	
RMD Site Parking Area	10'/L4 10'/L2	10'/L1 5'/L2	10'/L1 10'/L2	10'/L1 10'/L2	10'/L3 20'/L3	10'/L2 10'/L3	<u>15'/L5</u>
RLD Site	15'/L1	N/A	N/A	N/A	N/A	N/A	<u>15'/L5</u>
PF/POS Parking Area ²	10'/L2	10'/L2	10'/L2	10'/L2	10'/L4	10'/L3	<u>15'/L5</u>

Table Notes:

- (1) In order to reduce to a seven-foot wide landscape buffer, one or more direct pedestrian connections between on-site uses and the public street shall be required. Pedestrian connections may be constructed through the required landscaped buffer.
 - (2) Along a pedestrian street, the landscaping buffer for front and street side yards may be reduced to zero feet if the building is located within ten feet of the property line.
 - (3) When buffer standards and relevant setback standards do not match, the greater of the two shall apply.
 - (4) Parcels adjacent to Interstate 5 right of way shall install a fifteen (15) foot wide landscape buffer adjacent to Interstate 5. The buffer shall include landscaping consistent with the L4 standard, except that fifty (50) percent of the required shrubs shall be Dwarf Globe Blue Spruce (Picea pungens 'globosa') and any wall, other than a required retaining wall, shall be prohibited.
- C. The applicant shall indicate screening and buffering, as required by the screening and buffering matrix, on the required plan.
 - D. The applicant shall locate screening and buffering on the perimeter of a lot or parcel, extending to the lot or parcel boundary line. Landscaping buffers as provided in Table 18.725.050-1 shall meet the standards for the site along all property lines. Where parking areas or outdoor storage are located along the site's perimeter, buffers shall be provided to meet the standards for parking areas or outdoor storage for the portion of the perimeter devoted to such use.
 - E. The applicant shall not locate required buffering on any portion of an existing or dedicated public or private street or right-of-way.
 - F. Limitations. All areas for screening and buffering shall remain void of buildings and structures (except pathways), parking, lighting (except lighting of pathways) and utilities (unless underground). Buildable land required for screening and buffering may be used to satisfy landscape and open space requirements and may be included in the density calculation of the site.
 - G. The screening and buffering matrix (Table 18.725.050-1) and the screening and buffering standards (Table 18.725.040-1) shall be applied in all zoning districts. If a higher intensity use is permitted in any district (e.g., multiple family in an RLD 4 district) through the CUP or PUD process, this use will be considered as if it were in a more intensive zone.
 - H. The PUD design process may supersede the buffer standards in this chapter.
 - I. Required walls and fences shall be located as near the property line as practicable.

- J. All plant fractions are rounded off, and existing vegetation may be used to satisfy planting requirements.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1220, § 2(Exh. A), 10-27-2016; Ord. No. 1226, § 2(Exh. A), 12-15-2016; Ord. No. 1232, § 2(Exh. A), 4-27-2017; Ord. No. 1253, § 2(Exh. A), 12-7-2017)

18.240.060 - Site and building design.

A. E District Standards.

1. All structures proposed to be sited on parcels zoned Employment (E) adjacent to Interstate 5 right-of-way shall comply with the Commercial Design Standards found in 18.230.055.
- ~~12.~~ Building design shall reinforce the building's location adjacent to street edge and public space.
- ~~23.~~ All blank walls facing an arterial, minor arterial or collector street shall be articulated in one or more of the following ways:
 - a. Installing a vertical trellis in front of the wall with climbing vines or planting materials.
 - b. Providing a landscaped planting bed at and five feet wide in front of the wall with plant materials that can obscure at least twenty percent of the wall's surface within three years.
 - c. Providing texture or artwork (mosaic, mural, sculpture, relief, etc.) over the blank wall surface.
 - d. Other equivalent methods that provides for enhancement of the wall.
- ~~34.~~ Where the lot abuts an arterial, minor arterial or collector street, at least one main entrance of a building shall face directly onto a sidewalk along a street. Entrances shall be made physically and visually inviting by incorporating a minimum of two of the following entry enhancement features:
 - a. Additional landscaping equal to ten percent of required site landscaping within ten feet of either side of the entry;
 - b. At least two hundred square feet of paving materials different from the street sidewalk;
 - c. At least one hundred square feet of awning, marquee, or arcade over the entry;
 - d. At least two hundred square feet of pedestrian plaza with landscaping and benches that is attached to the entry;
 - e. Entry recessed from the facade surface by at least three feet; or
 - f. Accent lighting.
- ~~45.~~ On lots fronting an intersection where at least one leg of the intersection is an arterial, minor arterial or collector street, the building shall accentuate the street-facing corner by including pedestrian access at the corner.
- ~~56.~~ The following accessory structures shall be screened by a fence or landscaping to a value of eighty percent year-round opacity from public view along an arterial, minor arterial or collector street:
 - a. All on-site service areas, loading zones, outdoor storage areas, garbage collection, recycling areas, and similar activities.
 - b. Utility vaults, ground-mounted mechanical units, trash receptacles and other similar structures.
 - c. Satellite dishes or pedestrian-oriented waste receptacles along walkways are not required to comply with this standard.
- ~~67.~~ Mechanical units, utility equipment, elevator equipment, and telecommunication equipment located on the roof shall be grouped together, incorporated into the roof design, and/or screened from adjacent walkways to a value of eighty percent year-round opacity.
- ~~78.~~ Outdoor storage of materials shall generally be located to the rear or side of the site and shall not be located adjacent to any street with a classification of "collector" or higher or any street that is projected to carry more than two thousand average daily trips. Adjacent in this context

shall mean without an intervening element such as a building or parking area, but not including a fence or wall, between the street right-of-way and the outdoor storage area.

- B. Site configurations in the E zone shall avoid creating entrapment areas such as dead-end pathways where a pedestrian could be trapped by an aggressor.
- C. In the E zone, the site and buildings shall provide sight lines to allow observation of outdoor spaces by building occupants. Buildings should be sited so that windows, balconies and entries overlook pedestrian routes and parking areas and allow for informal surveillance of these areas, where possible.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1226, § 2(Exh. A), 12-15-2016; Ord. No. 1232, § 2(Exh. A), 4-27-2017)

18.710.110 - Sign placement and location restrictions.

- A. City right-of-way. No sign may be placed within the roadway portion of the city right-of-way, except banner signs as defined in 18.710.270 (F) except as otherwise permitted with a city right-of-way use or special event permit. No permanent sign may be placed within the right-of-way except as otherwise permitted with a city right-of-way use permit.
- B. Attached to vehicles on private premises. No sign may be mounted, attached or painted on a trailer, boat or motor vehicle, which is parked, stored or displayed conspicuously on private premises in a manner intended to attract the attention of the public. (This excludes signs that are permanently painted or wrapped on the surface of the vehicle, or adhesive vinyl film affixed to the interior or exterior surface of a vehicle window, or signs magnetically attached to motor vehicles or rolling stock that are actively used in the daily conduct of business. However, such vehicles shall be operable and parked in a lawful or authorized manner.)

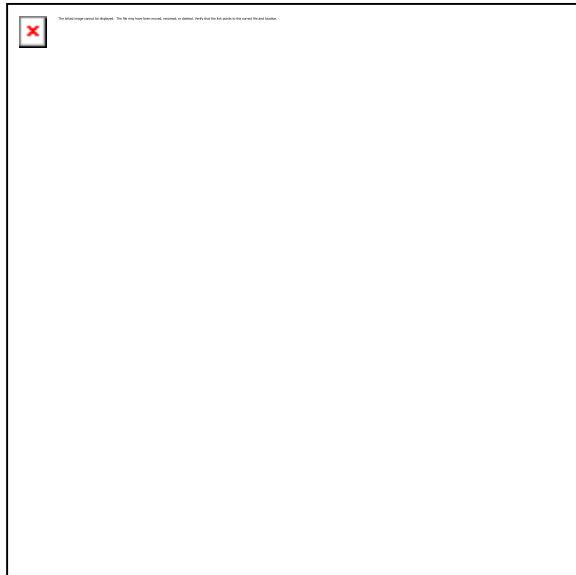
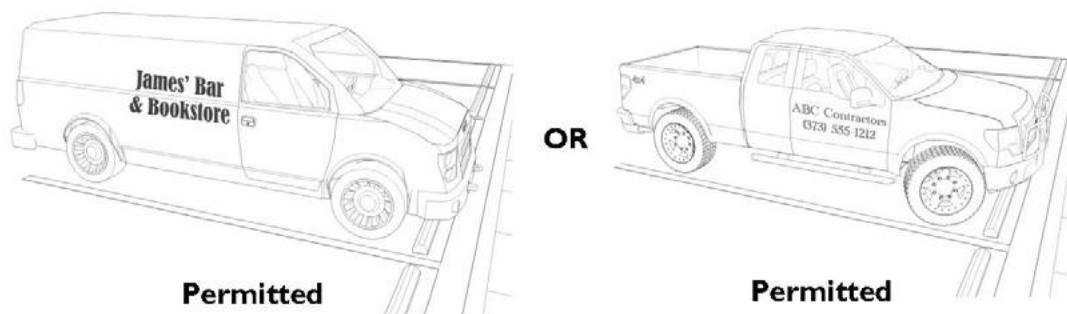


Figure 5



- C. Attached to other fixtures. No sign may be painted, attached or mounted on fuel tanks, storage containers and/or solid waste receptacles or their enclosures, except for information required by law.
- D. Freeway-oriented signs. Freeway-oriented signs are prohibited, except in the following instances:
 - 1. Building mounted wall signs (Section 18.710.170), window signs (Section 18.710.280) and temporary signs (Section 18.710.280) as otherwise allowed by this chapter may face the freeway if:

- (a) they are installed by a business that has its primary customer entrance facing the freeway; and
 - (b) the wall, window or temporary sign also faces an intervening parking lot or frontage road that serves the business.
- 2. Free-standing signs as otherwise allowed by this chapter are allowed for businesses located on and facing frontage roads along freeways, even if such signs are incidentally visible from the freeway.
- 3. Free-standing signs adjacent to the Interstate 5 right-of-way on parcels zoned for Commercial Regional Business (CRB).

(Ord. No. 1227, § 2(Exh. A), 6-22-2017)

18.710.210 - Freestanding signs.

No sign permit shall issue for a freestanding sign which does not comply with the following standards:

A. Number.

- 1. The number and type of freestanding signs for single and multiple tenant uses are derived from the use, zone, location and length of development site frontage as described in this section.
- 2. One freestanding sign is allowed for each site frontage. Flag lot sites with frontage on a public street are permitted one sign on the frontage providing primary access to the site.
 - a. Parcels adjacent the Interstate 5 right-of-way zoned Commercial Regional Business (CRB) shall be permitted two (2) signs along the Interstate frontage.
- 3. Where more than one freestanding sign is proposed on a site with multiple frontages, a minimum of sixty linear feet shall separate each sign.
- 4. The permanent sign base shall have a minimum aggregate width of forty percent of the width of the sign cabinet or face.

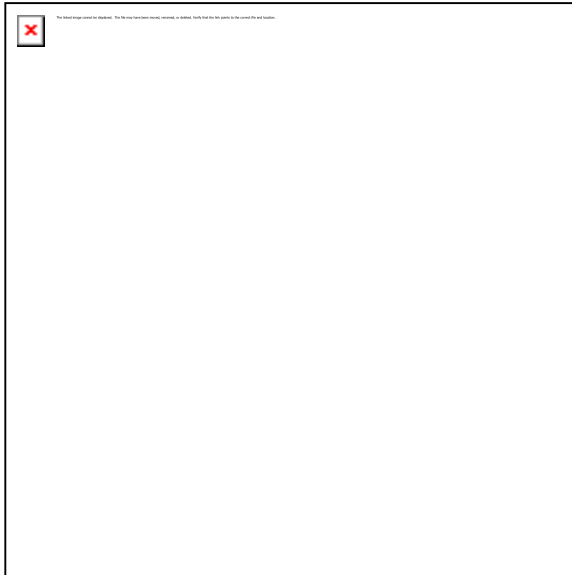
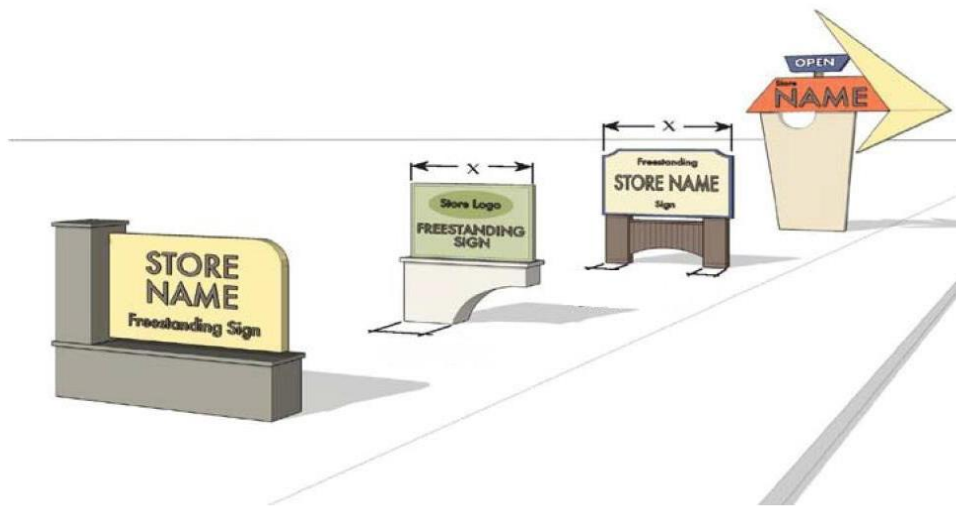


Figure 16



B. Location.

1. No freestanding sign shall be permitted on any site that does not have street frontage.
2. Freestanding signs shall be set back a minimum of five feet from the street side property line, a minimum of twenty-five feet from any interior side lot line and a minimum of thirty feet from any residential district.
3. No freestanding sign shall be located in the triangular area(s) measured fifteen feet by fifteen feet where a driveway enters onto a street, or in any other area which may obstruct the vision of motorists so as to create a safety hazard. Additionally, all signs are subject to the public works standards regarding sight distances.

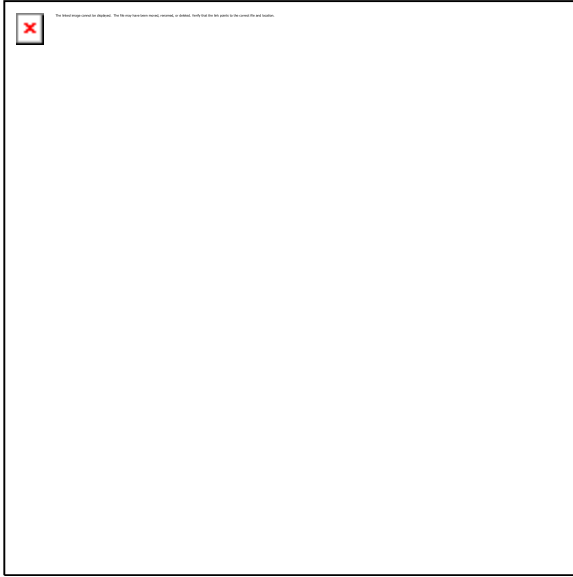
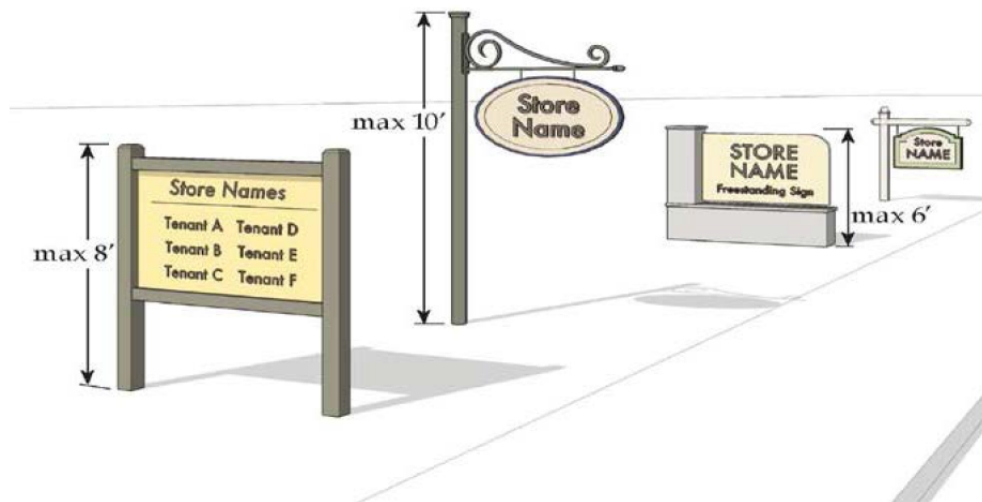


Figure 17



C. Height by Zoning District.

1. Sign height and maximum area is regulated by zoning district:
 - a. Signs in the Commercial Regional Business (CRB) zone shall be a maximum of two hundred square feet in area and shall be no taller than fifty feet above grade.
 - i. Adjacent to the Interstate 5 right-of-way signs within the Commercial Regional Business (CRB) zones shall receive a bonus of 50 additional square feet.
 - b. Signs in the Community Commercial Business (CCB) zone and Public Facilities (PF) zone shall be a maximum of one hundred square feet in area and shall be no taller than twenty feet above grade.
 - c. Signs in the Commercial Neighborhood Business (CNB) zone, the Employment (E) zone, and properties with the Ridgefield Mixed Use Overlay (MX) when proposed for Mixed Use development shall be a maximum of seventy-five square feet and shall be no taller than twelve feet above grade.

- i. Properties zoned Employment (E) that use up to fifteen percent of the gross property area for General Retail uses as defined by RDC 18.205.030.Q and are within one hundred fifty feet of Interstate 5 are eligible for a bonus in sign height up to a maximum of twenty-five feet from the natural grade, and a bonus in sign area up to a maximum of two hundred square feet in area subject to the requirements below:
 - (a) The retail component of any employment space using this bonus must be dedicated to the sale of products made on-site. The sign may only be used to advertise one business located on the same parcel as the sign.
 - (b) The sign is placed on a monument-style base made of or covered with brick or stone, which extends at least half the width of the sign face and is at least one-fifth of the total sign height. An alternate material may be approved by the director if he or she finds that the material better reflects the materials and architecture of the closest or principal building on the site; and
 - (c) The sign face is either non-illuminated, externally illuminated, or complies with both of the following standards for an internally illuminated sign:
 - (i) The background of the sign is totally opaque, and only the graphics and/or text are illuminated; and
 - (ii) The sign cabinet and the associated trim caps that secure and frame the sign face are dark bronze, black, or an earth tone color which reflects the color of the sign base and/or the color of the siding or trim of the building to which the sign applies.
 - (iii) Any change of use or change in ownership to the subject property shall require a type I review of the sign permit to ensure continued compliance with the provisions of this section. Application for review shall be made as soon as practical following the change of use, but in no case shall the formal review take place more than thirty days following the change of use or ownership.
 - ii. Properties with the Ridgefield Mixed Use Overlay that are built to the standards of the underlying zone are subject to the requirements of the underlying zone.
- 2. In zones other than Commercial Regional Business (CRB) a sign may be awarded a bonus of up to fifteen percent in allowable area, provided that all of the following conditions are satisfied:
 - a. The sign is placed on a monument-style base made or covered with a brick or stone, which extends at least the full width of the sign face and is at least one-fourth of the total sign height. An alternate material may be approved by the director if he or she finds that the material better reflects the materials and architecture of the closest or principal building on the site; and
 - b. The sign face is either non-illuminated, externally illuminated, or complies with both of the following standards for an internally illuminated sign:
 - i. The background of the sign is totally opaque, only the graphics and/or text are illuminated; and
 - ii. The sign cabinet and the associated trim caps that secure and frame the sign face are dark bronze, black, or an earth tone color which reflects the color of the sign base and/or the color of the siding or trim of the building to which the sign applies.

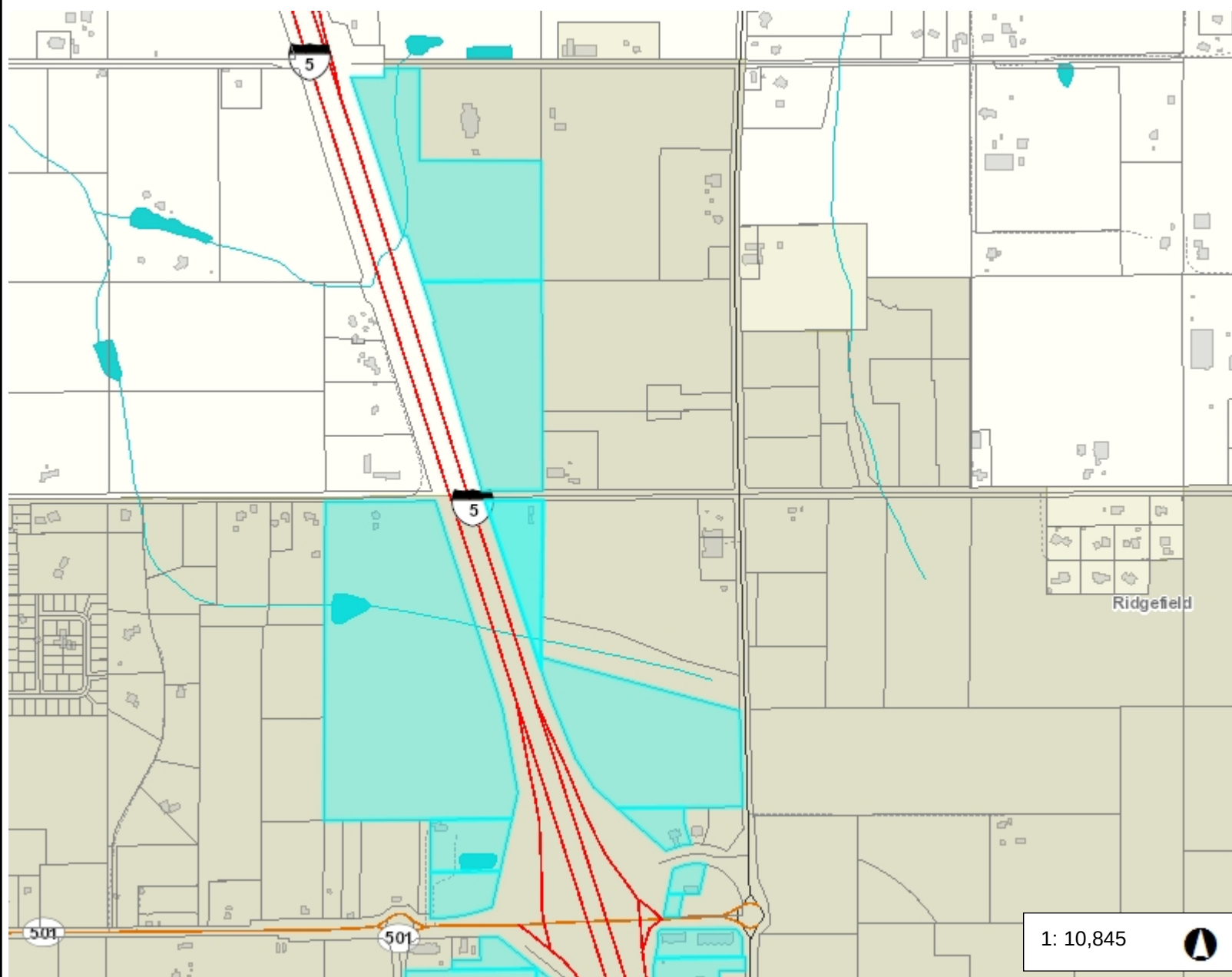
D. Parcels zoned Commercial Regional Business (CRB) and adjacent to the Interstate
5 right-of-way shall comply with the following design standards.

1. The base of the proposed sign shall be constructed to compliment the appearance of structures associated with the proposed sign. For example, signs must incorporate an exposed beam component. Additionally, if the front façade surface area of the primary structure is primarily faced with brick, the proposed sign must incorporate similar materials in the sign structure.

(Ord. No. 1227, § 2(Exh. A), 6-22-2017; Ord. No. 1253, § 2(Exh. A), 12-7-2017)



I-5 adjacent North

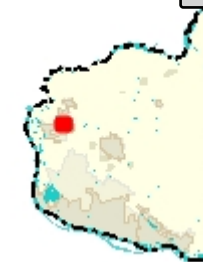


1,807.6 0 903.78 1,807.6 Feet

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

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6.5.d



Legend

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

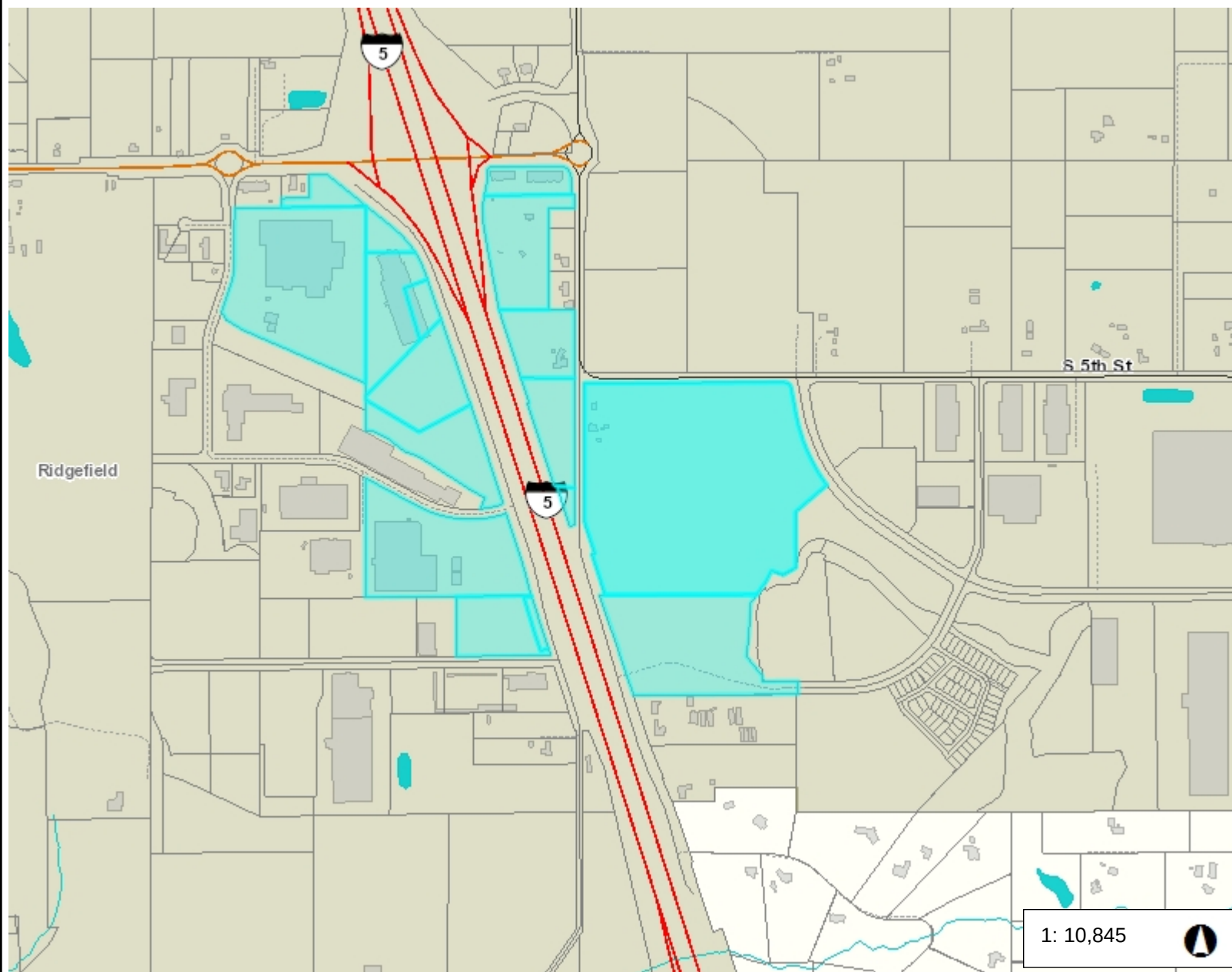
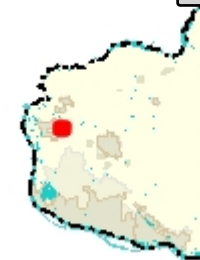
Notes:

Attachment: Adjacent Pioneer north (Freewayscape)



I-5 adjacent South

6.5.e



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

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Attachment: Adjacent Pioneer south (Freewayscape)



Pg. 13



A



CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: October 11, 2018

ITEM: PUBLIC HEARING/BUSINESS

AGENDA ITEM TITLE: An Ordinance Superseding Ordinance No. 1203 Amending the Ridgefield Urban Area Comprehensive Plan Including the Comprehensive Plan Map and Zoning Map

GOVERNING LEGISLATION:

RCW 36.70A

PREVIOUS COUNCIL ACTION TAKEN:

Approval of Ordinance 1203 on February 25, 2016 adopting the Ridgefield Urban Area Comprehensive Growth Management Plan.

SUMMARY/BACKGROUND:

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 (GC) and Neighborhood Commercial (NC) to Public Facilities (PF), and the zoning designation for Commercial Regional Business (CRB) and Commercial Neighborhood Business (CNB) to Public Facilities (PF). 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.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

None. Second reading is scheduled with City Council for November 15, 2018.

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: Jones_School_Staff_Rpt_CC_10_11_18 (DOCX)
 Location_Jones (PDF)
 Aerial photo (PDF)
 Comp_Plan_Jones (PDF)
 Zoning_Jones (PDF)
 Env_School (PDF)
 1. Comp Plan and Rezone Narrative_Final (2) (PDF)
 PROJ-18-0004 Comment (PDF)

ORDINANCE NO. 1274**AN ORDINANCE SUPERSEDING ORDINANCE NO. 1203 AMENDING THE RIDGEFIELD URBAN AREA COMPREHENSIVE PLAN INCLUDING THE COMPREHENSIVE PLAN MAP AND ZONING MAP**

WHEREAS, the City of Ridgefield is located within Clark County, Washington, which is required to complete land use planning under the Revised Code of Washington Chapter 36.70A, Growth Management Act; and,

WHEREAS, the Ridgefield City Council approved the current revision to the Ridgefield Urban Area Comprehensive Plan via adoption of Ordinance No. 1203 during a regularly scheduled meeting held on February 25, 2016; and

WHEREAS, the City of Ridgefield shall provide sufficient residential and non-residential lands to accommodate a forecasted 2035 population of 26,356 persons and 8,708 jobs based on a coordinated Clark County population forecast, adopted in Clark County Community Planning Issue Paper 4.2; and

WHEREAS, the City of Ridgefield reviewed its future vision, planning policies and map designations to accommodate projected population and jobs and developed Volume 1 of the Ridgefield Urban Area Comprehensive Plan, including the Comprehensive Plan Map and the Zoning Map; and

WHEREAS, the Ridgefield Planning Commission conducted a public hearing on the proposed amendments to the Ridgefield Urban Area Comprehensive Plan on October 3, 2018 during which specific time was given for the public to provide oral and written testimony on the amendments and at the conclusion of the public hearing the Planning Commission voted unanimously to forward a recommendation approving the proposed amendments to the Ridgefield Urban Area Comprehensive Plan; and,

WHEREAS, the Ridgefield City Council conducted two public hearings on the proposed amendments to the Ridgefield Urban Area Comprehensive Plan on October 11 and November 1, 2018 during which specific time was given for the public to give verbal and written input on the proposed amendments to the Comprehensive Plan; and,

WHEREAS, the City of Ridgefield reviewed its needs for capital facilities including water, sanitary sewer, general facilities, parks, transportation and schools during the 2016-2035 planning period as required by RCW 36.70A.070(3) and developed the Ridgefield Capital Facilities Plan with elements for each type of facility; and

WHEREAS, consistent with WAC 197-11-340(2), on January 13, 2016 the City of Ridgefield issued a Determination of Non-significance (DNS, PROJ-18-0002 and 0003 and 0004) regarding the proposed amendments to the Ridgefield Urban Area Comprehensive Plan, including the Comprehensive Plan Map and Zoning Map, and the Ridgefield Capital Facilities Plan; and,

WHEREAS, the public comment period expired for PROJ-18-0002 and 0003 and 0004 on October 4, 2018 and the City did not receive any comments regarding the DNS; and,

WHEREAS, the City of Ridgefield submitted notice to the Washington State Department of Commerce on August 27, 2018 meeting the sixty (60) day State agency/public review process as prescribed by RCW 36.70A; and,

WHEREAS, the Ridgefield City Council conducted the second ordinance reading on the Ridgefield Urban Area Comprehensive Plan 2018 amendments during a regularly scheduled meeting held on November 15, 2018; and,

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

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest to adopt amendments to the Ridgefield Urban Area Comprehensive Plan for the City of Ridgefield to comply with RCW 36.70A (Growth Management – Planning by Selected Counties and Cities) to ensure that the City has planned realistically for future growth and has identified adequate lands for future residential and non-residential urban growth and development.

Section 2. Adoption of the Ridgefield Urban Area Comprehensive Plan 2018 Amendments. The City Council for the City of Ridgefield hereby adopts the updated Ridgefield Urban Area Comprehensive Plan attached hereto as Exhibit “A” superseding all previously adopted Comprehensive Plans.

Section 3. Adoption of the Updated Ridgefield Urban Area Comprehensive Plan Map. The City Council for the City of Ridgefield hereby adopts the updated Ridgefield Urban Area Comprehensive Plan Map attached hereto as Exhibit “B” superseding all previously adopted Comprehensive Plan Maps.

Section 4. Adoption of the Updated Ridgefield Zoning Map. The City Council finds that the updated Ridgefield Zoning Map is consistent with the updated Ridgefield Comprehensive Plan Map and hereby adopts the updated Ridgefield Zoning Map, attached hereto as Exhibit “C” superseding all previously adopted Zoning Maps.

Section 5. Adoption of the Ridgefield Capital Facilities Plan. The City Council finds that the updated Ridgefield Capital Facilities Plan is sufficient to provide necessary facilities to serve growth forecast in the Ridgefield Urban Area Comprehensive Plan and hereby adopts the updated Ridgefield Capital Facilities Plan, attached hereto as Exhibit “D” superseding all previously adopted Capital Facilities Plans.

Section 6. 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 7. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener’s/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 8. 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 9. Applicability. This ordinance shall be applied in the current city limits and City of Ridgefield Urban Growth Area (UGA) as adopted by the Ridgefield City Council.

Section 10. Effective Date. This ordinance shall be in full force and effect as of January 1, 2019.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 15TH DAY OF NOVEMBER, 2018.

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading:	October 11 and November 1, 2018
Second reading/Passage:	November 15, 2018
Date of Publication:	_____
Effective Date:	January 1, 2019

OVERVIEW

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 (GC) and Neighborhood Commercial (NC) to Public Facilities (PF), and the zoning designation for Commercial Regional Business (CRB) and Commercial Neighborhood Business (CNB) to Public Facilities (PF). The purpose of the change is to permit siting of a new elementary school on the subject property.

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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.

REVIEW PROCESS

Consistent with RCW 36.70A adopted Comprehensive Plans may only be modified once per calendar year. This request shall be considered with two additional proposed changes to the Comprehensive Plan, and if approved by City Council, will become effective January 1, 2019.

Department of Commerce 60 day notice issued August 25, 2018; and

SEPA Threshold Determination issued September 13, 2018; and

Planning Commission Public Hearing scheduled October 3, 2018; and

City Council Public Hearing scheduled October 11, 2018; and

City Council second reading November 15, 2018; and

Effective date, if approved January 1, 2019.

EXISTING CONDITIONS

Immediately north of the subject property lies a single family subdivision, Claiborne Acres, approved by Clark County as a cluster subdivision in 1992. Claiborne Acres is within the Ridgefield Urban Growth Area, but has not been annexed by the city. Further north, across N. 10th Street, parcels are designated for agriculture uses and are not within the Ridgefield Urban Growth Area. The parcels immediately west are undeveloped and zoned for Commercial Regional Business (CRB) and Commercial Neighborhood Business (CNB) uses. Land immediately south is owned by the Clark Community College District No. 14 Foundation and is currently undeveloped and zoned for Commercial Regional Business (CRB) uses. Parcels to the east are undeveloped and zoned for Employment (E) uses. Wetlands, Streams, and Habitat areas exist on-site.

TYPE IV PROCEDURE (RDC 18.310.090)

18.310.090 - Type IV procedure—Legislative decision.

- A. A Type IV procedure requires one or more hearings before the planning commission and one or more hearings before the city council.

Findings: A Public Hearing is scheduled with the Planning Commission on October 3, 2018 and scheduled with the City Council on October 11, 2018. Additionally, a second reading of the adopting ordinance is scheduled with the City Council on October 25, 2018.

- B. At least fourteen days before the date of the first planning commission hearing for an application subject to Type IV review, the planning director shall:
 - 1. Prepare a notice that includes the following information:
 - a. The case file number(s),
 - b. A description and map of the area that will be affected by the application if approved reasonably sufficient to inform the reader of its location,
 - c. A summary of the proposed application(s),
 - d. The place, days and times where information about the application may be examined and the name and telephone number of the city representative to contact about the application,
 - e. A statement that the notice is intended to inform potentially interested parties about the hearing and to invite interested parties to appear orally or by written statement at the hearing,
 - f. Which review body will conduct the hearing, the date, time and place of the hearing, and a statement that the hearing will be conducted in accordance with the rules of procedure adopted by the review body,
 - g. A statement that a staff report will be available for inspection at the city hall at no cost at least seven days before the hearing, and copies will be provided at reasonable cost,
 - h. A general explanation of the requirements for submission of testimony and the procedure for the conduct of hearings;
 - 2. Post on the city website and publish in a newspaper of general circulation a summary of the notice, including the date, time and place of the hearing and a summary of the subject of the Type IV process; and
 - 3. Provide other notice deemed appropriate and necessary by the planning director based on the subject of the Type IV process.

Findings: Public Hearing notices for both the Planning Commission and City Council public hearings were published in the Columbian Newspaper on September 17, 2018. The notice included all of the information required above.

- C. At least seven days before the date of the first hearing for an application subject to Type IV review, the planning director shall issue a written staff report and recommendation regarding the application(s), shall make available to the public an electronic and paper copy of the staff report for review and inspection, and provide a copy staff report and recommendation to the review body. The city clerk shall mail or provide a copy of the staff report at reasonable charge to other parties who request it.

Findings: Finalized staff reports and associated exhibits shall be available to the public by 8am on September 26, 2018 for the Planning Commission Public Hearing, and by 8am on October 4, 2018 for the City Council Public Hearing.

- D. Public hearings shall be conducted in accordance with the rules of procedure adopted by the planning commission or city council, except to the extent waived by the review body. A public hearing shall be recorded on audio or audio/visual tape.

Findings: Public Hearings with both the Planning Commission and City Council shall be conducted according to appropriate procedure.

- E. At the conclusion of a planning commission hearing on a Type IV application, the planning commission shall announce one of the following actions, neither of which may be appealed:
1. That the hearing is continued. If the hearing is continued to a place, date and time certain, then additional notice of the continued hearing is not required to be mailed, published or posted. If the hearing is not continued to a place, date and time certain, then notice of the continued hearing shall be given as though it was the initial hearing before the planning commission; or
 2. That the planning commission recommends against or in favor of approval of the application(s) with or without certain changes, together with a brief summary of the basis for the recommendation.

Findings: It is anticipated that the Planning Commission will make a recommendation to the City Council for approval, approval with changes, or denial at the conclusion of the public hearing scheduled for October 3, 2018.

- F. Within ninety days of receipt of the report from the planning commission, the council shall conduct a public hearing. At least fourteen days before the date of the first city council hearing for an application subject to Type IV review, the planning director shall:
1. Prepare a notice that includes the information listed in subsection (B)(1) of this section except the notice shall be modified as needed:
 - a. To reflect any changes made in the application(s) during the planning commission review,
 - b. To reflect that the city council will conduct the hearing and the place, date and time of the council hearing, and
 - c. To state that the planning commission recommendation, and staff report, is available for inspection at city hall at no cost, and copies will be provided at reasonable cost;
 2. Mail a copy of that notice to the parties identified in subsection (B)(2) of this section and to parties who request it in writing;
 3. Post on the city website and publish in a newspaper of general circulation a summary of the notice, including the date, time and place of the hearing and a summary of the subject of the Type IV process; and
 4. Provide other notice deemed appropriate and necessary by the planning director based on the subject of the Type IV process.

Findings: Notice of the City Council Public Hearing on this matter was published in the Columbian newspaper on September 17, 2018. The staff report will incorporate any changes made by the Planning

Commission and shall include the Planning Commission recommendation. The City Council staff report shall be available to the public at 8am on October 4, 2018. This requirement is met.

AMENDMENT PROCESS (RDC 18.320.020)

- A. The city shall consider amendments to the RUACP no more frequently than once every year. All proposals shall be considered by the city council concurrently so the cumulative effect of various proposals can be ascertained. (RCW 36.70A.130.2.)
- B. The city shall coordinate the timing of its annual review process so as to be consistent with county plan amendment procedures.

Findings: This proposed Comprehensive Plan Amendment is scheduled to be considered concurrently with other proposals. The timing is consistent with Clark County Comprehensive Plan amendment consideration.

- C. To be considered during the annual amendment review process, an applicant must file a petition no later than July 1 for the petition to be considered during that calendar year.
 - 1. The planning director shall find a petition to be technically complete pursuant to Section 18.320.050 before it shall be submitted to the city council.
 - a. The planning director shall decide whether the petition is technically complete within seven days from receipt of the application.
 - b. The planning director shall return a petition he or she finds to be technically not complete.
 - c. An applicant shall have seven days from the date of the planning director's decision as to technical completeness to amend and resubmit the petition.
 - d. The planning director shall decide whether the amended petition is technically complete no later than seven days from the date the applicant submits a petition.
 - 2. The planning director shall submit technically complete petitions to the appropriate review authority for review during that calendar year.
 - a. The review authority shall consider such petitions at the immediately following regularly scheduled meeting of that review body.
 - b. The review authority shall conduct a minimum of one public hearing for all technically complete petitions.

Findings: The application for an amendment was submitted for consideration prior to July 1, 2018. The application was submitted with sufficient background information to consider the request in light of all proposed amendments in 2018. This requirement is met.

- 3. The review authority shall issue a final decision on each petition for plan or code amendment within the same calendar year in which the petition was submitted.

Findings: All amendments shall be considered this calendar year, and a decision made in 2018. If approved this amendment shall be effective January 1, 2019. This requirement is met.

AMENDMENTS CONSIDERED (RDC 18.320.030)

Amendments to the RUACP may occur under the following situations:

- A. Plan Designation and Zoning District Map Amendments.
 - 1. Zoning district map amendments must be consistent with RUACP designations, except where the existing zoning is inconsistent with the RUACP plan designation.
 - 2. Zoning district map amendments must be accompanied by a corresponding plan designation amendment.
- B. Annexation. As the city annexes land, it may be necessary for the city to apply zoning districts and overlay districts to ensure compliance with the RUACP. In such cases, the city shall apply zoning at the time of annexation.

Findings: Annexation is not applicable to this request, the site of the proposed amendment exists within city jurisdiction. The applicant has requested a Comprehensive Plan and Zoning Map amendment. This requirement is met.

APPLICATION PROCEDURES (RDC 18.320.040)

The planning director, city council or planning commission, or petition of the property owner may initiate a petition to amend the RUACP.

- A. The city may consider a proposed amendment with general application only as part of the city's annual review process.
- B. The city shall use a Type IV procedure when a proposed amendment affects a specific property, or small group of properties.
 - 1. For site specific amendments property owners within 300 feet shall receive a public hearing notice, and the property shall be posted with the relevant hearing information in at least three (3) conspicuous places on the subject site.
- C. The planning director shall determine, under Type I review, whether a proposed amendment to a zoning district requires an amendment to the RUACP map.
- D. An applicant shall use the forms provided by the city, and the petition shall include a site plan drawn to scale showing the property involved and adjacent land. The written petition and site plan must address relevant approval criteria with sufficient detail for the hearing examiners planning commission or council to determine compliance.
- E. Amendments initiated by private parties are subject to the adopted master fee schedule.

Findings: This proposed amendment is being considered as part of the annual review process, and does require an amendment to the Comprehensive Plan and zoning map. Appropriate fees have been remitted to the city.

APPROVAL CRITERIA (RDC 18.320.050)

The burden of proof shall be on the applicant to fully satisfy the following criteria prior to approval of an amendment to RUACP or its components:

- A. Zoning district map amendments shall be consistent with the RUACP map. Where the proposed amendment is not consistent with the RUACP map, the petitioner shall also file a petition to

amend the RUACP map. Amendments to zoning district maps or text must be consistent with the goals and policies of the RUACP.

Findings: The applicant has filed a request to amend the RUACP map. The application shall be reviewed for consistency with Comprehensive Plan policies below.

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

Findings: The application shall be reviewed for consistency with plan policies below.

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

Findings: The applicant states that all deficiencies due to development of the potential school site shall be mitigated appropriately as defined by the adopted Capital Facilities Plans.

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

Findings: This amendment, if approved, is not contrary to state or federal law.

COMPREHENSIVE PLAN POLICIES

LAND USE

LU-1 City Wide Land Supplies: Establish land supplies and density allowances that are sufficient but not excessive to accommodate adopted long-term City of Ridgefield population, public facilities and employment forecast allocations.

Findings: The purpose of the Comprehensive Plan and zone change proposal is to site a new elementary school to serve rapid population growth. Rapid population growth was considered as part of the Comprehensive Plan update in 2016, and conversion of this parcel to public facilities uses will accommodate the anticipated growth.

LU-2 Efficient development patterns: Encourage efficient development throughout Ridgefield. Encourage higher density and more intense development in areas that are more extensively served by facilities, particularly by public schools, transportation and transit services.

Findings: This site is located within the Ridgefield Junction sub-area and is planned for dense development. Siting an elementary school in an area proposed for more intense development will serve an area that is currently underserved in regard to educational facilities. Additionally, siting an elementary school adjacent to the future Clark College campus creates an educational node beneficial to the community.

LU-4 Compatible uses: Facilitate development that minimizes adverse impacts to adjacent areas.

Findings: The proposed site of this new elementary school is adjacent to the future Clark College campus to the south, and an existing single family residential sub-division to the north.

LU-5 Complementary uses: Locate complementary land uses near to one another to maximize opportunities for people to work or shop or play nearer to where they live.

Findings: With an existing residential subdivision to the north, an approved subdivision to the north west, and the future site of Clark College immediately south this policy is satisfied.

LU-7 Neighborhood livability: Maintain and facilitate development of stable, multiuse neighborhoods that contain a compatible mix of housing, jobs, stores, public schools and open and public spaces in a well-planned, safe pedestrian environment.

Findings: If approved this proposal will permit construction of a new elementary school adjacent to planned and existing residential subdivisions.

LU-16 Districts: Form neighborhood districts to help guide development of unique and distinctive neighborhoods. Development in districts would reflect their topographic, historical, economic, and natural features. Districts may be formed to relate to key amenities, such as parks, natural resources, schools, or commercial activities.

Findings: Schools are a key amenity according to the policy above. As such existing and approved residential developments can be served at a neighborhood scale by an elementary school if approved.

LU-18 Land use reassessment: Assure consistency of overall land use and capital facilities plans by reevaluating Ridgefield's land use plan when necessary to ensure adequate funding to provide necessary public facilities and services to implement the plan.

Findings: Ridgefield School Capital Facilities Plan, adopted by reference with the City Comprehensive Growth Management Plan, identifies a school facility deficit for 603 students. Approval of this proposal would permit the construction of a new elementary school intended to address this deficit.

ECONOMIC DEVELOPMENT

EC-1 Discovery Corridor: Implement the Discovery Corridor concept along both sides of Interstate 5.

- Coordinate with project partners including Port of Ridgefield and Columbia River Economic Development Commission. (CREDC)
- Recruit information technology companies.
- Plan for and construct needed infrastructure.
- Assist businesses in the development review process to obtain needed permits fairly and efficiently.

Findings: Planning and constructing needed infrastructure includes new school facilities to support a rapidly expanding population in Ridgefield.

EC-6 Employment capacity: Restrict zone changes or legislative approvals which lessen long-term capacity for high-wage employment unless accompanied by other changes within the same annual review cycle which would compensate for the lost capacity, or unless the proposed change would promote the long-term economic health of the city.

Findings: The current Comprehensive Plan designation and zoning reflect commercial development. However the Comprehensive Plan states “the City also recognizes that the provision of quality public education enhances economic development”. (p. 25)

PF-ED-1 Provide quality education and adequate facilities: Work with the RSD to develop and implement policies and regulations that support the District’s mission of providing a quality public education. Provide an adequate supply of kindergarten through 12th grade public schools and facilities that keep pace with population growth to avoid overcrowding and to enhance the educational opportunities for our children.

Findings: The proposed amendment to the Comprehensive Plan is to permit the development of an elementary school campus to serve the rapid population growth. The adopted Ridgefield School Capital Facilities Plan, adopted as part of the Ridgefield Comprehensive Growth Management Plan by reference, states the District can serve 1,225 elementary students with current facilities. Student enrollment is anticipated to grow to 1,828 students by 2021.

PF-ED-3 Site selection: Assist the Ridgefield School District in selecting appropriate sites for new school facilities, in locations that enhance neighborhoods and urban districts.

Findings: The subject site is located within the Ridgefield Junction sub-area and is planned for additional residential and commercial development in the coming years. An existing residential subdivision exists immediately north of the site, and several substantial residential subdivisions are approved or planned in the vicinity of the site.

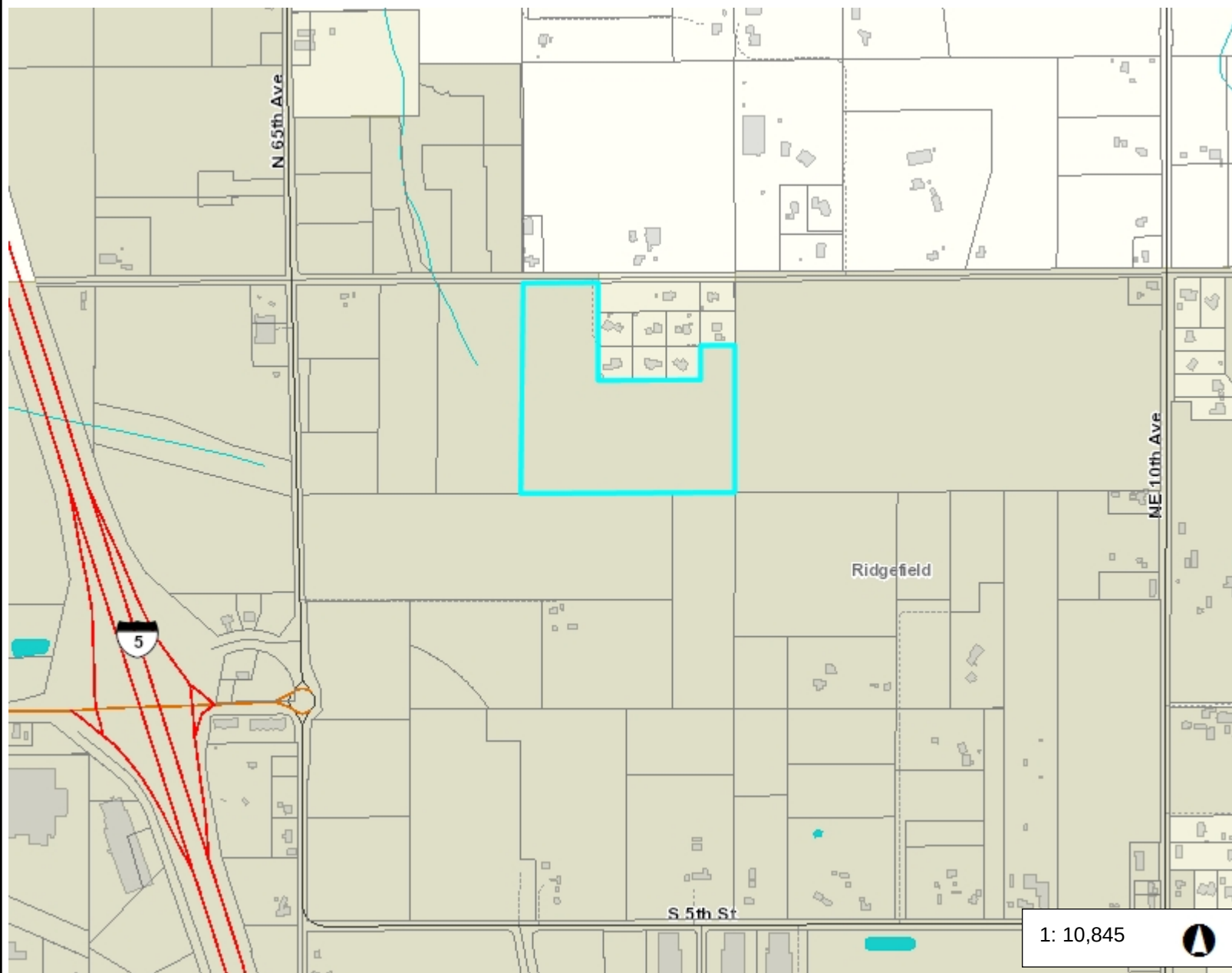
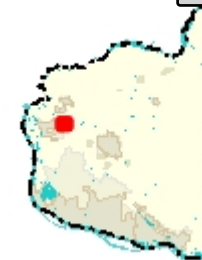
CONCLUSION:

Staff recommends approval of the requested Comprehensive Plan amendment when considering the analysis provided above.



Location Jones

7.1.b



Legend

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

Notes:

1,807.6 0 903.78 1,807.6 Feet

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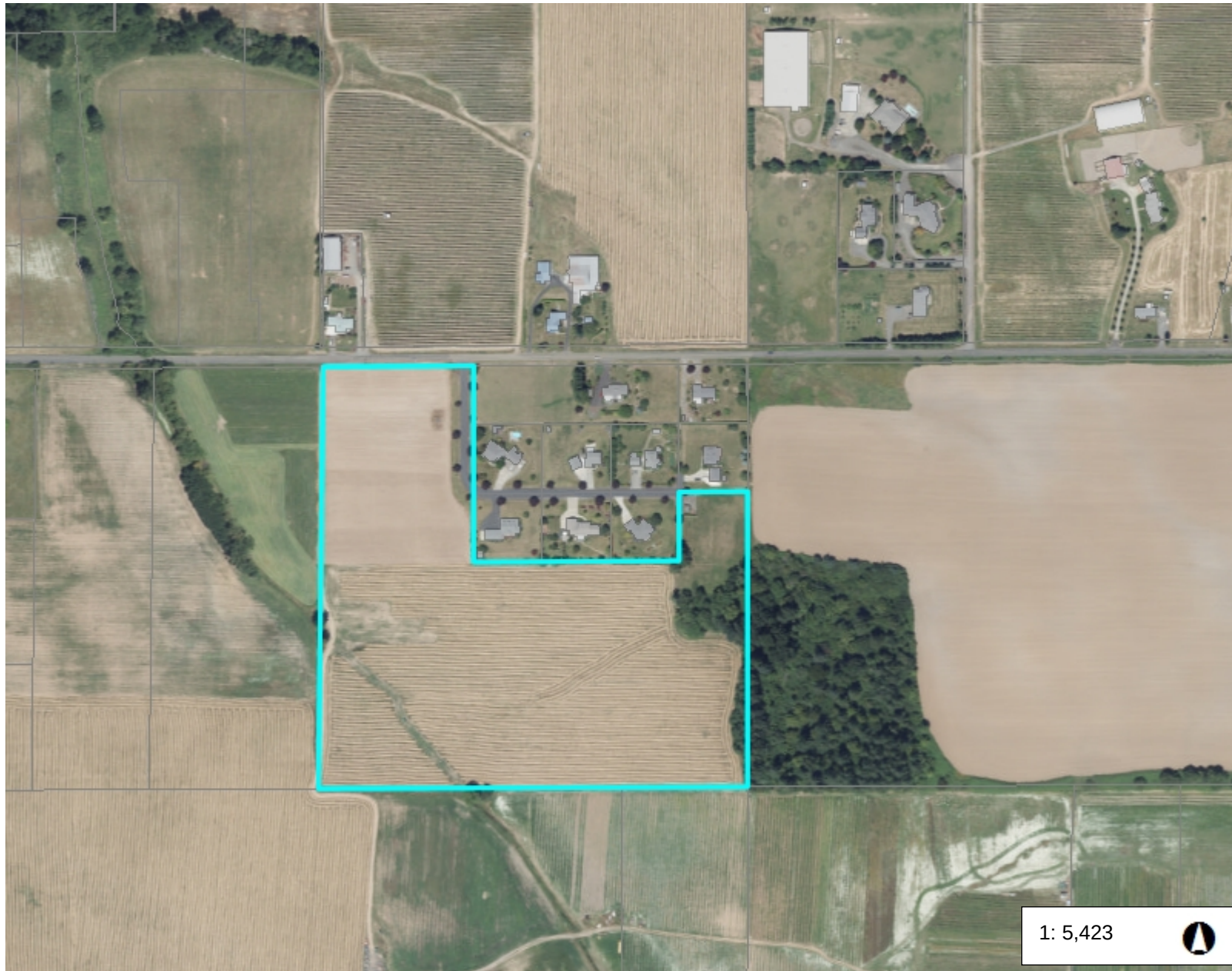
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Attachment: Location_Jones (Comprehensive Plan Amendment - Jones)



Aerial photo



1: 5,423

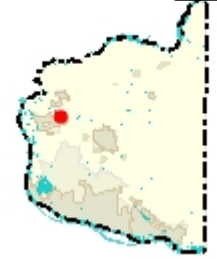


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7.1.c



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

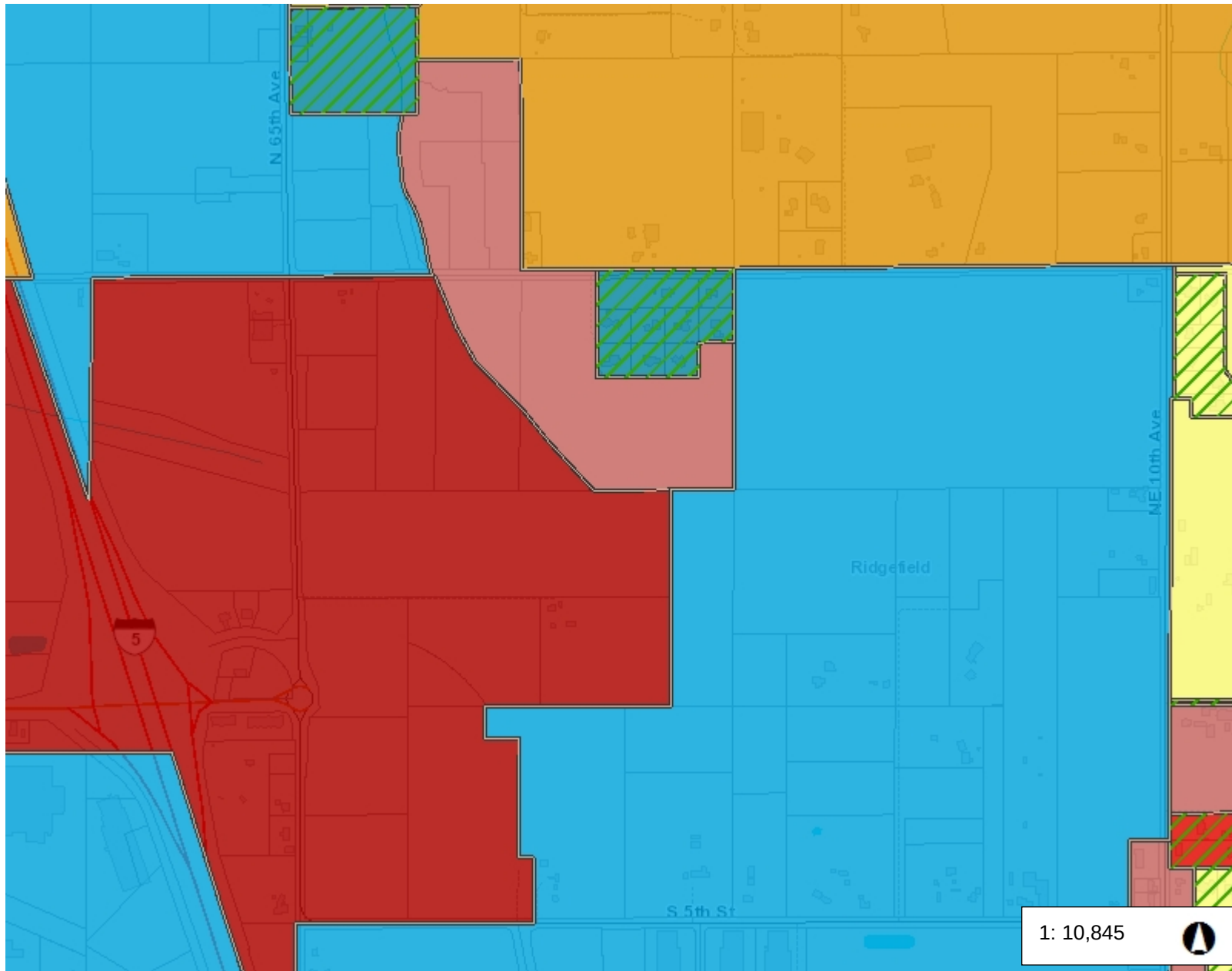
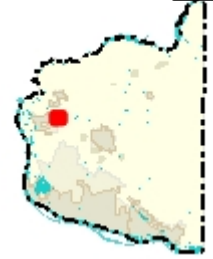
Notes:

Attachment: Aerial photo (Comprehensive Plan Amendment - Jones)



Comp_Plan_Jones

7.1.d



Legend

- Comprehensive Plan Overlay
- Urban Reserve
 - Urban Holding
 - Railroad Industrial Urban Reserve
 - Surface Mining
 - Columbia River Gorge Scenic Area
 - Rural Center Mixed Use

Comprehensive Plan - Outline

Comprehensive Plan

- Urban Low Density Residential
- Urban Medium Density Residential
- Urban High Density Residential
- Mixed Use
- Commercial
- Industrial
- Heavy Industrial
- Public Facility
- Bonneville Power Administration
- Mixed use - Residential
- Mixed use - Employment
- Downtown
- Neighborhood Commercial
- Community Commercial
- General Commercial

Notes:

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

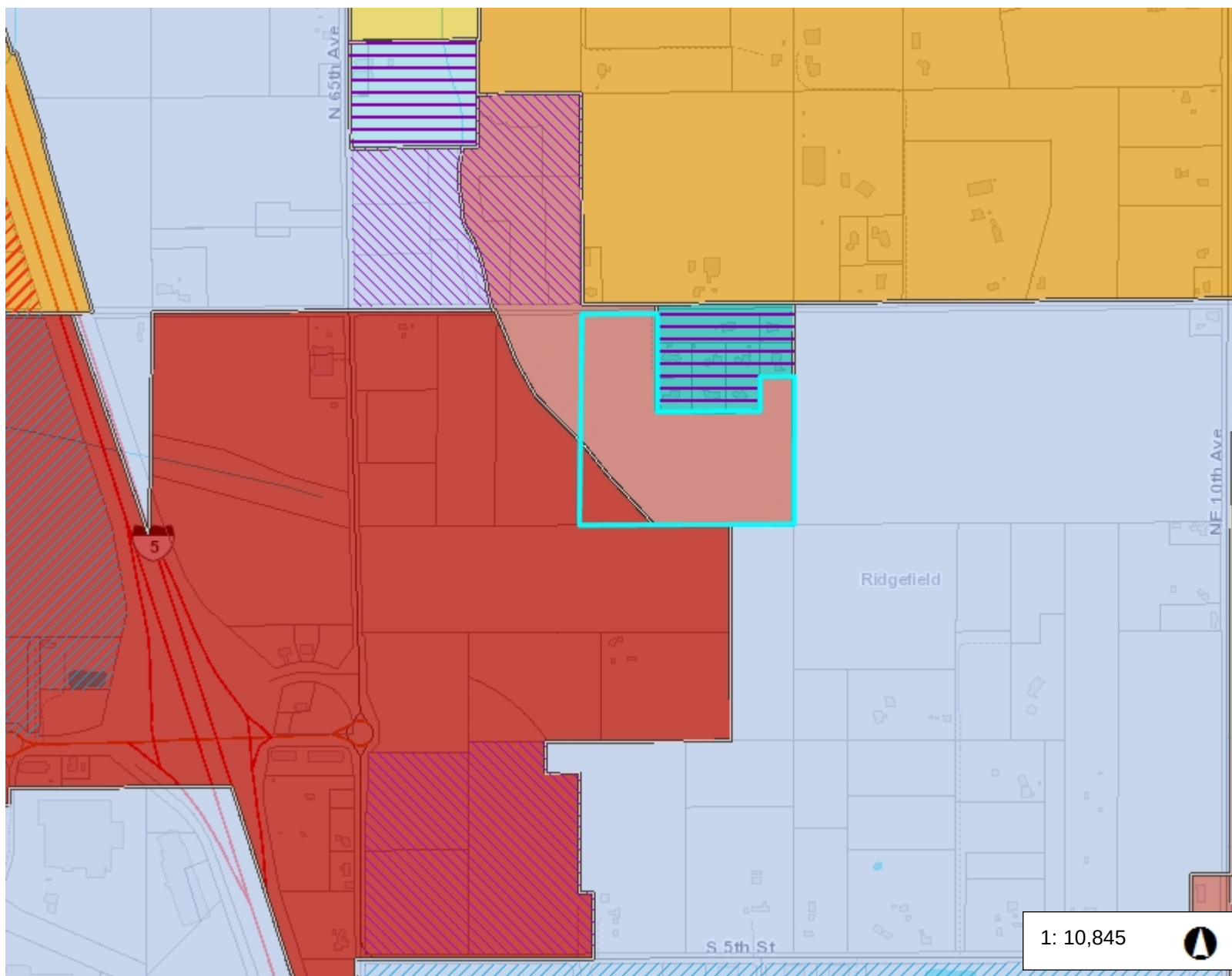
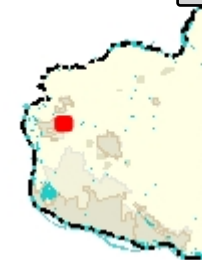
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Attachment: Comp_Plan_Jones (Comprehensive Plan Amendment - Jones)



Zoning_Jones

7.1.e



Legend

Zoning Overlay

- Urban Reserve - 10 (UR-10)
- Urban Reserve - 20 (UR-20)
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Railroad Industrial Urban Reserve
- Freight Rail Dependent Use
- Railroad Industrial Overlay District
- Rural Industrial Land Bank Overlay
- Airport Environs Overlay
- Surface Mining Overlay District
- Rural Center Mixed Use
- Existing Historic Resort
- Mill Creek Overlay District
- Highway 99 Overlay District
- Activity Center Overlay
- Transitional Area Overlay
- Single Family Residential Area Overlay
- Mixed Residential Area Overlay
- Multifamily Residential Area Overlay
- 78th Street Property
- Columbia River Gorge Scenic Area
- Vancouver - Multiple Overlays
- Sewer Capacity Overlay

Notes:

1,807.6 0 903.78 1,807.6 Feet

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

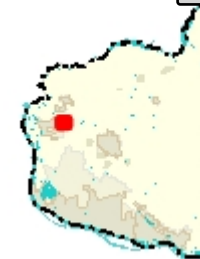
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Attachment: Zoning_Jones (Comprehensive Plan Amendment - Jones)



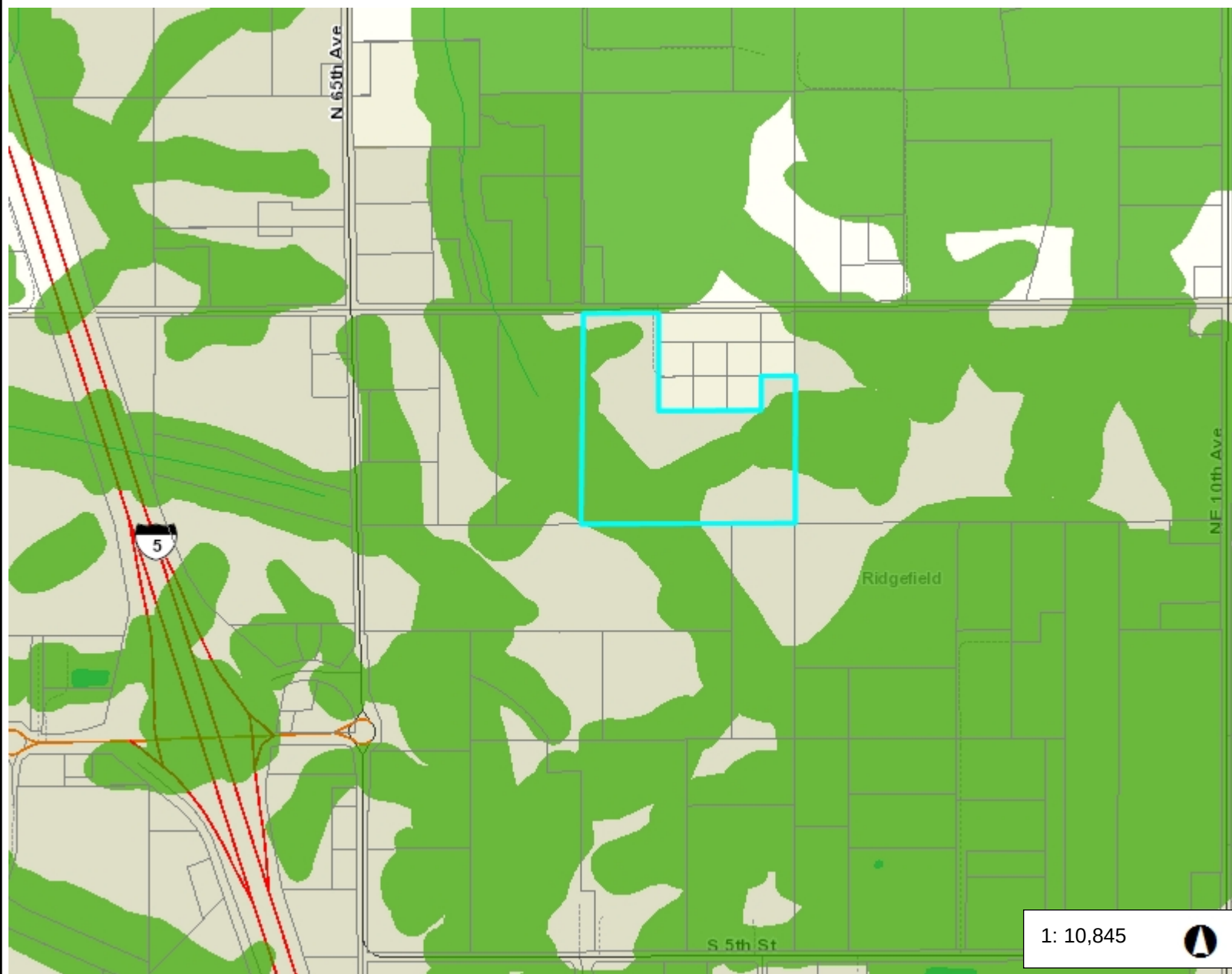
Env_Jones

7.1.f



Legend

- Taxlots
- Environmental Constraints Area
- Cities Boundaries
- Urban Growth Boundaries



Notes:

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1: 10,845



New Elementary School Type III Review Narrative

Comprehensive Plan Map and Zoning District Amendment

Applicant:

**Ridgefield School District
Attn: Dr. Nathan McCann
2724 Hillhurst Road
Ridgefield, Washington 98642**

June 2018

Submitted by:



**210 East 13th Street, Suite 300
Vancouver, Washington 98660-3231
Phone: 360/823-6100**

NEW ELEMENTARY SCHOOL TYPE III REVIEW NARRATIVE

Comprehensive Plan Map and Zoning District Amendment

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Figure 4. Proposed Zoning Designation

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Appendix D – Application Forms (Master Land Use, SEPA, and Comprehensive Plan/Zone Changes)

Appendix E – Property Survey and Legal Description

Appendix F – Preliminary Critical Areas Assessment

Appendix G – Mailing Labels: Assessors Map and Adhesive Mailing Labels for Properties within 300 feet of the Subject Property

**NEW ELEMENTARY SCHOOL
TYPE III REVIEW NARRATIVE
COMPREHENSIVE PLAN MAP AND ZONING DISTRICT AMENDMENT**

1.0 INTRODUCTION AND REQUEST

The Ridgefield School District (RSD) is seeking to construct a new elementary school, which would be funded by a bond to be voted on in spring 2019. RSD has selected a potential site for the future elementary school. This site, located on tax parcel 214214002 in northeast Ridgefield, is zoned Commercial Neighborhood Business (CNB) and Commercial Regional Business (CRB) and neither zone allows the development of an elementary school. In order to develop the future elementary school on the selected site, RSD is applying for a comprehensive plan map and zoning district amendment that would change the comprehensive plan and zoning designations of the selected site to Public Facilities (PF) (proposed amendments).

The request for the proposed amendments will be reviewed under the City of Ridgefield (City) 2018 annual review process that is required for all comprehensive plan amendments. These requests must be submitted to the City before July 1 as stipulated in the Ridgefield Development Code (RDC), Section 18.320.020(C). This narrative addresses the criteria that apply to requests for comprehensive plan map and zoning district amendments, as identified in RDC Section 18.320. This narrative also discusses the comprehensive plan and subarea policies and goals contained in the *City of Ridgefield Comprehensive Plan* (the comprehensive plan) and within the *Ridgefield Junction Subarea Plan* (the subarea plan) that apply to the requests.

2.0 PROJECT DESCRIPTION

The approximately 27.36-acre property, which is located within Ridgefield's Junction Subarea, is south of 10th Street, approximately a half-mile east of Interstate 5 (I-5) in the NW 1/4 of Section 22, T4N, R1E of the Willamette Meridian. The proposed amendments would affect one parcel: 214214002. It is designated Neighborhood Commercial (NC) and General Commercial (GC) and is zoned CNB and CRB. The applicant asks the City to change these designations to a comprehensive plan designation of Public Facilities (PF), with a corresponding zoning designation of Public Facilities (PF).

The applicant wants to change the designations to PF to allow the development of an elementary school, a land use not allowed in the subject property's current CNB and CRB zones. Rezoning the property to PF would provide the land necessary for the development of the new elementary school that is required to meet the forecasted enrollment detailed in the *Ridgefield School District No.122 Capital Facilities Plan 2015-2021*. According to that plan, RSD's current facilities can serve 1,225 elementary school students; however, the elementary student enrollment by the year 2021 is expected to increase to 1,828, an additional 603 elementary school students (kindergarten through

sixth grade). If its development is approved by the spring 2019 bond measure, the new school on the site would serve most of this anticipated increase.

3.0 EXISTING CONDITIONS

3.1 Surrounding Uses, Comprehensive Plan Designations, and Zoning

Uses surrounding the subject property include a single-family residential subdivision (Claiborne Acres) north of and adjacent to the subject property, single-family residential north of 10th Street, and agricultural land to the east, south, and west. However, the land to the south of the subject site will be home to the future Clark College at Boschma Farms campus. It is anticipated that the first building associated with the future Clark College campus will be constructed in 2020.

Table 1. Existing Land Uses, Comprehensive Plan Designations, and Zoning – Site & Vicinity

	Subject Site	North	South	East	West
Use	Agriculture	Single-family Residential	Agriculture	Agriculture	Agriculture
Plan Designation	NC and GC	Industrial (I) and Agriculture (AG)	Employment (EM)	EM	NC and GC
Zoning	CNB and CRB	Business Park (BP) and Agriculture-20 (AG-20)	Industrial (IND)	IND	CNB and CRB

As discussed above, the subject parcel has a comprehensive plan designation of NC and GC, and a zoning designation of CNB and CRB. Surrounding properties to the east and south have a comprehensive plan designation of Employment (EM) and a zoning designation of Industrial (IND). The property to the west has a comprehensive plan designation of both NC and GC and a zoning designation of CNB and CRB. The properties to the north are in Clark County, and have comprehensive plan designations of Agriculture (AG) and Industrial (I) with corresponding zoning designations of Business Park (BP) and Agriculture-20 (AG-20).

3.2 Roadways, Access, and Transit

10th Street borders the property to the north. 10th Street is designated as a collector street by the *City of Ridgefield 2016-2035 General Facilities Capital Facilities Plan* (the capital facilities plan). In addition, that plan anticipates a future street (project N15) that would extend from 65th Avenue east to 85th Avenue. This street is anticipated to be designated as an industrial/commercial collector. Once constructed, the street will lie adjacent to the southern property line of the school property. Although the design of the future elementary school is conceptual and contingent upon a successful rezone/re-designation, it is anticipated that the site would be accessed via 10th Street.

While public transportation is limited in Ridgefield, there are public transit options within the vicinity of the subject property. According to the C-TRAN service map, the

City is within the service area of C-TRAN's Connector. The nearest stop is located approximately 0.30 mile to the southwest at the park and ride at the intersection of N. 65th Avenue and N. 1st Circle.

3.3 Critical Areas

RSD contracted BergerABAM to determine the potential existence and extent of critical areas within the project area as they are defined and regulated by the City's critical areas protection ordinance, RDC Chapter 18.280. The purpose of the review was to establish existing conditions for the subject property and support future permitting and development of the elementary school. To assess the subject property for critical areas regulated under the ordinance, BergerABAM scientists reviewed historic aerial imagery and several readily available information, including federal, state, and local resources. Additionally, scientists at Olson Environmental LLC conducted a site investigation in December 2017. They prepared two reports documenting the presence of wetlands and fish and wildlife habitat conservation areas for the project site. BergerABAM relied on their reports for the field verification of critical areas in the preliminary assessment. A copy of the assessment is provided as Appendix F.

3.3.1 Wetlands

A preliminary wetland assessment, which included a site visit, was completed for the subject site by Olson Environmental, on 28 December 2017. According to the report, two wetlands were identified and they are referred to here as Wetlands A and B. Wetland A is located in the southwest corner of the property and is associated with a tributary of McCormick Creek, which has been piped for agricultural purposes. Wetland B is associated with a stream in the northeast corner of the property that has also been piped. Future development on the site will require a complete wetland delineation to determine the extent, rating, functions, and values of the two wetlands which will in turn dictate the widths of associated buffers.

3.3.2 Fish and Wildlife Habitat Conservation Areas

In addition to the preliminary wetland assessment, Olson Environmental also completed a preliminary habitat assessment. Their findings address specific types of fish and wildlife habitat conservation areas as explained below.

State or Federally Designated Endangered, Threatened, or Sensitive Fish or Wildlife Species

The assessment identifies no state or federally designated endangered, threatened, or sensitive fish or wildlife species on the site.

Priority Habitat and Species

The assessment identifies two streams on the subject property: one stream in the southwest corner and one stream that cuts across the southern half of the site and flows from east to west where it connects with the other stream. The Washington Department of Fish and Wildlife (WDFW) lists riparian habitat conservation areas as priority habitat because of their high productivity, diversity, continuity, and critical contributions to

both aquatic and upland ecosystems. The two streams are considered priority habitat. The Washington State Department of Natural Resources water-typing map identifies the stream in the southwest corner as a fish-bearing (Type F) stream. The stream that cuts across the southern half of the property is identified as a seasonal, non-fish bearing (Type Ns) stream. Both streams have been piped as they cross the subject property. The Type F stream flows into a pipe at the southern property line and exits the pipe along the western property line. The Type Ns stream is piped to a catch basin in the eastern portion of the property and connects to piping associated with the Type F stream.

Riparian Areas and Buffers

Type F streams are protected by either a 150-foot or a 125-foot riparian buffer, depending on the width of the stream channel. (The required widths will be determined at a later date as part of the permitting process for physical development on site.) Type Ns streams that have low mass wasting potential (which likely applies to the Ns stream on the property) are protected by a 50-foot riparian buffer. Future development on the subject property will require a delineating each stream's ordinary high water mark (OHWM) to determine where their respective riparian buffer will be measured from. If future development on the site includes nonexempt development activities within a riparian area or buffer, the City's ordinance will require a critical areas report addressing pertinent criteria in RDC 18.280.110.

3.3.3 Geologic Hazard Areas

According to Clark County MapsOnline, the subject property does not contain designated erosion or landslide hazard areas. In addition, the subject property is rated as having very low to low liquefaction hazard and a Site Class C ground shaking amplification (seismic) hazard. The RDC does not consider any of the mapped geologic conditions as hazardous. Future development of an elementary school on this site would likely include a project-specific geotechnical report to meet City regulations and confirm that no geologic hazardous areas are present.

3.3.4 Critical Aquifer Recharge Areas

According to MapsOnline, most of the subject property is within a Category II critical aquifer recharge area (CARA). A small portion of the property in its northeast area is within a Category I CARA and a wellhead protection area for 1- and 5-year groundwater travel time. As the subject property is within designated CARAs and a wellhead protection area, future development will require compliance with the critical areas report and hydrogeologic assessment provisions of RDC 18.280.140.

3.3.5 Frequently Flooded Areas

The Federal Emergency Management Agency (FEMA) flood insurance rate map (FIRM) panel 53011C0208D does not map frequently flooded areas on the subject property.

3.4 Archaeology

MapsOnline designates almost the entire property as an area of high probability for the discovery of archaeological artifacts. Therefore, future development on the site will likely require an archaeological predetermination and concurrence from the Washington State Department of Archeology and Historic Preservation (DAHP) to confirm the presence or absence of sensitive archaeological or cultural resources, the need for a survey, and any measures required to avoid or preserve resources, if present.

3.5 Utilities

According to a preliminary utilities assessment conducted by Robertson Engineering, most of the utilities required for school operation do not currently exist on the property; however, all required utilities are available nearby and can be extended to the site.

The property is located within the service area of the Clark Regional Wastewater District for sanitary sewer. Although sanitary sewer infrastructure does not currently extend to the site, these services are available nearby. According to the City (section 8 of the pre-application conference notes), two pump stations (North Junction pump station and Pump Station No. 5), trunk lines, and force mains, are needed to convey sewage from the project site to the existing sanitary sewer system. Currently, the Wastewater District is moving forward with plans to construct the North Junction pump station and associated trunk lines. This project will extend sewer to 65th Avenue to approximately the 10th Street intersection. The North Junction pump station and trunk project is currently scheduled for construction in 2019 pending approval of all environmental permits and easements.

It is the project team's understanding that another development is planning to extend sanitary sewer to the location of the proposed Pump Station No. 5 in 2019. That pump station would be located just west of the subject property, along 10th Street. The development of the school would then extend sanitary sewer infrastructure from Pump Station No. 5 to the site. If another development does not precede the development of the school, RSD would be responsible for extending sanitary sewer to the future Pump Station No. 5 (reimbursable cost) and for extending sanitary sewer to the school property. The new sewer line will be sized to convey effluent flow from the new school and any required upstream basins.

Design of the future elementary school and associated improvements is currently conceptual, so only limited information is available about extending utilities to the site. However, there are multiple options to provide water service to the site. Water service is available via a Clark Public Utilities (CPU) water main in 10th Street, via an existing intertie at the 10th Street/65th Avenue intersection, or by extending the City's water main in 65th Avenue near N 1st Circle. Further details regarding future water connections to the site will be provided during the site plan review phase which is required before issuance of development permits for the school.

Dry utilities, such as electricity, data, and natural gas, are generally available at the property. A 4-inch-diameter natural gas line located in 10th Street is available for use by the future elementary school, and CPU operates overhead utility lines adjacent to the subject property that can provide electrical services and data (through a private purveyor).

4.0 REGULATORY COMPLIANCE

The following sections address the approval criteria and other requirements for comprehensive plan map and zoning district amendments. This narrative addresses how the proposed amendments comply with and are consistent with the relevant policies and provisions of the RDC, the comprehensive plan, and the Ridgefield Junction subarea plan.

4.1 Procedures (RDC 18.310)

4.1.1 Type III Procedure—Quasi-Judicial Decision (RDC 18.310.080)

- A. *A Type III review process requires at least one public hearing before the hearing examiner. The public hearing should be held within eighty-four days after the date the city issues the notice of technically complete status.*
1. *Reserved*
 2. *RUACP map designations and zone changes must be approved by ordinance by the city council. The council may adopt or reject the hearing examiner's recommendations and findings at a public meeting based on the record established at the public hearing. When the review authority forwards a recommendation for RUACP map designation, or zone change or other recommendations to the city council, the review authority shall address the relevant criteria. When the city council is makes a final decision on an RUACP map designation or zone change, the mayor shall direct members of the city council to address the relevant approval criteria in their deliberations. Decision options include approval, denial or approval with conditions. The member making the motion shall clearly state the reasons for the motion made, in terms of the relevant approval criteria. Following its decision, the city council shall direct the planning director to prepare a final order as provided in Section 18.310.080.F. [...]*

Response: The City implements a Type III review procedure for quasi-judicial comprehensive plan map and zoning district amendments specific to a property. Therefore, as the proposed amendments are specific to parcel 214214002, a Type III review procedure applies to the project. This project narrative serves as the rationale for approval of the proposed amendments.

4.2 Amendments (RDC 18.320)

The applicant has requested the proposed amendments to parcel 214214002 to change its comprehensive plan map and zoning designation to PF. The City amendment process, application procedures, and approval criteria for comprehensive plan map and zoning district amendments contained in RDC Chapter 18.320 (see below).

4.2.1 Amendment Process (RDC 18.320.020)

- A. *The city shall consider amendments to the RUACP no more frequently than once every year. All proposals shall be considered by the city council concurrently so the cumulative effect of various proposals can be ascertained.*
- B. *The city shall coordinate the timing of its annual review process so as to be consistent with county plan amendment procedures.*
- C. *To be considered during the annual amendment review process, an applicant must file a petition no later than July 1 for the petition to be considered during that calendar year.*

Response: This narrative and the accompanying documents serve as the applicant's rationale for the proposed amendments subject to the City's annual amendment process. This application is being submitted before the July 1 submittal deadline.

4.2.2 Amendments Considered (RDC 18.320.030)

Amendments to the RUACP may occur under the following situations:

- A. *Plan Designation and Zoning District Map Amendments.*
 - 1. *Zoning district map amendments must be consistent with RUACP designations, except where the existing zoning is inconsistent with the RUACP plan designation.*
 - 2. *Zoning district map amendments must be accompanied by a corresponding plan designation amendment.*

Response: The proposed amendments consist of amendments to the comprehensive plan map and zoning district. Therefore, the proposed comprehensive and zoning designations for the subject property will be consistent with each other (both PF), meeting the intent of this provision.

4.2.3 Application Procedures (RDC 18.320.040)

The planning director, city council or planning commission, or petition of the property owner may initiate a petition to amend the RUACP.

- A. *The city may consider a proposed amendment with general application only as part of the city's annual review process.*
- B. *The city shall use a Type III procedure when a proposed amendment affects a specific property, or small group of properties.*
- C. *The planning director shall determine, under Type I review, whether a proposed amendment to a zoning district requires an amendment to the RUACP map.*
- D. *An applicant shall use the forms provided by the city, and the petition shall include a site plan drawn to scale showing the property involved and adjacent land. The written petition and site plan must address relevant approval criteria with sufficient detail for the hearing examiners planning commission or council to determine compliance.*
- E. *Amendments initiated by private parties are subject to the adopted master fee schedule.*

Response: The applicable application form(s) and fee are included in the project's submittal package (Attachment D).

4.2.4 Approval Criteria (RDC 18.320.050)

The burden of proof shall be on the applicant to fully satisfy the following criteria prior to approval of an amendment to RUACP or its components:

- A. *Zoning district map amendments shall be consistent with the RUACP map. Where the proposed amendment is not consistent with the RUACP map, the petitioner shall also file a petition to amend the RUACP map. Amendments to zoning district maps or text must be consistent with the goals and policies of the RUACP.*

Response: The proposed project is for a comprehensive plan map amendment with corresponding zone change. Please see section 4.4 of this narrative for a demonstration of consistency between the proposed zone change and applicable policies from the comprehensive plan.

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

Response: As this is not a development proposal, the exact demand on capital facilities cannot be quantified; therefore, the potential impacts on capital facilities (transportation systems and utilities) that are identified below are conceptual in nature. All anticipated deficiencies of service/inadequacies of capital facilities that directly result from the future development of an elementary school will be resolved by the provision of facilities concurrent with school construction. Specific mitigations will be identified in future development-specific applications that will be reviewed by the City. The following discussion compares the availability and adequacy of existing capital facilities to the location and conceptual demand generated by the future elementary school.

Transportation

The *City of Ridgefield 2016-2035 General Facilities Capital Facilities Plan* establishes a level of service (LOS) threshold for transportation systems throughout the City. According to Section 3.2 of the capital facilities plan, the LOS standard used for City intersections is D, except at unsignalized intersections that do not meet signal warrants or where a signal is not desired, in which case a LOS E is used. Any LOS rating below D and E (depending on intersection type) is considered failing.

Kittelson & Associates completed a transportation impact letter (Attachment B) that compares the site trip generation potential under the existing and proposed zoning. As documented in the letter and demonstrated below, development under the proposed zoning will result in a reduction in weekday daily and AM and PM peak hour trip generation potential compared to development under the existing zoning.

Trip estimates under the existing and proposed zoning were calculated using trip rates obtained from Trip Generation, 9th Edition. Site trip generation under the respective reasonable “worst-case” development scenarios were compared to determine the net difference in weekday daily and AM and PM peak hour trips. A review of the 27.36-acre site reveals that approximately 6.3 acres of the site is constrained with wetlands, riparian areas, and their buffers. Accordingly, it has been assumed for the purposes of the trip generation study that approximately 21 acres of the site are buildable.

The highest potential trip-generating land uses within the existing CNB and CRB zones reveals a range of retail and office related uses. Accounting for the relatively rural location of the site, a reasonable approximation of future development under these uses was developed with the following assumptions. First, it was assumed that 25 percent of the developable 21 acres would be occupied by building area (228,690 square feet) while the remaining 75 percent would consist of on-site circulation, parking, open space, and other required non-building elements. It was further assumed that one third (75,468 square feet) of the potential building area would develop as shopping center while the remaining two-thirds (153,222 square feet) would develop as office uses.

By comparison, the highest trip-generating land uses within the proposed PF zone reveals a narrower range of allowed uses consisting of office and k-8 schools. Given this wider range of uses, two comparative development scenarios were analyzed. Case 1, a “worst-case” development scenario, assumes 100 percent of the site building area would develop as office-related uses (228,690 square feet). Case 2 assumes a 72,000 square foot/550-student elementary school. The summary below provides the resulting trip generation comparison for each proposed zoning scenario versus development under the existing zoning.

Case 1: “worst-case scenario” under the existing zoning (74,468 square feet of shopping center and 153,222 square feet of general office), would result in 7,346 weekday daily trips, 370 AM peak hour trips and 724 PM peak hour trips. The “worst-case scenario” for development under the proposed zoning would be maximum buildout of general office (228,690 square feet), which would result in 2,522 weekday daily trips, 357 AM peak trips and 341 PM peak hour trips. Maximum buildout of general office under the proposed PF zoning is projected to produce 4,824 fewer weekday daily trips, 13 AM peak hour trips and 383 PM peak hour trips than the projected trip generation under the current zoning.

Case 2: “worst-case scenario” under the existing zoning (74,468 square feet of shopping center and 153,222 square feet of general office), would result in 7,346 weekday daily trips, 370 AM peak hour trips and 724 PM peak hour trips. An approximately 72,000-square-foot/550-student elementary school would result in 710 weekday daily trips, 248 AM peak hour trips and 83 PM peak hour trips. Therefore, construction of an elementary school on the site under the proposed zoning is projected to result in 6,636 fewer weekday daily trips, 122 AM peak hour trips and 641 PM peak hour trips.

As demonstrated above, “worst-case scenario” maximum buildout of uses allowed in the proposed PF zone would result in substantially less weekday daily and AM and PM peak hour trip generation than the current zones. Moreover, anticipated trip generation in the proposed PF zone would be further reduced if an elementary school were to be developed on the site. Therefore, as potential trip generation is significantly less under the proposed zoning, the likelihood of LOS deficiencies is reduced under maximum buildout scenarios in the PF zone than the current CRB and CNB zones.

Utilities

As part of capital facilities concurrency requirements, adequate utility facilities must be available to serve development prior to the issuance of a certification of occupancy. The subject parcel is currently served by natural gas (4-inch diameter line in 10th Street) and electricity and data. (A CPU-operated overhead utility line adjacent to the site on 10th Street contains these utilities.) The existing natural gas, electricity, and data utilities will be adequate to serve the future elementary school. However, water and sewer are not currently available at the site.

The property is located within the Clark Regional Wastewater District’s service area for sanitary sewer. Although sanitary sewer infrastructure does not currently extend to the site, these services are available nearby. According to the City (section 8 of the pre-application conference notes), two pump stations (North Junction pump station and Pump Station No. 5), trunk lines, and force mains, are needed to convey sewage from the project site to the existing sanitary sewer system. Currently, the Wastewater District is moving forward with plans to construct the North Junction pump station and associated trunk lines. This project will extend sewer to 65th Avenue to approximately the 10th Street intersection. The North Junction pump station and trunk project is currently scheduled for construction in 2019 pending approval of all environmental permits and easements.

It is the project team’s understanding that the Wastewater District is planning another project that would extend sanitary sewer to the location of the proposed Pump Station No. 5 in 2019. That pump station would be located just west of the subject property, along 10th Street. The development of the school would then extend sanitary sewer infrastructure from Pump Station No. 5 to the site. If another development does not precede the development of the school, RSD would be responsible for extending sanitary sewer to the future Pump Station No. 5 (reimbursable cost) and for extending sanitary sewer to the school property. The new sewer line will be sized to convey effluent flow from the new school and any required upstream basins.

Water service is available via a CPU water main in 10th Street, within an existing intertie at the 10th Street/65th Avenue intersection, or by extending the City’s water main in 65th Avenue near N 1st Circle. Further details regarding future water connections to the site will be provided during the site plan review phase which is required before issuance of development permits for the school.

Preliminary discussions with CPU indicate the utility has adequate capacity to serve the elementary school. In addition, according to section 8 of the pre-application conference report, the City has water rights to serve an additional 3,689.5 equivalent residential units (ERUs). Therefore, regardless of which water line is extended to the subject property, it is anticipated that there will be capacity to serve the future elementary school.

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

Response: The proposed amendments will not require a comprehensive plan text update or a capital facilities plan project amendment. Therefore, this criterion does not apply.

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

Response: The proposed amendments require consistency with the pertinent elements and provisions of the City's comprehensive plan and municipal code. These City documents have been updated consistent with the Growth Management Act and state law. As this narrative demonstrates consistency between the proposed amendments and City documents that have been adopted in accordance with state law, the proposed amendments, if approved, would therefore also be consistent with state law. The project will not conflict with any federal laws.

4.3 Environmental Standards (RDC 18.810)

A non-project action State Environmental Policy Act (SEPA) checklist is required for comprehensive plan map and zoning district amendments. The project's non-project action SEPA checklist is included as Attachment C. The City will act as lead agency and be responsible for issuing the determination.

4.4 City of Ridgefield Comprehensive Plan

The consistency of the proposed amendments with the comprehensive plan is demonstrated below.

4.4.1 Land Use Policies

LU-1 Citywide Land Supplies: *Establish land supplies and density allowances that are sufficient but not excessive to accommodate adopted long-term City of Ridgefield population, public facilities and employment forecast allocations.*

Response: The proposed amendments would change the zoning designation of the subject parcel to PF, which would allow the future construction of an elementary school. A new elementary school is needed to serve Ridgefield's rapid population growth and to meet the facility demands outlined in the RSD capital facilities plan, which projects the need to accommodate 603 additional elementary school students by 2021. Approval of the proposed amendments would allow RSD to move forward with plans to fund the

new elementary school on the subject parcel through a bond measure. Construction of a new elementary school would increase elementary school capacity to meet most of the projected demand and, at the same time, supply additional skilled jobs that would help the City meet its forecasted employment allocations.

LU-2 Efficient Development Patterns: *Encourage efficient development throughout Ridgefield. Encourage higher density and more intense development in areas that are more extensively served by facilities, particularly by public schools, transportation and transit services.*

Response: On a city-wide scale, approval of the proposed amendments would allow the development of the public elementary school that is necessary to serve the City's rapidly growing population. Moreover, the proposed amendments would affect land located within Ridgefield Junction, which is a portion of Ridgefield planned for high-density development. That area currently does not contain any public school facilities, which, according to policy LU-2 above, is considered a priority facility that should precede the development of high density and more intense land uses. Approval of the proposed amendments would facilitate the future construction of an elementary school within Ridgefield Junction, thereby providing the facilities required to accommodate the planned development in this portion of Ridgefield.

On a site-specific basis, the subject property can be served by the public utilities and transportation services that are available in the area. While the subject property is not currently connected to all required utilities, these services are available nearby, and would be extended to the site during development of the elementary school. In addition, the subject property is located approximately 0.30 mile from the C-TRAN Connector service stop at the park and ride at the N. 65th Avenue/N. 1st Circle intersection (southwest of the subject property). Therefore, the construction of the elementary school on the subject property would occur in the vicinity of existing public utilities and transit services.

LU-4 Compatible Uses: *Facilitate development that minimizes adverse impacts to adjacent areas.*

Response: "Compatible" is not defined in the RDC, but is defined by Merriam-Webster as "capable of existing together in harmony." The proposed amendments would change the comprehensive plan and zoning designations for the subject property from CNB and CRB to PF, changes that are necessary in order to construct an elementary school. Current land uses adjacent to the site include single-family residential to the north/northeast and active agriculture land to the south, west and east. When compared to the allowed uses and development standards permitted in the proposed PF zone, land uses adjacent to the subject site would potentially be subject to greater intensity development and less restrictive development standards with the current CNB and CRB zones. Therefore, the subject property's current zoning of CNB and CRB has greater potential for adverse impacts to adjacent land uses than the proposed PF zone. Table 2 compares the development standards and permitted uses of the current and proposed zones.

Table 2. Development Standards and Permitted Uses – Current/Proposed Zones

	Proposed Zone: PF	Current Zone: CNB	Current Zone: CRB
General Uses Allowed	• Office • Community Recreation and Social Facility • Park or Trail • School: Elementary/Middle/High • Funeral Home/Cemetery, etc. • Emergency Services • Public Agency or Utility Yard • Utility Facility • Park and Ride Lot	• Community Residential Facility • General Retail Trade/Services • Eating and Drinking Establishment • Gasoline Service Station • Daycare Facility • Office • Park or Trail • Conference Center • Religious Institution • Medical Clinic/Laboratory • Interim Recycling Facility	• Community Residential Facility • Hotel and Motel • General Retail Trade/Services • Eating and Drinking Establishment • Gasoline Service Station • Funeral Home/Cemetery, etc. • Office • Indoor Entertainment Facility • Park or Trail • College and University • Conference Center • Religious Institution • Hospital • Public Agency or Utility Yard • Interim Recycling Facility • Park and Ride Lot
Maximum Height	35 feet	35 feet	65 feet
Setbacks from Streets	20 feet	0-10 feet	0-20 feet
Side Yard Setback	20 feet	0 feet	5 feet
Rear Yard Setback	20 feet	0 feet	5 feet

Although the PF zone allows the uses listed in the table above, the intent of the proposed amendments is to change the zoning of the property to PF to allow the construction of a new elementary school. Compatibility between the future elementary school and adjacent land uses will be ensured by implementing City-required development standards, thoughtful school design, and the limited hours of elementary school operation (ordinarily from 9 AM to 3:30 PM), which coincide with normal workday hours. In addition, public schools are subject to additional landscaping/buffering standards that would further minimize off-site impacts to adjacent properties, regardless of the use(s) that are developed. According to RDC 18.260.070(D)(2)(a), elementary, middle, and high school campuses have a minimum 15 percent landscaping requirement in addition to the landscaping standards contained in RDC Chapter 18.725

(Landscaping). These additional landscaping standards pertain only to development within the PF zone and would help minimize off-site impacts with additional buffering and screening.

LU-5 Complementary Uses: *Locate complementary land uses near to one another to maximize opportunities for people to work or shop or play nearer to where they live.*

Response: “Complementary” is not defined in the RDC, but is defined by Merriam-Webster as “serving to fill out or complete,” essentially meaning that the land uses support each other. The proposed amendments would allow the construction of an elementary school on the subject property. Current land uses adjacent to the subject property include residential and agricultural. Elementary schools and residential areas are inherently complementary, as the school will serve occupants of households throughout the City, including the homes adjacent to the subject property.

While agricultural and educational uses are not inherently complementary, Clark College has purchased/received via donation parcels 214199000, 214195000, 214196000, 214197000, and 214247000 which are located adjacent to and southwest of the subject property. These parcels are currently used for agriculture, although they are zoned CRB/CNB. Clark College intends to convert them to an educational use (Clark College at Boschma Farms) and to begin construction in 2020. This master-planned campus is envisioned as a mix of commercial and residential uses along N. 65th Street, with the college campus located southwest and adjacent to the subject property. The land uses that are anticipated to be constructed and the future elementary school will complement each other; together, they will provide services that will appeal to a wide variety of people of various ages, thus ensuring the live/work lifestyle of the area, and the receipt of the services needed by the people of the City.

LU-7 Neighborhood Livability: *Maintain and facilitate development of stable, multiuse neighborhoods that contain a compatible mix of housing, jobs, stores, public schools and open and public spaces in a well-planned, safe pedestrian environment.*

Response: The proposed amendments would allow the conversion of agricultural land to an educational use. This would result in construction of the elementary school needed to serve the rapidly increasing population of Ridgefield. In addition, as current land uses within the vicinity of the subject property are predominantly agricultural and residential, the proposed amendments would lead to the development of an educational use east of I-5, thus diversifying land uses in the area and meeting the intent of policy LU-7.

LU-16 Districts: *Form neighborhood districts to help guide development of unique and distinctive neighborhoods. Development in districts would reflect their topographic, historical, economic, and natural features. Districts may be formed to relate to key amenities, such as parks, natural resources, schools, or commercial activities.*

Response: As stated in policy LU-16 above, neighborhood districts are formed around key amenities such as schools. The proposed amendments would allow the construction of an elementary school east of I-5. There are currently no public educational facilities east of I-5; therefore, construction of an elementary school on the subject parcel would add an essential facility to the underdeveloped east side of Ridgefield. This elementary school would serve the rapidly increasing population of Ridgefield in an as-yet underdeveloped area of the City, thereby allowing unique neighborhoods to form around the school.

The subject property is located in District Three of the Ridgefield Junction subarea. According to the subarea plan (and as explained further in section 4.5), District Three was created to accommodate anchor institutions and supporting retail and services as the primary land uses. Future development of an elementary school in this district would be compatible with the preferred land uses that are expected to develop in the area. These uses include a satellite Clark College campus that is expected be constructed south of and adjacent to the subject property. The future elementary school will enhance District 3 with an institutional land use that serves a younger demographic than the college thereby widening the population to which educational services are provided.

LU-18 Land use reassessment: *Assure consistency of overall land use and capital facilities plans by reevaluating Ridgefield's land use plan when necessary to ensure adequate funding to provide necessary public facilities and services to implement the plan.*

Response: While not itself a City document, the RSD No.122 capital facilities plan identifies a 603-student deficiency in the capacity of elementary school facilities anticipated by the year 2021. The demand on RSD facilities is further outlined in the comprehensive plan (Section 7.10.1): "With a 2015 enrollment of 2,458 students, the district is serving nearly 300 students in excess of the 2,159 student capacity and enrollment continues to increase." In anticipation of increasing elementary school enrollment, RSD intends to include a bond measure on the spring 2019 ballot that would fund the construction of a new elementary school. Its construction on the subject property is the object of the proposed amendments.

4.4.2 Historic Preservation Policies

HP-2 Identify and protect resources: *Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance. Incorporate review of potential historical or archaeological significance into land development process. Provide information to owners of historic properties on how to apply for designation on the Clark County Heritage Register, Washington Heritage Register, or the National Register of Historic Places and encourage owners to participate.*

Response: MapsOnline designates almost the entire property as a high-probability area for the discovery of archaeological artifacts. Therefore, future development of an elementary school on the site will likely require an archaeological predetermination and concurrence from DAHP to confirm the presence or absence of sensitive archaeological

or cultural resources, the need for a survey, and any measures required to avoid or preserve resources, if present. The archaeological pre-determination will be required at the time the site plan review application is submitted and will assess whether a survey is necessary and, if so, a plan for preserving and protecting these resources where necessary. Therefore, comprehensive plan policy HP-2 will be satisfied in the future when the archaeological predetermination is completed by the applicant.

4.4.3 Economic Development Policies

EC-1 Discovery Corridor: *Implement the Discovery Corridor concept along both sides of Interstate 5.*

Coordinate with project partners including Port of Ridgefield and Columbia River Economic Development Commission. (CREDC)

Recruit information technology companies.

Plan for and construct needed infrastructure.

- *Assist businesses in the development review process to obtain needed permits fairly and efficiently.*

Response: Most of the goals listed under EC-1 are Discovery Corridor implementation strategies for the City to satisfy (coordinating with project partners, recruiting information technology companies, and assisting businesses through the development review process). However, the proposed amendments would assist the City in the fulfillment of the third implementation strategy “plan for and construct needed infrastructure.” The proposed amendments seek to change the comprehensive plan and zoning designations of the subject property to PF to allow the construction of a needed elementary school on the site. Although not explicitly defined by the City, infrastructure is typically defined as all physical structures and facilities needed for the operation of a society. Based on this determination, the future elementary school is a facility that is essential to the City and its residents and the school is considered infrastructure. Therefore, the approval of the proposed amendments and the consequent construction of an elementary school would fulfill this implementation strategy.

EC-2 Local job creation: *Support businesses to create jobs at a ratio of one job per household ratio by providing adequate land capacity and developing an efficient regulatory environment, including development review. Prioritize creation of family wage jobs, including employment in employment sectors with higher than average median wages. Pursue employers in sectors that currently employ many Ridgefield residents outside the city in order to increase the number of people who both live and work in Ridgefield.*

Response: Family-wage jobs are defined by the City as jobs with wages equal to 125 percent of the county median annual wage and a comprehensive benefits package. Per the Census Bureau’s Quarterly Census of Employment & Wages, the average weekly wages for those working in elementary and secondary schools is lower than the county

average.¹ However, the economic development chapter of the comprehensive plan states “the City also recognizes that the provision of quality public education enhances economic development.” Therefore, while the wages of school employees are not guaranteed to be higher than the median county wage, providing facilities for public education, such as an elementary school, is acknowledged to be necessary to attract and retain other economic development. It should also be noted that as part of the state school system, employment with the RSD comes with a comprehensive package of benefits that include healthcare, pension, life insurance, and others.²

Per the City’s comprehensive plan, education is one of the major employment sectors in the County’s economy, and in 2016 was the employment sector with the highest number of employees in Clark County. Further, the top employers in Ridgefield are industrial firms and public sector jobs, led by RSD (*City of Ridgefield Comprehensive Plan 2016 Update*). Therefore, the proposed amendments would fulfil the intent of Policy EC-2 by increasing the number of jobs within the City – it is anticipated that the future elementary school will employ 35 full-time employees and 20 part-time employees – and promote economic development with quality public education that would entice other development to locate in the area.

EC-5 Public Revenue Enhancement: *Promote development that encourages revenue generation for public services.*

Response: The proposed amendments would not, on their own, generate revenue for public services. However a new school facility would provide a public service (education) as well as generate public revenue from required traffic impact fees (TIFs), and system development charges (SDCs) for water and sewer service. Per the pre-application report, the City will assess traffic impact fees at time of application for a building permit. If the proposed amendments are approved, a traffic impact analysis will be completed in the future for the proposed elementary school. The analysis will evaluate the surrounding roadways and intersections, and identify impacts to the area from the single point of access and identify mitigation or additional access points to reduce congestion. RSD will be required to pay the TIF in effect at the time of building permit issuance. The pre-application report also includes SDCs for connections to water and sewer. The SDC for sewer is \$7,550 per equivalent residential unit, to be paid to CRWWD. The SDC for water is \$4,123.80 per meter equivalent size, to be paid to the City. Indirect revenue will also be generated from sales tax for purchases made within the City by the school’s 35 full-time and 20 part-time employees.

¹ Quarterly Census of Employment and Wages - Bureau of Labor Statistics, NAICS 6111 Elementary and secondary schools, All Counties in Washington. 2017 Third Quarter, All establishment sizes.

² State of Washington Office of Superintendent of Public Instruction, Organization and Financing of Washington Public Schools, March 2009, http://www.k12.wa.us/safs/PUB/ORG/09/2009OrgFin_Final%20Copy.pdf

EC-6 Employment Capacity: *Restrict zone changes or legislative approvals which lessen long-term capacity for high-wage employment unless accompanied by other changes within the same annual review cycle which would compensate for the lost capacity, or unless the proposed change would promote the long-term economic health of the city.*

Response: The changes would not lessen the capacity for high-wage employment because the existing designations (NC and GC) are primarily intended for service-related commercial uses which generally are not high-wage jobs. Changing the designation of the property to PF would provide RSD with the land necessary for the development of a new elementary school. As noted in the economic development chapter of the comprehensive plan, “the provision of quality public education enhances economic development.” The community needs a new elementary to serve its rapidly increasing population and there are no educational facilities in this area; therefore, the construction of an elementary school on the subject parcel would add an essential facility to Ridgefield’s underdeveloped east side. This school would serve a rapidly increasing population in an area that has yet to experience an influx of development. Therefore, the proposed amendments would fulfill Policy EC-6 as the proposed change will promote the City’s long-term economic health.

EC-8 Ridgefield Junction: *Implement the Junction Subarea Plan to create commercial, industrial and institutional employment opportunities that serve local and regional needs.*

Response: The proposed changes to the commercial comprehensive plan and zone designations are consistent with the Ridgefield Junction subarea plan as discussed in section 4.5.

4.4.4 Environment Policies

EN-4 Environmental coordination: *Coordinate environmental policies and programs. Explore opportunities to consolidate environmental regulations. Partner with other environmental agencies include Clark County Department of Environmental Services, Washington State Department of Ecology, Washington State Department of Fish and Wildlife, and U.S. Fish and Wildlife Service to address issues that cross jurisdictional boundaries.*

Response: Coordination with other environmental agencies will take place during the review processes (SEPA, site plan review, and others) that may be required to obtain state and federal permits for impacts to critical areas. The non-project action SEPA checklist (Attachment C) for the proposed amendments will be routed to the Washington State Department of Ecology (Ecology) and WDFW for review and comment. In addition, given the location and extent of critical areas on the subject property, it is likely that these agencies and others such as the U.S. Army Corps of Engineers will review the pertinent permit applications for critical areas impacts. The required permit applications will follow the approval of the proposed amendments.

EN-5 Habitat: *Protect riparian areas, wetlands, and other fish and wildlife habitat. Link fish and wildlife habitat areas to form contiguous networks. Support sustainable fish and wildlife populations.*

Response: RSD contracted BergerABAM to determine the potential existence and extent of critical areas within the project study area as they are defined and regulated by the City's ordinance (RMC Chapter 18.280). Based on BergerABAM's review of existing available information and site specific project reports, the project area contains three critical areas that are subject to regulation by the City's critical areas ordinance: CARAs, wetlands, and fish and wildlife habitat conservation areas (which includes streams). As noted in the preliminary critical areas assessment (Attachment F), both on-site streams are currently piped through the property.

The proposed amendments will facilitate the development of the site as a school which would have a similar or lesser land use intensity and impacts on critical areas as uses allowed in the NC and GC plan designations and existing CNB and CRB zones. Therefore, the proposed amendments are not likely to result in greater impacts to critical areas.

The presence of critical areas indicates the likely need for a critical areas permit to address the critical areas/natural resources identified within the project area and the approval criteria of the City's critical areas protection ordinance during the City's review of the site plan review application. The ordinance includes several provisions related to protecting critical areas, including requirements for buffers for wetlands and streams and for projects that propose impacts to critical areas, including mitigation and monitoring. The ordinance allows land developments and has the goal of having no net loss of functions and values in the critical areas.

Any future development and ground disturbing activities at the site will be subject to the provisions of the applicable subsections of the ordinance, specifically RDC 18.280.110 fish and wildlife habitat conservation areas, RDC 18.280.140 critical aquifer recharge areas, and RDC 18.280.150 wetlands. As no ground disturbing activity would occur as a result of approval of the proposed amendments, compliance with these provisions will be determined during site plan review and other permitting processes.

EN-7 Water quality and quantity: *Protect and enhance surface, stormwater, and groundwater quality. Ensure adequate water supplies and promote wise use and conservation of water resources.*

Response: Compliance with specific City provisions for the protection (or enhancement) of surface water, stormwater, and groundwater quality and quantity will be determined later during site plan review and other permitting processes. The proposed amendments will not result in any ground disturbing activities, and thus no immediate actions on behalf of water quality/quantity are necessary. A non-project action SEPA checklist that complies with RDC 18.810.09(A)(4) accompanies this request (Attachment C), and water quantity/quality is discussed in response to Section B.3 of the checklist.

In the future, the design and development of the school will be required to incorporate adequate stormwater management practices and erosion control mechanisms to maintain or enhance surface, storm, and groundwater quality. Future development must

also acquire a critical areas permit and submit pertinent studies (to be identified by the City once design has progressed beyond the conceptual level) as critical areas have been identified on the site. CARA compliance may require a Level 2 hydrogeologic assessment.

4.4.5 Public Facilities Policies

PF-1 Provide service: *Consider water, sewer, police, transportation, fire, schools, stormwater management, parks and trails as necessary public facilities and services. Ensure that facilities are sufficient to support planned development.*

Response: Development of a new elementary school is necessary to meet the enrollment forecast in the *Ridgefield School District No.122 Capital Facilities Plan 2015-2021*. According to the plan, the RSD can serve 1,225 elementary school students with its current facilities; however, the anticipated enrollment by the year 2021 is expected to increase to 1,828 students. Therefore, by the year 2021, it is expected that the RSD must accommodate an additional 603 elementary school students (kindergarten through 6th grade). If approved by the passage of the spring 2019 bond measure, the new elementary school on the subject site would serve most of this increased enrollment.

All utilities required to support an elementary school at the subject property will be provided, as discussed in section 3.5 (Utilities). Verification of adequate utility connections will be confirmed during site plan review, pending approval of the comprehensive plan map and zoning district amendments.

PF-3 Impact fees and system development charges: *Maintain and amend as necessary traffic, park, and school impact fees and water system development charges, to ensure that new development pays a reasonable, proportionate share of the new public infrastructure costs. Work with Clark Regional Waste Water to maintain and amend sewer system development charges.*

Response: The developer must pay the City's TIFs and SDCs before the issuance of building permits. This payment would occur after approval of the comprehensive plan and zoning changes and the subsequent site plan review of the future elementary school. The TIF will fund key transportation improvements throughout the City and help ensure the adequacy of its transportation system to support new development. The SDCs will help fund water and sewer improvements throughout the service area, ensuring adequate capacity for future growth. Although the proposed amendments on their own will not generate all of these fees, the anticipated permitting and construction of an elementary school on site will. The exact fees will be determined later during site plan review.

PF-ST-1 Stormwater management: *Manage storm water to safely collect, treat, and discharge run-off, maintain and improve water quality of receiving streams, lakes, and wetlands, protect and enhance fish and wildlife habitat, promote recreational opportunities, and enhance community aesthetics.*

Response: This application is solely for the comprehensive plan map and zoning district amendments, and no groundbreaking or development will occur as a result of this approval without further consent from the City. If the proposed changes are approved, the future elementary school will be required to demonstrate consistency with City standards, including consistency with the City's long-range stormwater management plans and programs.

PF-ED-1 Provide quality education and adequate public facilities: *Work with the RSD to develop and implement policies and regulations that support the District's mission of providing a quality public education. Provide an adequate supply of kindergarten through 12th grade public schools and facilities that keep pace with population growth to avoid overcrowding and to enhance the educational opportunities for our children.*

Response: The purpose of the proposed amendments is to permit the location of an elementary school on this site so that RSD can supply adequate school facilities to keep pace with Ridgefield's rapid population growth. According to the RSD capital facilities plan, RSD can serve 1,225 elementary school students with its current facilities; however, the enrollment is expected to increase to 1,828 students by 2021. Therefore, by then, RSD must find space for an additional 603 elementary school students (kindergarten through 6th grade). If approved by the spring 2019 bond measure, the development of a new elementary school facility on the subject site would serve most of this forecasted increase. Therefore, the proposal would meet Policy PF-ED-1 by providing increased elementary school capacity to keep pace with projected population growth and projected student enrollment, thereby avoiding overcrowding of existing school facilities.

PF-ED-3 Site selection: *Assist the Ridgefield School District in selecting appropriate sites for new school facilities, in locations that enhance neighborhoods and urban districts.*

Response: The subject property is located in an area (Ridgefield Junction) that is projected to see residential growth and development over the coming years (as evidenced by some of the new subdivisions in the area). The proposed amendments would lead to the development of an elementary school east of I-5, where there are currently no public educational facilities. The construction of an elementary school on the subject property would therefore provide an essential school facility to the underdeveloped east side of Ridgefield.

In addition, the land to the south of the subject site will be home to the future Boschma Farms campus of Clark College. It is anticipated that its first building will be constructed in 2020. Therefore, the development of the subject property with an elementary school will complement and be compatible with Clark College and the site's use as a school would be appropriate in the context of surrounding land uses.

The proposed amendments would fulfill Policy PF-ED-3 as they would allow the construction of a school facility on an appropriate site, and within a neighborhood that would otherwise be underserved without a new school facility.

4.4.6 Public Involvement

PM-1 Early and continuous public involvement: *Ensure early and continuous public involvement in the development and amendments of the Ridgefield Urban Area Comprehensive Plan, including plans adopted by reference such as subarea plans, and development regulations in the Ridgefield Development Code to implement the Plan.*

Response: The application for the proposed amendments has been submitted for review as part of the City's annual comprehensive plan amendment review process. As part of the City's required review process for a Type III application, the proposal will be discussed at a publicly noticed public hearing, to be held before the hearing examiner. In addition, the City Council must adopt or reject the proposal following the hearing examiner's recommendation at a public City Council meeting.

4.5 Ridgefield Junction Subarea Plan

The subarea plan establishes a vision for future development at the Ridgefield Junction, which includes approximately 1,400 acres of land that flanks the I-5/Pioneer Street interchange. The subarea plan provides a community-based vision for the Ridgefield Junction, and supplies guidance for the implementation of future zoning regulations, urban design, and infrastructure development. As the subject property is located within Ridgefield Junction, pertinent elements of the subarea plan have been addressed below in order to demonstrate consistency between the proposed amendments and the vision and guiding policies of the subarea plan.

4.5.1 Junction Subarea Plan Vision

The vision of the subarea plan was developed based on City priorities for the Ridgefield Junction as well as input from community members. The following statement is the result of the City's efforts to provide a vision for the Ridgefield Junction.

Ridgefield Junction is a mixed use destination that provides an attractive, distinctive gateway to Ridgefield and serves as an important employment and commerce center for the city and region. Key institutions and industrial anchors are the foundation for the Junction's vitality, and new development reinforces Ridgefield's aesthetic appeal and capitalizes on its scenic setting.

The subarea plan identifies the following six goals, which are intended to influence the subarea's physical development and design. The goals serve as comprehensive plan policies that guide City investments and other actions.

1. *Honor Ridgefield's commitment to livability, sustainability and design excellence in new development*

Response: The proposed amendments would promote the achievement of this goal by allowing the future development of an elementary school on the subject property. The construction of a new elementary school is necessary in order to support Ridgefield's rapidly growing population. The availability of adequate school facilities is a major component of a City's livability. The proposed amendments would give RSD the ability

to develop the facilities necessary to accommodate forecasted elementary school enrollment, which is currently projected to exceed the maximum capacity of existing elementary school facilities by 603 students by the year 2021. Sustainability and design excellence will be ensured when the future elementary school is reviewed against applicable City code and regulations, a requirement for obtaining site plan review approval from the City.

2. *Provide critical infrastructure and amenities for anchor tenants and key institutions*

Response: The proposed amendments would give RSD the ability to develop a new elementary school on the subject property. Educational uses are a form of infrastructure, and in this case are critical to address the anticipated deficiency in elementary school capacity, a deficiency expected to reach as many as 603 students by the year 2021. The future elementary school will be available to serve the children of residents within the RSD, employed by anchor tenants and key institutions.

3. *Develop a range of commercial centers that complements the city's historic downtown*

Response: The proposed amendments will not increase commercial capacity in the City. However, the proposed amendments and future construction of an elementary school will support this goal indirectly. Demand for new commercial development is derived from a large/increasing local consumer base. As the population of Ridgefield is growing rapidly, new commercial development is expected to be constructed to serve it. Growing populations require additional public facilities/infrastructure such as new schools to accommodate the greater service demand. Therefore, construction of a new elementary school indirectly supports the subarea's goal of developing more commercial uses that complement the City's historic downtown – as the infrastructure necessary to accommodate the City's increasing population/consumers becomes available, it in turn ensures commercial viability and longevity. This concept appears in the comprehensive plan's introductory paragraph to Section 4 – Economic Development *"The City also recognizes that the provision of quality public education enhances economic development."*

4. *Create unique gateways and districts in Ridgefield Junction that reflect community character*

Response: The subject property is not in a location that would be suitable for a gateway to the City. The proposed amendments would affect parcel 214214002, which is located in District Three of the Junction Subarea. According to the subarea plan, District Three was created to accommodate anchor institutions and supporting retail and services as the primary land uses. Future development of an elementary school in this district would be compatible with the preferred land uses that are expected to develop in the area – specifically, a satellite campus for Clark College that is slated to be constructed south of and adjacent to the subject property – and would not detract from gateway development in another, more appropriate, location. The future elementary school will enhance District 3 with an institutional land use that serves younger populations than Clark College, thereby providing greater educational services to a wider population.

5. *Promote opportunities for live/work lifestyles*

Response: According to the subarea plan, approximately 70 percent of all residents within the City are employed in either an educational or healthcare service.³ Therefore, future construction of an elementary school would provide additional employment opportunities suited to the existing workforce within the City. As additional employment opportunities become available to current City residents, the live/work lifestyle goal of the subarea plan would be satisfied by approving the proposed amendments and constructing an elementary school.

6. *Increase and diversify the City's tax base by attracting new development and greater employment*

Response: The approval of the proposed amendments would lead to the construction of an elementary school on the subject property. It is anticipated that the school will employ 35 full-time and 20 part-time staff members, which will contribute to the fulfillment of the City's employment goals. Staff members who choose to live and shop in Ridgefield will contribute positively to the City's property and sales tax base. Moreover, the future school will provide the necessary school facilities required to serve the increasing population and employment base within the City.

4.5.2 Implementation Plan

The City intends to use the specific strategies contained in the implementation strategy component of the Ridgefield Junction subarea plan to achieve the vision outlined in the subarea plan. The discussion below demonstrates the proposed amendments' consistency with pertinent implementation strategies.

Objective 2: Economic Development

Implementation Strategy 2.3: *Maintain Ridgefield Junction as the city's employment hub and leverage the area to maintain a balanced jobs to housing ratio in the city*

Response: As stated above, the future elementary school would employ 35 full-time and 20 part-time staff members – additional workers within Ridgefield's dedicated employment hub, consistent with Implementation Strategy 2.3.

Implementation Strategy 2.5: *Support major institutional users in District Three and facilitate the location of other complementary economic activities with clear synergies with institutional users*

Response: The proposed amendments would affect property (parcel 214214002) within District Three, and would lead to the construction of an elementary school, which is considered an institutional use. Institutional uses are encouraged in District 3; therefore,

³ Page 34 of the City of Ridgefield Junction Subarea Plan

the future elementary school would be compatible with the envisioned character of the District.

Objective 5: Infrastructure Planning

Implementation Strategy 5.2: *Confirm the water and sewer planned infrastructure can support the expansion.*

Response: The future elementary school would require water and sewer connections prior to occupancy of the building. The availability of on-site water and sewer will be reviewed by the City as part of the development review and permitting process; however, adequate water and sewer capacity are available to support the proposed elementary school. Water and sewer are available in the area; details pertaining to their extension to the property are still conceptual in nature. Please see section 3.5 for more details about existing and proposed utilities.

Implementation Strategy 5.3: *Confirm that the gas, communication and electrical franchise suppliers can support the expansion.*

Response: There is a 4-inch diameter natural gas line within 10th Street (adjacent to the northern boundary of the subject property) that is available for use. In addition, power and data are available via CPU-operated overhead power lines along 10th Street. These utilities are available to serve a future elementary school on the subject property.

5.0 CONCLUSION

As demonstrated by this narrative and the attached materials that together comprise the submittal package, the proposed project complies with the applicable provisions of the RDC and the *City of Ridgefield Comprehensive Plan*. Therefore, the applicant respectfully requests approvals of the proposed comprehensive plan map and zoning district amendments.

**New Elementary School Type III Review Narrative
Comprehensive Plan Amendment and Zone Changes**

**Appendix A
Figures**

Figure 1. Existing Zoning Designation

Legend

 Project Site

 Parcels

 Roadways

Ridgefield Zoning Designation

 Commercial Regional Business (CRB)

 Commercial Neighborhood Business (CNB)

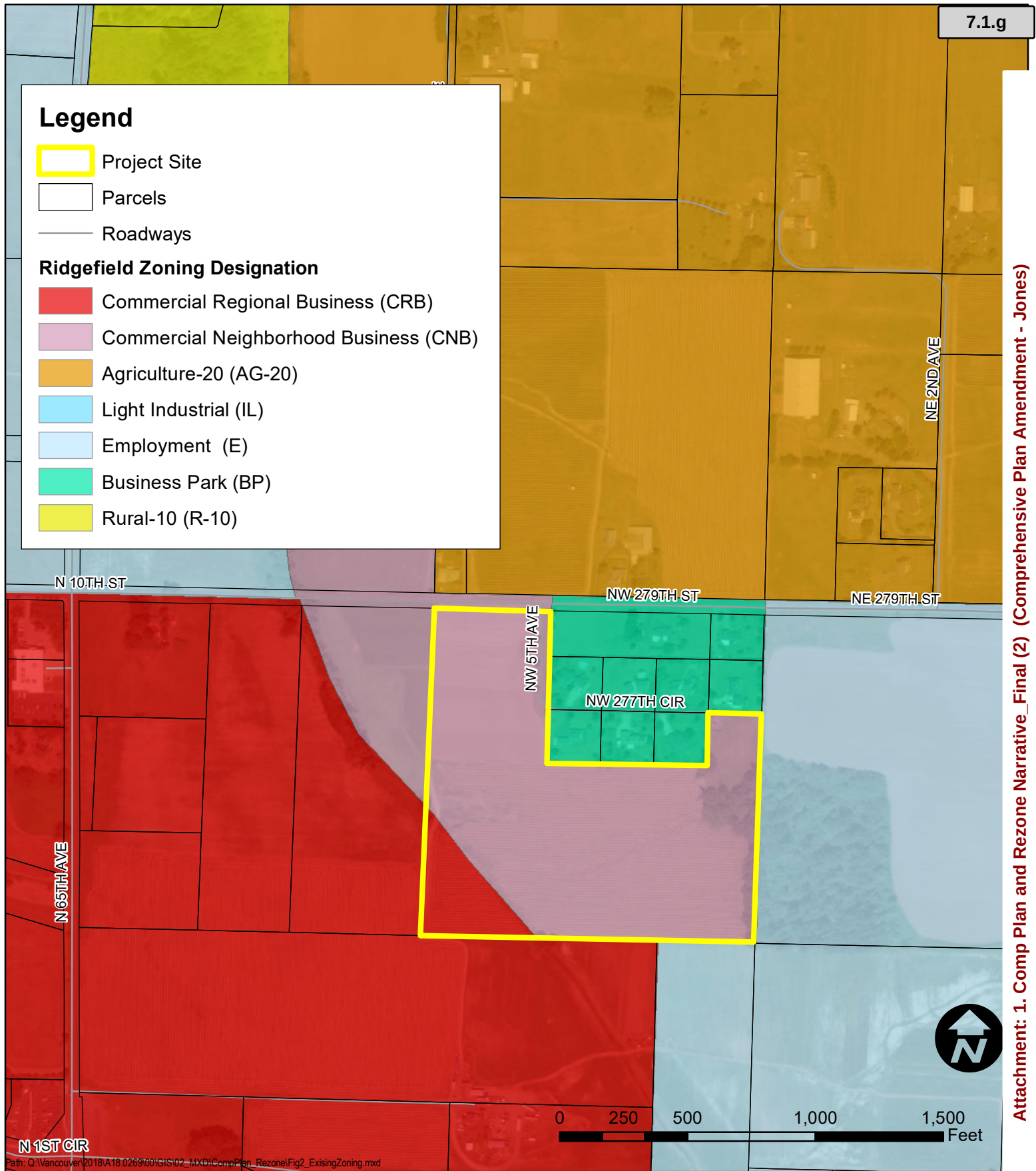
 Agriculture-20 (AG-20)

 Light Industrial (IL)

 Employment (E)

 Business Park (BP)

 Rural-10 (R-10)



APPLICANT: Ridgefield School District
ADDRESS: 2724 S Hillhurst Road
Ridgefield, WA 98642

Figure 1: Existing Ridgefield
Zoning Designation



PROJECT: Comprehensive Plan Map and
Zoning District Amendment

CITY: Ridgefield
COUNTY: Clark
STATE: WA
LATITUDE: 45°49'14.03"N
LONGITUDE: 122°40'30.80"W
DATUM: NAD_1983_StatePlane_Washington

Figure 2. Proposed Zoning Designation

Legend

 Project Site

 Parcels

 Roadways

Ridgefield Zoning Designation

 Commercial Regional Business (CRB)

 Commercial Neighborhood Business (CNB)

 Agriculture-20 (AG-20)

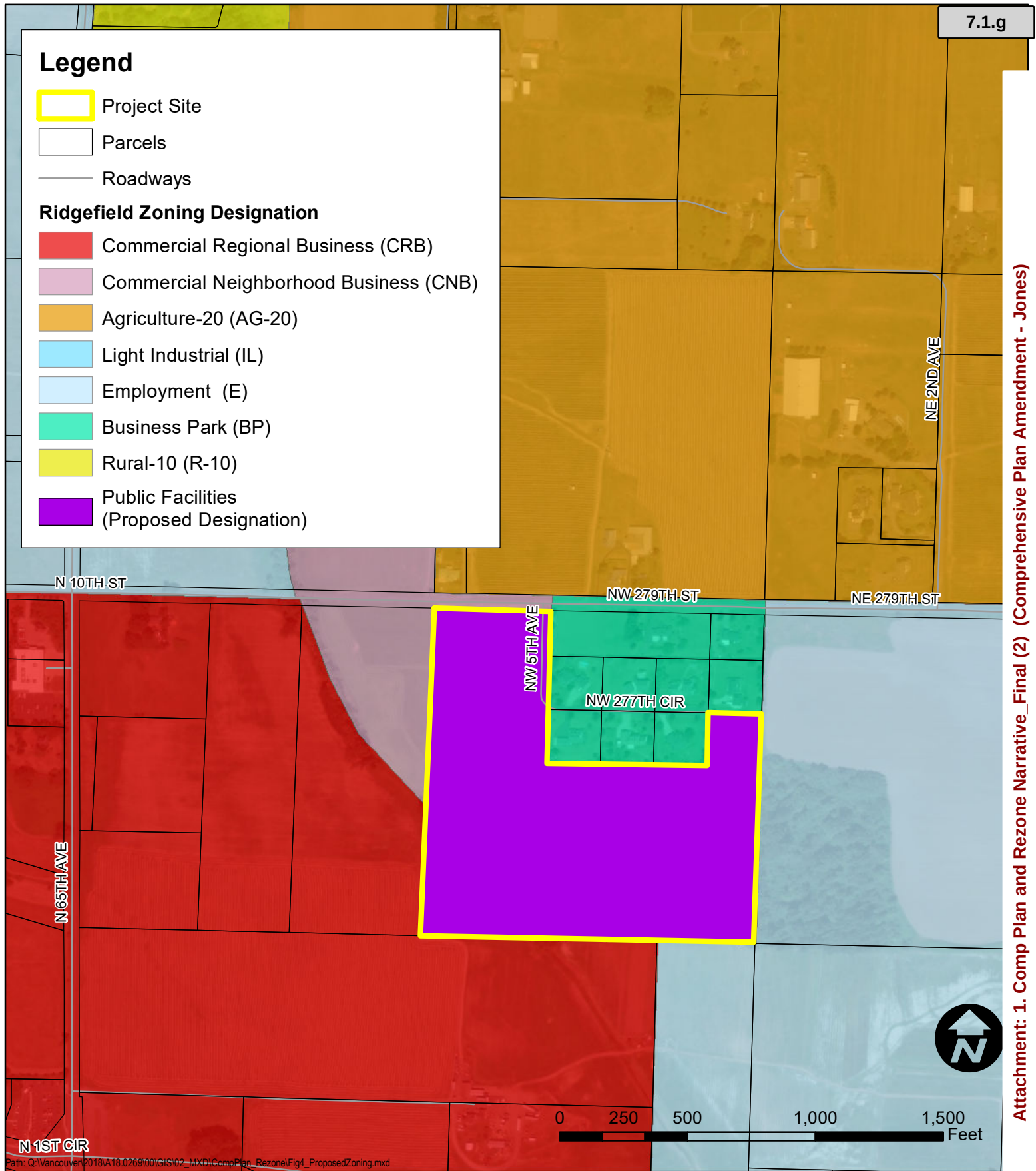
 Light Industrial (IL)

 Employment (E)

 Business Park (BP)

 Rural-10 (R-10)

 Public Facilities
(Proposed Designation)



Path: Q:\Vancouver\2018\A18.0269\00\GIS\02_MXD\CompPlan_Rezone\Fig4_ProposedZoning.mxd

APPLICANT: Ridgefield School District
ADDRESS: 2724 S Hillhurst Road
Ridgefield, WA 98642

JUNE 2018

Sheet 2 of 4

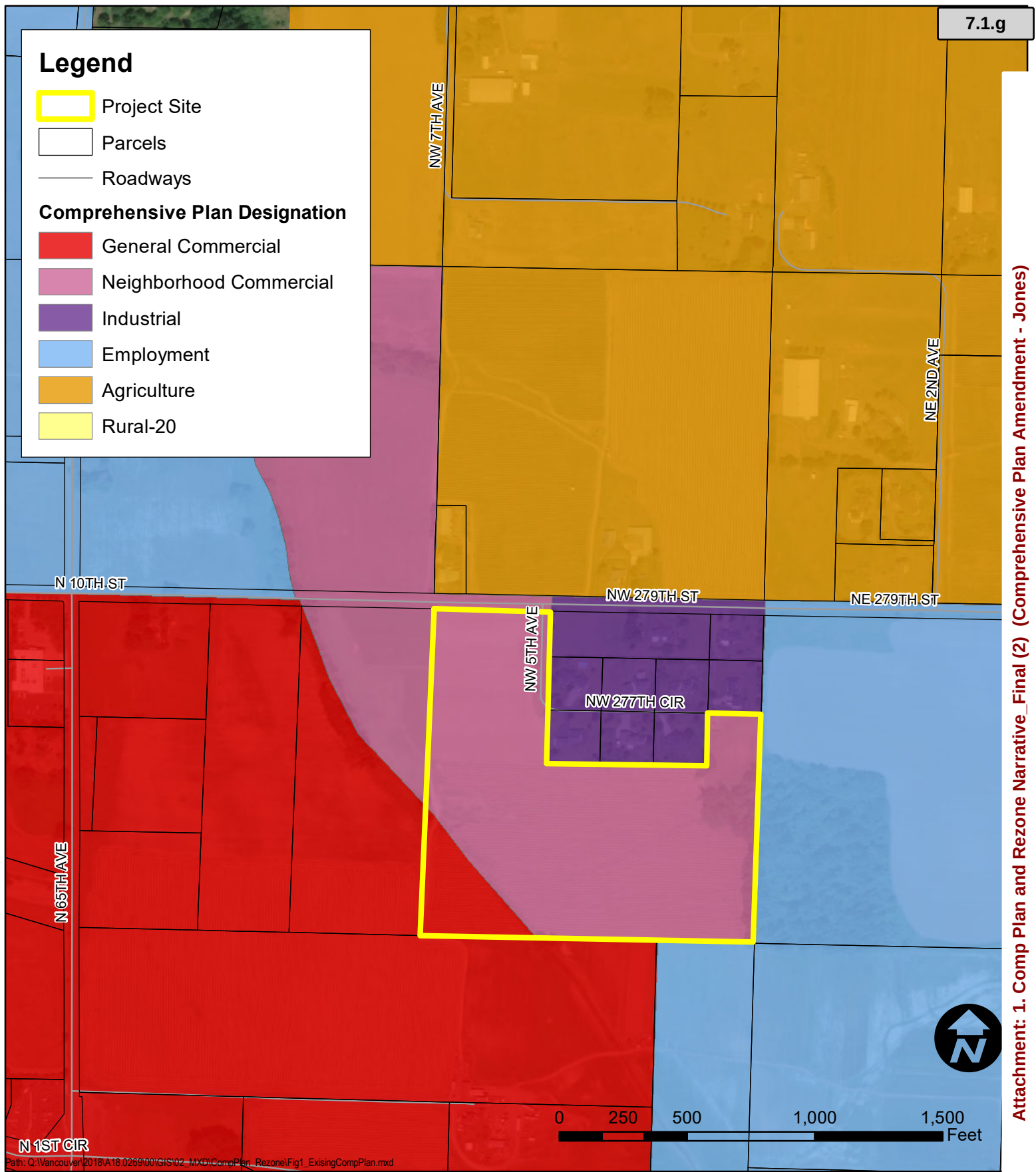
Figure 2: Proposed Ridgefield
Zoning Designation



PROJECT: Comprehensive Plan Map and
Zoning District Amendment

CITY: Ridgefield
COUNTY: Clark
STATE: WA
LATITUDE: 45°49'14.03"N
LONGITUDE: 122°40'30.80"W
DATUM: NAD_1983_StatePlane_Washington

Figure 3. Existing Comprehensive Plan Designation



APPLICANT: Ridgefield School District
 ADDRESS: 2724 S Hillhurst Road
 Ridgefield, WA 98642

JUNE 2018

Sheet 3 of 4

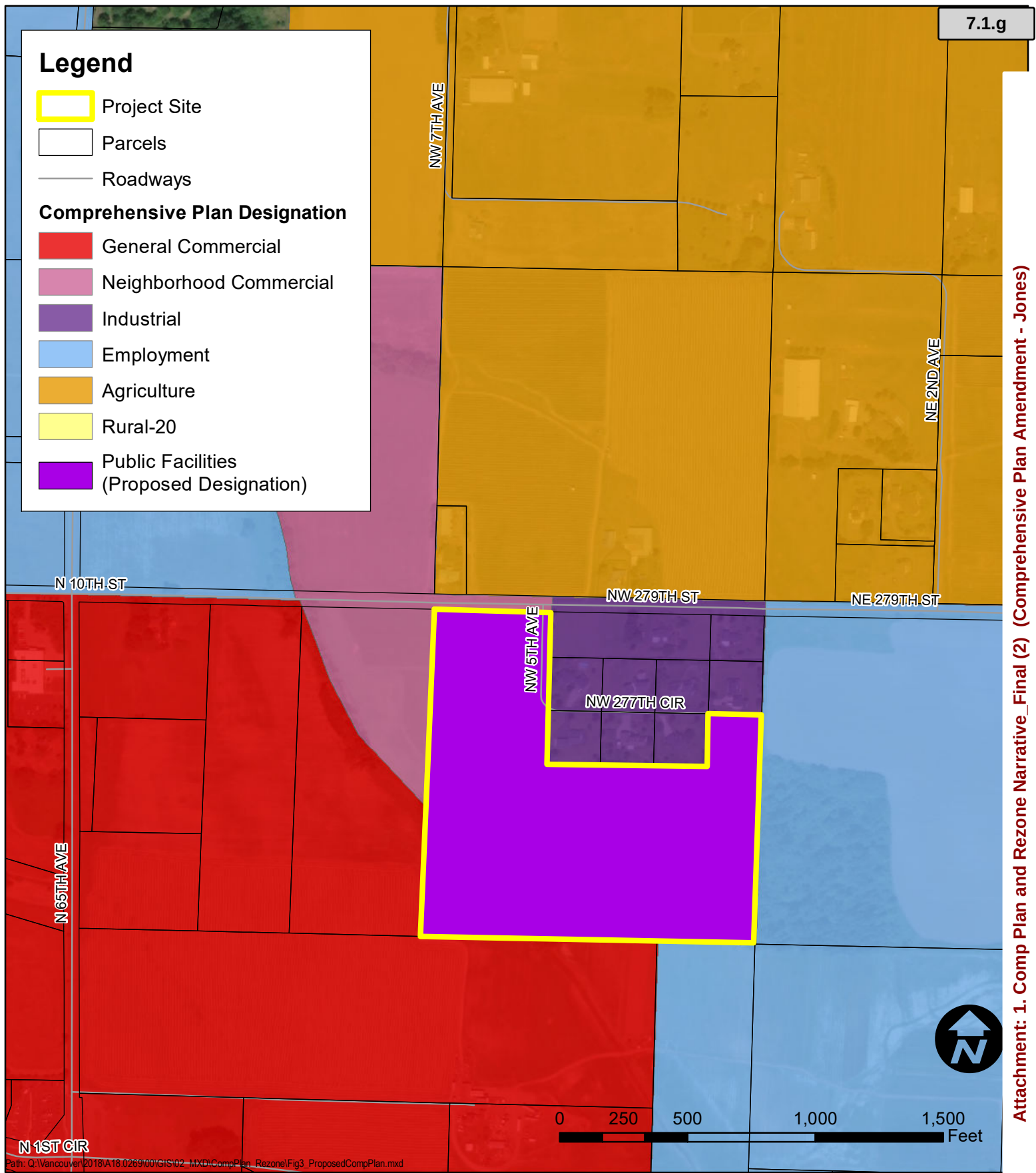
Figure 3: Existing Comprehensive Plan Designation



PROJECT: Comprehensive Plan Map and Zoning District Amendment

CITY: Ridgefield
 COUNTY: Clark
 STATE: WA
 LATITUDE: 45°49'14.03"N
 LONGITUDE: 122°40'30.80"W
 DATUM: NAD_1983_StatePlane_Washington

Figure 4. Proposed Comprehensive Plan Designation



**New Elementary School Type III Review Narrative
Comprehensive Plan Amendment and Zone Changes**

**Appendix B
Transportation Impact Letter**

**New Elementary School Type III Review Narrative
Comprehensive Plan Amendment and Zone Changes**

**Appendix C
Non-Project Action SEPA Checklist**

**New Elementary School Type III Review Narrative
Comprehensive Plan Amendment and Zone Changes**

**Appendix D
Application Forms**

**New Elementary School Type III Review Narrative
Comprehensive Plan Amendment and Zone Changes**

**Appendix E
Property Survey and Legal Description**

**New Elementary School Type III Review Narrative
Comprehensive Plan Amendment and Zone Changes**

**Appendix F
Preliminary Critical Areas Assessment**

**New Elementary School Type III Review Narrative
Comprehensive Plan Amendment and Zone Changes**

**Appendix G
Mailing Labels**

RECEIVED
OCT 03 2018

September 30, 2018

Ridgefield Planning Commission

Re: PROJ-18-0004

This letter is to inform the planning commission of a guarantee made to the residents of Claiborne Acres by Superintendent McCann and the property owner, not to use 5th Ave as an entrance to the School District property. This guarantee was made at a meeting on May 31, 2018 to gain the support of the Claiborne Acres residents. The guarantee was made as both the Superintendent and property owner understand that the use 5th Ave. would have a extremely detrimental impact to the peace and safety of our neighborhood. Thank you for your attention on this matter.

Scott and Debby Williams
310 NW 277th Circle
Ridgefield, WA 98642

Attachment: PROJ-18-0004 Comment (Comprehensive Plan Amendment - Jones)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: October 11, 2018

ITEM: PUBLIC HEARING/BUSINESS

AGENDA ITEM TITLE: An Ordinance Superseding Ordinance No. 1203 Amending the Ridgefield Urban Area Comprehensive Plan Including the Comprehensive Plan Map and Zoning Map

GOVERNING LEGISLATION:

RCW 36.70A

PREVIOUS COUNCIL ACTION TAKEN:

City Council approved Ordinance 1203 adopting the Ridgefield Urban Area Comprehensive Growth Management Plan on February 25, 2016.

SUMMARY/BACKGROUND:

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 (GC) and Employment (EM) to General Commercial (GC) for the entirety of the site, and the zoning designation for Commercial Community Business (CCB) and Employment (E) to Commercial Community Business (CCB) 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.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

None. Second reading is scheduled with the City Council on November 15, 2018.

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: Discovery_Ridge_Staff_Rpt_CC_10_11_18 (DOCX)
 Location Map (PDF)
 Aerial_Discovery Ridge (PDF)
 Comp_Plan Discovery Ridge (PDF)
 Zoning_Discovery Ridge (PDF)
 Env_Discovery Ridge (PDF)

Discovery Ridge Overall Site Plan VBJ (PDF)

ORDINANCE NO. 1274**AN ORDINANCE SUPERSEDING ORDINANCE NO. 1203 AMENDING THE RIDGEFIELD URBAN AREA COMPREHENSIVE PLAN INCLUDING THE COMPREHENSIVE PLAN MAP AND ZONING MAP**

WHEREAS, the City of Ridgefield is located within Clark County, Washington, which is required to complete land use planning under the Revised Code of Washington Chapter 36.70A, Growth Management Act; and,

WHEREAS, the Ridgefield City Council approved the current revision to the Ridgefield Urban Area Comprehensive Plan via adoption of Ordinance No. 1203 during a regularly scheduled meeting held on February 25, 2016; and

WHEREAS, the City of Ridgefield shall provide sufficient residential and non-residential lands to accommodate a forecasted 2035 population of 26,356 persons and 8,708 jobs based on a coordinated Clark County population forecast, adopted in Clark County Community Planning Issue Paper 4.2; and

WHEREAS, the City of Ridgefield reviewed its future vision, planning policies and map designations to accommodate projected population and jobs and developed Volume 1 of the Ridgefield Urban Area Comprehensive Plan, including the Comprehensive Plan Map and the Zoning Map; and

WHEREAS, the Ridgefield Planning Commission conducted a public hearing on the proposed amendments to the Ridgefield Urban Area Comprehensive Plan on October 3, 2018 during which specific time was given for the public to provide oral and written testimony on the amendments and at the conclusion of the public hearing the Planning Commission voted unanimously to forward a recommendation approving the proposed amendments to the Ridgefield Urban Area Comprehensive Plan; and,

WHEREAS, the Ridgefield City Council conducted two public hearings on the proposed amendments to the Ridgefield Urban Area Comprehensive Plan on October 11 and November 1, 2018 during which specific time was given for the public to give verbal and written input on the proposed amendments to the Comprehensive Plan; and,

WHEREAS, the City of Ridgefield reviewed its needs for capital facilities including water, sanitary sewer, general facilities, parks, transportation and schools during the 2016-2035 planning period as required by RCW 36.70A.070(3) and developed the Ridgefield Capital Facilities Plan with elements for each type of facility; and

WHEREAS, consistent with WAC 197-11-340(2), on January 13, 2016 the City of Ridgefield issued a Determination of Non-significance (DNS, PROJ-18-0002 and 0003 and 0004) regarding the proposed amendments to the Ridgefield Urban Area Comprehensive Plan, including the Comprehensive Plan Map and Zoning Map, and the Ridgefield Capital Facilities Plan; and,

WHEREAS, the public comment period expired for PROJ-18-0002 and 0003 and 0004 on October 4, 2018 and the City did not receive any comments regarding the DNS; and,

WHEREAS, the City of Ridgefield submitted notice to the Washington State Department of Commerce on August 27, 2018 meeting the sixty (60) day State agency/public review process as prescribed by RCW 36.70A; and,

WHEREAS, the Ridgefield City Council conducted the second ordinance reading on the Ridgefield Urban Area Comprehensive Plan 2018 amendments during a regularly scheduled meeting held on November 15, 2018; and,

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

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest to adopt amendments to the Ridgefield Urban Area Comprehensive Plan for the City of Ridgefield to comply with RCW 36.70A (Growth Management – Planning by Selected Counties and Cities) to ensure that the City has planned realistically for future growth and has identified adequate lands for future residential and non-residential urban growth and development.

Section 2. Adoption of the Ridgefield Urban Area Comprehensive Plan 2018 Amendments. The City Council for the City of Ridgefield hereby adopts the updated Ridgefield Urban Area Comprehensive Plan attached hereto as Exhibit “A” superseding all previously adopted Comprehensive Plans.

Section 3. Adoption of the Updated Ridgefield Urban Area Comprehensive Plan Map. The City Council for the City of Ridgefield hereby adopts the updated Ridgefield Urban Area Comprehensive Plan Map attached hereto as Exhibit “B” superseding all previously adopted Comprehensive Plan Maps.

Section 4. Adoption of the Updated Ridgefield Zoning Map. The City Council finds that the updated Ridgefield Zoning Map is consistent with the updated Ridgefield Comprehensive Plan Map and hereby adopts the updated Ridgefield Zoning Map, attached hereto as Exhibit “C” superseding all previously adopted Zoning Maps.

Section 5. Adoption of the Ridgefield Capital Facilities Plan. The City Council finds that the updated Ridgefield Capital Facilities Plan is sufficient to provide necessary facilities to serve growth forecast in the Ridgefield Urban Area Comprehensive Plan and hereby adopts the updated Ridgefield Capital Facilities Plan, attached hereto as Exhibit “D” superseding all previously adopted Capital Facilities Plans.

Section 6. 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 7. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener’s/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 8. 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 9. Applicability. This ordinance shall be applied in the current city limits and City of Ridgefield Urban Growth Area (UGA) as adopted by the Ridgefield City Council.

Section 10. Effective Date. This ordinance shall be in full force and effect as of January 1, 2019.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 15TH DAY OF NOVEMBER, 2018.

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading: October 11 and November 1, 2018
Second reading/Passage: November 15, 2018
Date of Publication: _____
Effective Date: January 1, 2019

OVERVIEW

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 (GC) and Employment (EM) to General Commercial (GC) for the entirety of the site, and the zoning designation for Commercial Community Business (CCB) and Employment (E) to Commercial Community Business (CCB) 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.

REVIEW PROCESS

Consistent with RCW 36.70A adopted Comprehensive Plans may only be modified once per calendar year. This request shall be considered with two additional proposed changes to the Comprehensive Plan, and if approved by City Council, will become effective January 1, 2019.

Department of Commerce 60 day notice issued August 24, 2018; and

SEPA Threshold Determination issued September 13, 2018; and

Planning Commission Public Hearing scheduled October 3, 2018; and

City Council Public Hearing scheduled October 11, 2018; and

City Council second reading November 15, 2018; and

Effective date, if approved, January 1, 2019.

EXISTING CONDITIONS

Immediately north and west of the subject property are undeveloped parcels designated for commercial uses. The commercial parcels to the west, across S. 45th Ave., have an approved Master Plan that envisions a Mixed Use development which is under partial construction. To the northwest of the subject parcels is an existing residential subdivision, Pioneer Canyon, that is fully developed. Parcels to the east are underdeveloped and zoned for employment uses. Parcels to the immediate south are zoned for commercial and employment uses. Wetlands, Streams, and Habitat areas exist on the eastern edge of the subject site.

TYPE IV PROCEDURE (RDC 18.310.090)

18.310.090 - Type IV procedure—Legislative decision.

- A. A Type IV procedure requires one or more hearings before the planning commission and one or more hearings before the city council.

Findings: A Public Hearing is scheduled with the Planning Commission on October 3, 2018 and scheduled with the City Council on October 11, 2018. Additionally, a second reading of the adopting ordinance is scheduled with the City Council on October 25, 2018.

- B. At least fourteen days before the date of the first planning commission hearing for an application subject to Type IV review, the planning director shall:
 - 1. Prepare a notice that includes the following information:
 - a. The case file number(s),
 - b. A description and map of the area that will be affected by the application if approved reasonably sufficient to inform the reader of its location,
 - c. A summary of the proposed application(s),
 - d. The place, days and times where information about the application may be examined and the name and telephone number of the city representative to contact about the application,
 - e. A statement that the notice is intended to inform potentially interested parties about the hearing and to invite interested parties to appear orally or by written statement at the hearing,
 - f. Which review body will conduct the hearing, the date, time and place of the hearing, and a statement that the hearing will be conducted in accordance with the rules of procedure adopted by the review body,
 - g. A statement that a staff report will be available for inspection at the city hall at no cost at least seven days before the hearing, and copies will be provided at reasonable cost,
 - h. A general explanation of the requirements for submission of testimony and the procedure for the conduct of hearings;
 - 2. Post on the city website and publish in a newspaper of general circulation a summary of the notice, including the date, time and place of the hearing and a summary of the subject of the Type IV process; and
 - 3. Provide other notice deemed appropriate and necessary by the planning director based on the subject of the Type IV process.

Findings: Public Hearing notices for both the Planning Commission and City Council public hearings were published in the Columbian Newspaper on September 17, 2018. The notice included all of the information required above.

- C. At least seven days before the date of the first hearing for an application subject to Type IV review, the planning director shall issue a written staff report and recommendation regarding the application(s), shall make available to the public an electronic and paper copy of the staff report for review and inspection, and provide a copy staff report and recommendation to the review body. The city clerk shall mail or provide a copy of the staff report at reasonable charge to other parties who request it.

Findings: Finalized staff reports and associated exhibits shall be available to the public by 8am on September 26, 2018 for the Planning Commission Public Hearing, and by 8am on October 4, 2018 for the City Council Public Hearing.

- D. Public hearings shall be conducted in accordance with the rules of procedure adopted by the planning commission or city council, except to the extent waived by the review body. A public hearing shall be recorded on audio or audio/visual tape.

Findings: Public Hearings with both the Planning Commission and City Council shall be conducted according to appropriate procedure.

- E. At the conclusion of a planning commission hearing on a Type IV application, the planning commission shall announce one of the following actions, neither of which may be appealed:
1. That the hearing is continued. If the hearing is continued to a place, date and time certain, then additional notice of the continued hearing is not required to be mailed, published or posted. If the hearing is not continued to a place, date and time certain, then notice of the continued hearing shall be given as though it was the initial hearing before the planning commission; or
 2. That the planning commission recommends against or in favor of approval of the application(s) with or without certain changes, together with a brief summary of the basis for the recommendation.

Findings: It is anticipated that the Planning Commission will make a recommendation to the City Council for approval, approval with changes, or denial at the conclusion of the public hearing scheduled for October 3, 2018.

- F. Within ninety days of receipt of the report from the planning commission, the council shall conduct a public hearing. At least fourteen days before the date of the first city council hearing for an application subject to Type IV review, the planning director shall:
1. Prepare a notice that includes the information listed in subsection (B)(1) of this section except the notice shall be modified as needed:
 - a. To reflect any changes made in the application(s) during the planning commission review,
 - b. To reflect that the city council will conduct the hearing and the place, date and time of the council hearing, and
 - c. To state that the planning commission recommendation, and staff report, is available for inspection at city hall at no cost, and copies will be provided at reasonable cost;
 2. Mail a copy of that notice to the parties identified in subsection (B)(2) of this section and to parties who request it in writing;
 3. Post on the city website and publish in a newspaper of general circulation a summary of the notice, including the date, time and place of the hearing and a summary of the subject of the Type IV process; and
 4. Provide other notice deemed appropriate and necessary by the planning director based on the subject of the Type IV process.

Findings: Notice of the City Council Public Hearing on this matter was published in the Columbian newspaper on September 17, 2018. The staff report will incorporate any changes made by the Planning

Commission and shall include the Planning Commission recommendation. The City Council staff report shall be available to the public at 8am on October 4, 2018. This requirement is met.

AMENDMENT PROCESS (RDC 18.320.020)

- A. The city shall consider amendments to the RUACP no more frequently than once every year. All proposals shall be considered by the city council concurrently so the cumulative effect of various proposals can be ascertained. (RCW 36.70A.130.2.)
- B. The city shall coordinate the timing of its annual review process so as to be consistent with county plan amendment procedures.

Findings: This proposed Comprehensive Plan Amendment is scheduled to be considered concurrently with other proposals. The timing is consistent with Clark County Comprehensive Plan amendment consideration.

- C. To be considered during the annual amendment review process, an applicant must file a petition no later than July 1 for the petition to be considered during that calendar year.
 - 1. The planning director shall find a petition to be technically complete pursuant to Section 18.320.050 before it shall be submitted to the city council.
 - a. The planning director shall decide whether the petition is technically complete within seven days from receipt of the application.
 - b. The planning director shall return a petition he or she finds to be technically not complete.
 - c. An applicant shall have seven days from the date of the planning director's decision as to technical completeness to amend and resubmit the petition.
 - d. The planning director shall decide whether the amended petition is technically complete no later than seven days from the date the applicant submits a petition.
 - 2. The planning director shall submit technically complete petitions to the appropriate review authority for review during that calendar year.
 - a. The review authority shall consider such petitions at the immediately following regularly scheduled meeting of that review body.
 - b. The review authority shall conduct a minimum of one public hearing for all technically complete petitions.

Findings: The application for an amendment was added to the list of amendments for consideration prior to July 1, 2018. There is sufficient background information to consider the request in light of all proposed amendments in 2018. This requirement is met.

- 3. The review authority shall issue a final decision on each petition for plan or code amendment within the same calendar year in which the petition was submitted.

Findings: All amendments shall be considered this calendar year, and a decision made in 2018. If approved this amendment shall be effective January 1, 2019. This requirement is met.

AMENDMENTS CONSIDERED (RDC 18.320.030)

Amendments to the RUACP may occur under the following situations:

- A. Plan Designation and Zoning District Map Amendments.
 - 1. Zoning district map amendments must be consistent with RUACP designations, except where the existing zoning is inconsistent with the RUACP plan designation.
 - 2. Zoning district map amendments must be accompanied by a corresponding plan designation amendment.
- B. Annexation. As the city annexes land, it may be necessary for the city to apply zoning districts and overlay districts to ensure compliance with the RUACP. In such cases, the city shall apply zoning at the time of annexation.

Findings: Annexation is not applicable to this request, the site of the proposed amendment exists within city jurisdiction. The city has requested a Comprehensive Plan and Zoning Map amendment to correct a split zoning issue. This requirement is met.

APPLICATION PROCEDURES (RDC 18.320.040)

The planning director, city council or planning commission, or petition of the property owner may initiate a petition to amend the RUACP.

- A. The city may consider a proposed amendment with general application only as part of the city's annual review process.
- B. The city shall use a Type IV procedure when a proposed amendment affects a specific property, or small group of properties.
 - 1. For site specific amendments property owners within 300 feet shall receive a public hearing notice, and the property shall be posted with the relevant hearing information in at least three (3) conspicuous places on the subject site.
- C. The planning director shall determine, under Type I review, whether a proposed amendment to a zoning district requires an amendment to the RUACP map.
- D. An applicant shall use the forms provided by the city, and the petition shall include a site plan drawn to scale showing the property involved and adjacent land. The written petition and site plan must address relevant approval criteria with sufficient detail for the hearing examiners planning commission or council to determine compliance.
- E. Amendments initiated by private parties are subject to the adopted master fee schedule.

Findings: This proposed amendment is being considered as part of the annual review process, and does require an amendment to the Comprehensive Plan and zoning map.

APPROVAL CRITERIA (RDC 18.320.050)

The burden of proof shall be on the applicant to fully satisfy the following criteria prior to approval of an amendment to RUACP or its components:

- A. Zoning district map amendments shall be consistent with the RUACP map. Where the proposed amendment is not consistent with the RUACP map, the petitioner shall also file a petition to amend the RUACP map. Amendments to zoning district maps or text must be consistent with the goals and policies of the RUACP.

Findings: The city has initiated a request to amend the RUACP map. The application shall be reviewed for consistency with Comprehensive Plan policies below.

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

Findings: The application shall be reviewed for consistency with plan policies below.

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

Findings: The proposal to amend Comprehensive Plan designation and zoning controls for the subject site is due to a split zoning issue where two of the parcels under consideration have two distinct zoning regulations applied. To correct this issue and to permit the development of a cohesive development with a single regulatory structure the amendment is proposed. Any amendments to Capital Facilities Plans are for mitigation purposes, and are part of the Transportation Capital Facilities Plan included in the 2018 package of reviews.

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

Findings: This amendment, if approved, is not contrary to state or federal law.

COMPREHENSIVE PLAN POLICIES

LAND USE

LU-2 Efficient development patterns: Encourage efficient development throughout Ridgefield. Encourage higher density and more intense development in areas that are more extensively served by facilities, particularly by public schools, transportation and transit services.

Findings: The site of this proposal is at the corner of Pioneer Street and S. 45th Avenue which are two of the major transportation facilities in the city. A commercial development sited at the intersection of two major transportation facilities satisfies policy LU-2. Further, portions of the site are currently designated for commercial purposes, and correction of the split zone will allow a more cohesive development pattern near major transportation facilities.

LU-4 Compatible uses: Facilitate development that minimizes adverse impacts to adjacent areas.

Findings: The location of the proposed amendment minimizes adverse impacts to adjacent areas because it will concentrate more intense commercial development near public transportation facilities planned to accommodate additional users.

LU-5 Complementary uses: Locate complementary land uses near to one another to maximize opportunities for people to work or shop or play nearer to where they live.

Findings: Siting commercial development at the intersection of major transportation facilities, rather than designing “strip type” development patterns, allows for residential and commercial uses to be located in proximity and to reduce distance traveled to access commercial opportunities.

LU-9 Human-scale and accessible development: Require commercial development that is human-scale and encourages interaction. Elements of human scale include pedestrian access, street front commercial activity, low to mid-range building elevation, and architectural variety at the street level.

LU-10 Commercial development: Provide incentives and establish regulations that facilitate a range of commercial uses in downtown, the Lake River waterfront, along the Pioneer Street corridor, at the Interstate 5 interchange, and in limited neighborhood settings. Encourage a range of commercial services that meet the needs of residents in the city and across the region. Regulate development to ensure the appropriate mix of uses and scale of development in each distinct commercial area based on surrounding land uses, development potential, and existing scale of development.

Findings: If approved, any development occurring on this site will be subject to commercial design standards which prioritizes human scale development, pedestrian access, and architectural variety at the street level. Additionally, locating a significant commercial development at the intersection of two major transportation facilities, Pioneer and S. 45th Avenue, encourages locating an appropriate mix of commercial opportunities at a location the majority of citizens pass by frequently.

ECONOMIC DEVELOPMENT

EC-2 Local job creation: Support businesses to create jobs at a ratio of one job per household ratio by providing adequate land capacity and developing an efficient regulatory environment, including development review. Prioritize creation of family wage jobs, including employment in employment sectors with higher than average median wages. Pursue employers in sectors that currently employ many Ridgefield residents outside the city in order to increase the number of people who both live and work in Ridgefield.

EC-4 Community retail: Promote development of service-oriented businesses to serve residents and reduce the needs to travel out of the community.

EC-5 Public revenue enhancement: Promote development that encourages revenue generation for public services.

EC-6 Employment capacity: Restrict zone changes or legislative approvals which lessen long-term capacity for high-wage employment unless accompanied by other changes within the same annual review cycle which would compensate for the lost capacity, or unless the proposed change would promote the long-term economic health of the city.

EC-7 Support emerging businesses: Attract and retain small- to mid-sized businesses with high growth potential.

Findings: Approval of a cohesive commercial development in this location is key to further attraction of employers that provide family wage jobs to the community and satisfies policies EC-2, 4, 5, 6 and 7. During site selection many employers seek locations that are close to amenities their employees need

during the workday including pharmacies, grocery stores, and other similar uses. Permitting commercial development at this location will provide those employers with services their employees need close by to areas of major employment directly east of the subject site. Additionally, development of cohesive commercial opportunities will serve as a catalyst advancing other commercial development near the newly created node.

EC-9 45th & Pioneer: Implement the 45th & Pioneer Subarea Plan to create commercial, office and industrial employment opportunities.

Findings: The 45th and Pioneer sub-area plan identified the subject area for commercial opportunities. Approval of this amendment would permit the development of a cohesive commercial node at the intersection of two major transportation facilities, and help implement the vision of the 45th and Pioneer sub-area planning effort.

TRANSPORTATION

TR-6 Transportation system efficiency: Invest in and improve efficiency of the transportation system with multimodal design, advanced traffic management and operations technologies, demand management strategies and transit service.

Findings: As part of the development of a cohesive commercial development at the subject site additional lanes will be added to the round-a-bout control at 45th and Pioneer, and a new round-a-bout will be added on S. 45th Avenue providing the main entrance to the site, utilizing advanced traffic management techniques. Further, a planned trail segment runs through the eastern third of the site and will be incorporated as part of site design.

45th and Pioneer sub-area plan

Providing mixed use overlays at locations that could potentially involve a mix of either residential or community business use responsive to market opportunities. (sub-area plan, pg. 17)

Findings: The proposed application of the Ridgefield Mixed Use Overlay (RMUO) to phase 4 of the attached conceptual site plan is responsive to business opportunities. The RMUO is an optional regulation which means the site could be developed under the base commercial zone, or could be developed as a horizontal mixed use development depending on market opportunities.

In smaller communities as well as major cities, creating opportunities for a mix of residential and commercial uses is increasingly pivotal for attracting millennials as starter families plus baby boomers look to downsize. Horizontal (or side-by-side) mixed use offers the prospect for improved market absorption and site utilization. (sub-area plan, pg. 10)

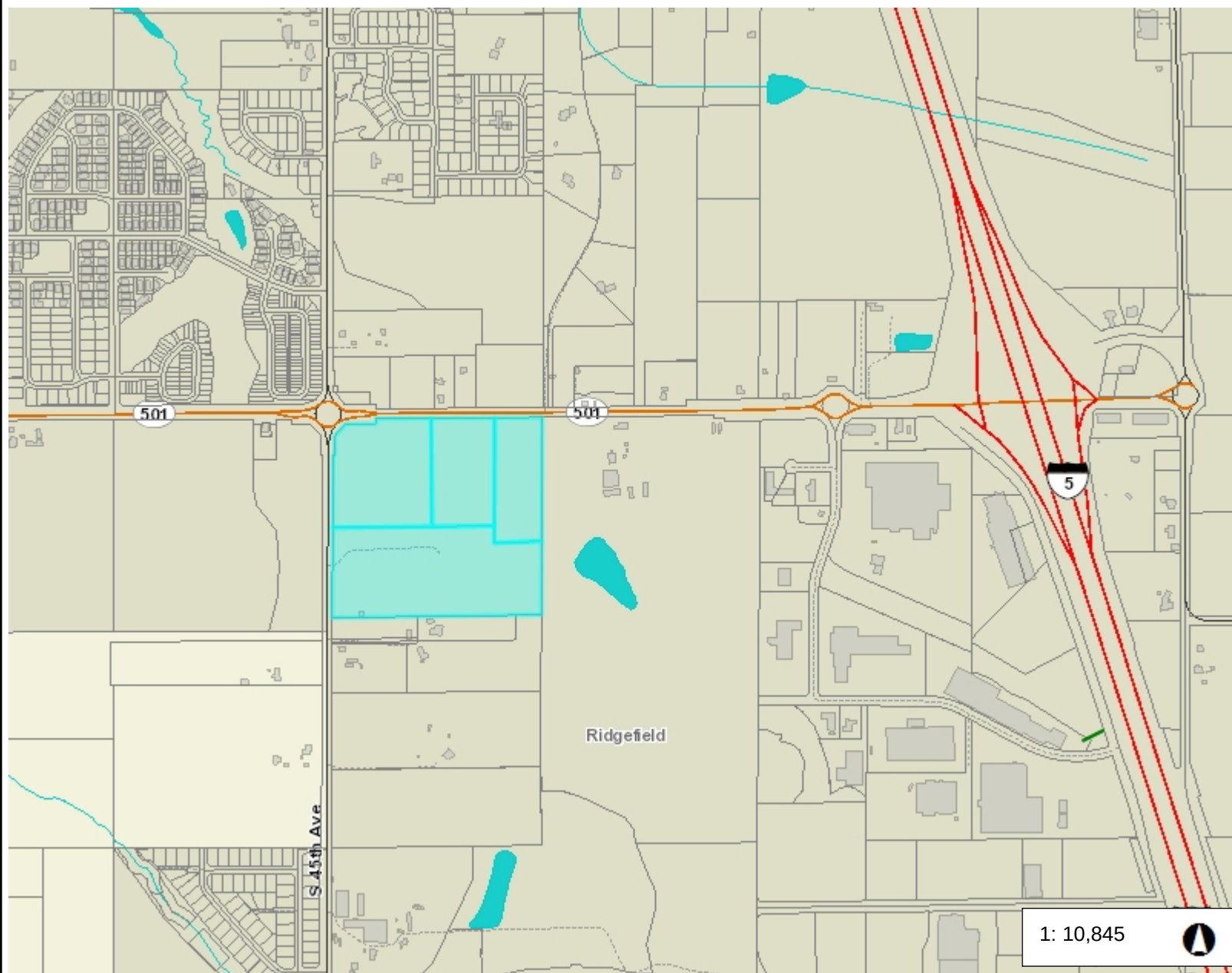
Findings: Identifying the applying the optional Ridgefield Mixed Use Overlay to specific portions of a development will become increasingly important as the city attempts to create vibrant nodes of development.

CONCLUSION:

Staff recommends approval of the proposed Comprehensive Plan amendment when considering the analysis provided above.



Discovery Ridge



1,807.6 0 903.78 1,807.6 Feet

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

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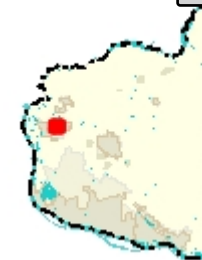


Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

7.2.b

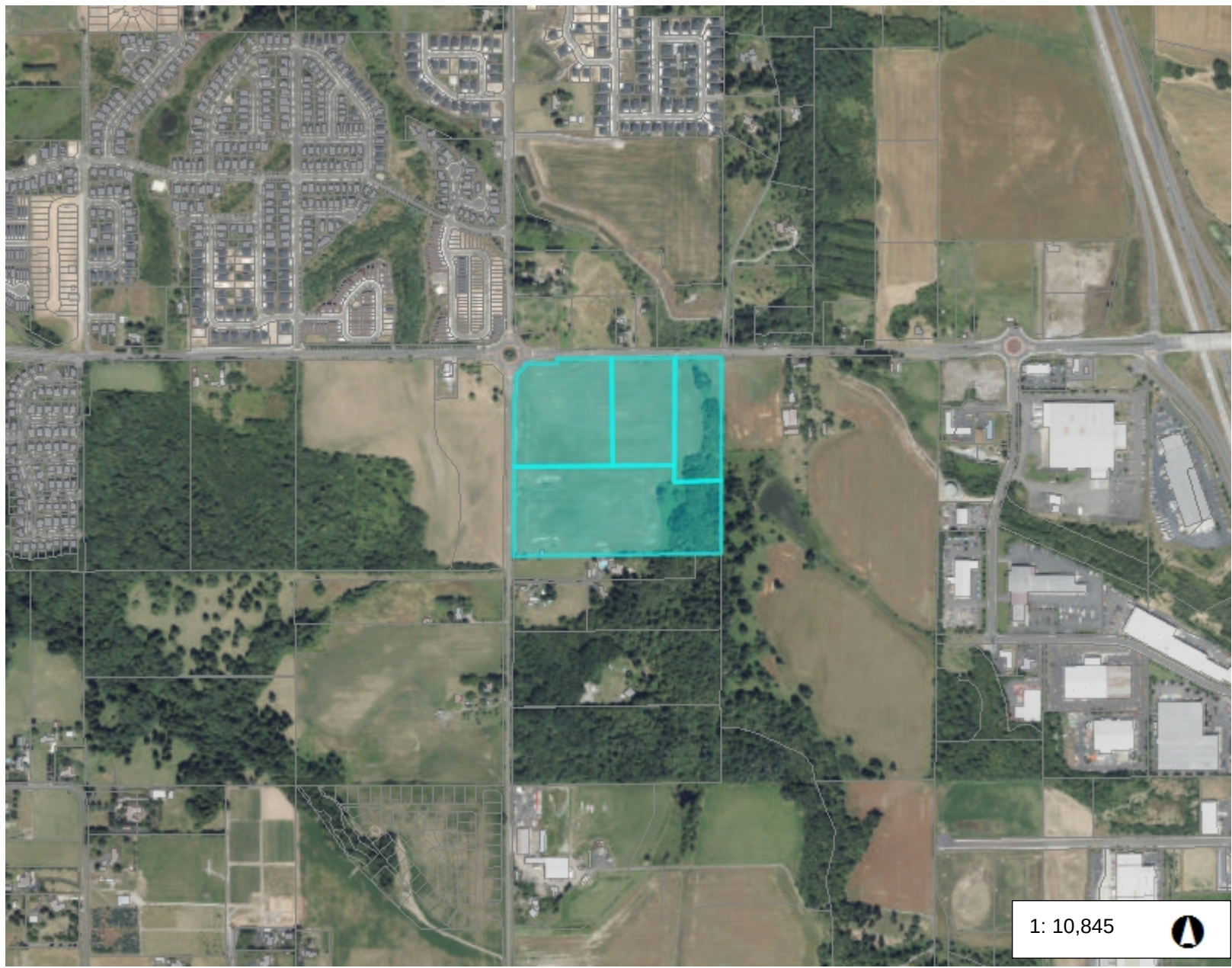
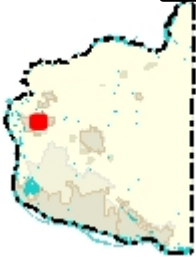


Attachment: Location Map (Comprehensive Plan Amendment - Discovery Ridge)



Aerial photo_Discovery Ridge

7.2.c



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

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

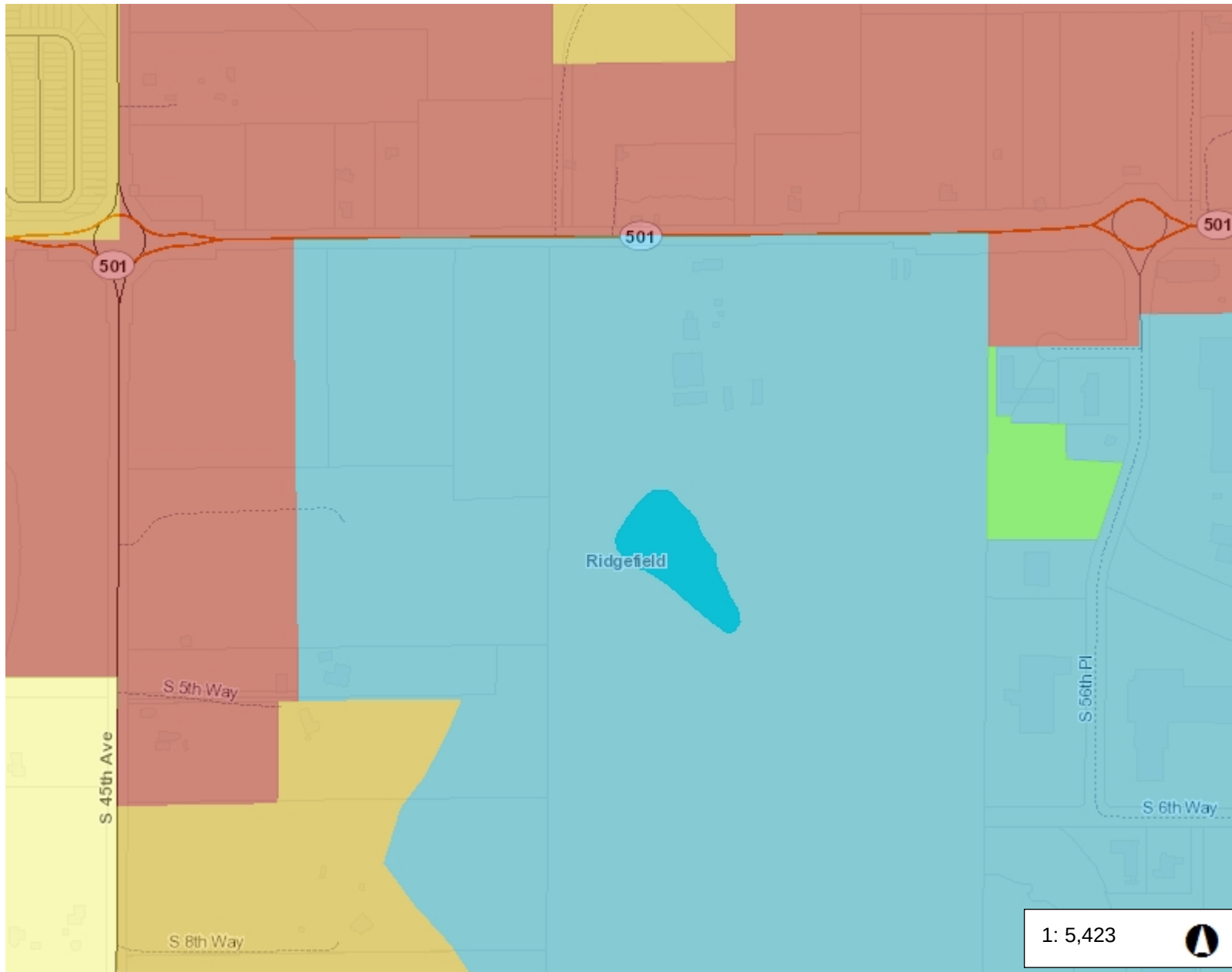
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Attachment: Aerial_Discovery Ridge (Comprehensive Plan Amendment - Discovery Ridge)



Discovery Ridge Comprehensive Plan

7.2.d



Legend

Comprehensive Plan

- Urban Low Density Residential
- Urban Medium Density Residential
- Urban High Density Residential
- Mixed Use
- Commercial
- Industrial
- Heavy Industrial
- Public Facility
- Bonneville Power Administration
- Mixed use - Residential
- Mixed use - Employment
- Downtown
- Neighborhood Commercial
- Community Commercial
- General Commercial
- Regional Center
- Employment
- Employment Campus
- Light Industrial
- Single-Family_Low
- Single-Family_Medium
- Single-Family_High
- Multi-Family_Low

Notes:

903.8 0 451.89 903.8 Feet

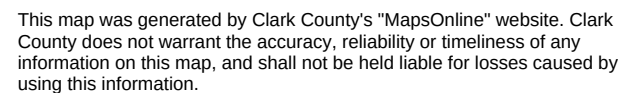
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Attachment: Comp_Plan Discovery Ridge (Comprehensive Plan Amendment - Discovery Ridge)



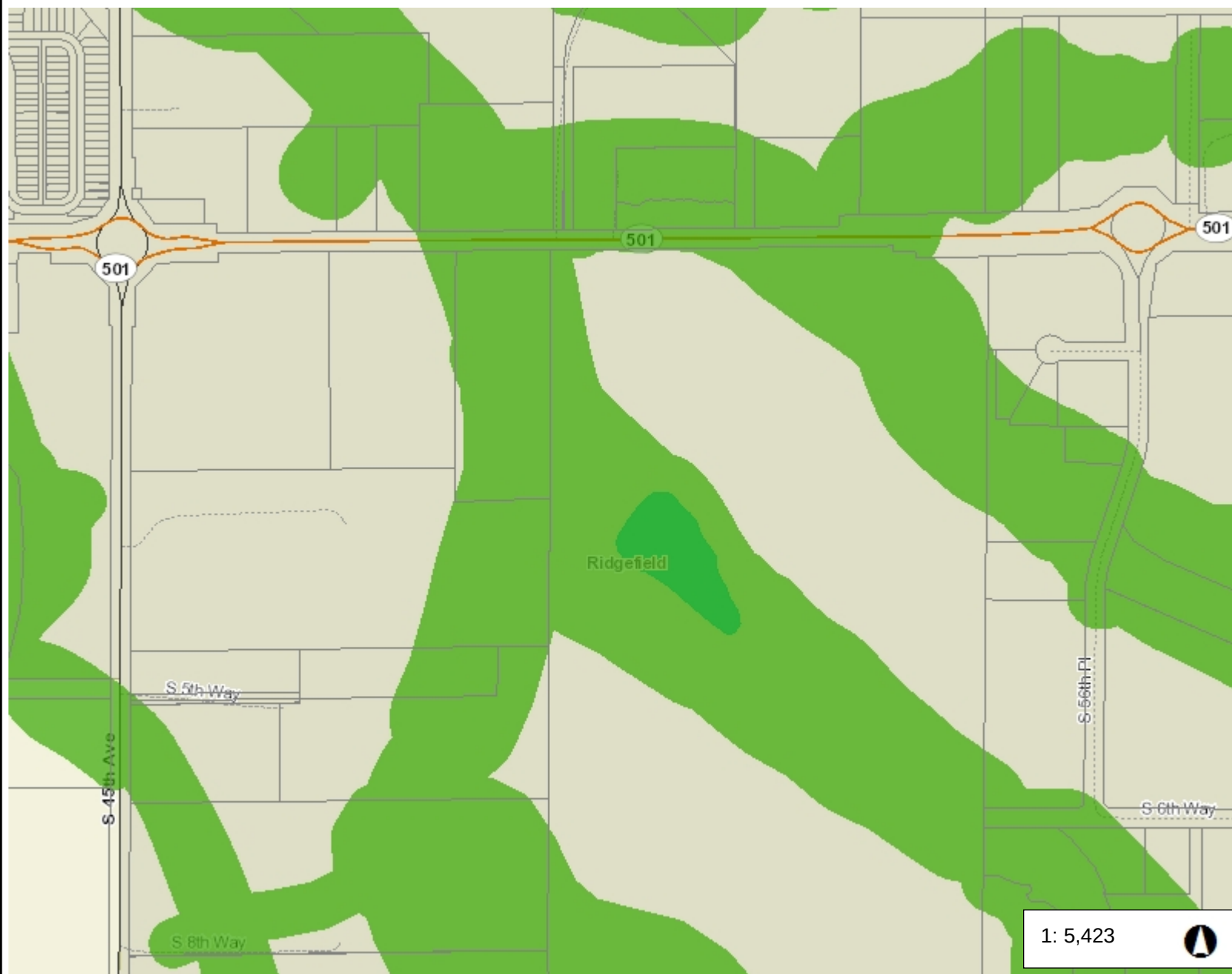
Notes:



Attachment: Zoning_Discovery Ridge (Comprehensive Plan Amendment - Discovery Ridge)



Env_Discovery Ridge



Legend

- Taxlots
- Environmental Constraints Area
- Cities Boundaries
- Urban Growth Boundaries

Notes:

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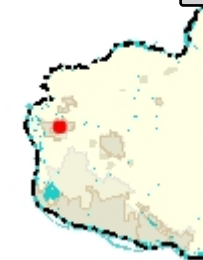
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7.2.f





PHASES 1-4 CONCEPTUAL SITE PLAN

DISCOVERY RIDGE

FDM DEVELOPMENT INC.
RIDGEFIELD, WA

EXHIBIT
J

MFA JOB #: 1416.03.03

ISSUE DATE: 2/26/2018

CHECKED:

DRAWN: C. RILEY

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