



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, September 27, 2018
Ridgefield Community Center
210 N. Main, Ridgefield, WA 98642**

I. STUDY SESSION - 6:00 P.M.

- 1. 2019 Budget - Initiatives and Capital Projects - Kirk Johnson, Finance Director**

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

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

III. 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.

IV. CONSENT AGENDA

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

V. PRESENTATION

- 1. Officer King Lifesaving Award - John Brooks, Police Chief**

VI. BUSINESS

- 1. Resolution No. 546 - Approval of Road Renaming for Hillhurst/9Th Ave. and Royle/45Th Ave. - Jeff Niten, Community Development Director**
- 2. Resolution No. 547 – Approval of Support of I-5 Bridge Replacement Project - Steve Stuart, City Manager**
- 3. Motion - Approval of Hillhurst Highlands Final Plat - Jeff Niten, Community Development Director**

VII. PUBLIC HEARING/BUSINESS

- 1. Public Hearing and First Reading of Ordinance No. 1270 - Petition to Annex Cosgrove Property - Jeff Niten, Community Development Director**
- 2. Public Hearing and First Reading of Ordinance No. 1271 - Ridgefield Mixed Use Overlay Code Update - Jeff Niten, Community Development Director**
- 3. Public Hearing and First Reading of Ordinance No. 1272 – Ridgefield Development Code Update - Boat and RV Storage Facilities - Jeff Niten, Community Development Director**

4. Public Hearing and First Reading of Ordinance No. 1273 – Ridgefield Development Code Update - Freewayscape - 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

Proclamation - Suicide Awareness and Prevention Month

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: September 27, 2018
ITEM: STUDY SESSION - 5:30 P.M.
AGENDA ITEM TITLE: 2019 Budget - Initiatives and Capital Projects

GOVERNING LEGISLATION:

RCW 35A.33, City of Ridgefield Financial Policy #07: Budget

PREVIOUS COUNCIL ACTION TAKEN:

Council adopts an annual budget. The 2018 annual budget was adopted December 7, 2017

SUMMARY/BACKGROUND:

Introduction and discussion on the requested initiatives and capital projects for 2019. 2019 revenue update

BUDGET/FINANCIAL IMPACTS:

N/A – Presentation and Discussion

RECOMMENDED ACTION OR MOTION:

No action requested at this time

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: 2019 Initiative and Capital Budget 9.27.18 (PDF)



2019 Budget Initiatives and Capital Projects

September 27, 2018



2018 Budget Agenda

- Budget Calendar
- Updated 2019 Revenue Forecast
- Available Fund Balance
- 2019 Initiatives and Capital Projects
- Next Steps



2019 Budget Calendar

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

2018 - 2019 Budget Comparison

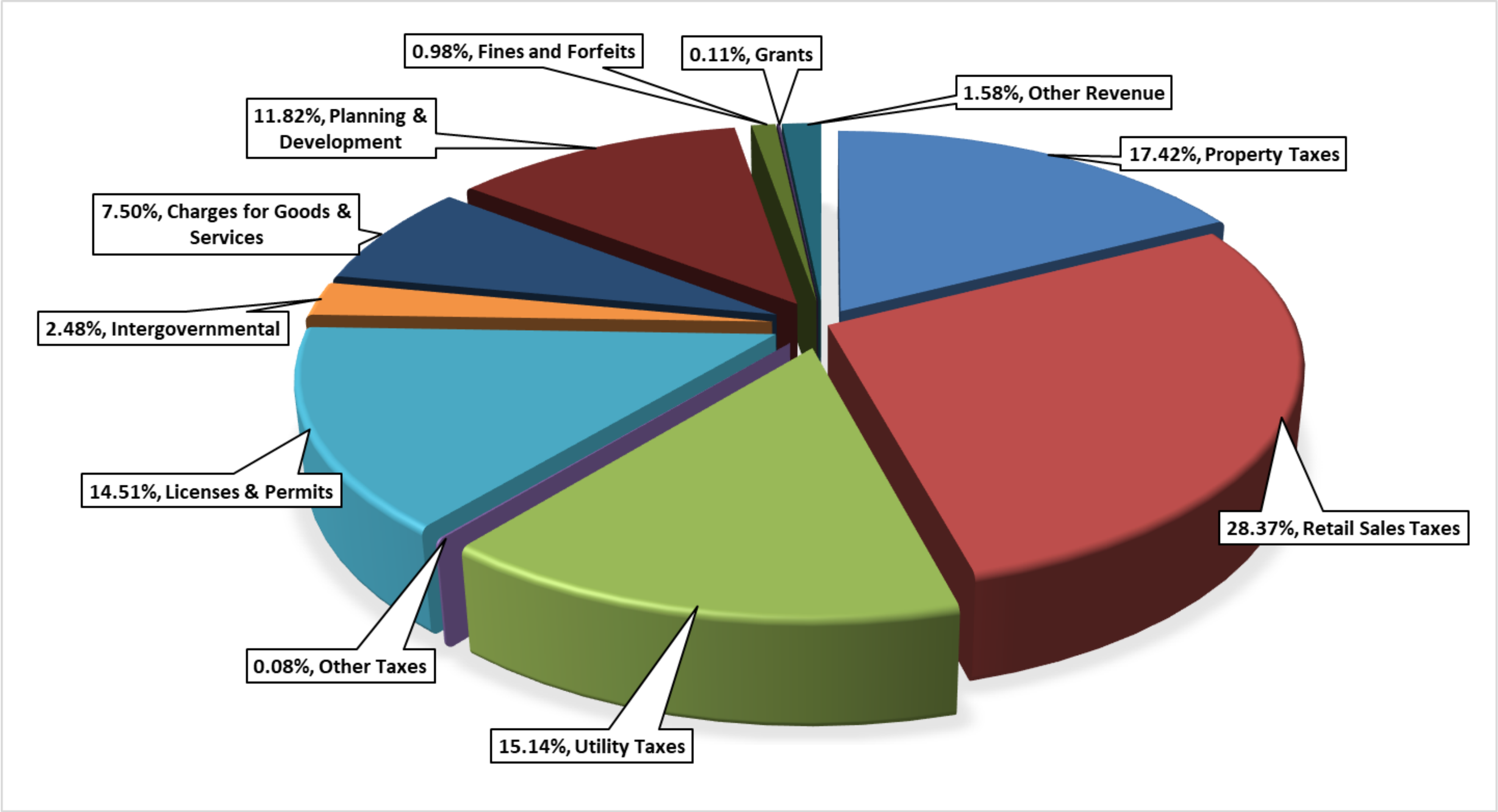
General Fund Revenue Forecast

Description	2018	2019	Percentage
	Amended Budget	Budget	Change
001 General Fund			
Revenue			
Property Tax	1,145,000	1,260,000	10.04%
Retail Sales & Other Tax	2,174,845	2,058,563	-5.35%
Utility Taxes	1,051,705	1,095,313	4.15%
License & Permits	976,200	1,050,010	7.56%
Planning & Development	1,072,593	844,820	-21.24%
Fines & Forfeits	70,095	70,973	1.25%
Charge for Goods & Services	540,042	542,680	0.49%
Intergovernmental/Grant	288,788	187,566	-35.05%
Other Revenue/Donations	88,350	125,090	41.58%
Transfers In	8,798	-	-100.00%
General Fund Revenue	7,416,416	7,235,015	-2.45%



2019 Budget

General Fund Revenue Structure



2018 - 2019 Budget Comparison

Street Fund Revenue Forecast

Description	2018	2019	Percentage Change
	Amended Budget	Budget	
<i>101 Street Fund</i>			
<i>Revenue</i>			
Utility Tax/Franchise Fee	70,565	75,186	6.55%
Permits	20,000	14,000	-30.00%
Intergovernmental	167,345	179,604	7.33%
Other Revenue	2,525	2,525	0.00%
Transfers In	342,816	500,030	45.86%
<i>Street Fund Revenue</i>	<i>603,251</i>	<i>771,345</i>	<i>27.86%</i>



2018 - 2019 Budget Comparison

Water and Storm Water Fund Revenue Forecast

Description	2018	2019	Percentage Change
	Amended Budget	Budget	
406 Water Utility Fund			
Revenue			
Charges for Goods and Services	1,706,128	1,853,317	8.63%
Other Revenue	12,167	9,300	-23.56%
Transfers In	203,277	200,904	-1.17%
Water Utility Fund Revenue	1,921,572	2,063,521	7.39%
408 Stormwater Utility Fund			
Revenue			
Charges for Goods and Services	598,128	667,545	11.61%
Other Revenue	525	1,925	266.67%
Stormwater Utility Fund Revenue	598,653	669,470	11.83%



2018 - 2019 Budget Comparison

Capital Project Fund Revenue Forecast

Description	2018 Amended Budget	2019 Budget	Percentage Change
105 Real Estate Excise Tax (REET) Fund			
Revenue			
Real Estate Excise Taxes	1,000,000	1,236,840	23.68%
Other Revenue	10,000	10,000	0.00%
REET Fund Revenue	1,010,000	1,246,840	23.45%

114 Park Impact Fee (PIF) Fund			
Revenue			
Planning & Development	1,046,077	876,068	-16.25%
Other Revenue	3,500	250	-92.86%
PIF Fund Revenue	1,049,577	876,318	-16.51%

115 Traffic Impact Fee (TIF) Fund			
Revenue			
Planning & Development	920,920	3,610,550	292.06%
Other Revenue	3,000	250	-91.67%
TIF Fund Revenue	923,920	3,610,800	290.81%

416 Water System Development Charge (WSDC) Fund			
Revenue			
Contributed Capital	1,521,750	1,298,586	-14.66%
Other Revenue	25,300	26,500	4.74%
WSDC Revenue	1,547,050	1,325,086	-14.35%



2018 - 2019 Budget Comparison

Special Revenue Fund Revenue Forecast

Description	2018	2019	Percentage Change
	Amended Budget	Budget	
<i>111 Drug Fund</i>			
<i>Revenue</i>			
Fines and Forfeits	1,000	1,000	0.00%
Other Revenue	75	75	0.00%
<i>Drug Fund Revenue</i>	<i>1,075</i>	<i>1,075</i>	<i>0.00%</i>

Attachment: 2019 Initiative and Capital Budget 9.27.18 (2019 Budget - Initiatives and Capital Projects)



2019 Budget

Available Fund Balance

Operating Funds	Avail for Ongoing Initiatives	Avail for One-time Initiatives	Total Available Fund Balance
General & Street Fund	400,648	586,136	986,784
Building Fund	19,881	-	19,881
Water Operating	219,925	529,905	749,830
Stormwater Operating	59,793	64,946	124,739
Capital Project Funds			
Real Estate Excise Tax (REET)	-	587,710	587,710
Park Impact Fee (PIF)	-	879,264	879,264
Traffic Impact Fee (TIF)	-	3,612,380	3,612,380
Water Utility SDC	-	7,067,444	7,067,444
Special Revenue Funds			
Drug Fund	-	9,824	9,824
Capital Funds			
Equipment Replacement	-	225,503	225,503



2019 Budget

Submitted Initiatives – Fund Balance Impact

<i>Fund Impact - Initiatives</i>				
Fund	2019 Ongoing	2018 Carry Forward	2019 One-time	Total Fund Impact
Operating Funds				
General & Street Fund Operations	\$ 143,245	\$ -	\$ 354,715	\$ (497,960)
General Fund - Building Fees	45,900	-	34,955	(80,855)
Water Operating Fund	9,180	-	442,781	(451,961)
Storm Water Operating Fund	18,360	-	38,350	(56,710)
Capital Project Funds				
Real Estate Excise Tax (REET)	-	100,000	70,000	(170,000)
Park Impact Fee (PIF)	-	-	476,000	(476,000)
Transportation Impact Fee (TIF)	-	-	-	-
Water System Development Charges (WSDC)	-	1,580,000	467,000	(2,047,000)
Special Revenue Funds				
Drug Fund	-	-	8,791	(8,791)
Capital Funds				
Equipment Replacement Funds	-	-	82,800	(82,800)
Total Fund Impact	\$ 216,685	\$ 1,680,000	\$ 1,975,392	\$ (3,872,077)
Expense related to Grant/Bond Funding - New Revenue	-	-	551,000	(551,000)
Total Funding Sources				\$ (4,423,077)



City Council Goals

Goal #1: Plan and Manage the Growth of the City

The City should prepare for, plan and manage the expected growth and its impacts – so that Ridgefield is recognized for its livability, natural environment and innovative local economy.

Goal #2: Revitalize Downtown as a Destination Location

Create a vibrant downtown destination location that provides quality merchandise, service, and activities within an ambience that is unique to Ridgefield and not readily available elsewhere including a walkable downtown, small town character and regularly scheduled social events.

Goal #3: Create and Maintain Economic Stability for the City

Provide for a “complete community” where people can live, work, shop and play. Build a robust economy that provides a wealth of living wage employment opportunities for residents.

Goal #4: Assure the City’s Infrastructure is able to Meet Growing Community Needs

Plan for, manage and maintain the City’s infrastructure (access, streets, water/sewer, etc.), schools, transportation and City services to meet the population and business growth.

Goal #5: Retain Culture and History of Ridgefield

Build upon the City’s friendly inviting small town atmosphere, existence and appearance of historic elements of the community, walkable main streets and animated storefronts by preserving and enhancing them in a way that recovers, uncovers and celebrates its history.

Goal #6: Maximize the City’s Natural Resources and Attractions

Integrate the area’s natural resources such as the Wildlife Refuge, archeological resources, waterfront area, the Lewis & Clark and Native American connections and the building environments. Maintain a healthy environment with abundant opportunities for outdoor recreation and public access to the waterfront; and promote Ridgefield as a place to visit for outdoor recreation and appreciation of the area’s natural assets.



2019 Initiatives

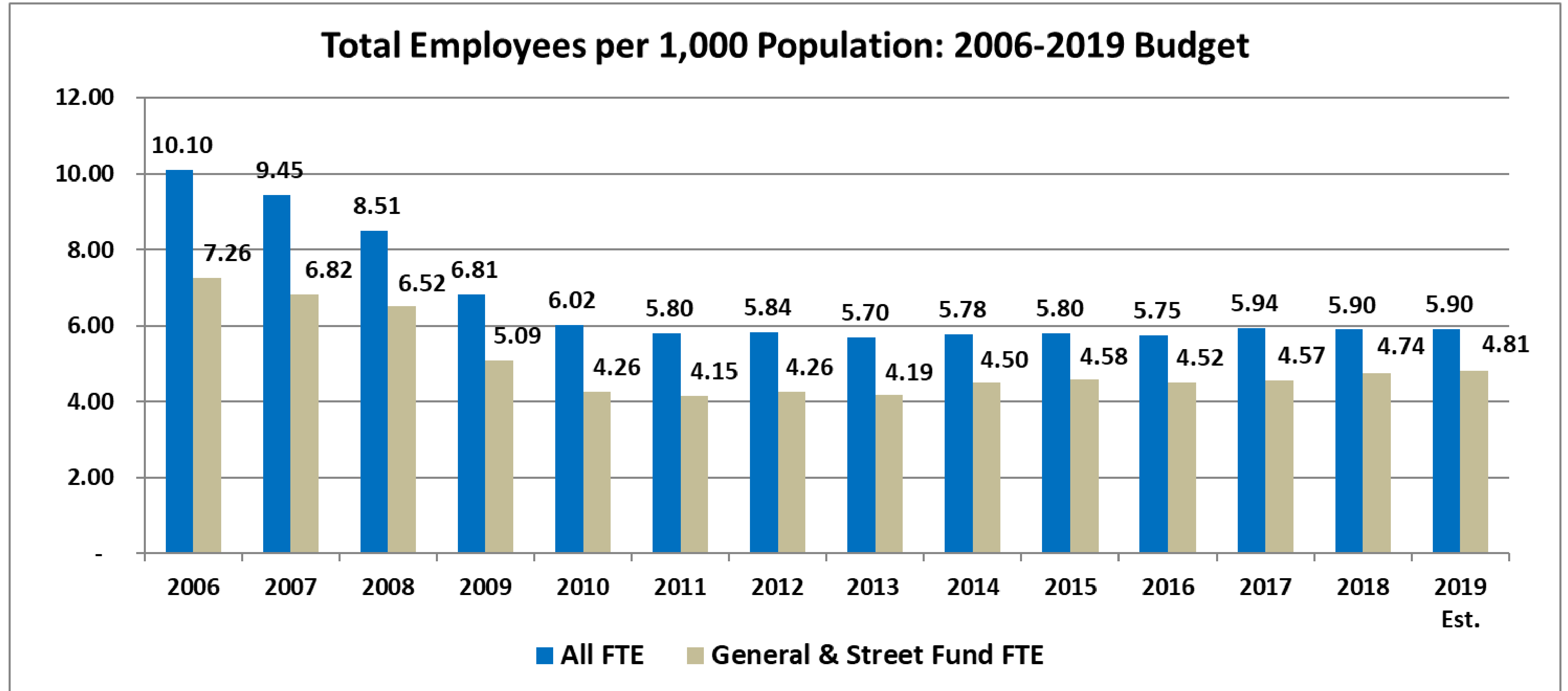
System Efficiency/Communications

Project	One-Time or Ongoing	Funding Source	Total 2019 Requested Appropriation	Funded from Ongoing Revenues	2018 One-Time Carry Forward	Grant Funding/ Developer Contributions	New 2019 One-Time Initiative Request	Description	Council Goals Met
System Efficiency Initiatives									
Laptop Computer for Asset Management System	One-time	Water	2,500	-	-	-	2,500	Laptop to allow water department staff to map/locate city infrastructure while in field and track maintenance.	1, 4
Asset Management Support/Training	One-time	Gen Fund, Streets, Water, Storm	10,000	-	-	-	10,000	Support cost for 2019 to train and modify current asset management system. 25% Gen Fund, Streets, Water, Storm.	1, 2, 4
Total System Efficiency /Communication			12,500	-	-	-	12,500		



Key Assumptions

Staffing Levels: Per 1,000 Population



Key Assumptions

Staffing Levels: Comparison to Other Cities

City	Population	Full-Time Employees	Part-Time Employees	Total Employees	# Employees Per Capita
Battleground	20,370	81	0	81	251
Washougal	15,760	73	0	73	215
Milton	7,900	41	1	42	188
Duvall	7,500	41	2	43	174
Vancouver	176,400	1,017	28	1,045	169
Woodland	6,035	33	2	35	172
Yelm	8,665	52	0	52	167
Ridgefield	7,235	44	3	47	154
LaCenter	3,195	23	2	25	127
Selah	7,630	60	1	61	125
Camas	23,080	180	11	191	121
City of Ridgefield Trend					
City	Population	Full-Time Employees	Part-Time Employees	Total Employees	# Employees Per Capita
2019 Proposed	8,259	47	3	50	165
2018	7,705	44	3	47	164
2017	7,235	44	3	47	154
2016	6,870	37	1	38	181
2015	6,400	35	2	37	173



2019 Initiatives

Staffing

Project	One-Time or Ongoing	Funding Source	Total 2019 Requested Appropriation	Funded from Ongoing Revenues	2018 One-Time Carry Forward	Grant Funding/ Developer Contributions	New 2019 One-Time Initiative Request	Description	Council Goals Met
Staffing/Training Initiatives									
Administrative Assistant	Ongoing and One-time	General Fund	69,750	67,250	-	-	2,500	New FTE for City Hall for Admin Assistant. Salary for 10 months plus desk/computer etc. Responsible for customer service and community engagement.	1, 3
Facilities FTE	Ongoing	General Fund, Cemetery, Parks, Streets	57,385	57,385	-	-	-	New FTE included in 6 year business plan for facilities worker. Expect to advertise and hire in March with target for start date April 1, 2019. Cost included salary and benefits for 3/4 year.	1, 3
Engineer in Training	On-going	CDD, Parks, Streets, Water, Storm	102,050	92,050	-	-	10,000	with development review, storm permitting requirements. 50% CDD, 10% Parks, Streets and Water, 20% Storm. Future transition to 50% Storm. Reduce professional service	1, 3, 4
Sergeants Examination	One-time	General Fund	5,000	-	-	-	5,000	Increase to professional services budget to conduct Sergeants examinations to prepare for potential vacancies.	1, 4
Total Staffing Initiatives			234,185	216,685	-	-	17,500		



2019 Initiatives

General Government

Project	One-Time or Ongoing	Funding Source	Total 2019 Requested Appropriation	Funded from Ongoing Revenues	2018 One-Time Carry Forward	Grant Funding/ Developer Contributions	New 2019 One-Time Initiative Request	Description	Council Goals Met
General Government Initiatives									
Community Survey	One-time	General Fund	8,200	-	-	-	8,200	Complete follow-up community survey. Assists with council initiative for community engagement.	1, 2, 3, 4, 5, 6
Buxton - Economic Development Contract	One-time	General Fund	30,000	-	-	-	30,000	New economic development agreement with Buxton.	1, 2, 3
Total General Government Initiatives			38,200	-	-	-	38,200		



2019 Initiatives

Facility/Vehicle/Equipment

Project	One-Time or Ongoing	Funding Source	Total 2019 Requested Appropriation	Funded from Ongoing Revenues	2018 One-Time Carry Forward	Grant Funding/ Developer Contributions	New 2019 One-Time Initiative Request	Description	Council Goals Met
Facility/Vehicle/Equipment Initiatives									
Furniture	One-Time	General Fund, CDD, Streets, Water, Storm	44,000	-	-	-	44,000	New furniture for open office concept at new shared facilities at former View Ridge facility. GF \$8,585, CDD \$29,955, Streets \$1,510, Water \$2,600, Storm \$1,350.	1, 2, 4
Street Sweeper	One-Time	Street Fund, Storm Fund	65,000	-	-	-	65,000	Purchase used street sweeper. Eliminate \$15k annual contract. Assist with upcoming storm water permit regulations.	1, 3, 4, 6
Ballistic Shields	One-time	General Fund	5,420	-	-	-	5,420	Purchase two ballistic shields for enhanced officer safety at critical events. Possible grant opportunity.	1, 4
Taser Replacement	One-time	Drug Fund	8,791	-	-	-	8,791	Two year project to phase in new tasers as current models are at end of life and are no longer supported by manufacturer.	1, 4
Total Facility/Vehicle/Equip Initiatives			123,211	-	-	-	123,211		



2019 Initiatives

Equipment Replacement

Project	One-Time or Ongoing	Funding Source	Total 2019 Requested Appropriation	Funded from Ongoing Revenues	2018 One-Time Carry Forward	Grant Funding/ Developer Contributions	New 2019 One-Time Initiative Request	Description	Council Goals Met
Equipment Replacement Fund Initiatives									
Pickup Truck	One-time	ERF	36,400	-	-	-	36,400	Replace 2001 Chevrolet 1500	1, 4
Pickup Truck (Stake Bed)	One-time	ERF	46,400	-	-	-	46,400	Replace 2005 Chevrolet 3500 Stake Bed	1, 4
Equipment Replacement Fund Initiatives			\$ 82,800	\$ -	\$ -	\$ -	\$ 82,800		



2019 Initiatives

Capital Project Locations



2019 Initiatives

Abrams Park Area Project Locations



2019 Initiatives

Hillhurst Area Project Locations



2019 Initiatives

S 9th Ave Area Project Locations



2019 Initiatives

Park and Trail Projects

Project	One-Time or Ongoing	Funding Source	Total 2019 Requested Appropriation	Funded from Ongoing Revenues	2018 One-Time Carry Forward	Grant Funding/ Developer Contributions	New 2019 One-Time Initiative Request	Description	Council Goals Met
Park Projects									
Overlook Park - Electrical Improvements	One-time	General Fund	30,000	-	-	-	30,000	Upgrade electrical boxes at Overlook Park to serve community event needs for both city led and partner events.	1, 2, 4, 5, 6
Gee Creek Trail TAP Enhancement - Design	One-time	PIF	20,000	-	-	-	20,000	Design cost for enhancement to Gee Creek Trail Abrams Park to Heron Drive. Construction covered by \$100,000 TAP grant.	1, 4, 5, 6
Gee Creek Trail TAP Enhancement - Construction	One-time	Grant	100,000	-	-	100,000	-	Construction cost for enhancement to Gee Creek Trail Abrams Park to Heron Drive.	1, 4, 5, 6
Off Leash Park Improvements	One-time	Gen Fund, PIF, TIF, Grants	575,000	-	-	-	575,000	Street and parking lot improvements to permanent dog park designation. Carry over \$119,000 from 2018 street maintenance to fund street portion of project.	1, 3, 4, 6
Park Comp Plan Update	One-time	General Fund (Parks)	25,000	-	-	-	25,000	Complete required update to comp plan to remain eligible for grant opportunities. Due date April 2020.	1, 4, 5, 6
RORC Sports Equipment	One-time	General Fund (Parks)	46,000	-	-	46,000	-	Purchase portable pitching mounds, temporary fencing and soccer goals. Paid for as part of Ridgefield Little League and Pacific Crest Soccer League capital share.	1, 4
Gee Creek Stabilization	One-time	General Fund (Parks)	60,000	-	-	-	60,000	Complete permitting, design and stabilization of the bank along Gee Creek in Abrams Park. Required follow-up to emergency permits obtained from Army Corp and Dept of Ecology.	1, 2, 3, 4, 5, 6
Total Park Projects			856,000	-	-	146,000	710,000		



2019 Initiatives

Flashing Pedestrian Sign Location N 45th Ave



2019 Initiatives

Street Projects

Project	One-Time or Ongoing	Funding Source	Total 2019 Requested Appropriation	Funded from Ongoing Revenues	2018 One-Time Carry Forward	Grant Funding/ Developer Contributions	New 2019 One-Time Initiative Request	Description	Council Goals Met
Street Projects									
Flashing Pedestrian Crossing Signs	One-time	Street Fund	20,000	-	-	-	20,000	Purchase 2 sets of flashing, solar powered and wireless pedestrian crossing lights.	1, 4
S. 8th Avenue Improvements Construction	One-time	Water Fund, Grant	564,181	-	-	230,000	334,181	Construct curbs, gutters, sidewalks, and rain garden for storm water runoff and replace water mains that are past useful life. CDBG grant for \$230,000.	1, 4
Total Street Projects			584,181	-	-	230,000	354,181		

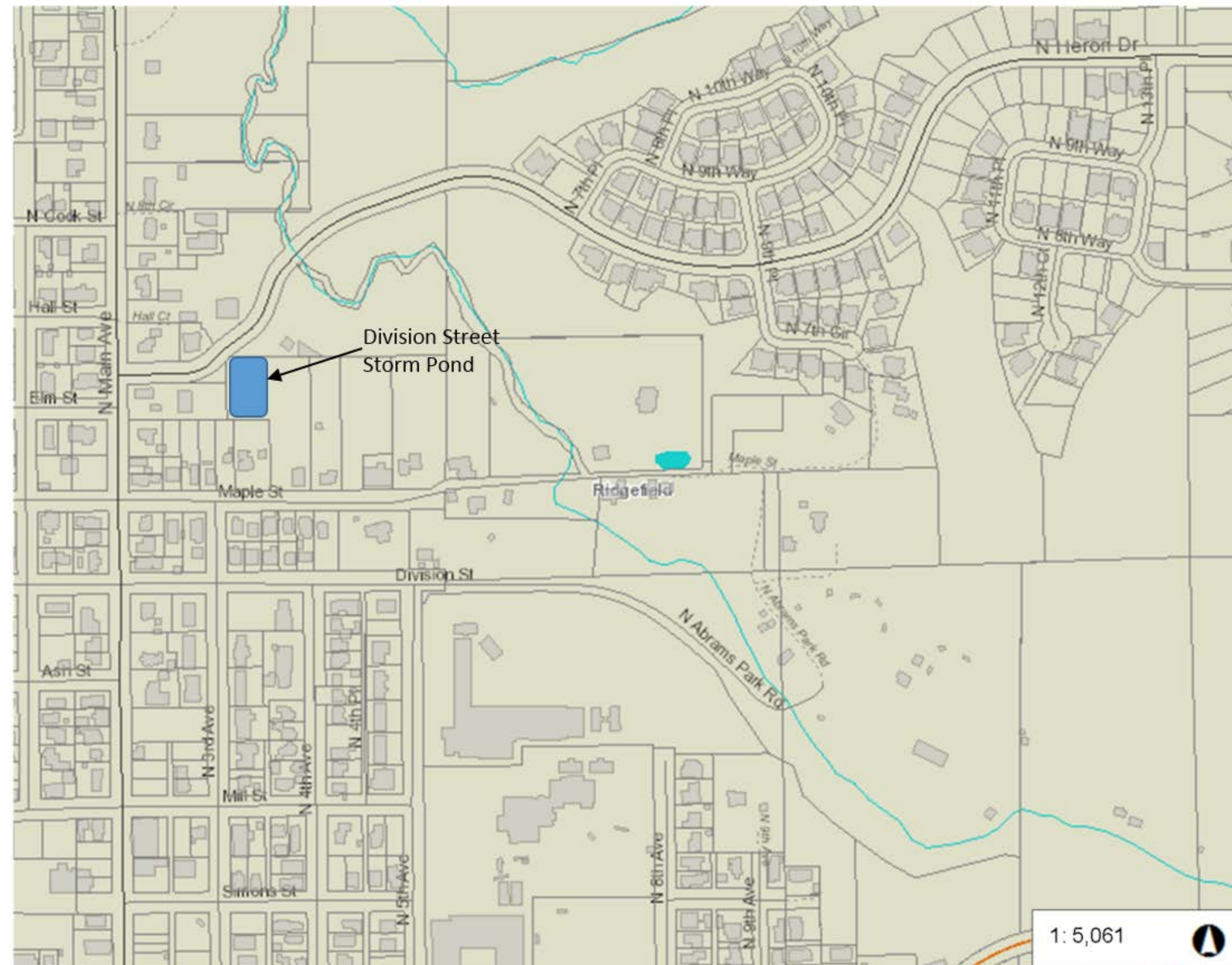


2019 Initiatives

Water Projects

Project	One-Time or Ongoing	Funding Source	Total 2019 Requested Appropriation	Funded from Ongoing Revenues	2018 One-Time Carry Forward	Grant Funding/ Developer Contributions	New 2019 One-Time Initiative Request	Description	Council Goals Met
Water Projects									
EF-20 Monitoring	One-time	WSDC	17,000	-	-	-	17,000	Mitigation requirements to monitor streambank and habitat restoration in Lewis River for water rights permit. 5 year report requirement. Pay from WSDC.	1, 2, 4
Junction Variable Frequency Pumps	One-time	Water Fund or Water SDC	450,000	-	-	-	450,000	Replace existing Junction well pumps that are beginning to fail with variable frequency pumps that add efficiency and safeguards to water system.	1, 4
S. 9th Water Line Design and Construction	One-time	Water Fund	100,000	-	-	-	100,000	Replace current water line along S 9th Ave that is past useful life and has required several repairs in recent years. Fund from existing undersized water main line item.	1, 4
Abrams Park Well 7/11 Construction	One-time	WSDC	580,000	-	580,000	-	580,000	Construction improvements to well 7 in Abrams Park to increase production. Construction of a new well 11 in Abrams Park to add production.	1, 3, 4
Water Rights and Test Wells	One-time	WSDC	1,000,000	-	1,000,000	-	1,000,000	Acquire water rights and drill test wells west of Hillhurst Road	1, 3, 4
Total Water Projects			2,147,000	-	1,580,000	-	2,147,000		





2019 Initiatives

Storm Water Projects

Project	One-Time or Ongoing	Funding Source	Total 2019 Requested Appropriation	Funded from Ongoing Revenues	2018 One-Time Carry Forward	Grant Funding/ Developer Contributions	New 2019 One-Time Initiative Request	Description	Council Goals Met
Storm Water Projects									
Hillhurst Swale Design	One-time	REET	70,000	-	-	-	70,000	Design cost for project to abandon existing swale and divert storm runoff to existing storm facility.	1, 4
Division Street Storm Pond	One-time	REET	275,000	-	100,000	175,000	100,000	Construction of a stormwater treatment facility along the Division Street outfall.	1, 3, 4
Total Storm Water Projects			345,000	-	100,000	175,000	170,000		



2019 Initiatives

Summary by Category

Project	One-Time or Ongoing	Funding Source	Total 2019 Requested Appropriation	Funded from Ongoing Revenues	2018 One-Time Carry Forward	Grant Funding/ Developer Contributions	New 2019 One-Time Initiative Request
Summary of Initiatives Recommended for Consideration							
System Efficiency Initiatives			12,500	-	-	-	12,500
Staffing Initiatives			234,185	216,685	-	-	17,500
General Government Initiatives			38,200	-	-	-	38,200
Facility/Vehicle Initiatives			123,211	-	-	-	123,211
2016 Equipment Replacement Fund Initiatives			82,800	-	-	-	82,800
Park Projects			856,000	-	-	146,000	710,000
Street Projects			584,181	-	-	230,000	354,181
Water Projects			2,147,000	-	1,580,000	-	2,147,000
Storm Water Projects			345,000	-	100,000	175,000	170,000
Project/Initiative Requests			\$ 4,423,077	\$ 216,685	\$ 1,680,000	\$ 551,000	\$ 3,655,392
Total Ongoing				\$ 216,685	Total One-Time		\$ 4,206,392

2019 Operating and Capital Budget Next Steps

- October
 - Budget Advisory Committee Meeting 10/18 10 AM
 - Final revenue forecast
 - Preliminary budget and budget message
 - Council work session 10/25 5:30 PM
- November
 - Revenue hearings 11/1 6:30 PM
 - Property tax levy and utility rates 11/1 and 11/15 6:30 PM
 - Final draft of budget available to public
 - Budget Advisory Committee Meeting 11/8 10 AM if needed
 - Council work session 11/15 5:30 PM if needed
 - Conduct public hearing on budget 11/15 6:30 PM
- December
 - Conduct public hearing on budget 12/6 6:30 PM
 - Adopt 2018 operating and capital budget
 - Transmit 2018 budget to MRSC and State Auditor



A blue heron is captured in mid-flight over a calm body of water, likely a pond or marsh. The bird's wings are spread wide, showing a mix of blue and brown feathers. In the background, a large, dark, fallen log lies horizontally across the water. The surrounding area is filled with dense, vibrant green trees and foliage, with sunlight filtering through the leaves, creating a dappled light effect on the water's surface. The overall scene is peaceful and natural.

THANK YOU

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 27, 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: September 27 2018 Claims Report (PDF)

City of Ridgefield
Claims Payment Report
For Approval on: September 27th, 2018

4.1.a

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ACCELA INC.	2779	INV-ACC41823	Public Works		342.00
ACCELA INC. Total					342.00
Allison Deak	UB*00132	1	Genl Govt/Facilities	Refund Check	234.62
Allison Deak Total					234.62
AMIRA SONNTAG	726	18-103	Judicial	Spanish Interpreting Services	50.00
AMIRA SONNTAG Total					50.00
Anderson Robin	UB*00133	1	Genl Govt/Facilities	Refund Check	66.05
Anderson Robin Total					66.05
Anderson Steven	UB*00148	1	Genl Govt/Facilities	Refund Check	40.16
Anderson Steven Total					40.16
ARAMARK UNIFORM SERVICES	32	863616898	Genl Govt/Facilities	City Hall/PW/CDD/PD Floor Mats	7.09
			Public Safety	City Hall/PW/CDD/PD Floor Mats	4.47
			Public Works		3.92
	863616899		Community Development	City Hall/PW/CDD/PD Floor Mats	3.91
			Genl Govt/Facilities	PW/CDD Uniforms and Floor Mats	2.18
			Public Works		42.68
			Community Development	PW/CDD Uniforms and Floor Mats	7.72
ARAMARK UNIFORM SERVICES Total					71.97
AUDIO SOURCE INC	3041	24781	Public Safety	Keyless Entry Installation	181.52
AUDIO SOURCE INC Total					181.52
BLUEFIN PAYMENT SYSTEMS	2827	2827-201809	Public Works		535.77
BLUEFIN PAYMENT SYSTEMS Total					535.77
BLUMENTHAL UNIFORMS AND EQUIPMENT	54	10599881	Genl Govt/Facilities	PD Uniforms	(16.97)
			Public Safety	PD Uniforms	218.97
		10632417	Genl Govt/Facilities	PD Uniforms	(11.59)
			Public Safety	PD Uniforms	149.57
		10642253	Genl Govt/Facilities	PD Uniforms	(10.02)
			Public Safety	PD Uniforms	129.27
		10675222	Public Safety	Item Return	(119.25)
		10675224	Public Safety	Item Return	(202.00)
BLUMENTHAL UNIFORMS AND EQUIPMENT Total					137.98
BSK ASSOCIATES	2119	V803090	Public Works		1,500.00
BSK ASSOCIATES Total					1,500.00
Burgstahler Eric	UB*00151	1	Genl Govt/Facilities	Refund Check	107.81
Burgstahler Eric Total					107.81
CED-CONSOLIDATED ELECTRICAL DIST.	80	8951-481275	Public Works		34.10
CED-CONSOLIDATED ELECTRICAL DIST. Total					34.10
CFM STRATEGIC COMMUNICATIONS INC.	2551	24677	Genl Govt/Facilities	August 2018 Lobbyist	4,530.00
CFM STRATEGIC COMMUNICATIONS INC. Total					4,530.00
CHRIS BIDLEMAN	2547	161	Genl Govt/Facilities	Farm to Table Photography	150.00
CHRIS BIDLEMAN Total					150.00

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CHUCK COLVIN AUTO CENTER	3071	3071-201809	Public Works		30,135.00
CHUCK COLVIN AUTO CENTER Total					30,135.00
CITY OF BATTLE GROUND	92	1037	Judicial	August 2018 Court Costs	11,234.85
CITY OF BATTLE GROUND Total					11,234.85
Clark and Sons Excavating Inc.	UB*00137	1	Genl Govt/Facilities	Refund Check	153.41
Clark and Sons Excavating Inc. Total					153.41
CLARK COUNTY	102	180024832	Community Development	Annual GIS Partnership Fee 2018	3,986.00
		170010944	Public Safety	AUG 2018 Range Rental	200.00
CLARK COUNTY Total					4,186.00
CLARK COUNTY FIRE AND RESCUE	3047	1108	Public Works		5,641.00
CLARK COUNTY FIRE AND RESCUE Total					5,641.00
CLARK COUNTY TREASURERS OFFICE	554	SIF201808	Genl Govt/Facilities	School Impact Fees	284,280.00
CLARK COUNTY TREASURERS OFFICE Total					284,280.00
CLARK PUBLIC UTILITIES	110	0110-201809B	Public Works		5,724.36
		0110-7469-413-4	Public Works		16.21
CLARK PUBLIC UTILITIES Total					5,740.57
CLARK REGIONAL WASTEWATER DISTRICT	741	0741-201809	Genl Govt/Facilities	230 Pioneer St City Hall - Sewer	148.23
			Public Safety	116 N Main Ave PD - Sewer	46.59
			Public Works		499.08
			Community Development	301 N 3rd Ave CDD - Sewer	24.20
CLARK REGIONAL WASTEWATER DISTRICT Total					718.10
COLUMBIA RESOURCE COMPANY	114	21261	Public Works		268.66
COLUMBIA RESOURCE COMPANY Total					268.66
COLUMBIA WEST ENGINEERING INC.	1446	16046A-3	Public Works		11,519.65
		16046B-3	Public Works		5,190.75
COLUMBIA WEST ENGINEERING INC. Total					16,710.40
COMCAST	2271	2271-201809-109	Public Works		358.13
		2271-201809116	Public Safety	PD Internet Aug. 2018	338.20
		2271-201809210	Genl Govt/Facilities	Comm. Ctr. Wifi	357.90
			Community Development	Comm. Ctr. Wifi	89.48
		2271-201809230	Genl Govt/Facilities	Internet Services - Sept 2018	290.40
COMCAST Total					1,434.11
COMCAST BUSINESS	1666	68662606	Genl Govt/Facilities	Internet Services - 230 Pioneer St - Aug 2018	363.47
		69898655	Genl Govt/Facilities	Internet Services - 230 Pioneer St - Aug 2018	363.47
COMCAST BUSINESS Total					726.94
COMDATA NETWORK INC.	1101	20297499	Public Safety	Fuel PD - XN795	1,120.43
		20297500	Genl Govt/Facilities	Fuel PW - XN173	85.86
			Public Works		1,193.26
			Community Development	Fuel CDD - XN173	285.78
				Fuel PW - XN173	56.22
COMDATA NETWORK INC. Total					2,741.55
CRIMINAL JUSTICE TRAINING COMMISSION	2721	2721-201809	Genl Govt/Facilities	Refund for Pmt. Sent in Error	18,339.57
CRIMINAL JUSTICE TRAINING COMMISSION Total					18,339.57
DEPARTMENT OF LICENSING	154	RG0000283-2018	Genl Govt/Facilities	CPL Original - Steffanson	18.00

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DEPARTMENT OF LICENSING	154	RG0000284-2018	Genl Govt/Facilities	CPL Original - Harbaugh	18.00
DEPARTMENT OF LICENSING Total					36.00
DKS ASSOCIATES	1565	67563	Community Development	Ridgefield on-call Review Services	3,076.25
DKS ASSOCIATES Total					3,076.25
DON STOSE	1223	1223-201809	Public Works		153.96
DON STOSE Total					153.96
DONE STOSE	1223	201809-01	Council	Meal Per-Diem - AWC Mayor's Exchange	66.00
DONE STOSE Total					66.00
E2 LAND USE PLANNING SERVICES LLC	485	0485-201809	Community Development	Planning Consulting Services - Aug 2018	13,984.72
E2 LAND USE PLANNING SERVICES LLC Total					13,984.72
EATERY AT THE GRANT HOUSE	2985	2985-201809	Genl Govt/Facilities	Farm to Table 2018 Catering Second Payment	5,800.00
EATERY AT THE GRANT HOUSE Total					5,800.00
ELCOR INC	2081	MSP-10841	Public Safety	Information Technology - August 2018	1,509.03
			Public Works		1,273.36
			Community Development	Information Technology - August 2018	1,419.01
			Information Technology	Information Technology - August 2018	2,840.73
		10878	Public Safety	Kirk Computer/Ryan Adobe/PD Monitor	247.14
			Public Works		387.64
			Information Technology	Kirk Computer/Ryan Adobe/PD Monitor	1,035.26
ELCOR INC Total					8,712.17
EXCAVATOR RENTAL SERVICES LLC	2885	36639-4	Genl Govt/Facilities	Farm to table rental supplies	3,048.64
EXCAVATOR RENTAL SERVICES LLC Total					3,048.64
FERGUSON ENTERPRISES INC # 8423	181	693876	Public Works		9,938.56
FERGUSON ENTERPRISES INC # 8423 Total					9,938.56
GISI MARKETING GROUP	2811	149970	Genl Govt/Facilities	First Saturday Postcards - Oct. 2018	372.90
GISI MARKETING GROUP Total					372.90
Griffith Aaron	UB*00131	1	Genl Govt/Facilities	Refund Check	41.37
Griffith Aaron Total					41.37
GROVER ELECTRIC AND PLUMBING	210	0210-201809	Public Works		62.58
GROVER ELECTRIC AND PLUMBING Total					62.58
H.D. FOWLER COMPANY	2036	I4955151	Public Works		733.91
		I4920118	Public Works		149.77
		I4947425	Public Works		1,100.87
H.D. FOWLER COMPANY Total					1,984.55
HAMER ELECTRIC INC	213	41049	Public Works		244.98
HAMER ELECTRIC INC Total					244.98
HARRY'S LAWN AND POWER EQUIPMENT	214	147512	Public Works		2.93
		147510	Public Works		30.62
		147511	Public Works		96.84
HARRY'S LAWN AND POWER EQUIPMENT Total					130.39
HUMANE SOCIETY FOR SW WASHINGTON	526	4335	Public Safety	Canine ACR #F96254	215.00
HUMANE SOCIETY FOR SW WASHINGTON Total					215.00
INTERNATIONAL CODE COUNCIL INC.	540	0540-201809	Community Development	9/2018-8/2019 ICC Membership Renewal - Perry	135.00
INTERNATIONAL CODE COUNCIL INC. Total					135.00

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IPMA-HR	1345	INV-39748-K0J9V	Human Resources	IPMA-HR Membership - Knottnerus 12/1/18 - 11/30/19	149.00
IPMA-HR Total					149.00
J L RIETDYK TRUCKING INC	3069	5114	Public Works		2,400.00
J L RIETDYK TRUCKING INC Total					2,400.00
JAMES H BARHITTE	1682	1682-201809	Genl Govt/Facilities	Park Refundable Deposit - Barhitte	100.00
JAMES H BARHITTE Total					100.00
JAMIN JORGENSEN	3065	3065-201809	Genl Govt/Facilities	Park Refundable Deposit - Jorgensen	100.00
JAMIN JORGENSEN Total					100.00
JANEAN Z PARKER	2199	12	Public Works		500.00
			Community Development	Legal Services Aug 2018	650.00
			Legal	Legal Services Aug 2018	3,000.00
JANEAN Z PARKER Total					4,150.00
Johnson Ashley	UB*00135	1	Genl Govt/Facilities	Refund Check	8.11
Johnson Ashley Total					8.11
Jones David and Marni	UB*00142	1	Genl Govt/Facilities	Refund Check	95.62
Jones David and Marni Total					95.62
Kenny Eva	UB*00145	1	Genl Govt/Facilities	Refund Check	34.83
Kenny Eva Total					34.83
KENYON DISEND PLLC	1746	187467	Community Development	Prof. Attorney Services - Comp Plan Appeal	1,045.60
		187468	Community Development	Prof. Attorney Services - Compliance Proceedings	1,800.69
		187466	Community Development	Prof. Attorney Services - Annexation Appeal	98.00
KENYON DISEND PLLC Total					2,944.29
LARCH CORRECTIONS CENTER	2088	LCC1808.671	Public Works		1,848.63
LARCH CORRECTIONS CENTER Total					1,848.63
Lee Jason & Nichol	UB*00146	1	Genl Govt/Facilities	Refund Check	32.04
Lee Jason & Nichol Total					32.04
LEE KNOTTNERUS	1765	1765-201809-01	Human Resources	Meals Per-Diem - WAPELRA Conf - Knottnerus	86.00
		1765-201809-02	Human Resources	Mileage - WAPELRA Conf - Knottnerus	293.21
LEE KNOTTNERUS Total					379.21
Lennar NW Inc	UB*00134	1	Genl Govt/Facilities	Refund Check	190.66
	UB*00147	1	Genl Govt/Facilities	Refund Check	75.74
	UB*00136	1	Genl Govt/Facilities	Refund Check	46.71
Lennar NW Inc Total					313.11
MISTY MAMAS	3062	3062-2018	Genl Govt/Facilities	Birdfest Event Music	700.00
MISTY MAMAS Total					700.00
MOTOROLA SOLUTIONS INC.	301	16012465	Public Safety	Portable radio & Equip - Tax officer Morvitz	6,119.82
MOTOROLA SOLUTIONS INC. Total					6,119.82
NAPA AUTO PARTS	498	74495	Genl Govt/Facilities	Vehicle Maint - Tad's Truck	14.14
			Public Works		80.12
		74759	Public Works		50.61
		75119	Genl Govt/Facilities	PW FTE Operational Supplies	3.36
			Public Works		46.62
			Community Development	PW FTE Operational Supplies	2.20
		75228	Genl Govt/Facilities	PW FTE Vehicle Maint. & Donald Webberly	33.14

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NAPA AUTO PARTS	498	75228	Public Works		628.28
NAPA AUTO PARTS Total					858.47
NORTHSTAR CHEMICAL INC.	1019	130303	Public Works		885.36
NORTHSTAR CHEMICAL INC. Total					885.36
NW Natural	UB*00150	1	Genl Govt/Facilities	Refund Check	445.55
NW Natural Total					445.55
NW OCCUPATIONAL MEDICAL CENTER	794	43804	Genl Govt/Facilities	Medical Exams-Venne/Crockford/Bolling	10.14
			Public Works		190.86
NW OCCUPATIONAL MEDICAL CENTER Total					201.00
PATRICK HILDRETH BRAND AND DESIGN	2372	1175	Genl Govt/Facilities	Pror. Design and Web Maint.	550.00
			Information Technology	Pror. Design and Web Maint.	444.00
PATRICK HILDRETH BRAND AND DESIGN Total					994.00
PITNEY BOWES	341	330696224	Genl Govt/Facilities	Postage Machine Lease - City Hall	405.12
PITNEY BOWES Total					405.12
PORTLAND ENGINEERING INC	2082	8031	Public Works		3,800.00
PORTLAND ENGINEERING INC Total					3,800.00
Pruitt Tracey	UB*00143	1	Genl Govt/Facilities	Refund Check	55.87
Pruitt Tracey Total					55.87
QHR Development LLC	UB*00141	1	Genl Govt/Facilities	Refund Check	79.92
	UB*00140	1	Genl Govt/Facilities	Refund Check	100.00
QHR Development LLC Total					179.92
RANDY GOODE	2370	2370-201809	Genl Govt/Facilities	Park Refundable Deposit - Goode	100.00
RANDY GOODE Total					100.00
RICOH USA INC.	1662	101028417	Public Safety	PD Copier	208.57
RICOH USA INC. Total					208.57
RIDGEFIELD COMMUNITY CENTER	373	0373-201809	Genl Govt/Facilities	August 2018 Community Center Rental	675.00
			Community Development	August 2018 Community Center Rental	225.00
RIDGEFIELD COMMUNITY CENTER Total					900.00
RIDGEFIELD HARDWARE	376	0376-201809	Genl Govt/Facilities	Ridgefield Hardware - Operational Supplies	467.10
			Public Safety	Ridgefield Hardware - Operational Supplies	53.20
			Public Works		1,739.03
			Community Development	Ridgefield Hardware - Operational Supplies	10.62
RIDGEFIELD HARDWARE Total					2,269.95
RIDGEFIELD LANDSCAPE PRODUCTS	3021	1092-1094	Public Works		964.99
RIDGEFIELD LANDSCAPE PRODUCTS Total					964.99
SHANAN REEF	3066	3066-201809	Genl Govt/Facilities	Park Refundable Deposit - Reef	100.00
SHANAN REEF Total					100.00
SHRED-IT US JV LLC	2274	8125491959	Genl Govt/Facilities	Secure Shredding City Hall AUG 2018	1.00
			Public Works		13.94
			Community Development	Secure Shredding City Hall AUG 2018	16.26
		8125491960	Genl Govt/Facilities	Secure Shredding - City Hall	31.20
SHRED-IT US JV LLC Total					62.40
SIMPLOT PARTNERS	606	212071975	Public Works		171.27
SIMPLOT PARTNERS Total					171.27

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Skeels Andrew & Margarita	UB*00144	1	Genl Govt/Facilities	Refund Check	103.13
Skeels Andrew & Margarita Total					103.13
SMARSH	2550	INV00401144	Information Technology	Email & Social Media Archiving	324.20
SMARSH Total					324.20
STATE OF WASHINGTON DEPARTMENT OF REVENUE	156	0-004-542-002	Genl Govt/Facilities Public Works	Aug 2018 Excise & B&O Tax	1,412.32 7,593.34
STATE OF WASHINGTON DEPARTMENT OF REVENUE Total					9,005.66
TAPANI INC	420	17115	Genl Govt/Facilities Public Works	NW Hillhurst Frontage Rd.	(38,311.80) 804,782.93
TAPANI INC Total					766,471.13
THE MASTERS TOUCH LLC	1786	59431 P59431	Public Works Public Works		1,685.54 1,045.60
THE MASTERS TOUCH LLC Total					2,731.14
THE PARR COMPANY	964	26452254 26423545	Public Works Public Works		61.58 31.58
THE PARR COMPANY Total					93.16
Tiffany Matthew	UB*00138	1	Genl Govt/Facilities	Refund Check	58.78
Tiffany Matthew Total					58.78
TIREHUB LLC	3067	4534743 4534749	Public Safety Public Safety	Vehicle/Equipment Maint. PD Tires	576.78 144.20
TIREHUB LLC Total					720.98
TOKAY SOFTWARE	1167	107940	Genl Govt/Facilities Public Works	Web Tests	(6.89) 88.89
TOKAY SOFTWARE Total					82.00
TRUEPOINT SOLUTIONS	3064	18-545	Public Works Information Technology	Accela Asset Management Training	2,889.85 963.28
TRUEPOINT SOLUTIONS Total					3,853.13
US BANK	2237	2237-201809	Finance	Sep. 2018 Custody Charges	22.00
US BANK Total					22.00
USA BLUEBOOK	444	673441	Public Works		72.21
USA BLUEBOOK Total					72.21
VERIZON WIRELESS	452	9813648453	Genl Govt/Facilities	PW Cell Phones & 2 iPads	61.58
				PW Director iPad	5.55
				Julie iPad	36.86
			Public Safety	PD Chief iPad	36.89
				PD Cell Phones	1,030.52
				PD Cell Equip. Credit	(100.00)
			Public Works		879.68
			Community Development	PW Cell Phones & 2 iPads	40.32
				CDD Director iPad	36.89
				CDD Cell Phones	175.18
				PW Director iPad	7.38
			Finance	Finance Director iPad	36.89
			Executive	City Manager iPad	36.89

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VERIZON WIRELESS	452	9813648453	Administration Council	Deputy City Manager iPad Council iPads	36.89 316.94
VERIZON WIRELESS Total					2,638.46
Vierck Joyce	UB*00149	1	Genl Govt/Facilities	Refund Check	26.18
Vierck Joyce Total					26.18
WA OFFICE OF SECRETARY OF STATE	1016	9065	Genl Govt/Facilities	Archive Boxes	128.78
WA OFFICE OF SECRETARY OF STATE Total					128.78
WALLIS ENGINEERING	464	14008	Public Works		17,573.00
WALLIS ENGINEERING Total					17,573.00
WASHINGTON STATE PATROL	463	119001343	Genl Govt/Facilities	Background Checks - CPL	96.00
WASHINGTON STATE PATROL Total					96.00
WELLS FARGO	1681	201809-5494	Genl Govt/Facilities	Aug2018 Visa Stmt-Kipp HomeGoods	104.95
				Aug2018 Visa Stmt-Kipp Walmart	236.17
				Aug2018 Visa Stmt-Kipp Fuel Wine & Bistro	78.84
				Aug2018 Visa Stmt-Kipp Amazon	189.02
				Aug2018 Visa Stmt-Kipp Craft Warehouse	63.68
				Aug2018 Visa Stmt-Kipp Target	128.77
				Aug2018 Visa Stmt-Kipp Ridgefield Pioneer Marketplace	22.91
				Aug2018 Visa Stmt-Kipp Smart Foods	86.26
				Aug2018 Visa Stmt-Kipp Paypal*Country Garden	97.56
				Aug2018 Visa Stmt-Kipp Costco	91.15
				Aug2018 Visa Stmt-Kipp Ridgefield Floral	79.67
				Aug2018 Visa Stmt-Kipp Facebook	2.78
				Aug2018 Visa Stmt-Kipp Office Depot	32.49
				Aug2018 Visa Stmt-Kipp Vistaprint	169.35
				Aug2018 Visa Stmt-Kipp Chunny Pop	400.00
				Aug2018 Visa Stmt-Kipp Paypal*ChalkoutLou	200.61
				Aug2018 Visa Stmt-Kipp Ridgefield Pioneer Marketplace	7.08
				Aug2018 Visa Stmt-Kast Dry Box	5.58
		201809-8453	Human Resources Genl Govt/Facilities Public Works		83.74
			Community Development	Aug2018 Visa Stmt-Kast Dry Box	3.65
		201809-1117	Community Development Human Resources	Aug2018 Visa Stmt-Blehm American Planning Assoc.	115.00
				Aug2018 Visa Stmt-Blehm Costco	342.94
				Aug2018 Visa Stmt-Blehm Fred Meyer	9.19
		201809-9760	Public Safety	Aug2018 Visa Stmt-Hoots Amazon	87.43
				Aug2018 Visa Stmt-Hoots Galls	130.54
				Aug2018 Visa Stmt-Hoots USPS	7.44
				Aug2018 Visa Stmt-Hoots Starbucks	18.37
		201809-1133	Genl Govt/Facilities Public Works	Aug2018 Visa Stmt-Brunson Gasket Specialties	(0.68)
			Community Development		52.25
				Aug2018 Visa Stmt-Brunson Gasket Specialties	2.19
		201809-2960	Genl Govt/Facilities	Aug2018 Visa Stmt-Johnson Costco	93.76
				Aug2018 Visa Stmt-Johnson Blanks USA	(7.02)
			Public Safety	Aug2018 Visa Stmt-Johnson Costco	37.93

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	1681	201809-2960	Public Works		172.72
			Community Development	Aug2018 Visa Stmt-Johnson Costco	95.77
			Finance	Aug2018 Visa Stmt-Johnson Conference Solutions	450.00
				Aug2018 Visa Stmt-Johnson WFOA	50.00
			Council	Aug2018 Visa Stmt-Johnson AWC	150.00
		201809-8764	Genl Govt/Facilities	Aug2018 Visa Stmt-Knotterus EB You Can Make Your	25.22
				Aug2018 Visa Stmt-Knotterus Starbucks	36.75
				Aug2018 Visa Stmt-Knotterus End of the Road Grill	216.80
				Aug2018 Visa Stmt-Knotterus Vinnies Pizza	113.82
				Aug2018 Visa Stmt-Knotterus The Columbian	9.99
				Aug2018 Visa Stmt-Knotterus Ridgefield Pioneer Marketplace	16.36
			Administration	Aug2018 Visa Stmt-Knotterus AWC	12.50
			Human Resources	Aug2018 Visa Stmt-Knotterus AWC	12.50
				Aug2018 Visa Stmt-Knotterus Lava Java	30.41
			Information Technology	Aug2018 Visa Stmt-Knotterus Amazon Web Services	0.73
		201809-4015	Genl Govt/Facilities	Aug2018 Visa Stmt-Arends Scotty's Electric Motor	15.67
				Aug2018 Visa Stmt-Arends Walmart Supercenter	4.03
			Public Works		543.45
			Community Development	Aug2018 Visa Stmt-Arends Scotty's Electric Motor	10.27
				Aug2018 Visa Stmt-Arends Walmart Supercenter	2.64
		201809-8989	Public Safety	Aug2018 Visa Stmt-Brooks Mimi's Cleaning	38.48
				Aug2018 Visa Stmt-Brooks Clark College	249.00
				Aug2018 Visa Stmt-Brooks Lava Java	9.04
		201809-1889	Executive	Aug2018 Visa Stmt-Stuart El Rancho Viejo	15.41
				Aug2018 Visa Stmt-Stuart Adobe*Acropro Subs	16.25
				Aug2018 Visa Stmt-Stuart Country Cafi½	40.43
				Aug2018 Visa Stmt-Stuart Clark County Parking	2.50
				Aug2018 Visa Stmt-Stuart Sun Mountain Lodge	348.96
				Aug2018 Visa Stmt-Stuart Ridgefield Pioneer Markteplace	39.80
				Aug2018 Visa Stmt-Stuart Toms Urban	28.96
				Aug2018 Visa Stmt-Stuart Sportsman Steakhouse	38.44
				Aug2018 Visa Stmt-Stuart End of the Road Grill	40.06
		201809-4056	Genl Govt/Facilities	Aug2018 Visa Stmt-Ferriss Logoprod-Harlandclarke	75.40
			Human Resources	Aug2018 Visa Stmt-Ferriss Logoprod-Harlandclarke	1,916.91
			Council	Aug2018 Visa Stmt-Ferriss Logoprod-Harlandclarke	263.90
		201809-7296	Genl Govt/Facilities	Aug2018 Visa Stmt-Rhine Ridgefield Pioneer Marketplace	19.90
WELLS FARGO Total					8,086.67
Wiant James & Laurel	UB*00139	1	Genl Govt/Facilities	Refund Check	59.07
Wiant James & Laurel Total					59.07
WOODLAND TRUE VALUE HARDWARE	1507	B200473	Public Works		21.90
WOODLAND TRUE VALUE HARDWARE Total					21.90
YULIYA FERRISS	1050	1050-201809	Administration	mileage Reimbursement - Ferriss	39.15
YULIYA FERRISS Total					39.15
ZW USA INC.	3063	241136	Genl Govt/Facilities	Operational Supplies - Dog Waste Bags	(7.31)

Attachment: September 27 2018 Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: September 27th, 2018

4.1.a

ZW USA INC.	3063	241136	Public Works	94.30
ZW USA INC. Total				86.99
Grand Total				1,282,566.06

Attachment: September 27 2018 Claims Report (Approval of Claims And/Or Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 27, 2018
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Minutes from September 13, 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: 09-13-2018 (PDF)



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

September 13, 2018

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL

Attendee Name	Title	Status	Arrived
Ron Onslow	Councilor	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 David Taylor moved to excuse Council Member Ron Onslow from the meeting.

SECOND: Council member Lee Wells.

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

Vote - No: None

Motion Passed.

LATE CHANGES TO THE AGENDA

None.

PUBLIC COMMENT - [6:33 PM](#)

Donna Sherman - McCuddy Marina Resident

Thanked the City for taking action and issuing correction notices to floating homes that are not up to code, safety issues.

Floating homes need to be 8 feet between each other, currently my homes from the neighbor is only 3 feet.

Appreciate that City is acting on issues at the marina and making Mr. McCuddy responsible.

Attended Council meeting back in 2015, Council member Darren Wertz made a statement "10 years ago he agreement to make these changes".

To this date changes have not been made.

Council member Wertz - Clarified that Mr. McCuddy made that statement 10 years ago.

Attachment: 09-13-2018 (Approval of Minutes)

Joe Burton - County Resident
 Building requirement for City lights in the code.
 Consider light pollution - how much light is too much?

Matt Coffee - Resident
 Speaking in support of Ordinance 1266
 Rebuilding classic house in downtown and replacing the old garage with one that will match the house
 Asking City to consider amending City code for that to happen.
 Have received signature from neighbors that are in support of my project
 Please consider passing Ordinance 1266

Chuck Greene - RORC Construction Manager
 Provided an update on Ridgefield Outdoor Recreation Complex construction project.

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 August 23, 2018 Meeting

PRESENTATION

Interstate-5 Bridge Replacement Project - Anne McEnerny-Ogle, City of Vancouver Mayor

BUSINESS

1. First Reading of Ordinance No. 1267 –2018 Budget Amendment 2 - Kirk Johnson, Finance Director

The budget amendment totals \$9,735,870 in total appropriations, including \$5,685,385 in new appropriations and \$4,050,485 in Capital Project Fund and Operating Fund transfers. No on-going costs are included in the appropriation requests. The amendment also includes recognition of \$4,469,756 increase in revenue. \$450,000 increase in retail sales tax, \$411,000 in additional fees from building and development activities, \$64,615 in developer participation in roadway projects, \$295,000 increase in park impact fees, \$225,000 increase in transportation impact fees, \$475,000 increase in water system development fees, \$40,000 in water meter installation fees, \$2.1 million in additional bond proceeds issued in 2018, \$255,141 from local utilities to fund roadwork along Hillhurst, and \$154,000 in additional grants. Operating fund transfers amount to \$235,000 to support capital projects. REET, impact fee, remaining bond funds and WSDC transfers amount to \$3,689,885 to support the Ridgefield Outdoor Recreation Complex construction, and REET will also transfer \$125,600 for debt service related to the 2018 General Obligation Bond issuance.

MOTION: MOVED TO WAIVE SECOND READING AND ADOPT ORDINANCE NO. 1267 AS PRESENTED.

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

2. Second Reading of Ordinance No. 1266 – Ridgefield Development Code Amendment - Jeff Niten, Community Development Director

The City is proposing a series of housekeeping amendments and changes to the Ridgefield Development Code, which establishes zoning regulations for residential and nonresidential development throughout the City. This update to the code focuses on code refinements to clarify the interpretation of certain sections, adjust the details of a policy, reflect desired design standards, or simplify review procedures. The majority of updates relate to issues identified by staff and code users during implementation over the past year, or looking ahead to future applications. Following discussion at the August 23, 2018 City Council meeting staff has added requirements for kennel facilities. These changes include requiring Conditional Use Permit approval for these types of facilities in the Commercial Community Business (CCB), Commercial Regional Business (CRB), and Employment (E) zones.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1266 AS PRESENTED.

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

3. Resolution No. 545 - Declaring Certain Property as Surplus and Authorizing Its Disposition - Kirk Johnson, Finance Director

Public Safety would like to surplus one patrol vehicle that has had a transmission failure, and was initially scheduled to be replaced in 2019, through the Equipment Replacement Fund. The vehicle is a 2008 Crown Victoria license plate #45084D. Staff will return to council for budget authority to replace the vehicle in 2018. Public Works would like to surplus a Rigid pipe threading machine and a speed shoring set, both valued at \$500 each. The City plans to hold an auction in the 3rd quarter 2018 to auction these items and other items that have previously been declared surplus.

MOTION: MOVED TO ADOPT RESOLUTION NO. 545 AS PRESENTED.

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

4. Discussion - Use of Roundabout Grapes - [7:14 PM](#)

City council conducted discussion on use of roundabout grapes. Grapes were tested by food safety lab and came back clean, staff will work with Gary Gouger on using the grapes to make wine. City will pay for cost of supplies and wine will be donated back to the City.

PUBLIC HEARING/BUSINESS

**1. Public Hearing and First Reading of Ordinance No. 1268 - Gee Creek Plateau Cluster Development Code
- Jeff Niten, Community Development Director**

The Gee Creek Plateau sub-area plan was developed over the summer and fall of 2017 with extensive input from property owners in the area. The sub-area plan was ultimately adopted by City Council on December 7, 2017 following public hearings with the Planning Commission and Council. The implementation of the sub-area plan is part of the Planning Commission work program in 2018, and staff has developed the attached regulations for consideration that implement the sub-area plan principles and vision for the Gee Creek Plateau. A major component of the sub-area plan, included in the attached development regulations, is the preservation of a rural feeling for the sub-area while developing the area at a density required under the Growth Management Act. The GMA allows for, and promotes, innovative zoning techniques which is what is attempted here. Approximately half of the Plateau area is proposed for cluster type development in the future, and the attached regulations describe how the cluster areas will develop. The concept requires preservation of open space, and open areas along the current public roadways designed to maintain the feel of a rural area within an urban space. Additional elements include a special roadway cross section that allows for sidewalks on only one side of the road, and design details such as split rail fencing. Preservation of open space play a large role in the development of the cluster concept while allowing for 4 homes per acre with lot size ranging from 6,000 to 15,000 square feet.

City Council conducted discussion.

Mayor Opened the Hearing: 7:30PM

Roy Garrison - County Resident
In the center of gee creek plateau
Thanked Jeff Niten and Planning Commission
Like to see the quality rather than quantity
Not apposed, some likes and some not
Opportunities have been extended to property owners
Everyone has differences
Everyone has ideas for their properties

Rich Kelly - County Resident
Question - haven't been notified much of the process
What if an owner does not want to be part of the cluster?

Bob Sawyer - County Resident
Attended planning commission meeting
Planning Commission suggested that the whole thing be clustered at that meeting
I hear that's an option but expensive

Mayor Closed the Hearing: 7:35PM

Staff - Annexation would have to occur before this code is in effect. Annexation is a petition process. Second public hearing is required which will occur on October 25, notices will be mailed out. Planning commission have discussed an option for clustering parcels but it was not included in the motion.

2. Public Hearing and First Reading of Ordinance No. 1269 –Vacation of Right of Way of S. Hillhurst Road - Bryan Kast, Public Works Director

On August 7 the City received a petition to vacate a portion of S. Hillhurst Road from PBS Engineering on behalf of Paul and New Vista Properties. The proposed vacation is within the Taverner Ridge phase 10 PUD that is nearing final plat. The area to be vacated is west of Hillhurst Road which is classified as a minor arterial requiring 80-foot of right-of-way in this area. At some time in the past, prior to Hillhurst Road being within the City of Ridgefield, the County re-aligned the roadway to the east giving a total right-of way width of over 120-feet in this area. In October of 2016 the City worked with Paul DeBoni and New Vista Properties to adjust the plat and grading of Taverner Ridge Phase 10 to preserve a White Oak tree at the corner of S. Hillhurst Road and Nighthawk Road. The change in configuration reduced lot sizes in the area of the tree, and the City agreed to consider vacation of the excess right-of-way along the west side of S. Hillhurst Road to allow for some of this lost area to be reclaimed. The area to be vacated will be incorporated into an open space tract that contains the oak tree and landscape along Hillhurst Road. The open space will be owned and maintained by the Home Owner's Association.

City Council conducted discussion.

Mayor opened the Hearing: 7:46PM

No testimony

Mayor closed the Hearing: 7:46PM

MOTION: MOVED TO WAIVE SECOND READING AND ADOPT ORDINANCE NO. 1269 AS PRESENTED.

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

PUBLIC COMMENT

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council - 7:48 PM

Council member Day - Thanked everyone that came to the meeting and spoke during the hearing.

Council member Wertz - Attended Port of Ridgefield meeting, Experience Ridgefield/Octoberfest and ribbon cutting for the new school, helped out with grape harvesting.

Council member Wells - Helped out with grape harvesting.

Council member Taylor - Attended pre-application conference meeting, Experience Ridgefield/Octoberfest and ribbon cutting for the new school, RTC open house, pipeline safety committee meeting, Ron Onslow birthday party.

Council member Main - Attended First Saturday multicultural event, thanked staff.

Mayor

Attended Kings for Cops event.

Proclamation - Constitution Week

Proclamation - Childhood Cancer Awareness Month

Appointment of a Council Member to serve on the C-TRAN Board of Directors

Appointment of Council member Ron Onslow to serve on the C-Tran Board.

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

City Manager

City Manager Steve Stuart - Upcoming ribbon cutting ceremonies.

Community Development Jeff Niten - Community Development update provided.

Public Works Director Bryan Kast- Thanked School District and City staff, Spudder Day was successful.

Finance Director Kirk Johnson- Next budget study session is scheduled for September 27th.

Police Chief John Brooks- Tuesday was 9.11, Police Department appreciates all the support received from the citizens.

ADJOURN - [8:05 PM](#)

Julie Ferriss, City Clerk

Don Stose, Mayor

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 27, 2018

ITEM: BUSINESS

AGENDA ITEM TITLE: Resolution No. 546 - Approval of Road Renaming for Hillhurst/9Th Ave. and Royle/45Th Ave.

GOVERNING LEGISLATION:

City of Ridgefield Street Naming Manual

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

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.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

Move to **approve** as presented.

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: Road Renaming_Staff Report_09202018(PDF)



COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642
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Road Renaming Resolution

Staff Report

Resolution No. 546

I. Basic Facts

Proposal: Proposed Resolution No. 546 would rename S 9th Avenue to S Hillhurst Road between Pioneer Street and Cemetery Road, and would rename 45th Avenue/NW 31st Avenue to Royle Road between S Hillhurst Road and NW 289th Street. The goal is to eliminate mid-segment name changes to improve navigation.

City Council hearing date: September 27, 2018

Notice date: On September 6, 2018, notice of the Council meeting was published in *The Columbian*, mailed to property owners and residents with addresses on the subject streets, and posted on the City of Ridgefield website.

II. Proposal

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.

III. Public Notice

Since this project is a resolution not requiring a public hearing, notices were not required. However, City staff distributed notices of the road renaming proposal and the September 27, 2018 Council meeting on September 6, 2018. The notices were mailed to property owners and residents of parcels addressed on the subject streets, published in *The Columbian*, and posted on the City website. The notice invited interested persons to attend the September 27, 2018 Council meeting and provide comments.

City staff received one email and multiple phone calls commenting in opposition to the road renaming project. The key concerns expressed regarding the project were:

- The cost incurred when property owners and residents are required to change their addresses.
- That it would be more practical to change Royle Road to S 45th Avenue, since the majority of the street length is already 45th Avenue.

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 27, 2018

ITEM: BUSINESS

AGENDA ITEM TITLE: A Resolution Supporting the Replacement of the Interstate 5 Bridge Between the State of Washington and the State of Oregon, Guided by the Principles Herein

AGENDA ITEM TITLE: Support of I-5 Bridge Replacement Project

PREVIOUS COUNCIL ACTION TAKEN: None

BACKGROUND: 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.

BUDGET/FINANCIAL IMPACTS: None

RECOMMENDED ACTION OR MOTION:

A recommended motion "I move to adopt Resolution No. 547 as presented"

STAFF CONTACT: Steve Stuart, City Manager

ATTACHMENTS:

Resolution No.547**A RESOLUTION SUPPORTING THE REPLACEMENT OF THE INTERSTATE 5 BRIDGE BETWEEN THE STATE OF WASHINGTON AND THE STATE OF OREGON, GUIDED BY THE PRINCIPLES HEREIN**

WHEREAS, Interstate 5 is a corridor of national significance that serves the entire west coast of the United States, as well as international commerce with Canada, Mexico, and all of the countries of the Pacific Rim that access U.S. west coast sea ports; and

WHEREAS, the Interstate 5 Bridge is a key economic connector to two major ports and much of the industrial land in the Clark County-Portland Metropolitan Region, including land in the City of Ridgefield; and

WHEREAS, Interstate 5 between Clark County, Washington, and Portland, Oregon, experiences some of the most severe congestion along the entire length of the Interstate 5 corridor, especially during the daily commuting periods, affecting travel time reliability and hindering the efficient movement of people and freight; and

WHEREAS, existing bi-state public transit service is inadequate to meet demand, and existing service operates in mixed traffic, which has significant negative impacts on performance and operational outcomes; and

WHEREAS, high capacity transit does not currently connect Clark County and Portland, and high capacity transit with a dedicated guideway would provide greatly improved transit service with much better schedule reliability and service than mixed- traffic operation; and

WHEREAS, frequent crashes on the corridor and on the Bridge itself affect public safety; and

WHEREAS, the existing Interstate 5 bridges are functionally obsolete and do not meet current seismic standards; and

WHEREAS, replacement of the Interstate 5 Bridge is needed to support critical trade routes, address congestion, provide transportation choices, and improve safety.

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

1. The City of Ridgefield City Council supports efforts to begin a new project development process for an Interstate 5 Bridge Replacement, consisting of:
 - a. Multimodal highway and interchange improvements to include capacity for motorized vehicles, bicycles, and pedestrians
 - b. A replacement bridge
 - c. Dedicated guideway for high capacity transit
 - d. Oregon income tax deduction for any tolls paid by Ridgefield and Clark County residents who would be the most impacted
 - e. Regional input into the ultimate project solution and funding strategy
 - f. Expedited review and approval maximizing information gathered as part of the \$175 million, 8-year Columbia River Crossing project

2. The City of Ridgefield City Council urges Governor Jay Inslee and the Washington State Legislature, AND Oregon Governor Kate Brown and the Oregon State Legislature, to provide adequate funding to the respective State Departments of Transportation to materially advance project development for an Interstate 5 Bridge replacement.

Adopted at a regular session of the City Council of the City of Ridgefield, Washington this 27th day of September, 2018.

By: _____

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss,

City Clerk

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 27, 2018

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Hillhurst Highlands Final Plat

GOVERNING LEGISLATION:

RCW 36.70.A and RCW 58

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

The Ridgefield Hearing Examiner approved the preliminary plat for the Hillhurst Highlands Planned Unit Development (PUD) 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.

BUDGET/FINANCIAL IMPACTS:

Additional property tax revenue from 79 new single-family homes.

RECOMMENDED ACTION OR MOTION:

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

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: PLZ-18-0098 Hillhurst Highlands_Final Plat_09202018 (PDF)
Hillhurst Highlands PUD Final Plat (PDF)
Hillhurst Highlands Open Space (PDF)



COMMUNITY DEVELOPMENT DEPARTMENT

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Hillhurst Highlands Final Plat

Staff Report

File No. PLZ-18-0098

I. Review Process

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

II. Basic Facts

Application date: On August 15, 2018, the City received an application for final plat approval for Hillhurst Highlands.

City Council hearing date: September 27, 2018

Owner: Joe Melo, Clackamas Three, LLC. 14010-A NE 3rd Ct Suite 106 / Vancouver, WA 98685. Contact: 360.921.7410, joe@hintondevelopment.com.

Property Information: 24304 NW Hillhurst Rd / Ridgefield, WA 98642. A subdivision in Lots #5, #56, and #57 of S29, T4N, R1E WM; Assessor's #215806000; 25.47 acres; 79 lots.

III. Documents Received

- Master land use application
- Final Plat checklist – August 14, 2018
- Final Plat narrative – August 14, 2018
- Perimeter description – June 12, 2018
- Street tree planting plan, irrigation plan, and nature play area plans – August 8, 2018
- Recorded covenant with neighboring property owner to the west – July 17, 2018
- Recorded utility easement – July 18, 2018
- Recorded CC&Rs – September 19, 2018
- Lot computations – August 14, 2018
- Guarantee – June 15, 2018
- Final Plat sheets – August 14, 2018, revised September 11, 2018, September 20, 2018
- Building elevations
- Geotechnical memo – September 7, 2018
- Landscape memo – September 6, 2018
- Photometric plans – August 30, 2018

- Dry utilities plans – August 30, 2018
- Recorded shared maintenance covenant – September 19, 2018
- Recorded conservation covenant – September 19, 2018

IV. Background

The Ridgefield Hearing Examiner approved the preliminary plat for the Hillhurst Highlands Planned Unit Development (PUD) 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.

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

V. Engineering Comments

All engineering comments have been addressed. The applicant paid proportionate shares for intersection improvements totaling \$1,060 for S 9th Ave/Pioneer St and \$23,439 for S Royle Rd/S Hillhurst Rd. All private and public infrastructure improvements are complete.

VI. Survey Comments

Gray & Osborne, Inc. reviewed the final plat materials prepared by Minister-Glaeser Surveying, Inc., as submitted to them by the City of Ridgefield, on August 28, 2018. They reviewed for compliance with the applicable WAC and RMC. The City returned their comments to the applicant on August 29, 2018, and the applicant submitted revised materials on September 11, 2018. Gray & Osborne reviewed the resubmitted materials and returned comments to the City on September 19, 2018. Staff sent these comment to the applicant on September 19, 2018, and the applicant submitted revised materials on September 20, 2018.

As a **condition of approval**, the applicant shall address any remaining survey comments prior to obtaining city signatures on final plat mylars.

VII. Land Use Planning Comments

The applicant has responded to the following land use conditions of approval from the Hillhurst Highlands PUD preliminary plat approval, PLZ-16-0104:

1. Unless otherwise specified herein, at the time of construction and at all times thereafter, the development shall comply with all approval requirements established in applicable plans, policies, regulations and standards adopted at the time of this application, including but not limited to, the Ridgefield Urban Area

Comprehensive Plan (RUACP), the Ridgefield Capital Facilities Plan (RCFP), the Ridgefield Development Code (RDC), the Ridgefield Engineering Standards for Public Works (Engineering Standards), current water and sanitary sewer plans, and the Stormwater Management Manual for the Puget Sound Basin (Puget Sound Manual).

Findings

This condition is met subject to ongoing compliance.

2. The Applicant shall apply for Final Plat approval, consistent with the requirements of RDC 18.620, for the full subdivision within five (5) years from the date of preliminary plat approval and for Final PUD approval, consistent with the requirements of RDC 18.401.040.B.

Findings

The applicant applied for final plat approval on August 15, 2018, and the PUD received preliminary plat approval on June 27, 2017. This condition is met.

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

Findings

This condition is met subject to ongoing compliance.

4. The Applicant shall comply with SEPA review comments received from the Washington State Departments of Archaeology & Historic Preservation, Ecology, and Natural Resources.

Findings

This condition is met subject to ongoing compliance.

5. Prior to Final Plat approval the Applicant shall provide the Community Development Director with a Final Plat showing the required setbacks and building envelopes, and providing detail demonstrating that the proposal complies with the dimensional standards of RDC 18.210.040-1 or approved dimensional standards. Building heights are required to meet the height of 30 feet or 35 feet with pitched roof. The maximum building coverage is required to be 45 percent with a maximum impervious surface coverage of 60 percent. The approved dimensional standards shall be recorded as a note on the Final Plat. A note shall be located on the Final Plat indicating that dimensional standards that are specific to individual lots or groups of lots.

Findings

Note 10 on Sheet 1 of the final plat gives the dimensional standards as approved through the preliminary PUD and a Post-Decision Review, PLZ-18-0106, approved September 12, 2018. This condition is met.

6. Building lot size and yard setbacks for Lots 10-17, and any lots abutting the perimeter of the PUD, shall not be less than that permitted in the underlying RLD-4 zone and may not be modified or reduced through the PUD or adjustment process. Lot 10 and any other perimeter lots with a street side yard, will be required to

maintain the 15-foot street side yard setback. A note shall be located on the Final Plat indicating the dimensional standards that apply to any perimeter lots. Provided, that if, prior to Final Plat, the applicant records a restrictive covenant running with the land signed by the owner of the subject property and the owner of the adjoining property to the west agreeing that the two properties shall be developed cooperatively as adjoining PUDs to achieve compatibility and consistency in lot sizes then the western boundary of the subject property shall not be considered a “perimeter” of a PUD and this condition 6 shall no longer apply.

Findings

The submitted a recorded covenant running with the land and signed by both the owner of the subject property and the owner of the adjoining property to the west agreeing that the two properties shall be developed cooperatively as adjoining PUDs to achieve compatibility and consistency in lot sizes. Therefore, the western boundary of the subject property shall not be considered a perimeter of the PUD. This condition is met.

7. Prior to Final Plat approval, the Applicant shall provide the Community Development Director with proposed CC&Rs that ensure future development meets the architectural design standards in RDC 18.210.060.D and RDC 18.210.065.B. Prior to Building Permit approval for each individual lot, the Applicant shall provide architectural drawings including façade elevations demonstrating that the proposed dwellings satisfy all applicable architectural design standards in RDC 18.210.060.D and RDC 18.210.065.B.

Findings

Need signed and dated prior to signatures on mylars

8. Fences and walls shall comply with the height and material restrictions of RDC 18.210.065.C and RDC 18.210.110. A fence or wall shall be installed along the Hillhurst frontage that complies with the height and material restrictions of RDC 18.210.065.C prior to Final Plat approval. The fence or wall may be similar to the sketch provided by the Applicant, or other design meeting the standards of this section. A fence permit shall be required prior to construction.

Findings

The applicant is constructing the wall along S Hillhurst Rd, with an anticipated completion date of September 28, 2018. As a **condition of approval**, the applicant shall complete the wall along S Hillhurst Rd prior to obtaining city signatures on final plat mylars.

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

Findings

The applicant submitted a Final Landscape Plan demonstrating compliance with the standards noted in Condition 9. The Final Landscape Plan also received approval as part of the project’s Engineering review. This condition is met.

10. All proposed signs are required to demonstrate compliance with RDC 18.710. Future signs will require a Ridgefield sign permit and shall comply with RDC 18.710.050.A.3.

Findings

No signs are proposed at this stage. This condition is met subject to ongoing compliance.

11. Prior to Final Plat approval the Applicant shall provide the City with a final Lighting Plan, consistent with RDC 18.715, demonstrating that light trespass and glare from streetlights shall comply with the requirements of RDC 18.715.

Findings

This condition is met.

12. All garage and carport doors shall provide a minimum of 18 linear feet of driveway from garage or carport door and the back side of the sidewalk, and this setback shall be noted on the Final Plat. Prior to Final Plat approval, the Applicant shall provide the Community Development Director with a Final Plat providing notes demonstrating that the proposal complies with the standards of RDC 18.210.090 and RDC 18.720.

Findings

Note 8 on Sheet 1 of the final plat states that all garage and carport doors shall provide a minimum of 18 linear feet of driveway from garage or carport door and the back of sidewalk per RDC 18.720. This condition is met.

13. Prior to Final Plat approval the Applicant shall provide the Community Development Director with proposed CC&Rs that shall require compliance with the standards in RDC 8.210.120.A.1. At the time of Building Permit submittal for each lot the Applicant shall provide architectural drawings demonstrating that the proposed garages satisfy the standards in RDC 8.210.120.A.1.

Findings

The applicant provided proposed CC&Rs. Architectural drawings for proposed garages will be reviewed upon building permit submittal. This standard is met.

14. Prior to Final Plat approval, the Applicant shall provide the Community Development Director with a Final Plat identifying all critical areas and buffer widths and identifying these areas as protected critical areas consistent with RDC 18.280, including but not limited to the critical habitat area and buffer and the geotechnical hazard and buffer areas. The Final Plat shall show the building envelopes in relation to critical area buffers. The Final Plat shall delineate protected critical areas comprising identified habitat conservation areas and buffers using tracts or conservation easements in accordance with RDC 18.280.040.H.

Findings

This condition is met. See final plat Sheets 1 and 2.

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

Findings

The applicant submitted the conservation covenant described in Condition 15, and obtained the City Attorney's signature on September 13, 2018. The covenant was recorded on September 19, 2018. This condition is met.

16. Prior to Final Plat approval, the Applicant delineate and place temporary and permanent signs at the boundary of the outer edge of critical areas tracts and easements consistent with the requirements in RDC 18.280.040.F, Critical Areas Markers and Signs. Specifically:
 - a. Prior to soil disturbance, the Developer shall install fish and wildlife habitat conservation area signs and fencing consistent with the requirements in RDC 18.280.110.D.3, Signs and Fencing of Fish and Wildlife Habitat Conservation Areas.
 - b. Permanent signs (wood or metal) shall be posted at an interval of one per lot for single-family residential along all fish and wildlife habitat conservation areas and riparian buffers, in accordance with RMC 18.280.110.D.1.d.ii. Signs will be worded as follows, or with alternative language approved by the Community Development Director, "The area beyond this sign is a fish and wildlife habitat conservation area. Alteration or disturbance is prohibited by law. Please call the City of Ridgefield for more information."

Findings

This condition is met.

17. The Applicant shall submit additional geotechnical review for any improvements, such as open space, trail or stormwater facilities, within the identified geotechnical buffer shown in Figure 2 of the Geotechnical Report.

Findings

This condition is met.

18. Prior to Final Plat approval, the Applicant shall submit a detailed proposal for open space improvements and their location and impacts relative to the identified critical areas onsite. The Applicant shall design the proposed trail to comply with RDC 18.280.150.C.2.b.vi.(C) and 18.280.110.D.2.g.iii, particularly with regards to permeable surfaces, or apply for further critical areas review as needed to ensure the trail and open space improvements also meet the requirements of RDC 18.401.080.B and the adopted Parks and Trails Design Standards in the Ridgefield Parks and Recreation Comprehensive Plan.

Findings

This condition is met.

19. Prior to Final Plat approval the Applicant shall provide a detailed park development plan narrative and final Landscape Plan consistent with RDC 18.401.080.B(8). The plan and narrative shall describe the specific improvements and calculations showing a total active area of no less than 3.13 acres comprised of buildable area and critical areas buffers used for passive recreation. A minimum 1.56 acres of the active and passive recreation areas shall include improvements required by RDC 18.401.080.B(2)(a). The Plan shall demonstrate compliance with RDC 18.401.080.B and RDC 18.725, conditions of approval for the preliminary plat, the Parks and Trails Design Standards in the Ridgefield Parks and Recreation Comprehensive Plan, and the Engineering Standards in effect at the time of engineering review.
 - a. Buildable lands within Tract F shall not count towards the minimum active recreational open space requirement unless and until reasonable access is provided to this portion of the site.

- b. The specific open space area requirements may be reduced if the applicant provides calculations demonstrating less open area is required based on the actual size of the site.

Findings

This condition is met.

- 20. Prior to Final Plat approval, the Applicant shall redesign both accesses to the open space facility in Tracts C, D and E to provide a minimum width of 20 feet as prescribed in the Parks and Trail Design Standards for Type 3 trails and a maximum grade of 15 percent. The Applicant shall install entrance signs for the park at both entry points consistent with signage requirements in the Parks and Trails Design Standards.

Findings

This condition is met.

- 21. The Applicant shall widen Tract B to a minimum width of 20 feet as prescribed in the Parks and Trails Design Standards for Type 3 trail easements, and developed to meet the Engineering Standards in effect at the time of engineering review.

Findings

Tract B is 20 feet wide, as demonstrated on Sheets 1 and 2 of the final plat. This condition is met.

- 22. Prior to Final Plat, the Applicant shall complete the park improvements, or provide a bond meeting the requirements of RDC 18.401.080.B.7.

Findings

All public improvements are complete. This condition is met.

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

All public improvements are complete. This condition is met.

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

Findings

The applicant submitted CC&Rs signed and dated September 12, 2018. The CC&Rs were recorded on September 19, 2018. This condition is met.

- 25. Prior to final plat approval, the applicant shall record an easement, covenant, or similar document approved by the City requiring maintenance of the open space facilities, allowing for public use of the facilities, and granting the City the right of third-party enforcement to ensure that the parks, open space and trails are maintained to standards under which they were approved and created. RDC 18.401.080.B(10).

Findings

The applicant submitted the conservation covenant described in Condition 15, and obtained the City Attorney's signature on September 13, 2018. The covenant was recorded on September 19, 2018. This condition is met.

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

Findings

This condition does not apply at the time of Final Plat approval.

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

Findings

This condition is met.

28. Hillhurst Highlands PUD shall be bound by the requirements of RDC 18.401.110, Time requirements and extensions; RDC 18.401.120, Bonding and Enforcement; and RDC 18.401.130, Parties Bound.

Findings

This condition is met subject to ongoing compliance.

29. Prior to Final Plat approval the Developer shall provide the Community Development Director with a copy of the final HOA bylaws and CC&Rs and which shall meet all requirements of RDC 18.401.140, including ensuring that the HOA is responsible for the perpetual maintenance of all improvements and amenities held in common and not dedicated to the City.

Findings

Need signed and dated

30. Prior to Final Plat approval the Applicant shall coordinate with CCF&R and comply with all of the recommendations made by the CCF&R.

Findings

This condition is met.

31. Site-specific geotechnical review shall be required prior to construction on Lots 10 to 27, or any lots where final cut or fill slopes exceed 2H:1V or where there is less than a 10-foot setback between the bottom edge of footing and the face of slope, as specified in Figure 4 of the Geotechnical Report, and a note to the effect shall be recorded on the Final Plat.

Findings

The requirements in Condition 31 are stated in Note 3 on Sheet 1 of the final plat. This condition is met subject to ongoing compliance.

32. The CC&Rs shall provide that the east facing sides of houses on lots 27, 28, 46, 47, 72 and 73 shall meet the applicable standards set forth in RDC 18.210.065.

Findings

This condition is met.

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

1. The proposal shall comply with all terms and conditions of approval for the original decision, PLZ-16-0104, approved by the Hearing Examiner with a final order dated June 22, 2017.
2. All street names on the final plat shall conform to the City of Ridgefield Street Renaming Committee Manual. See Section X below.

Prior to obtaining city signatures on the final plat mylars and recording the plat for Seven Wells Estates Phase 4, conditions 3-4 shall be met:

3. The applicant shall address any remaining survey comments.
4. The applicant shall complete the wall along S Hillhurst Rd.
5. Submit a Mylar for signature containing the signature and seal of the surveyor of record (Certification of Subdivision Platting, see RDC 18.620.120.L for required language) and the signatures of all parties having an ownership interest in the land for purposes of dedication (Dedication of Subdivision, see RDC 18.620.120.M).
6. Record the final plat with the Clark County Auditor's Office within thirty (30) calendar days of City signatures on the face of the Mylar.
7. Submit three (3) full-sized copies and one (1) 11-inch by 17-inch copy of the recorded plat and all associated written documents within thirty (30) calendar days of City signatures on the face of the Mylar.

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

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

VIII. Addressing

See attached Addressing Table and Map.

IX. Conclusion

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

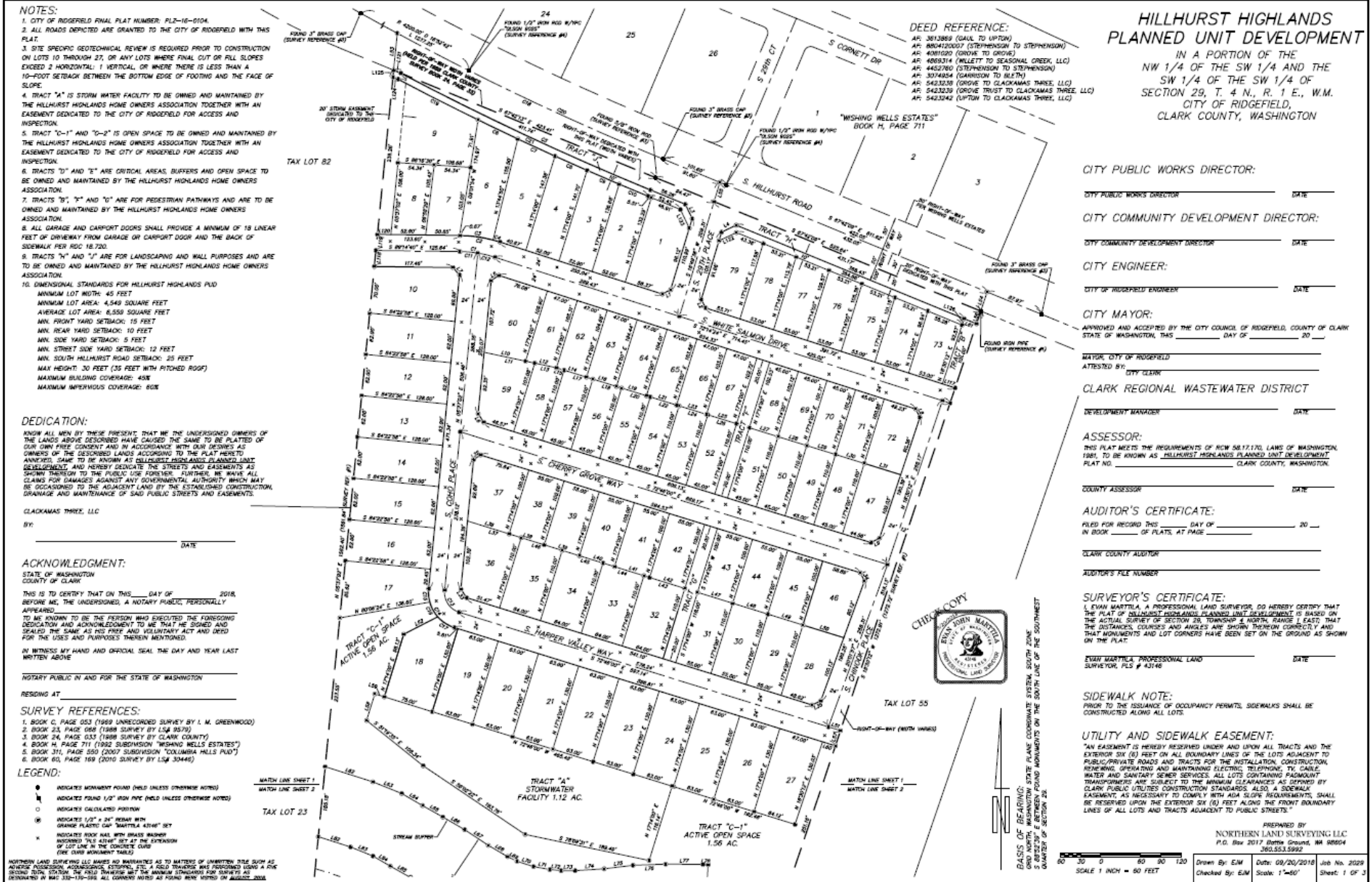
X. Hillhurst Highlands Addressing

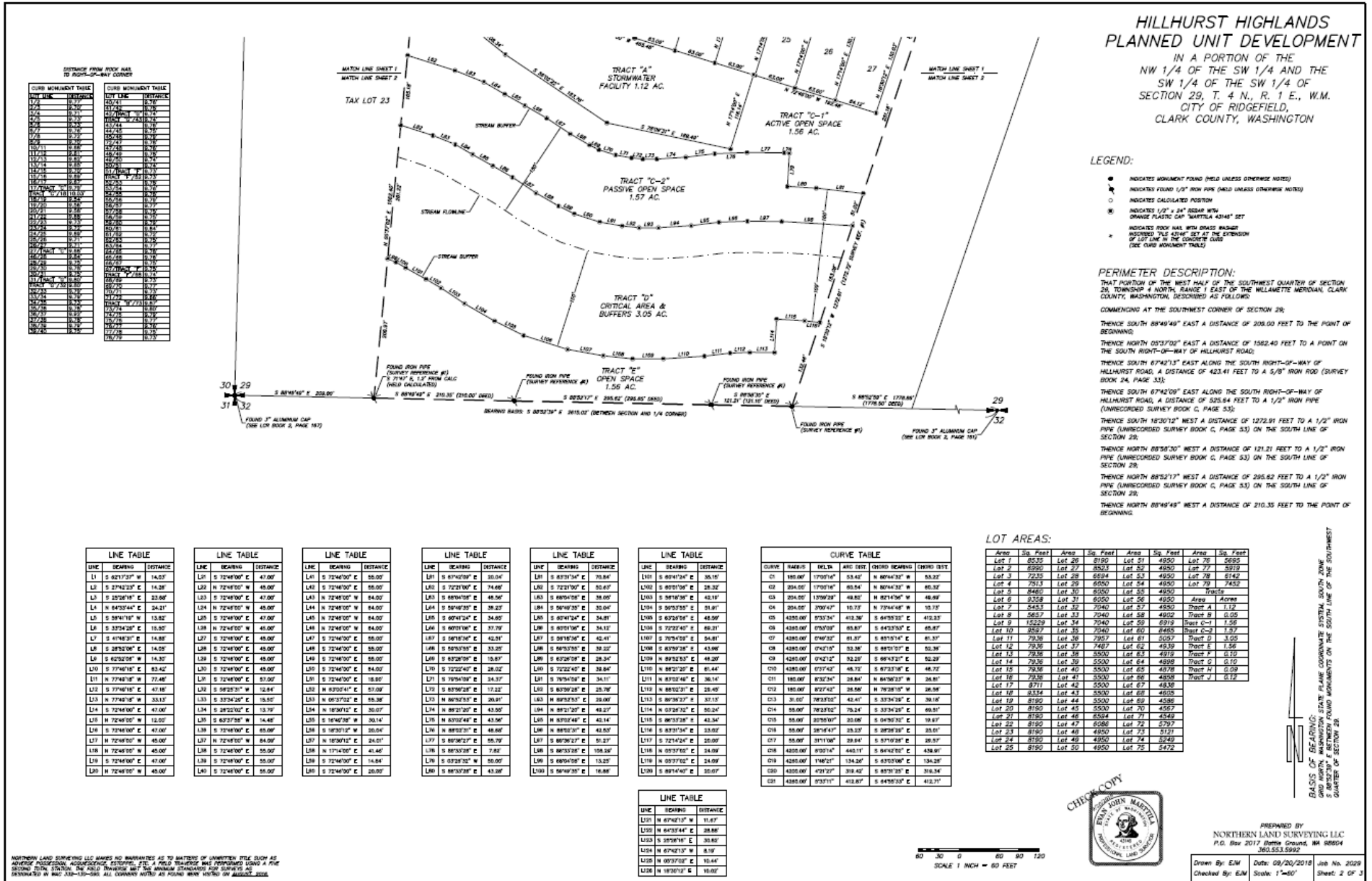
Ascending from west to east and from north to south

Lot #	Address	Lot #	Address	Lot #	Address	Lot #	Address
S White Salmon Drive		S Coho Place		S Cherry Grove Way		S Harper Valley Drive	
North (even) side of street		West (odd) side of street		North (even) side of street		North (even) side of street	
9	2600	10	2511	59	2634	36	2636
8	2608	11	2535	58	2646	35	2648
7	2616	12	2559	57	2658	34	2716
6	2624	13	2583	56	2714	33	2728
5	2632	14	2609	55	2722	32	2744
4	2640	15	2633	54	2730	31	2768
3	2702	16	2657	53	2738	30	2908
2	2710	17	2681	52	2746	29	2910
1	2718			51	2904	28	2912
79	2900			50	2906	South (odd) side of street	
78	2902			49	2908	18	2625
77	2904			48	2910	19	2637
76	2906			47	2912	20	2649
75	2908			South (odd) side of street		21	2661
74	2910			37	2635	22	2731
73	2912			38	2647	23	2747
South (odd) side of street				39	2715	24	2767
60	2633			40	2723	25	2909
61	2645			41	2735	26	2911
62	2703			42	2745	27	2913
63	2711			43	2903		
64	2719			44	2907		
65	2727			45	2909		
66	2901			46	2911		
67	2903						
68	2905						
69	2907						
70	2909						
71	2911						
72	2913						

Attachment: PLZ-18-0098 Hillhurst Highlands_Final Plat_09202018 (Hillhurst Highlands Final Plat)

XI. Seven Wells Estates Phase 4 Plat (Sheets 1-2)





Packet Pg. 74

HILLHURST HIGHLANDS
PLANNED UNIT DEVELOPMENT
IN A PORTION OF THE
NW 1/4 OF THE SW 1/4 AND THE
SW 1/4 OF THE SW 1/4 OF
SECTION 29, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD,
CLARK COUNTY, WASHINGTON

LEGEND:

- INDICATES MONUMENT FOUND (HELD UNLESS OTHERWISE NOTED)
- INDICATES FOUND 1/2" IRON PIPE (HELD UNLESS OTHERWISE NOTED)
- INDICATES CALCULATED POSITION
- ⊙ INDICATES 1/2" x 24" REBAR WITH ORANGE PLASTIC CAP "MARTILLA 43146" SET
- * INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "PLS 43146" SET AT THE EXTENSION OF LOT LINE IN THE CONCRETE CURB (SEE CURB MONUMENT TABLE)

PERIMETER DESCRIPTION:

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 29;

THENCE SOUTH 88°49'49" EAST A DISTANCE OF 209.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 05°37'02" EAST A DISTANCE OF 1562.40 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF HILLHURST ROAD;

THENCE SOUTH 67°42'13" EAST ALONG THE SOUTH RIGHT-OF-WAY OF HILLHURST ROAD, A DISTANCE OF 423.41 FEET TO A 5/8" IRON ROD (SURVEY BOOK 24, PAGE 33);

THENCE SOUTH 67°42'09" EAST ALONG THE SOUTH RIGHT-OF-WAY OF HILLHURST ROAD, A DISTANCE OF 525.64 FEET TO A 1/2" IRON PIPE (UNRECORDED SURVEY BOOK C, PAGE 53);

THENCE SOUTH 18°30'12" WEST A DISTANCE OF 1272.91 FEET TO A 1/2" IRON PIPE (UNRECORDED SURVEY BOOK C, PAGE 53) ON THE SOUTH LINE OF SECTION 29;

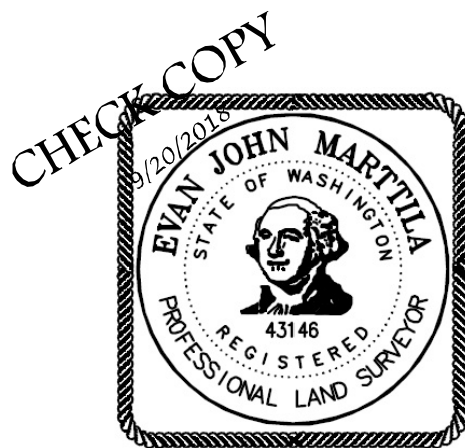
THENCE NORTH 88°58'30" WEST A DISTANCE OF 121.21 FEET TO A 1/2" IRON PIPE (UNRECORDED SURVEY BOOK C, PAGE 53) ON THE SOUTH LINE OF SECTION 29;

THENCE NORTH 88°52'17" WEST A DISTANCE OF 295.62 FEET TO A 1/2" IRON PIPE (UNRECORDED SURVEY BOOK C, PAGE 53) ON THE SOUTH LINE OF SECTION 29;

THENCE NORTH 88°49'49" WEST A DISTANCE OF 210.35 FEET TO THE POINT OF BEGINNING.

LOT AREAS:

Area	Sq. Feet	Area	Sq. Feet	Area	Sq. Feet	Area	Sq. Feet
Lot 1	8535	Lot 26	8190	Lot 51	4950	Lot 76	5695
Lot 2	6990	Lot 27	8523	Lot 52	4950	Lot 77	5919
Lot 3	7235	Lot 28	6694	Lot 53	4950	Lot 78	6142
Lot 4	7513	Lot 29	6050	Lot 54	4950	Lot 79	7452
Lot 5	8460	Lot 30	6050	Lot 55	4950	Tracts	
Lot 6	9358	Lot 31	6050	Lot 56	4950	Area	Acres
Lot 7	5453	Lot 32	7040	Lot 57	4950	Tract A	1.12
Lot 8	5657	Lot 33	7040	Lot 58	4902	Tract B	0.05
Lot 9	15229	Lot 34	7040	Lot 59	6919	Tract C-1	1.56
Lot 10	9597	Lot 35	7040	Lot 60	8465	Tract C-2	1.57
Lot 11	7936	Lot 36	7957	Lot 61	5057	Tract D	3.05
Lot 12	7936	Lot 37	7487	Lot 62	4939	Tract E	1.56
Lot 13	7936	Lot 38	5500	Lot 63	4919	Tract F	0.10
Lot 14	7936	Lot 39	5500	Lot 64	4898	Tract G	0.10
Lot 15	7936	Lot 40	5500	Lot 65	4878	Tract H	0.09
Lot 16	7936	Lot 41	5500	Lot 66	4858	Tract J	0.12
Lot 17	8711	Lot 42	5500	Lot 67	4838		
Lot 18	9334	Lot 43	5500	Lot 68	4605		
Lot 19	8190	Lot 44	5500	Lot 69	4586		
Lot 20	8190	Lot 45	5500	Lot 70	4567		
Lot 21	8190	Lot 46	6594	Lot 71	4549		
Lot 22	8190	Lot 47	6086	Lot 72	5797		
Lot 23	8190	Lot 48	4950	Lot 73	5121		
Lot 24	8190	Lot 49	4950	Lot 74	5249		
Lot 25	8190	Lot 50	4950	Lot 75	5472		

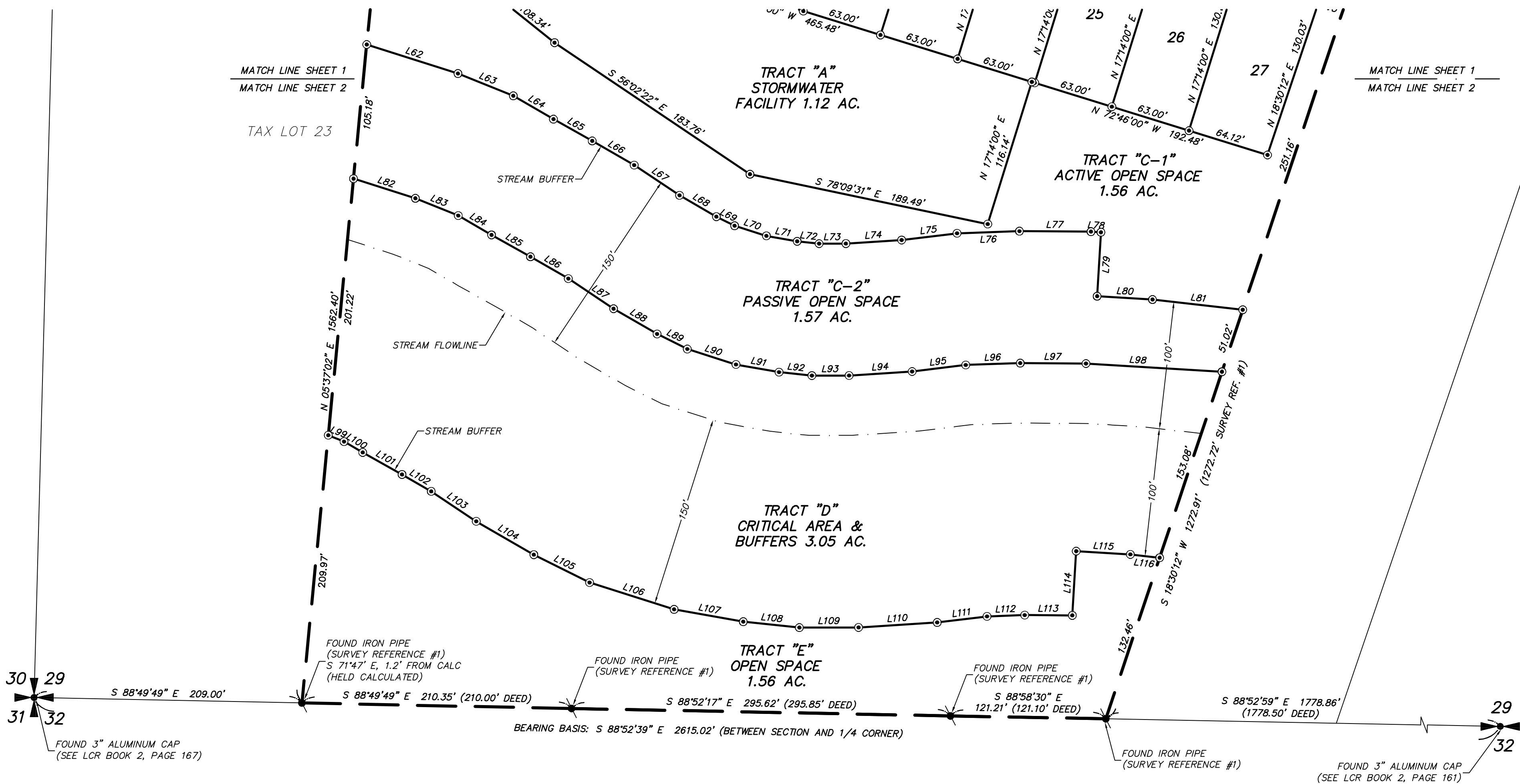


PREPARED BY
NORTHERN LAND SURVEYING LLC
P.O. Box 2017 Battle Ground, WA 98604
360.553.5992

Drawn By: EJM Date: 09/20/2018 Job No. 2029
Checked By: EJM Scale: 1"=60' Sheet: 2 OF 3

CURB MONUMENT TABLE	CURB MONUMENT TABLE
LOT LINE	LOT LINE
DISTANCE	DISTANCE
1/2	9.77'
2/3	9.70'
3/4	9.71'
4/5	9.73'
5/6	9.73'
6/7	9.76'
7/8	9.72'
8/9	9.70'
10/11	9.68'
11/12	9.61'
12/13	9.62'
13/14	9.65'
14/15	9.70'
15/16	9.69'
16/17	9.67'
17/TRACT "C"	9.79'
TRACT "C"/18	10.03'
18/19	9.54'
19/20	9.56'
20/21	9.58'
21/22	9.68'
22/23	9.73'
23/24	9.72'
24/25	9.69'
25/26	9.71'
26/27	9.71'
27/TRACT "C"	9.68'
46/28	9.84'
28/29	9.75'
29/30	9.78'
30/31	9.75'
31/TRACT "C"	9.80'
TRACT "C"/52	9.80'
32/33	9.79'
33/34	9.79'
34/35	9.73'
35/36	9.78'
36/37	9.92'
37/38	9.78'
38/39	9.79'
39/40	9.75'

CURB MONUMENT TABLE	CURB MONUMENT TABLE
LOT LINE	LOT LINE
DISTANCE	DISTANCE
40/41	9.78'
41/42	9.78'
42/TRACT "C"	9.74'
TRACT "C"/43	9.74'
43/44	9.76'
44/45	9.75'
45/46	9.79'
46/47	9.78'
47/48	9.76'
48/49	9.78'
49/50	9.74'
50/51	9.74'
51/TRACT "F"	9.73'
TRACT "F"/52	9.73'
52/53	9.78'
53/54	9.76'
54/55	9.75'
55/56	9.79'
56/57	9.77'
57/58	9.75'
58/59	9.75'
59/60	9.79'
60/61	9.64'
61/62	9.72'
62/63	9.75'
63/64	9.77'
64/65	9.78'
65/66	9.76'
66/67	9.75'
67/TRACT "F"	9.75'
TRACT "F"/68	9.74'
68/69	9.73'
69/70	9.77'
70/71	9.73'
71/72	9.66'
TRACT "B"/73	9.87'
73/74	9.80'
74/75	9.79'
75/76	9.77'
76/77	9.76'
77/78	9.75'
78/79	9.73'



LINE	BEARING	DISTANCE
L1	S 62°17'37" W	14.03'
L2	S 27°42'23" E	14.26'
L3	S 25°26'16" E	23.68'
L4	N 64°33'44" E	24.21'
L5	S 56°41'19" W	13.82'
L6	S 33°34'29" E	15.50'
L7	S 41°48'31" E	14.68'
L8	S 26°52'06" E	14.05'
L9	S 62°52'06" W	14.30'
L10	S 77°49'18" E	63.42'
L11	N 77°49'18" W	77.48'
L12	S 77°49'18" E	47.18'
L13	N 77°49'18" W	33.13'
L14	S 72°46'00" E	47.00'
L15	N 72°46'00" W	12.00'
L16	S 72°46'00" E	47.00'
L17	N 72°46'00" W	45.00'
L18	N 72°46'00" W	45.00'
L19	S 72°46'00" E	47.00'
L20	N 72°46'00" W	45.00'

LINE	BEARING	DISTANCE
L21	S 72°46'00" E	47.00'
L22	N 72°46'00" W	45.00'
L23	S 72°46'00" E	47.00'
L24	N 72°46'00" W	45.00'
L25	S 72°46'00" E	47.00'
L26	N 72°46'00" W	45.00'
L27	S 72°46'00" E	45.00'
L28	S 72°46'00" E	45.00'
L29	S 72°46'00" E	45.00'
L30	S 72°46'00" E	45.00'
L31	S 72°46'00" E	57.00'
L32	S 56°25'31" W	12.64'
L33	S 33°34'29" E	15.50'
L34	S 26°22'02" E	13.79'
L35	S 63°37'58" W	14.48'
L36	S 72°46'00" E	65.09'
L37	N 72°46'00" W	84.09'
L38	S 72°46'00" E	55.00'
L39	S 72°46'00" E	55.00'
L40	S 72°46'00" E	55.00'

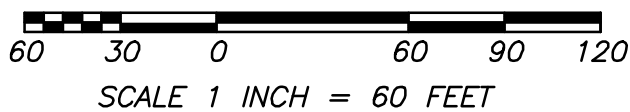
LINE	BEARING	DISTANCE
L41	S 72°46'00" E	55.00'
L42	S 72°46'00" E	55.00'
L43	N 72°46'00" W	64.00'
L44	N 72°46'00" W	64.00'
L45	N 72°46'00" W	64.00'
L46	N 72°46'00" W	64.00'
L47	S 72°46'00" E	55.00'
L48	S 72°46'00" E	55.00'
L49	S 72°46'00" E	55.00'
L50	S 72°46'00" E	64.00'
L51	S 72°46'00" E	18.90'
L52	N 63°00'41" E	57.09'
L53	N 05°37'02" E	55.38'
L54	N 18°30'12" E	30.07'
L55	S 16°49'38" W	30.14'
L56	S 18°30'12" W	20.04'
L57	N 89°36'27" E	24.01'
L58	N 17°14'00" E	41.46'
L59	S 72°46'00" E	14.84'
L60	S 72°46'00" E	20.00'

LINE	BEARING	DISTANCE
L61	S 67°42'09" E	20.04'
L62	S 72°21'00" E	74.68'
L63	S 68°04'08" E	46.56'
L64	S 59°49'35" E	36.23'
L65	S 60°41'24" E	34.65'
L66	S 60°01'06" E	37.79'
L67	S 56°18'36" E	42.51'
L68	S 59°53'55" E	33.25'
L69	S 63°26'06" E	15.87'
L70	S 72°22'40" E	26.02'
L71	S 79°54'09" E	24.37'
L72	S 83°59'28" E	17.22'
L73	N 89°52'53" E	20.91'
L74	N 86°21'20" E	43.55'
L75	N 83°02'49" E	43.56'
L76	N 88°02'31" E	48.68'
L77	S 89°36'27" E	55.79'
L78	S 86°33'28" E	7.82'
L79	S 03°26'32" W	50.00'
L80	S 86°33'28" E	43.28'

LINE	BEARING	DISTANCE
L81	S 83°31'34" E	70.84'
L82	S 72°21'00" E	50.63'
L83	S 68°04'08" E	36.05'
L84	S 59°49'35" E	30.04'
L85	S 60°41'24" E	34.81'
L86	S 60°01'06" E	34.12'
L87	S 56°18'36" E	42.41'
L88	S 59°53'55" E	39.22'
L89	S 63°26'06" E	26.34'
L90	S 72°22'40" E	39.84'
L91	S 79°54'09" E	34.11'
L92	S 83°59'28" E	25.78'
L93	N 89°52'53" E	29.00'
L94	N 86°21'20" E	49.27'
L95	N 83°02'49" E	42.14'
L96	N 88°02'31" E	42.53'
L97	S 89°36'27" E	51.27'
L98	S 86°33'28" E	106.29'
L99	S 68°04'08" E	13.25'
L100	S 59°49'35" E	16.88'

LINE	BEARING	DISTANCE
L101	S 60°41'24" E	35.15'
L102	S 60°01'06" E	26.32'
L103	S 56°18'36" E	42.19'
L104	S 59°53'55" E	51.91'
L105	S 63°26'06" E	48.59'
L106	S 72°22'40" E	69.21'
L107	S 79°54'09" E	54.81'
L108	S 83°59'28" E	43.98'
L109	N 89°52'53" E	46.20'
L110	N 86°21'20" E	61.44'
L111	N 83°02'49" E	39.14'
L112	N 88°02'31" E	29.45'
L113	S 89°36'27" E	37.13'
L114	N 03°26'32" E	50.24'
L115	S 86°33'28" E	42.34'
L116	S 83°31'34" E	23.02'
L117	S 72°14'24" E	20.00'
L118	N 05°37'02" E	24.09'
L119	N 05°37'02" E	24.09'
L120	S 89°14'40" E	20.07'

LINE	BEARING	DISTANCE
L121	N 67°42'13" W	11.67'
L122	N 64°33'44" E	28.88'
L123	S 25°26'16" E	30.82'
L124	N 67°42'13" W	8.19'
L125	N 05°37'02" E	10.44'
L126	N 18°30'12" E	10.02'



NORTHERN LAND SURVEYING LLC MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUISITION, ESTOPPEL, ETC. A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON AUGUST, 2016.

BASIS OF BEARING:
GRID NORTH, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE
S 88°52'30" E BETWEEN FOUND MONUMENTS ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 29.

NOTES:

1. CITY OF RIDGEFIELD FINAL PLAT NUMBER: PLZ-16-0104.
2. ALL ROADS DEPICTED ARE GRANTED TO THE CITY OF RIDGEFIELD WITH THIS PLAT.
3. SITE SPECIFIC GEOTECHNICAL REVIEW IS REQUIRED PRIOR TO CONSTRUCTION ON LOTS 10 THROUGH 27, OR ANY LOTS WHERE FINAL CUT OR FILL SLOPES EXCEED 2 HORIZONTAL: 1 VERTICAL, OR WHERE THERE IS LESS THAN A 10-FOOT SETBACK BETWEEN THE BOTTOM EDGE OF FOOTING AND THE FACE OF SLOPE.
4. TRACT "A" IS STORM WATER FACILITY TO BE OWNED AND MAINTAINED BY THE HILLHURST HIGHLANDS HOME OWNERS ASSOCIATION TOGETHER WITH AN EASEMENT DEDICATED TO THE CITY OF RIDGEFIELD FOR ACCESS AND INSPECTION.
5. TRACT "C-1" AND "C-2" IS OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HILLHURST HIGHLANDS HOME OWNERS ASSOCIATION TOGETHER WITH AN EASEMENT DEDICATED TO THE CITY OF RIDGEFIELD FOR ACCESS AND INSPECTION.
6. TRACTS "D" AND "E" ARE CRITICAL AREAS, BUFFERS AND OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HILLHURST HIGHLANDS HOME OWNERS ASSOCIATION.
7. TRACTS "B", "F" AND "G" ARE FOR PEDESTRIAN PATHWAYS AND ARE TO BE OWNED AND MAINTAINED BY THE HILLHURST HIGHLANDS HOME OWNERS ASSOCIATION.
8. ALL GARAGE AND CARPORT DOORS SHALL PROVIDE A MINIMUM OF 18 LINEAR FEET OF DRIVEWAY FROM GARAGE OR CARPORT DOOR AND THE BACK OF SIDEWALK PER RDC 18.720.
9. TRACTS "H" AND "I" ARE FOR LANDSCAPING AND WALL PURPOSES AND ARE TO BE OWNED AND MAINTAINED BY THE HILLHURST HIGHLANDS HOME OWNERS ASSOCIATION.
10. DIMENSIONAL STANDARDS FOR HILLHURST HIGHLANDS PUD:
MINIMUM LOT WIDTH: 45 FEET
MINIMUM LOT AREA: 4,549 SQUARE FEET
AVERAGE LOT AREA: 6,559 SQUARE FEET
MIN. FRONT YARD SETBACK: 15 FEET
MIN. REAR YARD SETBACK: 10 FEET
MIN. SIDE YARD SETBACK: 5 FEET
MIN. STREET SIDE YARD SETBACK: 12 FEET
MIN. SOUTH HILLHURST ROAD SETBACK: 25 FEET
MAX. HEIGHT: 30 FEET (35 FEET WITH PITCHED ROOF)
MAXIMUM BUILDING COVERAGE: 45%
MAXIMUM IMPERVIOUS COVERAGE: 60%

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE THE UNDERSIGNED OWNERS OF THE LANDS ABOVE DESCRIBED HAVE CAUSED THE SAME TO BE PLATTED OF OUR OWN FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES AS OWNERS OF THE DESCRIBED LANDS ACCORDING TO THE PLAT HERETO ANNEXED, SAME TO BE KNOWN AS HILLHURST HIGHLANDS PLANNED UNIT DEVELOPMENT, AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN THEREON TO THE PUBLIC USE FOREVER. FURTHER, WE WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID PUBLIC STREETS AND EASEMENTS.

CLACKAMAS THREE, LLC

BY:

DATE

ACKNOWLEDGMENT:

STATE OF WASHINGTON

COUNTY OF CLATSOP

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGMENT TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

SURVEY REFERENCES:

1. BOOK C, PAGE 053 (1989 UNRECORDED SURVEY BY L. M. GREENWOOD)
2. BOOK 23, PAGE 068 (1989 SURVEY BY LSP 9578)
3. BOOK 24, PAGE 033 (1989 SURVEY BY CLARK COUNTY)
4. BOOK H, PAGE 711 (1992 SUBDIVISION "WISHING WELLS ESTATES")
5. BOOK 111, PAGE 150 (2007 SUBDIVISION "COLUMBIA HILLS PLAT")
6. BOOK 60, PAGE 169 (2010 SURVEY BY LSP 30446)

LEGEND:

- INDICATES MONUMENT FOUND (FIELD UNLESS OTHERWISE NOTED)
- INDICATES FOUND 1/2" IRON PIPE (FIELD UNLESS OTHERWISE NOTED)
- INDICATES CALCULATED POSITION
- INDICATES 1/2" x 3/4" IRON BOLT WITH ORANGE PLASTIC CAP "WARTILA 43146" SET
- INDICATES IRON NAIL WITH BRASS WASHER (WASHER "765 43146" SET AT THE EXTENSION OF LOT LINE IN THE CONCRETE CURB (SEE CURB MONUMENT TABLE)

NORTHERN LAND SURVEYING LLC MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUISITION BY STOPPEL, ETC. A FIELD TRAVELER WAS PERFORMED USING A FIVE SECOND TOTAL STATION THE FIELD TRAVELER MET THE MINIMUM STANDARDS FOR SURVEY AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE NOTED ON AUGUST 2008.

MATCH LINE SHEET 1

MATCH LINE SHEET 2

TAX LOT 23

TAX LOT 25

TAX LOT 26

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CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: September 27, 2018

ITEM: PUBLIC HEARING/BUSINESS

AGENDA ITEM TITLE: Public Hearing and First 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.

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.

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:

Conduct the First Reading of Ordinance No. 1270 in accordance with the Council's adopted Rules of Procedures.

STAFF CONTACT:

Jeff Niten, Community Development Director

ATTACHMENTS:

ORD 1270 Cosgrove Annexation (PDF)

Exhibit 1 Legal Description of Annexation Area (PDF)

Exhibit 2 Map of Annexation Area (PDF)

PLZ-18-0102 Cosgrove Petition to Annex_Staff Report_09202018
(PDF)

Cosgrove annexation (MSG)

property on carty rd (MSG)

PLZ-18-0102 (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 (Cosgrove Petition to Annex)

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 **DATE, 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 27TH DAY OF SEPTEMBER, 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: _____

Attachment: ORD 1270 Cosgrove Annexation (Cosgrove Petition to Annex)

EXHIBIT 1:

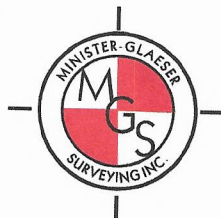
Legal Description of Annexation Area

Attachment: ORD 1270 Cosgrove Annexation (Cosgrove Petition to Annex)

EXHIBIT 2:

Map of Annexation Area

Attachment: ORD 1270 Cosgrove Annexation (Cosgrove Petition to Annex)

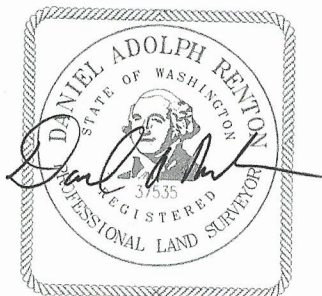


Minister & Glaeser Surveying, Inc.
 Phone: 360-694-3313 Fax: 360-694-8410

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 Petition to Annex)

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;

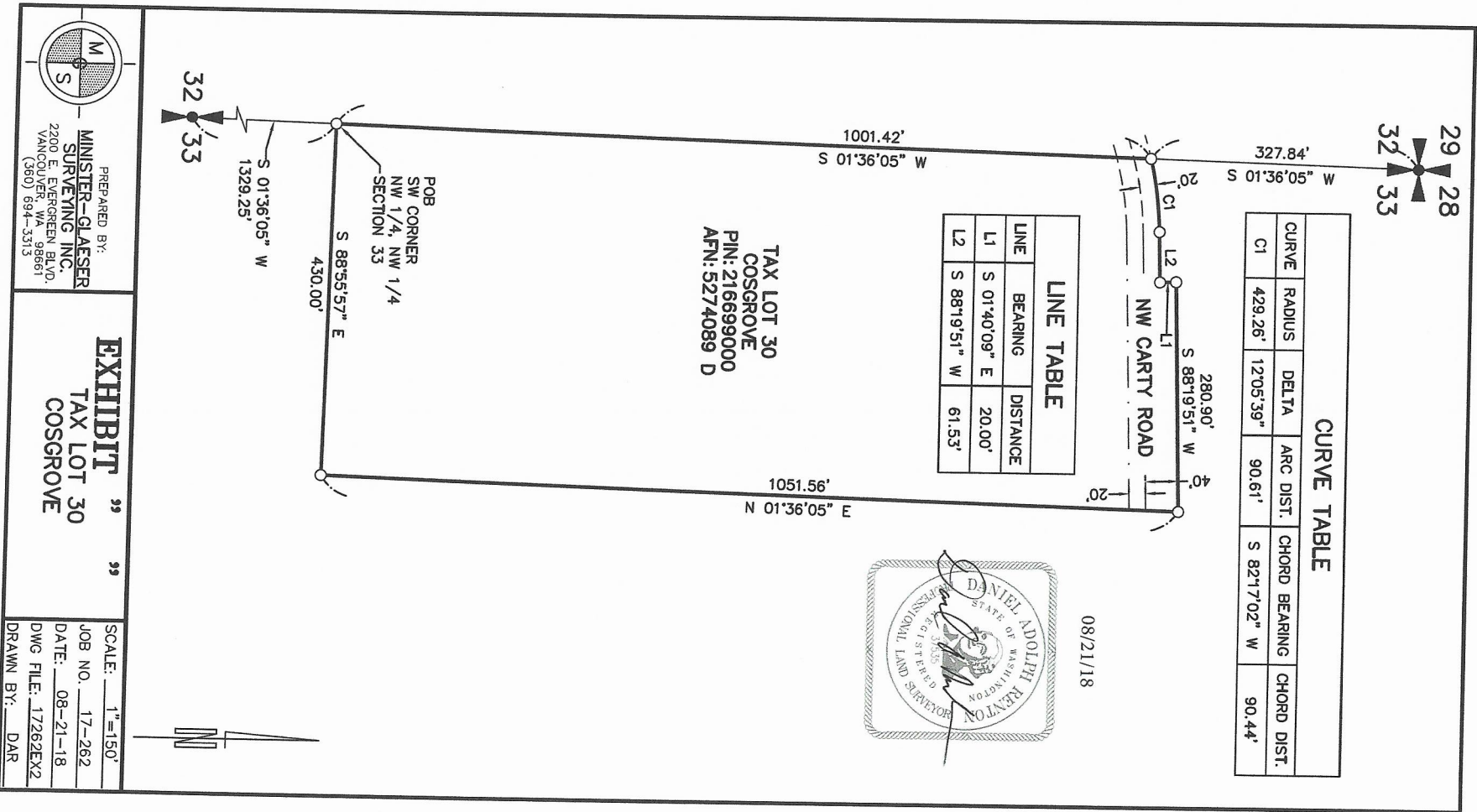
Thence along the arc of a 429.26-foot tangent radius curve to the left, for an arc distance of 90.61feet, through a central angle of $12^{\circ}05'39''$, the radius of which bears South $01^{\circ}40'09''$ East, the long chord of which bears South $82^{\circ}17'02''$ West, for a chord distance of 90.44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

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





COMMUNITY DEVELOPMENT DEPARTMENT

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

Cosgrove Petition to Annex

Staff Report

File No. PLZ-18-0102

I. Review Process

Upon receipt of a proposed petition to annex, the city shall schedule a public hearing for the petition to annex at a public City Council meeting. Notice of the date, time and location of the public meeting shall be posted. The City Council shall review the petition to annex during the public meeting. Following the hearing, if the City Council determines to effect the annexation, they shall do so by ordinance (RCW 35A.14.130-140).

II. Basic Facts

Application date: On August 22, 2018, the City received an application for the Cosgrove Petition to Annex.

City Council hearing date: September 27, 2018

Notice date: On September 6, 2018, notice of the Council hearing was published in *The Columbian*, mailed to addresses within 300 feet of the subject parcel, posted on the property, and posted on the City of Ridgefield website.

Owner: Robert J. Cosgrove. 6405 NW 116th Ave #105 / Vancouver, WA 98662. Contact: 360.606.6067, bob.cosgrove@countryfinancial.com

Property Information: 3005 NW Carty Rd / Ridgefield, WA 98642. #30 S33 T4N R1E WM, Assessor's #216699000, 9.79 acres.

III. Documents Received

- Master land use application
- Notice of petition to annex application
- Notice of petition to annex
- Survey materials (legal description of proposed annexation area), prepared by Minister-Glaeser Surveying, Inc.
- City of Ridgefield General Sewer Plan Fig. 7-3: Future Sewer System, prepared by Gray & Osborne, Inc.
- 300-foot mailing labels

IV. Background

City Council approved the Cosgrove Intent to Annex on April 12, 2018 as Resolution No. 537 (PLZ-17-0158). The Council's approval of this resolution also set Residential Low Density 6 (RLD-6) as the zoning designation for the annexation area.

Following the Intent to Annex approval, the applicant submitted a complete Petition to Annex application on August 22, 2018. City staff distributed notices of the Petition to Annex application and September 27, 2018 City Council hearing on September 6, 2018. Two comments were received at the time of writing; all comments received prior to the hearing will be included as exhibits:

- Amie Adams submitted a comment in opposition to the annexation, with key concerns including the impact on population, school capacity, and Ridgefield's small town character resulting from future urban development on the property.
- Sherry Poore submitted a comment in opposition to the annexation, with key concerns including capacity for additional traffic on Carty Rd, school capacity, emergency services capacity, and the ability for neighboring property owners to maintain a country environment including owning animals when the property develops.

V. Land Use Planning Comments

Staff finds that the subject parcel is adjacent to a parcel currently in the Ridgefield city limits (Assessor's #216690000, 23115 NW Hillhurst Rd). Further, the subject parcel is in Ridgefield's Urban Growth Area (UGA). Therefore, the subject parcel is eligible for annexation per RCW 35A.14.005-010.

The applicant submitted a Notice of Petition to Annex using the Direct Petition Method as described in RCW 35A.14.120-150. The petition includes the signatures of individuals representing owners of no less than 60 percent 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 property described in the proposed annexation area. In the case of the subject property, Michael J. Cosgrove and Heather N. Foster-Cosgrove own 100 percent of the proposed annexation area; both signatures were included on the petition.

Additionally, the proposed annexation meets the applicable standards for residential low density districts in the Ridgefield Development Code (RDC).

RDC 18.210 – Residential Low Density Districts

18.210.015 – Applicability

A. The city shall follow the RUACP comprehensive plan map to designate low density residential zones. The RLD-4, RLD-6, and RLD-8 zoning districts shall implement the residential /urban low (UL) comprehensive plan designation.

Findings

The subject parcel is designated UL under the comprehensive plan and shall be designated RLD-6 (residential low density 6) upon annexation.

B. The city shall designate all newly annexed RLD land as RLD-6 or greater density.

Findings

The subject parcel shall be designated RLD-6 upon annexation.

C. The city shall place an urban holding (UH) overlay on all lands which are not adequately served by necessary capital facilities. The UH overlay shall limit residential densities to one unit per lot, or one unit per ten acres, whichever is greater, until urban services, consistent with the adopted capital facility plan and RUACP, are available to the UH site or until all financing necessary to construct or bond for the necessary urban services is secured.

Findings

The subject parcel is currently limited by the Clark County UH-10 overlay and shall upon annexation be subject to the City of Ridgefield UH-10 overlay until the conditions in RDC 18.210.015.C are met

Julie Ferriss

From: Amie Adams <da.adams0610@gmail.com>
Sent: Sunday, September 16, 2018 12:30 PM
To: Claire Lust
Subject: Cosgrove annexation

Dear Ms. Lust,

I write you this letter in lieu of my attendance of the town meeting, I do hope to attend but incase I am not able I wanted to write to ensure my voice is heard. Please do not allow another neighborhood to be built or even started in Ridgefield at this time. Our town cannot handle the growth it is currently dealing with and all of our schools are already bursting at the seams. We already do not have the classrooms for the students in our new school and the neighborhoods currently under construction aren't filled yet. Our sweet town has become a joke rather than the desirable place it once was and people are calling it "the next Battle Ground". I was raised in Battle Ground, moved there when there was one flashing light and watched irresponsible city management destroy it, please do not let that happen to Ridgefield too.

Thank you,

Amie Adams
2305 N 5th Way
Ridgefield, Wa 98642
360 281 8048

Attachment: Cosgrove annexation (Cosgrove Petition to Annex)

Julie Ferriss

From: Sherry Poore <sspoore48@gmail.com>
Sent: Friday, September 14, 2018 9:11 PM
To: Claire Lust
Subject: property on carty rd.

there should be NO more houses period. Carty Rd. is to narrow, curvy and ups and downs. During ice time there are two places that unless you are creeping along you will end up in the ditch. School busses have no safe place to really stop except in the middle of the road. I agree that until this town gets caught up with all the construction going on now and the traffic issues, lack of schools, building needs to stop. How about fire, police and emergency services? can they handle more? I don't think they even can really handle what they have now. There are properties around this parcel that have animals, (cows, sheep, goats, etc) and I can just see these new homes start complaining about the smell of the country and then they will want zoning to stop parcel owners from having their animals. Enough is enough. Ridgefield needs to wake up smell the coffee and country smells and be happy with what they have now. This should not be approved. Leave some country for those who built here to be out and have property and their life style with animals.

i saw the announcement on a Ridgefield Face Book Group,,,, There are several who agree but won't or haven't posted anything. Not sure why, but I decided to just sent what i posted to you. I am not tech knowledgeable, so this is the best I can do.

Sherry Poore
 24015 NW Meuller Rd,
 Ridgefield, Wa.

Attachment: property on carty rd (Cosgrove Petition to Annex)

City of Ridgefield
attn: PLZ-18-0102

To Whom it may concern.
I very much object to
the annexation of the 9.79 a
parcel at 3005 N.W. Carty Rd
Mr. Robert J. Cosgrove
has never lived at this
parcel. Former owners,
now deceased farmed on it
50+ years.

Adjoining property to
the West has much livestock
and adjoining acreage
to the East is a wildlife
sanctuary - mainly deer.

Please reject this petition.

Sincerely,

Ceres A Golden

RECEIVED
SEP 25 2018

Attachment: PLZ-18-0102 (Cosgrove Petition to Annex)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING September 27, 2018

DATE:

ITEM: PUBLIC HEARING/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)

GOVERNING LEGISLATION:

RCW 36.70A

PREVIOUS COUNCIL ACTION TAKEN:

Council adopted Ordinance 1203 implementing the 2016 Ridgefield Comprehensive Plan, a component of which was the 45th and Pioneer sub-area plan. Council adopted Ordinance 1219 implementing the Ridgefield Mixed Use Overlay on November 2, 2016.

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.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

None. Second reading of Ordinance 1271 is scheduled with City Council on October 11, 2018.

STAFF Jeff Niten, Community Development Director

CONTACT:

ATTACHMENT 18.235.060___Special_provisions_for_the_Ridgefield_Mixed_Use_Overlay__RMUO_
S: revised (DOC)

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)**

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 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).

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

18.235.060 - 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.
-
- 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
--	------------------	--------------------------------------

		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)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: September 27, 2018

ITEM: PUBLIC HEARING/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)

GOVERNING LEGISLATION:

RCW 36.70A

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.

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 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.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

None. Second reading scheduled with Council on October 11, 2018.

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: 18.205.020__Master_use_table_revised. (DOC)
18.205.030__Limitations_revised. (DOC)

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

18.205.020 - 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	PF
Hospital	N	N	C-L	P-L	P-L	C-L	N	N	P-L	N	N
Medical Clinic/Laboratory	N	N	P	P	P	P	P	P	P	N	N

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)

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. 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 if within 200 feet of the Interstate 5 right of way (ROW), shall be subject to Commercial Design standards.

- 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.
- 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.
- 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:
- The secure community transitional facility will not materially endanger the health, safety and welfare of the community;
 - 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;
 - 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
 - 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.

- 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.

- In the RMD-16 district the use must abut a public collector or arterial street. Access is not permitted through a residential local street.
- 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.
- 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:

- Any buildings from which firefighting equipment emerges onto a street shall maintain a distance of thirty-five feet from the street;
- Outdoor storage is not permitted; and
- 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.

- In the residential zones:
 - 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.
 - Permanent structures must be set back a minimum of one hundred feet from adjoining residential zones and uses.
- 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.

TI. 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.

UI. 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.

VI. 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~~. 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~~. 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.

~~CCDD~~. 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.

~~DEEE~~. 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.

~~EEEE~~. 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.

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

1. No burning of refuse or dead animals is allowed.
2. The portion of the building or structure in which animals are kept or treated shall be constructed so as to prevent incursion of noise from animals into any residential zone.

3. All run areas shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material.
4. The provisions of RMC Chapter 7 relative to animal keeping are met.
5. Clinics and hospitals whose activities are conducted wholly indoors shall be reviewed through a Type I limited use process, while those with any outdoor uses, excluding parking or landscaping, shall be reviewed through a Type II limited use process.

~~JJ~~KK. Wireless Communication Facilities. See RDC 18.760 Wireless Communication Facilities for applicable regulations.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1163, § 2(Att.), 10-23-2014; Ord. No. 1164, § 2(Att.), 10-23-2014; Ord. No. 1178, § 2(Exh. A), 2-12-2015; Ord. No. 1226, § 2(Exh. A), 12-15-2016; Ord. No. 1232, § 2(Exh. A), 4-27-2017; Ord. No. 1245, § 2(Exh. A), 11-2-2017; Ord. No. 1253, § 2(Exh. A), 12-7-2017; Ord. No. 1260, § 2(Exh. A), 4-26-2018)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: September 27, 2018

ITEM: PUBLIC HEARING/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 (EMPLOYMENT DISTRICTS);
CHAPTER 18.710 (SIGNS); and Chapter 18.725 (Landscaping)

GOVERNING LEGISLATION:
RCW 36.70A

PREVIOUS COUNCIL ACTION TAKEN:
None.

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 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 (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:

None. Second reading is scheduled with Council on October 11, 2018.

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: Design standards Freewayscape (DOC)
Sign Code_Freewayscape revisions (DOC)
Landscape_Freewayscape (DOC)

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

18.240.060 - Site and building design.

A. E District Standards.

1. All structures proposed to be sited on parcels zoned Employment (E) within 200 feet of the 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.)

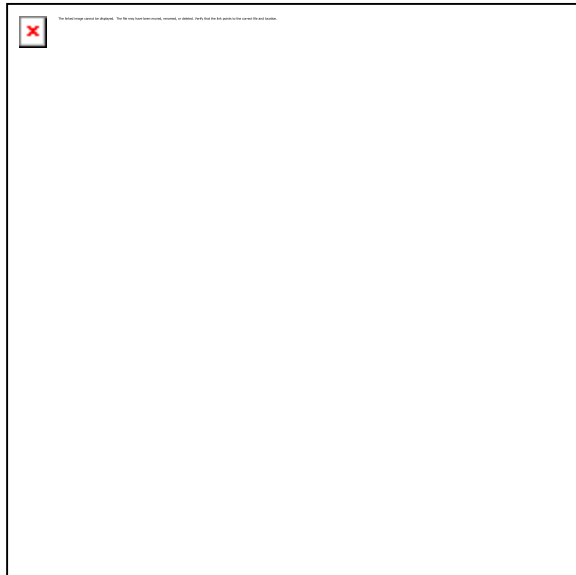
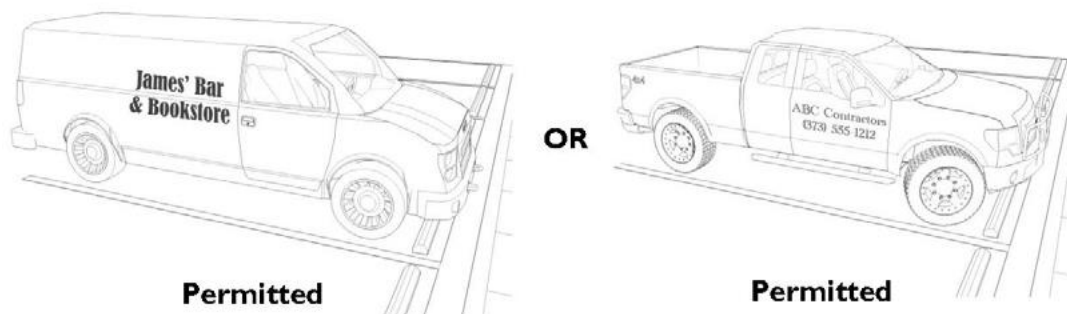


Figure 5



- 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 within 200 feet of 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 within 200 feet of 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.

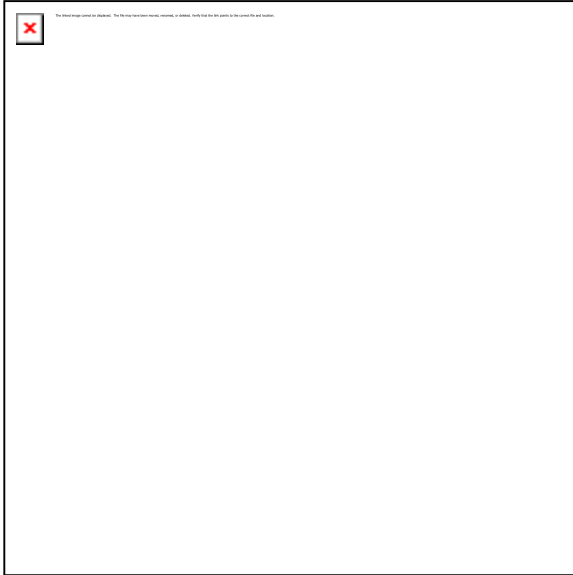
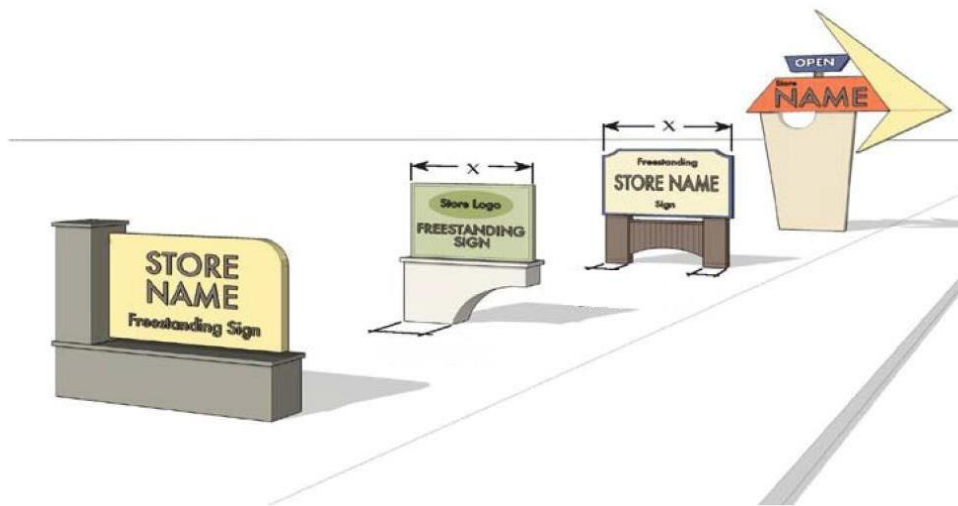


Figure 16



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.

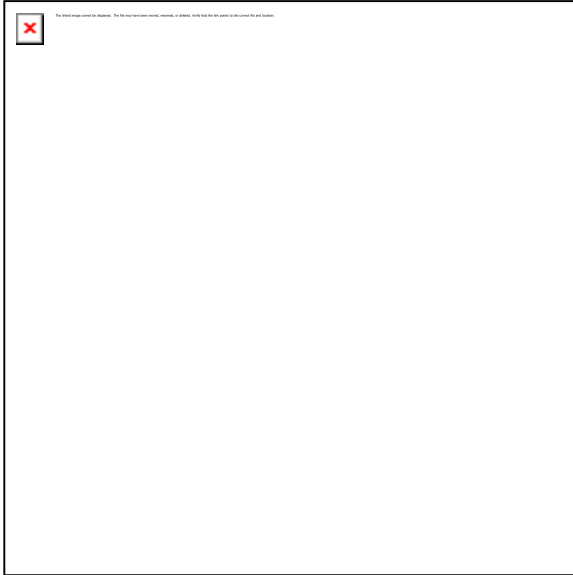
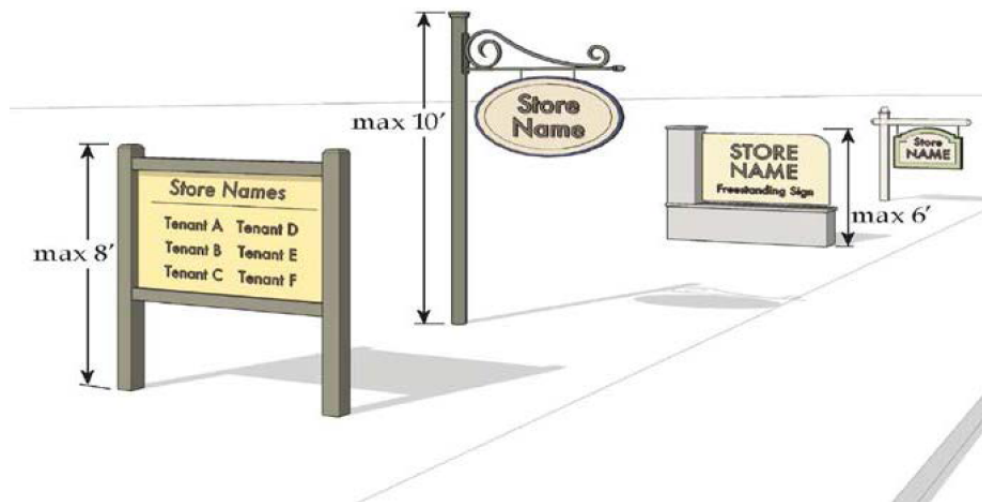


Figure 17



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. Within 200 feet of 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 within 200 feet of 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)

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 abutting 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 L5 standard, except that fifty (50) percent of the required trees shall be Blue Spruce (Picea pungens) 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)