



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, September 26, 2019
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

I. STUDY SESSION - 5:00 P.M.

- 1. 2020 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. PROCLAMATION - RIDGEFIELD CISPUS OUTDOOR SCHOOL WEEK

IV. PUBLIC COMMENT

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

V. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the September 12, 2019 Meeting**

VI. BUSINESS

- 1. Resolution No. 564 – Approval of Intent to Annex - Gress - Louisa Garbo, Community Development Director**
- 2. Resolution No. 565 – Adoption of Financial Policy #04: Procurement of Goods & Services - Kirk Johnson, Finance Director**
- 3. Motion - Approval of Heron Woods (Weber Pioneer) Final Plat - Louisa Garbo, Community Development Director**
- 4. Motion - Approval of Ridgefield Crossing Commercial Final Plat - Louisa Garbo, Community Development Director**
- 5. Motion - Approval of Teal Crest Final Plat - Louisa Garbo, Community Development Director**
- 6. Motion - Approval of Taverner Ridge Phase 11 Final Plat - Louisa Garbo, Community Development Director**

VII. PUBLIC COMMENT

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

VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

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

IX. 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 26, 2019
ITEM: STUDY SESSION - 5:30 P.M.
AGENDA ITEM TITLE: 2020 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 2019 annual budget was adopted December 6, 2018

SUMMARY/BACKGROUND:

Introduction and discussion on the requested initiatives and capital projects for 2020.

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:

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 26, 2019
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 26 2019 Claims Report (PDF)

City of Ridgefield
Claims Payment Report
For Approval on: September 26, 2019

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ACCELA INC.	2779	190921926	Public Works	Cust. Web ACH Fees	89.22
		INV-ACC48299	Public Works	ACH Web Payments	471.00
ACCELA INC. Total					560.22
ANDERSON SIGNS INC.	2569	48887	Community Development	Nameplate - Suzuki/May	37.05
ANDERSON SIGNS INC. Total					37.05
ARAMARK UNIFORM SERVICES	32	864134954	Genl Govt/Facilities	City Hall Floor Mats	7.09
				CDD/PW/FIN Floor Mats	0.61
			Public Safety	PD Floor Mats	4.47
			Public Works	CDD/PW/FIN Floor Mats	3.30
		864134953	Community Development	CDD/PW/FIN Floor Mats	3.92
			Genl Govt/Facilities	PW Floor Mats	1.56
				PW Uniforms	1.23
			Public Works	PW Floor Mats	24.02
		864144814		PW Uniforms	29.50
			Genl Govt/Facilities	PW Floor Mats	1.56
				PW Uniforms	1.23
			Public Works	PW Floor Mats	24.02
		864144815		PW Uniforms	29.50
			Genl Govt/Facilities	City Hall Floor Mats	7.09
				CDD/PW/FIN Floor Mats	0.61
			Public Safety	PD Floor Mats	4.47
			Public Works	CDD/PW/FIN Floor Mats	3.30
			Community Development	CDD/PW/FIN Floor Mats	3.92
ARAMARK UNIFORM SERVICES Total					151.40
ASSOCIATION OF WASHINGTON CITIES	41	76219	Genl Govt/Facilities	IACC Conf. 2019 - Howell	9.25
			Public Works	IACC Conf. 2019 - Howell	92.50
			Community Development	IACC Conf. 2019 - Howell	83.25
ASSOCIATION OF WASHINGTON CITIES Total					185.00
BRYAN KAST	1833	1833-20190926	Genl Govt/Facilities	Mileage Reimb. - Kast	17.98
			Public Works	Mileage Reimb. - Kast	116.87
			Community Development	Mileage Reimb. - Kast	44.95
		1833-20190906	Genl Govt/Facilities	Meals Per-Diem - APWA PWK Conf - Kast	14.00
			Public Works	Meals Per-Diem - APWA PWK Conf - Kast	91.00
			Community Development	Meals Per-Diem - APWA PWK Conf - Kast	35.00
BRYAN KAST Total					319.80
BSK ASSOCIATES	2119	V902851	Public Works	Settling Ponds Testing	3,629.00
BSK ASSOCIATES Total					3,629.00
CARAHSOFT	2500	IN576184R	Information Technology	Civic Pay/Public Stuff Annual Fee	5,762.74
CARAHSOFT Total					5,762.74
CESSCO INC.	1756	415708	Genl Govt/Facilities	PW Tools	15.45
			Public Works	PW Tools	238.21

Attachment: September 26 2019 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
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CESSCO INC.	1756	415709	Genl Govt/Facilities	PW Tools	5.94
			Public Works	PW Tools	91.51
CESSCO INC. Total					351.11
CITIES DIGITAL INC.	3382	46653	Information Technology	Laserfiche Support	656.25
CITIES DIGITAL INC. Total					656.25
CITY OF BATTLE GROUND	92	INV00196	Judicial	Court Costs - Aug 2019	10,657.00
CITY OF BATTLE GROUND Total					10,657.00
CITY OF RIDGEFIELD-W/S	96	20190926-006405-000	Public Works	119 N 3rd Ave Community Park - Water	36.10
				119 N 3rd Ave Community Park - Storm	287.07
		20190926-005812-001	Public Works	Abrams Park Chloine Injector - Storm	18.05
		20190926-010821-000	Public Works	Water Tower (Cemetery)	54.15
		20190926-006419-000	Public Works	301 N 3rd Ave CDD - Storm	18.05
				301 N 3rd Ave CDD - Water	29.92
			Community Development	301 N 3rd Ave CDD - Storm	18.05
				301 N 3rd Ave CDD - Water	29.92
		20190926-005436-009	Public Works	6007 N Ridgefield Woods Dr. - Irrigation	273.15
		20190926-005815-000	Public Works	109 W Division WWTP - Storm	758.10
				109 W Division WWTP - Water	254.91
		20190926-005436-005	Public Works	1-5/SR501 NE Interchange Irrigation	378.27
		20190926-008428-000	Public Works	Cedar Ridge Park - Water	259.14
				Cedar Ridge Park - Storm	18.05
		20190926-005207-000	Public Works	Blue Heron Community Garden - Water	72.78
		20190926-009787-003	Public Works	Green Gables Tract-D Irrigation MET	545.32
		20190926-009272-000	Public Works	1308 N Heron Dr Hayden Park - Water	244.43
				1308 N Heron Dr Hayden Park - Storm	18.05
		20190926-005811-000	Public Works	Abrams Park Kitchen - Storm	379.05
				Abrams Park Kitchen & Irrigation - Water	199.96
		20190926-006404-000	Genl Govt/Facilities	230 Pioneer Street City Hall - Storm	126.35
				230 Pioneer Street City Hall - Water	462.95
		20190926-010935-000	Public Works	Cedar Creek Irrigation Tract B	835.32
		20190926-005806-000	Public Works	Abrams Soccer Field	1,654.59
		20190926-005810-000	Public Works	Abrams Park Standpipe - Water	126.49
		20190926-006420-000	Public Works	315 N 3rd Avenue Davis Park - Water	948.01
		20190926-006398-000	Public Safety	116 N Main Ave PD - Storm	72.20
				116 N Main Ave PD - Water	59.94
		20190926-005032-000	Genl Govt/Facilities	111 S Main - Storm	54.15
				111 S Main - Water	670.19
		20190926-009787-005	Public Works	Park & Ride Lot - Storm	198.55
		20190926-005807-000	Public Works	Abrams Park Restrooms - Water	164.17
				Abrams Park Restrooms - Storm	18.05
		20190926-005436-001	Public Works	1-5/SR501 NE Interchange Irrigation	93.47
		20190926-009787-006	Public Works	Roundabout 45th & 3rd	288.11
		20190926-009457-000	Public Works	Columbia Hills Irrigation Tract D Cispus Way	551.33
		20190926-005488-000	Public Works	Cemetery Water Spigots - Water	46.81

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CITY OF RIDGEFIELD-W/S	96	20190926-007183-000	Public Works	618 Lark Dr Lark Park - Storm	18.05
				618 Lark Dr Lark Park - Water	338.79
		20190926-009787-002	Public Works	Green Gables Tract-D Irrigation M	674.43
		20190926-005436-010	Public Works	5054 Pioneer Street	18.05
		20190926-007097-000	Public Works	2311 N 5th Way Crows Nest Park - Water	375.05
				2311 N 5th Way Crows Nest Park - Storm	36.10
		20190926-010889-000	Public Works	Junction Well & Reservoir - Storm	126.35
		20190926-009787-004	Public Works	Green Gables Tract-C Irrigation M	340.39
		20190926-009427-000	Public Works	Columbia Hills Irrigation Tract B Wind River	343.75
		20190926-009787-000	Public Works	Green Gables Tract-Q Irrigation M	657.31
CITY OF RIDGEFIELD-W/S Total					13,191.47
CLARK COUNTY	102	CI006151	Community Development	Annual GIS Partnership Fee	4,752.00
CLARK COUNTY Total					4,752.00
CLARK COUNTY TREASURERS OFFICE	554	SIF201908	Genl Govt/Facilities	School Impact Fees	222,093.75
CLARK COUNTY TREASURERS OFFICE Total					222,093.75
CLARK PUBLIC UTILITIES	110	20190926-7448-974-1	Public Works	N 35th and Pioneer St.	28.23
				N 35th Ave and Pioneer St	28.23
		20190926-7503-626-9	Public Works	337 S Royal Rd.	58.90
		20190926-7122-944-7	Public Works	512 N Allen Dr - Electricity	26.91
		20190926-7453-365-4	Public Works	535 N Abrams Park Rd.	39.27
		20190926-7124-838-9	Public Works	Overlook Park - Electricity	57.60
		20190926-7122-942-1	Public Works	3701 N 3rd Cir - Electricity	27.05
		20190926-7207-401-6	Public Works	800 NE 264 St Intertie 1 - Water	964.07
		20190926-7123-806-7	Public Works	Pioneer St. & Gee Creek Loop - Electricity	27.23
		20190926-7126-408-9	Public Works	2300 N 3rd Way Bellwood Trail Lights	32.70
CLARK PUBLIC UTILITIES Total					1,290.19
CLARK REGIONAL WASTEWATER DISTRICT	741	20190926-032695-000	Public Works	109 W Division WWTP - Sewer	227.51
		20190926-032664-000	Public Works	301 N 3rd Ave CDD - Sewer	25.08
			Community Development	301 N 3rd Ave CDD - Sewer	25.07
		20190926-032899-000	Public Works	Abrams Park Former Mgr House - Sewer	43.43
		20190926-035480-000	Public Works	255 S 56th Pl Well & Reservoir - Sewer	40.03
		20190926-032895-000	Public Works	Abrams Park Restrooms - Sewer	74.01
		20190926-032712-000	Public Safety	116 N Main Ave PD - Sewer	47.09
		20190926-032894-000	Public Works	Abrams Park Kitchen - Sewer	145.56
		20190926-032752-000	Genl Govt/Facilities	230 Pioneer St City Hall - Sewer	103.97
CLARK REGIONAL WASTEWATER DISTRICT Total					731.75
COLUMBIA RESOURCE COMPANY	114	25294	Public Works	Street Debris	47.94
COLUMBIA RESOURCE COMPANY Total					47.94
COLUMBIAN PUBLISHING	116	15164	Community Development	Mill Plain Elec.-Critical Area Permit & SEPA DNS	100.80
		15181	Community Development	CRESA SEPA	115.20
		14596	Community Development	Pub. Hrg. Notice - Municipal Code Update	127.80
COLUMBIAN PUBLISHING Total					343.80
COMCAST	2271	2271-201909-108	Genl Govt/Facilities	PW Shop Comm.	23.89
			Public Works	PW Shop Comm.	368.38

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COMCAST	2271	2271-201909-230	Genl Govt/Facilities	Internet Services - City Hall	302.87
		2271-201909-116	Public Safety	PD Comm.	350.67
COMCAST Total					1,045.81
COMDATA NETWORK INC.	1101	20317803	Public Safety	PD Fuel - XN795 - 9/1/19-9/15/19	717.65
		20317804	Genl Govt/Facilities	PW Fuel - XN173 - 9/1/19-9/15/19	79.11
			Public Works	PW Fuel - XN173 - 9/1/19-9/15/19	1,219.90
			Community Development	CDD Fuel - XN173 - 9/1/19-9/15/19	428.88
COMDATA NETWORK INC. Total					2,445.54
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	3404	8961-416206	Public Works	Water Oper. Supp.	35.89
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC Total					35.89
DELORES HABERSITZER	3402	3402-20190926	Genl Govt/Facilities	Park Refundable Dep. - Habersitzer	100.00
DELORES HABERSITZER Total					100.00
DEPARTMENT OF HEALTH	148	1464	Public Works	DM13-952-173	78,009.19
		1473	Public Works	DM13-952-193	122,893.98
DEPARTMENT OF HEALTH Total					200,903.17
DEPARTMENT OF LICENSING	3387	3387-20190926	Public Works	Driving Records - Williams	6.50
			Community Development	Driving Records - Williams	6.50
DEPARTMENT OF LICENSING Total					13.00
DEPARTMENT OF LICENSING - CPL	154	RG0000369-2019	Genl Govt/Facilities	CPL Fees - Gant	18.00
		RG0000371-2019	Genl Govt/Facilities	CPL Fees - Ferrando	18.00
		RG0000372-2019	Genl Govt/Facilities	CPL Fees - Truderung	18.00
		RG0000374-2019	Genl Govt/Facilities	CPL Fees - Stewart	18.00
DEPARTMENT OF LICENSING - CPL Total					72.00
DON GRISWOLD	2761	9719	Genl Govt/Facilities	MTC 2019 - Theater Rental	400.00
DON GRISWOLD Total					400.00
EFFICIENT COMMUNICATION SOLUTIONS	2126	25637	Community Development	Telephone - Temp. Associate Planner	757.72
EFFICIENT COMMUNICATION SOLUTIONS Total					757.72
ELCOR INC	2081	MSP-11857	Public Safety	IT Services - Aug 2019	1,546.97
			Public Works	IT Services - Aug 2019	1,388.09
			Community Development	IT Services - Aug 2019	1,175.63
			Information Technology	IT Services - Aug 2019	3,108.49
		11895	Public Works	Comp. Storage - Howell	36.00
			Community Development	Comp. Storage - Howell	40.50
				Comp. - Bush	1,425.21
			Information Technology	Comp. Storage - Howell	13.50
ELCOR INC Total					8,734.39
GISI MARKETING GROUP	2811	152610	Genl Govt/Facilities	1st Sat Handbills	372.90
		152639	Public Works	Business Cards - Williams	52.03
			Community Development	Business Cards - Williams	52.03
GISI MARKETING GROUP Total					476.96
GRAINGER	206	9279556220	Genl Govt/Facilities	PW Shop Tool Repair	(0.08)
			Public Works	PW Shop Tool Repair	4.69
GRAINGER Total					4.61
GREEN RIVER COMMUNITY COLLEGE	714	194944	Public Works	Water Main Workshop - Crippen	315.00

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GREEN RIVER COMMUNITY COLLEGE	714	194945	Public Works	Advanced CCC Workshop - Strickler	315.00
GREEN RIVER COMMUNITY COLLEGE Total					630.00
H.D. FOWLER COMPANY	2036	15270732	Public Works	Storm Water Oper. Supp.	399.62
H.D. FOWLER COMPANY Total					399.62
HARRY'S LAWN AND POWER EQUIPMENT	214	168075	Public Works	Storm/Streets/Parks Equip. Maint.	507.39
		168377	Public Works	Storm Sm. tool maint.	211.76
HARRY'S LAWN AND POWER EQUIPMENT Total					719.15
HONEY BUCKETS	223	551230462	Genl Govt/Facilities	MTC 2019 - Sink	255.00
HONEY BUCKETS Total					255.00
INTERMEDIA.NET INC	2187	1909324627	Information Technology	Voice Service - Aug 2019	86.40
INTERMEDIA.NET INC Total					86.40
J.L. STOREDAHL AND SONS	558	280295	Public Works	Gee Creek Trail - Rock	423.58
		280498	Public Works	Gee Creek Trail - Rock	842.81
		280402	Public Works	Gee Creek Trail - Rock	427.95
		280188	Public Works	Gee Creek Trail - Rock	403.55
J.L. STOREDAHL AND SONS Total					2,097.89
J2 BLUE PRINT SUPPLY	243	AR72928	Genl Govt/Facilities	MTC 2019 - Signs	289.97
J2 BLUE PRINT SUPPLY Total					289.97
JACOBS ENGINEERING GROUP INC.	3349	W3X87400-01	Public Works	I5 Fence Prj.	22,451.38
JACOBS ENGINEERING GROUP INC. Total					22,451.38
JAMIN JORGENSEN	3065	3065-20190926	Genl Govt/Facilities	Park Refundable Dep. - Jorgensen	100.00
JAMIN JORGENSEN Total					100.00
JEFF SIEBERT	3405	1	Genl Govt/Facilities	TP 2019 - Petting Zoo	330.00
JEFF SIEBERT Total					330.00
JENSEN DRILLING COMPANY	3292	6838	Genl Govt/Facilities	Well 1 Proj. Retainage	(6,643.55)
			Public Works	Well 1 Proj.	144,032.16
JENSEN DRILLING COMPANY Total					137,388.61
JOSEPH SABBAH	3388	3	Genl Govt/Facilities	MTC 2019 - Entertainment	1,200.00
JOSEPH SABBAH Total					1,200.00
KAREN COLWELL	3394	3394-20190926	Genl Govt/Facilities	Abrams Park Dep. Refund - Colwell	100.00
KAREN COLWELL Total					100.00
KENYON DISEND PLLC	1746	189213	Legal	Legal Services - PD Lease	284.26
		189215	Community Development	Pro. Att. Services - Comp Plan Appeal	2,228.06
KENYON DISEND PLLC Total					2,512.32
KIM ROGERS	3406	3406-20190926	Genl Govt/Facilities	F2T 2019 - Ticket Refund	525.00
KIM ROGERS Total					525.00
KIRK JOHNSON	1716	1716-20190917	Finance	Meals per-diem - WFOA Conf. - Johnson	61.00
		1716-20190927	Finance	Mileage - WFOA Conf. - Johnson	233.16
KIRK JOHNSON Total					294.16
LARCH CORRECTIONS CENTER	2088	LCC1908.778	Public Works	Comm. Work Crew - Aug 2019	1,444.57
LARCH CORRECTIONS CENTER Total					1,444.57
LINKO TECHNOLOGY INC.	3337	6111	Genl Govt/Facilities	Web Tests - Aug 2019	(12.93)
			Public Works	Web Tests - Aug 2019	166.93
LINKO TECHNOLOGY INC. Total					154.00

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M JULIETA RUBIO ROMERO	2164	2164-20190911	Finance	Meals per-diem - Supervisor Bootcamp - Rubio	36.00
		2164-20190917	Finance	Meals per-diem - WFOA Conf. - Rubio	86.00
		2164-20190927	Finance	Mileage - Supervisor Bootcamp - Rubio	114.26
M JULIETA RUBIO ROMERO Total					236.26
MARTA L. OCHOA-RUTHERFORD	3396	400	Judicial	Interpreting Services	260.00
MARTA L. OCHOA-RUTHERFORD Total					260.00
MARY HUNTINGTON	3395	3395-20190926	Genl Govt/Facilities	Abrams Park Dep Refund - Huntington	100.00
MARY HUNTINGTON Total					100.00
MINUTEMAN PRESS	1432	86146	Community Development	CDD Date Stamp	192.30
MINUTEMAN PRESS Total					192.30
MODERN MARKETING	3014	MMI134539	Genl Govt/Facilities	PD Bookmarks	(18.23)
			Public Safety	PD Bookmarks	235.29
MODERN MARKETING Total					217.06
NAPA AUTO PARTS	498	139188	Public Works	Vehic. Maint. - Crippen	103.30
		139692	Public Works	Vehic. Maint. - Parks	10.19
NAPA AUTO PARTS Total					113.49
NATALIE ELDREDGE	3403	3403-20190926	Genl Govt/Facilities	Park Refundable Dep - Eldredge	50.00
NATALIE ELDREDGE Total					50.00
NORTHWEST STAFFING	522	4104676	Community Development	Temp Services - Riccardo	994.40
NORTHWEST STAFFING Total					994.40
NW OCCUPATIONAL MEDICAL CENTER	794	45282	Genl Govt/Facilities	Audiogram - Arends	3.60
				Audiogram - Melroy	1.20
				Audiogram - Johnson	1.20
				DOT Exam - Kresbser	11.25
			Public Works	Audiogram - Arends	20.40
				Audiogram - Melroy	22.80
				Audiogram - Johnson	22.80
				DOT Exam - Kresbser	63.75
NW OCCUPATIONAL MEDICAL CENTER Total					147.00
ONE CALL CONCEPTS	326	9089098	Public Works	Excavation Notification/Modem Ticket Delivery	262.68
ONE CALL CONCEPTS Total					262.68
OTAK INC.	1787	91900083	Public Works	RORC Proj. Mgt.	2,806.40
OTAK INC. Total					2,806.40
PARKROSE HARDWARE	3104	I92973/S	Public Works	Parks Oper. Supp.	53.56
PARKROSE HARDWARE Total					53.56
PAT MCCARTHY PRODUCTIONS INC	3401	28444	Public Safety	Street Crimes Seminar - King	399.00
PAT MCCARTHY PRODUCTIONS INC Total					399.00
PATRICK HILDRETH BRAND AND DESIGN	2372	1443	Genl Govt/Facilities	Prof. Design and Web Maint.	600.00
				Events Prof. Graphic Design	575.00
PATRICK HILDRETH BRAND AND DESIGN Total					1,175.00
PFEIFER'S MOBILE CONCRETE	1680	6415	Public Works	Concrete - Streets	130.08
				Concrete - Fireplace	130.08
				Concrete - Parks - Picnic Tables	607.04
PFEIFER'S MOBILE CONCRETE Total					867.20

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PIONEER PEST MANAGEMENT	2040	323386	Genl Govt/Facilities	Pest Control - PW Shop	6.54
			Public Works	Pest Control - PW Shop	100.78
		322986	Genl Govt/Facilities	Pest Management - City Hall	129.00
PIONEER PEST MANAGEMENT Total					236.32
PITNEY BOWES	341	3309562151	Genl Govt/Facilities	Postage Machine Lease	466.77
PITNEY BOWES Total					466.77
PRIMA - WASHINGTON CHAPTER	2240	2240-20190926	Administration	PRIMA Memb. Renewal - Knottnerus	385.00
PRIMA - WASHINGTON CHAPTER Total					385.00
PUBLIC SAFETY TESTING	354	2019-0563	Public Safety	PD Recruitment	430.00
PUBLIC SAFETY TESTING Total					430.00
RICK BUCKNER POLYGRAPH	1092	20190914	Public Safety	Polygraph Test	300.00
RICK BUCKNER POLYGRAPH Total					300.00
RICOH USA INC.	1662	102567502	Public Safety	PD Copier Lease	192.26
RICOH USA INC. Total					192.26
RIDGEFIELD LANDSCAPE PRODUCTS	3021	2654-2624	Public Works	Street Debris & Bark Dust	230.48
RIDGEFIELD LANDSCAPE PRODUCTS Total					230.48
SATYAJIT J WIDYARATNE	3398	821193	Community Development	Legacy Trails Consulting Serv.	2,847.00
SATYAJIT J WIDYARATNE Total					2,847.00
SHRED-IT US JV LLC	2274	8128042029	Genl Govt/Facilities	Secure Shredding - RACC	1.00
			Public Works	Secure Shredding - RACC	15.64
			Community Development	Secure Shredding - RACC	16.64
		8128042030	Genl Govt/Facilities	Secure Shredding - City Hall	25.20
SHRED-IT US JV LLC Total					58.48
SMARSH	2550	INV00540541	Information Technology	Social Media/Email Archiving	188.65
SMARSH Total					188.65
STACEY ROYLE	3397	3397-20190926	Genl Govt/Facilities	Abrams Park. Refnd. Dep. - Royale	100.00
STACEY ROYLE Total					100.00
STATE OF WASHINGTON DEPARTMENT OF REVENUE	156	0-010-291-327	Genl Govt/Facilities	Aug 2019 B&O and ExciseTax	2,116.51
			Public Works	Aug 2019 B&O and ExciseTax	6,004.73
STATE OF WASHINGTON DEPARTMENT OF REVENUE Total					8,121.24
TAPANI INC	420	0420-20190926	Genl Govt/Facilities	Retainage Release - NW Hillhurst Frontage Imp.	130,775.69
TAPANI INC Total					130,775.69
THE HOLT GROUP	3400	PERMA-19-0008	Genl Govt/Facilities	Refund- Permanent-19-0008	4,727.26
THE HOLT GROUP Total					4,727.26
THE MASTERS TOUCH LLC	1786	P65360	Public Works	Utility Statement Postage - Aug 2019	1,081.01
		65360	Genl Govt/Facilities	Utility Statements & City Newsletter - Aug. 2019	849.04
			Public Works	Utility Statements & City Newsletter - Aug. 2019	857.57
THE MASTERS TOUCH LLC Total					2,787.62
THE PARR COMPANY	964	26469847	Public Works	Abrams Park Picnic Table Supp.	69.00
		26470873	Genl Govt/Facilities	PW Shop Operational Supp.	1.04
			Public Works	PW Shop Operational Supp.	16.02
		26470102	Public Works	Bennet Kitchen Remodel	66.82
		26471097	Public Works	Parks Operational Supp.	29.27
		26470649	Public Works	Abrams Park Fireplace Supp.	108.52

Attachment: September 26 2019 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: September 26, 2019

THE PARR COMPANY	964	26470296	Public Works	Abrams Prk. Fireplace Supp.	30.46
		26470234	Public Works	Park Operational Supp.	47.12
THE PARR COMPANY Total					368.25
TRUEPOINT SOLUTIONS	3064	19-630	Public Works	Stormwater Bus. Analysis - Aug 2019	300.00
TRUEPOINT SOLUTIONS Total					300.00
UNIT PROCESS COMPANY	1819	220/55015218	Public Works	Water Oper. Supp.	635.39
UNIT PROCESS COMPANY Total					635.39
US BANK	2237	2237-20190926	Finance	Custody Charges - Aug 2019	22.00
US BANK Total					22.00
USA BLUEBOOK	444	996059	Genl Govt/Facilities	PW Oper. Supp.	4.94
			Public Works	PW Oper. Supp.	155.25
USA BLUEBOOK Total					160.19
VERIZON WIRELESS	452	9837017431	Genl Govt/Facilities	PW Director iPad	4.73
				PW Cell Phones & 2 iPads	82.59
				Julie iPad	31.44
			Public Safety	PD Cell Phones	1,321.62
				PD Chief iPad	31.45
			Public Works	PW Director iPad	20.38
				PW Cell Phones & 2 iPads	1,273.55
			Community Development	PW Director iPad	6.29
				CDD Director iPad	31.46
				CDD Cell Phones	372.85
			Finance	Finance Director iPad	31.46
			Administration	Deputy City Manager iPad	31.46
			Executive	City Manager iPad	31.46
			Council	Council iPads	280.07
		9837017432	Public Works	Street Comm. - Aug 2019	100.04
VERIZON WIRELESS Total					3,650.85
WALLIS ENGINEERING	464	14694	Public Works	S. 3rd Improvements	1,023.20
WALLIS ENGINEERING Total					1,023.20
WASHINGTON STATE PATROL	463	I20001315	Genl Govt/Facilities	Background Checks - CPL	208.75
WASHINGTON STATE PATROL Total					208.75
WELLS FARGO	1681	201908-4015	Genl Govt/Facilities	Arends Walmart crew hydration	5.66
				Arends Walgreens first aid kits/Eli's truck/Spencers truck	9.57
			Public Works	Arends Walmart crew hydration	87.23
				Arends Walgreens first aid kits/Eli's truck/Spencers truck	54.26
				Arends FleetPride cabin air filter for sweeper	74.98
				Arends Harbor Freight small tools for Parks/Streets	96.00
				Arends Amazon truck hitch-parks/streets	422.75
				Arends Amazon special grease for sweeper	59.48
				Arends Batteries Plus Overlook Park restroom sensors	52.07
				Arends Chevron food/ beverage for flagging crew	9.74
		201908-5494	Genl Govt/Facilities	Kipp iTunes City Hall	14.08
				Kipp Amols Specialty Inc. MC-Multicultural Festival-use/sales ta	(5.35)

Attachment: September 26 2019 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
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WELLS FARGO	1681	201908-5494	Genl Govt/Facilities	Kipp Sticker Mule MC-Multicultural Festival	61.39
				Kipp Amols Specialty Inc. MC-Multicultural Festival	69.08
				Kipp Ridgefield Pioneer Marketplace NNO-National Night Out	8.08
				Kipp Krispy Kreme NNO-National Night Out	17.95
				Kipp Ridgefield Floral NNO-National Night Out	151.76
				Kipp Costco F2T-Farm to Table	179.37
				Kipp Chalk out Loud F2T-Farm to Table-use/sales tax	(18.51)
				Kipp Oregon Flower Growers F2T-Farm to Table	105.22
				Kipp Amazon MC-Multicultural Festival	14.69
				Kipp Starbucks NNO-National Night Out	18.70
				Kipp Lava Java F2T-Farm to Table	78.19
				Kipp Oregon Flower Growers F2T-Farm to Table-use/sales tax	(6.22)
				Kipp Amazon F2T-Farm to Table	11.48
				Kipp Dollar Tree TP-Movie in the Park	33.63
				Kipp Ridgefield Pioneer Marketplace F2T-Farm to Table	58.42
				Kipp Smart Food Service NNO-National Night Out	5.34
				Kipp Fencescreen Inc. MC-Multicultural Festival	464.66
				Kipp Chalk out Loud F2T-Farm to Table	238.81
				Kipp Chucks Produce F2T-Farm to Table	53.32
				Kipp Costco Wellness	288.83
				Blehm WSDA Pesticide Education Pesticide Class - D. Webberley	12.00
				Blehm WSDA Pesticide Education Pesticide Classs - E. Krebser	18.00
				Blehm WSDA Pesticide License Don Webberley Pesticide license ren	3.39
				Blehm End of the Road Grill First Saturday Event	287.50
				Blehm WSDA Pesticide Education Pesticide Class - T. Arends	18.00
				Blehm Paypal CAHNRS PUBS Pesticide course books for Spencer and	6.41
				Blehm WSDA Pesticide License Tad Arends Pesticide license renewa	5.08
				Blehm WSDA Pesticide Education Pesticide Class-M.Venne	12.00
				Blehm Safeway First Saturday Event	31.09
				Blehm WSDA Pesticide Education Pesticide Registration-Spencer Ka	18.00
				Blehm WSDA Pesticide License Eli Krebser Pesticide license renew	5.09
				Blehm WSDA Pesticide Education Pesticide Registration - Nick Joh	6.00
				Blehm USPS Postage	17.15
			Public Safety	Blehm Hampton Inns Hotel-Training Cathy Doriot	417.30
				Blehm iTunes Extra Storage for Police iCloud account	0.99
				Blehm Courtyard by Marriott Hotel-Training Jason Ferriss	598.18
				Blehm Amazon Screen Protectors for PD phones	54.11
			Public Works	Blehm WSDA Pesticide Education Pesticide Class - D. Webberley	108.00
				Blehm WSDA Pesticide Education Pesticide Classs - E. Krebser	102.00
				Blehm WSDA Pesticide License Don Webberley Pesticide license ren	30.60
				Blehm WSDA Pesticide Education Pesticide Class - T. Arends	102.00
				Blehm Paypal CAHNRS PUBS Pesticide course books for Spencer and	57.70
				Blehm WSDA Pesticide License Tad Arends Pesticide license renewa	28.90
				Blehm WSDA Pesticide Education Pesticide Class-M.Venne	108.00
		201908-1117	Human Resources		
			Genl Govt/Facilities		

Attachment: September 26 2019 Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield
Claims Payment Report
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WELLS FARGO	1681	201908-1117	Public Works	Blehm WSDA Pesticide Education Pesticide Registration-Spencer Ka	102.00	
				Blehm WSDA Pesticide License Eli Krebs Pesticide license renew	28.90	
				Blehm WSDA Pesticide Education Pesticide Registration - Nick Joh	114.00	
				Blehm WSDA Pesticide Education Pesticide Class - N. Crockford	120.00	
			201908-1889	Executive	Stuart Alaska Airlines Air Travel for ICCMA Conference-billing f	675.00
					Stuart MJ Steakhouse Mtg re:Discovery Ridge commercial dev. and	67.00
					Stuart The Sportsmans HOA Council Workshop re:moratorium on gaso	39.52
					Stuart Clark County Parking Parking-Correctional Facility Adviso	2.50
					Stuart American Airlines Airfare for Federal Legislative Agenda	290.60
					Stuart El Rancho Viejo Mtg re:City park property acquisition	19.39
					Stuart The Sportsmans Mtg w/ City Councilors re:upcoming issues/	74.79
					Stuart El Rancho Viejo Flim shoot for ICCMA Community Spotlight	66.66
					Stuart Country Cafi½ Mtg w/Councilors re:upcoming issues/agendas	29.70
					Stuart Adobe Acrobat Pro Monthly Subscription	16.25
					Stuart Hotels.com Hotel for Federal Legislative Agenda Mtgs	162.70
					Stuart Springhill Suites Hotel for WCCMA Annual Conference	572.26
					Stuart El Rancho Viejo Retail Business Recruiting Update	16.22
					Stuart Billygans Roadhouse Mtg re:fitness center dev. in Ridgefi	17.94
			201908-8764	Genl Govt/Facilities	Knottnerus Facebook Event Ads: Farm-to-Table/Tuesdays in Park	100.00
					Knottnerus Beyond 50 Pro Event Ads: MCF	80.00
					Knottnerus Friends of Ridgefield Event: Birdfest	75.00
					Knottnerus Facebook Event Ads: MCF/Farm-to-Table/Roaring 20's	194.89
				Information Technology	Knottnerus Amazon Web Services Website	0.75
				Administration	Knottnerus Eclinchier Social Media-Marketing	49.00
					Knottnerus Adobe Creative Cloud Social Media & Website-Visuals	57.44
					Knottnerus Txt Signal Text Marketing	39.00
			201908-9760	Genl Govt/Facilities	Hoots Dollar Tree National Night Out Supplies	53.12
					Hoots Pioneer Marketplace Ice for National Night Out	59.70
				Public Safety	Hoots Galls name plate for Santos	17.17
					Hoots WAPRO Records Conference	175.00
					Hoots Bladetech Holsters tourniquet lock	41.12
					Hoots Amazon Computer Keyboard and Mouse	21.07
					Hoots Ridgefield Pack and Ship return shipping for wrong part or	30.24
					Hoots Galls name plates for Santos	15.61
					Hoots Jegs refund for wrong item 55.00 + 4.62 tx	(59.62)
					Hoots Jegs front rain deflectors for 6L9 vehicle	81.25
			201908-4056	Public Safety	Ferriss Courtyard by Marriott Parking Training for Officer Ferri	98.00
				Information Technology	Ferriss Canvas Host Website canvas host fee	127.37
				Administration	Ferriss WA Food Worker Card Food Handler Card - Kipp	10.00
				Executive	Ferriss AWC AWC Cities on Tap 2019-Stuart	25.00
				Council	Ferriss AWC AWC Cities on Tap 2019-Councilors	150.00
					Ferriss AWC AWC Cities on Tap 2019-Stose	25.00
			201908-8989	Genl Govt/Facilities	Brooks Extreme Products ASP Baton Holder - WA Sales Tax	(4.20)
				Public Safety	Brooks Amazon Laminating Pouches	18.42

Attachment: September 26 2019 Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: September 26, 2019

WELLS FARGO	1681	201908-8989	Public Safety	Brooks Amazon Chair Cushion	37.89
				Brooks True-ID.com ID Card - Santos	8.50
				Brooks Costco.com Office Supplies	82.98
				Brooks On the Spot Engraving Engraving Tag for DUII Plaque	10.84
				Brooks IACP Conference Registration	425.00
				Brooks Extreme Products ASP Baton Holder	54.19
				Brooks Columbian Circulation Newspaper	9.99
		201908-3663	Community Development	Garbo Vinnies Pizza New Staff Lunch	131.07
		201908-2960	Community Development	Johnson J2 Efax CDD Fax Line	26.95
			Finance	Johnson WFOA WFOA Membership - Brittani	75.00
				Johnson WFOA BARS Training - Julieta	125.00
				Johnson Teriyaki Thai Going Away Lunch for Intern	30.85
				Johnson GFOA 2019 CAFR Application	460.00
	201908-1133	Genl Govt/Facilities	Brunson Ridgefield Pioneer Marketplace Shop supplies	0.08	
		Public Works	Brunson Ridgefield Pioneer Marketplace Shop supplies	1.31	
	201908-7296	Public Safety	Rhine Amazon Mag Flashlight Charger for Dane Santos	37.31	
WELLS FARGO Total					10,174.87
WESTLIE FORD INC.	1639	FOCS128690	Genl Govt/Facilities	PW Vehic. Maint.	10.39
			Public Works	PW Vehic. Maint.	160.29
		100113	Genl Govt/Facilities	Vehic. Maint. - Weichman	2.56
			Public Works	Vehic. Maint. - Weichman	5.12
			Community Development	Vehic. Maint. - Weichman	17.93
		FOCS128526	Genl Govt/Facilities	PW Vehic. Maint.	10.39
		Public Works	PW Vehic. Maint.	160.29	
WESTLIE FORD INC. Total					366.97
WILSON ARCHITECTS	3399	PLZ-19-0076	Genl Govt/Facilities	Refund PLZ-19-0076	1,375.00
WILSON ARCHITECTS Total					1,375.00
WINDY HILLS WINERY	3100	9212-000670	Human Resources	City of Ridgefield Holiday Luncheon Space Rental	215.40
WINDY HILLS WINERY Total					215.40
WOODLAND TRUE VALUE HARDWARE	1507	1507-201908	Public Works	Water Supplies	64.75
WOODLAND TRUE VALUE HARDWARE Total					64.75
Grand Total					829,014.37

Attachment: September 26 2019 Claims Report (Approval of Claims And/OR Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 26, 2019

ITEM:

AGENDA ITEM TITLE: Approval of Minutes from the September 12, 2019 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: 09-12-2019 (PDF)



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

September 12, 2019

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL

Attendee Name	Title	Status	Arrived
Ron Onslow	Councilor	Present	
David Taylor	Councilor	Present	
Lee Wells	Councilor	Present	6:32 PM
Don Stose	Mayor	Present	
Darren Wertz	Councilor	Present	
Sandra Day	Councilor	Present	
Jen Lindsay	Councilor	Present	

LATE CHANGES TO THE AGENDA

PROCLAMATION - CONSTITUTION WEEK

PUBLIC COMMENT

Michael Jennings - Resident

Thanked Council for all they do; learn a lot about complexity of running a small City.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

1. Approval of Claims And/Or Payroll
2. Approval of Minutes from the August 22, 2019 Meeting

PRESENTATION - [6:34 PM](#)

1. 2019 Code Amendments Presentation

BUSINESS

1. Resolution No. 562 – Adoption of Employment Policy #806: Travel & Meal Expenses - Kirk Johnson, Finance Director

Employment Policy #806: Travel & Meal Expenses was initially adopted and made effective by authority granted to the City Manager. Current guidance provided by the Office of the State Auditor is that Travel & Meal Expense policies should be adopted and reviewed by the governing body (City Council). Staff are recommending changes to the policy to include additional definitions for reasonable expenses, clarification on mileage reimbursement vs. airfare, and mileage reimbursement using a point to point mileage calculation for efficiency. Staff have reviewed best practice recommendations from MRSC and guidance provided by the Office of the State Auditor. We believe the policy addressed all issues and provides proper guidance to staff and officials who are authorized to travel for official city business.

MOTION: MOVED TO ADOPT RESOLUTION NO. 562 AS PRESENTED.

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

2. Resolution No. 563 – Adoption of Financial Policy #03: Credit Card Usage - Kirk Johnson, Finance Director

Financial policy #03: Credit Card Usage was initially adopted and made effective by authority granted to the City Manager. Current guidance provided by the Office of the State Auditor is that credit card usage policies should be adopted and reviewed by the governing body (City Council). Staff are recommending changes to the policy to include common language describing credit card programs available to the city. In addition, finance staff are looking into a program to offer additional electronic means of payment to create more efficiencies in the accounts payable process. Additions to the policy will allow for these electronic payment programs and electronic reconciliation to be implemented by the city. Staff have reviewed best practice recommendations from MRSC and guidance provided by the Office of the State Auditor. We believe the policy addressed all issues and provides proper guidance to staff who are authorized to use bank cards, merchant cards and fleet fuel cards in addition to city vendor accounts.

MOTION: MOVED TO ADOPT RESOLUTION NO. 563 AS PRESENTED.

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

3. Motion - Approval of Interlocal Agreement for Provision of Municipal Court, Prosecution, and Work Crew Services

In the past 15 years, number of cases submitted to Battle Ground Court grow from 417 in 2003 to 600 in 2018. On average, Ridgefield makes up about 17% of the case filings at the Battle Ground Courts. In the billing process, Battle Ground Courts determines the pro-rata share of operating cost for each jurisdiction on the previous 3 years of actual expenses with each year true-up for actual expense. Each jurisdiction is then invoiced according to the filings sent to the courts when compared to the total case load. Two years ago, Battle Ground Courts changed their prosecutor from part-time to full time and then this year, hired a para legal to assist the prosecutor. With these staffing changes, the increased personnel costs were not fully captured in the 3 prior years, to determine Ridgefield's contractual commitment. Battle Ground has estimated costs for the new positions in each of the prior years, to ensure each of their partners would not have a large true-up expense in future years, as actual expenses are determined. As a result, the contractual amount when compared to the 2015 - 2019 contract is higher. Ridgefield Finance

staff have reviewed the calculations and formulas used to arrive at the contractual amount for 2020 and feel this is an appropriate amount based on the added services and filings.

City Council conducted discussion.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF RIDGEFIELD AND BATTLE GROUND COURT FOR COURT SERVICES AS PRESENTED.

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

4. Motion - Approval of Teal Crest Final Plat

The Ridgefield Hearing Examiner approved the preliminary plat for Teal Crest Planned Unit Development on April 24, 2017. Teal Crest is not subject to a development agreement. The project proposes to subdivide a 39.8-acre site into 63 single-family residential lots. The lots range from 4,719 square feet (Lot 10) to 7,241 square feet (Lot 34), consistent with the lot size approved for Teal Crest. The average lot size is 5,545 square feet. Tract A is an open space, trail, and critical area tract to be owned and maintained by the HOA. Tract B is a storm water facility tract to be owned and maintained by the HOA. Tracts C and D are park and trail tracts to be dedicated to the City of Ridgefield. Tract E is a sign tract to be owned and maintained by the HOA. Tract F is a sanitary sewer pump station tract to be owned and maintained by Clark Regional Waste Water District.

City Council conducted discussion, Council requested clarification if the developer is required to fire sprinkler all homes. No action taken.

5. Motion - Approval of Taverner Ridge Phase 11 Final Plat

The Ridgefield Hearing Examiner approved the preliminary subdivision plat for Taverner Ridge Phases 10 and 11 (Taverner Ridge Medium Density Residential Tracts) via final order on February 3, 2017, as PLZ-16-0059. Taverner Ridge is subject to a 1997 Development Agreement. However, at the time of Phase 10 and 11 preliminary subdivision review, the applicant voluntarily elected to waive all of their vested rights to RMC Title 17 (1997 standards) relating to the subject tracts and to accept review under the regulations of RDC Title 18 in effect at the time of technical completeness. Council approved the Taverner Ridge Phase 10 final plat on December 6, 2018 as PLZ-18-0113. The project (Phase 11) proposes to subdivide the parcel with Assessor's #216032015 into 70 detached single-family residential lots. The lots range from 2,560 square feet (Lot 3) to 7,130 square feet (Lot 56), consistent with the lot size approved for the preliminary subdivision. The average lot size is 3,585 square feet. Tract A is a private drive and utility easement (for the benefit of Lots 1-13, 96-98, and 101-110) to be owned and maintained by the HOA, along with an ingress/egress and utility easement dedicated to the City of Ridgefield. Tracts B-E are open space to be owned and maintained by the HOA.

City Council conducted discussion. Council concerns about whether the trails have been completed in previous phases.

MOTION: MOVED TO TABLE THE MOTION UNTIL SPECIFIC INFORMATION IS PROVIDED REGARDING THE TRAIL SEGMENTS, TABLED UNTIL SEPTEMBER 26TH MEETING.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	David Taylor, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Day, Lindsay

6. Motion - Approval of Bid Award for Heron Drive Storm Facility

The City's 2018 Stormwater Management Plan identifies the Heron Drive Stormwater Facility, or Division Street Outfall as it is known in the CFP, as the number one project. Most of the runoff from the northeast section of downtown flows to this storm line and into Gee Creek without treatment. This project connects into 24-inch main that was installed in 2017 and will treat stormwater 81-percent of the runoff from this basin, including all "first flush" events that cause the majority of polluted runoff. The City contracted with Harper Hough Peterson Righellis (HHPR) to complete the design, and in 2018 the City was awarded \$150,000 from the Lower Columbia Fish Recovery Board to construct the project. The project was advertised for bid on August 14th and bids were opened on August 28th. Odyssey Contracting LLC of Ridgefield was the low bidder with their bid of \$131,481.02.

City Council conducted discussion.

MOTION: MOVED TO AWARD THE HERON DRIVE STORM POND PROJECT TO ODYSSEY CONTRACTING IN THE AMOUNT OF \$131,481.02.

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

PUBLIC COMMENT - [8:05 PM](#)

Michael Jennings - Resident

Will provided better options for fire sprinkler that cause less damage

Roy Garrison - Resident

Concern that land where trails are planned in Teal Crest is in conservancy

Joe Melroy - Resident

Praised Neighbors-on-Watch for assistance with Fallen Outdoors event on September 8

They managed traffic control successfully

Roy Garrison - Resident

Asked if City is eliminating things that thought were grandfathered in

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Onslow - Attended dedication of the new learning commons at the school.

Council Member Taylor - Attended City Manager briefing.

Council Member Wells - Attended Port of Ridgefield meeting.

Council Member Wertz - Attended Parks Board meeting, Planning Commission meeting, Port of Ridgefield meeting, Budget Advisory Committee meeting.

Council Member Lindsay - Attended Budget Advisory Committee meeting, Parks outreach night event.

Council Member Day - Attended Multicultural Festival event.

Mayor

Attended Multicultural Festival event.

City Manager

Deputy City Manager Lee Knottnerus - Provided updates on upcoming events, Acero apartment ribbon cutting is September 17th, Blood Drive event at Vinnies Pizza on September 30th.

Community Development Director Louisa Garbo - Community Development update, code amendment public hearing with Planning Commission scheduled for October 2nd.

Finance Director Kirk Johnson - 2020 budget update provided.

Public Works Director Bryan Kast - Park outreach event will be held during Experience Ridgefield, Gee Creek trail update provided.

Police Chief John Brooks - Great job by Neighbors-on-Watch during the Fallen Outdoors event, Chief Forum meeting is scheduled for October 3rd.

ADJOURN - [8:25 PM](#)

Julie Ferriss, City Clerk

Don Stose, Mayor

Attachment: 09-12-2019 (Approval of Minutes)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: September 26, 2019

ITEM:

AGENDA ITEM TITLE: A Resolution Accepting a Notice of Intent to Annex Approximately 8.28 Acres and Adjacent Right-Of-Way Identified as the Gress Annexation Area Located in the Gee Creek Plateau Subarea Adjacent to the Border of the City of Ridgefield

GOVERNING LEGISLATION:
RCW 35A.14, Annexation by Code Cities

PREVIOUS COUNCIL ACTION TAKEN:
None.

SUMMARY/BACKGROUND:

Richard Gress, representing Ridgefield 45th Ave LLC, owns the property located at 607 S Royle Road. The Gress property is within the Ridgefield Urban Growth Area (UGA). The western half of the adjacent S Royle Road right-of-way is part of the UGA, and the eastern half of the adjacent S Royle Road right-of-way is in the Ridgefield city limits. Therefore, the combined area of the Gress property and adjacent half-width right-of-way is contiguous with the Ridgefield city limits and eligible for annexation. The Gress property information is as follows:

Property owner: Ridgefield 45th Ave LLC (Richard Gress)

Legal: #63 S20 T4N R1E WM, Assessor's #213784000

Area: 360,677 square feet (8.28 acres)

2019 assessed property value: \$411,522.00

The current Clark County zoning of the property is Single-Family Residential (R1-6), with the Urban Holding – 10 (UH-10) overlay. The 2016 Ridgefield Urban Area Comprehensive Plan designation is Urban Medium Density Residential (UM). Per the 45th and Pioneer Subarea Plan and the Gee Creek Plateau Subarea Plan, the conceptual zoning for the property is Residential Medium Density – 16 (RMD-16) with a mixed-use overlay on the eastern portion of the property adjacent to S Royle Road. Per RDC 18.220.015.B, the city shall designate all newly annexed lands designated for urban medium density residential (UM) as RMD-16.

Following annexation, the applicant intends to develop the eastern two acres of the site with retail uses, and the remaining western portion of the site with medium- to high-density residential uses. To achieve this mix of uses and remain consistent with the RUACP, the property may be rezoned to RMD-16 with the Ridgefield Mixed-Use Overlay (RMUO) concurrent with annexation. With this base zone and overlay applied to the entire property, between 40 and 80 percent of the property would be residential with a density of 8 to 28 units per net developable acre. The remaining 20-60 percent of the site would be dedication to non-residential uses such as retail (RDC 18.235.060). The overlay may be applied to all or a portion of the property.

The direct petition method of annexation (RCW 35A.14.120-150) requires that owners of 10% or more of the land value of the proposed annexation area must sign the Notice of Intent to

Annex. Road values are not included in this calculation. Mr. Gress, representing Ridgefield 45th Ave LLC, owns 100% of the land value of the property proposed for annexation, exceeding the 10% threshold of the Notice of Intent to Annex.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

“I move to accept Resolution 564 as presented.”

STAFF CONTACT:

Claire Lust, Associate Planner

ATTACHMENTS:

PLZ-19-0091 Gress Intent to Annex_Staff Report_09262019 (PDF)
Gress Property in Gee Creek Plateau Subarea (PDF)

Resolution No.564

A RESOLUTION ACCEPTING A NOTICE OF INTENT TO ANNEX APPROXIMATELY 8.28 ACRES AND ADJACENT RIGHT-OF-WAY IDENTIFIED AS THE GRESS ANNEXATION AREA LOCATED IN THE GEE CREEK PLATEAU SUBAREA ADJACENT TO THE BORDER OF THE CITY OF RIDGEFIELD

WHEREAS, a Notice of Intent to Annex was filed with the City of Ridgefield on July 31, 2019 containing signatures representing owners of 10 percent of the assessed valuation of the property in accordance with §35A.14.120 of the Revised Code of Washington; and

WHEREAS, the City Council of the City of Ridgefield has considered a Notice of Intent and 10% petition to annex approximately 8.28 acres in the Gee Creek Plateau Subarea consisting of Clark County Assessor's Parcel No. 213784000 located at 607 S Royle Road (referred to as the Gress annexation area) into the City of Ridgefield; and

WHEREAS, the Gress annexation area shall include the adjacent the adjacent S Royle Road right-of-way; and

WHEREAS, the Gress annexation area is designated Urban Medium (UM) in the Ridgefield Urban Area Comprehensive Plan and RDC 18.220.015.B states that all newly annexed lands designated UM shall be zoned Residential Medium Density 16 (RMD-16); and

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

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

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

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

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

same basis as property within the City of Ridgefield.

Section 3. The annexation area is proposed to be zoned Residential Medium Density 16 (RMD-16) in accordance with RDC 18.220.015.B.

ADOPTED AT THE REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 26th DAY OF SEPTEMBER, 2019.

CITY OF RIDGEFIELD

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk



COMMUNITY DEVELOPMENT DEPARTMENT

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

Gress Intent to Annex

Staff Report

File No. PLZ-19-0091

September 26, 2019

I. Basic Facts

Council date: September 26, 2019

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

Application date: On July 31, 2019, the City received an application for intent to annex for the Gress Property.

Applicant/Property Owner: Richard Gress, Realvest Asset Management. 205 E 11th St Ste 200 / Vancouver, WA 98660. Contact: 360.694.6000, rgress@realvestcorp.com

Applicant's Representative: None

Property Information: 607 S Royle Rd / Ridgefield, WA 98642. #63 S20 T4N R1E WM, Assessor's #213784000, 8.28 acres. Annexation area includes adjacent half-width S Royle Road right-of-way.

Current Zoning: Clark County Single-Family Residential (R1-6), Urban Holding – 10 (UH-10) overlay

Gee Creek Plateau Subarea Plan and 45th & Pioneer Subarea Plan Conceptual Zoning: Residential Medium Density – 16 (RMD-16), Mixed-Use Overlay

Current Comprehensive Plan Designation: Urban Medium Density Residential (UM)

Staff Contact: Claire Lust, Planner. 360.857.5024, Claire.lust@ci.ridgefield.wa.us

II. Documents Received

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

III. Background and Proposal

Richard Gress, representing Ridgefield 45th Ave LLC, owns the property located at 607 S Royle Road. The Gress property is within the Ridgefield Urban Growth Area (UGA). The western half of the adjacent S Royle Road right-of-way is part of the UGA, and the eastern half of the adjacent S Royle Road right-of-way is in the Ridgefield city

limits. Therefore, the combined area of the Gress property and adjacent half-width right-of-way is contiguous with the Ridgefield city limits and eligible for annexation. The Gress property information is as follows:

Property Owner	Legal	Square Feet	Acres	2019 Assessed Property Value	Site Address
Ridgefield 45 th Ave LLC (Richard Gress)	#63 S20 T4N R1E WM, Assessor's #213784000	360,677	8.28	\$411,522.00	607 S Royle Rd / Ridgefield, WA 98642

The current Clark County zoning of the property is Single-Family Residential (R1-6), with the Urban Holding - 10 (UH-10) overlay. The 2016 Ridgefield Urban Area Comprehensive Plan designation is Urban Medium Density Residential (UM). Per the 45th and Pioneer Subarea Plan and the Gee Creek Plateau Subarea Plan, the conceptual zoning for the property is Residential Medium Density - 16 (RMD-16) with a mixed-use overlay on the eastern portion of the property adjacent to S Royle Road. Per RDC 18.220.015.B, the city shall designate all newly annexed lands designated for urban medium density residential (UM) as RMD-16.

Following annexation, the applicant intends to develop the eastern two acres of the site with retail uses, and the remaining western portion of the site with medium- to high-density residential uses. To achieve this mix of uses and remain consistent with the RUACP, the property may be rezoned to RMD-16 with the Ridgefield Mixed-Use Overlay (RMUO) concurrent with annexation. With this base zone and overlay applied to the entire property, between 40 and 80 percent of the property would be residential with a density of 8 to 28 units per net developable acre. The remaining 20-60 percent of the site would be dedication to non-residential uses such as retail (RDC 18.235.060). The overlay may be applied to all or a portion of the property.

IV. Direct Petition Method

The direct petition method of annexation (RCW 35A.14.120-150) requires that owners of 10% or more of the land value of the proposed annexation area must sign the Notice of Intent to Annex. Road values are not included in this calculation. Mr. Gress, representing Ridgefield 45th Ave LLC, owns 100% of the land value of the property proposed for annexation, exceeding the 10% threshold of the Notice of Intent to Annex.

V. Procedure

At this meeting, City Council will determine:

- **Whether the city will accept, reject, or geographically modify the Gress Notice of Intent to Annex;**
- Whether the city will require the simultaneous adoption of a proposed zoning regulation, if such a proposal has been prepared and filed (as provided for in RCW 35A.14.330 and RCW 35A.14.340);
- Whether the property, if annexed, will be consistent with the 2016 Ridgefield Urban Area Comprehensive Plan (RUACP);
- Whether the property, if annexed, will be required to assume all or any portion of the city's existing general indebtedness; and
- Whether the property, if annexed, will be supported by the city's Capital Facilities Plan.

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

- 60% Notice of Petition to Annex: The applicant shall secure the signatures of the property owners holding a minimum of 60% of the total value of the area proposed for annexation;
- Petition to Annex Application: The applicant shall submit a complete Petition to Annex application to the city;
 - Public Services: In the application, the applicant shall demonstrate that there are adequate public services available to serve the annexation area;
 - Survey: In the application, the applicant shall include a survey map and legal description of the entire annexation area including the adjacent half-width S Royle Road right-of-way.
- Certification of Sufficiency: The city shall send the 60% petition to Clark County for review of legal description and to obtain a Certification of Sufficiency;
- SEPA: The city shall prepare and circulate a SEPA DNS for rezoning the properties to RMD-16 with the RMUO consistent with the RUACP;
- Council Hearing: City Council shall conduct a public hearing to determine whether the city will accept or reject the Notice of Petition to Annex;
- Ordinances: The city shall adopt an ordinance annexing certain lands, adopt a zoning ordinance for the annexed area, and forward the ordinance(s) to the Clark County Assessor's Office, State Department of Revenue, State Department of Commerce, and State Office of Financial Management; and
- Census: The City Clerk shall report population increases to census reporting agencies.

VI. Budget Impact

There is no budget impact from the City authorizing a Petition to Annex to proceed.

VII. Recommendation/Motion

"I move the Council accept the Gress Notice of Intent to Annex and invite the property owner to submit a Petition to Annex consistent with City procedures for annexation."

Authored by:

Claire Lust, Planner

Claire.lust@ci.ridgefield.wa.us, 360.857.5024

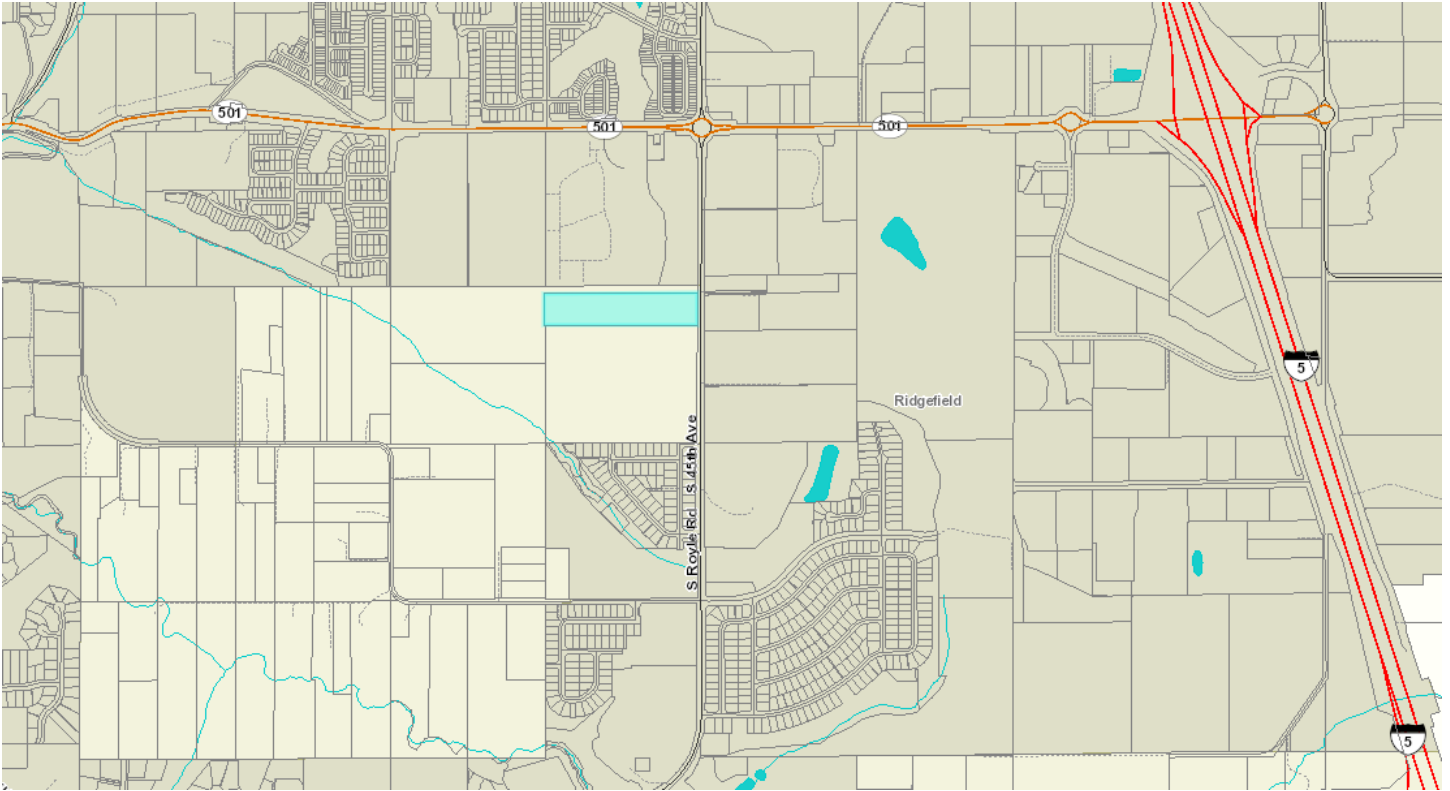
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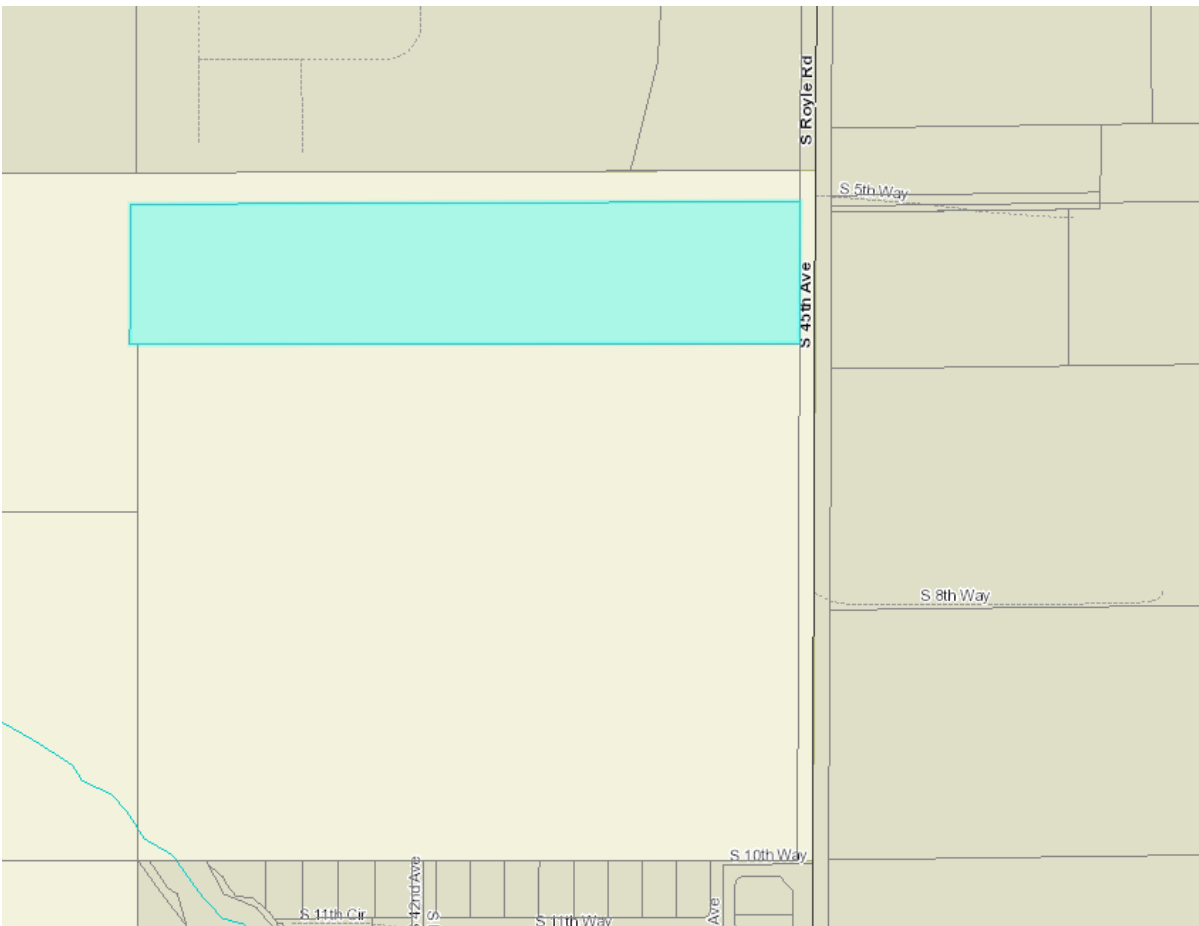
Louisa Garbo, Community Development Director

September 20, 2019

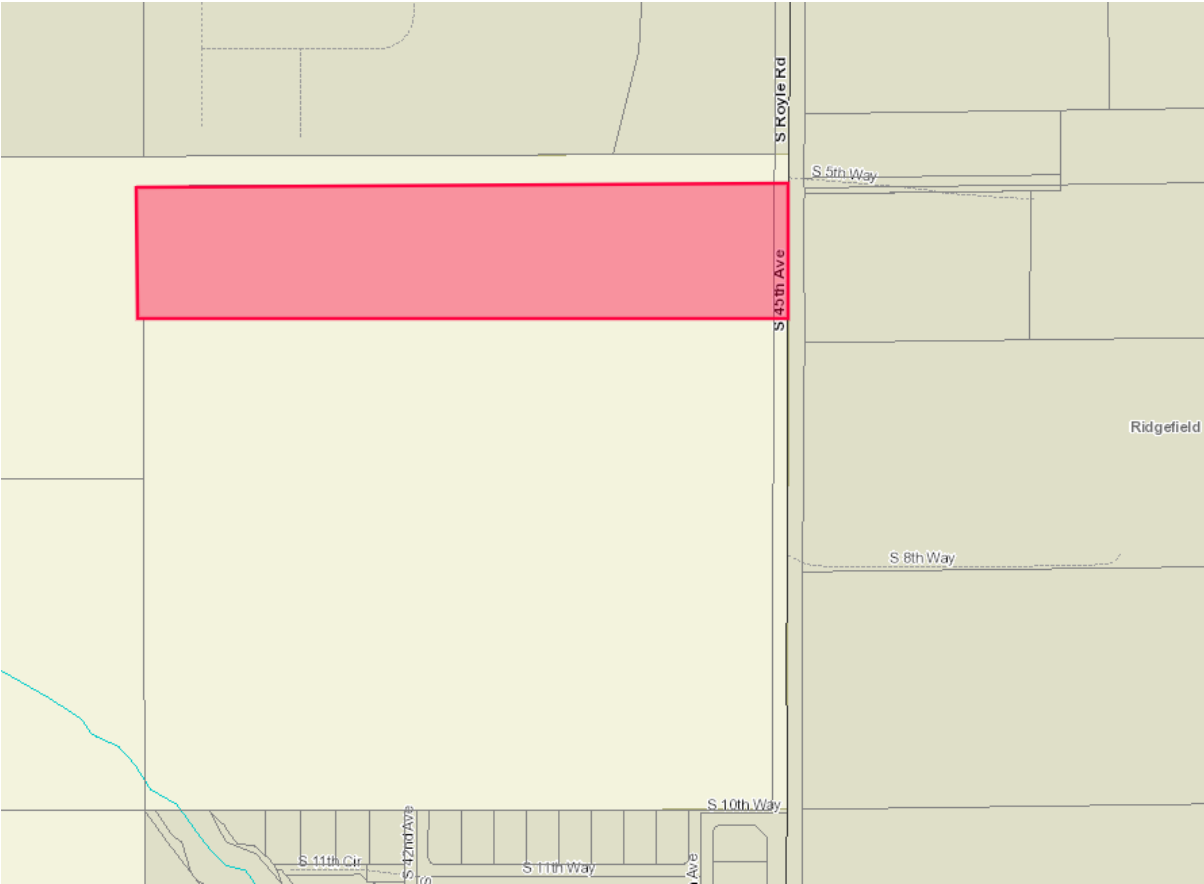
Vicinity Map

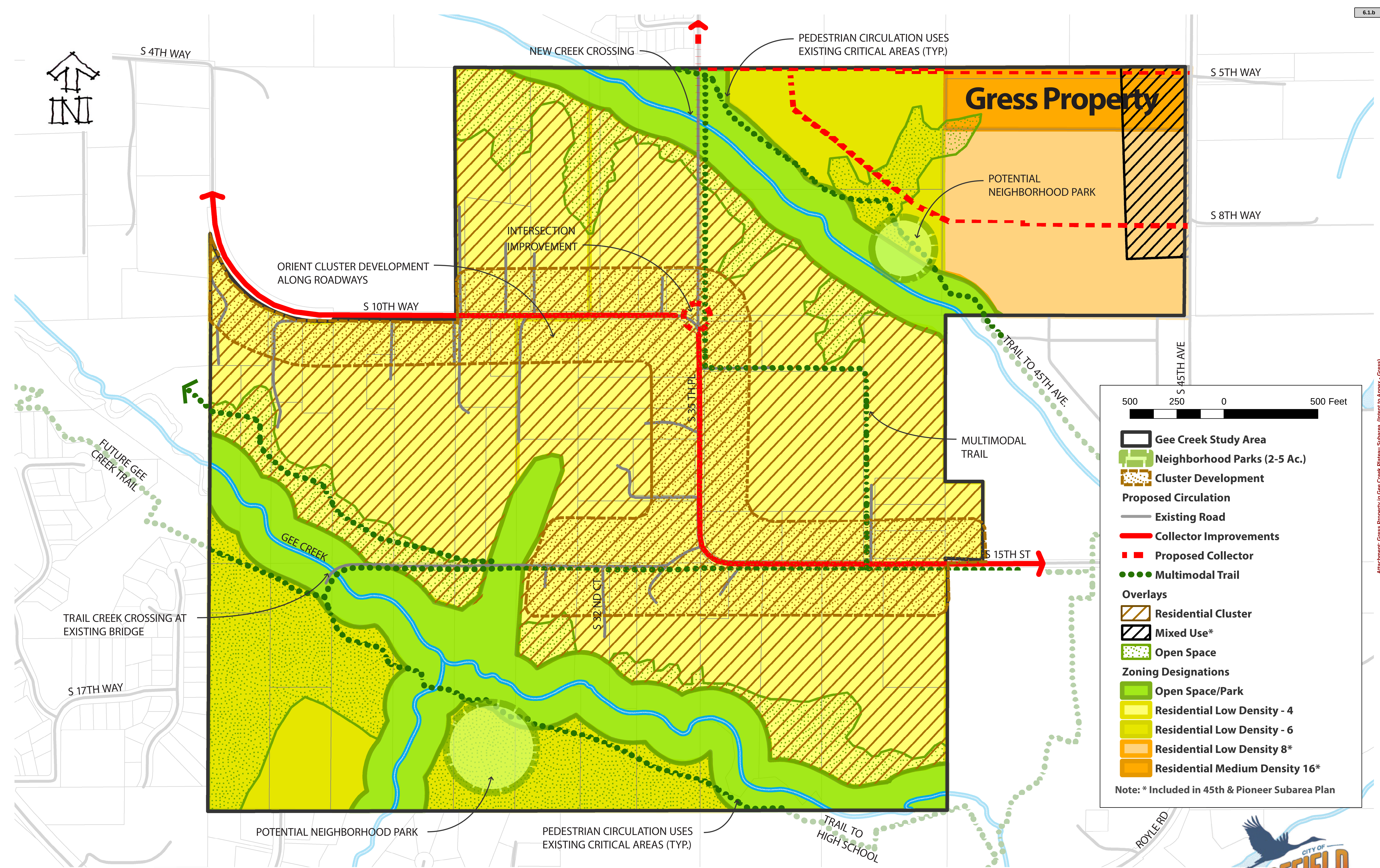


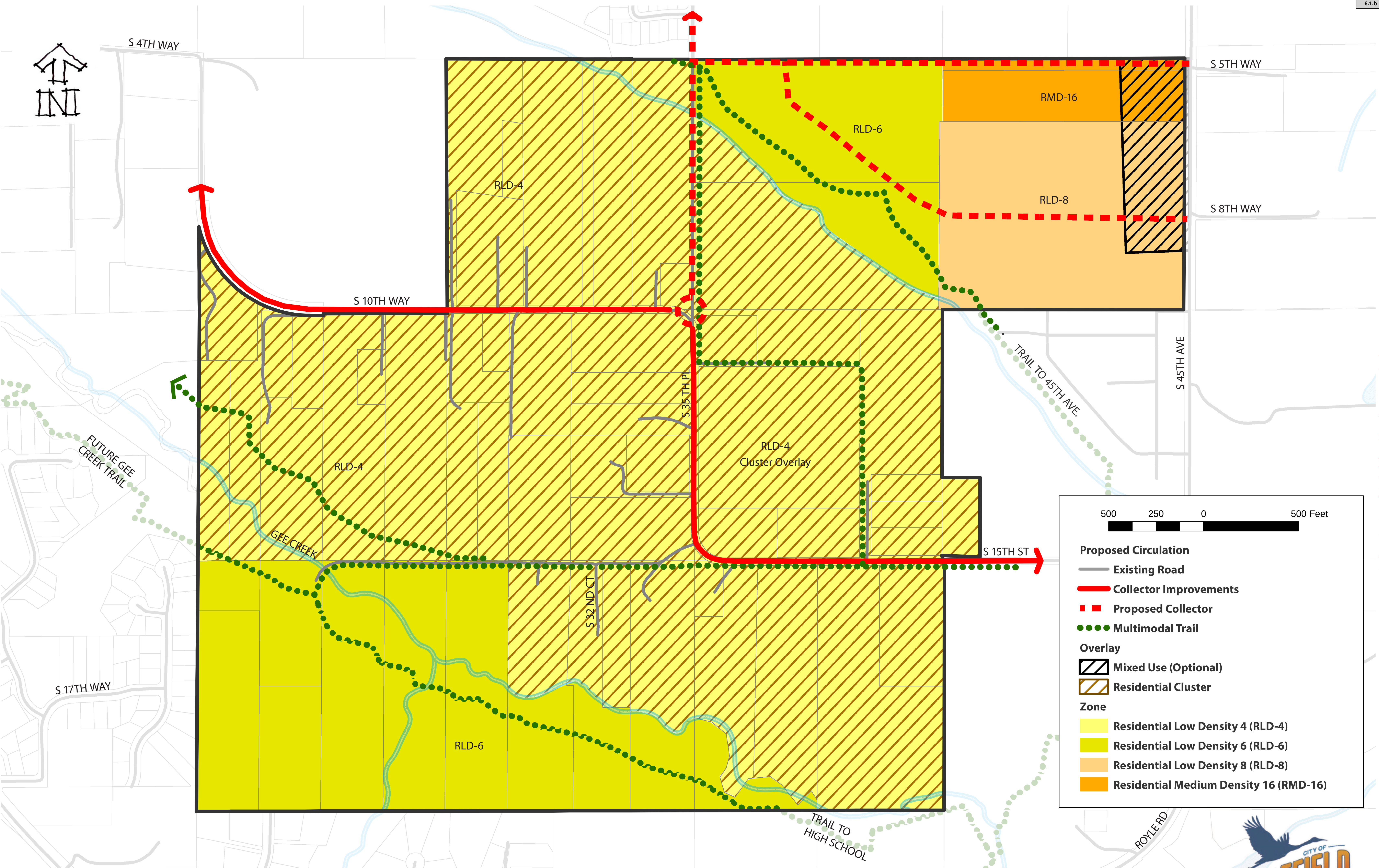
Gress Property



Gress Annexation Area







Attachment: Gress Property in Gee Creek Plateau Subarea (Intent to Annex - Gress)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 26, 2019

ITEM: BUSINESS

AGENDA ITEM TITLE: Adoption of Financial Policy #04: Procurement of Goods & Services

GOVERNING LEGISLATION:

RCW 39, RCW 35.72, 2 CFR 200

PREVIOUS COUNCIL ACTION TAKEN:

None

SUMMARY/BACKGROUND:

Financial Policy #04: Procurement of Goods & Services was initially adopted and made effective by authority granted to the City Manager. Current guidance provided by the Office of the State Auditor is that Procurement policies should be adopted and reviewed by the governing body (City Council).

Staff are recommending updates to reflect legislative changes adopted during the 2019 legislative session. The main changes include updates to the dollar thresholds for bidding requirements. Additional changes include authorization to use unit price contracting (on call) for public works projects. The legislature also clarified the bidding requirements to use piggy back contracting and the use of interlocal cooperative purchasing agreements.

Staff have reviewed best practice recommendations from MRSC and guidance provided by the Office of the State Auditor. Staff also reorganized the document and added a table of contents to make the document more readable for users. We believe the policy addressed all issues and provides proper guidance to staff and officials who are authorized to procure goods and services for city business.

BUDGET/FINANCIAL IMPACTS:

None

RECOMMENDED ACTION OR MOTION:

Staff recommends that Council adopt Resolution No. 565 as presented by making the following motion:

"I move to adopt Resolution No. 565 as presented."

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

Policy #04 Procurement Policies & Procedures Clean Copy (PDF)
Policy #04 Procurement Policies & Procedures Redlined (DOCX)
Purchasing Matrix Quick Reference Guide - Exhibit 1 (PDF)
Procurement Quote Log - Exhibit 2 (PDF)
Sole Source Vendor Statement - Exhibit 3 (PDF)
Change Order Request Form - Exhibit 4 (PDF)
Budget Amendment Request Form - Exhibit 5 (PDF)
Employee Reimbursement Voucher - Exhibit 6 (PDF)

Resolution No.565**ADOPTION OF FINANCIAL POLICY #04: PROCUREMENT OF GOODS & SERVICES**

WHEREAS, the City of Ridgefield established a Procurement of Goods & Services policy by the authority of the City Manager and

WHEREAS, the City deems it necessary to update these Procurement of Goods & Services policies to follow industry best practice and incorporate updated state legislation; and

WHEREAS, the City at the direction of the Office of the State Auditor deems it necessary to adopt these policies by resolution; and

WHEREAS, these policies provide the guidelines for city staff and officials who are authorized to procure goods & services for official city business; and

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

Section 1. The City Council of the City of Ridgefield approves the updated version of the Procurement of Goods & Services policy, a copy of which is attached and referenced as Exhibit A.

Section 2. The City Manager, Finance Director, and Deputy City Manager are hereby authorized to implement such policies as necessary to carry out the directions of this Resolution.

Section 3. Effective date of this Resolution shall be in full force and effect on the date adopted by the City Council.

ADOPTED AT A REGULAR SESSION BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON ON THE 26TH DAY OF SEPTEMBER, 2019.

CITY OF RIDGEFIELD

Don Stose, Mayor

ATTEST:

Julie Ferriss, City Clerk

Financial Policy #04: Procurement of Goods & Services

Effective Date: September 26, 2019; Resolution #565

Replaces and Cancels: Financial Policy #04 June 1, 2017,

References: RCW 39, RCW 35.72, 2 CFR 200, City of Ridgefield Purchasing Matrix

PURPOSE

This document establishes the City of Ridgefield's (City) policies and procedures for purchasing supplies and materials and for contracting for services. The policies and procedures detailed in this document are mandatory and City staff risk disciplinary action, up to and including termination of employment for unauthorized departure from these guidelines.

OBJECTIVES

All employees must follow established policies and procedures for procurement of equipment, materials, and services. Adherence to policies and procedures will ensure that public purchases and contracts are open, fair, and at the best value to the public.

Procedures are divided into four major areas: 1) Procurement of Goods and Services, 2) Bidding Requirements, 3) Reimbursement of Expenses, and 4) Other Issues.

Financial Policy #04: Procurement of Goods & Services

Effective Date: September 26, 2019; Resolution #565

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References: RCW 39, RCW 35.72, 2 CFR 200, City of Ridgefield Purchasing Matrix

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Financial Policy #04: Procurement of Goods & Services

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References: RCW 39, RCW 35.72, 2 CFR 200, City of Ridgefield Purchasing Matrix

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Financial Policy #04: Procurement of Goods & Services

Effective Date: September 26, 2019; Resolution #565

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References: RCW 39, RCW 35.72, 2 CFR 200, City of Ridgefield Purchasing Matrix

PROCUREMENT OF GOODS AND SERVICES

City purchases are subject to authorization & quote/bid requirements are as follows (Refer to Purchasing Matrix quick reference guide: Exhibit 1).

General Purchases (When Vendor Roster is not used) (RCW 39.04.190)

- \$1 - \$7,500 No competitive bids required; Director or designee approval
- \$7,501 - \$15,000 3 verbal or written quotes; Director or designee approval
- \$15,001 - \$40,000 Competitive bid required; Director or designee approval
- \$40,001 - \$100,000 Competitive bid required; City Manager or designee approval
- >\$100,000 Competitive bid required; City Manager approval / Council awards

Public Works Projects (When Small Works Roster is not used) (RCW 35.23.352)

- \$1 - \$7,500 No competitive bids required; Director or designee approval
- \$7,501 - \$15,000 3 verbal or written quotes; Director or designee approval
- \$15,001 - \$75,500 3 written quotes; City Manager or designee approval

One Craft or Trade, or Street Signalizing or Street Lighting

- \$75,501 - \$100,000 Competitive sealed bid; City Manager approval or designee approval
- >\$100,000 Competitive sealed bid; City Manager approval / Council awards

Two or more Crafts or Trades

- \$75,501 - \$100,000 3 written quotes; City Manager or designee approval
- \$100,001 - \$116,155 3 written quotes; City Manager approval / Council awards
- >\$116,155 Competitive sealed bid; City Manager approval / Council awards

Professional and Personal Services Contracts

- \$1 - \$7,500 No competitive bids required, Director or designee approval
- \$7,501 - \$100,000 Due diligence for price/quality; City Manager or designee approval
- >\$100,000 Due diligence for price/quality; City Manager approval / Council awards

Architectural & Engineering Services: (RCW 39.80) (When Small Works Roster is not used)

Architectural & Engineering (A&E) services bid levels are based on negotiated price after selection of vendor. Refer to Architectural, Engineering and Design Services on page 4.

- \$1 - \$7,500 No competitive bids required, Director or designee approval
- \$7,501 - \$100,000 Due diligence to obtain best quote, City Manager or designee approval
- >\$100,000 Due diligence to obtain best quote, City Manager approval / Council awards

NOTE: Purchases may not be broken into multiple projects or purchases to avoid compliance with state statutes and City policies.

The City of Ridgefield purchasing matrix is a companion document to the Procurement of Goods and Services Policy (See exhibit 1).

Financial Policy #04: Procurement of Goods & Services

Effective Date: September 26, 2019; Resolution #565

Replaces and Cancels: Financial Policy #04 June 1, 2017,

References: RCW 39, RCW 35.72, 2 CFR 200, City of Ridgefield Purchasing Matrix

Unit Priced Contracts (RCW 35.23.352)

A unit priced contract (on call) is a competitively bid contract in which public works are anticipated on a recurring basis to meet the business or operational needs of the City under which the contractor agrees to a fixed period of indefinite quantity delivery of work, at a defined unit price for each category of work. The City will competitively bid, or enter into a cooperative purchase agreement, with an agency that has met the statutory contracting requirements for bidding this type of work.

Federal Procurement Standards

Federal procurement procedures when Federal funding is utilized will meet Federal, State and local laws and regulations. Procurement will utilize the most restrictive procedures available at the time bids are requested. Refer to grant or loan agreements to verify applicable federal procurement requirements.

Public Works Projects and Prevailing Wage Laws

Public work is all work, construction, alteration, repair or improvement that is executed at the cost of the state or any other local public agency. This includes, but is not limited to, demolition, remodeling, renovation, road construction, building construction, ferry construction and utilities construction (RCW 39.04.010). Public work includes maintenance when performed by contract. Prevailing wages are governed by chapter RCW 39.12, Prevailing Wages on Public Works requirements, *regardless of contract amount*. It is the *responsibility of the contracting agency to notify the vendor of prevailing wage requirements and obtain compliance documentation prior to awarding any public works contract*. Public works contracts will only be awarded to contractors who document compliance with the Washington State Prevailing Wage Law. The department head or designee managing the project is responsible for collecting compliance documents. *Failure to follow prevailing wage laws will result in delayed or denied payment to the vendor. The City CANNOT pay for public works projects that are in violation of prevailing wage laws.*

Washington State Prevailing Wage Law

The Prevailing Wages on Public Works Act (Chapter 39.12 RCW) requires that employees of government contractors be paid prevailing wages for all public work. Agencies awarding public works contracts include state agencies, counties, municipalities and all political subdivisions of the state.

All public agencies, contractors performing public work, and construction workers on public works construction should be aware of their rights and legal responsibilities. Failing to comply with the provisions of Chapter 39.12 RCW may subject contractors and/or public agencies to liability for all unpaid prevailing wages and penalties.

Financial Policy #04: Procurement of Goods & Services

Effective Date: September 26, 2019; Resolution #565

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References: RCW 39, RCW 35.72, 2 CFR 200, City of Ridgefield Purchasing Matrix

The Department of Labor and Industries (L&I) administers the prevailing wage law. The Office of the Attorney General provides legal counsel to L&I and prosecutes violators. The State Auditor's Office ascertains if a public agency's policies, procedures and practices meet the requirements of the law.

Do not rely on this plan language description without reading the laws and regulations. The informal discussions below are meant to be helpful when read in conjunction with the laws and Washington Administrative Code (WAC) rules. They are not meant to be a substitute for reading and understanding the laws. After reading the laws and regulations, please do not hesitate to contact the Prevailing Wage Office with any questions you may have.

Federal Prevailing Wage Requirements

The federal government has its own public works prevailing wage requirements, or wage decisions, established by the Davis-Bacon ACT (DBA). For any public works project receiving federal funding, contractors must pay the higher of the state or federal wage rates.

What is Prevailing Wage

Prevailing Wage is defined as the hourly wage, usual benefits and overtime, paid in the largest city in each county, to the majority of workers, laborers, and mechanics. Prevailing wages are established, by the Department of Labor and Industries, for each trade and occupation employed in the performance of public work. They are established separately for each county, and are reflective of local wage conditions.

Unit Based Contracts Prevailing Wage Requirements

For unit-based contracts, contractors must pay prevailing wages for all work that would normally be subject to prevailing wages. Prevailing wage rates must be updated annually. Intents and affidavits must be submitted annually for all work completed during the previous 12 months.

Combined Intent to Pay and Affidavit of Wages Paid Form

A combined Intent to Pay and Affidavit of Wages Paid form for small public works projects under \$2,500 may be used only at the option of the public contract awarding agency. Form fees are waived by L&I policy on the under \$2,500 combined form. A signature by the public awarding agency is required in addition to the contractor's signature.

The public agency approves the form with their signature, must retain a copy for three (3) years and must send a copy to L&I within 30 days. The public contract awarding agency has a liability for unpaid wages when the alternate form is used so only that awarding agency can authorize the use of the combined form.

Retainage

If contract amount exceeds \$35,000, pursuant to RCW 60.28 there will be retained from monies earned by the Contractor on progress estimates a sum not to exceed 5 percent of the monies

Financial Policy #04: Procurement of Goods & Services

Effective Date: September 26, 2019; Resolution #565

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earned by the Contractor. Contractor may submit a bond for all or a portion of the contract retainage, in a form acceptable to the public body and from a bonding company, meeting standards established by the public body. Such retainage shall be used as a trust fund for the protection and payment (1) to the State with respect to taxes imposed pursuant to RCW Title 82, which may be due from such Contractor, and (2) the claims of any other person or entity arising under the Contractor or RCW 60.28. Release of retainage will be made within the statutory period following the last date for filing of claims pursuant to RCW Chapter 60.28.

Professional and Personal Services

Professional or personal services are those services involving specialized skill, education, and special knowledge. These services include, but are not limited to, archeological, engineering, design services, accounting, art, bond brokerage, insurance brokerage, legal, real estate appraisal, relocation assistance, title abstracts, surveying, soils analysis, and core testing. Procurement of professional and personal services will be in accordance with RCW 39.80 and RCW 39.29.

A competitive process is not required for professional or personal services, other than professional engineering or architectural services for the design of City improvements.

Non-Architectural and Engineering Services

Professional and technical services include disciplines such as attorneys, computer programmers, financial analysts, bond counsels, artists, planners, and real estate appraisers.

Purchase of professional services requires completion of a City professional services contract that describes services to be performed and the negotiated price.

Prior qualifications and experience with the City, time-frame for completing projects, and cost may be considered when choosing consultant/firm to perform professional services, as defined in this section.

Architectural, Engineering and Design Services

State statutes require advance notice of the requirement for architectural, engineering and design services. The City will evaluate a firms' qualifications and performance, and negotiate with the firm with the highest qualifications. In the event a negotiated price cannot be reached the City will then move to the next most qualified firm. Architectural, engineering, and design services contracts will be reviewed to ensure compliance with RCW 39.80.

Purchased Services

Purchased Services are activities or projects for which the City of Ridgefield contracts and which are not considered a public work. These activities consist of services such as janitorial and selection of the official City newspaper. The City of Ridgefield as a code City under 20,000 is required to call annually for bids for the City's official newspaper. The City of Ridgefield is required

Financial Policy #04: Procurement of Goods & Services

Effective Date: September 26, 2019; Resolution #565

Replaces and Cancels: Financial Policy #04 June 1, 2017,

References: RCW 39, RCW 35.72, 2 CFR 200, City of Ridgefield Purchasing Matrix

to perform due diligence for price and quality on bids for services. Prevailing wages are required on public building services such as janitorial (39.12.020).

Conflicts of Interest

The City is subject to the state's Conflicts of Interest statute RCW 42.23. City employees are prohibited from having a financial interest in contracts awarded by the City. The City will not accept donations of materials or services in return for a commitment to continue or initiate a purchasing agreement. No employee will participate in procurement when they are aware of a conflict of interest.

Code of Ethics

Employees who are authorized to procure goods and services may neither solicit, accept, nor agree to accept any gratuity for themselves, their families or others that results in their personal gain which may affect their impartiality in making decisions on the job. Discounts or concessions realistically available to the general population, items received that do not result in personal gain, and samples to the City used for general City use are examples of items that are not gratuities. Personal judgement should be used and questions regarding particular problems or events should be referred to the employee's department head or the Finance Director.

In-State or Local Geographical Preferences

Procurements will be conducted in a manner that prohibits the use of statutorily or administratively imposed state or local geographical preferences in the evaluation of bids or proposals, except in those cases where applicable Federal statutes expressly mandate or encourage geographic preference. When contracting for architectural and engineering (A/E) services, geographic location may be a selection criterion provided its application leaves an appropriate number of qualified firms, given the nature and size of the project, to compete for the contract.

Bid Procedures (When small works roster process is not used)

1. Authorization Request

Request from City Manager or designee to call for bids. In special circumstances, the City Manager may waive portions of the bid procedures. The "special circumstances" are limited to items where publication of bids may impinge on the safety of staff or City assets.

2. Publication of Notice

After City Manager or designee authorization, the requesting department director (or designee) will publish the Call for Bids in the official newspaper or a newspaper of general circulation most likely to bring responsive bids and ensure notice is posted on the City web page, at least 13 days prior to bid submittal deadline. The City will make every effort to include notifications to certified women-or-minority-owned businesses per state criteria.

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3. Notice Contents

Notice (or advertisement) for bids should contain definite specifications and procedures for bidders to use to estimate their bids. At a minimum, a bid notice for public works must include:

- I. Project title;
- II. Nature and scope of work;
- III. Where contract documents (plans and specifications) can be reviewed or obtained;
- IV. Cost to obtain a set of contract documents;
- V. Place, date, and time that bids are due;
- VI. Statement that a bid bond must accompany the bid if required;
- VII. Statement that the City retains the right to reject any and all bids and to waive minor irregularities in the bidding process;
- VIII. Statement that the contract involves "public work," and that workers shall receive the prevailing rate of wage pursuant to the Prevailing Wage on Public Works Act (Chapter 39.12 RCW);
- IX. List of the applicable prevailing wage rates; and
- X. Statement that the City is an equal opportunity employer and invites responsive bids from all qualified bidders.
- XI. In addition, provide evaluation criteria; minimum qualification; date, time, and location of pre-bid conference (if applicable); name, address, and telephone number of the project contact; and number of required copies will help bidders prepare responsive submittals.

4. Bid Opening

Bids are submitted to the Finance Director or designee, where they are time and date stamped and processed. Bid opening will be announced to Mayor, Council, City Manager, and Department Directors by Director or designee responsible for the project.

5. Report on Bids

The Finance Director or designee will prepare a report (bid tabs) and recommendation on all bids received. The report will be submitted to the Department Director or designee responsible for the project for review.

6. Bid Award

The City may select the qualified vendor whose proposal is most advantageous to the City, with price and other factors considered. When a bidder requests copies of bids received within two

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days of a competitive bid opening, the City will not award the bid until at least two full business days after the documents have been provided.

7. Rejection of Bids

The City reserves the right to reject any bid not in substantial compliance with the bid documents, or all prescribed public bidding procedures and requirements and may reject for good cause any or all bids upon a finding of the City that it is in the public interest to do so.

The following shall apply to bid solicitations:

- I. Selection of a winning offer is based primarily on lowest responsive bid. Quality and expertise, however, must also be a consideration. In the event the City has issued a written finding to a contractor/vendor that a project was completed late, over budget, or did not meet specifications, the City may award to the next lowest responsible bidder that falls within 5% of the lowest bid. The lowest responsive bidder has the right to provide a written response to the City on how they will improve in the future to meet specifications.
- II. To ensure consistency and fair process, the City will use standard forms, documents, contracts, and terms and conditions, when practical. The Finance Department will maintain templates for bid-related documents for use by departments. The City will use an evaluation selection committee to promote an open, proper selection. The requesting department director will appoint committee members to act in an advisory capacity.
- III. Minimum qualifications are stated to ensure respondents are reasonably qualified. Minimum qualifications cannot be used to eliminate qualified vendors. Minimum qualifications should be tested against the marketplace to ensure they aren't overly restrictive.
- IV. When practical, the City will conduct a pre-bid conference to allow a thorough discussion of the City's intent, scope, specifications, and terms. Interested companies should be encouraged to attend.

Exemptions to Competitive Bidding Requirements

RCW 39.04.280 provides uniform exemptions to competitive bidding requirements utilized by municipalities when awarding contracts for public works and contracts for purchases.

Competitive bidding requirements may be waived for:

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1. Purchases that are clearly and legitimately limited to a single source of supply (Sole Source Vendor):

If, after conducting a good faith review of available resources, the requesting department director determines that there is only one source of the required materials, supplies, or equipment, a purchase contract may be awarded without complying with established bid requirements. The requesting department director will submit a written request for sole source procurement to the Finance Director for approval, and conduct price, terms, and delivery negotiations, as appropriate. The vendor must certify in writing that the City is getting the lowest offered price. Refer to Sole Source Vendor Statement exhibit 3.

2. Purchases involving special facilities or market conditions:

The City Manager may waive established bidding requirements if an opportunity arises to purchase favorably-priced equipment at an auction, or supplies or used goods that will be sold before the City can conduct the bid process.

3. Surplus Property:

The City may acquire surplus property from another government without the use of bids (RCW 39.33.010).

4. Auctions:

The City of Ridgefield may purchase at auctions (RCW 39.30.045).

5. Purchases in the event of an emergency:

"Emergency" is defined as "...unforeseen circumstances beyond the control of the municipality that either: (a) Present a real, immediate threat to the proper performance of essential functions; or (b) will likely result in material loss or damage to property, bodily injury, or loss of life if immediate action is not taken." If an emergency situation has been declared, the City Manager may waive competitive bidding requirements and the City may award all necessary contracts to purchase goods, materials, or services to address the emergency situation. Purchase order(s) must be properly documented as pertaining to an emergency as soon as possible following the event. If a contract is awarded without competitive bidding due to a declared emergency, the City Council must adopt a resolution certifying the emergency situation existed no later than two weeks or one council meeting following the award of the contract.

6. Interlocal Cooperative Purchasing Agreements:

Pursuant to RCW 39.34, bidding is not required when purchases of materials, supplies, or equipment are made under State standard contracts or similar contracts executed by and through other local governments which have complied with their statutory contracting requirements.

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The City is authorized to use any master contract approved and administered through the State of Washington, Department of Enterprise Services, using the Master Contracts Usage Agreement.

The City is authorized to use federal contracts administered by the General Services Administration. GSA agreements approved for local governments include the following:

- Information technology products
- Security/law enforcement equipment
- Items to aid recovery from federally-declared disasters or acts of terrorism
- Items to aid response to federally-declared public health emergencies
- Equipment to support counterdrug, homeland security, and emergency response activities

The City of Ridgefield must conduct a screening process whereby it can justify the purchase through an Interlocal Agreement, for contracts outside of DES and GSA administered agreements. The screening process and results must be clearly documented in writing. All other procurement approval requirements must be met.

Approval and authority for entering into an Interlocal Cooperative Purchasing Agreement will be determined by the anticipated cost of the procurement. Blanket Interlocal Cooperative Purchasing Agreements where the costs of the potential purchases are not known will be treated as purchases over \$15,000.

In addition, the City may make a bid call with another government entity as a joint purchase complying with the statutory contracting requirements of the participating jurisdictions. Purchases made pursuant to any such agreement shall be separately invoiced to the respective purchasers in accordance with the purchases made by each; and each such purchaser shall be responsible for payment for its own purchases only. Purchases made for the City under a purchasing contract executed by a state, or agency or subdivision thereof, or by another governmental unit or public benefit nonprofit corporation shall be exempt from competitive bidding and related requirements.

When practical, the City should include language in its solicitations that allows other public agencies to purchase from the City of Ridgefield's bids or quotations, provided that the other agencies allow similar rights and reciprocal privileges to the City of Ridgefield.

7. Purchasing Cooperatives That Meet Washington State Revised Code of Washington and City Bidding Requirements

Pursuant to chapter 39.34 RCW, bidding is not required when purchases of materials, supplies, or equipment are made under State standard contracts or similar contracts executed by and through purchasing cooperatives which have complied with their statutory contracting requirements. The City of Ridgefield must conduct a screening process whereby it can justify the

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purchase through a purchasing cooperative. The screening process and results must be clearly documented in writing. All other procurement approval requirements must be met.

8. Competitive Negotiations Telecommunications Systems/Services

Competitive negotiation can be used as an alternative to the competitive bidding procedures for the acquisition of electronic data processing and telecommunications systems; energy saving or energy related equipment or services; or when it is determined in writing that the use of competitive bidding is neither practical nor advantageous to the City.

“Electronic data processing” includes, but is not limited to, systems that comprise a combination of equipment or units to provide input of source data, and storage and processing of data and output in predetermined form, including a central processing unit (CPU) or main frame (RCW 36.92.020). In other words, hardware, software, firmware, “smart cards” or any combination thereof.

Eligible purchases (RCW 39.35A.030) are those for “equipment, materials, or supplies that are expected, upon installation, to reduce the energy use or energy cost of an existing building or facility, and the services associated with the equipment, materials, or supplies, including but not limited to design, engineering, financing, installation, project management, guarantees, operations, and maintenance.” (RCW 39.35A.020(1)) The procurement may be structured on a performance basis, rather than a design specification, so that the City may specify a result, rather than the type or model of equipment. (RCW 39.35A.020(3))

The approval requirements found in Authorization & Quote/bid requirements as listed on page 1 also apply to procurement by competitive negotiation. The approving officer shall determine in writing that competitive bidding is either not practical or not advantageous to the City.

Requisitions for electronic data processing systems shall be routed through and approved by the Finance Director or designee for compatibility certification prior to purchase. This will allow for the appraisal of present supply of devices, and the possible elimination of an unnecessary expenditure of City funds.

A request for proposals should be prepared and submitted to enough qualified sources, to permit reasonable competition consistent with the requirements of the purchase. The request for proposal should identify significant evaluation factors, including price, and their relative importance. The City reserves the right to determine the number of sources considered to be adequate.

The City will provide procedures for technical evaluation of the proposals received, identification of qualified sources, and selection criteria for awarding the contract.

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The City may select the qualified vendor whose proposal is most advantageous to the City, with price and other factors considered. If the City is unable to negotiate a contract successfully, the City may terminate negotiations and proceed to negotiate with the second most advantageous proposer, and so on.

Verbal Quotes

Purchases requiring verbal quotes must be documented by a properly completed procurement quote log. (See exhibit 2).

Sole Source Purchases

A "sole source" is characterized as meeting one or more of the following standards: (a) the City department has conducted a screening process whereby it can justify purchase of a specific product; (b) the City requires legitimate specifications to which only one vendor can successfully respond; or (c) the product is available only through one manufacturer (or distributor) and the manufacturer so certifies. In any such case where the purchase exceeds \$7,500, the vendor shall certify that the City is getting the lowest price it offers anyone. Purchases in excess of \$7,500 from a sole source vendor require prior approval of the Finance Director or designee and must be signed by the requesting Department Director or designee (see exhibit 3).

Small Works Roster

RCW 39.04.155 provides uniform small works roster provisions to award contracts for construction, building, renovation, remodeling, alteration, repair, or improvement of real property. The Small Works Roster may be used for public works projects valued below \$350,000.

The Small Works Roster maintained by the Municipal Research and Services Center (www.mrscrosters.org) allows the City to evaluate the professional qualifications on file when a proposed project is scheduled. Use of the Small Works Roster allows the City to preclude the advertisement requirements of the formal competitive process. *All other bidding requirements are the same.*

- I. For each project, the City will secure telephone or written quotations from (wherever possible) at least three appropriate contractors on the Roster. Whenever possible, at least one of the contractors invited to submit a proposal will be a minority or woman owned firm. The City may invite proposals from more than three or all appropriate contractors on the Roster.
- II. The contract must be awarded to the contractor submitting the lowest responsible bid. In the event the City has issued a written finding to a contractor/vendor that a project was completed late, over budget, or did not meet specifications, the City may award to the next lowest responsible bidder that falls within 5% of the lowest bid. The lowest responsive

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bidder has the right to provide a written response to the City on how they will improve in the future to meet specifications.

- III. In the event the City does not invite all contractors on the Roster to submit a proposal, the contractors that have been chosen to submit a proposal will not be offered another opportunity until all other appropriate contractors on the Roster have been given the opportunity to submit a proposal on a project.

Limited Public Works Process Under \$50,000

The City may utilize the limited public works process under \$50,000 referenced in RCW 39.04.155(3). The City must solicit bids from at least three contractors on the small works roster but does not have to notify the remaining contractors on the roster used. The City will rotate solicitations to contractors on the roster when using this process.

Bid guarantees are optional. The contract must be awarded to the lowest responsible bidder. Retainage and performance and payment bonds may be waived, but limited public works projects are still subject to normal prevailing wage requirements. The City would assume liability for performance and payment if the limited public works process is used.

Consultant Roster

The City may utilize the MRSC Consultant Roster for procurement of architecture, engineering, and surveying services as referenced in RCW 39.80, as well as other professional services such as design, planning, management, real estate, financial, legal, communications, environmental, IT, and personnel, consulting.

Vendor Roster

The City may utilize the MRSC Vendor Roster for product sales, equipment repair, vehicle maintenance, garbage collection, and other purchased services as referenced in RCW 39.04.190.

Vendors/contractors selected from the Small Works Roster are not relieved from observing applicable legal requirements such as Performance Bond, Prevailing Wage, Labor and Material Bonding, etc.

Purchase Orders

Purchase orders are a preferred method to allow for a vendor to invoice the city directly for the purchase of goods or services. Purchase orders detail the terms of the purchase, including the items sold, the price, and the terms of payment. The supplier typically agrees to deliver purchased items prior to payment, with the purchase order serving as a guarantee of future payment. Purchase orders should be requested for non-routine purchases over \$1,000 or when a vendor requires the purchase order to guarantee payment and initiate invoicing.

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Change Orders

For Change Orders Within City Council Authorized Budget Appropriations

Upon recommendation of the project/contract manager, and demonstration that a Change Order is necessary and reasonable, the City Manager or designee is authorized to approve any and all Change Orders that do not exceed the legally authorized budget limit established by the City Council for the applicable project or contract.

For Change Orders in Excess of City Council Authorized Budget Appropriations

Upon recommendation of the project/contract manager, and demonstration that a Change Order is necessary the City Manager or designee shall submit to the City Council, a Change Order Request to include the amount of requested funds and a written justification describing why the additional funds are necessary and the benefits to be derived. Change Order Request form (See exhibit 4) and Budget Amendment Request form (See exhibit 5).

If the City Council approves the Change Order Request, the City Manager shall take the necessary actions to enact the Change Order and complete the work in an expeditious manner in accordance with the City Council's direction.

If the City Council denies the Change Order Request, the City Manager or designee shall report back to the City Council with options as to how to accomplish the project/contract within the funds allocated.

In the event of an emergency or the need to take immediate or expeditious action necessary to protect or maintain the public health, safety, or welfare; or to prevent damage to public or private property, the City Manager is authorized to enact Change Orders in excess of the legally authorized expenditure level. The City Manager shall timely report such actions to the City Council.

Travel Expenses

All expense payments or reimbursements for travel and/or subsistence expenses must meet the requirements set forth in the City of Ridgefield Travel and Meal Reimbursement Policy #806, which establishes policy and procedures related to obtaining travel authorization, advance travel funds, and expenditure or reimbursement for travel and subsistence expenses incurred in conduct of business of the City. Refer to the City of Ridgefield Employment Policy #806 Travel and Meal Reimbursement for details. Expense reimbursements will be documented on the Employee Reimbursement Voucher (See exhibit 6).

Payment Processing

Approvals

Vendor invoices shall be approved by the department head or designee. Reimbursements payable to City employees shall be signed for approval as follows:

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- Mayor – Approved by the City Manager or designee
- Council – Approved by the City Manager or designee
- City Manager – Approved by the Finance Director or Deputy City Manager
- Department Director – Approved by the City Manager or designee
- Other employees – Approved by the Department Director or designee

Employees may not approve their own reimbursement.

Accounts Payable

Invoices that are received by accounts payable via the US Postal Service or e-mail will be date stamped and have the account coding entered. The invoice will be routed to the department heads for review and approval. The City uses an electronic workflow process for review and approval. For all invoices, department heads or designees will verify that the invoiced items have been received and that the invoiced amount is correct. In addition, the department head will verify the proper account coding has been listed on the invoice and add their electronic approval through the accounts payable workflow process. Once review and approval is complete the approved invoices will be routed to accounts payable for payment. There are two accounts payable check cycles scheduled each month, coinciding with the City Council meetings.

Vendor Accounts

The City will authorize vendor accounts with select merchants who provide goods and materials that are necessary for ongoing operations. Vendor accounts will invoice the City directly for all purchases and accept a net 30 payment policy. City Manager or designee approval is required to place a credit application for new vendor accounts. The Finance Director will establish the authorized account when approval is granted.

Merchant Cards

It is sometimes necessary to use merchant cards. City Manager or designee approval is required to open a merchant card. The Finance Director will establish the authorized account when approval is granted. Refer to Financial Policy #03 Credit Card Usage for additional details.

Bank Cards

Bank cards may be issued with the approval of the City Manager or designee. They are to be used solely for official City business. Employees who are issued a bank card must sign the credit card usage form prior to issuance of cards. Refer to Financial Policy #03 Credit Card Usage for additional details.

Petty Cash

Petty cash funds cover minor disbursements. Employees may be reimbursed from petty cash funds for authorized purchases that do not exceed the established petty-cash limit. Refer to Financial Policy # 05 Petty Cash Policy for details.

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Budget Amendments

Department Director's or designee must ensure that purchases are initiated only when departmental appropriations are sufficient to cover the anticipated cost. Expenditure's that exceed departmental appropriations require the City Manager's approval via the Budget Amendment Request Form (Exhibit 5).

Awarding Agencies' Responsibilities

1. **Contracts for Public Work:** Employers are not responsible for making the legal determination of whether a contract does or does not meet the definition of a "public works" contract. Public agencies, in awarding a contract, must make the determination of whether that contract involves "public work" and communicate it to the employers in the bid specifications and contracts. The law does not allow public agencies to place this burden upon the employer. For example, it is insufficient to state, "Contractors shall comply with the prevailing wage law, if applicable". Agencies should seek the advice of legal counsel regarding when a contract is for public work. Before acting on advice that a contract is not for public work, agencies should contact the Prevailing Wage Office for a determination of the applicability of the statute. The City of Ridgefield will specify in bid documents, contracts, and purchase orders when prevailing wage is applicable to a public work project. (RCW 39.04.010, RCW 39.12.030, RCW 39.12.040, and RCW 39.12.042)
2. **Prevailing Wage Provisions:** Awarding agencies must stipulate in bid specifications and contracts for public work that workers shall receive the prevailing rate of wage. Those documents must also contain a list of the applicable prevailing wage rates. Compliance with the law is not met by referring contractors to the department or other sources to obtain wage rate information. (RCW 39.12.030)
3. **Public Building Service Maintenance Contracts:** Public building service maintenance (janitorial) contracts of more than one year duration must include wage language recognizing the potential for future variance in applicable prevailing wages each year after the first year of the contract. (RCW 39.12.030, RCW 39.12.040, and RCW 39.12.042)
4. **Disbursal of Public Funds:** Agencies may not make any payments where employers have not submitted an Intent form that has been approved by the L&I Industrial Statistician. Agencies may not release retainage until all employers have submitted an Affidavit form that has been certified by the Industrial Statistician. The requirement to submit these forms should also be stated in the contract. (RCW 39.12.030, RCW39.12.040, and RCW 39.12.042)
5. **Turnkey Projects (lessee/lessor relationships between public and private parties):** Prevailing wages must be paid for any work, construction, alteration, repair or improvement, other than ordinary maintenance, that the state or a municipality causes to be performed by a private

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party through a contract to rent, lease, or purchase at least fifty percent of the project by one or more state agencies or municipalities. (RCW 39.04.260) It is the responsibility of the awarding agency to make an accurate determination as to whether the entire project falls within RCW 39.04.260 prior to entering into a lease relationship for a space in a privately owned building. The determination is based on whether the awarding agency is causing the work to be performed and when at least fifty percent of the leased space is going to be occupied by one or more public agencies. If RCW 39.04.260 applies, all work performed in conjunction with the project is covered, not just the tenant improvements, and the project is subject to all provisions of RCW 39.12. Should the awarding agency fail to comply with all the provisions of RCW 39.04.260 and RCW 39.12.040, the awarding agency can be held responsible for any unpaid prevailing wages.

6. Contract Administration: Though not legally required, the following activities are recommended to ensure compliance with the Public Works Act.

- I. Job site inspections should be performed on a routine or periodic basis to verify compliance. These inspections should include checking to see that a copy of the Intent is posted at the job site. Workers should be randomly interviewed to verify that prevailing wages are received. Apprentice workers should be asked to show their registration cards.
- II. References should be checked when the agency is empowered to select the lowest responsible bidder. The department can advise an agency regarding an employer's history of wage claims. Check the Contractor Debarment List to find out if a contractor is debarred from bidding on public works projects.
- III. Verify Contractor Registration Status and Verify Workers' Compensation Premium Status. Find out whether a contractor or other employer has an industrial insurance (workers' compensation) account with L&I and that their premiums are up to date.

Appendix

Exhibit 1: Purchasing Matrix Quick Reference Guide

Exhibit 2: Procurement Quote Log

Exhibit 3: Sole Source Vendor Statement

Exhibit 4: Contract Change Order Form

Exhibit 5: Budget Amendment Request Form

Exhibit 6: Employee Reimbursement Voucher

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PURPOSE

This document establishes the City of Ridgefield's (City) policies and procedures for purchasing supplies and materials and for contracting for services. The policies and procedures detailed in this document are mandatory and City staff risk disciplinary action, up to and including termination of employment for unauthorized departure from these guidelines.

OBJECTIVES

All employees must follow established policies and procedures for procurement of equipment, materials, and services. Adherence to policies and procedures will ensure that public purchases and contracts are open, fair, and at the best value to the public.

Procedures are divided into four major areas: 1) Procurement of Goods and Services, 2) Bidding Requirements, 3) Reimbursement of Expenses, and 4) Other Issues.

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References: RCW 39, RCW 35.72, 2 CFR 200, City of Ridgefield Purchasing Matrix

PROCUREMENT OF GOODS AND SERVICES

City purchases are subject to authorization & quote/bid requirements are as follows. [\(Refer to Purchasing Matrix quick reference guide: Exhibit 1\).](#)

General Purchases (When Vendor Roster is not used) (RCW 39.04.190)

\$1 - ~~\$5,000~~7,500 No competitive bids required; Director or designee approval
~~\$5,001~~7,501 - \$15,000 3 verbal or written quotes; Director or designee approval
 \$15,001 - \$40,000 ~~3 written quotes~~Competitive bid required; Director or designee approval
 \$40,001 - \$100,000 Competitive bid required; City Manager or designee approval
 >\$100,000 Competitive bid required; City Manager approval / Council awards

Public Works Projects: (When Small Works Roster is not used) (RCW 35.23.352)

\$1 - ~~\$5,000~~7,500 No competitive bids required; Director or designee approval
~~\$5,001~~7,501 - \$15,000 3 verbal or written quotes; Director or designee approval
 \$15,001 - ~~\$40,000~~500 3 written quotes; City Manager or designee approval

One Craft or Trade, or Street Signalizing or Street Lighting

~~\$40,001~~501 - \$100,000 Competitive sealed bid; City Manager approval or designee approval
 >\$100,000 Competitive sealed bid; City Manager approval / Council awards

Two or more Crafts or Trades

~~\$40,001~~75,501 - ~~\$65,000~~100,000 3 written quotes; City Manager or designee approval
~~\$65,001~~100,001 - ~~\$100,000~~116,155 ~~Competitive sealed bid~~3 written quotes; City Manager or designee approval / Council awards
 >~~\$100,000~~116,155 Competitive sealed bid; City Manager approval / Council awards

Professional and Personal Services Contracts

\$1 - ~~\$5,000~~7,500 No competitive bids required, Director or designee approval
~~\$5,001~~7,501 - ~~\$35~~100,000 Due diligence for price/quality; City Manager or designee approval
~~\$35,001~~ - ~~\$100,000~~ Due diligence for price/quality; City Manager or designee approval
 —>\$100,000 Due diligence for price/quality; City Manager approval / Council awards

Federal Procurement Standards

~~Federal procurement procedures when Federal funding is utilized will meet Federal, State and local laws and regulations. Procurement will utilize the most restrictive procedures available at the time bids are requested. Refer to grant or loan agreements to verify applicable federal procurement requirements.~~

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Architectural & Engineering Services: (RCW 39.80) (~~W~~hen Small Works Roster is not used)

Architectural & Engineering (A&E) services bid levels are based on negotiated price after selection of vendor. Refer to Architectural, Engineering and Design Services on page ~~34~~.

\$1 - ~~\$5,000~~ \$7,500 No competitive bids required, Director or designee approval

~~\$5,001~~ \$7,501 - \$100,000 Due diligence to obtain best quote, City Manager or designee approval

>\$100,000 Due diligence to obtain best quote, City Manager approval / Council awards

NOTE: Purchases may not be broken into multiple projects or purchases to avoid compliance with state statutes and City policies.

The City of Ridgefield purchasing matrix is a companion document to the Procurement of Goods and Services Policy (See exhibit 1).

Unit Priced Contracts (RCW 35.23.352)

A unit priced contract (on call) is a competitively bid contract in which public works are anticipated on a recurring basis to meet the business or operational needs of the City under which the contractor agrees to a fixed period of indefinite quantity delivery of work, at a defined unit price for each category of work. The City will competitively bid, or enter into a cooperative purchase agreement, with an agency that has met the statutory contracting requirements for bidding this type of work.

Federal Procurement Standards

Federal procurement procedures when Federal funding is utilized will meet Federal, State and local laws and regulations. Procurement will utilize the most restrictive procedures available at the time bids are requested. Refer to grant or loan agreements to verify applicable federal procurement requirements.

Public Works Projects and Prevailing Wage Laws

Public work is all work, construction, alteration, repair or improvement that is executed at the cost of the state or any other local public agency. This includes, but is not limited to, demolition, remodeling, renovation, road construction, building construction, ferry construction and utilities construction (RCW 39.04.010). Public work includes maintenance when performed by contract. Prevailing wages are governed by chapter RCW 39.12, Prevailing Wages on Public Works requirements, *regardless of contract amount*. It is the *responsibility of the contracting agency to notify the vendor of prevailing wage requirements and obtain compliance documentation prior to awarding any public works contract*. Public works contracts will only be awarded to contractors who document compliance with the Washington State Prevailing Wage Law. The department head or designee managing the project is responsible for collecting compliance documents.

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Failure to follow prevailing wage laws will result in delayed or denied payment to the vendor. The City CANNOT pay for public works projects that are in violation of prevailing wage laws.

Washington State Prevailing Wage Law

The Prevailing Wages on Public Works Act (Chapter 39.12 RCW) requires that employees of government contractors be paid prevailing wages for all public work. Agencies awarding public works contracts include state agencies, counties, municipalities and all political subdivisions of the state.

All public agencies, contractors performing public work, and construction workers on public works construction should be aware of their rights and legal responsibilities. Failing to comply with the provisions of Chapter 39.12 RCW may subject contractors and/or public agencies to liability for all unpaid prevailing wages and penalties.

The Department of Labor and Industries (L&I) administers the prevailing wage law. The Office of the Attorney General provides legal counsel to L&I and prosecutes violators. The State Auditor's Office ascertains if a public agency's policies, procedures and practices meet the requirements of the law.

Do not rely on this plan language description without reading the laws and regulations. The informal discussions below are meant to be helpful when read in conjunction with the laws and Washington Administrative Code (WAC) rules. They are not meant to be a substitute for reading and understanding the laws. After reading the laws and regulations, please do not hesitate to contact the Prevailing Wage Office with any questions you may have.

Federal Prevailing Wage Requirements

The federal government has its own public works prevailing wage requirements, or wage decisions, established by the Davis-Bacon ACT (DBA). For any public works project receiving federal funding, contractors must pay the higher of the state or federal wage rates.

What is Prevailing Wage

Prevailing Wage is defined as the hourly wage, usual benefits and overtime, paid in the largest city in each county, to the majority of workers, laborers, and mechanics. Prevailing wages are established, by the Department of Labor and Industries, for each trade and occupation employed in the performance of public work. They are established separately for each county, and are reflective of local wage conditions.

Unit Based Contracts Prevailing Wage Requirements

For unit-based contracts, contractors must pay prevailing wages for all work that would normally be subject to prevailing wages. Prevailing wage rates must be updated annually. Intents and affidavits must be submitted annually for all work completed during the previous 12 months.

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Combined Intent to Pay and Affidavit of Wages Paid Form

A combined Intent to Pay and Affidavit of Wages Paid form for small public works projects under \$2,500 may be used only at the option of the public contract awarding agency. Form fees are waived by L&I policy on the under \$2,500 combined form. A signature by the public awarding agency is required in addition to the contractor's signature.

The public agency approves the form with their signature, must retain a copy for three (3) years and must send a copy to L&I within 30 days. The public contract awarding agency has a liability for unpaid wages when the alternate form is used so only that awarding agency can authorize the use of the combined form.

Retainage

If contract amount exceeds \$35,000, pursuant to RCW 60.28 there will be retained from monies earned by the Contractor on progress estimates a sum not to exceed 5 percent of the monies earned by the Contractor. Contractor may submit a bond for all or a portion of the contract retainage, in a form acceptable to the public body and from a bonding company, meeting standards established by the public body. Such retainage shall be used as a trust fund for the protection and payment (1) to the State with respect to taxes imposed pursuant to RCW Title 82, which may be due from such Contractor, and (2) the claims of any other person or entity arising under the Contractor or RCW 60.28. Release of retainage will be made within the statutory period following the last date for filing of claims pursuant to RCW Chapter 60.28.

Professional and Personal Services

Professional or personal services are those services involving specialized skill, education, and special knowledge. These services include, but are not limited to, archeological, engineering, design services, accounting, art, bond brokerage, insurance brokerage, legal, real estate appraisal, relocation assistance, title abstracts, surveying, soils analysis, and core testing. Procurement of professional and personal services will be in accordance with RCW 39.80 and RCW 39.29.

A competitive process is not required for professional or personal services, other than professional engineering or architectural services for the design of City improvements.

Non-Architectural and Engineering Services

Professional and technical services include disciplines such as attorneys, computer programmers, financial analysts, bond counsels, artists, planners, and real estate appraisers.

Purchase of professional services requires completion of a City professional services contract that describes services to be performed and the negotiated price.

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Prior qualifications and experience with the City, time-frame for completing projects, and cost may be considered when choosing consultant/firm to perform professional services, as defined in this section.

Architectural, Engineering and Design Services

State statutes require advance notice of the requirement for architectural, engineering and design services. The City will evaluate a firms' qualifications and performance, and negotiate with the firm with the highest qualifications. In the event a negotiated price cannot be reached the City will then move to the next most qualified firm. Architectural, engineering, and design services contracts will be reviewed to ensure compliance with RCW 39.80.

Other Purchased Services

Purchased Services are activities or projects for which the City of Ridgefield contracts and which are not considered a public work. These activities consist of services such as janitorial and selection of the official City newspaper. The City of Ridgefield as a code City under 20,000 is required to call annually for bids for the City's official newspaper. The City of Ridgefield is required to perform due diligence for price and quality on bids for services. Prevailing wages are required on public building services such as janitorial (39.12.020).

Verbal Quotes

~~Purchases requiring verbal quotes must be documented by a properly completed verbal quote log. (See exhibit 2).~~

Sole Source Purchases

~~A "sole source" is characterized as meeting one or more of the following standards: (a) the City department has conducted a screening process whereby it can justify purchase of a specific product; (b) the City requires legitimate specifications to which only one vendor can successfully respond; or (c) the product is available only through one manufacturer (or distributor) and the manufacturer so certifies. In any such case where the purchase exceeds \$5,000, the vendor shall certify that the City is getting the lowest price it offers anyone. Purchases in excess of \$5,000 from a sole source vendor require prior approval of the Finance Director or designee and must be signed by the requesting Department Director or designee (see exhibit 3).~~

Conflicts of Interest

~~The City is subject to the state's Conflicts of Interest statute RCW 42.23. City employees are prohibited from having a financial interest in contracts awarded by the City.~~ The City will not accept donations of materials or services in return for a commitment to continue or initiate a purchasing agreement. No employee will participate in procurement when they are aware of a conflict of

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interest, ~~or accept gifts or gratuities from existing or potential vendors in return for a commitment to continue or initiate a purchasing relationship.~~

Code of Ethics

~~Employees who are authorized to procure goods and services may neither solicit, accept, nor agree to accept any gratuity for themselves, their families or others that results in their personal gain which may affect their impartiality in making decisions on the job. Discounts or concessions realistically available to the general population, items received that do not result in personal gain, and samples to the City used for general City use are examples of items that are not gratuities. Personal judgement should be used and questions regarding particular problems or events should be referred to the employee's department head or the Finance Director.~~

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In-State or Local Geographical Preferences

Procurements will be conducted in a manner that prohibits the use of statutorily or administratively imposed state or local geographical preferences in the evaluation of bids or proposals, except in those cases where applicable Federal statutes expressly mandate or encourage geographic preference. When contracting for architectural and engineering (A/E) services, geographic location may be a selection criterion provided its application leaves an appropriate number of qualified firms, given the nature and size of the project, to compete for the contract.

Bid Procedures (When small works roster process is not used)

1. Authorization Request

Request from City Manager or designee to call for bids. In special circumstances, the City Manager may waive portions of the bid procedures. The "special circumstances" are limited to items where publication of bids may impinge on the safety of staff or City assets.

2. Publication of Notice

After City Manager or designee authorization, the requesting department director (or designee) will publish the Call for Bids in the official newspaper or a newspaper of general circulation most likely to bring responsive bids and ensure notice is posted on the City web page, at least 13 days prior to bid submittal deadline. ~~The City will make every effort to include notifications to certified women-or-minority-owned businesses per state criteria.~~

3. Notice Contents

Notice (or advertisement) for bids should contain definite specifications and procedures for bidders to use to estimate their bids. At a minimum, a bid notice for public works must include:

- I. Project title;

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- II. Nature and scope of work;
- III. Where contract documents (plans and specifications) can be reviewed or obtained;
- IV. Cost to obtain a set of contract documents;
- V. Place, date, and time that bids are due;
- VI. Statement that a bid bond must accompany the bid if required;
- VII. Statement that the City retains the right to reject any and all bids and to waive minor irregularities in the bidding process;
- VIII. Statement that the contract involves "public work," and that workers shall receive the prevailing rate of wage pursuant to the Prevailing Wage on Public Works Act (Chapter 39.12 RCW);
- IX. List of the applicable prevailing wage rates; and
- X. Statement that the City is an equal opportunity employer and invites responsive bids from all qualified bidders.
- XI. In addition, provide evaluation criteria; minimum qualification; date, time, and location of pre-bid conference (if applicable); name, address, and telephone number of the project contact; and number of required copies will help bidders prepare responsive submittals.

4. Bid Opening

Bids are submitted to the Finance Director or designee, where they are time and date stamped and processed. Bid opening will be announced to Mayor, Council, City Manager, and Department Directors by Director or designee responsible for the project.

5. Report on Bids

The Finance Director or designee will prepare a report (bid tabs) and recommendation on all bids received. The report will be submitted to the Department Director or designee responsible for the project for review.

6. Bid Award

The City may select the qualified vendor whose proposal is most advantageous to the City, with price and other factors considered. When a bidder requests copies of bids received within two days of a competitive bid opening, the City will not award the bid until at least two full business days after the documents have been provided.

7. Rejection of Bids

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The City reserves the right to reject any bid not in substantial compliance with the bid documents, or all prescribed public bidding procedures and requirements and may reject for good cause any or all bids upon a finding of the City that it is in the public interest to do so.

The following shall apply to bid solicitations:

- I. Selection of a winning offer is based primarily on lowest responsive bid. Quality and expertise, however, must also be a consideration. In the event the City has issued a written finding to a contractor/vendor that a project was completed late, over budget, or did not meet specifications, the City may award to the next lowest responsible bidder that falls within 5% of the lowest bid. The lowest responsive bidder has the right to provide a written response to the City on how they will improve in the future to meet specifications.
- II. To ensure consistency and fair process, the City will use standard forms, documents, contracts, and terms and conditions, when practical. The Finance Department will maintain templates for bid-related documents for use by departments. The City will use an evaluation selection committee to promote an open, proper selection. The requesting department director will appoint committee members to act in an advisory capacity.
- III. Minimum qualifications are stated to ensure respondents are reasonably qualified. Minimum qualifications cannot be used to eliminate qualified vendors. Minimum qualifications should be tested against the marketplace to ensure they aren't overly restrictive.
- IV. When practical, the City will conduct a pre-bid conference to allow a thorough discussion of the City's intent, scope, specifications, and terms. Interested companies should be encouraged to attend.

Exemptions to ~~C~~ompetitive ~~B~~idding ~~R~~requirements

~~Section RCW~~ 39.04.280 ~~RCW~~ provides uniform exemptions to competitive bidding requirements utilized by municipalities when awarding contracts for public works and contracts for purchases. Competitive bidding requirements may be waived for:

1. Purchases that are clearly and legitimately limited to a single source of supply (Sole Source Vendor):

If, after conducting a good faith review of available resources, the requesting department director determines that there is only one source of the required materials, supplies, or equipment, a

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purchase contract may be awarded without complying with established bid requirements. The requesting department director will submit a written request for sole source procurement to the Finance Director for approval, and conduct price, terms, and delivery negotiations, as appropriate. The vendor must certify in writing that the City is getting the lowest offered price. Refer to Sole Source Vendor Statement exhibit 3.

2. Purchases involving special facilities or market conditions:

The City Manager may waive established bidding requirements if an opportunity arises to purchase favorably-priced equipment at an auction, or supplies or used goods that will be sold before the City can conduct the bid process.

3. Surplus Property:

The City may acquire surplus property from another government without the use of bids (RCW 39.33.010).

4. Auctions:

The City of Ridgefield may purchase at auctions (RCW 39.30.045).

5. Purchases in the event of an emergency:

"Emergency" is defined as "...unforeseen circumstances beyond the control of the municipality that either: (a) Present a real, immediate threat to the proper performance of essential functions; or (b) will likely result in material loss or damage to property, bodily injury, or loss of life if immediate action is not taken." If an emergency situation has been declared, the City Manager may waive competitive bidding requirements and the City may award all necessary contracts to purchase goods, materials, or services to address the emergency situation. Purchase order(s) must be properly documented as pertaining to an emergency as soon as possible following the event. If a contract is awarded without competitive bidding due to a declared emergency, the City Council must adopt a resolution certifying the emergency situation existed no later than two weeks or one council meeting following the award of the contract.

6. Interlocal Cooperative Purchasing Agreements:

Pursuant to RCW 39.34, bidding is not required when purchases of materials, supplies, or equipment are made under State standard contracts or similar contracts executed by and through other local governments which have complied with ~~state~~ their statutory contracting bidding requirements.

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The City is authorized to use any master contract approved and administered through the State of Washington, Department of Enterprise Services, using the Master Contracts Usage Agreement.

The City is authorized to use federal contracts administered by the General Services Administration. GSA agreements approved for local governments include the following:

- Information technology products
- Security/law enforcement equipment
- Items to aid recovery from federally-declared disasters or acts of terrorism
- Items to aid response to federally-declared public health emergencies
- Equipment to support counterdrug, homeland security, and emergency response activities

The City of Ridgefield must conduct a screening process whereby it can justify the purchase through an Interlocal Agreement, for contracts outside of DES and GSA administered agreements. The screening process and results must be clearly documented in writing. All other procurement approval requirements must be met.

Approval and authority for entering into an Interlocal Cooperative Purchasing Agreement will be determined by the anticipated cost of the procurement. Blanket Interlocal Cooperative Purchasing Agreements where the costs of the potential purchases are not known will be treated as purchases over \$15,000.

In addition, the City may make a bid call with another government entity as a joint purchase complying with the ~~bid-statutory contracting~~ requirements of the participating jurisdictions. Purchases made pursuant to any such agreement shall be separately invoiced to the respective purchasers in accordance with the purchases made by each; and each such purchaser shall be responsible for payment for its own purchases only. Purchases made for the City under a purchasing contract executed by a state, or agency or subdivision thereof, or by another governmental unit or public benefit nonprofit corporation shall be exempt from competitive bidding and related requirements.

When practical, the City should include language in its solicitations that allows other public agencies to purchase from the City of Ridgefield's bids or quotations, provided that the other agencies allow similar rights and reciprocal privileges to the City of Ridgefield.

7. Purchasing Cooperatives That Meet Washington State Revised Code of Washington and City Bidding Requirements

Pursuant to chapter 39.34 RCW, bidding is not required when purchases of materials, supplies, or equipment are made under State standard contracts or similar contracts executed by and through purchasing cooperatives which have complied with ~~their statutory contracting state~~

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~~bidding~~ requirements. The City of Ridgefield must conduct a screening process whereby it can justify the purchase through a purchasing cooperative. The screening process and results must be clearly documented in writing. All other procurement approval requirements must be met.

8. Competitive Negotiations Telecommunications Systems/Services

Competitive negotiation can be used as an alternative to the competitive bidding procedures for the acquisition of electronic data processing and telecommunications systems; energy saving or energy related equipment or services; or when it is determined in writing that the use of competitive bidding is neither practical nor advantageous to the City.

"Electronic data processing" includes, but is not limited to, systems that comprise a combination of equipment or units to provide input of source data, and storage and processing of data and output in predetermined form, including a central processing unit (CPU) or main frame (RCW 36.92.020). In other words, hardware, software, firmware, "smart cards" or any combination thereof.

Eligible purchases (RCW 39.35A.030) are those for "equipment, materials, or supplies that are expected, upon installation, to reduce the energy use or energy cost of an existing building or facility, and the services associated with the equipment, materials, or supplies, including but not limited to design, engineering, financing, installation, project management, guarantees, operations, and maintenance." (RCW 39.35A.020(1)) The procurement may be structured on a performance basis, rather than a design specification, so that the City may specify a result, rather than the type or model of equipment. (RCW 39.35A.020(3))

The approval requirements found in Authorization & Quote/bid requirements as listed on page 1 also apply to procurement by competitive negotiation. The approving officer shall determine in writing that competitive bidding is either not practical or not advantageous to the City.

Requisitions for electronic data processing systems shall be routed through and approved by the Finance Director or designee for compatibility certification prior to purchase. This will allow for the appraisal of present supply of devices, and the possible elimination of an unnecessary expenditure of City funds.

A request for proposals should be prepared and submitted to enough qualified sources, to permit reasonable competition consistent with the requirements of the purchase. The request for proposal should identify significant evaluation factors, including price, and their relative importance. The City reserves the right to determine the number of sources considered to be adequate.

The City will provide procedures for technical evaluation of the proposals received, identification of qualified sources, and selection criteria for awarding the contract.

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The City may select the qualified vendor whose proposal is most advantageous to the City, with price and other factors considered. If the City is unable to negotiate a contract successfully, the City may terminate negotiations and proceed to negotiate with the second most advantageous proposer, and so on.

Verbal Quotes

Purchases requiring verbal quotes must be documented by a properly completed procurement quote log. (See exhibit 2).

Sole Source Purchases

A "sole source" is characterized as meeting one or more of the following standards: (a) the City department has conducted a screening process whereby it can justify purchase of a specific product; (b) the City requires legitimate specifications to which only one vendor can successfully respond; or (c) the product is available only through one manufacturer (or distributor) and the manufacturer so certifies. In any such case where the purchase exceeds \$7,500, the vendor shall certify that the City is getting the lowest price it offers anyone. Purchases in excess of \$7,500 from a sole source vendor require prior approval of the Finance Director or designee and must be signed by the requesting Department Director or designee (see exhibit 3).

Small Works Roster

RCW 39.04.155 provides uniform small works roster provisions to award contracts for construction, building, renovation, remodeling, alteration, repair, or improvement of real property. The Small Works Roster may be used for public works projects valued below ~~\$300,000~~ \$350,000.

The Small Works Roster maintained by the Municipal Research and Services Center (www.mrscrosters.org) allows the City to evaluate the professional qualifications on file when a proposed project is scheduled. Use of the Small Works Roster allows the City to preclude the advertisement requirements of the formal competitive process. *All other bidding requirements are the same.*

- I. For each project, the City will secure telephone or written quotations from (wherever possible) at least three appropriate contractors on the Roster. Whenever possible, at least one of the contractors invited to submit a proposal will be a minority or woman owned firm. The City may invite proposals from more than three or all appropriate contractors on the Roster.
- II. The contract must be awarded to the contractor submitting the lowest responsible bid. In the event the City has issued a written finding to a contractor/vendor that a project was completed late, over budget, or did not meet specifications, the City may award to the next lowest responsible bidder that falls within 5% of the lowest bid. The lowest responsive

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bidder has the right to provide a written response to the City on how they will improve in the future to meet specifications.

- III. In the event the City does not invite all contractors on the Roster to submit a proposal, the contractors that have been chosen to submit a proposal will not be offered another opportunity until all other appropriate contractors on the Roster have been given the opportunity to submit a proposal on a project.

Limited Public Works Process Under \$50,000

The City may utilize the limited public works process under \$50,000 referenced in RCW 39.04.155(3). The City must solicit bids from at least three contractors on the small works roster but does not have to notify the remaining contractors on the roster used. The City will rotate solicitations to contractors on the roster when using this process.

Bid guarantees are optional. The contract must be awarded to the lowest responsible bidder. Retainage, and performance and payment bonds may be waived, but limited public works projects are still subject to normal prevailing wage requirements. The City would assume liability for performance and payment if the limited public works process is used.

Consultant Roster

The City may utilize the MRSC Consultant Roster for procurement of architecture, engineering, and surveying services as referenced in RCW 39.80, as well as other professional services such as design, planning, management, real estate, financial, legal, communications, environmental, IT, and personnel, consulting.

Vendor Roster

The City may utilize the MRSC Vendor Roster for product sales, equipment repair, vehicle maintenance, garbage collection, and other purchased services as referenced in RCW 39.04.190.

Vendors/contractors selected from the Small Works Roster are not relieved from observing applicable legal requirements such as Performance Bond, Prevailing Wage, Labor and Material Bonding, etc.

Purchase Orders

Purchase orders are a preferred method to allow for a vendor to invoice the city directly for the purchase of goods or services. Purchase orders detail the terms of the purchase, including the items sold, the price, and the terms of payment. The supplier typically agrees to deliver purchased items prior to payment, with the purchase order serving as a guarantee of future payment. Purchase orders should be requested for non-routine purchases over \$1,000 or when a vendor requires the purchase order to guarantee payment and initiate invoicing.

Financial Policy #04 Procurement of Goods and Services Effective Date: ~~June 1~~ September 26, 2019; 2017

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Financial Policy #04: Procurement of Goods & Services

Effective Date: ~~June 1, 2017~~September 26, 2019; Resolution #565

Replaces and Cancels: Financial Policy #04 June 1, 2017~~5~~,

References: RCW 39, RCW 35.72, 2 CFR 200, City of Ridgefield Purchasing Matrix

Change Orders

For Change Orders Within City Council Authorized Budget Appropriations

Upon recommendation of the project/contract manager, and demonstration that a Change Order is necessary and reasonable, the City Manager or designee is authorized to approve any and all Change Orders that do not exceed the legally authorized budget limit established by the City Council for the applicable project or contract.

For Change Orders in Excess of City Council Authorized Budget Appropriations

Upon recommendation of the project/contract manager, and demonstration that a Change Order is necessary the City Manager or designee shall submit to the City Council, a Change Order Request to include the amount of requested funds and a written justification describing why the additional funds are necessary and the benefits to be derived. Change Order Request form (See exhibit 4) and Budget Amendment Request form (See exhibit 5).

If the City Council approves the Change Order Request, the City Manager shall take the necessary actions to enact the Change Order and complete the work in an expeditious manner in accordance with the City Council's direction.

If the City Council denies the Change Order Request, the City Manager or designee shall report back to the City Council with options as to how to accomplish the project/contract within the funds allocated.

In the event of an emergency or the need to take immediate or expeditious action necessary to protect or maintain the public health, safety, or welfare; or to prevent damage to public or private property, the City Manager is authorized to enact Change Orders in excess of the legally authorized expenditure level. The City Manager shall timely report such actions to the City Council.

Travel Expenses

All expense payments or reimbursements for travel and/or subsistence expenses must meet the requirements set forth in the City of Ridgefield Travel and Meal Reimbursement Policy #806, which establishes policy and procedures related to obtaining travel authorization, advance travel funds, and expenditure or reimbursement for travel and subsistence expenses incurred in conduct of business of the City. Refer to the City of Ridgefield Employment Policy #806 Travel and Meal Reimbursement for details. Expense reimbursements will be documented on the Employee Reimbursement Voucher (See exhibit ~~65~~).

Financial Policy #04 Procurement of Goods and Services Effective Date: ~~June 1~~September 26, 2019, 2017

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Financial Policy #04: Procurement of Goods & Services

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Payment Processing

Approvals

Vendor invoices shall be ~~signed for approval~~ approved by the department head or designee. Reimbursements payable to City employees shall be signed for approval as follows:

- Mayor – Approved by the City Manager or designee
- Council – Approved by the City Manager or designee
- City Manager – Approved by the Finance Director or Deputy City Manager
- Department Director – Approved by the City Manager or designee
- Other employees – Approved by the Department Director or designee

Employees may not approve their own reimbursement.

Accounts Payable

Invoices that are received by accounts payable via the US Postal Service or e-mail will be date stamped, and have the account coding entered. The invoice will be routed to the department heads for review and approval. The City uses an electronic workflow process for review and approval. For all invoices, department heads or designees will verify that the invoiced items have been received and that the invoiced amount is correct. In addition, the department head will verify the proper account coding has been listed on the invoice and add their electronic approval through the accounts payable workflow process. Once review and approval is complete the approved invoices will be routed to accounts payable for payment. There are two accounts payable check cycles scheduled each month, coinciding with the City Council meetings.

Vendor Accounts

The City will authorize vendor accounts with select merchants who provide goods and materials that are necessary for ongoing operations. Vendor accounts will invoice the City directly for all purchases and accept a net 30 payment policy. City Manager or designee approval is required to place a credit application for new vendor accounts. The Finance Director will establish the authorized account when approval is granted.

~~Store Issued Charge~~ Merchant Cards

It is sometimes necessary to use ~~store merchant issued charge~~ cards. City Manager or designee approval is required to open a ~~store merchant issued charge~~ card. The Finance Director will establish the authorized account when approval is granted. Refer to Financial Policy #03 Credit Card Usage for additional details.

Bank ~~Credit~~ Cards

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Financial Policy #04: Procurement of Goods & Services

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Bank ~~credit~~ cards may be issued with the approval of the City Manager or designee. They are to be used solely for official City business. Employees who are issued a bank ~~credit~~ card must sign the credit card usage form prior to issuance of cards. Refer to Financial Policy #03 Credit Card Usage for additional details.

Petty Cash

Petty cash funds cover minor disbursements. Employees may be reimbursed from petty cash funds for authorized purchases that do not exceed the established petty-cash limit. Refer to Financial Policy # 05 Petty Cash Policy for details.

Budget Amendments

Department Director's or designee must ensure that purchases are initiated only when departmental appropriations are sufficient to cover the anticipated cost. Expenditure's that exceed departmental appropriations require the City Manager's approval via the Budget Amendment Request Form (Exhibit 5).

Awarding Agencies' Responsibilities

1. Contracts for Public Work: Employers are not responsible for making the legal determination of whether a contract does or does not meet the definition of a "public works" contract. Public agencies, in awarding a contract, must make the determination of whether that contract involves "public work" and communicate it to the employers in the bid specifications and contracts. The law does not allow public agencies to place this burden upon the employer. For example, it is insufficient to state, "Contractors shall comply with the prevailing wage law, if applicable". Agencies should seek the advice of legal counsel regarding when a contract is for public work. Before acting on advice that a contract is not for public work, agencies should contact the Prevailing Wage Office for a determination of the applicability of the statute. The City of Ridgefield will specify in bid documents, contracts, and purchase orders when prevailing wage is applicable to a public work project. (RCW 39.04.010, RCW 39.12.030, RCW 39.12.040, and RCW 39.12.042)
2. Prevailing Wage Provisions: Awarding agencies must stipulate in bid specifications and contracts for public work that workers shall receive the prevailing rate of wage. Those documents must also contain a list of the applicable prevailing wage rates. Compliance with the law is not met by referring contractors to the department or other sources to obtain wage rate information. (RCW 39.12.030)
3. Public Building Service Maintenance Contracts: Public building service maintenance (janitorial) contracts of more than one year duration must include wage language recognizing the potential for future variance in applicable prevailing wages each year after the first year of the contract. (RCW 39.12.030, RCW 39.12.040, and RCW 39.12.042)

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References: RCW 39, RCW 35.72, 2 CFR 200, City of Ridgefield Purchasing Matrix

4. Disbursal of Public Funds: Agencies may not make any payments where employers have not submitted an Intent form that has been approved by the L&I Industrial Statistician. Agencies may not release retainage until all employers have submitted an Affidavit form that has been certified by the Industrial Statistician. The requirement to submit these forms should also be stated in the contract. (RCW 39.12.030, RCW39.12.040, and RCW 39.12.042)

5. Turnkey Projects (lessee/lessor relationships between public and private parties): Prevailing wages must be paid for any work, construction, alteration, repair or improvement, other than ordinary maintenance, that the state or a municipality causes to be performed by a private party through a contract to rent, lease, or purchase at least fifty percent of the project by one or more state agencies or municipalities. (RCW 39.04.260) It is the responsibility of the awarding agency to make an accurate determination as to whether the entire project falls within RCW 39.04.260 prior to entering into a lease relationship for a space in a privately owned building. The determination is based on whether the awarding agency is causing the work to be performed and when at least fifty percent of the leased space is going to be occupied by one or more public agencies. If RCW 39.04.260 applies, all work performed in conjunction with the project is covered, not just the tenant improvements, and the project is subject to all provisions of RCW 39.12. Should the awarding agency fail to comply with all the provisions of RCW 39.04.260 and RCW 39.12.040, the awarding agency can be held responsible for any unpaid prevailing wages.

6. Contract Administration: Though not legally required, the following activities are recommended to ensure compliance with the Public Works Act.

- I. Job site inspections should be performed on a routine or periodic basis to verify compliance. These inspections should include checking to see that a copy of the Intent is posted at the job site. Workers should be randomly interviewed to verify that prevailing wages are received. Apprentice workers should be asked to show their registration cards.
- II. References should be checked when the agency is empowered to select the lowest responsible bidder. The department can advise an agency regarding an employer's history of wage claims. Check the Contractor Debarment List to find out if a contractor is debarred from bidding on public works projects.
- III. Verify Contractor Registration Status and Verify Workers' Compensation Premium Status. Find out whether a contractor or other employer has an industrial insurance (workers' compensation) account with L&I and that their premiums are up to date.

Appendix

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Financial Policy #04: Procurement of Goods & Services

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[Exhibit 1: Purchasing Matrix Quick Reference Guide](#)

[Exhibit 2: Procurement Quote Log](#)

[Exhibit 3: Sole Source Vendor Statement](#)

[Exhibit 4: Contract Change Order Form](#)

[Exhibit 5: Budget Amendment Request Form](#)

[Exhibit 6: Employee Reimbursement Voucher](#)

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Financial Policy #04 Procurement of Goods and Services Effective Date: ~~June 1~~ September 26, 2019, 2017

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Purchasing Matrix

Note: All dollar limits include appropriate sales tax plus freight, handling, and set-up cost.

Materials, Supplies and Equipment	Purchasing Process	Requirements	Authorization
\$1 - \$1000	Vendor account set-up	Routine/recurring Purchase	Supervisor
\$1001 - \$7,500	Vendor account set-up	Purchase order if not routine/recurring purchase	Dept Director or designee
\$7,501 - \$15,000	3 verbal or written quotes	Purchase order if not routine/recurring purchase	Dept Director or designee
\$15,001 - \$40,000	Competitive bid process	Purchase order if not routine/recurring purchase	Dept Director or designee
\$40,001 - \$100,000	Competitive bid process	Purchase order if not routine/recurring purchase	City Manager or designee
>\$100,000	Competitive bid process	Purchase order if not routine/recurring purchase	City Manager approval / Council awards
All dollar amounts	"Piggy Backing", Interlocal purchasing or Govt Services Administration Agreements	Follow the purchasing process described in the agreement	City Manager or designee

Public Works Project	Bid Process	Requirements	Authorization
\$1 - \$7,500	No competitive bids required / May use small works roster process	1. Due diligence to ensure most reasonable price 2. Purchase order 3. Combined Intent & Affidavit for prevailing wages under \$2,500; Intent and Affidavit over \$2,500 4. Certificate of Insurance	Dept Director or designee
\$7,501 - \$15,000	3 verbal or written quotes / May use small works roster process	1. Scope of work 2. Contract or purchase order 3. (3) verbal or written quotes 4. Intent & Affidavit for prevailing wages 5. 10% retainage or performance and payment bond (may be waived at City discretion for small works roster process) 6. Certificate of Insurance .	Dept Director or designee
\$1 - \$50,000	3 written quotes / May use limited small works roster process	1. Scope of work 2. Contract 3. (3) written quotes 4. Intent & Affidavit for prevailing wages 5. Certificate of Insurance 6. 10% retainage or performance and payment bond (May be waived at City discretion for projects under \$50,000 using small works roster process) 7. 5% retainage for projects over \$35,000 (unless waived). 8. Notice of completion over \$35,000 9. Retainage release from ESD, DOR and L&I.	Dept Director up to \$15,000; City Manager or designee \$15,001 - \$50,000
\$15,001 - \$75,500 one or more craft or trade \$75,501 - \$100,000 two or more crafts or trades	3 written quotes / May use small works roster process	1. Scope of work 2. Contract 3. (3) written quotes 4. Intent & Affidavit for prevailing wages 5. Certificate of Insurance 6. 10% retainage or performance and payment bond (May be waived at City discretion for small works roster process) 7. 5% retainage for projects over \$35,000. 8. Notice of completion over \$35,000 9. Retainage release from ESD, DOR and L&I.	City Manager or designee
\$75,501 - \$100,000 one or more crafts or trades	Competitive sealed bid / May use small works roster process	1. Scope of work 2. Advertisement or small works roster process 3. Contract 4. Intent & Affidavit for prevailing wages 5. Certificate of Insurance 6. 10% retainage or performance and payment bond (May be waived at City discretion for small works roster process) 7. 5% Retainage 8. Notice of completion 9. Retainage release from ESD, DOR, and L & I.	City Manager or designee

Purchasing Matrix

Note: All dollar limits include appropriate sales tax plus freight, handling, and set-up cost.

Public Works Project	Bid Process	Requirements	Authorization
\$100,001 - \$350,000 all crafts or trades	Competitive sealed bid / May use small works roster process	1. Scope of work and bid packet 2. Advertisement or small works roster process 3. Contract 4. Bid bond or deposit (5% of contract amount)(May be waived at City discretion) 5. Written bid responses 6.Intent & Affidavit for prevailing wages 7.Certificate of Insurance 8. 10% retainage (\$150,000 and under) or performance and payment bond 9. 5% retainage or retainage bond 10. Notice of completion 11. Retainage release from ESD, DOR, and L & I.	City Manager approval / City Council awards
Over \$350,000	Formal sealed bid	1. Scope of work and bid packet 2. Advertisement 3. Contract 4. Bid bond or deposit (5% of contract amount) 5. Written bid responses 6. Intent and Affidavit for prevailing wages 7. Certificate of Insurance 8. Performance and payment bond 9. 5% retainage or retainage bond 10. Notice of completion 11. Retainage release from ESD, DOR and L & I.	City Manager approval / City Council awards
Architectural, Engineering & other Professional Services	Contracting Process	Requirements	Authorization
Architectural & Engineering Services Contract	May use MRSC consultant roster; Negotiation process	1. Must document due diligence to ensure best quality and most reasonable price - recommend at least two firms be interviewed or contacted; 2.Can use purchase order or professional service contract if more complex and higher cost; 3.Certificate of Insurance	Director or designee up to \$7,500. City Manager or designee \$7,501 and above. Council awards over \$100,000.
Other Professional Services Contracts	May use MRSC consultant roster; Negotiation process	1. Due diligence to ensure best quality at a reasonable price - recommend at least two firms be interviewed or contacted; 2.Can use purchase order or professional service contract if more complex and higher cost; 3.Certificate of Insurance	Director or designee up to \$7,500. City Manager or designee \$7,501 and above. Council awards over \$100,000.
Telemetry and Computer Services	Request for proposal; Formal advertisement; Competitive negotiation process	1. Formal advertisement; 2.Professional service contract 3. Prevailing wages if labor involved; 4.Certificate of Insurance	Director or designee up to \$7,500. City Manager or designee \$7,501 and above. Council awards over \$100,000.
Sole Source	Contracting Process	Requirements	Authorization
Defined: 1) Conducted a screening process and can justify purchase of a specific product; or 2) City requires specifications where only one vendor can respond; or 3) the product is available only through one manufacturer.	1) Due diligence to ensure most competitive price; 2) Negotiation process required (competitive bid process not required); 3) Written justification from requestor (purchaser) that sole source is justified and meets the definition.	Follows one of the above purchasing processes depending on the type and dollar amount of purchase.	Use of sole source designation approved by Finance Director Purchase amount approved follows applicable purchasing matrix Council awards over \$100,000

Purchasing Matrix

Note: All dollar limits include appropriate sales tax plus freight, handling, and set-up cost.

Emergency Purchase	Contracting Process	Requirements	Authorization
Defined as unforeseen circumstances beyond the control of the City that either a) presents a real, immediate threat to the proper performance of essential functions; or (b) will likely result in material loss or damage to property, bodily injury, or loss of life if immediate action is not taken.	1) Council declares an emergency situation exists; 2) Competitive process is waived; 3) Due diligence and negotiation process required	Follows one of the above purchasing requirements depending on the type and dollar amount of purchase.	City Manager or designee Council declares emergency through resolution by next scheduled Council meeting awards over \$100,000

Note: If purchase/service is not a budgeted item, it will require City Manager approval and may also require City Council approval, if a budget amendment is needed.

Purchases of materials, supplies and equipment require due diligence to ensure the most reasonable price and quality

Verbal and written quotes require due diligence to ensure the most reasonable price and quality



PROCUREMENT QUOTE LOG

Date: _____ Engineer's Estimate: _____

Project Number: _____ Project Name: _____

Bid Due Date: _____

Contractor/Vendor Name	Date of Request	Date Quote Received	Unit Quantity	Unit Bid Price	Total Bid Price

Procedures:

- Contact a minimum of 3 vendors
 - If Small Works Roster is used the contractors must be selected for contact on a rotational basis
- Document who you contacted
- Document if they were verbal or written quotes
- Document who submitted quotes
- The Procurement Bid Log must be kept for 24 months after completion of the procurement process

Completed form shall be submitted to the Finance Department prior to procurement of goods, services, or commencement of project. Refer to Financial Policy #04 – Procurement of Goods and Services for requirements.

Exhibit 3



Sole Source Vendor Statement

Date: _____

To: Finance Director & Accounts Payable

From: Department Director Signing the form

This form justifies the proposed sole source purchase described below. In accordance with State of Washington regulations, City of Ridgefield must procure material, equipment, supplies and services by competitive means when the purchase is in excess of \$5,000. However, in unusual circumstances the competitive process may be waived and sole source purchasing approved, provided the requesting party can adequately justify its use. In any such case where the purchase exceeds \$5,000, the vendor shall certify in writing that the City is getting the lowest price it offers. Purchases in excess of \$5,000 from a sole source vendor require approval of the Finance Director or designee.

“Sole Source” means the product is unique and can be purchased from only one vendor.

If one of the reasons 1 through 4 below applies to this purchase, you need only to check the applicable reason and describe item being purchased below. If reasons 5 or 6 apply, please provide the item description and explanation below.

1. ☐ Propriety. The item is under patent, copyright, or proprietary design.
2. ☐ Replacement parts. The purchase is for replacement parts or components.
3. ☐ Technical service. The purchase is for technical service in connection with the assembly, installation or servicing of equipment of a technical or specialized nature.
4. ☐ Continuation of work. We now require additional work, additional item or additional service, but we did not know it would be needed when the original order was placed.
5. ☐ Urgent requirement. Need must be met immediately. Please explain below the nature of the urgency, including an explanation of why the purchase is critical and why only the suggested vendor can meet it.
6. ☐ Exclusive capability. Only one supplier qualified. No other suppliers known. Please explain below.

Item Description: If 5 or 6 were used, please provide an explanation below. Explain why the vendor is recommended:

Department Director Signature

Finance Director Signature

Sole Source Vendor Statement

Page 1

Exhibit 3

Explanation:

[illegible]

Attachment: Sole Source Vendor Statement - Exhibit 3 (Adoption of Financial Policy #04: Procurement of Goods & Services)

Exhibit 4

**CONTRACT CHANGE ORDER****CONTRACT NUMBER:****CHANGE ORDER NO:****DATE:** Month, Day Year**AGREEMENT DATE:** Month, Day Year**NAME OF PROJECT:****OWNER:** City of Ridgefield**CONTRACTOR:** Vendor (City business located in)

The following changes are hereby made to the Contract:

Item No. 1: Change in scope of work and cost for change in scope

Justification: Justification for change in scope.

Item No. 2: Change in scope and cost for change in scope

Justification: Justification for change in scope

Original Contract Price was: \$ xx,xxx.xx

Previously Approved Change Order(s): \$ 0

Contract Price prior to this Change Order: \$ xx,xxx.xx

Contract Price for this Change Order will be increased by: \$ xx,xxx.xx

New Contract Price including this Change Order will be: \$ xx,xxx.xx

The Contract Time will be (increased) (decreased) (unchanged)The date for final completion as of the date of this Change Order, therefore, is: **Month, Day Year.**

This document will become a supplement to the Contract and all provisions in the contract will apply hereto. The Contractor acknowledges and agrees that by executing this change order he foregoes all rights and privileges of acquiring any additional compensation for any known or unknown claims of any type or nature, to include but not be limited to, any additional work, delays, extended office overhead, design omissions, changed site conditions, or any oral directions as of the date of the execution of this Change Order.

Vendor

_____ Date _____

City of Ridgefield

_____ Date _____

Exhibit 5



Budget Amendment Request Form

To: Finance Director

Date of Request: _____

Budget Period: _____

From: Department Head

City Manager Approval: _____

 Description of Change: _____

If reason for change involves a contract, please provide the contract information noted below:

Contractor: _____

Contract Date: _____

Contract Time Period: _____

Ongoing or One Time Expense: _____

Budget Account Code(s):	Description	Current Budget	Add/Subtract	Amended Budget
				-
				-
				-
				-
				-
				-
				-
				-
	Net Change	\$ -	\$ -	\$ -

Council Approval Required: Yes or No

(Yes, if amount changes the total amount or "bottom line" of the budget)

Date Change Made to Budget: _____

Budget Change Made by: _____



Date of Request:	
Name:	
Department:	

[illegible]

Date		Description	Amount
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
Total			-

Approval Signature: _____

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 26, 2019

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Heron Woods (Weber Pioneer) 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 Weber Pioneer Planned Unit Development (PUD) on June 5, 2018 (Final Order, PLZ-17-0136). The applicant has since changed the project name to Heron Woods. Weber Pioneer/Heron Woods is not subject to a Development Agreement.

The project proposes to subdivide a 19.37-acre site with Assessor's #213740000 into 47 single-family residential lots. The lots range from 4,000 square feet (Lots 39-41) to 6,607 square feet (Lot 45), consistent with the lot size approved through the preliminary PUD process. The average lot size is 4,330 square feet.

Open space tract A contains 9.78 acres of critical areas, park space, and trails on the western portion of the property. The park space including a trail is immediately west of Lots 1-29, extending from Pioneer Street to the southern property line. The trail continues along the southern property line and connects with the trail in the Ridgefield Apartments development to the east. The trail also connects to S 39th Drive north of Lot 19. Open Space B contains 1.78 acres of critical areas and open space in the northeastern portion of the site. Per plat note 11, all parks, open space, and trails shall be made available for public use and be maintained by the homeowners' association. The city is granted third-party enforcement to ensure that the parks, open space, and trails are maintained to the standards under which they were approved and created.

S 39th Drive is a public street extending from northwest to southeast throughout the site.

Private road A accesses lots 45-47. Private storm facility A (27,011 square feet) is located in the southeastern corner of the site. It is to be owned and maintained by the homeowners' association with a blanket easement dedicated to the city for inspection.

BUDGET/FINANCIAL IMPACTS:

Additional property tax revenue from 47 new single-family homes.

RECOMMENDED ACTION OR MOTION:

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

STAFF CONTACT: Claire Lust, Associate Planner

ATTACHMENTS: Heron Woods (Weber Pioneer) Final Plat (PDF)
PLZ-19-0074 Heron Woods (Weber Pioneer) Final Plat_Staff
Report_09262019 (PDF)
Verti-Crete Wall and Split Rail Fence (PDF)

PERIMETER DESCRIPTION:

A PARCEL OF LAND IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20;

THENCE NORTH 89°37'27" WEST, ALONG THE SOUTH LINE OF THE SAID NORTHWEST QUARTER 652.50 FEET, TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHWEST QUARTER;

THENCE NORTH 01°32'51" EAST, ALONG THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER 1290.31 FEET, TO THE SOUTHERLY RIGHT-OF-WAY OF PIONEER STREET (SR-501);

THENCE SOUTH 88°42'39" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY OF PIONEER STREET (SR-501) 654.77 FEET, TO THE EAST LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 01°38'53" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 1291.31 FEET, TO THE POINT OF BEGINNING;

CONTAINING 19.37 ACRES MORE OR LESS.

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

NOTES:

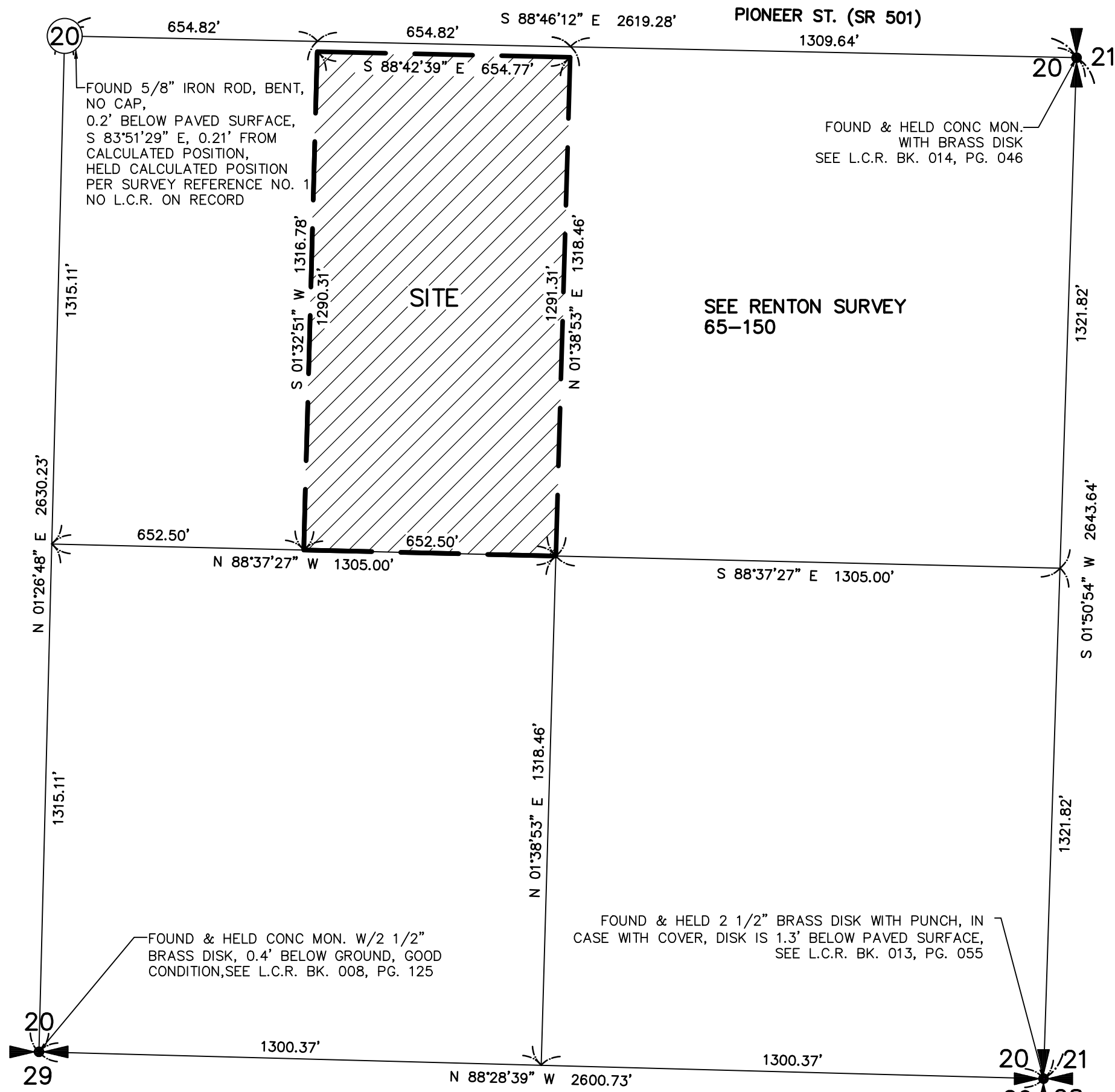
- ALL PUBLIC ROADS WITHIN THIS PLAT ARE DEDICATED TO THE CITY OF RIDGEFIELD.
- IMPACT FEES AND SYSTEM DEVELOPMENT CHARGES SHALL BE ASSESSED BASED ON FEE SCHEDULES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- CITY OF RIDGEFIELD FINAL PLAT NUMBER "PLZ-17-0136"
- OFF-STREET PARKING MUST BE SETBACK A MINIMUM OF 18 FEET FROM THE SIDEWALK TO PREVENT VEHICLES FROM INTERFERING WITH SIDEWALK TRAVEL.
- ANY MODIFICATION TO PROPERTY LINE SETBACKS MAY BE PROCESSED THROUGH AN ADMINISTRATIVE ADJUSTMENT OR A VARIANCE AS REFERENCED IN THE CITY OF RIDGEFIELD DEVELOPMENT CODE AS AN ALTERNATIVE TO A RE-PLAT PROCESS.
- ALL SENSITIVE LANDS SHALL BE PROTECTED BY CONSERVATION EASEMENTS AND CERTAIN ACTIVITIES ARE PROHIBITED OR LIMITED AS SPECIFIED BY THE CITY OF RIDGEFIELD DEVELOPMENT CODE, RDC 18.280.
- STORMWATER FACILITIES "A" TO BE OWNED AND MAINTAINED BY THE WEBER PIONEER HOMEOWNER'S ASSOCIATION (H.O.A.), WITH A BLANKET EASEMENT DEDICATED TO THE CITY OF RIDGEFIELD FOR INSPECTION, WITH A TURN AROUND EASEMENT TO BE AUTOMATICALLY VACATED WHEN S 39TH DRIVE IS EXTENDED SOUTH.
- ALL BUILDINGS OR STRUCTURES REQUIRING A BUILDING PERMIT SHALL INDICATE COMPLIANCE WITH THE FOLLOWING LOT DIMENSIONAL STANDARDS.

RLD-8 LOT PUD DIMENSIONAL STANDARDS	
STANDARD	PUD PROPOSED RLD-8
MIN. LOT WIDTH	35 FEET MINIMUM
MIN. LOT AREA	4,000 SF MINIMUM
MIN. FRONT YARD SETBACK	10 FEET
MIN. REAR YARD SETBACK	5 FEET (25 FEET ADJACENT TO PIONEER STREET)
MIN. SIDE YARD SETBACK	5 FEET
MIN. STREET SIDE YARD SETBACK	10 FEET(25 FEET ADJACENT TO PIONEER STREET)
GARAGE SETBACK	18 FEET FROM BACK OF SIDEWALK
MAX. HEIGHT	35 FEET
MAX. BUILDING COVERAGE	50%
MAX. IMPERVIOUS SURFACE	65%

- 10.00 FOOT PEDESTRIAN ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE WEBER PIONEER HOME OWNERS ASSOCIATION.
- 20.00 FOOT PEDESTRIAN ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE WEBER PIONEER HOME OWNERS ASSOCIATION
- ALL PARKS, OPEN SPACE AND TRAILS SHALL BE MADE AVAILABLE FOR PUBLIC USE AND BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. THE CITY SHALL BE GRANTED THE RIGHT OF THIRD-PARTY ENFORCEMENT TO ENSURE THAT THE PARKS, OPEN SPACE, AND TRAILS ARE MAINTAINED TO THE STANDARDS UNDER WHICH THEY WERE APPROVED AND CREATED.
- ANY FENCES INSTALLED BETWEEN THE FRONT YARD BUILDING SETBACK LINE AND THE FRONT PROPERTY LINE SHALL BE A MAXIMUM OF THREE FEET, SIX INCHES HIGH.
- OPEN SPACE TRACTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- A MINIMUM OF ONE AND MAXIMUM OF FOUR OFF-STREET PARKING SPACES WILL BE PROVIDED FOR EACH DWELLING UNIT.

UTILITY AND SIDEWALK EASEMENT:

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

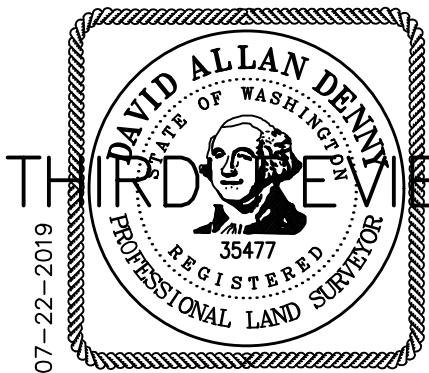
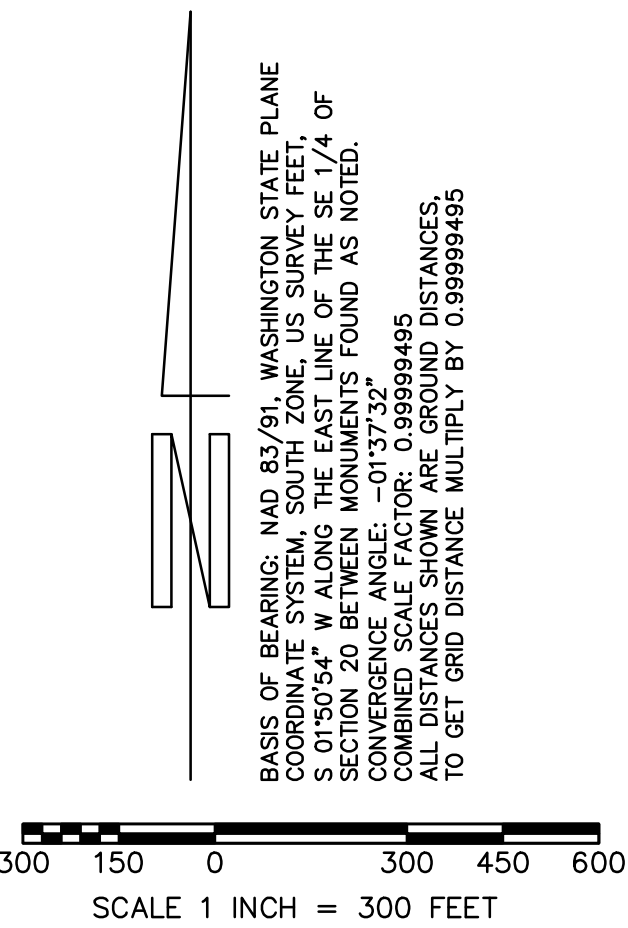


SURVEY REFERENCES:

- RENTON SURVEY BOOK 65 PAGE 150
- PIONEER CANYON PHASE 3 BOOK 311 PAGE 775
- CEDAR RIDGE PHASE 1 BOOK 311 PAGE 280
- LAUREL HEIGHTS BOOK 311 PAGE 730
- BESEDA SURVEY BOOK 45 PAGE 152
- YAMASHITA SURVEY BOOK 50 PAGE 192

DEED REFERENCE:

GRANTOR: HINTON DEVELOPMENT, LLC.
GRANTEE: RIDGEFIELD WEBER, LLC.
APR: 5337457 D
DATE: 10-18-2016



ACKNOWLEDGMENT:

STATE OF WASHINGTON
COUNTY OF CLARK

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON _____

RESIDING IN _____

MY COMMISSION EXPIRES _____

WEBER PIONEER PUD
SUBDIVISION

A PLANNED UNIT DEVELOPMENT
IN THE EAST HALF OF THE NW 1/4
OF THE SE 1/4 OF SECTION 20
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
SHEET 1 OF 3

CITY PUBLIC WORKS DIRECTOR

CITY PUBLIC WORKS DIRECTOR _____ DATE _____

CITY COMMUNITY DEVELOPMENT DIRECTOR

CITY COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CITY ENGINEER:

CITY OF RIDGEFIELD ENGINEER _____ DATE _____

CITY MAYOR:

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

MAYOR, CITY OF RIDGEFIELD _____

ATTESTED BY: _____
CITY CLERK

ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS _____
WEBER PIONEER PUD SUBDIVISION

COUNTY ASSESSOR _____ DATE _____

AUDITOR'S CERTIFICATE:

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

CLARK COUNTY AUDITOR _____

AUDITOR'S FILE NUMBER _____

SURVEYOR'S CERTIFICATE:

I, DAVID A. DENNY, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF "WEBER PIONEER PUD SUBDIVISION" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

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

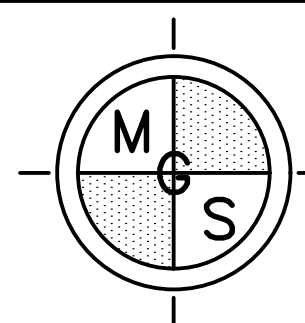
6-26-2019
DATE

DEDICATION:

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

OWNER: _____ DATE _____

SIGNED _____



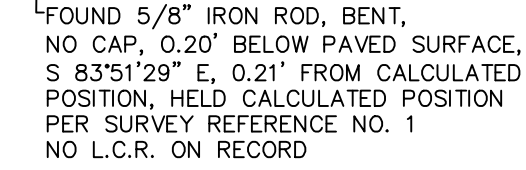
MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

JOB NO. 17-047
DATE: 3-27-19
CALC BY: DAD
DRAWN BY: AAD
CHECKED BY: DAD
FILE: 17047P1.DWG

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

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 03-22-17.

A PLANNED UNIT DEVELOPMENT
IN THE EAST HALF OF THE NW 1/4
OF THE SE 1/4 OF SECTION 20
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
SHEET 2 OF 3

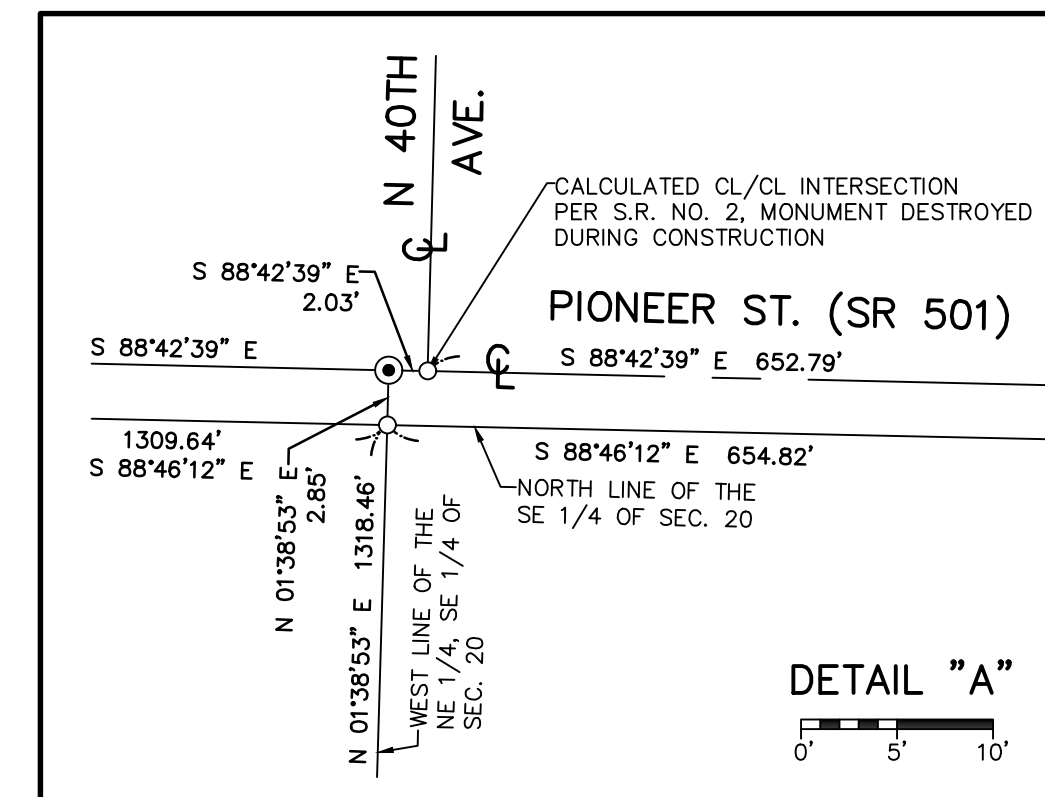


WEST HALF OF
THE NW 1/4
OF THE SE 1/4
OF SECTION 20

REALVEST CORP.
PIN: 213741000
AFN: 5279423

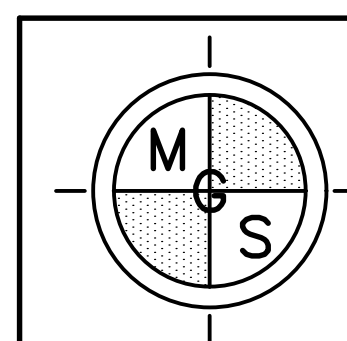
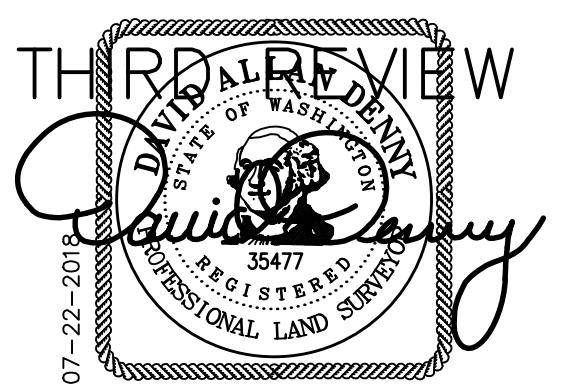
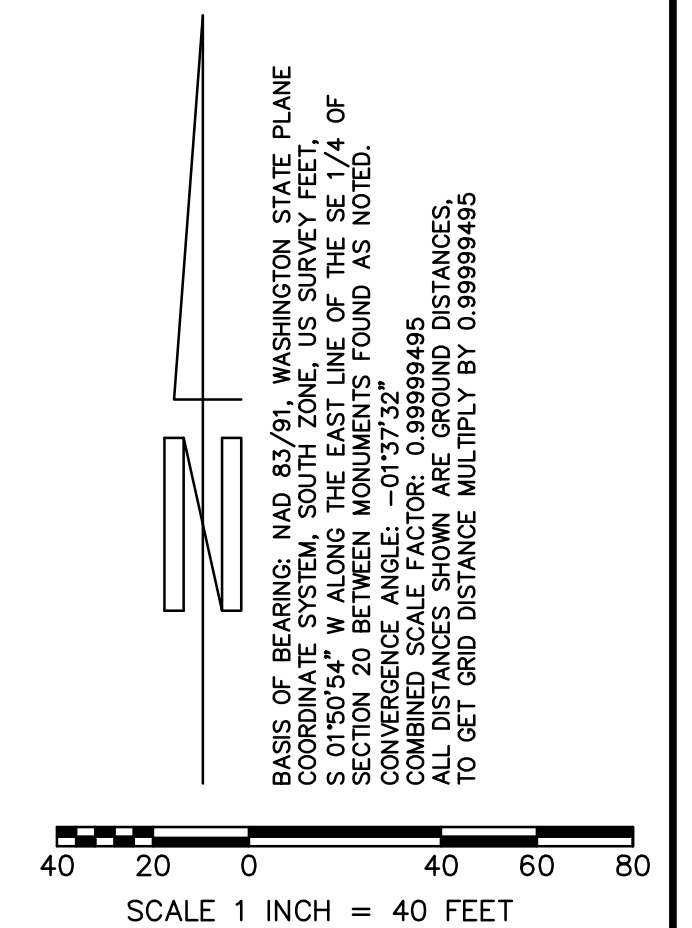
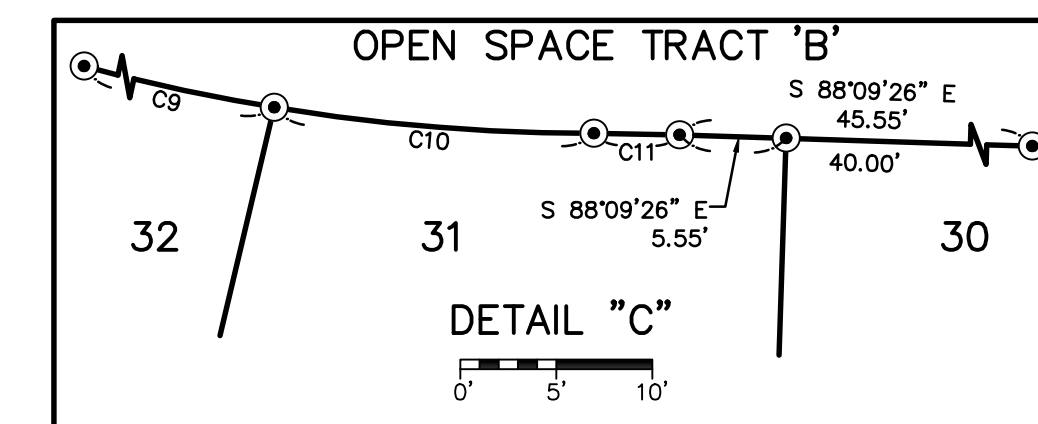
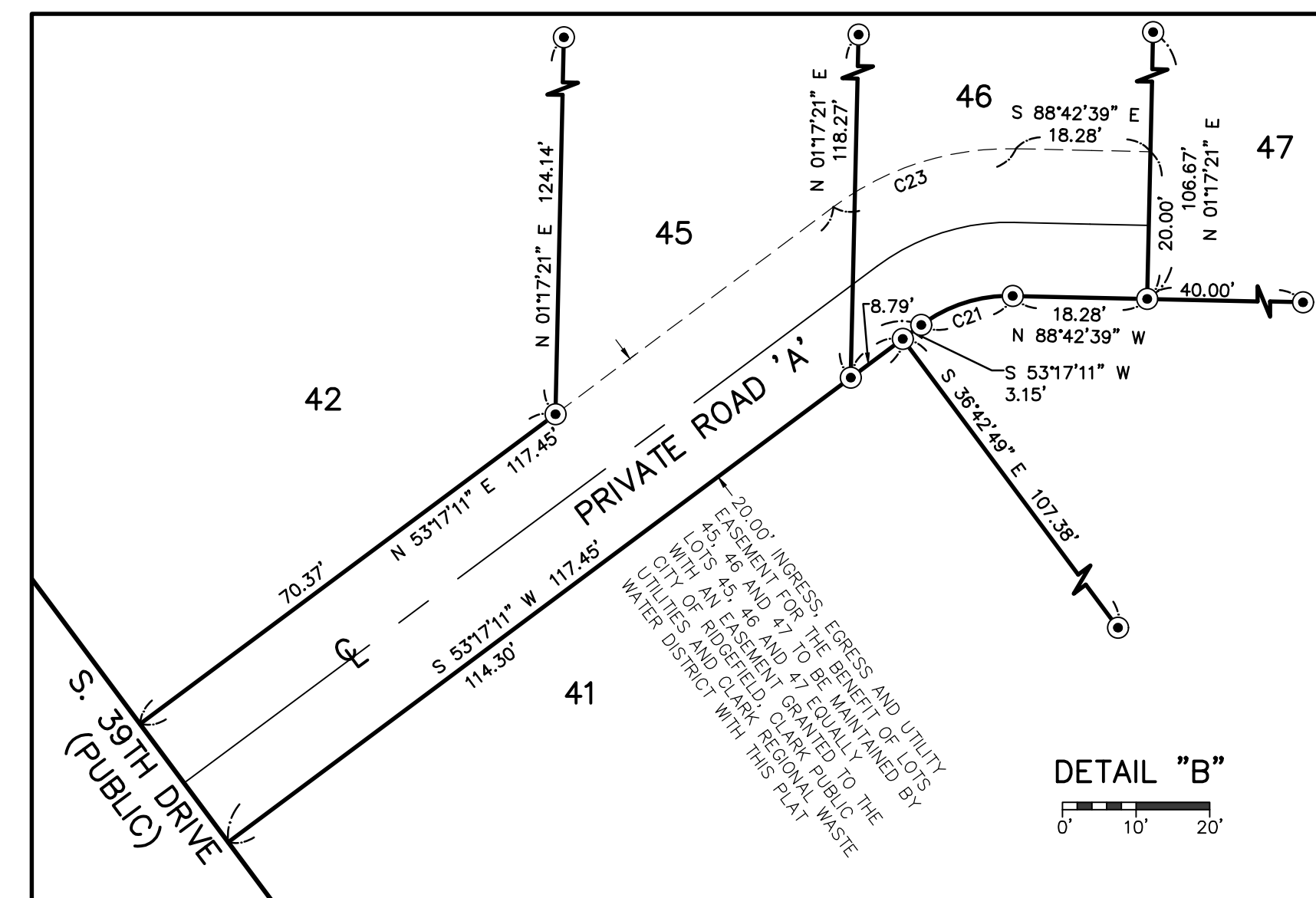
SEE RENTON SURVEY 65-150

— SHEET 2
— SHEET 3



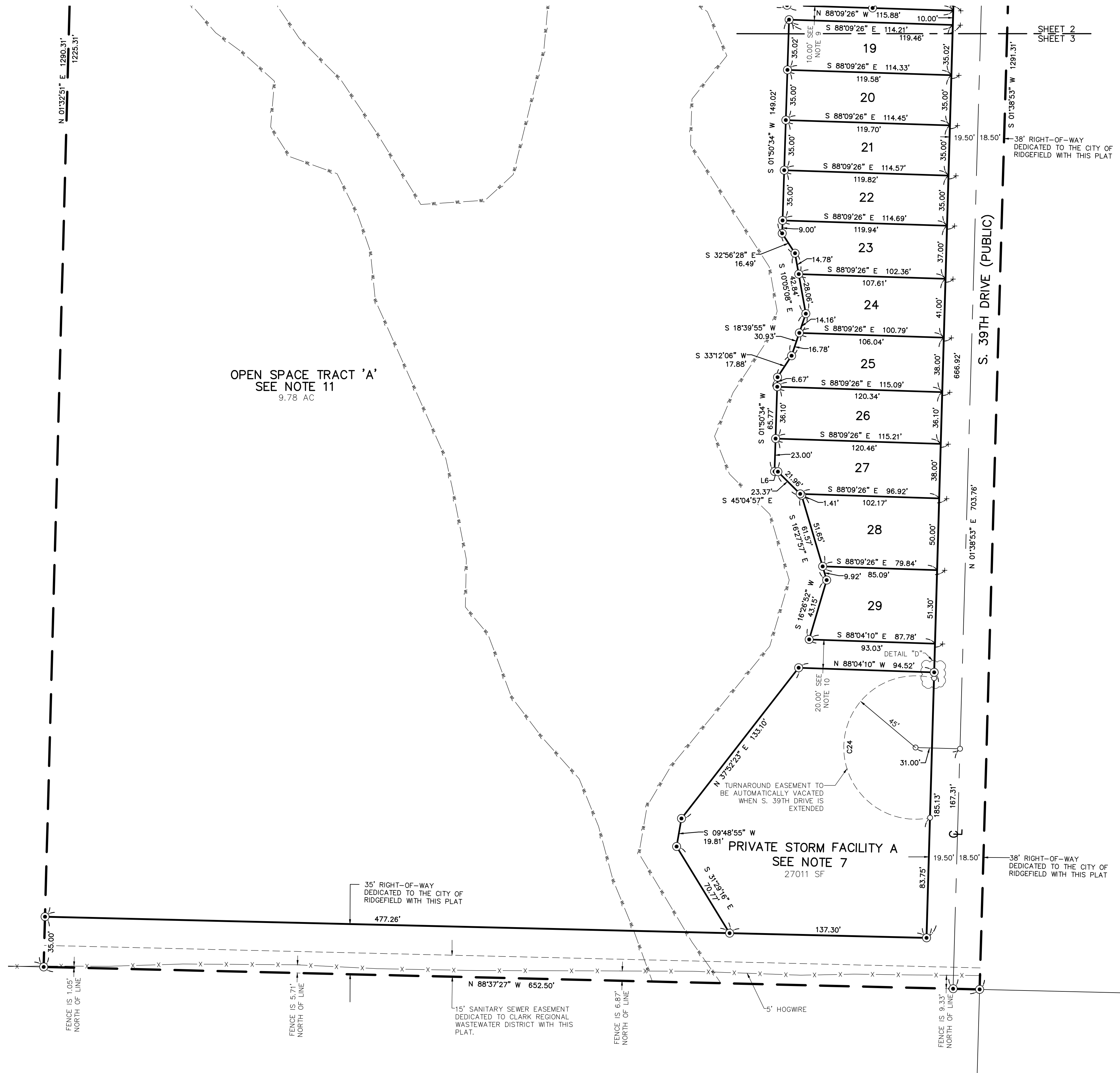
LEGEND:

- INDICATES CALCULATED POSITION
 ● INDICATES 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477", SET
 + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED PLS 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF WITNESS CORNER.
 SF INDICATES SQUARE FEET
 AC INDICATES ACRES
 R/W INDICATES RIGHT-OF-WAY
 C INDICATES RIGHT OF WAY CENTERLINE
 —X—X— INDICATES FENCE LINE
 —WL— WL— INDICATES TID WETLANDS



MINISTER—GLAESER
SURVEYING INC.
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CHECKED BY: DAD
FILE: 17047P1.DWG



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	46.00'	66°47'26"	53.62'	N 31°44'50" W	50.64'
C2	124.00'	5°43'57"	12.41'	S 62°16'34" E	12.40'
C3	124.00'	16°19'43"	35.34'	S 51°14'44" E	35.22'
C4	124.00'	6°22'04"	13.78'	S 39°53'51" E	13.77'
C5	174.00'	11°31'30"	35.00'	S 29°33'53" E	34.94'
C6	174.00'	11°31'30"	35.00'	S 18°02'23" E	34.94'
C7	174.00'	11°39'04"	35.38'	S 06°27'06" E	35.32'
C8	174.00'	2°03'33"	6.25'	S 00°24'13" W	6.25'
C9	102.25'	15°29'59"	27.66'	S 72°53'32" E	27.58'
C10	102.25'	9°21'47"	16.71'	S 85°19'25" E	16.69'
C11	138.30'	1°50'53"	4.46'	N 89°04'52" W	4.46'
C12	50.00'	23°12'34"	20.25'	S 76°44'50" E	20.12'
C13	76.00'	25°08'33"	33.35'	S 52°34'16" E	33.08'
C14	76.00'	31°7'11"	4.36'	S 38°21'25" E	4.36'
C15	126.00'	7°40'01"	16.86'	S 32°52'48" E	16.85'
C16	126.00'	27°41'26"	60.89'	S 15°12'05" E	60.30'
C17	126.00'	2°47'21"	6.13'	S 00°02'19" W	6.13'
C18	150.00'	38°08'48"	99.87'	S 17°38'25" E	98.03'
C19	100.00'	28°25'44"	49.62'	S 50°55'41" E	49.11'
C20	70.00'	66°47'26"	81.60'	N 31°44'50" W	77.06'
C21	20.00'	38°00'10"	13.27'	S 72°17'16" W	13.02'
C22	174.00'	1°23'11"	4.21'	S 36°01'13" E	4.21'
C23	40.00'	38°00'10"	26.53'	S 72°17'16" W	26.05'
C24	50.00'	206°35'37"	180.29'	S 01°38'53" W	97.32'

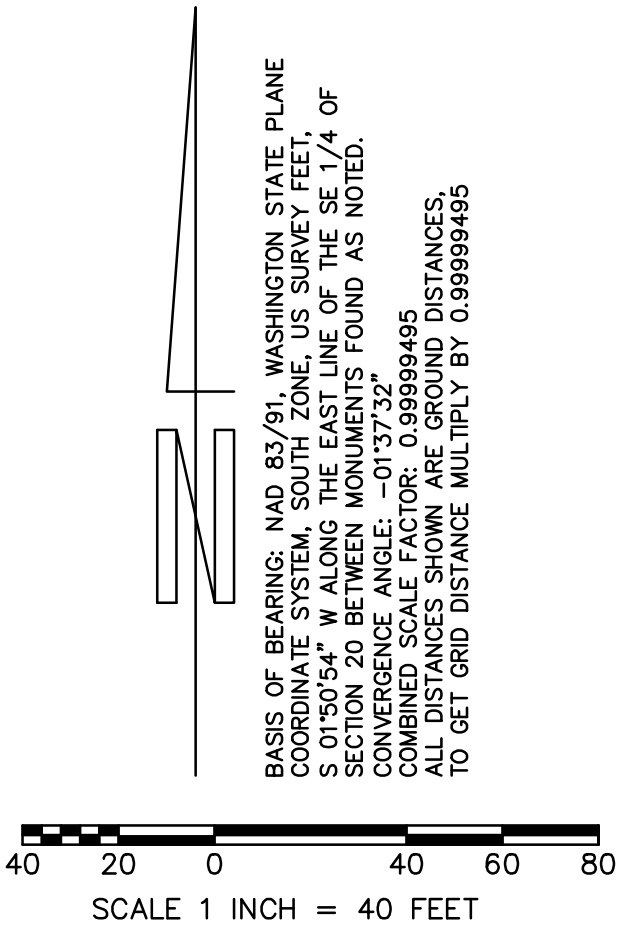
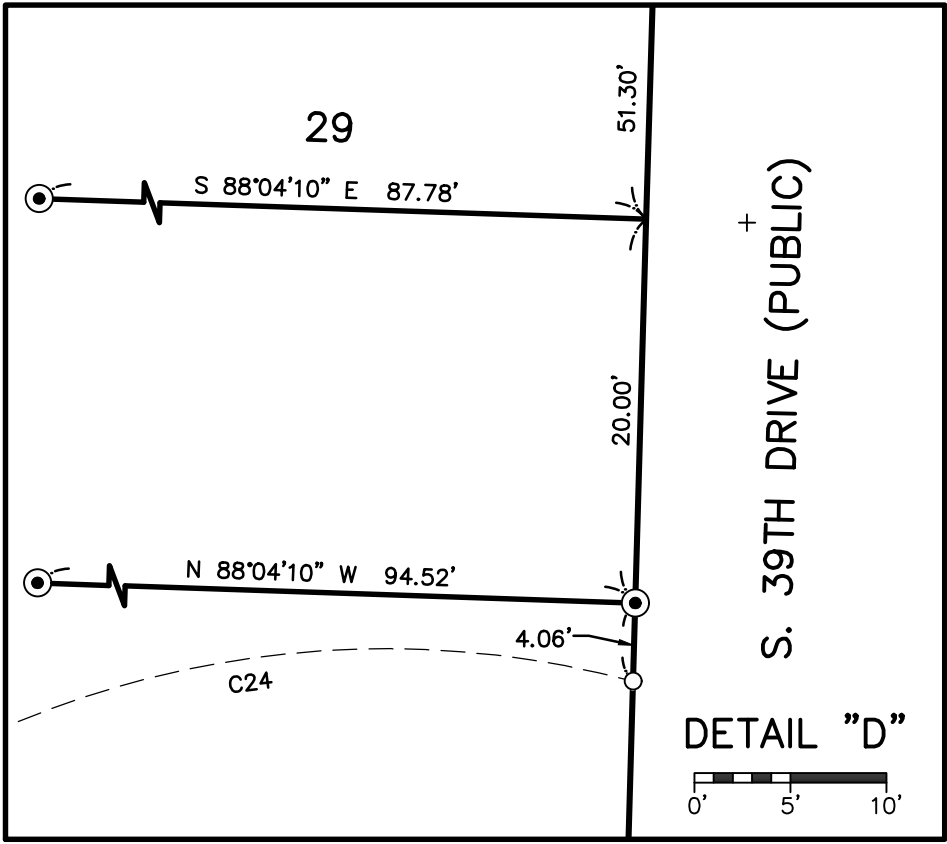
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 80°39'10" W	8.58'
L2	S 53°17'11" W	6.75'
L3	S 36°42'49" E	12.21'
L4	S 83°12'36" E	11.16'
L5	S 86°02'25" E	10.48'
L6	S 88°09'26" E	2.37'
L7	S 24°16'05" W	7.95'
L8	S 16°55'57" E	11.43'
L9	N 52°12'22" E	20.00'
L10	N 52°12'22" E	29.75'

LOT SF TABLE	
LOT	SF
1	5740
2	4419
3	5474
4	4878
5	4023
6	4022
7	4022
8	4008
9	4007
10	4029
11	4002
12	4014
13	4050
14	4009
15	4012
16	4001
17	4244
18	4320
19	4002
20	4004
21	4008
22	4012
23	4024
24	4069
25	4111
26	4157
27	4225
28	4401
29	4178
30	5222
31	5038
32	4575
33	4002
34	4005
35	4001
36	4018
37	4090
38	4007
39	4000
40	4000
41	4000
42	4248
43	4269
44	6334
45	6607
46	4358
47	4267

WEBER PIONEER PUD SUBDIVISION

A PLANNED UNIT DEVELOPMENT
IN THE EAST HALF OF THE NW 1/4
OF THE SE 1/4 OF SECTION 20
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
SHEET 3 OF 3

- LEGEND:
- INDICATES FOUND 1/2" IRON ROD WITH PLASTIC CAP INSCRIBED D.DENNY 35477 HELD
 - INDICATES CALCULATED POSITION
 - ⊙ INDICATES 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477", SET
 - + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED PLS 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF WITNESS CORNER.
 - SF INDICATES SQUARE FEET
 - AC INDICATES ACRES
 - ⌒ INDICATES RIGHT OF WAY CENTERLINE
 - X-X- INDICATES FENCE LINE
 - WL-WL- INDICATES WETLAND



MINISTER-GLAESER
SURVEYING INC.
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VANCOUVER, WA 98661
(360) 694-3313

JOB NO. 17-047
DATE: 03-27-19
CALC BY: DAD
DRAWN BY: ADD
CHECKED BY: DAD
FILE: 17047P1.DWG



COMMUNITY DEVELOPMENT DEPARTMENT

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

Heron Woods (Weber Pioneer) Final Plat

Staff Report

File No. PLZ-19-0074

September 26, 2019

I. Basic Facts

Application date: On June 7, 2019, the City received an application for final plat approval for Weber Pioneer Planned Unit Development (PUD). The PUD contains 47 lots. The applicant has since changed the project name to Heron Woods.

Applicant/Property Owner: Joe Melo, Ridgefield Weber, LLC. 14010-A NE 3rd Ct #106 / Vancouver, WA 98685.
Contact: 360.921.7410, joe@hintondevelopment.com

Applicant's Representative: Jaima Johnson, Fidelity Title. 655 W Columbia Way / Vancouver, WA 98660.
Contact: 360.980.0124, jaima.johnson@fnf.com

Property Information: 3807 Pioneer St / Ridgefield, WA 986442. Lot 39 S20 T4N R1E WM, Assessor's #213740000, 19.37 acres.

Zoning: Residential Low Density – 8 (RLD-8)

Comprehensive Plan: Urban Low (UL)

Compliance: The proposed plat complies with the applicable provisions in the Ridgefield Municipal Code Title 18 and the Ridgefield Urban Area Comprehensive Plan.

Council date: September 26, 2019

II. Documents Received

- A. Master land use application
- B. Final plat checklist
- C. Narrative
- D. Final plat sheets
- E. Lot closure reports
- F. Perimeter description
- G. Subdivision guarantee
- H. Vesting deed
- I. Recording confirmation for conservation covenant
- J. Draft covenant to construct verti-crete wall
- K. CC&Rs

- L. Survey review memos and redlines
- M. Revised materials as required by staff

III. Background

The Ridgefield hearing examiner approved the preliminary plat for Weber Pioneer Planned Unit Development (PUD) on June 5, 2018 (Final Order, PLZ-17-0136). The applicant has since changed the project name to Heron Woods. Weber Pioneer/Heron Woods is not subject to a Development Agreement.

The project proposes to subdivide a 19.37-acre site with Assessor's #213740000 into 47 single-family residential lots. The lots range from 4,000 square feet (Lots 39-41) to 6,607 square feet (Lot 45), consistent with the lot size approved through the preliminary PUD process. The average lot size is 4,330 square feet.

Open space tract A contains 9.78 acres of critical areas, park space, and trail on the western portion of the property. The park space including a trail is immediately west of Lots 1-29, extending from Pioneer Street to the southern property line. The trail continues along the southern property line and connects with the trail in the Ridgefield Apartments development to the east. The trail also connects to S 39th Drive north of Lot 19. Open space tract B contains 1.78 acres of critical areas and open space in the northeastern portion of the site. Per plat note 11, all parks, open space, and trails shall be made available for public use and be maintained by the homeowners' association. The city is granted third-party enforcement to ensure that the parks, open space, and trails are maintained to the standards under which they were approved and created.

S 39th Drive is a public street extending from northwest to southeast throughout the site. Private road A accesses lots 45-47. Private storm facility A (27,011 square feet) is located in the southeastern corner of the site. It is to be owned and maintained by the homeowners' association with a blanket easement dedicated to the city for inspection.

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

IV. Survey Review

Gray & Osborne, Inc. confirmed that the applicant has addressed all survey comments in a memo dated July 31, 2019.

V. Engineering Review

- The applicant has delayed landscape installation due to adverse weather conditions. As a **condition of approval**, the applicant shall complete required landscape installation prior to obtaining city signatures on the final plat mylars.
- The applicant bonded for frontage improvements on Pioneer Street through Washington State Department of Transportation (WSDOT). Since the frontage improvements are bonded for but not yet complete, there is a gap in the pavement between Pioneer Street and S 39th Drive, the internal street. Clark County Fire and Rescue requires that the temporary access be constructed to an appropriate standard for emergency access. As a **condition of approval**, the temporary access from Pioneer Street

shall be able to support 63,000 pounds on three axles in all weather conditions prior to obtaining building permits. As a further **condition of approval**, functional fire hydrants shall be available prior to any combustible construction.

Staff finds that the applicant has addressed all other applicable conditions of approval from the preliminary plat and all other engineering comments.

VI. Land Use Review

- Per RDC 18.210.065, the applicant is required to install a wall continuously along the entire lot lines facing Pioneer Street. The applicant has agreed to construct the wall along the entire northern lot lines of lots 1 and 44-47, extend the wall west to the trail entrance, and extend the wall east to the critical area buffer in open space tract B. From this point, the applicant will install a split-rail fence connecting the wall to the eastern property boundary to protect critical areas and their buffers. As a **condition of approval**, prior to obtaining city signatures on final plat mylars, the applicant shall add a note to the plat stating that no final occupancy shall be issued for homes on lots abutting the required Pioneer frontage wall prior to completion of the required wall and split-rail fence.
- On June 25, 2019, staff sent street name and addressing materials to the applicant as part of the staff response to the initial final plat submittal. These materials noted that the internal public street should change from S 39th Avenue to S 39th Drive to comply with the City of Ridgefield Street Naming Committee Manual. The applicant updated the plat, however, the street sign installed at the intersection of 39th and Pioneer reads "S 39th Ave." As a **condition of approval**, the applicant shall replace the street sign(s) reading "S 39th Ave" with sign(s) reading "S 39th Dr" prior to obtaining building permits.

Staff finds that the applicant has addressed all other applicable conditions of approval from the preliminary plat and all other land use comments.

VII. Recommendation

Staff recommends City Council **APPROVE** the Heron Woods (Weber Pioneer) Final Plat subject to the following **conditions of approval**:

- Complete required landscape installation prior to obtaining city signatures on the final plat mylars.
- Prior to obtaining city signatures on the final plat mylars, the applicant shall add a note to the plat stating that no final occupancy shall be issued for homes on lots abutting the required Pioneer frontage wall prior to completion of the required wall and split-rail fence.
- Submit mylars for signature containing the signature and seal of the surveyor of record (Certification of Subdivision Platting, see RDC 18.620.120.L) and the signatures of all parties having an ownership interest in the land for purposes of dedication (Dedication of Subdivision, see RDC 18.620.120.M).
- Record the final plat with the Clark County Auditor's Office within thirty (30) calendar days of City signatures on the face of the Mylar.

5. Submit three (3) full-sized copies and one (1) 11-inch by 17-inch copy of the recorded plat and all associated written documents within thirty (30) calendar days of City signatures on the face of the Mylar.
6. Replace the street sign(s) reading "S 39th Ave" with sign(s) reading "S 39th Dr" prior to obtaining building permits.
7. The temporary access from Pioneer Street shall be able to support 63,000 pounds on three axles in all weather conditions prior to obtaining building permits.
8. Functional fire hydrants shall be available prior to any combustible construction.
9. No final occupancy shall be issued for homes on lots abutting the required Pioneer frontage wall prior to completion of the required wall and split-rail fence.

Reviewed by:

Claire Lust, Planner

Claire.lust@ci.ridgefield.wa.us, 360.857.5024

Signed:

Louisa Garbo, Community Development Director

September 19, 2019

Heron Woods Addressing

Address numbers ascend from north to south Address notices will be sent to service providers following final plat approval. Correct street signs must be installed prior to obtaining building permits.

Lot #	Address
S 39th Drive	
West (odd) side of street	
1	11
2	23
3	35
4	47
5	59
6	71
7	83
8	101
9	105
10	109
11	117
12	123
13	129
14	133
15	139
16	147
17	201
18	207
19	221
20	233
21	245
22	257
23	303
24	315
25	327
26	339
27	351
28	363
29	405
East (even) side of street	
44	12
43	30

42	58
45	64
46	70
47	76
41	82
40	94
39	102
38	110
37	118
36	126
35	134
34	142
33	150
32	158
31	166
30	174

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: September 26, 2019

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Ridgefield Crossing Commercial 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 subdivision plat for Ridgefield Crossing Commercial as part of the Ridgefield Crossing Mixed-Use Master Plan on July 27, 2018 (Final Order, PLZ-17-0129). The hearing examiner approved the mixed-use master plan subject to the standards for the Ridgefield Mixed-Use Overlay (RMUO). It includes eight commercial lots, 133 single-family townhouse units, and one critical areas tract.

The final plat for Ridgefield Crossing Commercial proposes to subdivide the Ridgefield Crossing site (parcels #214209000 and #214230000) into eight commercial lots, three tracts set aside for future single-family townhouse development, one critical areas tract, one open space tract, and two storm facility tracts.

As approved in the preliminary plat, commercial lots 1-8 are located on the western portion of the site. They range from 17,055 square feet to 90,510 square feet, with an average of 33,923 square feet. Future residential tracts A-C comprise 661,851 square feet in the eastern and southwestern portions of the site. Tract D protects 631,660 square feet of centrally located critical areas. The developer will retain an existing fence protecting the critical area perimeter. The open space tract is 7,607 square feet and is located adjacent to commercial lot 7 and residential tract A. Storm facilities A (27,673 square feet) and B (11,875 square feet) are located adjacent to commercial lot 1 in the northwest portion of the site.

Per the preliminary plat approval, public improvements for commercial lots 1-8, including frontage improvements, are required to be complete prior to final site plan approval for any commercial lot within the development. Storm tracts A and B are privately owned, and are required to be complete prior to final occupancy for any commercial lot within the development. HOA bylaws and CC&Rs will be required prior to final plat recording for the 133 future residential lots on tracts A-C. These requirements are plat notes on the Ridgefield

Crossing Commercial final plat.

BUDGET/FINANCIAL IMPACTS:

Additional property tax revenue from 8 new commercial lots.

RECOMMENDED ACTION OR MOTION:

“I move to approve the final plat as presented.”

STAFF CONTACT: Claire Lust, Associate Planner

ATTACHMENTS: Ridgefield Crossing Commercial final plat (PDF)
PLZ-19-0092 Ridgefield Crossing Commercial Final Plat_Staff
Report_09262019 (PDF)

PERIMETER DESCRIPTION:

A TRACT OF LAND IN A PORTION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22;

THENCE SOUTH 00°12'11" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 267.64 FEET;

THENCE NORTH 89°34'01" EAST, 46.63 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF S 65TH AVENUE SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°34'01" EAST, 191.42 FEET, ALONG THE SOUTH LINE OF THE CERTAIN PARCEL OF LAND CONVEYED TO RC THREE, LLC ACCORDING TO THAT CERTAIN DEED RECORDED UNDER AUDITORS FILE NO. 5622925 RECORDS OF CLARK COUNTY, WASHINGTON;

THENCE NORTH 00°12'11" EAST, ALONG THE EAST LINE OF SAID RC THREE, LLC PARCEL, 128.89 FEET;

THENCE NORTH 90°00'00" EAST, ALONG THE EAST LINE OF SAID RC THREE, LLC PARCEL, 151.88 FEET;

THENCE ALONG THE EAST LINE OF SAID RC THREE, LLC PARCEL ALONG THE ARC OF A 28.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 47°23'06" FOR AN ARC DISTANCE OF 23.16 FEET, THE LONG CHORD WHICH BEARS NORTH 19°12'36" EAST, 22.50 FEET;

THENCE NORTH 00°00'00" WEST, ALONG THE EAST LINE OF SAID RC THREE, LLC PARCEL, 134.66 FEET TO THE NORTH LINE THEREOF AND THE FUTURE SOUTHERLY RIGHT-OF-WAY LINE OF PIONEER STREET;

THENCE NORTH 85°35'53" EAST, ALONG SAID NORTH LINE AND SAID FUTURE SOUTHERLY RIGHT-OF-WAY LINE, 331.32 FEET;

THENCE ALONG SAID NORTH LINE AND SAID FUTURE RIGHT-OF-WAY LINE ALONG THE ARC OF A 925.31 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°53'50" FOR AN ARC DISTANCE OF 159.84 FEET, THE LONG CHORD WHICH BEARS SOUTH 89°27'12" EAST, 159.64 FEET;

THENCE SOUTH 84°30'17" EAST, ALONG SAID NORTH LINE AND SAID FUTURE RIGHT-OF-WAY LINE, 198.30 FEET;

THENCE SOUTH 86°00'39" EAST, ALONG SAID NORTH LINE AND SAID FUTURE RIGHT-OF-WAY LINE, 58.33 FEET, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 00°34'10" EAST, ALONG THE EAST LINE OF SAID RC THREE, LLC PARCEL, 23.26 FEET;

THENCE SOUTH 01°14'27" WEST, ALONG THE EAST LINE OF SAID RC THREE, LLC PARCEL, 208.04 FEET, TO A 1/2" IRON PIPE;

THENCE NORTH 89°51'10" EAST, ALONG THE EAST LINE OF SAID RC THREE, LLC PARCEL, 207.36 FEET, TO A 1/2" IRON PIPE;

THENCE SOUTH 01°07'21" WEST, ALONG THE EAST LINE OF SAID RC THREE, LLC PARCEL, 722.25 FEET, TO A 1/2" IRON PIPE;

THENCE SOUTH 88°55'37" EAST, ALONG THE EAST LINE OF SAID RC THREE, LLC PARCEL, 80.34 FEET, TO A 1/2" IRON PIPE;

THENCE SOUTH 00°00'32" EAST, ALONG THE EAST LINE OF SAID RC THREE, LLC PARCEL, 388.64 FEET, TO THE SOUTHEAST CORNER THEREOF, BEING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22;

THENCE NORTH 89°50'43" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, 1416.39 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER,

THENCE NORTH 00°12'11" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 895.49 FEET;

THENCE NORTH 89°47'51" EAST, 40.01 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF S. 65TH AVENUE;

THENCE NORTH 02°37'20" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF S. 65TH AVENUE, 156.87 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING 38.837 ACRES MORE OR LESS.

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

NOTES:

- THE FOLLOWING PUBLIC ROADS ARE DEDICATED TO THE CITY OF RIDGEFIELD WITH THIS PLAT S. 65TH AVENUE AND S. 5TH STREET.
- IMPACT FEES AND SYSTEM DEVELOPMENT CHARGES SHALL BE ASSESSED BASED ON FEE SCHEDULES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- CITY OF RIDGEFIELD FINAL PLAT NUMBER "PLZ-19-0092"
- TRACTS A, B AND C TO BE RETAINED BY DEVELOPER FOR FUTURE RESIDENTIAL DEVELOPMENT PER FINAL ORDER IN PLZ-19-0092, DATED AUGUST 27, 2019.
- ANY MODIFICATION TO PROPERTY LINE SETBACKS MAY BE PROCESSED THROUGH AN ADMINISTRATIVE ADJUSTMENT OR A VARIANCE AS REFERENCED IN THE CITY OF RIDGEFIELD DEVELOPMENT CODE AS AN ALTERNATIVE TO A RE-PLAT PROCESS.
- ALL SENSITIVE LANDS SHALL BE PROTECTED BY CONSERVATION EASEMENTS AND CERTAIN ACTIVITIES ARE PROHIBITED OR LIMITED AS SPECIFIED BY THE CITY OF RIDGEFIELD DEVELOPMENT CODE, RDC 18.280.
- TRACT "D" IS AN EXISTING WETLAND AND BUFFER AREA, WITH AN EXISTING 6' BLACK CHAIN LINK FENCE HELD FOR THE PERIMETER.TO BE RETAINED BY THE DEVELOPER.
- 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 THE CONSTRUCTION SHALL IMMEDIATELY CEASE ALL ON-SITE CONSTRUCTION, SHALL ACT TO PROTECT THE POTENTIAL OR KNOWN HISTORICAL AND CULTURAL RESOURCES AREA FROM OUTSIDE INTRUSION AND SHALL NOTIFY, WITHIN A MAXIMUM PERIOD OF TWENTY-FOUR DAYS FROM THE TIME OF DISCOVERY, THE CITY OF RIDGEFIELD COMMUNITY DEVELOPMENT.
- 15' PRIVATE STORM EASEMENT WITH INSPECTION EASEMENT GRANTED TO THE CITY OF RIDGEFIELD WITH THIS PLAT.
- 24' SANITARY SEWER EASEMENT DEDICATED TO CLARK REGIONAL WASTEWATER DISTRICT WITH THIS PLAT.
- 15' SANITARY SEWER EASEMENT DEDICATED TO CLARK REGIONAL WASTEWATER DISTRICT WITH THIS PLAT.
- 15' WATER LINE EASEMENT DEDICATED TO THE CITY OF RIDGEFIELD WITH THIS PLAT.
- 10' PRIVATE SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOT 7 DEDICATED WITH THIS PLAT.
- 10' PRIVATE SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOT 5 DEDICATED WITH THIS PLAT.
- SIDEWALK AND PRIVATE SHARED ACCESS ENTRANCE EASEMENT.
- SIDEWALK EASEMENT.
- THE 24' PRIVATE SHARED ACCESS EASEMENT BENEFITS LOTS 1 THROUGH 8 AND BOUNDARY ADJUSTED TAX LOT 214211-000 ACCORDING TO THAT CERTAIN DEED RECORDED UNDER AUDITORS FILE NO. 5622925 RECORDS OF CLARK COUNTY, WASHINGTON.
- THE 24' PRIVATE SHARED ACCESS EASEMENT, AS WELL AS THE PRIVATE SEWER AND STORMWATER EASEMENTS, MAY BE RELOCATED WITH WRITTEN CONSENT OF THE AFFECTED COMMERCIAL LOT OWNERS. THE CONSENT OF THE OWNERS OF THE RESIDENTIAL TRACTS (OR SUBSEQUENTLY CREATED LOTS ON THOSE RESIDENTIAL TRACTS) SHALL NOT BE REQUIRED TO RELOCATE OR OTHERWISE MODIFY ANY OF THE EASEMENTS BENEFITING THE COMMERCIAL LOTS.
- PRIOR TO FINAL PLAT RECORDING FOR FUTURE RESIDENTIAL DEVELOPMENT ON TRACTS A, B AND C, 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 PERPETUAL MAINTENANCE OF ALL IMPROVEMENTS AND AMENITIES HELD IN COMMON AND NOT DEDICATED TO THE CITY, CONSISTENT WITH THE REQUIREMENTS OF RDC 18.620.145, HOMEOWNERS ASSOCIATION, UNLESS A WAIVER HAS BEEN SOUGHT THROUGH THE PROCESS OUTLINED IN RDC 18.620.145.B.
- PER RDC 18.500.020.C.4 SITE PLAN REVIEW IS REQUIRED FOR PARKING LOTS WITH 10 OR MORE SPACES.
- ALL BUILDING OR STRUCTURES REQUIRING A BUILDING PERMIT SHALL INDICATE COMPLIANCE WITH THE FOLLOWING LOT DIMENSIONAL STANDARDS. PER DIMENSIONAL STANDARDS OF 18.235.060.F.

18.235.060.F DIMENSIONAL STANDARDS		
	RESIDENTIAL USES	NON-RESIDENTIAL USES AND UPPER-STORY RESIDENTIAL ABOVE NON-RESIDENTIAL USES
MAX. HEIGHT	3 STORIES UP TO 45 FEET 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 HEIGHTS	N/A	13 FEET
MIN. FRONT AND STREET SIDE YARD SETBACK	10 FEET	0 FEET
MAX. FRONT AND STREET SIDE YARD SETBACK	20 FEET	10 FEET PEDESTRIAN STREET AS DEFINED IN RDC 18.230.050.B.1 20 FEET ON MAJOR CORRIDORS, AS DEFINED IN RDC 18.230.050.B.2
MIN. 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 ADJACENT RLD, RMD OR P/OS ZONES 0 FEET FOR ALL OTHERS
MIN. REAR SETBACK	5 FEET	
MIN. RESIDENTIAL GARAGE SETBACK 1	18 FEET	N/A
MAX. BUILDING COVERAGE	65%	80%
MAX. IMPERVIOUS SURFACE COVERAGE	75%	90%

EXCEPT, THE MAXIMUM FRONT YARD SETBACK MAY BE INCREASED TO (25) FEET.

18.235.060.F (1) FOR GARAGE ORIENTED TOWARDS THE FRONT OR STREET SIDE PROPERTY LINE, AS MEASURED FROM THE PROPERTY LINE, NO MINIMUM SETBACK APPLIES TO GARAGE ORIENTED TOWARDS A REAR ALLEY.

- THIS PLAT NOTE IS INTENDED TO IMPOSE THESE REQUIRED DIMENSIONAL STANDARDS IN PERPETUITY AND VEST THEM AGAINST FUTURE CITY CODE CHANGES.
- ALL PUBLIC IMPROVEMENTS FOR THE COMMERCIAL PHASE OF RIDGEFIELD CROSSING INCLUDING FRONTAGE IMPROVEMENTS ARE REQUIRED TO BE COMPLETED PRIOR TO FINAL SITE PLAN APPROVAL FOR ANY COMMERCIAL LOT WITHIN THE DEVELOPMENT.
- STORM TRACTS "A" AND "B" ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- STORM FACILITIES ARE REQUIRED TO BE COMPLETE PRIOR TO FINAL OCCUPANCY FOR ANY COMMERCIAL LOT WITHIN THE DEVELOPMENT.

FOUND CLARK COUNTY CONCRETE MONUMENT WITH BRASS CAP BOXED SEE L.C.R. BOOK 15, PAGE 18

CALCULATED POSITION AS PER SURVEY REFERENCE NO. 1 LCR 6-187

UTILITY AND SIDEWALK EASEMENT:

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

ACKNOWLEDGMENT:

STATE OF WASHINGTON
COUNTY OF CLARK

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING IN _____

MY COMMISSION EXPIRES _____

DEED REFERENCE:

GRANTOR: CLARK COMMUNITY COLLEGE
GRANTEE: RC THREE, LLC
AFN: 5622925 BLA
DATED: 7-02-2019

LEGEND:

INDICATES MONUMENT FOUND AS NOTED

() INDICATES RECORD DATA

RIDGEFIELD CROSSING
MX SUBDIVISION PHASE 1

IN A PORTION OF THE
NW 1/4 AND NE 1/4 OF THE SW 1/4
AND THE SW 1/4 OF THE NW 1/4
OF SECTION 22
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
SHEET 1 OF 4

CITY PUBLIC WORKS DIRECTOR

CITY PUBLIC WORKS DIRECTOR _____ DATE _____

CITY COMMUNITY DEVELOPMENT DIRECTOR

CITY COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CITY ENGINEER:

CITY OF RIDGEFIELD ENGINEER _____ DATE _____

CITY MAYOR:

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

MAYOR, CITY OF RIDGEFIELD

ATTESTED BY: _____
CITY CLERK

ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981,
TO BE KNOWN AS _____ RIDGEFIELD CROSSING MX SUBDIVISION PHASE 1

COUNTY ASSESSOR _____ DATE _____

AUDITOR'S CERTIFICATE:

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

CLARK COUNTY AUDITOR _____

AUDITOR'S FILE NUMBER _____

SURVEYOR'S CERTIFICATE:

I, DAVID A. DENNY, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF "RIDGEFIELD CROSSING MX SUBDIVISION PHASE 1" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

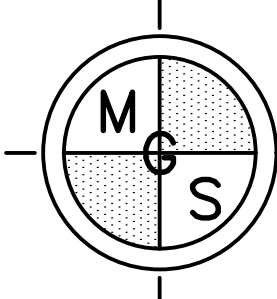
DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR, _____ DATE _____
PLS NO. 35477

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND ABOVE DESCRIBED HAVE CAUSED THE SAME TO BE PLATTED ACCORDING TO THE PLAT HERETO ANNEXED, SAME TO BE KNOWN AS "RIDGEFIELD CROSSING MX SUBDIVISION PHASE 1", AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN THEREON TO THE PUBLIC USE FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS AND EASEMENTS.

OWNER: _____

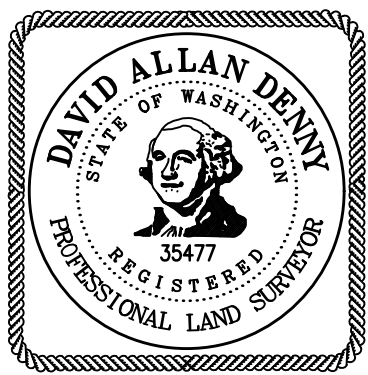
SIGNED _____ DATE _____



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

JOB NO. 17-185
DATE: 9-16-19
CALC BY: DAD
DRAWN BY: AAD
CHECKED BY: DAD
FILE: 17185-PLAT

BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE, U.S. SURVEY FEET, S 89°49'38" E
ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22
BETWEEN MONUMENTS FOUND AS NOTED.
COMBINED SCALE FACTOR: 0.99999035



09-16-19

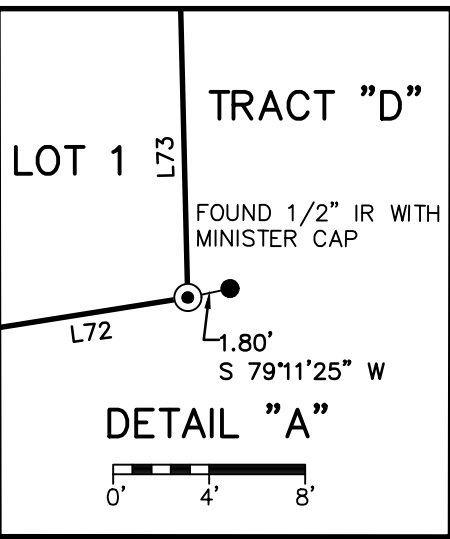
500 250 0 500 750 1000
SCALE 1 INCH = 500 FEET

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

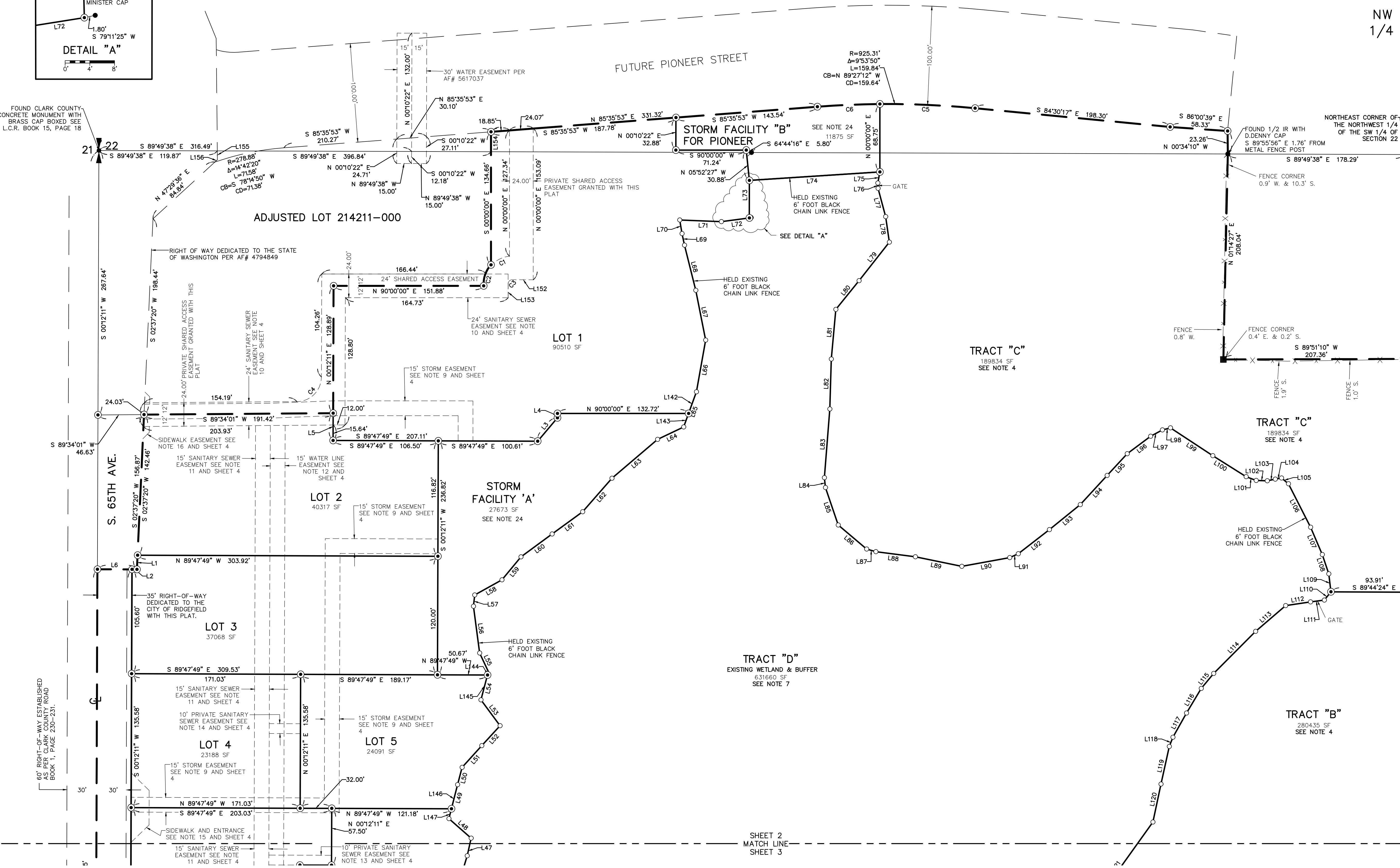
A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 07-27-17.

RIDGEFIELD CROSSING MX SUBDIVISION PHASE 1

IN A PORTION OF THE
NW 1/4 AND THE NE 1/4 OF THE SW
1/4 AND THE SW 1/4 OF THE NW 1/4
OF SECTION 22
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
SHEET 2 OF 4

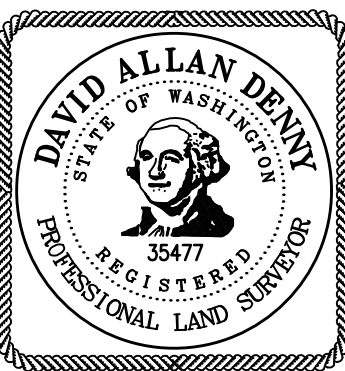


FOUND CLARK COUNTY
CONCRETE MONUMENT WITH
BRASS CAP BOXED SEE
L.C.R. BOOK 15, PAGE 18



LEGEND:

- INDICATES FOUND AND HELD 1/2" IRON ROD WITH MINISTER CAP PER ROS 40-177 UNLESS OTHER WISE NOTED
- INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477", SET
- INDICATES FOUND AND HELD 1/2" IRON ROD WITH D.DENNY CAP ROS 48-199
- INDICATES FOUND AND HELD 1/2" IRON PIPES PER UNRECORDED SURVEY HILL SURVEY BB-054 AND CC-074
- SF INDICATES SQUARE FEET
- INDICATES TIED AND HELD METAL FENCE POST FOR PERIMETER OF TRACT "D"



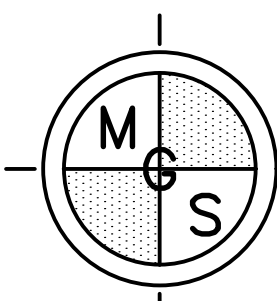
09-16-19

BASIS OF BEARING: NAD 83/91 WASHINGTON STATE PLANE
CURVED PLANE SYSTEM SOUTH 2011 U.S. SURVEY FEET S 89°45'38" E
ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION
22 BETWEEN MONUMENTS FOUND AS NOTED.
CONVERGENCE ANGLE: -13'43"
COMBINED SCALE FACTOR: 0.99999035

SCALE 1 INCH = 50 FEET

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

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 07-27-17.



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

JOB NO. 17-185
DATE: 9-16-19
CALC BY: DAD
DRAWN BY: AAD
CHECKED BY: DAD
FILE: 17185-PLAT

Attachment: Ridgefield Crossing Commercial final plat (Ridgefield Crossing Commercial Final Plat)

RIDGEFIELD CROSSING MX SUBDIVISION PHASE 1

IN A PORTION OF THE
NW 1/4 AND THE NE 1/4 OF THE SW
1/4 AND THE SW 1/4 OF THE NW 1/4
OF SECTION 22
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
SHEET 3 OF 4

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°37'20" W	14.41'
L2	N 89°47'51" W	5.01'
L3	N 40°16'28" E	30.98'
L4	N 00°00'00" E	4.49'
L5	N 00°12'11" E	27.64'
L6	S 89°47'51" E	40.01'
L7	S 12°59'23" E	15.57'
L8	S 13°58'52" W	8.84'
L9	S 14°23'21" W	27.17'
L10	S 55°23'00" W	10.75'
L11	S 73°00'25" W	11.02'
L12	N 86°04'24" W	44.98'
L13	S 11°30'58" W	38.33'
L14	S 66°41'41" W	35.50'
L15	S 19°27'47" W	39.60'
L16	S 08°13'33" W	59.37'
L17	S 06°53'14" W	60.07'
L18	S 06°34'36" W	49.81'
L19	S 03°45'50" E	39.81'
L20	S 17°46'27" E	50.40'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 84°41'33" E	18.92'
L22	N 61°58'57" E	19.87'
L23	N 68°07'08" E	67.87'
L24	N 28°14'32" E	58.76'
L25	N 27°23'37" E	41.62'
L26	N 39°36'32" E	14.10'
L27	N 52°59'28" E	58.74'
L28	N 66°07'03" E	29.78'
L29	N 36°26'58" E	48.14'
L30	S 87°35'46" E	40.51'
L31	S 38°40'28" E	8.63'
L32	S 21°30'05" E	53.60'
L33	S 16°08'29" W	45.17'
L34	S 67°06'02" W	50.72'
L35	S 14°05'44" W	50.03'
L36	S 37°37'28" W	11.06'
L37	S 72°02'46" W	21.36'
L38	S 13°22'48" E	31.42'
L39	S 06°06'44" W	29.81'
L40	S 06°52'06" E	29.48'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S 39°54'56" W	17.67'
L42	S 88°16'14" W	22.03'
L43	S 64°57'03" W	18.02'
L44	S 21°44'58" E	39.54'
L45	S 41°59'46" E	29.55'
L46	S 16°57'36" W	39.34'
L47	S 12°26'59" W	18.32'
L48	S 48°43'02" E	29.86'
L49	S 14°13'47" W	35.56'
L50	S 14°38'15" W	18.05'
L51	S 42°12'38" W	29.70'
L52	S 42°24'04" W	27.35'
L53	S 36°30'59" E	32.48'
L54	S 14°45'08" W	29.63'
L55	S 25°11'09" E	20.79'
L56	S 07°30'04" E	47.72'
L57	S 06°10'21" W	11.51'
L58	S 61°00'13" W	31.53'
L59	S 39°27'05" W	30.20'
L60	S 53°43'21" W	39.15'

LINE TABLE		
LINE	BEARING	DISTANCE
L61	S 54°00'02" W	38.15'
L62	S 41°11'21" W	45.11'
L63	S 49°36'24" W	60.64'
L64	S 64°25'32" W	29.25'
L65	S 19°59'20" W	37.82'
L66	S 10°04'37" W	53.23'
L67	S 11°12'55" E	51.37'
L68	S 14°01'35" E	47.08'
L69	S 12°05'13" E	11.96'
L70	S 09°39'03" E	13.95'
L71	N 87°46'56" W	42.24'
L72	S 82°28'37" W	28.50'
L73	S 00°04'04" W	38.00'
L74	S 86°17'23" W	132.35'
L75	N 10°39'28" E	11.37'
L76	N 03°04'40" W	5.48'
L77	N 14°55'48" W	29.59'
L78	N 08°15'15" W	26.11'
L79	N 38°09'02" E	49.57'
L80	N 38°55'07" E	37.38'

LINE TABLE		
LINE	BEARING	DISTANCE
L81	N 05°15'11" E	50.43'
L82	N 01°43'47" E	50.62'
L83	N 04°30'03" E	69.74'
L84	N 06°10'54" W	10.01'
L85	N 18°48'50" W	40.11'
L86	N 49°44'06" W	37.65'
L87	N 74°25'50" W	9.74'
L88	N 82°36'43" W	40.33'
L89	N 78°23'10" W	48.00'
L90	S 79°40'09" W	49.28'
L91	S 65°43'19" W	9.49'
L92	S 52°12'32" W	39.89'
L93	S 50°58'27" W	40.21'
L94	S 42°41'06" W	40.05'
L95	S 42°37'18" W	30.01'
L96	S 53°21'51" W	29.55'
L97	S 61°44'46" W	13.52'
L98	S 75°47'10" W	8.37'
L99	N 56°45'24" W	51.25'
L100	N 57°41'54" W	39.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L101	N 69°35'02" W	10.93'
L102	N 88°15'00" W	11.20'
L103	S 78°05'42" W	8.25'
L104	S 79°34'48" W	6.49'
L105	N 49°47'49" W	9.12'
L106	N 27°03'00" W	49.35'
L107	N 23°11'32" W	30.12'
L108	N 18°30'01" W	20.54'
L109	N 06°48'14" W	18.37'
L110	N 38°23'54" E	10.65'
L111	N 82°29'32" E	14.14'
L112	N 81°24'07" E	25.45'
L113	N 49°26'02" E	40.04'
L114	N 44°54'18" E	60.11'
L115	N 39°36'46" E	19.71'
L116	N 30°57'08" E	29.04'
L117	N 29°14'26" E	28.06'
L118	N 21°28'30" E	10.01'
L119	N 12°26'47" E	39.05'
L120	N 11°59'55" E	39.29'

LINE TABLE		
LINE	BEARING	DISTANCE
L121	N 35°36'08" E	77.49'
L122	N 03°36'17" W	49.03'
L123	N 07°23'01" E	60.05'
L124	N 06°32'05" E	39.85'
L125	N 04°48'53" E	40.17'
L126	N 04°23'29" W	29.22'
L127	N 26°47'11" W	37.40'
L128	N 31°36'57" E	39.62'
L129	N 43°50'34" E	20.17'
L130	N 54°58'15" E	20.14'
L131	N 54°43'00" E	49.20'
L132	N 42°56'25" E	60.99'
L133	N 18°49'01" W	10.06'
L134	N 41°12'37" W	39.21'
L135	N 45°02'33" W	49.56'
L136	N 71°02'14" W	49.40'
L137	N 71°23'07" W	21.77'
L138	N 61°43'15" W	25.49'
L139	N 45°03'55" W	6.84'
L140	N 40°55'26" W	37.92'

LINE TABLE		
LINE	BEARING	DISTANCE
L141	N 40°17'08" W	24.16'
L142	N 19°59'20" E	23.24'
L143	S 19°59'20" W	14.58'
L144	N 14°45'08" E	3.56'
L145	S 14°45'08" W	26.08'
L146	N 14°13'47" E	25.24'
L147	S 14°13'47" W	10.32'
L148	N 41°59'46" W	27.50'
L149	S 41°59'46" E	2.05'
L150	N 06°52'06" W	23.97'
L151	S 06°52'06" E	5.52'
L152	N 90°00'00" E	21.77'
L153	S 00°00'00" E	14.13'
L154	S 00°00'00" E	20.15'
L155	S 00°34'57" E	8.92'
L156	S 47°29'36" W	3.62'
L157	S 89°47'49" E	31.50'
L158	S 89°47'49" E	31.50'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	28.00'	64°01'33"	31.29'	S 52°38'54" W	29.69'
C2	28.00'	47°23'06"	23.16'	S 19°12'36" W	22.50'
C3	4.00'	84°39'41"	5.91'	S 42°19'51" W	5.39'
C4	25.00'	89°21'50"	38.99'	N 44°53'06" E	35.16'
C5	925.31'	5°58'33"	96.51'	N 87°29'34" W	96.46'
C6	925.31'	3°55'17"	63.33'	S 87°33'31" W	63.32'

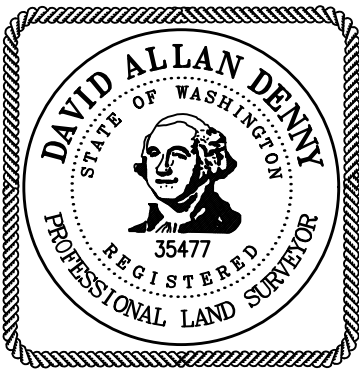
SHEET 2
MATCH LINE
SHEET 3

LEGEND:

- INDICATES FOUND AND HELD 1/2" IRON ROD WITH MINSTER CAP PER ROS 40-177 UNLESS OTHER WISE NOTED
- INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477", SET
- INDICATES FOUND AND HELD 1/2" IRON ROD WITH D.DENNY CAP ROS 48-199
- INDICATES FOUND AND HELD 1/2" IRON PIPES PER UNRECORDED SURVEY HILL SURVEY BB-054 AND CC-074
- SF INDICATES SQUARE FEET
- INDICATES TIED AND HELD METAL FENCE POST FOR PERIMETER OF TRACT "D"

BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, U.S. SURVEY FEET. S 89°49'38" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, CLARK COUNTY, WASHINGTON, 1991. CONVERGENCE ANGLE: 134°30' COMBINED SCALE FACTOR: 0.99999035

SCALE 1 INCH = 50 FEET



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

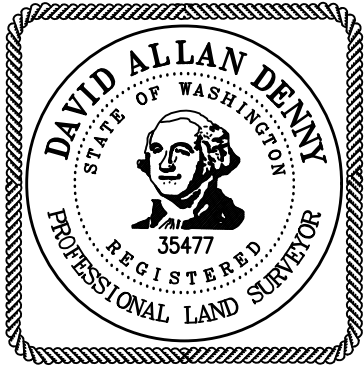
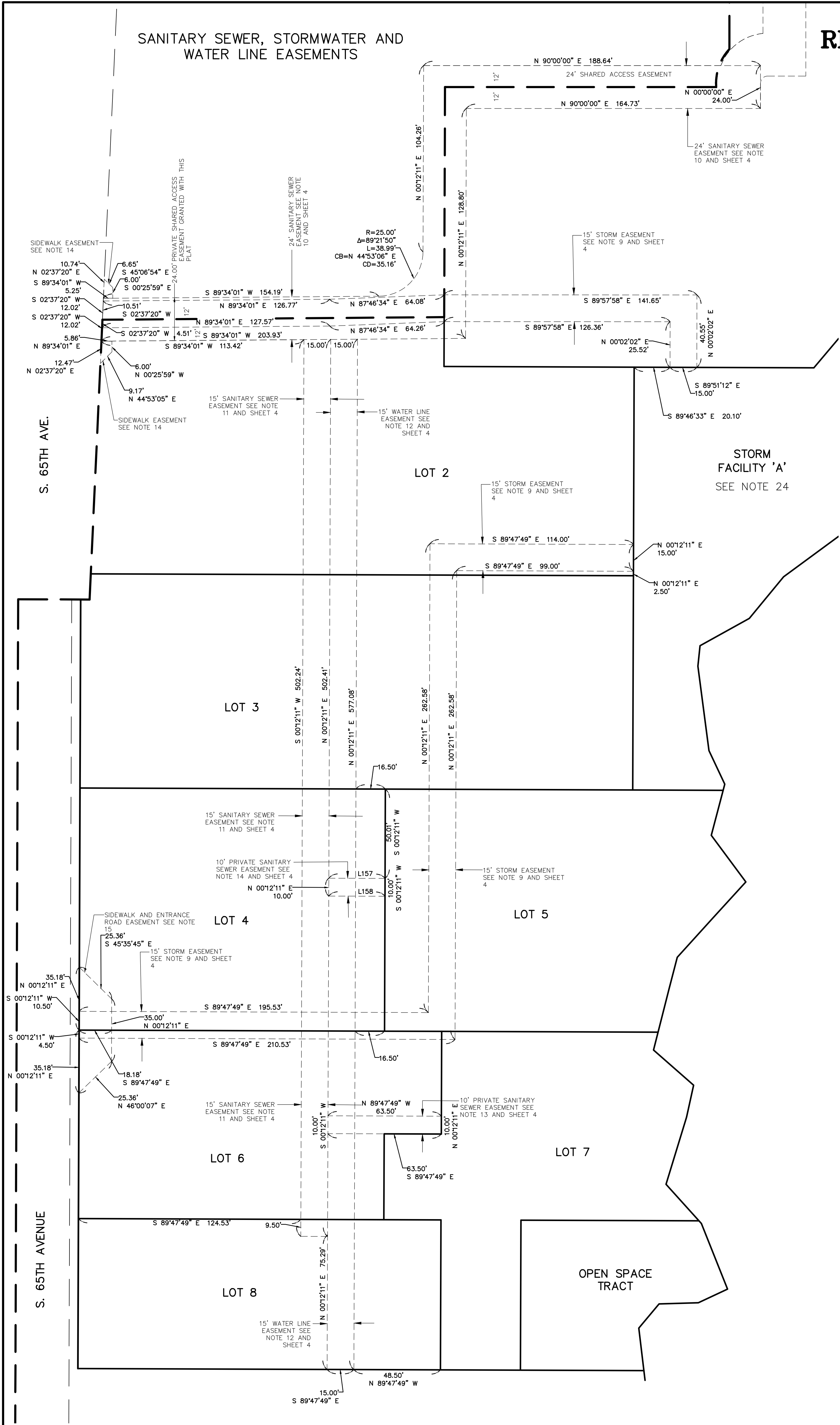
JOB NO. 17-185
DATE: 9-16-19
CALC BY: DAD
DRAWN BY: AAD
CHECKED BY: DAD
FILE: 17185-PLAT

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

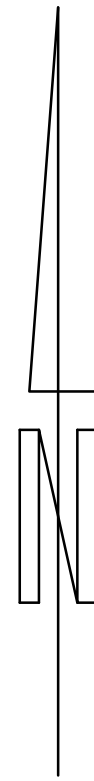
A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 07-27-17.

RIDGEFIELD CROSSING MX
SUBDIVISION PHASE 1

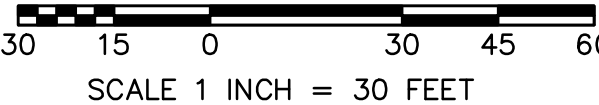
IN A PORTION OF THE
NW 1/4 AND THE NE 1/4 OF THE SW
1/4 AND THE SW 1/4 OF THE NW 1/4
OF SECTION 22
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
SHEET 4 OF 4



09-16-19

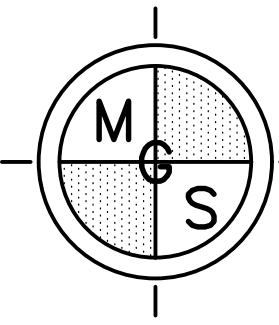


BASIS OF BEARING: NAD 83/01 WASHINGTON STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE U.S. SURVEY FEET; S 89°49'38" E
ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION
22 BETWEEN MONUMENTS FOUND AS NOTED.
CONVERGENCE ANGLE: 1°32'38"
COMBINED SCALE FACTOR: 0.99999035



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

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE
FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN
WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 07-27-17.



MINISTER-GLAESER
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VANCOUVER, WA 98661
(360) 694-3313

JOB NO. 17-185
DATE: 9-16-19
CALC BY: DAD
DRAWN BY: AAD
CHECKED BY: DAD
FILE: 17185-PLAT



COMMUNITY DEVELOPMENT DEPARTMENT

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

Ridgefield Crossing Commercial Final Plat

Staff Report

File No. PLZ-19-0092

September 26, 2019

I. Basic Facts

Application date: On August 6, 2019, the City received an application for final plat approval for Ridgefield Crossing Commercial (8 lots).

Applicant/Property Owner: RC Three LLC, Hinton Development. 14010-A NE 3rd Ct / Vancouver, WA 98660.
Contact: 360.546.1220, joe@hintondevelopment.com

Applicant's Representative: Krista Harrington, Jaima Johnson, Deanna Haake, Fidelity National Title. 500 Broadway Ste 460 / Vancouver, WA 98660. Contact: 360.600.2651, builderdev@fnf.com

Property Information: 1. 6994 S 5th St / Ridgefield, WA 98642. #45 S 22 T4N R1E WM, Assessor's #214230000, 31 acres. 2. No address. #24, #27 S22 T4N R1E WM, Assessor's #214209000, 7.45 acres.

Zoning: Commercial Regional Business (CRB), Ridgefield Mixed Use Overlay (RMUO)

Comprehensive Plan: General Commercial (GC)

Compliance: The proposed plat complies with the applicable provisions in the Ridgefield Municipal Code Title 18 and the Ridgefield Urban Area Comprehensive Plan.

Council date: September 26, 2019

II. Documents Received

- A. Master land use application
- B. Final plat checklist
- C. Narrative
- D. Final plat sheets
- E. Lot closure reports
- F. Perimeter description
- G. Subdivision guarantee
- H. Vesting deed
- I. Survey review memos and redlines
- J. Revised materials as required by staff

III. Background

The Ridgefield hearing examiner approved the preliminary subdivision plat for Ridgefield Crossing Commercial as part of the Ridgefield Crossing Mixed-Use Master Plan on July 27, 2018 (Final Order, PLZ-17-0129). The hearing examiner approved the mixed-use master plan subject to the standards for the Ridgefield Mixed-Use Overlay (RMUO). It includes eight commercial lots, 133 single-family townhouse units, and one critical areas tract.

The final plat for Ridgefield Crossing Commercial proposes to subdivide the Ridgefield Crossing site (parcels #214209000 and #214230000) into eight commercial lots, three tracts set aside for future single-family townhouse development, one critical areas tract, one open space tract, and two storm facility tracts.

As approved in the preliminary plat, commercial lots 1-8 are located on the western portion of the site. They range from 17,055 square feet to 90,510 square feet, with an average of 33,923 square feet. Future residential tracts A-C comprise 661,851 square feet in the eastern and southwestern portions of the site. Tract D protects 631,660 square feet of centrally located critical areas. The developer will retain an existing fence protecting the critical area perimeter. The open space tract is 7,607 square feet and is located adjacent to commercial lot 7 and residential tract A. Storm facilities A (27,673 square feet) and B (11,875 square feet) are located adjacent to commercial lot 1 in the northwest portion of the site.

Per the preliminary plat approval, public improvements for commercial lots 1-8, including frontage improvements, are required to be complete prior to final site plan approval for any commercial lot within the development. Storm tracts A and B are privately owned, and are required to be complete prior to final occupancy for any commercial lot within the development. HOA bylaws and CC&Rs will be required prior to final plat recording for the 133 future residential lots on tracts A-C. These requirements are plat notes on the Ridgefield Crossing Commercial final plat.

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

IV. Survey Review

Gray & Osborne, Inc. confirmed that the applicant has addressed all survey comments in a memo dated September 9, 2019.

V. Engineering Review

Preliminary plat conditions of approval (COA) B.12 and B.13 require proportionate shares for the 45th Ave (now Royle Road) and 56th Roundabouts, respectively. The applicant shall submit the required proportionate shares for COA B.12 (\$3,529.10) and for COA B.13 (\$13,441.73) prior to obtaining city signatures on final plat mylars.

Staff finds that the applicant has addressed all other applicable conditions of approval from the preliminary plat and all other engineering comments.

VI. Land Use Review

Staff finds that the applicant has addressed all applicable conditions of approval from the preliminary plat and all other land use comments.

VII. Recommendation

Staff recommends City Council **APPROVE** the Ridgefield Crossing Commercial Final Plat subject to the following **conditions of approval**:

1. Prior to obtaining city signatures on final plat mylars, submit the required proportionate shares for preliminary plat conditions of approval B.12 (\$3,529.10) and B.13 (\$13,441.73).
2. Submit a mylar for signature containing the signature and seal of the surveyor of record (Certification of Subdivision Platting, see RDC 18.620.120.L) and the signatures of all parties having an ownership interest in the land for purposes of dedication (Dedication of Subdivision, see RDC 18.620.120.M).
3. 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.
4. 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.

Reviewed by:

Claire Lust, Planner

Claire.lust@ci.ridgefield.wa.us, 360.857.5024

Signed:



Louisa Garbo, Community Development Director

September 16, 2019

Ridgefield Crossing Commercial Addressing

Address numbers ascend from north to south and west to east. Address notices will be sent to service providers following final plat approval. Correct street signs must be installed prior to obtaining building permits.

Lot #	Address	Lot #	Address
Pioneer Street		S 65th Avenue	
East (even) side of street		South (odd) side of street	
1	6625	2	110
Storm B	6715	Storm A	120
		3	140
		4	204
		5	212
		6	220
		7	228
		8	302

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: September 26, 2019

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Teal Crest Final Plat

GOVERNING LEGISLATION:

RCW 36.70.A and RCW 58

PREVIOUS COUNCIL ACTION TAKEN:

On September 12, 2019, City Council moved to consider Teal Crest Final Plat to the hearing on September 26, 2019.

SUMMARY/BACKGROUND:

The Ridgefield Hearing Examiner approved the preliminary plat for Teal Crest Planned Unit Development (PUD) on April 24, 2017, as PLZ-16-0084. Teal Crest is not subject to a development agreement.

The final plat was presented to City Council on September 12, 2019, City Council enquired about whether there will be fire sprinkler system in the proposed single-family homes. Any building permit must comply with the building code in effect at the time of the building permit application, should there be deficiency in the fire flow, per the condition of approval, those homes will be required to install the fire sprinkler system. Pursuant to Revised Code of Washington (RCW) §58.17.170, the legislative body must approve the final plat within 30 days of application if all the conditions of approval have been met. However, within the 30 days, council may ask for clarification and follow up concerning whether the conditions applicable to the plat have been met. Staff confirms that all conditions from the preliminary plat for Teal Crest has been met.

The project proposes to subdivide a 39.8-acre site, Assessor's #986042748, into 63 single-family residential lots. The lots range from 4,719 square feet (Lot 10) to 7,241 square feet (Lot 34), consistent with the lot size approved for Teal Crest. The average lot size is 5,545 square feet. Tract A (1,038,570 square feet) is an open space, trail, and critical area tract to be owned and maintained by the HOA. Tract B (57,711 square feet) is a storm water facility tract to be owned and maintained by the HOA. Tracts C (111,746 square feet) and D (34,408 square feet) are park and trail tracts to be dedicated to the City of Ridgefield. Tract E (290

square feet) is a sign tract to be owned and maintained by the HOA. Tract F (2,180 square feet) is a sanitary sewer pump station tract to be owned and maintained by Clark Regional Waste Water District.

BUDGET/FINANCIAL IMPACTS:

Additional property tax revenue from 63 new single-family homes.

RECOMMENDED ACTION OR MOTION:

“I move to approve the final plat as presented.”

STAFF CONTACT: Claire Lust, Associate Planner

ATTACHMENTS: Teal Crest Final Plat (PDF)
PLZ-19-0058 Teal Crest_Final Plat_Staff Report 2_09262019 (PDF)

SURVEY REFERENCES

1. PLAT OF CANYON VIEW BY OLSON ENGINEERING RECORDED IN BK. 311, PG. 650, OCTOBER, 2010.
2. BOUNDARY LINE ADJUSTMENT SURVEY BY MINISTER-GLAESER SURVEYING RECORDED IN BK. 64, PG. 106, JUNE, 2015.
3. SURVEY BY GREENWOOD SURVEYS RECORDED IN BK. 4, PG. 48, DECEMBER, 1975.

PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE S6 TOTAL STATION (37) AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

DEED REFERENCE

GRANTOR: WGS LLC
GRANTEE: TEAL CREST LLC
A.F. #: 5423419
DATE: 07/18/2017

PERIMETER DESCRIPTION

A PARCEL OF LAND IN THE PRESTON LAWS DONATION LAND CLAIM IN THE SOUTHWEST QUARTER OF SECTION 30 IN TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30;
THENCE NORTH 01° 43' 05" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 158.31 FEET TO THE NORTHEAST CORNER OF THAT PARCEL; CONVEYED TO CLARK COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES BY THE STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 5178287 D, RECORDS OF CLARK COUNTY, WASHINGTON, AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01° 43' 05" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER AND THE EAST LINE OF THAT PARCEL CONVEYED TO TEAL CREST LLC BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 5423419 D, RECORDS OF SAID COUNTY, A DISTANCE OF 1071.42 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TEAL CREST LLC PARCEL, SAID NORTHEAST CORNER BEING IN THE CENTERLINE OF A CREEK;

THENCE NORTHWESTERLY, ALONG THE NORTH LINE OF SAID TEAL CREST LLC PARCEL AND THE CENTERLINE OF A CREEK, THE FOLLOWING COURSES:

THENCE NORTH 89° 16' 29" WEST, A DISTANCE OF 23.87 FEET; THENCE SOUTH 87° 10' 44" WEST, A DISTANCE OF 8.13 FEET; THENCE NORTH 65° 43' 16" WEST, A DISTANCE OF 16.78 FEET; THENCE NORTH 84° 26' 31" WEST, A DISTANCE OF 49.95 FEET; THENCE NORTH 84° 59' 55" WEST, A DISTANCE OF 62.54 FEET; THENCE SOUTH 88° 02' 11" WEST, A DISTANCE OF 21.80 FEET; THENCE NORTH 51° 31' 29" WEST, A DISTANCE OF 20.90 FEET; THENCE NORTH 58° 27' 24" WEST, A DISTANCE OF 74.43 FEET; THENCE NORTH 51° 48' 55" WEST, A DISTANCE OF 22.29 FEET; THENCE NORTH 69° 55' 28" WEST, A DISTANCE OF 26.00 FEET; THENCE NORTH 39° 23' 27" WEST, A DISTANCE OF 24.91 FEET; THENCE SOUTH 65° 13' 47" WEST, A DISTANCE OF 7.58 FEET; THENCE NORTH 59° 58' 55" WEST, A DISTANCE OF 29.92 FEET; THENCE SOUTH 79° 14' 49" WEST, A DISTANCE OF 28.40 FEET; THENCE NORTH 63° 04' 16" WEST, A DISTANCE OF 39.50 FEET; THENCE NORTH 39° 03' 01" WEST, A DISTANCE OF 15.46 FEET; THENCE NORTH 72° 30' 38" WEST, A DISTANCE OF 21.96 FEET; THENCE NORTH 60° 51' 23" WEST, A DISTANCE OF 42.95 FEET; THENCE SOUTH 87° 44' 17" WEST, A DISTANCE OF 23.22 FEET; THENCE NORTH 45° 15' 43" WEST, A DISTANCE OF 17.09 FEET; THENCE NORTH 19° 15' 43" WEST, A DISTANCE OF 29.15 FEET; THENCE NORTH 72° 29' 42" WEST, A DISTANCE OF 22.01 FEET; THENCE NORTH 26° 15' 43" WEST, A DISTANCE OF 7.84 FEET; THENCE NORTH 34° 44' 17" EAST, A DISTANCE OF 12.67 FEET; THENCE NORTH 24° 15' 43" WEST, A DISTANCE OF 21.91 FEET; THENCE NORTH 58° 15' 43" WEST, A DISTANCE OF 21.41 FEET; THENCE NORTH 48° 15' 43" WEST, A DISTANCE OF 33.88 FEET; THENCE NORTH 21° 15' 43" WEST, A DISTANCE OF 15.58 FEET; THENCE SOUTH 80° 44' 17" WEST, A DISTANCE OF 22.62 FEET; THENCE NORTH 88° 15' 43" WEST, A DISTANCE OF 14.38 FEET; THENCE NORTH 31° 15' 43" WEST, A DISTANCE OF 21.51 FEET; THENCE NORTH 51° 15' 43" WEST, A DISTANCE OF 23.52 FEET; THENCE NORTH 21° 36' 53" WEST, A DISTANCE OF 35.82 FEET; THENCE NORTH 33° 15' 43" WEST, A DISTANCE OF 36.79 FEET; THENCE SOUTH 76° 44' 17" WEST, A DISTANCE OF 29.15 FEET; THENCE NORTH 50° 15' 43" WEST, A DISTANCE OF 23.62 FEET; THENCE NORTH 75° 15' 43" WEST, A DISTANCE OF 10.86 FEET; THENCE NORTH 41° 15' 43" WEST, A DISTANCE OF 25.13 FEET; THENCE NORTH 70° 15' 43" WEST, A DISTANCE OF 45.14 FEET; THENCE NORTH 52° 15' 43" WEST, A DISTANCE OF 25.23 FEET; THENCE NORTH 60° 15' 43" WEST, A DISTANCE OF 36.39 FEET; THENCE NORTH 87° 15' 43" WEST, A DISTANCE OF 24.83 FEET; THENCE NORTH 64° 15' 43" WEST, A DISTANCE OF 13.17 FEET; THENCE NORTH 23° 44' 26" WEST, A DISTANCE OF 46.84 FEET; THENCE SOUTH 78° 44' 17" WEST, A DISTANCE OF 30.36 FEET; THENCE NORTH 58° 15' 43" WEST, A DISTANCE OF 20.71 FEET; THENCE NORTH 23° 15' 43" WEST, A DISTANCE OF 44.53 FEET; THENCE SOUTH 87° 44' 17" WEST, A DISTANCE OF 25.13 FEET; THENCE SOUTH 70° 44' 17" WEST, A DISTANCE OF 13.37 FEET; THENCE NORTH 24° 15' 43" WEST, A DISTANCE OF 22.32 FEET; THENCE NORTH 27° 15' 43" WEST, A DISTANCE OF 24.63 FEET; THENCE NORTH 39° 15' 43" WEST, A DISTANCE OF 19.90 FEET; THENCE NORTH 59° 16' 39" WEST, A DISTANCE OF 39.18 FEET; THENCE SOUTH 81° 06' 18" WEST, A DISTANCE OF 19.12 FEET; THENCE NORTH 69° 13' 23" WEST, A DISTANCE OF 87.29 FEET; THENCE NORTH 59° 41' 04" WEST, A DISTANCE OF 54.98 FEET; THENCE NORTH 28° 11' 02" WEST, A DISTANCE OF 10.70 FEET; THENCE NORTH 52° 13' 19" WEST, A DISTANCE OF 12.67 FEET; THENCE NORTH 57° 20' 06" WEST, A DISTANCE OF 131.15 FEET; THENCE NORTH 58° 12' 54" WEST, A DISTANCE OF 20.17 FEET; THENCE NORTH 74° 30' 01" WEST, A DISTANCE OF 15.57 FEET TO THE SOUTH LINE OF "PARCEL IN" CONVEYED TO WILLIAM G. SWIGERT BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 9108050124, RECORDS OF SAID COUNTY;

THENCE LEAVING SAID CREEK CENTERLINE, NORTH 89° 22' 55" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 79.88 FEET TO THE EAST RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILWAY TO A POINT ON A 2944.79 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID EAST LINE AND ALONG SAID 2944.79 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS SOUTH 12° 54' 55" WEST, A DISTANCE OF 169.60 FEET), AN ARC DISTANCE OF 169.63 FEET;

THENCE SOUTH 89° 31' 24" EAST, ALONG SAID EAST LINE, A DISTANCE OF 140.19 TO A POINT ON A 3633.88 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID 3633.88 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS SOUTH 14° 07' 54" WEST, A DISTANCE OF 161.77 FEET) AND ALONG SAID EAST LINE, AN ARC DISTANCE OF 161.78 FEET;

THENCE SOUTH 15° 59' 34" WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 123.48 FEET;

THENCE SOUTH 16° 23' 18" WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 771.98 FEET TO THE NORTHWEST CORNER OF SAID CLARK COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES TRACT;

THENCE SOUTH 67° 06' 17" EAST, ALONG THE NORTH LINE OF SAID CLARK COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES TRACT, A DISTANCE OF 1753.21 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 39.51 ACRES, MORE OR LESS.

NOTE

MONUMENTS SHOWN TO BE SET AFTER RECORDING OF THE PLAT ARE GUARANTEED TO BE SET BY A "DEVELOPER'S CERTIFICATE FOR POSTMONUMENTATION" FILED SIMULTANEOUSLY WITH THE RECORDING OF THE PLAT.

SETBACKS (SEE PAGES 2 and 3 OF 3)

BUILDING SETBACK STANDARDS SHALL CONFORM TO THE RDC 18.210 (TABLE 18.210.040) DIMENSIONAL STANDARDS AS FOLLOWS:

BLD-4 (LOTS 1-63) SETBACKS
FRONT: 15 FEET
REAR: 18 FEET
SIDE: 5 FEET
STREET SIDE: 10 FEET
REAR: 10 FEET

DECLARANT DECLARATION

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED TEAL CREST, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR TEAL CREST RECORDED UNDER CLARK COUNTY RECORDING NO. _____

THE HOLT GROUP, INC.
A WASHINGTON CORPORATION

BY: _____
ITS: _____

ACKNOWLEDGMENT

STATE OF _____ } SS
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND ACKNOWLEDGED IT, AS AUTHORIZED SIGNATOR OF THE HOLT GROUP, INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE _____
DATED: _____, 20____
PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES _____

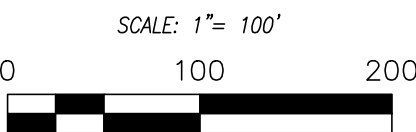
TEAL CREST, A PLAT COMMUNITY

A SUBDIVISION IN THE PRESTON LAWS D.L.C.
IN THE SW 1/4 OF SEC. 30, T. 4 N., R. 1 E., W.M.,
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON

LEGEND

- FOUND CORNER MONUMENT DURING THIS SURVEY (AS NOTED)
- FOUND 1/2" X 24" IRON ROD W/PLASTIC CAP (OLSON ENG PLS 17686) SET DURING PREVIOUS SURVEY OF CANYON VIEW (BK. 311, PG. 650)
- FOUND QUARTER SECTION MONUMENT AS NOTED

- SECTION SUBDIVISION
- PLAT BOUNDARY
- LOT LINE
- CENTERLINE RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- EXISTING TAX LOT
- L.R. IRON ROD
- L.P. IRON PIPE



BASIS OF BEARINGS

BEARINGS ARE BASED ON PLAT OF CANYON VIEW (BK. 311, PG. 650) UTILIZING CONTROL POINTS RECOVERED FROM THAT PROJECT.

MONUMENT VISITATION NOTE

FOUND MONUMENTS WERE TIED IN JULY, 2016 UNLESS NOTED OTHERWISE.

COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS **TEAL CREST**

SUBDIVISION PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

COUNTY ASSESSOR

COUNTY AUDITOR

ATTESTED BY _____ COUNTY AUDITOR

FILED FOR RECORD THIS ____ DAY OF _____, 20____.

AUDITORS FILE NO. _____ BOOK _____ PAGE _____.

CITY OF RIDGEFIELD ENGINEER

CITY OF RIDGEFIELD ENGINEER _____ DATE _____

CITY COMMUNITY DEVELOPMENT DIRECTOR

CITY COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CITY PUBLIC WORKS DIRECTOR

CITY PUBLIC WORKS DIRECTOR _____ DATE _____

CITY OF RIDGEFIELD MAYOR

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

MAYOR, CITY OF RIDGEFIELD _____ DATE _____

ATTESTED BY: _____ CITY CLERK

DEDICATION

KNOWN TO ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND ABOVE DESCRIBED HAVE CAUSED THE SAME TO BE PLATTED ACCORDING TO THE PLAT HERETO ANNEXED. SAME TO BE KNOWN AS TEAL CREST, AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN THEREON TO THE PUBLIC USE FOREVER.

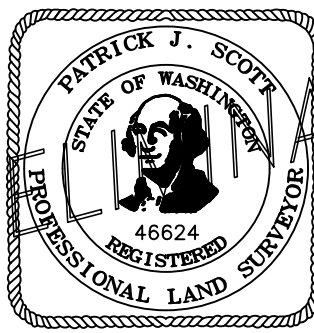
T2023V4_LP _____ DATE _____

LAND SURVEYOR'S CERTIFICATION

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE HOLT GROUP, INC. ON JULY 2016. I HEREBY CERTIFY THAT THIS MAP FOR TEAL CREST IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

PATRICK J. SCOTT
PROFESSIONAL LAND SURVEYOR NO. 46624

DATE _____



ACKNOWLEDGMENT

STATE OF _____ } SS
COUNTY OF _____
SIGNED OR ATTESTED BEFORE ME ON _____ BY PATRICK J. SCOTT.

NOTARY SIGNATURE _____

DATED: _____, 20____.

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF _____

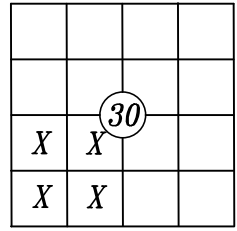
MY COMMISSION EXPIRES _____

PG. 1 OF 3 JOB# 9422.01.01
COPYRIGHT 2019, OLSON ENGINEERING, INC.
FILE: J:\DATA\9000\9400\9420\9422\SURVEY\PLAT\9422.S.FINAL-PLAT_PG1.DWG

OLSON LAND SURVEYORS
ENGINEERS
1-360-695-1385
1-509-289-9936
ENGINEERING INC. 222 E. EVERGREEN BLVD, VANCOUVER, WA 98660

TEAL CREST, A PLAT COMMUNITY

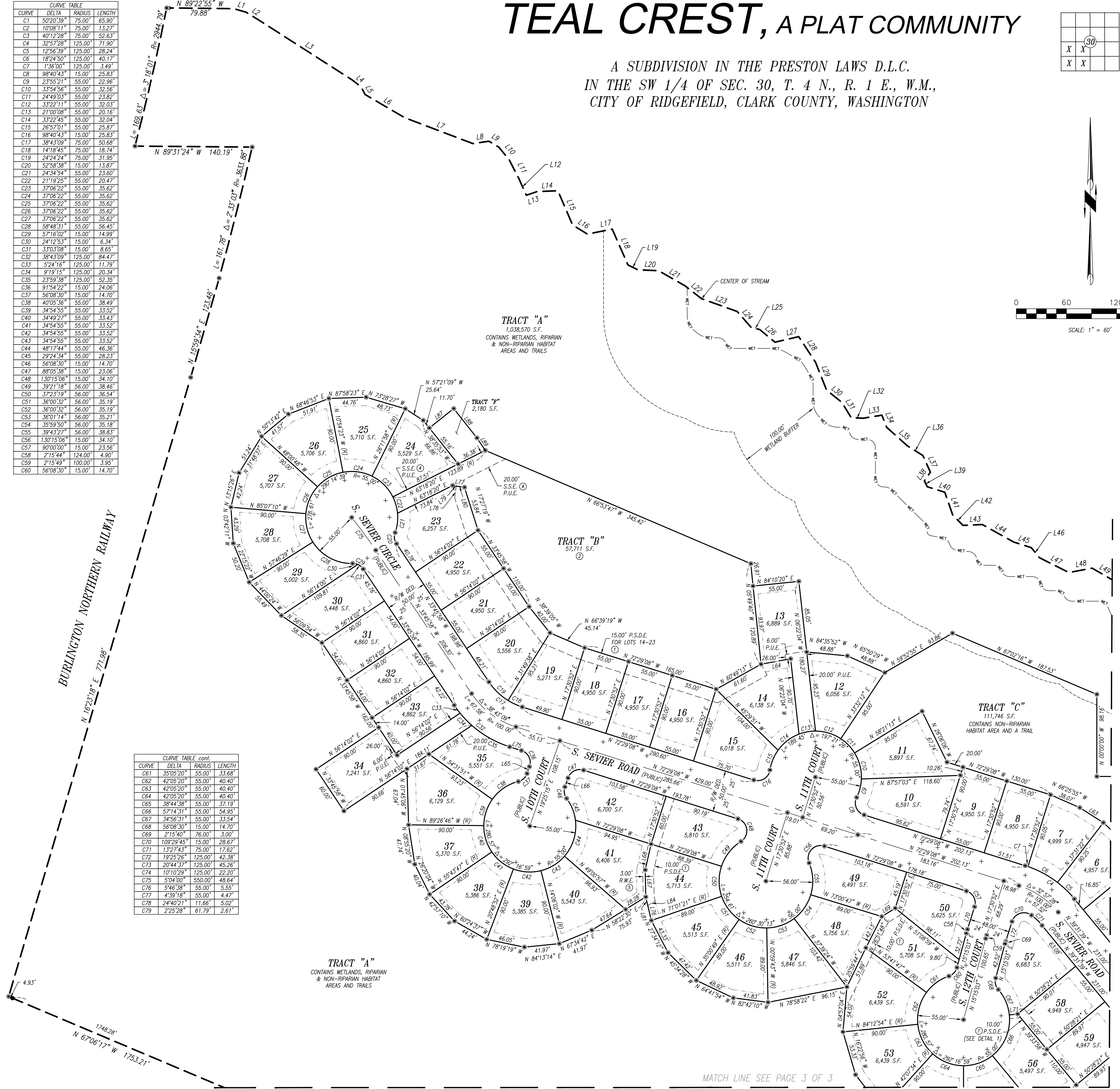
A SUBDIVISION IN THE PRESTON LAWS D.L.C.
IN THE SW 1/4 OF SEC. 30, T. 4 N., R. 1 E., W.M.,
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 74°30'01" W	15.57'
L2	N 58°12'54" W	20.17'
L3	N 57°20'06" W	131.15'
L4	N 52°13'19" W	12.67'
L5	N 28°11'02" W	10.70'
L6	N 59°41'04" W	54.98'
L7	N 69°13'23" W	87.29'
L8	N 81°06'18" E	19.12'
L9	N 59°16'39" W	13.86'
L10	N 39°15'43" W	19.90'
L11	N 27°15'43" W	24.63'
L12	N 24°15'43" W	22.32'
L13	N 70°44'17" E	13.37'
L14	N 87°44'17" E	25.13'
L15	N 23°15'43" W	44.53'
L16	N 58°15'43" W	20.71'
L17	N 78°44'17" E	30.36'
L18	N 23°44'26" W	46.84'
L19	N 64°15'43" W	13.77'
L20	N 87°15'43" W	24.83'
L21	N 60°15'43" W	36.39'
L22	N 52°15'43" W	26.23'
L23	N 70°15'43" W	45.14'
L24	N 41°15'43" W	25.13'
L25	N 75°15'43" W	10.86'
L26	N 50°15'43" W	23.62'
L27	N 76°44'17" E	29.15'
L28	N 33°15'43" W	36.79'
L29	N 21°36'53" W	35.82'
L30	N 51°15'43" W	23.52'
L31	N 31°15'43" W	21.51'
L32	N 88°15'43" W	14.38'
L33	N 80°44'17" E	22.62'
L34	N 21°15'43" W	15.58'
L35	N 48°15'43" W	33.68'
L36	N 58°15'43" W	21.41'
L37	N 24°15'43" W	21.91'
L38	N 34°44'17" E	12.67'
L39	N 28°15'43" W	7.84'
L40	N 72°29'42" W	22.01'
L41	N 19°15'43" W	29.15'
L42	N 45°15'43" W	17.09'
L43	N 87°44'17" E	23.22'
L44	N 60°51'23" W	42.95'
L45	N 72°30'38" W	21.96'
L46	N 39°03'01" W	15.46'
L47	N 63°04'16" W	39.50'
L48	N 79°14'49" E	28.40'
L49	N 59°58'55" W	29.92'
L50	N 65°13'47" E	7.58'
L51	N 39°23'27" W	24.91'
L52	N 65°55'28" W	26.00'
L53	N 51°48'55" W	22.29'
L54	N 58°27'24" W	74.43'
L55	N 51°31'29" W	20.90'
L56	N 88°02'11" E	21.80'
L57	N 84°59'55" W	62.54'
L58	N 84°26'31" W	49.95'
L59	N 65°53'16" W	16.78'
L60	N 87°10'44" E	8.13'
L61	N 89°16'29" W	23.87'
L62	N 40°26'27" W	31.53'
L63	N 57°21'52" W	33.47'
L64	N 79°39'48" E	35.97'
L65	N 19°25'15" E	8.70'
L66	N 19°25'15" E	11.30'
L67	N 01°08'56" W	32.29'
L68	N 12°40'30" E	31.72'
L69	N 58°17'00" E	18.95'
L70	N 17°30'52" E	28.29'
L71	N 84°03'05" E (R)	10.06'
L72	N 17°30'52" E	24.85'
L73	N 74°10'49" W	39.03'
L74	N 89°52'18" W	12.89'
L75	N 72°29'08" W	14.78'
L76	N 13°14'34" W	18.44'
L77	N 81°10'52" W	14.40'
L78	N 07°20'25" W	14.38'
L79	N 81°10'52" W	4.40'
L80	N 81°10'52" W	10.00'
L81	N 13°14'34" W	10.54'
L82	N 84°03'05" E	18.67'
L83	N 84°03'05" E	13.21'
L84	N 58°22'30" E	10.54'
L85	N 29°44'21" W	1.38'
L86	N 00°00'00" W	7.07'
L87	N 51°31'29" E	32.24'
L88	N 38°25'35" W	44.79'
L89	N 33°45'09" W	17.87'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	50°20'39"	75.00'	65.90'
C2	100°08'11"	75.00'	13.27'
C3	40°12'28"	75.00'	131.15'
C4	32°57'28"	125.00'	71.90'
C5	12°56'39"	125.00'	28.24'
C6	18°24'50"	125.00'	40.17'
C7	1°36'00"	125.00'	3.49'
C8	98°40'43"	15.00'	25.83'
C9	33°55'21"	55.00'	22.86'
C10	33°54'56"	55.00'	32.56'
C11	24°49'03"	55.00'	23.82'
C12	33°22'11"	55.00'	32.03'
C13	21°30'08"	55.00'	20.16'
C14	33°22'45"	55.00'	32.04'
C15	26°57'01"	55.00'	25.87'
C16	98°40'43"	15.00'	25.83'
C17	38°43'09"	75.00'	50.68'
C18	14°18'45"	75.00'	18.74'
C19	24°24'24"	75.00'	31.95'
C20	52°58'58"	15.00'	13.87'
C21	24°34'54"	55.00'	23.60'
C22	21°19'25"	55.00'	20.47'
C23	37°06'22"	55.00'	35.62'
C24	37°06'22"	55.00'	35.62'
C25	37°06'22"	55.00'	35.62'
C26	37°06'22"	55.00'	35.62'
C27	37°06'22"	55.00'	35.62'
C28	58°48'31"	55.00'	56.45'
C29	57°16'02"	15.00'	14.99'
C30	24°12'53"	15.00'	6.34'
C31	33°03'08"	15.00'	8.65'
C32	38°43'09"	125.00'	84.47'
C33	5°24'16"	125.00'	11.79'
C34	9°18'15"	125.00'	20.34'
C35	23°59'38"	125.00'	62.35'
C36	91°54'22"	15.00'	24.06'
C37	56°08'30"	15.00'	14.70'
C38	40°05'36"	55.00'	38.49'
C39	34°54'55"	55.00'	33.52'
C40	34°54'27"	55.00'	33.43'
C41	34°54'55"	55.00'	33.52'
C42	34°54'55"	55.00'	33.52'
C43	34°54'55"	55.00'	33.52'
C44	48°17'44"	55.00'	46.36'
C45	29°24'34"	55.00'	28.23'
C46	56°08'30"	15.00'	14.70'
C47	88°05'38"	15.00'	23.06'
C48	130°15'06"	15.00'	34.10'
C49	39°21'18"	56.00'	38.46'
C50	37°23'19"	56.00'	36.54'
C51	36°00'32"	56.00'	35.19'
C52	36°00'32"	56.00'	35.19'
C53	36°01'14"	56.00'	35.21'
C54	35°59'50"	56.00'	35.18'
C55	39°43'27"	56.00'	38.83'
C56	130°15'06"	15.00'	34.10'
C57	30°00'00"	15.00'	23.56'
C58	21°54'44"	124.00'	4.90'
C59	21°54'44"	100.00'	3.95'
C60	56°08'30"	15.00'	14.70'

CURVE TABLE cont.			
CURVE	DELTA	RADIUS	LENGTH
C61	35°05'20"	55.00'	33.68'
C62	42°05'20"	55.00'	40.40'
C63	42°05'20"	55.00'	40.40'
C64	42°05'20"	55.00'	40.40'
C65	38°44'38"	55.00'	37.19'
C66	57°14'31"	55.00'	54.95'
C67	34°56'31"	55.00'	33.54'
C68	56°08'30"	15.00'	14.70'
C69	71°5'40"	76.00'	5.00'
C70	108°29'45"	15.00'	28.67'
C71	13°27'43"	75.00'	17.62'
C72	18°25'26"	125.00'	42.38'
C73	20°44'37"	125.00'	45.26'
C74	10°10'29"	125.00'	22.20'
C75	57°4'00"	55.00'	48.64'
C76	5°46'38"	55.00'	5.55'
C77	4°39'18"	55.00'	4.47'
C78	24°40'21"	11.66'	5.02'
C79	2°25'28"	61.79'	2.61'



PUBLIC UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS, A PORTION OF TRACT "B", AND PORTIONS OF LOTS 13 AND 34, AS SHOWN HEREON, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF BUT NOT LIMITED TO ELECTRIC, TELEPHONE, TV, CABLE, WATER, GAS, SANITARY SEWER, AND STORM WATER, AND SHALL HAVE RIGHT OF ACCESS FOR SUCH USE. FOLLOWING SUCH USE THE EASEMENT AREA SHALL BE RESTORED TO ITS PRIOR CONDITION AS NEAR AS POSSIBLE. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DECISIONS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS.

PUBLIC SIDEWALK EASEMENT

A PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO THE PUBLIC ROADS AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS.

PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE S6 TOTAL STATION (3") AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

PLAT NOTES

- A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE CONDITIONS, COVENANTS & RESTRICTIONS (C.C.&R.'S) SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF RIDGEFIELD.
- NO FURTHER SHORT PLATTING OR SUBDIVIDING OF ANY LOT OR TRACT WILL BE PERMITTED.
- BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL REQUIRED SUBDIVISION IMPROVEMENTS ARE COMPLETED AND ACCORDING TO THE APPROVED PLANS AND FINAL ACCEPTANCE HAS BEEN ISSUED BY THE CITY OF RIDGEFIELD.
- MAXIMUM BUILDING LOT COVERAGE FOR THIS SUBDIVISION IS 50%.
- WETLANDS, STREAMS AND ASSOCIATED BUFFERS SHALL BE PROTECTED AND MAINTAINED IN THEIR NATURAL STATE AS DESCRIBED IN CITY OF RIDGEFIELD MUNICIPAL CODE 18.280.
- DEVELOPMENT IMPACT FEES AS SPECIFIED BY THE RIDGEFIELD MUNICIPAL CODE INCLUDING, BUT NOT LIMITED TO PARK IMPACT FEES, TRAFFIC IMPACT FEES, AND/OR SCHOOL IMPACT FEES ARE ASSESSED PER HOME AND ARE DUE AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT.
- PURSUANT TO R.C.W. 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 DISCOVERY OF POTENTIAL OR KNOWN ARCHAEOLOGICAL RESOURCES AT THE SUBJECT SITE PRIOR TO OR DURING ON-SITE CONSTRUCTION. THE DEVELOPER, CONTRACTOR, AND FOR ANY OTHER PARTIES INVOLVED IN CONSTRUCTION SHALL IMMEDIATELY CEASE ALL ON-SITE CONSTRUCTION, SHALL NOT TO PROTECT THE POTENTIAL OR KNOWN HISTORICAL AND CULTURAL RESOURCES AREA FROM OUTSIDE INTERUSION, AND SHALL NOTIFY, WITHIN A MAXIMUM PERIOD OF 24 HOURS FROM THE TIME OF DISCOVERY, THE CITY OF RIDGEFIELD COMMUNITY DEVELOPMENT DEPARTMENT OF SAID DISCOVERY.

ROAD DEDICATION

ALL INTERNAL ROADS DEPICTED AS "PUBLIC" ON THIS PLAT ARE HEREBY CONVEYED TO THE CITY OF RIDGEFIELD WITH THE RECORDING OF THIS FINAL PLAT.

WETLAND NOTE

WETLANDS AND BUFFERS ARE SHOWN PER A REPORT BY ECOLOGICAL LAND SERVICES DATED FEBRUARY 10, 2017.

LEGEND

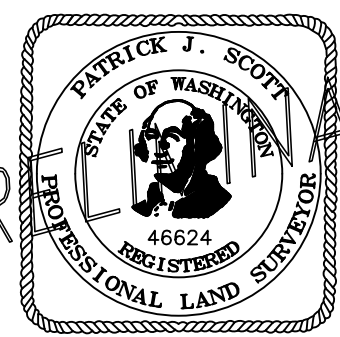
- FOUND MONUMENT DURING THIS SURVEY (SEE FOUND MONUMENTS ON PAGE 1)
- FOUND MONUMENT SET DURING PREVIOUS SURVEY OF CANYON VIEW (BK. 311, PG. 650)
- SET 1/2" X 24" REBAR W/PLASTIC CAP (OLSON ENG PLS 46624) DURING THIS SURVEY
- SET BRASS SCREW WITH WASHER (OLSON ENG PLS 46624) DURING THIS SURVEY
- + SET BRASS SCREW WITH WASHER (OLSON ENG PLS 46624) DURING THIS SURVEY IN CURB ON A PROJECTION OF THE LOT LINE AT A DISTANCE OF 10.75' UNLESS OTHERWISE NOTED IN CURB SCREW TABLE
- ① SEE EASEMENT PROVISION # ON PAGE 2 OF 3
- R/W DED. RIGHT-OF-WAY DEDICATED TO THE CITY OF RIDGEFIELD WITH THE RECORDING OF THIS FINAL PLAT
- PLAT BOUNDARY
- LOT LINE
- EASEMENT LINE (SEE EASEMENT PROVISIONS ON PAGE 2 OF 3)
- CENTERLINE RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- EXISTING TAX LOT
- BUILDING SETBACK
- WET --- WET WETLAND
- BOUNDARY BETWEEN ACTIVE PARK AREA AND BIODIVERSITY AREA
- P.U.E. PUBLIC UTILITY EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- R.W.E. RETAINING WALL EASEMENT

TRACT NOTES

- TRACT "A" IS HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION (HOA) UPON RECORDING OF THIS FINAL PLAT FOR A PARK AND TRAIL AND IS TO BE OWNED AND MAINTAINED BY THE HOA. TRACT "A" CONTAINS CRITICAL AREAS AND BIODIVERSITY AREAS, AND CANNOT BE FURTHER DEVELOPED.
- TRACT "B" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) UPON RECORDING OF THIS FINAL PLAT. THE HOA SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND REPAIR OF THE FACILITY AND ACCESS ROAD THEREIN.
- TRACT "C" IS HEREBY DEDICATED TO THE CITY OF RIDGEFIELD UPON RECORDING OF THIS FINAL PLAT FOR A PARK AND TRAIL AND IS TO BE OWNED AND MAINTAINED BY THE CITY OF RIDGEFIELD. TRACT "C" CONTAINS CRITICAL AREA BUFFERS AND BIODIVERSITY AREAS, AND THOSE AREAS CANNOT BE FURTHER DEVELOPED.
- TRACT "D" IS HEREBY DEDICATED TO THE CITY OF RIDGEFIELD UPON RECORDING OF THIS FINAL PLAT FOR A PARK AND TRAIL AND IS TO BE OWNED AND MAINTAINED BY THE CITY OF RIDGEFIELD. TRACT "D" CONTAINS A BIODIVERSITY AREA AND THIS AREA CANNOT BE FURTHER DEVELOPED.
- TRACT "E" IS HEREBY CONVEYED TO THE HOA UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF INSTALLING A MONUMENT SIGN. THE HOA SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND REPAIR OF THE FACILITY.
- TRACT "F" IS HEREBY DEDICATED TO CLARK REGIONAL WASTEWATER DISTRICT (C.R.W.W.D.) FOR THE PURPOSE OF CONSTRUCTING AND MANAGING OF SANITARY SEWER PUMP STATION. THE C.R.W.W.D. SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND REPAIR OF THE FACILITY.

EASEMENT PROVISIONS

- A PRIVATE STORM DRAIN EASEMENT (P.S.D.E.) OVER, UNDER, AND UPON PORTIONS OF LOTS 14 THROUGH 23, INCLUSIVE, 43 THROUGH 44, INCLUSIVE, 50 THROUGH 52, INCLUSIVE AND 56 THROUGH 58, INCLUSIVE AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNER'S ASSOCIATION (HOA), AND IT'S ASSIGNS, WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF STORM WATER CONVEYANCE. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORM WATER CONVEYANCE IMPROVEMENTS WITHIN THE EASEMENT AREA, AND SHALL HAVE RIGHT OF ACCESS OVER SAID LOTS TO PERFORM SUCH RESPONSIBILITIES, AND FOLLOWING SUCH USE SHALL RESTORE THE EASEMENT AREA TO ITS PRIOR CONDITION AS NEAR AS POSSIBLE.
- AN ACCESS AND INSPECTION EASEMENT TO THE STORM WATER FACILITY OVER, UNDER, AND UPON TRACT "B" IS GRANTED TO THE CITY OF RIDGEFIELD WITH THIS PLAT.
- A 15.00 FOOT SANITARY SEWER EASEMENT OVER, UNDER, AND UPON PORTIONS OF TRACT "C" AND LOT "F" AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE CLARK REGIONAL WASTEWATER DISTRICT (C.R.W.W.D.), AND IT'S ASSIGNS, WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF MAINTENANCE, ACCESS AND REPAIR OF A SANITARY SEWER LINE.
- A 20.00 FOOT SANITARY SEWER EASEMENT (S.S.E.) OVER, UNDER, AND UPON PORTION OF TRACT "B" AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE CLARK REGIONAL WASTEWATER DISTRICT (C.R.W.W.D.), AND IT'S ASSIGNS, WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF ACCESS TO THE SANITARY PUMP STATION.
- A 3.00 FOOT RETAINING WALL EASEMENT (R.W.E.) OVER THE EAST 3.00' OF LOTS 41 AND 42 FOR THE BENEFIT OF LOTS 43 AND 44 IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 43 AND 44 FOR THE PURPOSE OF INSTALLATION, MAINTENANCE AND REPAIR OF THE WALL.

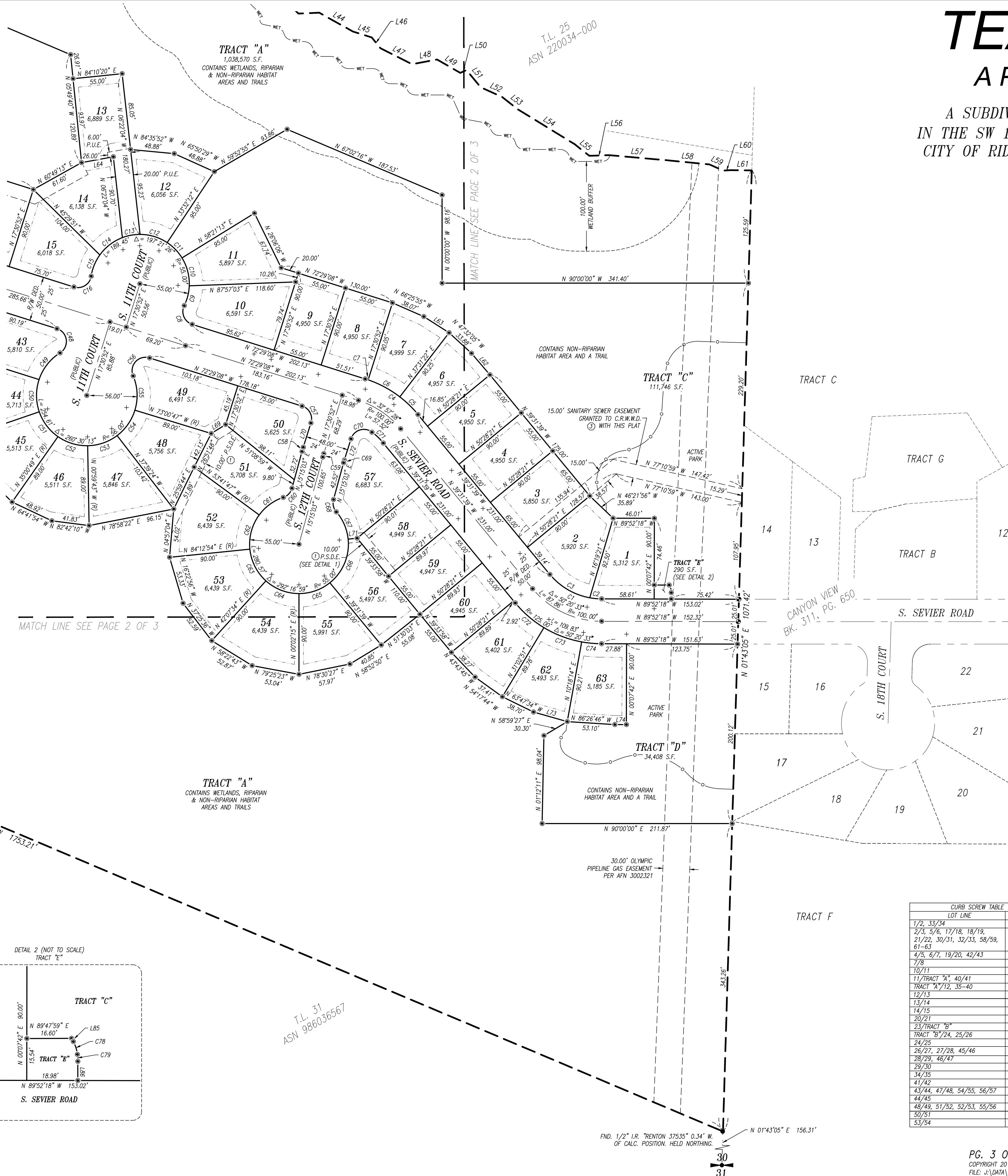


OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD, VANCOUVER, WA 98660
1-360-695-1365
1-360-289-9036

PG. 2 OF 3 JOB# 9422.01.01
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FILE: J:\DATA\9000\9420\9422\SURVEY\PLAT\9422.S422.S122-PLAT.DWG

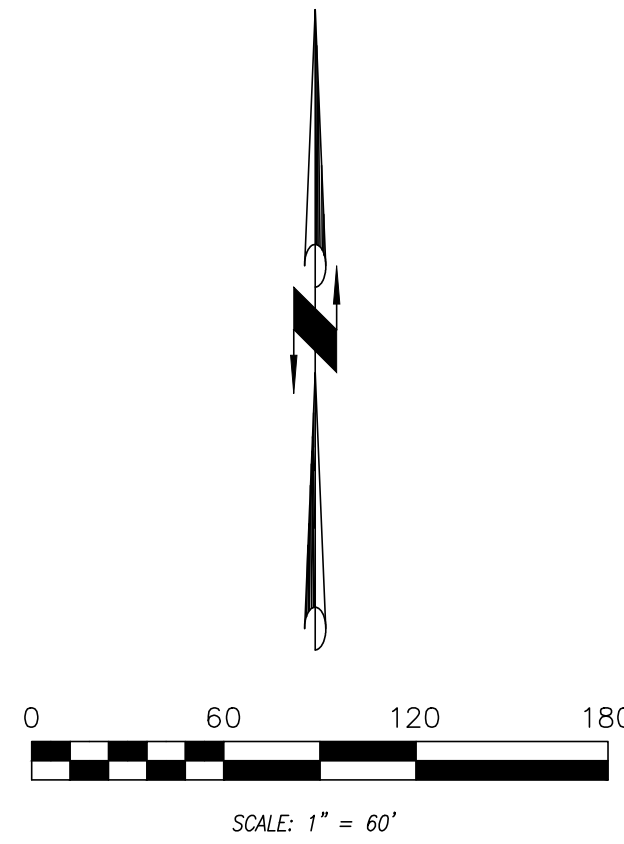
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 74°30'01" W	15.57
L2	N 58°15'34" W	20.17
L3	N 57°20'06" W	131.15
L4	N 52°13'19" W	12.67
L5	N 28°11'02" W	10.70
L6	N 59°41'04" W	54.98
L7	N 67°11'23" W	87.29
L8	N 91°06'18" E	19.12
L9	N 59°16'39" W	13.86
L10	N 39°15'43" W	19.90
L11	N 27°15'43" W	24.63
L12	N 24°15'43" W	22.32
L13	N 70°44'17" E	13.37
L14	N 87°44'17" E	25.13
L15	N 23°15'43" W	44.53
L16	N 58°15'43" W	20.71
L17	N 78°44'17" E	30.36
L18	N 23°44'26" W	46.84
L19	N 64°15'43" W	13.17
L20	N 87°15'43" W	24.83
L21	N 60°15'43" W	36.39
L22	N 52°15'43" W	25.23
L23	N 70°15'43" W	45.14
L24	N 41°15'43" W	25.13
L25	N 75°15'43" W	10.86
L26	N 50°15'43" W	23.62
L27	N 76°44'17" E	29.15
L28	N 33°15'43" W	36.79
L29	N 21°36'53" W	35.82
L30	N 51°15'43" W	23.52
L31	N 31°15'43" W	21.51
L32	N 88°15'43" W	14.38
L33	N 60°44'17" E	22.62
L34	N 21°15'43" W	15.58
L35	N 48°15'43" W	33.68
L36	N 58°15'43" W	21.41
L37	N 24°15'43" W	21.91
L38	N 44°44'17" E	12.67
L39	N 26°15'43" W	7.84
L40	N 72°29'42" W	22.01
L41	N 19°15'43" W	29.15
L42	N 45°15'43" W	17.09
L43	N 74°44'17" E	23.22
L44	N 60°15'43" W	42.85
L45	N 72°30'38" W	21.96
L46	N 39°01'01" W	15.46
L47	N 63°04'16" W	39.50
L48	N 79°14'49" E	28.40
L49	N 59°58'55" W	29.92
L50	N 65°13'47" E	7.58
L51	N 39°21'27" W	24.91
L52	N 65°55'28" W	26.00
L53	N 51°48'55" W	22.29
L54	N 58°27'24" W	74.43
L55	N 51°31'29" W	20.90
L56	N 88°02'11" E	21.80
L57	N 84°59'55" W	62.54
L58	N 84°26'31" W	49.95
L59	N 65°33'16" W	16.78
L60	N 67°10'44" E	8.13
L61	N 89°16'29" W	23.87
L62	N 40°26'27" W	31.53
L63	N 57°21'52" W	33.47
L64	N 79°39'48" E	35.97
L65	N 19°25'15" E	8.70
L66	N 19°25'15" E	11.30
L67	N 01°06'55" W	32.29
L68	N 12°40'30" E	31.72
L69	N 58°17'00" E	18.95
L70	N 1°30'52" E	28.29
L71	N 84°03'05" E	10.06
L72	N 17°30'52" E	24.85
L73	N 74°14'49" W	39.03
L74	N 89°52'18" W	12.89
L75	N 72°29'42" W	14.78
L76	N 13°14'34" W	18.41
L77	N 81°10'52" W	14.40
L78	N 07°20'25" E	14.38
L79	N 81°10'52" W	4.40
L80	N 81°10'52" W	10.00
L81	N 13°14'34" W	10.54
L82	N 84°03'05" E	18.67
L83	N 84°03'05" E	13.21
L84	N 58°22'30" E	10.54
L85	N 29°44'21" W	1.38
L86	N 07°20'25" E	7.07
L87	N 51°31'29" E	32.24
L88	N 38°25'35" W	44.78
L89	N 33°45'09" W	17.87

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	50°20'39"	75.00'	65.90'
C2	100°08'11"	75.00'	13.27'
C3	40°12'28"	75.00'	52.63'
C4	32°57'28"	125.00'	71.90'
C5	12°56'39"	125.00'	28.24'
C6	18°24'50"	125.00'	40.17'
C7	1°36'00"	125.00'	3.49'
C8	98°40'43"	15.00'	25.83'
C9	23°55'21"	55.00'	22.96'
C10	33°54'56"	55.00'	32.56'
C11	24°49'03"	55.00'	23.82'
C12	33°22'11"	55.00'	32.03'
C13	21°00'08"	55.00'	20.16'
C14	33°22'45"	55.00'	32.04'
C15	26°57'01"	55.00'	25.87'
C16	98°40'43"	15.00'	25.83'
C17	38°43'09"	75.00'	50.88'
C18	141°18'45"	75.00'	18.74'
C19	24°24'24"	75.00'	31.95'
C20	52°58'38"	15.00'	13.87'
C21	24°34'54"	55.00'	23.60'
C22	21°19'25"	55.00'	20.47'
C23	37°06'22"	55.00'	35.62'
C24	37°06'22"	55.00'	35.62'
C25	37°06'22"	55.00'	35.62'
C26	37°06'22"	55.00'	35.62'
C27	37°06'22"	55.00'	35.62'
C28	58°48'11"	55.00'	56.45'
C29	57°16'02"	15.00'	14.99'
C30	24°12'53"	15.00'	6.34'
C31	33°03'08"	15.00'	8.65'
C32	38°43'09"	125.00'	84.47'
C33	52°41'18"	125.00'	11.79'
C34	91°19'15"	125.00'	20.34'
C35	23°59'38"	125.00'	52.35'
C36	91°54'22"	15.00'	24.06'
C37	56°08'30"	15.00'	14.70'
C38	40°05'36"	55.00'	38.49'
C39	34°54'55"	55.00'	33.52'
C40	34°49'27"	55.00'	33.43'
C41	34°54'55"	55.00'	33.52'
C42	34°54'55"	55.00'	33.52'
C43	34°54'55"	55.00'	33.52'
C44	48°17'44"	55.00'	46.36'
C45	29°24'34"	55.00'	28.23'
C46	56°08'30"	15.00'	14.70'
C47	88°05'38"	15.00'	23.06'
C48	130°15'06"	15.00'	34.10'
C49	39°21'18"	55.00'	38.46'
C50	17°23'19"	55.00'	36.54'
C51	36°00'32"	55.00'	35.19'
C52	36°00'32"	55.00'	35.19'
C53	36°01'14"	55.00'	35.21'
C54	35°59'50"	55.00'	35.18'
C55	39°43'27"	55.00'	38.83'
C56	130°15'06"	15.00'	34.10'
C57	90°00'00"	15.00'	23.56'
C58	21°54'44"	124.00'	4.90'
C59	21°54'44"	100.00'	3.95'
C60	56°08'30"	15.00'	14.70'
C61	35°05'20"	55.00'	33.68'
C62	42°05'20"	55.00'	40.40'
C63	42°05'20"	55.00'	40.40'
C64	42°05'20"	55.00'	40.40'
C65	38°44'38"	55.00'	37.19'
C66	57°14'31"	55.00'	54.95'
C67	34°56'31"	55.00'	33.54'
C68	56°08'30"	15.00'	14.70'
C69	21°54'40"	76.00'	3.00'
C70	109°29'45"	15.00'	28.67'
C71	13°24'43"	75.00'	12.92'
C72	19°25'26"	125.00'	42.38'
C73	20°44'39"	125.00'	45.26'
C74	10°10'29"	125.00'	22.20'
C75	50°40'00"	550.00'	48.64'
C76	5°46'38"	55.00'	5.55'
C77	4°39'18"	55.00'	4.47'
C78	24°40'21"	11.66'	5.02'
C79	2°25'28"	61.79'	2.61'



TEAL CREST, A PLAT COMMUNITY

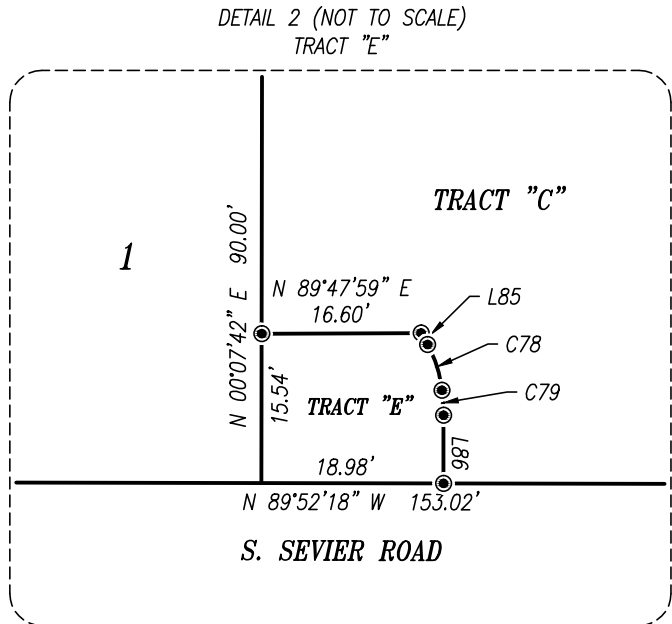
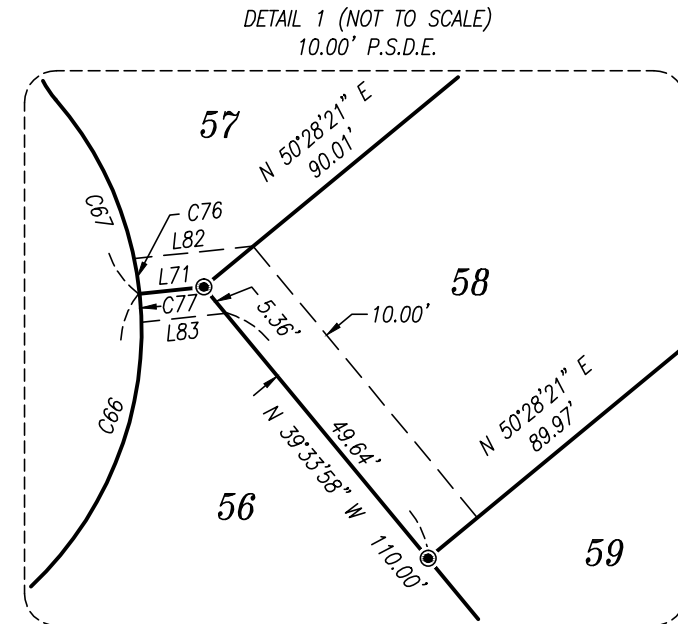
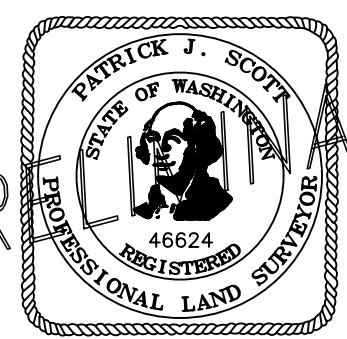
A SUBDIVISION IN THE PRESTON LAWS D.L.C.
IN THE SW 1/4 OF SEC. 30, T. 4 N., R. 1 E., W.M.,
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON



LEGEND

- FOUND MONUMENT DURING THIS SURVEY (SEE FOUND MONUMENTS ON PAGE 1)
- FOUND MONUMENT SET DURING PREVIOUS SURVEY OF CANYON VIEW (BK. 311, PG. 650)
- SET 1/2" X 24" REBAR W/PLASTIC CAP (OLSON ENG PLS 46624) DURING THIS SURVEY
- SET BRASS SCREW WITH WASHER (OLSON ENG PLS 46624) DURING THIS SURVEY
- + SET BRASS SCREW WITH WASHER (OLSON ENG PLS 46624) DURING THIS SURVEY IN CURB ON A PROJECTION OF THE LOT LINE AT A DISTANCE OF 10.75' UNLESS OTHERWISE NOTED IN CURB SCREW TABLE
- ① SEE EASEMENT PROVISION # ON PAGE 2 OF 3
- R/W DED. RIGHT-OF-WAY DEDICATED TO THE CITY OF RIDGEFIELD WITH THE RECORDING OF THIS FINAL PLAT
- PLAT BOUNDARY
- - - LOT LINE
- - - EASEMENT LINE (SEE EASEMENT PROVISIONS ON PAGE 2 OF 3)
- - - CENTERLINE RIGHT-OF-WAY
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING TAX LOT
- - - BUILDING SETBACK
- - - WETLAND
- - - BOUNDARY BETWEEN ACTIVE PARK AREA AND BIODIVERSITY AREA
- P.U.E. PUBLIC UTILITY EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- R.W.E. RETAINING WALL EASEMENT

CURB SCREW TABLE	
LOT LINE	DISTANCE
1/2, 33/34	10.81
2/3, 5/6, 17/18, 18/19, 21/22, 30/31, 32/33, 58/59, 61-63	10.74
4/5, 6/7, 19/20, 42/43	10.76
7/8	10.95
10/11	9.09
11/TRACT "A", 40/41	9.11
TRACT "A"/12, 35-40	9.10
12/13	9.17
13/14	9.66
14/15	9.23
20/21	10.88
23/TRACT "B"	10.05
TRACT "B"/24, 25/26	9.16
24/25	9.54
26/27, 27/28, 45/46	9.15
28/29, 46/47	9.14
29/30	11.55
34/35	11.15
41/42	10.26
43/44, 47/48, 54/55, 56/57	9.26
44/45	9.45
48/49, 51/52, 52/53, 55/56	9.25
50/51	10.63
53/54	9.24





COMMUNITY DEVELOPMENT DEPARTMENT

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

Teal Crest Final Plat

Staff Report 2

File No. PLZ-19-0058

September 26, 2019

I. Basic Facts

Application date: On April 30, 2019, the City received an application for final plat approval for Teal Crest (63 lots).

City Council hearing date: September 12, 2019

Applicant/Owner: Randy Rutherford, Teal Crest LLC. PO Box 61426, Vancouver / WA 98666. Contact: 360.892.0514, randy@holtgroupinc.com

Applicant's Representative: Carolina Alilat, Clark County Title. 1400 Washington St, Suite 100 / Vancouver, WA 98660. Contact: 360.487.9156, carolina@clarkcountytitle.com

Property Information: No address. A subdivision in lot #33 Preston Laws DLC, Assessor's #986042748, 39.8 acres, 63 lots.

Zoning: Residential Low Density 4 (RLD-4)

Compliance: The proposed plat complies with the applicable provisions in the Ridgefield Development Code and the Ridgefield Urban Area Comprehensive Plan (Urban Low Density Residential – UL land use designation).

Council Date: September 26, 2019

Previous Council Action: On September 12, 2019, City Council moved to consider Teal Crest Final Plat to the hearing on September 26, 2019

II. Documents Received

- A. Master land use application
- B. Final plat checklist
- C. Narrative
- D. Lot closure reports
- E. Perimeter description
- F. Subdivision guarantee
- G. Draft CC&Rs
- H. Mitigation plan addendum
- I. Final landscape plans
- J. Photometric plan

Attachment: PLZ-19-0058 Teal Crest Final Plat Staff Report 2_09262019 (Teal Crest Final Plat)

- K. Performance bond cost estimates
- L. Survey review memos and redlines
- M. Revised materials as required by staff

III. Background

The Ridgefield Hearing Examiner approved the preliminary plat for Teal Crest Planned Unit Development (PUD) on April 24, 2017, as PLZ-16-0084. Teal Crest is not subject to a development agreement.

The final plat was presented to City Council on September 12, 2019, City Council enquired about whether there will be fire sprinkler system in the proposed single-family homes. Any building permit must comply with the building code in effect at the time of the building permit application, should there be deficiency in the fire flow, per the condition of approval, those homes will be required to install the fire sprinkler system. Pursuant to Revised Code of Washington (RCW) §58.17.170, the legislative body must approve the final plat within 30 days of application if all the conditions of approval have been met. However, within the 30 days, council may ask for clarification and follow up concerning whether the conditions applicable to the plat have been met. Staff confirms that all conditions from the preliminary plat for Teal Crest has been met.

The project proposes to subdivide a 39.8-acre site, Assessor's #986042748, into 63 single-family residential lots. The lots range from 4,719 square feet (Lot 10) to 7,241 square feet (Lot 34), consistent with the lot size approved for Teal Crest. The average lot size is 5,545 square feet. Tract A (1,038,570 square feet) is an open space, trail, and critical area tract to be owned and maintained by the HOA. Tract B (57,711 square feet) is a storm water facility tract to be owned and maintained by the HOA. Tracts C (111,746 square feet) and D (34,408 square feet) are park and trail tracts to be dedicated to the City of Ridgefield. Tract E (290 square feet) is a sign tract to be owned and maintained by the HOA. Tract F (2,180 square feet) is a sanitary sewer pump station tract to be owned and maintained by Clark Regional Waste Water District.

The Final Plat must demonstrate compliance with the findings and conditions of approval in the original Final Order, 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.

IV. Engineering Comments

- Per Tract Note 1, Tract A includes a trail. The subject trail is shown on the landscape plans included in the approved engineering plan set as a four-foot wide soft surface trail. Tract A is dedicated to the HOA, so the trail is a private improvement that is required to be complete prior to obtaining city signatures on the final plat mylars.
- The applicant submitted the approved bond for 120 percent of the cost of incomplete public improvements, or \$400,865.60.

All other applicable conditions of approval from the preliminary plat and other engineering comments have been addressed.

V. Survey Comments

Gray & Osborne, Inc. confirmed in a memo dated June 24, 2019 that all survey comments have been addressed.

VI. Land Use Planning Comments

- The applicant is required to provide a security in a form and amount deemed acceptable by the City to ensure mitigation is fully functional subject to the requirements in RDC 18.280.040.J. Prior to obtaining city signatures on the final plat mylars, the applicant shall submit the approved performance bond for \$49,937.71. Prior to obtaining city signatures on the final plat mylar, the applicant shall submit a maintenance bond cost estimate, receive cost estimate approval from the city, and submit the approved maintenance bond.
- The applicant is required to install signs and fencing demarcating critical areas per RDC 18.280. Prior to obtaining city signatures on the final plat mylars, the applicant shall submit proof of ordering materials for critical area signs and fencing.

All other applicable conditions of approval from the preliminary plat and other land use comments have been addressed.

VII. Recommendation

Staff recommends City Council **APPROVE** the Teal Crest Final Plat subject to the following **conditions of approval**:

1. Complete the Tract A trail prior to obtaining city signatures on the final plat mylars.
2. Submit the approved performance bond for \$49,937.71 prior to obtaining city signatures on the final plat mylars.
3. Submit a maintenance bond cost estimate, receive cost estimate approval from the city, and submit the approved maintenance bond prior to obtaining city signatures on the final plat mylars.
4. Submit mylars for signature containing the signature and seal of the surveyor of record (Certification of Subdivision Platting, see RDC 18.620.120.L) and the signatures of all parties having an ownership interest in the land for purposes of dedication (Dedication of Subdivision, see RDC 18.620.120.M).
5. Record the final plat with the Clark County Auditor's Office within thirty (30) calendar days of City signatures on the face of the Mylar.
6. Submit 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.

Reviewed by:

Claire Lust, Planner

Claire.lust@ci.ridgefield.wa.us, 360.857.5024

Signed:



Louisa Garbo, Community Development Director

Teal Crest Addressing

House numbers ascend from north to south and west to east. Address notices will be sent to service providers following final plat approval. Correct street signs must be installed prior to obtaining building permits.

Lot #	Address	Lot #	Address	Lot #	Address	Lot #	Address	Lot #	Address
S Sevier Circle		S 10th Court		S Sevier Road		S 11th Court		S 12th Court	
North (even) side of street		West (odd) side of street		North (even) side of street		West (odd) side of street		West (odd) side of street	
26	900	35	2531	18	1018	12	2503	50	2605
25	908	36	2539	17	1024	13	2509	51	2617
24	916	37	2603	16	1032	14	2515	52	2629
23	924	38	2611	9	1208	15	2521	53	2641
22	932	East (even) side of street		8	1216	43	2601	54	2701
21	940	39	2618	7	1224	44	2613	East (even) side of street	
20	1002	40	2610	6	1232	45	2625	57	2620
19	1010	41	2602	5	1240	46	2631	56	2640
South (odd) side of street)		42	2538	4	1248	East (even) side of street		55	2704
27	901			3	1256	11	2516		
28	909			2	1312	10	2527		
29	917			1	1324	49	2602		
30	925			South (odd) side of street		48	2614		
31	933			58	1247	47	2626		
32	941			59	1253				
33	949			60	1259				
34	957			61	1307				
				62	1315				
				63	1323				

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: September 26, 2019

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Taverner Ridge Phase 11 Final Plat

GOVERNING LEGISLATION:

RCW 36.70.A and RCW 58

PREVIOUS COUNCIL ACTION TAKEN:

On September 12, 2019, City Council moved to consider Taverner Ridge Phase 11 Final Plat to the hearing on September 26, 2019.

SUMMARY/BACKGROUND:

The Ridgefield Hearing Examiner approved the preliminary subdivision plat for Taverner Ridge Phases 10 and 11 (Taverner Ridge Medium Density Residential Tracts) via final order on February 3, 2017, as PLZ-16-0059. Taverner Ridge is subject to a 1997 Development Agreement. However, at the time of Phase 10 and 11 preliminary subdivision review, the applicant voluntarily elected to waive all of their vested rights to RMC Title 17 (1997 standards) relating to the subject tracts and to accept review under the regulations of RDC Title 18 in effect at the time of technical completeness. Council approved the Taverner Ridge Phase 10 final plat on December 6, 2018 as PLZ-18-0113.

On September 12, 2019, the Taverner Ridge Phase 11 final plat went before Council for approval. City Council seek clarification on the trail improvement in Phase 5 and requested to delay the final plat consideration until their next meeting on September 26, 2016. Pursuant to Revised Code of Washington (RCW) §58.17.170, the legislative body must approve the final plat within 30 days of application if all the conditions of approval have been met. However, within the 30 days, council may ask for clarification and follow up concerning whether the conditions applicable to the plat have been met. Staff confirms that all conditions from the preliminary plat for Phase 11 has been met.

The project proposes to subdivide the parcel with Assessor's #216032015 into 70 detached single-family residential lots. The lots range from 2,560 square feet (Lot 3) to 7,130 square feet (Lot 56), consistent with the lot size approved for the preliminary subdivision. The average lot size is 3,585 square feet. Tract A is a private drive and utility easement (for the

benefit of Lots 1-13, 96-98, and 101-110) to be owned and maintained by the HOA, along with an ingress/egress and utility easement dedicated to the City of Ridgefield. Tracts B (3,248 square feet), C (4,313 square feet), D (3,053 square feet), and E (9,453 square feet) are private tracts to be owned and maintained by the HOA. The lots in Phase 11 have direct access to the open space areas approved with the Taverner Ridge Phase 10 final plat: Phase 10 Tract A is 34,475 square feet, and Phase 10 Tract B is 20,292 square feet.

BUDGET/FINANCIAL IMPACTS:

Additional property tax revenue from 70 new single-family homes.

RECOMMENDED ACTION OR MOTION:

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

STAFF CONTACT: Claire Lust, Associate Planner

ATTACHMENTS: Taverner Ridge Phase 11 Plat 190830 Full Size (PDF)
PLZ-19-0090 Taverner Ridge Phase 11_Final Plat_Staff Report
2_09262019 (PDF)

TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 11

A REPLAT OF A PORTION OF LOT 4 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735
LOCATED IN THE NW AND NE 1/4 OF THE SE 1/4 OF SECTION 30
TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
CITY OF RIDGEFIELD FINAL PLAT NUMBER PLZ-19-0090
DATE: APRIL 2019

INDEX:

- SHEET 1: SIGNATURE BLOCKS, DEDICATION, ACKNOWLEDGEMENT, NARRATIVE, PLAT NOTES
- SHEET 2: PHASE 11 PLAT LAYOUT OVERVIEW, SECTION 30 BREAKDOWN
- SHEET 3: PERIMETER DESCRIPTION
- SHEET 4: PLAT MAP, LEGEND, DETAILS, LINE/CURVE/MONUMENT OFFSET TABLES, DIMENSIONAL STANDARDS
- SHEET 5: PLAT MAP, LEGEND, DETAILS, MONUMENT OFFSET TABLES

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A PORTION OF LOT 4 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735, CLARK COUNTY PLAT RECORDS.

CITY MAYOR:

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

MAYOR, CITY OF RIDGEFIELD

ATTESTED BY:
CITY CLERK

ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON,

1981, TO BE KNOWN AS _____,

PLAT NO. _____, CLARK COUNTY, WASHINGTON.

COUNTY ASSESSOR

DATE:

CITY PUBLIC WORKS DIRECTOR:

CITY PUBLIC WORKS DIRECTOR

DATE:

CITY COMMUNITY DEVELOPMENT DIRECTOR:

CITY COMMUNITY DEVELOPMENT DIRECTOR

DATE:

CITY ENGINEER:

CITY OF RIDGEFIELD ENGINEER

DATE:

CLARK REGIONAL WASTEWATER DISTRICT:

CLARK REGIONAL WASTEWATER DISTRICT

DATE:

CLARK COUNTY FIRE AND RESCUE:

CLARK COUNTY FIRE AND RESCUE

DATE:

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND ABOVE DESCRIBED HAVE CAUSED THE SAME TO BE PLATTED ACCORDING TO THE PLAT HERETO ANNEXED, SAME TO BE KNOWN AS "TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 11", AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN THEREON TO THE PUBLIC USE FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID STREETS AND EASEMENTS.

NEW VISTA PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT:

STATE OF WASHINGTON
COUNTY OF CLARK

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

NEW VISTA PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY CORPORATION

TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGEMENT 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 _____

SURVEYOR'S CERTIFICATE:

I, REGAN F. SCHALLER, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF "TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 11" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

REGAN F. SCHALLER, PROFESSIONAL LAND SURVEYOR,
PLS # 54471

DATE: 8.30.19

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____,
20____, AT _____ A.M./P.M. IN BOOK _____ OF PLATS,
AT PAGE _____ AT THE REQUEST OF PBS.

CLARK COUNTY AUDITOR

AUDITORS FILE NUMBER

NOTES:

- 1.) ALL OPEN SPACES AND RECREATIONAL FACILITIES WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION.
- 2.) ALL STREET RIGHT-OF-WAYS SHALL BE DEDICATED TO THE CITY OF RIDGEFIELD.
- 3.) IMPACT FEES AND SYSTEM DEVELOPMENT CHARGE AMOUNTS SHALL BE DETERMINED AND APPLIED AT THE TIME OF BUILDING PERMIT APPLICATION.
- 4.) TRACT "A" (S. SPARROW WAY/S. CHUKAR DRIVE) IS A VARIABLE WIDTH PRIVATE DRIVE AND UTILITY EASEMENT (FOR THE BENEFIT OF LOTS 1-13, 96-98 AND 101-110) TO BE OWNED AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION, ALONG WITH AN INGRESS/EGRESS AND UTILITY EASEMENT DEDICATED TO THE CITY OF RIDGEFIELD.
- 5.) TRACTS "B", "C", "D", AND "E" ARE AN OPEN SPACE TO BE OWNED AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION.
- 6.) CLARK REGIONAL WASTEWATER DISTRICT IS GRANTED A SEWER EASEMENT OVER THE ENTIRETY OF TRACT "A" WITH THIS PLAT.
- 7.) THE CITY OF RIDGEFIELD SHALL HAVE NO OPERATIONS OR MAINTENANCE RESPONSIBILITIES FOR TRACT "A". THE CITY OF RIDGEFIELD SHALL HAVE NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE DRIVE (TRACT "A") CONTAINED WITHIN OR PROVIDING ACCESS TO PROPERTY DESCRIBED IN THIS PLAT.
- 8.) LOTS 104-105 DO HEREBY GRANT A 5 FOOT WIDE STORM DRAINAGE EASEMENT WITH THIS PLAT ALONG THEIR COMMON LOT LINE FOR THE BENEFIT OF THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION (SHOWN ON SHEET 4).
- 9.) LOT 66 DOES HEREBY GRANT A VARIABLE WIDTH STORM DRAINAGE EASEMENT WITH THIS PLAT FOR THE BENEFIT OF THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION (SHOWN ON SHEET 5).
- 10.) LOT DEVELOPMENT SHALL BE CONSISTENT WITH THE TERMS OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RIDGEFIELD AND TAVERNER RIDGE, LLC APPROVED ON MARCH 13, 1997 AND SUBSEQUENT AGREEMENTS.
- 11.) THE MAXIMUM BUILDING COVERAGE SHALL NOT EXCEED 60% OF THE NET BUILDABLE AREA AND THE MAXIMUM DEVELOPMENT COVERAGE SHALL NOT EXCEED 75% OF THE NET BUILDABLE AREA.
- 12.) ALL GARAGE AND CARPORT DOORS SHALL BE SET BACK A MINIMUM OF 18 FEET FROM THE INTERIOR OF THE SIDEWALK.
- 13.) EACH RESIDENCE SHALL HAVE A MINIMUM OF ONE (1) AND A MAXIMUM OF FOUR (4) OFF-STREET PARKING SPACES.

SIDEWALK NOTE:

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS SIDEWALKS, INCLUSIVE OF REQUIRED LANDSCAPE PLANTER STRIPS, SHALL BE CONSTRUCTED ALONG ALL LOT FRONTAGES. LOTS HAVING MULTIPLE STREET FRONTAGES SHALL HAVE SIDEWALKS AND LANDSCAPED PLANTER STRIPS INSTALLED ALONG ALL FRONTAGES PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS.

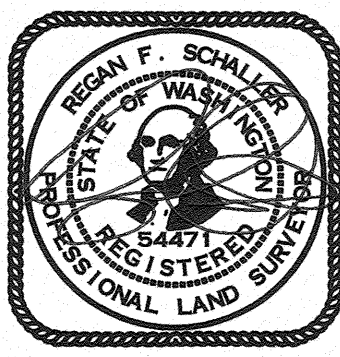
UTILITY AND SIDEWALK EASEMENT:

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS.

SURVEY NOTES:

A FIELD TRAVERSE WAS PERFORMED USING A 2 SECOND TRIMBLE S5 ROBOTIC TOTAL STATION. THE FIELD TRAVERSE EXCEEDED THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN W.A.C. 332-130-090.

BASIS OF BEARINGS IS BASED ON THE CENTERLINE OF SOUTH TAVERNER DRIVE AS SHOWN ON THE PLAT OF "TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 9", CLARK COUNTY PLAT RECORDS, AND SHOWN ON SHEET 4 OF THIS PLAT.



8.30.19



PBS Engineering and
Environmental Inc.
415 W 6th Street Suite 601
Vancouver, WA 98660
360.695.3488
pbsusa.com

DRAWN BY: RFS

SCALE: N/A

4/1/2019

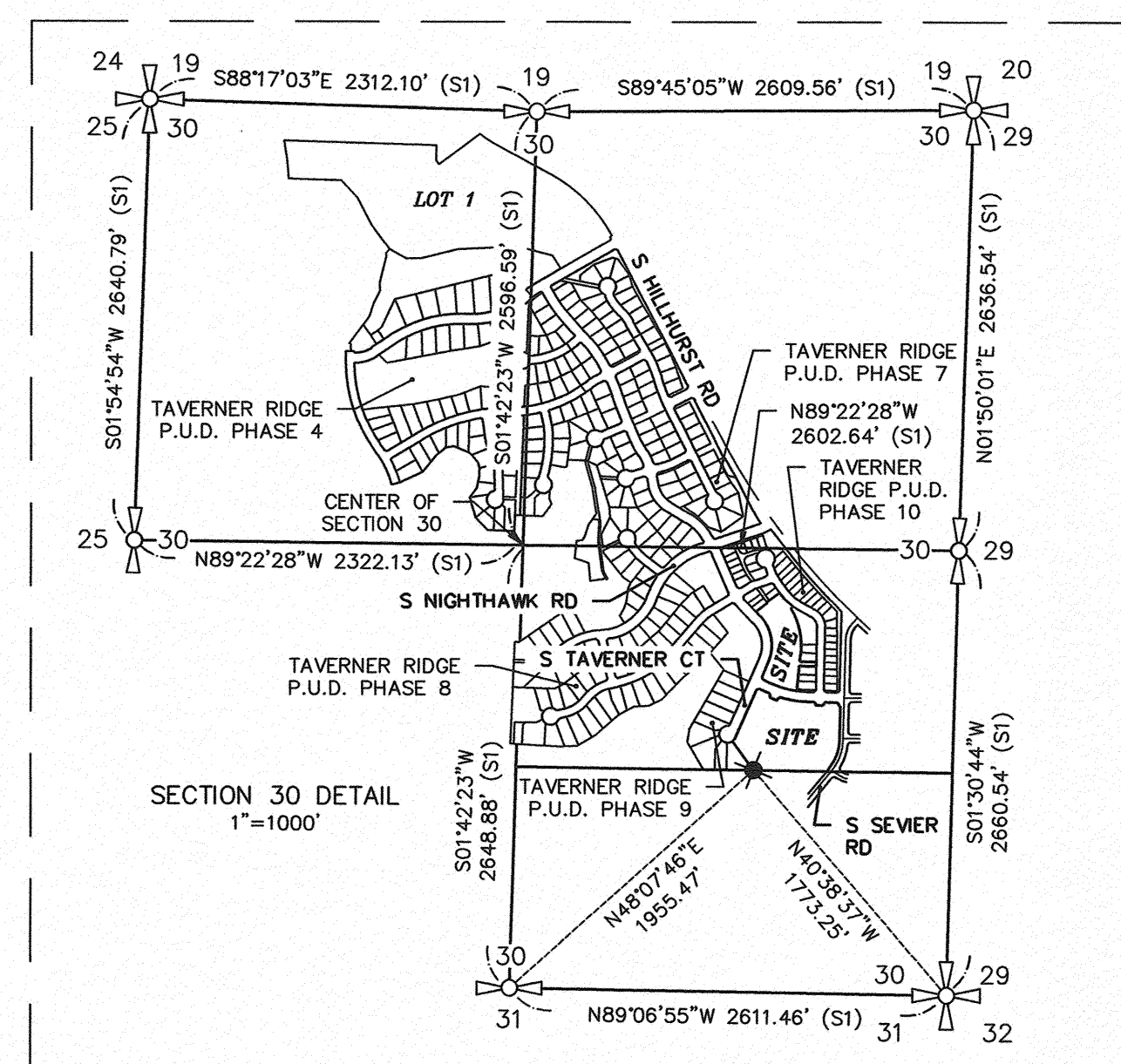
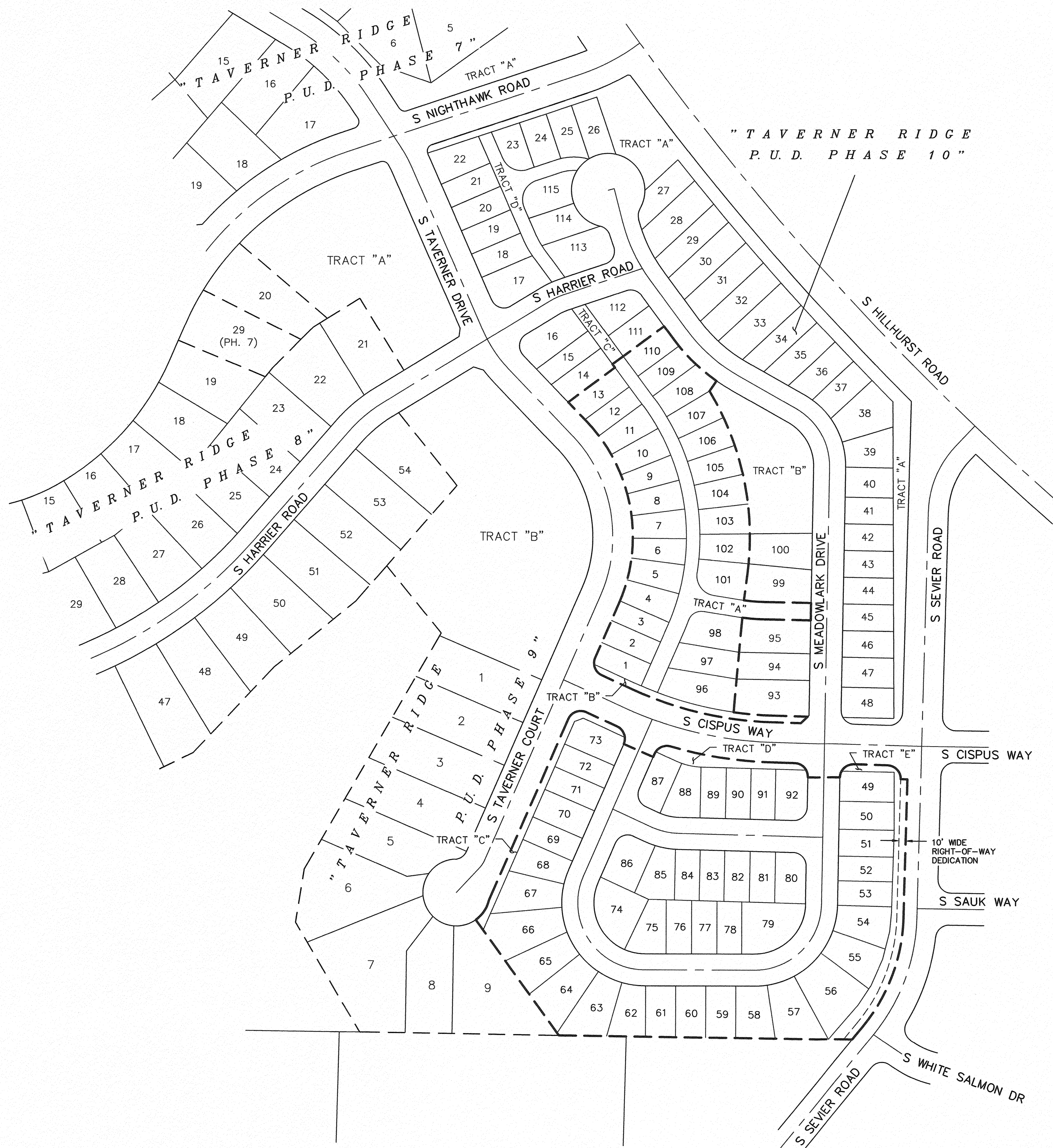
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JOB NO.: 71072.000

SHEET 1 OF 5

TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 11

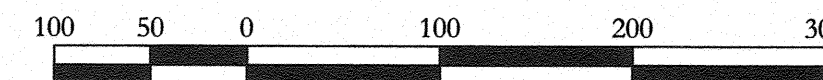
A REPLAT OF A PORTION OF LOT 4 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735
 LOCATED IN THE NW AND NE 1/4 OF THE SE 1/4 OF SECTION 30
 TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
 CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
 CITY OF RIDGEFIELD FINAL PLAT NUMBER PLZ-19-0090
 DATE: APRIL 2019



LEGEND:

- ✱ - DENOTES FOUND AND HELD 1/2" REBAR WITH GREEN PLASTIC CAP INSCRIBED "PLS 54471" PER THE PLAT OF "TAVERNER RIDGE PUD PHASE 9" AS RECORDED IN BOOK 311, PAGE 954, CLARK COUNTY PLAT RECORDS VISITED ON NOVEMBER 27, 2017
- ⊕ - DENOTES CALCULATED ONE-QUARTER CORNER POSITION PER SHORT PLAT RECORDED IN BOOK 3, PAGE 735, CLARK COUNTY SURVEY RECORDS (S1)
- ⊕ - DENOTES CALCULATED SECTION CORNER POSITION PER SHORT PLAT RECORDED IN BOOK 3, PAGE 735, CLARK COUNTY SURVEY RECORDS (S1)

Scale 1" = 100'



8.30.19



PBS Engineering and
 Environmental Inc.
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 Vancouver, WA 98660
 360.695.3488
 pbsusa.com

DRAWN BY: RFS

SCALE: 1"=100'

4/1/2019

CHECKED BY: TLG

JOB NO.: 71072.000

SHEET 2 OF 5

TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 11
A REPLAT OF A PORTION OF LOT 4 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735
LOCATED IN THE NW AND NE 1/4 OF THE SE 1/4 OF SECTION 30
TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
CITY OF RIDGEFIELD FINAL PLAT NUMBER PLZ-19-0090
DATE: APRIL 2019

PERIMETER DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON, BEING A PORTION OF LOT 4 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735 OF THE RECORDS OF CLARK COUNTY, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST CORNER OF LOT 14 OF THE PLAT "TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 10" AS RECORDED IN BOOK 312, PAGE 17, CLARK COUNTY PLAT RECORDS, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH TAVERNER DRIVE;

THENCE SOUTH 43°48'48" EAST, ALONG THE EASTERLY LINE OF THE PLAT "TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 9" AS RECORDED IN BOOK 311, PAGE 954, CLARK COUNTY PLAT RECORDS, FOR A DISTANCE OF 39.73 FEET TO THE BEGINNING OF A 250.00 FOOT RADIUS CURVE TO THE RIGHT;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID PLAT AND SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 67°20'01" (THE CHORD OF WHICH BEARS SOUTH 10°08'47" EAST, 277.18 FEET), FOR AN ARC DISTANCE OF 293.80 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 23°31'14" WEST, CONTINUING ALONG THE EASTERLY LINE OF SAID PLAT AND SAID CURVE TO THE RIGHT, FOR A DISTANCE OF 88.55 FEET TO THE BEGINNING OF A 20.00 FOOT RADIUS CURVE TO THE LEFT;

THENCE LEAVING THE EASTERLY LINE OF SAID PLAT, ALONG SAID CURVE TO THE LEFT AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH CISPUS WAY, THROUGH A CENTRAL ANGLE OF 88°50'42" (THE CHORD OF WHICH BEARS SOUTH 20°54'07" EAST, 28.00 FEET) AN ARC DISTANCE OF 31.01 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 65°19'28" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 49.69 FEET TO THE BEGINNING OF A 540.00 FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 23°10'44" (THE CHORD OF WHICH BEARS SOUTH 76°54'51" EAST, 216.97 FEET) AN ARC DISTANCE OF 218.46 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 88°30'13" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 41.48 FEET TO AN ANGLE POINT;

THENCE NORTH 46°13'28" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 14.08 FEET TO THE SOUTH LINE OF LOT 93 OF SAID PHASE 10 PLAT;

THENCE NORTH 88°30'13" WEST, ALONG THE SOUTH LINE OF SAID LOT 93, FOR A DISTANCE OF 51.39 FEET TO THE BEGINNING OF A 530.00 FOOT RADIUS CURVE TO THE RIGHT;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT 93, THROUGH A CENTRAL ANGLE OF 06°26'53" (THE CHORD OF WHICH BEARS NORTH 85°16'47" WEST, 59.61 FEET) AN ARC DISTANCE OF 59.64 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 05°06'24" EAST, ALONG THE WESTERLY LINE OF SAID PHASE 10 PLAT, FOR A DISTANCE OF 142.23 FEET TO THE BEGINNING OF A 320.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT;

THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID PLAT AND ALONG SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°18'30" (THE CHORD OF WHICH BEARS SOUTH 85°53'36" EAST, 35.22 FEET) AN ARC DISTANCE OF 35.23 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°02'52" EAST, CONTINUING ALONG THE WESTERLY LINE OF SAID PLAT, FOR A DISTANCE OF 67.26 FEET TO AN ANGLE POINT;

THENCE NORTH 00°57'08" EAST, CONTINUING ALONG THE WESTERLY LINE OF SAID PLAT, FOR A DISTANCE OF 26.00 FEET TO AN ANGLE POINT;

THENCE NORTH 89°02'52" WEST, CONTINUING ALONG THE WESTERLY LINE OF SAID PLAT, FOR A DISTANCE OF 67.26 FEET TO THE BEGINNING OF A 294.00 FOOT RADIUS CURVE TO THE RIGHT;

THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID PLAT AND ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°29'06" (THE CHORD OF WHICH BEARS NORTH 85°48'18" WEST, 33.26 FEET) AN ARC DISTANCE OF 33.28 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 07°26'15" EAST, CONTINUING ALONG THE WESTERLY LINE OF SAID PLAT, FOR A DISTANCE OF 39.83 FEET TO THE BEGINNING OF A 425.00 FOOT RADIUS CURVE TO THE LEFT;

THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID PLAT AND ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 38°27'08" (THE CHORD OF WHICH BEARS NORTH 11°47'19" WEST, 279.90 FEET) AN ARC DISTANCE OF 285.22 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 34°46'01" EAST, CONTINUING ALONG THE WESTERLY LINE OF SAID PLAT, FOR A DISTANCE OF 18.43 FEET TO THE BEGINNING OF A 274.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT;

THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID PLAT AND ALONG SAID NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°43'45" (THE CHORD OF WHICH BEARS NORTH 45°52'06" WEST, 89.17 FEET) AN ARC DISTANCE OF 89.57 FEET TO A POINT OF TANGENCY;

THENCE NORTH 36°30'14" WEST, CONTINUING ALONG THE WESTERLY LINE OF SAID PLAT, FOR A DISTANCE OF 24.53 FEET TO AN ANGLE POINT;

THENCE SOUTH 53°29'46" WEST, CONTINUING ALONG THE WESTERLY LINE OF SAID PLAT, FOR A DISTANCE OF 96.00 FEET TO AN ANGLE POINT;

THENCE SOUTH 36°30'14" EAST, CONTINUING ALONG THE WESTERLY LINE OF SAID PLAT, FOR A DISTANCE OF 6.23 FEET TO AN ANGLE POINT;

THENCE SOUTH 53°17'27" WEST, CONTINUING ALONG THE WESTERLY LINE OF SAID PLAT, FOR A DISTANCE OF 87.09 FEET TO THE POINT OF BEGINNING.

CONTAINS IN ALL 2.356 ACRES, MORE OR LESS.

ALSO INCLUDING A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON, BEING A PORTION OF LOT 4 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735 OF THE RECORDS OF CLARK COUNTY, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735, CLARK COUNTY PLAT RECORDS, SAID POINT BEING 20.00 FEET WESTERLY OF, WHEN MEASURED PERPENDICULAR TO THE CENTERLINE OF SOUTH SEVER ROAD;

THENCE NORTH 39°14'04" EAST, ALONG THE EASTERLY LINE OF SAID LOT 4, SAID LINE BEING 20.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID ROAD, FOR A DISTANCE OF 25.95 FEET TO THE BEGINNING OF A 266.48 FOOT CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT, CONTINUING ALONG SAID EASTERLY LINE, THROUGH A CENTRAL ANGLE OF 37°44'00" (THE CHORD OF WHICH BEARS NORTH 20°22'04" EAST, 172.34 FEET) AN ARC DISTANCE OF 175.50 FEET TO A POINT OF TANGENCY, SAID ARC BEING 20.00 FEET WESTERLY OF AND RADIAL TO THE CENTERLINE OF SOUTH SEVER ROAD;

THENCE NORTH 01°30'04" EAST, CONTINUING ALONG SAID EASTERLY LINE, SAID LINE BEING 20.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID ROAD, FOR A DISTANCE OF 208.27 FEET TO THE SOUTHEAST CORNER OF SAID PLAT OF "TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 10"

THENCE NORTH 88°29'56" WEST, LEAVING SAID EASTERLY LINE OF LOT 4 AND ALONG THE SOUTHERLY LINE OF SAID PHASE 10 PLAT, FOR A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PLAT AND ALONG SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'17" (THE CHORD OF WHICH BEARS NORTH 43°30'04" WEST, 28.29 FEET) AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;

THENCE NORTH 88°30'13" WEST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID PLAT (BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH CISPUS WAY), FOR A DISTANCE OF 51.01 FEET TO THE BEGINNING OF A 20.00 FOOT RADIUS CURVE TO THE LEFT;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PLAT AND ALONG SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°32'39" (THE CHORD OF WHICH BEARS SOUTH 46°13'28" WEST, 28.42 FEET) AN ARC DISTANCE OF 31.61 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 89°02'52" WEST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID PLAT, FOR A DISTANCE OF 48.00 FEET TO AN ANGLE POINT;

THENCE NORTH 00°57'08" EAST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID PLAT, FOR A DISTANCE OF 0.84 FEET TO THE BEGINNING OF A 20.00 FOOT RADIUS CURVE TO THE LEFT;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PLAT AND ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 89°27'21" (THE CHORD OF WHICH BEARS NORTH 43°46'32" WEST, 28.15 FEET) AN ARC DISTANCE OF 31.23 FEET TO A POINT OF TANGENCY;

THENCE NORTH 88°30'13" WEST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID PLAT (BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH CISPUS WAY), FOR A DISTANCE OF 34.09 FEET TO THE BEGINNING OF A 600.00 FOOT RADIUS CURVE TO THE RIGHT;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PLAT (BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH CISPUS WAY), ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 14°43'08" (THE CHORD OF WHICH BEARS NORTH 81°08'39" WEST, 153.71 FEET) AN ARC DISTANCE OF 154.14 FEET TO THE BEGINNING OF A 20.00 RADIUS REVERSE CURVE TO THE LEFT;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PLAT AND ALONG SAID REVERSE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 82°41'41" (THE CHORD OF WHICH BEARS SOUTH 64°52'04" WEST, 26.42 FEET) AN ARC DISTANCE OF 28.87 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 23°31'14" WEST, FOR A DISTANCE OF 4.97 FEET TO AN ANGLE POINT;

THENCE NORTH 66°28'46" WEST, FOR A DISTANCE OF 48.00 FEET TO THE BEGINNING OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 88°50'42" (THE CHORD OF WHICH BEARS NORTH 20°54'07" WEST, 28.00 FEET) AN ARC DISTANCE OF 31.01 FEET TO A POINT OF TANGENCY;

THENCE NORTH 65°19'28" WEST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID PLAT (BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH CISPUS WAY), FOR A DISTANCE OF 51.01 FEET TO THE BEGINNING OF A 20.00 FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 91°09'18" (THE CHORD OF WHICH BEARS SOUTH 69°05'53" WEST, 28.57 FEET) AN ARC DISTANCE OF 31.82 FEET TO A POINT OF TANGENCY, SAID POINT BEING ON THE EASTERLY LINE OF THE PLAT "TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 9";

THENCE SOUTH 23°31'14" WEST, ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 294.50 FEET TO THE BEGINNING OF A 20.00 FOOT CURVE TO THE LEFT;

THENCE CONTINUING ALONG SAID EASTERLY LINE AND ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°07'36" (THE CHORD OF WHICH BEARS SOUTH 18°57'26" WEST, 3.18 FEET), AN ARC DISTANCE OF 3.19 FEET TO THE BEGINNING OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT;

THENCE CONTINUING ALONG SAID EASTERLY LINE ALONG SAID REVERSE CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 39°47'39" (THE CHORD OF WHICH BEARS SOUTH 34°17'27" WEST, 34.03 FEET), AN ARC DISTANCE OF 34.73 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 35°48'43" EAST, CONTINUING ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 212.73 FEET TO THE SOUTHEAST CORNER OF LOT 9 OF SAID PHASE 9 PLAT;

THENCE SOUTH 89°14'40" EAST, ALONG THE SOUTH LINE OF LOT 4, SHORT PLAT BOOK 3, PAGE 735, FOR A DISTANCE OF 438.79 FEET TO THE POINT OF BEGINNING.

CONTAINS IN ALL 5.559 ACRES, MORE OR LESS.



8.30.19



PBS Engineering and Environmental Inc.
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Vancouver, WA 98660
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DRAWN BY: RFS	SCALE: 1"=30'	4/1/2019
CHECKED BY: TLG	JOB NO.: 71072.000	SHEET 3 OF 5

TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 11

A REPLAT OF A PORTION OF LOT 4 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735
LOCATED IN THE NW AND NE 1/4 OF THE SE 1/4 OF SECTION 30
TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
DATE: APRIL 2019

RESIDENTIAL MEDIUM DENSITY DISTRICT (RMD-16) DIMENSIONAL STANDARDS:

MINIMUM LOT WIDTH:	30 FEET
MINIMUM LOT AREA:	2,500 SQUARE FEET
MINIMUM FRONT YARD SETBACK:	10 FEET
MINIMUM REAR YARD SETBACK:	5 FEET
MINIMUM SIDE YARD SETBACK:	5 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET (40 FEET WITH PITCHED ROOF)
MAXIMUM BUILDING COVERAGE:	60% (NET DEVELOPABLE ACRES)
MAXIMUM IMPERVIOUS SURFACE:	75% (NET DEVELOPABLE ACRES)

NOTES:

- TRACT "A" (S. SPARROW WAY/S. CHUKAR DRIVE) IS A VARIABLE WIDTH PRIVATE DRIVE AND UTILITY EASEMENT (FOR THE BENEFIT OF LOTS 1-13, 96-98 AND 101-110) TO BE OWNED AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION, ALONG WITH AN INGRESS/EGRESS AND UTILITY EASEMENT DEDICATED TO THE CITY OF RIDGEFIELD.
- TRACT "B" IS AN OPEN SPACE TO BE OWNED AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION.
- CLARK REGIONAL WASTEWATER DISTRICT IS GRANTED A SEWER EASEMENT OVER THE ENTIRETY OF TRACT "A" WITH THIS PLAT.
- LOTS 104-105 DO HEREBY GRANT A 5 FOOT WIDE STORM DRAINAGE EASEMENT WITH THIS PLAT ALONG THEIR COMMON LOT LINE FOR THE BENEFIT OF THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION.

LEGEND:

- - DENOTES SET 1/2" X 24" REBAR WITH GREEN PLASTIC CAP INSCRIBED "PLS 54471"
- △ - DENOTES SET 1" COPPER PLUG INSCRIBED "PLS 54471" SET AT THE EXTENSION OF ALL LOT LINES IN THE CURB FOR THE PURPOSE OF LINE PROJECTION, NOT LOT LINE DISTANCE
- - DENOTES SET 1/2" X 24" REBAR WITH ALUMINUM CAP INSCRIBED "PBS PLS 54471"
- - DENOTES FOUND AND HELD 1/2" REBAR WITH GREEN PLASTIC CAP INSCRIBED "PLS 54471" PER THE PLAT OF "TAVERNER RIDGE P.U.D. PHASE 10" AS RECORDED IN BOOK 312, PAGE 17, CLARK COUNTY PLAT RECORDS VISITED ON FEBRUARY 20, 2019
- - DENOTES FOUND AND HELD 1/2" REBAR WITH ALUMINUM CAP INSCRIBED "PBS PLS 54471" PER THE PLAT OF "TAVERNER RIDGE P.U.D. PHASE 10" AS RECORDED IN BOOK 312, PAGE 17, CLARK COUNTY PLAT RECORDS VISITED ON FEBRUARY 20, 2019
- ▲ - DENOTES FOUND AND HELD 1/2" REBAR WITH ALUMINUM CAP INSCRIBED "PBS PLS 54471" PER THE PLAT OF "TAVERNER RIDGE P.U.D. PHASE 9" AS RECORDED IN BOOK 311, PAGE 954, CLARK COUNTY PLAT RECORDS VISITED ON OCTOBER 12, 2017
- ✱ - DENOTES FOUND AND HELD 1/2" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535" PER THE PLAT OF "COLUMBIA HILLS P.U.D." AS RECORDED IN BOOK 311, PAGE 550, CLARK COUNTY PLAT RECORDS VISITED ON OCTOBER 12, 2017
- ✱ - DENOTES FOUND AND HELD MONUMENT AS NOTED BELOW:
 - 1" COPPER PLUG INSCRIBED "PLS 54471" AS SHOWN IN THE PLAT OF "TAVERNER RIDGE P.U.D. PHASE 10" RECORDED IN BOOK 312, PAGE 17, CLARK COUNTY PLAT RECORDS VISITED ON FEBRUARY 20, 2019
 - 1/2" REBAR WITH GREEN PLASTIC CAP INSCRIBED "PLS 54471" AS SHOWN IN THE PLAT OF "TAVERNER RIDGE P.U.D. PHASE 9" RECORDED IN BOOK 311, PAGE 954, CLARK COUNTY PLAT RECORDS VISITED ON OCTOBER 12, 2017
- 4 - DENOTES SET 1/2" REBAR WITH GREEN PLASTIC CAP INSCRIBED "PLS 54471" AT THE EXTENSION OF THE LOT 109/110 LINE. THE PURPOSE OF LINE PROJECTION, NOT LOT LINE DISTANCE. FRONTAGE CURB IS NOT AVAILABLE TO SET 1" COPPER PLUG DUE TO LOCATION OF METAL CATCH BASIN INSERT
- 8 - MONUMENT SET TO REPLACE PLAT MONUMENT ORIGINALLY SET IN (R1), DESTROYED DURING CONSTRUCTION IN FALL 2018
- (R1) - DENOTES RECORD DATA PER THE PLAT OF "TAVERNER RIDGE P.U.D. PHASE 10" AS RECORDED IN BOOK 312, PAGE 17, CLARK COUNTY PLAT RECORDS
- (R2) - DENOTES RECORD DATA PER THE PLAT OF "TAVERNER RIDGE P.U.D. PHASE 9" AS RECORDED IN BOOK 311, PAGE 954, CLARK COUNTY PLAT RECORDS
- (R3) - DENOTES RECORD DATA PER THE PLAT OF "COLUMBIA HILLS P.U.D." AS RECORDED IN BOOK 311, PAGE 550, CLARK COUNTY PLAT RECORDS

Scale 1" = 30'

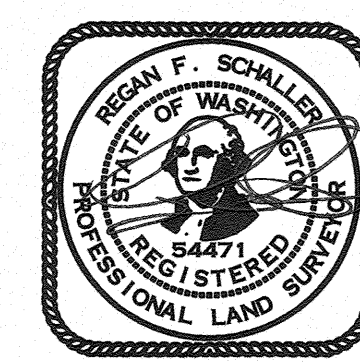
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	293.80'	250.00'	67°20'01"	S10°08'47"E	277.18'
C2	31.01'	20.00'	88°50'42"	S20°54'07"E	28.00'
C3	218.46'	540.00'	23°10'44"	S76°54'51"E	216.97'
C4	59.64'	530.00'	6°26'53"	N85°16'47"W	59.61'
C5	35.23'	320.00'	6°18'30"	S85°53'36"E	35.22'
C6	33.28'	294.00'	6°29'06"	N85°48'18"W	33.26'
C7	285.22'	425.00'	38°27'08"	N11°47'19"W	279.90'
C8	89.57'	274.00'	18°43'45"	N45°52'06"W	89.17'
C9	175.50'	266.48'	37°44'00"	N20°22'04"E	172.34'
C10	31.42'	20.00'	90°00'17"	N43°30'04"W	28.29'
C11	31.61'	20.00'	90°32'39"	S46°13'28"W	28.42'
C12	31.23'	20.00'	89°27'21"	N43°46'32"W	28.15'
C13	154.14'	600.00'	14°43'08"	N81°08'39"W	153.71'
C14	28.87'	20.00'	82°41'41"	S64°52'04"W	26.42'
C15	31.01'	20.00'	88°50'42"	N20°54'07"W	28.00'
C16	31.82'	20.00'	91°09'18"	S69°05'53"W	28.57'
C17	3.19'	20.00'	9°07'36"	S18°57'26"W	3.18'
C18	34.73'	50.00'	39°47'39"	S34°17'27"W	34.03'
C19	104.92'	250.00'	24°02'46"	S48°31'37"E	104.15'
C20	107.34'	100.00'	61°30'08"	N29°47'56"W	102.26'
C21	230.59'	570.00'	23°10'44"	S76°54'51"E	229.02'
C22	184.25'	570.00'	18°31'13"	S79°14'36"E	183.44'
C23	46.35'	570.00'	4°39'32"	S67°39'14"E	46.33'
C24	14.59'	43.00'	19°26'18"	N33°14'23"E	14.52'
C25	188.67'	286.48'	37°44'00"	N20°22'04"E	185.28'
C26	155.50'	100.00'	89°05'45"	N45°30'01"E	140.30'
C27	198.05'	100.00'	113°28'20"	S33°12'56"E	167.23'
C28	40.52'	100.00'	23°12'58"	S76°54'48"E	40.24'
C29	345.72'	330.00'	60°01'28"	N06°29'30"W	330.12'
C30	276.28'	350.00'	45°13'39"	N13°33'24"W	269.16'
C31	46.84'	30.00'	89°27'45"	S36°00'27"E	42.23'
C32	9.36'	294.00'	1°49'26"	S81°39'02"E	9.36'
C33	11.17'	320.00'	2°00'02"	S81°44'20"E	11.17'
C34	27.54'	20.00'	78°53'34"	S59°48'53"W	25.41'
C35	154.77'	530.00'	16°43'52"	S73°41'24"E	154.22'
C36	118.24'	530.00'	12°46'55"	S75°39'53"E	117.99'
C37	26.01'	530.00'	2°48'43"	S67°52'04"E	26.01'
C38	10.52'	530.00'	1°08'14"	S65°53'35"E	10.52'
C39	20.94'	20.00'	60°00'00"	S35°19'28"E	20.00'
C40	10.07'	20.00'	28°50'42"	S09°05'53"W	9.96'
C41	4.34'	330.00'	0°45'15"	N23°08'36"E	4.34'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C42	4.34'	250.00'	0°59'44"	N23°01'22"E	4.34'
C43	33.35'	250.00'	7°38'37"	N18°42'11"E	33.33'
C44	45.41'	330.00'	7°53'06"	N18°49'26"E	45.38'
C45	44.03'	330.00'	7°38'38"	N11°03'34"E	43.99'
C46	33.35'	250.00'	7°38'38"	N11°03'34"E	33.33'
C47	30.02'	250.00'	6°52'47"	N03°47'51"E	30.00'
C48	39.62'	330.00'	6°52'47"	N03°47'51"E	39.60'
C49	44.34'	330.00'	7°41'57"	N03°29'31"W	44.31'
C50	33.59'	250.00'	7°41'57"	N03°29'31"W	33.57'
C51	33.36'	250.00'	7°38'42"	N11°09'50"W	33.33'
C52	44.03'	330.00'	7°38'42"	N11°09'50"W	44.00'
C53	39.62'	330.00'	6°52'47"	N18°25'34"W	39.60'
C54	30.02'	250.00'	6°52'47"	N18°25'34"W	30.00'
C55	33.59'	250.00'	7°41'57"	N25°42'56"W	33.57'
C56	44.34'	330.00'	7°41'57"	N25°42'56"W	44.31'
C57	33.81'	250.00'	7°44'58"	N33°26'24"W	33.79'
C58	39.96'	330.00'	6°56'19"	N33°02'05"W	39.94'
C59	28.36'	250.00'	6°29'55"	N40°33'50"W	28.34'
C60	12.48'	274.00'	2°36'34"	S37°48'31"E	12.48'
C61	37.56'	274.00'	7°51'13"	S43°02'25"E	37.53'
C62	39.53'	274.00'	8°15'57"	S51°06'00"E	39.50'
C63	33.53'	350.00'	5°29'21"	N33°45'34"W	33.52'
C64	44.95'	425.00'	6°03'35"	N27°59'05"W	44.93'
C65	37.02'	350.00'	6°03'35"	N27°59'05"W	37.00'
C66	37.03'	350.00'	6°03'45"	N21°55'25"W	37.02'
C67	44.97'	425.00'	6°03'45"	N21°55'25"W	44.95'
C68	37.03'	350.00'	6°03'45"	N15°51'40"W	37.02'
C69	44.97'	425.00'	6°03'45"	N15°51'40"W	44.95'
C70	44.95'	425.00'	6°03'35"	N09°47'59"W	44.93'
C71	37.02'	350.00'	6°03'35"	N09°47'59"W	37.00'
C72	37.02'	350.00'	6°03'35"	N03°44'24"W	37.00'
C73	44.95'	425.00'	6°03'35"	N03°44'24"W	44.93'
C74	44.95'	425.00'	6°03'35"	N02°19'11"E	44.93'
C75	37.02'	350.00'	6°03'35"	N02°19'11"E	37.00'
C76	20.61'	350.00'	3°22'26"	N07°02'12"E	20.61'
C77	15.49'	425.00'	2°05'16"	N06°23'37"E	15.49'
C78	258.54'	220.00'	67°20'01"	N10°08'47"W	243.92'
C79	21.83'	20.00'	62°31'51"	S60°13'52"W	20.76'
C80	9.78'	20.00'	28°00'47"	S14°57'32"W	9.68'
C81	31.60'	20.00'	90°31'35"	N46°12'56"E	28.41'
C82	31.23'	20.00'	89°28'25"	N43°47'04"W	28.15'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C83	192.82'	124.00'	89°05'45"	N45°30'01"E	173.97'
C84	118.18'	76.00'	89°05'45"	N45°30'01"E	106.63'
C85	245.58'	124.00'	113°28'20"	S33°12'56"E	207.37'
C86	150.52'	76.00'	113°28'20"	S33°12'56"E	127.10'
C87	31.83'	20.00'	91°10'28"	S69°06'28"W	28.57'
C88	50.24'	124.00'	23°12'58"	S76°54'48"E	49.90'
C89	31.01'	20.00'	88°49'32"	S20°53'32"E	27.99'
C90	30.79'	76.00'	23°12'58"	S76°54'48"E	30.58'
C91	40.52'	100.00'	23°12'58"	S76°54'48"E	40.24'
C92	168.91'	256.48'	37°44'00"	N20°22'04"E	165.87'
C93	1.11'	124.00'	0°30'42"	N01°12'30"E	1.11'
C94	38.64'	124.00'	17°51'13"	N10°23'27"E	38.48'
C95	37.92'	124.00'	17°31'24"	N28°04'46"E	37.78'
C96	53.17'	124.00'	24°34'07"	N49°07'31"E	52.76'
C97	42.76'	124.00'	19°45'33"	N71°17'21"E	42.55'
C98	19.22'	124.00'	8°52'46"	N85°36'31"E	19.20'
C99	34.05'	124.00'	15°43'55"	S82°05'09"E	33.94'
C100	39.05'	124.00'	18°02'40"	S65°11'51"E	38.89'
C101	38.42'	124.00'	17°45'17"	S47°17'53"E	38.27'
C102	38.59'	124.00'	17°49'48"	S29°30'21"E	38.43'
C103	37.96'	124.00'	17°32'30"	S11°49'12"E	37.82'
C104	35.18'	124.00'	16°15'24"	S05°04'45"W	35.06'
C105	22.32'	124.00'	10°18'47"	S18°21'50"W	22.29'
C106	119.90'	76.00'	90°23'20"	S21°40'26"E	107.84'
C107	30.62'	76.00'	23°05'00"	S78°24'36"E	30.41'
C108	3.15'	124.00'	1°27'17"	S87°47'38"E	3.15'
C109	30.78'	124.00'	14°13'19"	S79°57'20"E	30.70'
C110	16.32'	124.00'	7°32'21"	S69°04'29"E	16.30'
C111	3.68'	20.00'	10°33'14"	S28°47'51"W	3.68'
C112	25.18'	20.00'	72°08'27"	S70°08'42"W	23.55'
C113	9.53'	100.00'	5°27'46"	S68°02'12"E	9.53'
C114	29.47'	100.00'	16°53'15"	S79°12'43"E	29.37'
C115	1.51'	100.00'	0°51'56"	S88°05'18"E	1.51'
C116	20.92'	20.00'	59°55'31"	N58°32'27"W	19.98'
C117	10.31'	20.00'	29°31'50"	N13°48'47"W	10.19'
C118	28.49'	76.00'	21°28'43"	S77°46'55"E	28.32'
C119	2.30'	76.00'	1°44'14"	S66°10'26"E	2.30'
C120	19.58'	356.00'	3°09'07"	N21°56'40"E	19.58'
C121	20.91'	20.00'	59°54'02"	N35°22'27"W	19.97'
C122	10.10'	20.00'	28°56'40"	N09°02'54"E	10.00'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	14.08'	S46°13'28"W
L2	26.00'	S00°57'08"W
L3	18.43'	N34°46'01"E
L4	24.53'	S36°30'14"E
L5	6.23'	S36°30'14"E
L6	25.95'	S39°14'04"W
L7	10.00'	S88°29'56"E
L8	0.84'	N00°57'08"E
L9	4.97'	S23°31'14"W

CURB MONUMENT OFFSET TABLE	
LOT NUMBER	OFFSET DISTANCE
1/TRACT B	14.25'
1/2	11.75'
2/3	11.75'
3/4	11.75'
4/5	11.75'
5/6	11.85'
6/7	11.85'
7/8	11.75'
8/9	11.85'
9/10	11.85'
10/11	11.85'
11/12	11.75'
12/13	11.85'
108/109	9.85'
109/110	9.05'

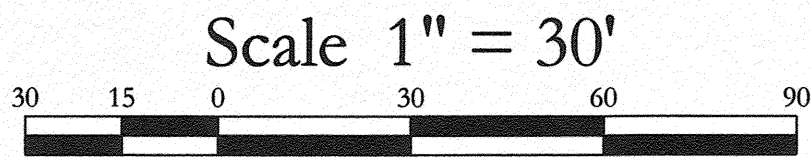


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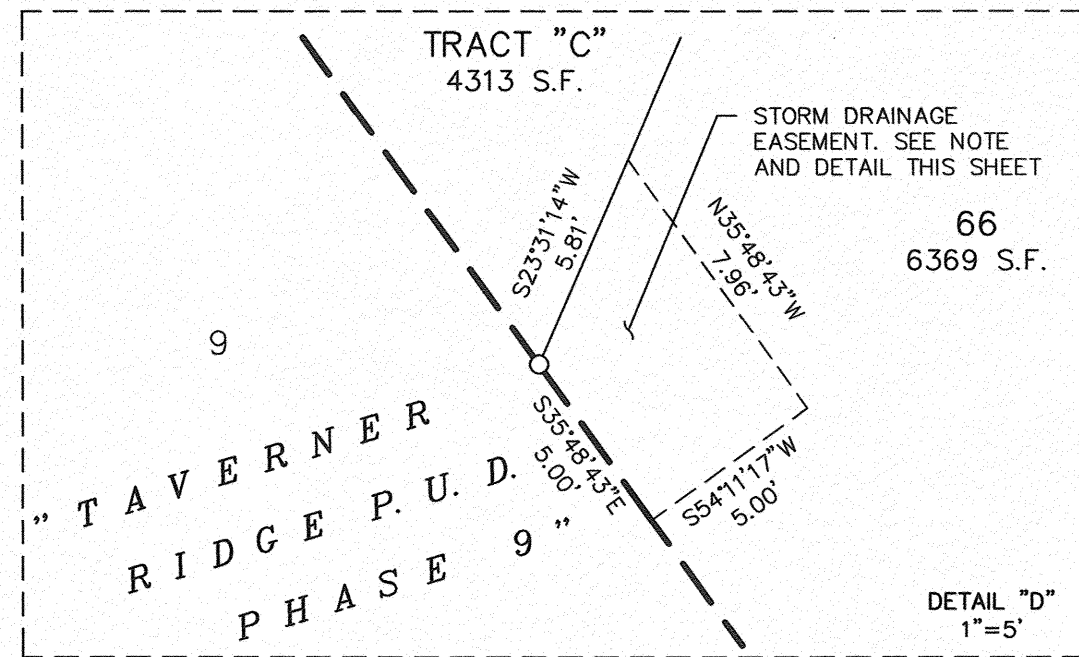
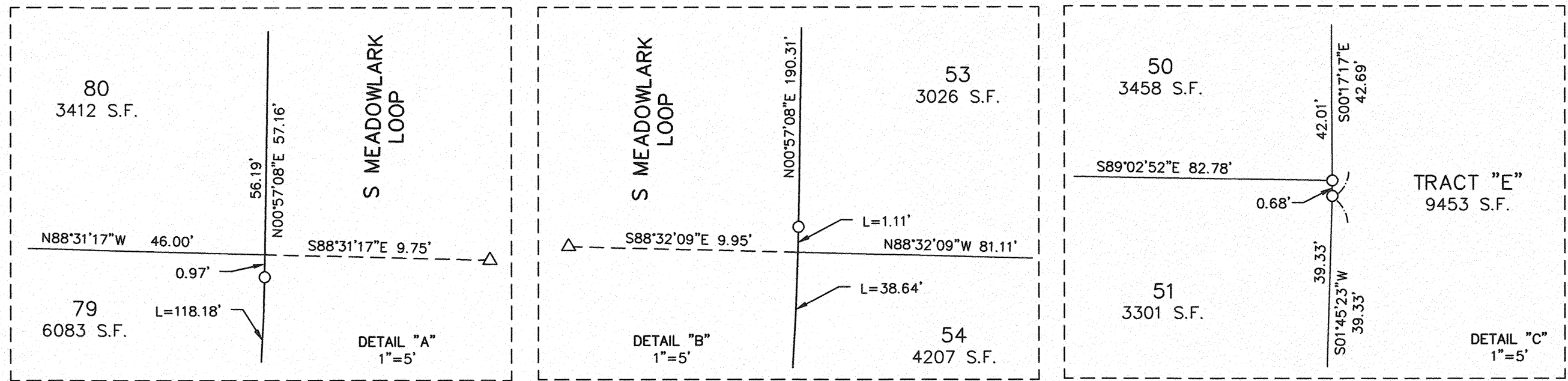
DRAWN BY: RFS	SCALE: 1"=30'	4/1/2019
CHECKED BY: TLG	JOB NO.: 71072.000	SHEET 4 OF 5

CURB MONUMENT OFFSET TABLE	
LOT NUMBER	OFFSET DISTANCE
TRACT "E"/49	12.10'
49/50	9.75'
50/51	9.75'
51/52	9.75'
52/53	9.75'
53/54	9.95'
54/55	9.85'
55/56	9.75'
56/57	9.85'
57/58	9.85'
58/59	9.75'
59/60	9.75'
60/61	9.75'
61/62	9.75'
62/63	9.85'
63/64	9.85'
64/65	9.85'
65/66	9.85'
66/67	9.85'
67/68	9.85'
68/69	9.85'
69/70	9.85'
70/71	9.85'
71/72	9.85'
72/73	9.95'
73/TRACT "C"	12.45'
74/86	9.75'
74/75	9.85'
75/76	9.75'
76/77	9.75'
77/78	9.75'
78/79	9.75'
79/80	9.75'
80/81	9.85'
81/82	9.85'
82/83	9.85'
83/84	9.75'
84/85	9.75'
85/86	9.80'
87/TRACT "D"	10.10'
87/88	9.65'
88/89	9.75'
89/90	9.75'
90/91	9.75'
91/92	9.75'
92/TRACT "D"	10.35'



TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 11

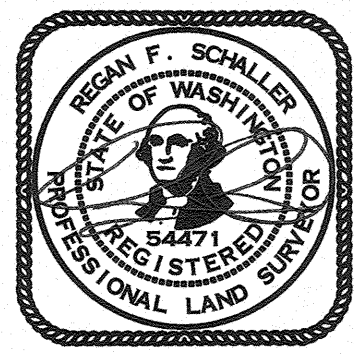
A REPLAT OF A PORTION OF LOT 4 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735
LOCATED IN THE NW AND NE 1/4 OF THE SE 1/4 OF SECTION 30
TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
CITY OF RIDGEFIELD FINAL PLAT NUMBER PLZ-19-0090
DATE: APRIL 2019



- LEGEND:
- DENOTES SET 1/2" x 24" REBAR WITH GREEN PLASTIC CAP INSCRIBED "PLS 54471"
 - △ DENOTES SET 1" COPPER PLUG INSCRIBED "PLS 54471" SET AT THE EXTENSION OF ALL LOT LINES IN THE CURB FOR THE PURPOSE OF LINE PROJECTION, NOT LOT LINE DISTANCE
 - DENOTES SET 1" COPPER PLUG INSCRIBED "PLS 54471"
 - DENOTES SET 1/2" x 24" REBAR WITH ALUMINUM CAP INSCRIBED "PBS PLS 54471"
 - DENOTES FOUND AND HELD 1/2" REBAR WITH GREEN PLASTIC CAP INSCRIBED "PLS 54471" PER THE PLAT OF "TAVERNER RIDGE P.U.D. PHASE 10" AS RECORDED IN BOOK 312, PAGE 17, CLARK COUNTY PLAT RECORDS VISITED ON FEBRUARY 20, 2019
 - DENOTES FOUND AND HELD 1/2" REBAR WITH ALUMINUM CAP INSCRIBED "PBS PLS 54471" PER THE PLAT OF "TAVERNER RIDGE P.U.D. PHASE 10" AS RECORDED IN BOOK 312, PAGE 17, CLARK COUNTY PLAT RECORDS VISITED ON FEBRUARY 20, 2019
 - ▲ DENOTES FOUND AND HELD 1/2" REBAR WITH ALUMINUM CAP INSCRIBED "PBS PLS 54471" PER THE PLAT OF "TAVERNER RIDGE P.U.D. PHASE 9" AS RECORDED IN BOOK 311, PAGE 954, CLARK COUNTY PLAT RECORDS VISITED ON OCTOBER 12, 2017
 - DENOTES FOUND AND HELD 1/2" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535" PER THE PLAT OF "COLUMBIA HILLS P.U.D." AS RECORDED IN BOOK 311, PAGE 550, CLARK COUNTY PLAT RECORDS VISITED ON OCTOBER 12, 2017
 - ✱ DENOTES FOUND AND HELD MONUMENT AS NOTED BELOW:
 - 1 1" COPPER PLUG INSCRIBED "PLS 54471" AS SHOWN IN THE PLAT OF "TAVERNER RIDGE P.U.D. PHASE 10" RECORDED IN BOOK 312, PAGE 17, CLARK COUNTY PLAT RECORDS VISITED ON FEBRUARY 20, 2019
 - 2 1/2" REBAR WITH GREEN PLASTIC CAP INSCRIBED "PLS 54471" AS SHOWN IN THE PLAT OF "TAVERNER RIDGE P.U.D. PHASE 9" RECORDED IN BOOK 311, PAGE 954, CLARK COUNTY PLAT RECORDS VISITED ON OCTOBER 12, 2017
 - 3 MONUMENT SET TO REPLACE FOUND AND HELD MONUMENT AS SHOWN IN (R3). DESTROYED DURING CONSTRUCTION. VISITED ON OCTOBER 12, 2017
 - 5 MONUMENT SET TO REPLACE FOUND AND HELD MONUMENT AS SHOWN IN (R1). DESTROYED DURING CONSTRUCTION. VISITED ON FEBRUARY 20, 2019
 - 6 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "BESEDA 32448" AS SHOWN IN THE PLAT OF RECORD OF SURVEY RECORDED IN BOOK 46, PAGE 142, CLARK COUNTY SURVEY RECORDS VISITED ON OCTOBER 12, 2017
 - 7 1/2" REBAR (NO CAP) BENT SOUTHWEST, TIED SPINHOLE MONUMENT BEARS SOUTH 44°49'44" 0.17' FROM RECORD LOCATION SHOWN AS YELLOW PLASTIC CAP IN THAT RECORD OF SURVEY RECORDED IN BOOK 23, PAGE 68, CLARK COUNTY SURVEY RECORDS VISITED ON OCTOBER 12, 2017
 - 8 MONUMENT SET TO REPLACE FOUND AND HELD MONUMENT AS SHOWN IN (R1). DESTROYED DURING CONSTRUCTION. VISITED ON FEBRUARY 20, 2019
 - 9 MONUMENT SET TO REPLACE FOUND AND HELD MONUMENT AS SHOWN IN (R1). DESTROYED DURING CONSTRUCTION. VISITED ON FEBRUARY 20, 2019
 - (R1) DENOTES RECORD DATA PER THE PLAT OF "TAVERNER RIDGE P.U.D. PHASE 10" AS RECORDED IN BOOK 312, PAGE 17, CLARK COUNTY PLAT RECORDS
 - (R2) DENOTES RECORD DATA PER THE PLAT OF "TAVERNER RIDGE P.U.D. PHASE 9" AS RECORDED IN BOOK 311, PAGE 954, CLARK COUNTY PLAT RECORDS
 - (R3) DENOTES RECORD DATA PER THE PLAT OF "COLUMBIA HILLS P.U.D." AS RECORDED IN BOOK 311, PAGE 550, CLARK COUNTY PLAT RECORDS
 - (R4) DENOTES RECORD DATA PER SHORT PLAT BOOK 3, PAGE 735, CLARK COUNTY PLAT RECORDS
 - (R5) DENOTES RECORD DATA PER RECORD OF SURVEY BOOK 46, PAGE 142, CLARK COUNTY SURVEY RECORDS
 - (R6) DENOTES RECORD DATA PER RECORD OF SURVEY BOOK 23, PAGE 68, CLARK COUNTY SURVEY RECORDS

NOTES:
1.) TRACTS "C", "D", AND "E" ARE AN OPEN SPACE TO BE OWNED AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION.
2.) LOT 66 DOES HEREBY GRANT A VARIABLE WIDTH STORM DRAINAGE EASEMENT WITH THIS PLAT FOR THE BENEFIT OF THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION.

AF #9403150412
OWNER: CRAIG AND JULIE PFEIFER



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360.695.3488
pbsusa.com

DRAWN BY: RFS	SCALE: 1"=30'	4/1/2019
CHECKED BY: TLG	JOB NO.: 71072.000	SHEET 5 OF 5



COMMUNITY DEVELOPMENT DEPARTMENT

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

Taverner Ridge Phase 11 Final Plat

Staff Report 2

File No. PLZ-19-0090

September 26, 2019

I. Basic Facts

Application date: On July 31, 2019, the City received an initial application for final plat approval for Taverner Ridge Phase 11 (70 lots).

Applicant/Property Owner: Paul DeBoni, Managing Member, New Vista Properties LLC. 1851 S Hillhurst Rd / Ridgefield, WA 98642. Contact: 360.887.3560, pdeboni@msn.com

Applicant's Representative: Regan Schaller, P.L.S., PBS Engineering and Environmental. 415 W 6th St, Suite 601 / Vancouver, WA 98660. Contact: 360.567.2111, regan.schaller@pbsusa.com

Property Information: No address. SP3-735 #1 Lot 4, Assessor's #216032015, 7.9 acres, 70 lots.

Zoning: Residential Medium Density (RMD-16)

Compliance: The proposed plat complies with the applicable provisions in the Ridgefield Municipal Code Title 18 and the Ridgefield Urban Area Comprehensive Plan (Urban Medium Density Residential - UM land use designation).

Council Date: September 26, 2019

Previous Council Action: On September 12, 2019, City Council moved to consider Taverner Ridge Phase 11 Final Plat to the hearing on September 26, 2019

II. Documents Received

- A. Master land use application
- B. Final plat checklist
- C. Narrative
- D. Lot closure reports
- E. Perimeter description
- F. Subdivision guarantee
- G. Title report
- H. Traverse closure and monument ties
- I. Draft CC&Rs
- J. Survey review memos and redlines
- K. Revised materials as required by staff

III. Background

The Ridgefield Hearing Examiner approved the preliminary subdivision plat for Taverner Ridge Phases 10 and 11 (Taverner Ridge Medium Density Residential Tracts) via final order on February 3, 2017, as PLZ-16-0059. Taverner Ridge is subject to a 1997 Development Agreement. However, at the time of Phase 10 and 11 preliminary subdivision review, the applicant voluntarily elected to waive all of their vested rights to RMC Title 17 (1997 standards) relating to the subject tracts and to accept review under the regulations of RDC Title 18 in effect at the time of technical completeness. Council approved the Taverner Ridge Phase 10 final plat on December 6, 2018 as PLZ-18-0113.

On September 12, 2019, the Taverner Ridge Phase 11 final plat went before Council for approval. City Council seek clarification on the trail improvement in Phase 5 and requested to delay the final plat consideration until their next meeting on September 26, 2016. Pursuant to Revised Code of Washington (RCW) §58.17.170, the legislative body must approve the final plat within 30 days of application if all the conditions of approval have been met. However, within the 30 days, council may ask for clarification and follow up concerning whether the conditions applicable to the plat have been met. Staff confirms that all conditions from the preliminary plat for Phase 11 has been met.

The project proposes to subdivide the parcel with Assessor's #216032015 into 70 detached single-family residential lots. The lots range from 2,560 square feet (Lot 3) to 7,130 square feet (Lot 56), consistent with the lot size approved for the preliminary subdivision. The average lot size is 3,585 square feet. Tract A is a private drive and utility easement (for the benefit of Lots 1-13, 96-98, and 101-110) to be owned and maintained by the HOA, along with an ingress/egress and utility easement dedicated to the City of Ridgefield. Tracts B (3,248 square feet), C (4,313 square feet), D (3,053 square feet), and E (9,453 square feet) are private tracts to be owned and maintained by the HOA. The lots in Phase 11 have direct access to the open space areas approved with the Taverner Ridge Phase 10 final plat: Phase 10 Tract A is 34,475 square feet, and Phase 10 Tract B is 20,292 square feet.

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

IV. Engineering Comments

All engineering comments have been addressed. All public and private improvements are complete and no performance bond was required.

V. Survey Comments

Gray & Osborne, Inc. confirmed that all survey comments have been addressed in a memo dated August 26, 2019.

VI. Land Use Comments

The City Attorney reviewed the Taverner Ridge Phase 11 CC&Rs and provided comments on August 30, 2019. The applicant shall revise the CC&Rs to satisfy the City Attorney's requirements prior to obtaining city signatures on final plat mylars.

VIII. Recommendation

Staff recommends City Council **APPROVE** the Taverner Ridge Phase 11 Final Plat subject to the following **conditions of approval**:

1. Revise the CC&Rs to satisfy the City Attorney's requirements prior to obtaining city signatures on final plat mylars.
2. Submit a mylar for signature containing the signature and seal of the surveyor of record (Certification of Subdivision Platting, see RDC 18.620.120.L) and the signatures of all parties having an ownership interest in the land for purposes of dedication (Dedication of Subdivision, see RDC 18.620.120.M).
3. 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.
4. 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.

Reviewed by:

Claire Lust, Planner

Claire.lust@ci.ridgefield.wa.us, 360.857.5024

Signed:



Louisa Garbo, Community Development Director

Taverner Ridge Phase 11 Addressing

House numbers ascend from north to south and west to east. Address notices will be sent to service providers following final plat approval. Correct street signs must be installed prior to obtaining building permits.

Lot #	Address	Lot #	Address	Lot #	Address	Lot #	Address
S Taverner Drive		S Chukar Drive		S Sandhill Way		S Meadowlark Loop	
East (even) side of street		East (even) side of street		North (even) side of street		North (even) side of street	
13	2124	110	2120	87	2020	74	2030
12	2132	109	2128	88	2028	75	2046
11	2140	108	2136	89	2036	76	2052
10	2148	107	2142	90	2102	77	2056
9	2156	106	2150	91	2110	78	2100
8	2164	105	2158	92	2128	79	2112
7	2172	104	2166	South (odd) side of street		South (odd) side of street	
6	2216	103	2174	86	2019	73	2001
5	2224	102	2212	85	2025	72	2005
4	2232	101	2220	84	2031	71	2009
3	2240	98	2236	83	2037	70	2013
2	2248	97	2244	82	2103	69	2017
1	2256	96	2252	81	2111	68	2021
				80	2119	67	2025
						66	2029
						65	2033
						64	2037
						63	2041
						62	2045
						61	2049
						60	2053
						59	2057
						58	2105

						57	2109
						56	2113
						55	2117
						54	2121
						53	2125
						52	2129
						51	2133
						50	2137
						49	2141