



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, March 26, 2026
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

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

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

II. PROCLAMATION

- 1. Red Cross Month**

III. PUBLIC COMMENT

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

IV. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the March 12, 2026 Meeting**
- 3. Resolution No. 675 - Approval to Submit an Application for a Washington State Recreation and Conservation Office Grant for Horns Corner Park**

V. PRESENTATION

- 1. Sidewalk Management Program - Ryan Thamert, Public Works Director**

VI. BUSINESS

- 1. Second Reading of Ordinance No. 1475 - Approval for the Issuance of Limited Tax General Obligation (LTGO) Bonds for the Ridgefield Community Center - Kirk Johnson, Finance Director**
- 2. First Reading of Ordinance No. 1477 - 2026 Budget Amendment - Kirk Johnson,**

Finance Director

- 3. First Reading of Ordinance No. 1478 - Repealing Ordinance No. 1470 and Revising the Corporate Boundary of the City of Ridgefield to Include a Portion of South Royle Road - Miranda Lange, PW Infrastructure Deputy Director**
- 4. Motion to Approve the Elevated Eastside Reservoir Construction Management Contract - Miranda Lange, PW Infrastructure Deputy Director**
- 5. Motion to Approve the Urban Downs II Phase 2-3 Final Plat - Claire Lust, Community Development Director**

VII. PUBLIC HEARING/BUSINESS

- 1. Public Hearing and First Reading of Ordinance No. 1479 — Approval of Urban Downs II Phase 2-3 Development Agreement - Claire Lust, Community Development Director**

VIII. PUBLIC COMMENT

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

IX. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

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

X. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 26, 2026

AGENDA ITEM NAME: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION

Revised Code of Washington Title 35A – Optional Municipal Code

PREVIOUS COUNCIL ACTION TAKEN:

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

SUMMARY/BACKGROUND:

Vendor claims.

BUDGET/FINANCIAL IMPACTS:

See vendor details attached.

RECOMMENDED ACTION OR MOTION:

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:

1. March 26, 2026 Claims Report

City of Ridgefield

Claims Payment Report

For Approval on:

March 26th 2026

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ACCELA INC.	2779	INV-ACC62948	Information Technology	04.2026-04.2027 Accela CRM Platform	7,247.20
ACCELA INC. Total					7,247.20
AKS ENGINEERING & FORESTRY LLC	3908	11586-13	Public Works	02.2026 Hall & Elm Improvements	2,140.00
AKS ENGINEERING & FORESTRY LLC Total					2,140.00
AKS ENGINEERING AND FORESTRY	4258	ENG-06-0030	Community Development	ENG-26-0030 Permit Refund	30.00
AKS ENGINEERING AND FORESTRY Total					30.00
A-MAX SECURITY SOLUTIONS INC	4147	INV-5008	Genl Govt/Facilities Public Safety	Balcony Door Repair - 101 Mill St Ste 110 Balcony Door Repair - 101 Mill St Ste 110	(7.40) 842.43
A-MAX SECURITY SOLUTIONS INC Total					835.03
Anderson Amber	UB*01270	(blank)	Genl Govt/Facilities	Refund Check 010501-000 230 N 43rd Pl	3.97
Anderson Amber Total					3.97
AQUATIC INFORMATICS INC.	3337	117192 117210	Public Works Public Works	02.2026 Web Test 2026 Annual Web Test & Support Renewal	6.53 2,490.44
AQUATIC INFORMATICS INC. Total					2,496.97
BACKWOOD BARK	3944	16299	Public Works	Gravel and Wood Chips - Parks	678.64
BACKWOOD BARK Total					678.64
BLUEFIN PAYMENT SYSTEMS - EPAY	2827	2827-202602A 2827-202602B	Public Works Public Works	02.2026 Customer Web Payments 02.2026 Customer Web Payments	890.06 21.90
BLUEFIN PAYMENT SYSTEMS - EPAY Total					911.96
BRIDGETOWER OPCO LLC	3585	745850968 745850622	Public Works Public Works	Gee Creek Loop Construction Bid Ridgefield Community & Recreation Center CM Qualification	865.10 687.86
BRIDGETOWER OPCO LLC Total					1,552.96
Buildform LLC	UB*01272	(blank)	Genl Govt/Facilities	Refund Check 017623-000 Hydrant Meter 2205 S Hillhurst Rd	407.64
Buildform LLC Total					407.64
CASCADE CENTERS INC.	3969	CAN030326144-01	Genl Govt/Facilities Public Safety Public Works Community Development Administration Human Resources Finance Executive	03.2026 Employee Assistance Program 03.2026 Employee Assistance Program 03.2026 Employee Assistance Program 03.2026 Employee Assistance Program 03.2026 Employee Assistance Program 03.2026 Employee Assistance Program 03.2026 Employee Assistance Program 03.2026 Employee Assistance Program	11.00 133.11 205.17 105.28 35.53 15.24 38.34 6.33
CASCADE CENTERS INC. Total					550.00
CFM STRATEGIC COMMUNICATIONS INC.	2551	29959	Genl Govt/Facilities	02.2026 Lobbyist	5,200.00
CFM STRATEGIC COMMUNICATIONS INC. Total					5,200.00
CINTAS CORPORATION NO 2	3497	5323957212 5323871908 5324451503 5323871907	Genl Govt/Facilities Public Works Community Development Genl Govt/Facilities Genl Govt/Facilities Public Works Community Development Public Safety	03.2026 First Aid Supplies - PW Bldg 03.2026 First Aid Supplies - PW Bldg 03.2026 First Aid Supplies - PW Bldg 03.2026 First Aid Supplies - CH Expired First Aid Replacement - PW Bldg Expired First Aid Replacement - PW Bldg Expired First Aid Replacement - PW Bldg 03.2026 First Aid Supplies - PD	27.63 509.40 33.85 92.26 20.33 374.84 24.91 82.64

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CINTAS CORPORATION NO 2	3497	5323871909	Genl Govt/Facilities	03.2026 First Aid Supplies - RACC	44.93
			Community Development	03.2026 First Aid Supplies - RACC	80.85
CINTAS CORPORATION NO 2 Total					1,291.64
CITY OF BATTLE GROUND	0092	INV00547	Judicial	02.2026 Public Defender	3,000.00
				02.2026 Court Costs	20,917.41
CITY OF BATTLE GROUND Total					23,917.41
CITY OF RIDGEFIELD - EPAY PERMITS	0095	COM-25-0111	Public Works	Recreation and Community Center Constuction	17,644.77
CITY OF RIDGEFIELD - EPAY PERMITS Total					17,644.77
CITY OF RIDGEFIELD WATER & STORM - EPAY	0096	5807-0-202602	Public Works	Abrams Park Restrooms - Water	116.19
				Abrams Park Restrooms - Storm	30.36
		10821-0-202602	Public Works	Water Tower (Cemetery)	91.08
		9787-9-202602	Genl Govt/Facilities	487 S 56th Pl. PW Ops Center - Storm	57.31
				487 S 56th Pl. PW Ops Center - Water	6.21
			Public Works	487 S 56th Pl. PW Ops Center - Storm	1,056.52
				487 S 56th Pl. PW Ops Center - Water	114.45
			Community Development	487 S 56th Pl. PW Ops Center - Storm	70.21
				487 S 56th Pl. PW Ops Center - Water	7.61
		9787-7-202602	Public Works	1101 S Hillhurst Rd - Storm	30.36
				1101 S Hillhurst Rd - Water	53.42
		10889-0-202602	Public Works	Junction Well & Reservoir	212.52
		5436-9-202602	Public Works	6007 N Ridgefield Woods Dr - Irrigation	53.42
		5815-0-202602	Genl Govt/Facilities	109 W Division WWTP - Water/ CRWWD Portion	217.21
				109 W Division WWTP - Water	217.21
				109 W Division WWTP - Storm / CRWWD Portion	637.56
				109 W Division WWTP - Storm	637.56
		9787-8-202602	Public Works	IRR Seven Wells PH3 Tract H	53.79
		9787-23-202602	Public Works	Roundabout Discovery Dr. & Pioneer St.	321.36
		6404-0-202602	Genl Govt/Facilities	230 Pioneer St City Hall - Water	109.06
				230 Pioneer St City Hall - Storm	212.52
		5811-0-202602	Public Works	Abrams Park Kitchen & Irrigation - Water	53.42
		5804-0-202602	Public Works	535 N Abrams Park Rd - Storm	30.36
		9787-22-202602	Genl Govt/Facilities	907 Pioneer St - Storm	30.36
		6398-0-202602	Public Safety	116 N Main Ave PD - Storm	121.44
		5812-1-202602	Public Works	Abrams Park Chlorine Injector - Storm	30.36
		9787-5-202602	Public Works	Park & Ride Lot - Storm	333.96
		9787-11-202602	Public Works	IRR Horns Corner Park - Storm	30.36
		9787-24-202602	Public Works	N Pioneer Canyon Dr	53.42
		9272-0-202602	Public Works	1308 N Heron Dr Hayden Park - Storm	30.36
		6419-0-202602	Public Works	301 N 3rd Ave CDD - Storm	60.72
		8428-0-202602	Public Works	Cedar Ridge Park - Storm	30.36
		9787-12-202602	Public Works	IRR SW Corner of Roundabout Union Ridge Pkwy	146.06
		6405-0-202602	Public Works	119 N 3rd Ave Community Park - Storm	60.72
				119 N 3rd Ave Community Park - Water	53.57
		5207-0-202602	Public Works	Blue Heron Community Garden	57.29
		7183-0-202602	Public Works	618 Lark Dr Lark Park - Storm	30.36
		7097-0-202602	Public Works	2311 N 5th Way Crow's Nest Park - Storm	60.72
		9787-14-202602	Public Works	8004 S 5th St	30.36

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CITY OF RIDGEFIELD WATER & STORM - EPAY	0096	5032-0-202602	Genl Govt/Facilities	101 S Main - Overlook Park -Storm	30.36
				101 S Main - Overlook Park - Water	555.12
CITY OF RIDGEFIELD WATER & STORM - EPAY Total					6,135.61
CLARK COUNTY	0102	CI084971	Public Safety	Q2.2026 CRESA Dispatch/Radio Operations and ER&R Fund	62,291.75
		CI084990	Public Safety	Q2.2026 CRESA Emergency Management	5,498.00
		CI085017	Public Works	02.2026 Whatley Decant	2,980.95
CLARK COUNTY Total					70,770.70
CLARK COUNTY TREASURERS OFFICE	0554	SIF202602	Genl Govt/Facilities	School Impact Fees	84,400.00
		SIF202601	Genl Govt/Facilities	School Impact Fees	219,440.00
CLARK COUNTY TREASURERS OFFICE Total					303,840.00
CLARK PUBLIC UTILITIES	3619	34212982	Public Works	1912 N Falcon Dr Light Fixture Replacements	579.08
		34208729	Public Works	1713 S Farm View Loop Light Pole Repair R41291225	1,216.06
		34212987	Public Works	4640 S 16th Dr Light R41284304	173.72
		34212945	Public Works	10 N 41st Pl Light Fixture Replacement	1,621.40
CLARK PUBLIC UTILITIES Total					3,590.26
CLARK PUBLIC UTILITIES - EPAY	0110	7559-485-202602	Genl Govt/Facilities	230 Pioneer St.	234.89
				109 W Division St - Electricity	217.23
				487 S 56th Pl. - PW Ops Center	59.32
				907 Pioneer St.	77.25
			Public Safety	101 Mill St Ste B - Police Station	347.55
			Public Works	N Abrams Park/E Division	132.46
				255 S 56th Pl - Electricity	2,850.51
				Overlook Park - Electricity	172.55
				N 1st Cir & N 65th Ave - Park & Ride	80.80
				SR/Pioneer St & S 56 PL	142.08
				487 S 56th Pl. - PW Ops Center	845.14
				1504 NW Intertie 3 - Water	993.84
				SR/Pioneer ST & S 65 AVE	82.75
				N 35th Ave and Pioneer St	82.04
				2861 S Royle Rd Traffic Flasher	37.10
				1504 NW Intertie 3 - Water 2025 Billing Error Credit	(12,492.85)
				214 S Riverview Dr	133.08
				S 5th St and S Union Ridge Pkwy	80.90
				301 N 3rd Ave	291.39
				487 S 56th Pl.- PW Ops Center	224.76
				Traffic Signal - Hillhurst/Royal Rd.	71.27
				512 N Allen Dr - Electricity	37.37
				Municipal Lighting Lease	12,252.23
				800 NE 264 St Intertie 1 - Water	728.60
				400 N Abrams Park Rd	449.28
				911 N 65th Ave Intertie 2 - Water	149.68
				2300 N 3rd Way Bellwood Trail Lights	45.48
				City Park/Water Well	4,599.66
				Pioneer St. & Gee Creek Loop - Electricity	37.71
				337 S Royal Rd.	203.10
				3701 N 3rd Cir - Electricity	37.45
				101 S Main Ave - Overlook Park	75.07

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CLARK PUBLIC UTILITIES - EPAY	0110	7559-485-202602	Community Development Public Works	487 S 56th Pl. - PW Ops Center 487 S 56th Pl. - PW Ops Center	72.68 23.65
CLARK PUBLIC UTILITIES - EPAY Total					13,376.02
CLARK REGIONAL WASTEWATER DISTRICT - EPAY	0741	0741-202602	Genl Govt/Facilities Public Works Community Development Public Works	Sewer - 109 W Division WWTP Sewer - 109 W Division WWTP - CRWWD Portion Sewer - 487 S 56th Pl PW Ops Center Sewer - 230 Pioneer St City Hall Sewer - Abrams Park Kitchen Sewer - 487 S 56th Pl PW Ops Center Sewer - 255 S 56th Pl Well & Reservoir Sewer - Abrams Park Concessions Sewer - 101 S Main Ave Overlook Park Sewer - Abrams Park Restrooms Sewer - 487 S 56th Pl PW Ops Center Sewer - 487 S 56th Pl PW Ops Center	80.70 80.69 3.81 91.78 43.74 68.84 40.04 45.58 269.81 87.47 4.68 1.52
CLARK REGIONAL WASTEWATER DISTRICT - EPAY Total					818.66
COLUMBIA RESOURCE COMPANY	0114	500068051	Public Works	Yard Debris - Parks	447.70
COLUMBIA RESOURCE COMPANY Total					447.70
COLUMBIAN PUBLISHING CO	0116	55379 55324 55332 55169	Public Works Public Works Community Development Public Works	Carty Rd Multipurpose Trail Phase 1 RQ Invitation to Bid: Gee Creek Loop Ord 1474 - Windy Hills PH 2 Annexation Ord 1468 - Municipal Code Amendment Ridgefield Rec & Community Center CM Qualification	557.70 630.30 54.00 48.60 495.00
COLUMBIAN PUBLISHING CO Total					1,785.60
COMCAST - EPAY	2271	2271-202602	Genl Govt/Facilities Public Safety Public Works Community Development	City Hall Internet - 230 Pioneer St PW Ops Center Internet Services - 487 S 56th Pl PW Ops Center Phone Services - 487 S 56th Pl City Hall Phone Services - 230 Pioneer St RACC Internet Services - 510 Pioneer St Ste B TMI Building - 101 Mill St Suite 210 PD Phone Services -101 Mill St. Ste 110 PW Ops Center Internet Services - 487 S 56th Pl PW Ops Center Phone Services - 487 S 56th Pl Union Ridge & 5th St Traffic Light PW Ops Center Internet Services - 487 S 56th Pl PW Ops Center Phone Services - 487 S 56th Pl RACC Internet Services - 510 Pioneer St Ste B	409.41 9.72 12.99 66.65 71.72 197.31 93.72 179.16 239.39 155.31 11.93 15.91 129.08
COMCAST - EPAY Total					1,592.30
COMCAST BUSINESS - EPAY	1666	265487383 265487388	Genl Govt/Facilities Public Works Community Development Public Safety	PW Ops Ethernet - 487 S 56th Pl. PW Ops Ethernet - 487 S 56th Pl. PW Ops Ethernet - 487 S 56th Pl. 03.2026 Ethernet - 101 Mill St PD	102.57 1,890.93 125.66 911.23
COMCAST BUSINESS - EPAY Total					3,030.39
CONFRAME CONSTRUCTION LLC	4049	RET-C2024-027	Genl Govt/Facilities	RORC Fieldhouse Installation - Retainage Release	12,596.24
CONFRAME CONSTRUCTION LLC Total					12,596.24
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	3404	8651-1116055 8951-1116482	Public Works Public Works	Streetlights Repair Parts Streetlights Repair Parts	1,061.99 3,169.47

City of Ridgefield

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CONSOLIDATED ELECTRICAL DISTRIBUTORS INC Total						4,231.46
CONSOR NORTH AMERICA INC.	3949	C240750WA.00-22	Public Works	02.2026 Pioneer Widening Construction Mgmt		47,097.42
CONSOR NORTH AMERICA INC. Total						47,097.42
CORE & MAIN LP	2906	Y594735	Public Works	Fire Hydrant Parts - Ext Kit Clow Medallion		829.70
CORE & MAIN LP Total						829.70
CRESCENT DESIGN AND ENGINEERING	4047	037	Public Works	02.2026 Development Plan Review		1,622.48
				02.2026 General Engineering Services		6,792.52
			Community Development	02.2026 Development Plan Review		4,922.50
				02.2026 Long Range Planning Services		412.50
CRESCENT DESIGN AND ENGINEERING Total						13,750.00
CT PUBLISHING	3753	331112	Public Works	Ridgefield Community & Recreation Center CM Qualification		193.80
			Public Works	Ridgefield Community & Recreation Center Construction Bid		421.60
			Public Works	Carty Rd Multipurpose Trail Phase 1 RQ		178.50
CT PUBLISHING Total						793.90
DAHPNE R SCHNEIDER DAPHNE R SCHNEIDER AND /	4231	26-2	Public Safety	12.2025 Investigative Services		2,253.74
DAHPNE R SCHNEIDER DAPHNE R SCHNEIDER AND ASSOCIATES Total						2,253.74
DEPARTMENT OF LICENSING - EPAY	0154	RG0002023-2026	Genl Govt/Facilities	CPL Fees		18.00
		RG0002018-2026	Genl Govt/Facilities	CPL Fees		18.00
		RG0002020-2026	Genl Govt/Facilities	CPL Fees		18.00
		RG0002024-2026	Genl Govt/Facilities	CPL Fees		18.00
		RG0002031-2026	Genl Govt/Facilities	CPL Fees		18.00
		RG0002026-2026	Genl Govt/Facilities	CPL Fees		18.00
		RG0002032-2026	Genl Govt/Facilities	CPL Fees		18.00
		RG0002029-2026	Genl Govt/Facilities	CPL Fees		18.00
		RG0002027-2026	Genl Govt/Facilities	CPL Fees		18.00
		RG0002016-2026	Genl Govt/Facilities	CPL Fees		18.00
		RG0002021-2026	Genl Govt/Facilities	CPL Fees		18.00
		RG0002028-2026	Genl Govt/Facilities	CPL Fees		18.00
		RG0002030-2026	Genl Govt/Facilities	CPL Fees		21.00
		RG0002025-2026	Genl Govt/Facilities	CPL Fees		18.00
		RG0002022-2026	Genl Govt/Facilities	CPL Fees		18.00
		RG0002017-2026	Genl Govt/Facilities	CPL Fees		18.00
RG0002019-2026	Genl Govt/Facilities	CPL Fees		18.00		
DEPARTMENT OF LICENSING - EPAY Total						309.00
ELCOR INC	2081	20330	Public Safety	2026 Warranty Extensions		1,687.81
			Public Works	2026 Warranty Extensions		2,555.78
			Community Development	2026 Warranty Extensions		534.72
			Information Technology	2026 Warranty Extensions		2,193.25
		MSG-20264	Public Safety	02.2026 IT Services		5,714.30
			Public Works	02.2026 IT Services		8,652.87
			Community Development	02.2026 IT Services		1,810.35
			Information Technology	02.2026 IT Services		7,425.52
		20331	Public Safety	2026 Computer Replacement		15,005.39
			Public Works	2026 Computer Replacement		22,721.91
			Community Development	2026 Computer Replacement		4,753.88
Information Technology	2026 Computer Replacement		19,498.94			
ELCOR INC Total						92,554.72

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EMILY GILES	2259	2259-20260326	Administration	Tablecloths Dry Clean Mileage Reimb. - Giles	15.01
EMILY GILES Total					15.01
EMPIRE EWP LLC	3977	RET-C2022-027	Genl Govt/Facilities	Kennedy Test Well Retainage Release	38,673.96
EMPIRE EWP LLC Total					38,673.96
EXPRESS SERVICES INC.	4012	33592417	Public Works	02.23.2026-03.01.2026 PWOM Admin Temp Services - Proshe	1,350.00
		33621076	Public Works	03.02.2026-03.08.2026 PWOM Admin Temp Services - Proshe	1,299.38
EXPRESS SERVICES INC. Total					2,649.38
FERGUSON ENTERPRISES INC # 8423	0181	1320354	Public Works	2026 Nextgen WBDB Annual Maintenance Fee	4,352.00
FERGUSON ENTERPRISES INC # 8423 Total					4,352.00
GOVERNMENTJOBS.COM INC.	4101	INV-150783	Public Safety	PowerPolicy & PowerStandards Subscription	6,309.46
GOVERNMENTJOBS.COM INC. Total					6,309.46
GRAY AND OSBORNE INC	0207	23231.21-2	Community Development	02.2026 Urban Down II PH 2 & 3 Final Plat PLZ-25-0132	477.05
		23231.22-3	Community Development	02.2026 Sanderling Ph 3 Final Plat PLZ-25-0140	190.82
		26201.00-2	Public Works	02.2026 Water Systems Plan Analysis	8,533.15
GRAY AND OSBORNE INC Total					9,201.02
H.D. FOWLER CO. INC.	2036	17249453	Public Works	Hose Nozzle O-Ring & D-Chlor Tablets - PWWTR	310.70
H.D. FOWLER CO. INC. Total					310.70
HALME EXCAVATING INC.	2746	25513	Public Works	Pioneer & 65th Rdbt Trellis Repairs	1,784.98
HALME EXCAVATING INC. Total					1,784.98
HAMPTON AUTO GLASS	0906	71324	Genl Govt/Facilities	2011 Ford F350 48614D Back Window Replacement - PWOM	67.94
			Public Works	2011 Ford F350 48614D Back Window Replacement - PWOM	327.51
HAMPTON AUTO GLASS Total					395.45
Harrison Morgan	UB*01273	(blank)	Genl Govt/Facilities	Refund Check 015886-000 220 S 69th Pl	105.04
Harrison Morgan Total					105.04
HARRY'S KEY SERVICE INC.	0982	11260173	Genl Govt/Facilities	2013 Ford F350 48614D Key Repair - PWOM	32.71
			Public Works	2013 Ford F350 48614D Key Repair - PWOM	157.70
HARRY'S KEY SERVICE INC. Total					190.41
HD SUPPLY INC.	3886	INV00987127	Public Works	PVC Plug - PWWTR	46.73
		INV00980920	Public Works	Rubber Covered Fire Hose - PWWTR	277.81
HD SUPPLY INC. Total					324.54
HID GLOBAL CORPORATION	3831	13400003080	Genl Govt/Facilities	PD LiveScan Software Transfer	(115.28)
			Public Safety	PD LiveScan Software Transfer	1,425.28
HID GLOBAL CORPORATION Total					1,310.00
HI-SCHOOL PHARMACY INC	4191	27147-1	Genl Govt/Facilities	Dumptruck Repair Parts - PW Shop	0.81
			Public Works	Dumptruck Repair Parts - PW Shop	14.96
		27153-1	Public Works	Tool Handle - Parks	13.89
		27130-1	Genl Govt/Facilities	2011 Ford F350 48614D Fasteners - PWOM	0.43
			Public Works	2011 Ford F350 48614D Fasteners - PWOM	2.05
		27115-1	Public Works	Misc. Fasteners - Parks	13.29
		26980.1	Public Works	Wire Rope Clips - PWSTW	3.15
HI-SCHOOL PHARMACY INC Total					48.58
HONEY BUCKETS	0223	0555412993	Genl Govt/Facilities	03.03.2026-03.30.2026 Port-a-Potty - PW Shop	53.92
			Public Works	03.03.2026-03.30.2026 Port-a-Potty - PW Shop	995.08
HONEY BUCKETS Total					1,049.00
INTERMEDIA.NET INC.	3804	2603029666	Information Technology	02.2026 Voice Service Charges	92.42
INTERMEDIA.NET INC. Total					92.42
J2 BLUE PRINT SUPPLY CO	0243	AR178781	Genl Govt/Facilities	State of the City Signage	236.97

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J2 BLUE PRINT SUPPLY CO	0243	AR178501	Genl Govt/Facilities	Abram's Park Ivy Pull Volunteer Event Signage	129.36
J2 BLUE PRINT SUPPLY CO Total					366.33
JEFFREY GUMRINGER	0214	291519	Public Works	Edger Blades - Parks	63.06
		286511	Public Works	Parks Mower Service Parts	32.44
JEFFREY GUMRINGER Total					95.50
JLS NEWCO LLC	0558	622258	Genl Govt/Facilities	Crushed Rock Pile - PW Shop	75.29
			Public Works	Crushed Rock Pile - PW Shop	1,389.50
JLS NEWCO LLC Total					1,464.79
KILLA BITES	3727	2919	Genl Govt/Facilities	2026 State of the City Catering	1,835.50
KILLA BITES Total					1,835.50
LEE EDWARD ALLEN III	4228	1489	Public Safety	03.2026 Parks Revenue Program - Ridgefield Rec Center	6,000.00
LEE EDWARD ALLEN III Total					6,000.00
Lennar NW Inc	UB*01269	(blank)	Genl Govt/Facilities	Refund Check 009776-499 2822 S 9th Way	60.90
Lennar NW Inc Total					60.90
MACKAY SPOSITO CONSTRUCTORS LLC	4129	517	Public Works	02.2026 Pioneer Widening and iQ Credit Union Wetlands	28,871.73
MACKAY SPOSITO CONSTRUCTORS LLC Total					28,871.73
MARTA L. OCHOA-RUTUHERFORD	3396	78	Judicial	03.05.2026 Interpreting Services	65.00
		788	Judicial	03.06.2026 Interpreting Services	130.00
MARTA L. OCHOA-RUTUHERFORD Total					195.00
MAUL FOSTER ALONGI INC.	0834	72222	Public Works	02.2026 Park Laundry Site Cleanup & Environmental Services	2,400.75
MAUL FOSTER ALONGI INC. Total					2,400.75
MELISSA M COSGROVE NP LLC	4096	20320	Public Works	DOT Physical	100.00
MELISSA M COSGROVE NP LLC Total					100.00
MIKE PINCHOT	4257	RES-26-0015	Community Development	RES-26-0015 Permit Refund	128.44
MIKE PINCHOT Total					128.44
NAPA AUTO PARTS	0498	516289	Public Works	Truck Battery - PWWTR	147.23
			Community Development	Truck Battery - PWWTR	3.00
		516742	Genl Govt/Facilities	2011 Ford F350 48614D Repair Parts - PWOM	10.89
			Public Works	2011 Ford F350 48614D Repair Parts - PWOM	52.43
		517816	Genl Govt/Facilities	2020 Chevy 70428D Battery Repair - PWOM	32.35
			Public Works	2020 Chevy 70428D Battery Repair - PWOM	155.94
		516132	Public Works	Mower Batory - Parks	57.13
		518088	Public Works	Truck Headlight - PWWTR	29.04
			Community Development	Truck Headlight - PWWTR	0.59
		517499	Public Works	Spray Nozzles O-Rings - Overlook Parks	24.07
NAPA AUTO PARTS Total					512.67
NEW DAY PEST MANAGEMENT LLC	4004	15265	Genl Govt/Facilities	03.2026 Pest Control - City Hall	107.61
		15268	Genl Govt/Facilities	03.2026 Pest Control - PW Bldg	7.84
			Public Works	03.2026 Pest Control - PW Bldg	144.52
			Community Development	03.2026 Pest Control - PW Bldg	9.60
		15283	Public Works	03.2026 Pest Control - Bennett Hall	107.61
		15269	Genl Govt/Facilities	03.2026 Pest Control - 109 Division	107.61
NEW DAY PEST MANAGEMENT LLC Total					484.79
NW NATURAL GAS - EPA	0315	0315-202602	Genl Govt/Facilities	487 S 56th PW Ops #A - Natural Gas	3.86
				487 S 56th PW Ops #B - Natural Gas	217.33
				230 Pioneer St City Hall - Natural Gas	367.35
				109 Division PW Shop - Natural Gas	31.39

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NW NATURAL GAS - EPAY	0315	0315-202602	Public Safety Public Works	101 Mill St Police Department - Natural Gas 487 S 56th PW Ops #A - Natural Gas 487 S 56th PW Ops #B - Natural Gas	238.80 69.76 3,924.14
			Community Development Public Works	487 S 56th PW Ops #A - Natural Gas 487 S 56th PW Ops #A - Natural Gas 487 S 56th PW Ops #B - Natural Gas	4.74 1.54 86.67
NW NATURAL GAS - EPAY Total					4,945.58
PATRICK HILDRETH BRAND AND DESIGN	2372	3446	Genl Govt/Facilities	02.2026 Newsletter 02.2026 Event Postcards & Table Wrap	115.20 662.40
			Public Safety	02.2026 Police Patch Design	86.40
PATRICK HILDRETH BRAND AND DESIGN Total					864.00
PHOUNG T. TRAN	3529	26-2	Genl Govt/Facilities	State of the City Coffee	125.99
PHOUNG T. TRAN Total					125.99
Pulte Homes of Washington Inc	UB*01274	(blank)	Genl Govt/Facilities	Refund Check 017485-008 8710 S Schuster Way	24.58
Pulte Homes of Washington Inc Total					24.58
Rotschy Inc	UB*01271	(blank)	Genl Govt/Facilities	Refund Check 010953-026 Hydrant Meter S 2nd Way Ridgefield Heights	357.95
Rotschy Inc Total					357.95
SAUER HOLDINGS LLC	2885	45658	Genl Govt/Facilities	Tent Cover Replacement	107.71
SAUER HOLDINGS LLC Total					107.71
SEATTLE DAILY JOURNAL OF COMMERCE	3980	3417678 3417999	Public Works Public Works	Invitation to Bid: Gee Creek Loop Carty Rd Multipurpose Trail Phase 1 RQ	1,254.00 1,127.50
SEATTLE DAILY JOURNAL OF COMMERCE Total					2,381.50
SIMPLIFILE - EPAY	2962	E6310822	Community Development	Re-Recording Rezone Agreement Boschma Family	320.38
SIMPLIFILE - EPAY Total					320.38
SPRINGBROOK - GROUP EPAY	3544	260321926	Public Works	02.2026 UB Web Payments	62.24
SPRINGBROOK - GROUP EPAY Total					62.24
SPRINGBROOK SOFTWARE LLC	3444	INV-023338	Public Works Information Technology	05.2026-05.2027 Springbrook Financial Software Subscription 05.2026-05.2027 Springbrook Financial Software Subscription	5,660.86 35,310.49
SPRINGBROOK SOFTWARE LLC Total					40,971.35
STATE OF WA DEPARTMENT OF REVENUE - EPAY	0156	0-051-362-397	Genl Govt/Facilities Public Safety Public Works Community Development	02.2026 B&O and Excise Tax 02.2026 B&O and Excise Tax 02.2026 B&O and Excise Tax 02.2026 B&O and Excise Tax	322.33 16.69 3,983.12 0.52
STATE OF WA DEPARTMENT OF REVENUE - EPAY Total					4,322.66
TERESA D JOHNSON CPA INC.	0561	7842	Finance	02.2026 Accounting Services	6,466.40
TERESA D JOHNSON CPA INC. Total					6,466.40
THE MASTER'S TOUCH LLC	1786	P100539 P100730 100730 100539	Public Works Public Works Public Works Public Works	02.2026 UB Final Bills - Postage 02.2026 UB Bill Statements - Postage 02.2026 UB Bill Statements 02.2026 UB Final Bills	23.97 2,234.04 1,126.18 190.10
THE MASTER'S TOUCH LLC Total					3,574.29
TOWNZEN & ASSOCIATES INC.	3450	26-015	Community Development	02.2026 Building Plan Reviews	19,683.33
TOWNZEN & ASSOCIATES INC. Total					19,683.33
TRANSCO GROUP USA INCORPORATED	4112	37218	Public Works	02.2026 ADA Transition Plan	4,360.00
TRANSCO GROUP USA INCORPORATED Total					4,360.00
UNIFIRST CORPORATION	3904	2240326915	Genl Govt/Facilities	03.10.2026 Floor Mats - PW Bldg 03.10.2026 Uniforms - PWO&M	3.14 16.54

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UNIFIRST CORPORATION	3904	2240326915	Public Works	03.10.2026 Uniforms - PWWTR	25.01	
				03.10.2026 Floor Mats - PW Bldg	57.88	
				03.10.2026 Uniforms - PWSTW	59.94	
				03.10.2026 Uniforms - PWO&M	79.81	
			Community Development	03.10.2026 Uniforms - PWWTR	1.32	
				03.10.2026 Floor Mats - PW Bldg	3.84	
				03.10.2026 Uniforms - PWSTW	2.06	
			2240323963	Genl Govt/Facilities	03.03.2026 Floor Mats - CH	22.47
			2240323969	Genl Govt/Facilities	03.03.2026 Uniforms - PWO&M	16.55
					03.03.2026 Floor Mats - PW Bldg	3.15
			Public Works	03.03.2026 Uniforms - PWO&M	79.80	
					03.03.2026 Uniforms - PWWTR	25.01
					03.03.2026 Uniforms - PWSTW	59.93
					03.03.2026 Floor Mats - PW Bldg	57.86
			Community Development	03.03.2026 Uniforms - PWWTR	1.32	
					03.03.2026 Uniforms - PWSTW	2.07
					03.03.2026 Floor Mats - PW Bldg	3.85
			2240326909	Genl Govt/Facilities	03.10.2026 Floor Mats - RACC	5.43
				Community Development	03.10.2026 Floor Mats - RACC	9.79
			2240323962	Genl Govt/Facilities	03.03.2026 Floor Mats - RACC	5.43
	Community Development	03.03.2026 Floor Mats - RACC	9.79			
2240323967	Public Safety	03.03.2026 Floor Mats - PD	50.49			
2240326913	Public Safety	03.10.2026 Floor Mats - PD	50.49			
2240326911	Genl Govt/Facilities	03.10.2026 Floor Mats - CH	22.47			
UNIFIRST CORPORATION Total					675.44	
VAIRKKO TECHNOLOGIES LLC	3699	32792	Genl Govt/Facilities	03.2026 PD Scheduling Software	(15.66)	
			Public Safety	03.2026 PD Scheduling Software	193.66	
VAIRKKO TECHNOLOGIES LLC Total					178.00	
VERIZON WIRELESS - EPAY	0452	6137191587	Genl Govt/Facilities	PW Ipads	12.91	
				Events IPads	205.53	
			Public Safety	PD IPads & MDCs	976.20	
			Public Works	PW Ipads	1,123.41	
			Community Development	PW Ipads	199.50	
				Code Enforcement IPads	51.38	
				CDD IPads	513.80	
			Administration	Admin IPads	154.14	
			Council	Council IPads	411.03	
			Finance	Finance IPads	51.38	
			6137191589	Genl Govt/Facilities	HR Cellphones	92.25
					Public Works Engineering & UB Cellphones	71.19
					General Cellphones	46.11
			Public Safety	PD Cellphones	830.13	
			Public Works	Public Works Engineering & UB Cellphones	1,250.11	
			Community Development	Public Works Engineering & UB Cellphones	106.07	
					Code Enforcement Cellphone	46.11
					Building Inspectors & Permitting Cellphones	645.70
			Administration	Admin Cellphones	184.46	

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VERIZON WIRELESS - EPAY	0452	6137191589	Council	Council Cellphones	46.10
			Finance	Public Works Engineering & UB Cellphones	2.32
		6137191588	Public Works	Finance Cellphones	92.25
				Hillhurst Ped Crossing	145.17
VERIZON WIRELESS - EPAY Total					7,257.25
VERIZON WIRELESS SERVICES, LLC	4050	9022427508	Public Safety	PD Phone Record Request Fee	75.00
VERIZON WIRELESS SERVICES, LLC Total					75.00
WALLIS ENGINEERING PLLC	0464	18535	Public Works	02.2026 Downtown Stormwater - Lake River	21,177.11
				02.2026 Downtown Stormwater - Riverview Drive	3,107.18
		18531	Public Works	02.2026 Gee Creek Loop Improvements	9,565.75
WALLIS ENGINEERING PLLC Total					33,850.04
WELLS FARGO - EPAY	1681	202602-9687	Genl Govt/Facilities	Moore Amazon Plastic Spoons - Pw Building	0.89
				Moore Amazon Mktpl Stapler/Coffee - Pw Building	2.25
				Moore Amazon Mktpl Printer Ink - Pw Building	8.16
				Moore Amazon Mktpl Printer Ink - Thamert	9.13
				Moore Amazon Cardstock - Pw Building	2.03
				Moore Amazon Forks/Room Spray - Pw Building	1.42
				Moore Amazon Kleenex - Racc	13.20
				Moore Amazon Notepads - Racc	11.40
				Moore Amazon Mktpl Prize Wheel/Carabiner - Events	60.95
				Moore Amazon Pens - Ch	16.04
				Moore Amazon Mktpl Fire Extinguishers - Pw Building	32.37
				Moore Amazon Batteries/Tissues - Pw Building	2.54
				Moore Amazon Sharpies - Ch	9.44
				Moore Amazon Forks/Toilet Spray - Ch	67.39
				Moore Amazon Mktpl Craft Supplies - March 1Sat	38.07
				Moore Amazon Mktpl Table Skirts - Ch	237.60
				Moore Amazon Soap - Tmi Building	16.11
				Moore Amazon Mktpl Diffuser Set - Ch	20.66
				Moore Amazon Mktpl Paper Towels - Tmi	42.95
				Moore Amazon Wipes - Events	14.43
				Moore Amazon Craft Supplies - March 1Sat	36.87
				Moore Amazon Mktpl Storage Bins - Ch	41.33
				Moore Amazon Mktpl Dry Erase Board - Ch	45.69
				Moore Amazon Mktpl Laminating Pouches - Pd	47.00
				Moore Amazon Mag Pouch - Refund Issued Not Delivered	18.30
				Moore Amazon Mktpl Brush Set - Refund Issued Not Delivered	10.65
				Moore Amazon Mktpl Gloves/Coffee - Pd	53.41
				Moore Amazon Mktpl Speaker - Pd	217.49
				Moore Amazon Mktpl Compressed Air - Pd	29.59
				Moore Amazon Mktpl Hdmi Cable/Hdmi Receiver - Pd	399.76
				Moore Amazon Mktpl Cleaning Kit/Signal Light - Pd	86.98
				Moore Amazon Plastic Spoons - Pw Building	16.50
				Moore Amazon Mktpl Stapler/Coffee - Pw Building	41.51
				Moore Amazon Mktpl Printer Ink - Pw Building	150.37
				Moore Amazon Mktpl Notebooks - Vandyke	39.26
				Moore Amazon Mktpl Printer Ink - Thamert	155.26
			Public Safety		
			Public Works		

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WELLS FARGO - EPAY

1681

202602-9687

Public Works

Moore Amazon Reta Seat Covers - Streets	293.27
Moore Amazon Cardstock - Pw Building	37.42
Moore Amazon Mktpl Turf Tracer - Parks	45.66
Moore Amazon Mktpl Electrical Wire - Water	16.85
Moore Amazon Forks/Room Spray - Pw Building	26.14
Moore Amazon Laser Pointers - Parks	19.78
Moore Amazon Keyboards - Melroy	30.86
Moore Amazon Mktpl Fire Extinguishers - Pw Building	598.12
Moore Amazon Batteries/Tissues - Pw Building	46.99
Moore Amazon Mktpl Tie Down Anchor - Plow Truck Repair	30.45
Moore Amazon Car Charger - Stormwater	21.76
Moore Amazon Emergency Light Wires - Water Trucks	39.16
Moore Amazon Mktpl Phone Charger - Stormwater	9.78
Moore Amazon Pin Connector - Plow Truck Repair	53.85
Moore Amazon Terminal Removal Kit - Plow Truck Repair	16.30
Moore Amazon Mktpl Printer Ink - Stormwater	324.21
Moore Amazon Reta Microphone - Streets	37.29
Community Development	
Moore Amazon Plastic Spoons - Pw Building	1.10
Moore Amazon Mktpl Stapler/Coffee - Pw Building	2.76
Moore Amazon Mktpl Printer Ink - Pw Building	9.99
Moore Amazon Mktpl Printer Ink - Thamert	18.27
Moore Amazon Cardstock - Pw Building	2.49
Moore Amazon Forks/Room Spray - Pw Building	1.74
Moore Amazon Kleenex - Racc	23.75
Moore Amazon Notepads - Racc	20.51
Moore Amazon Red Labels - Code Enforcement	49.59
Moore Amazon Mktpl Fire Extinguishers - Pw Building	39.75
Moore Amazon Batteries/Tissues - Pw Building	3.12
Moore Amazon Mailing Labels - Cdd	53.90
Administration	
Moore Amazon Mktpl Notebook - Gleason	15.22
Moore Amazon Mktpl Notebook - Allen	16.30
Information Technology	
Moore Amazon Keyboards - Melroy	30.86
Moore Amazon Mktpl Computer Headset - Ferriss	35.54
Moore Amazon Mktpl Table Covers - Council Outreach	20.66
Moore Amazon Sunglasses/Crayons/Hats - TYKTW	163.59
Moore Amazon Stapler/Scissors/Hole Punch - Parker	48.44
Legal	
202602-5756	
Genl Govt/Facilities	
Rubio Water Delivery Svcs - Pw Bldg	8.00
Rubio Primo Brands/Waterserv Water Delivery Svcs - Pw Bldg	1.03
Rubio Water Delivery Vendor Dispute	191.43
Public Safety	
Rubio Siptrunk Telephone Service - Pd	239.90
Public Works	
Rubio Water Delivery Svcs - Pw Bldg	147.37
Rubio Primo Brands/Waterserv Water Delivery Svcs - Pw Bldg	18.89
Rubio Water Delivery Svcs - Pw Bldg	9.79
Rubio Primo Brands/Waterserv Water Delivery Svcs - Pw Bldg	1.26
Community Development	
Rubio Currency Conversion Fee Other Debits Conversion Fee	1.50
Information Technology	
Rubio Adobe Inc Software - Communications	76.15
Rubio Organimi Software Renewal - City Organized Chart	150.00

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WELLS FARGO - EPAY

1681	202602-5756	Information Technology	Rubio Zoom.Com 888-799-9666 Meeting Platform	69.62
			Rubio Spotify Monthly Music - Ch	14.13
	202602-1081	Information Technology	Irwin Pagefreezer.Com Pagefreezer Verizon Software Renewal	6,735.27
			Irwin Currency Conversion Fee International Bank Fee - Pagefreez	67.35
	202602-7739	Genl Govt/Facilities	Coleman Cleverwaiver Waiver Platform - Dragon Boats	29.99
	202602-3244	Public Safety	Doriot Washington Association Wa Association Of Sheriffs Dues	180.00
			Doriot The IACP Dues Renewal - Doriot	220.00
			Doriot Paypal Narcotics Informant Training - Detective King	164.55
			Doriot Rosauers - Leadership Class Hosted by Rpd	21.98
			Doriot Costco Drinks/Food - Leadership Class Hosted by Rpd	532.02
	202602-4252	Public Works	Blake Rosauers Refreshments - Parks (Kaizen Lean)	63.55
			Blake Costco Refreshments - Streets (Kaizen Lean)	33.96
			Blake Rosauers Refreshments - Streets (Kaizen Lean)	81.53
	202602-9059	Council Executive	Stuart Rosauers Food & Dru Breakfast Meeting W/Councilors - Coun	27.47
			Stuart Rosauers Food & Dru Breakfast Meeting W/Councilors - Stua	13.73
			Stuart Fuel Bistro & Wi Lunch Meeting Sw Wa City Managers Meetin	41.76
			Stuart Sushi Kato Lunch Meeting Regarding Community Rec Center	20.87
			Stuart Playmakers Sports Bar Lunch Meeting Water Connections	80.63
	202602-9102	Genl Govt/Facilities	Allen Customsigns.Com Nameplate - Blehm	22.07
			Allen Customsigns.Com Nameplates - Blehm	16.64
		Administration	Allen Customsigns.Com Nameplates - Gleason	16.63
		Human Resources	Allen Costco By In Car Breakfast Items - All Hands	192.89
			Allen Instacart Price Adjustments - All Hands	14.56
			Allen Costco By In Car Snacks - Wellness	782.41
			Allen Starbucks Store Coffee - All Hands	65.28
			Allen Instacart Breakfast Items - All Hands	182.96
	202602-5484	Genl Govt/Facilities	Freimuth Holiday Inn Yakima Pesticide Training Hotel - Klopman	70.53
			Freimuth Wsu Marketplace Pesticide CEUS - Embry	3.00
			Freimuth USPS City Hall Postage	78.00
		Public Works	Freimuth Wsu Marketplace Pesticide Training - Webberley	114.00
			Freimuth Holiday Inn Yakima Pesticide Training Hotel - Klopman	164.57
		Freimuth APWA 2026 Spring Conference Registration - William	615.98	
		Freimuth Wsu Marketplace Pesticide CEUS - Embry	7.00	
		Freimuth Wsu Marketplace Pesticide CEUS - N. Johnson	10.00	
		Freimuth APWA 2026 Spring Conference - Lange	314.28	
		Freimuth Paypal Hands On Control Valves Training - Henker	300.00	
		Freimuth Paypal Hands On Control Valve Training - N. Johnson	300.00	
	Community Development	Freimuth Wsu Marketplace Pesticide Training - Webberley	6.00	
		Freimuth APWA 2026 Spring Conference Registration - William	32.42	
		Freimuth APWA 2026 Spring Conference - Lange	34.92	
	Council	Freimuth Alaska Air Lobbying In Dc Flight - Cole	911.81	
	Human Resources	Freimuth Rtic Orwa Custom Cups - Service Awards	304.31	
202602-7069	Genl Govt/Facilities	Ferriss Mrsc.Org Pra Virtual Workshop - Ferriss Wa Tax	(15.84)	
		Ferriss Homedepot.Com Refrigerator - Racc	398.80	
	Community Development	Ferriss Homedepot.Com Refrigerator - Racc	717.65	
	Administration	Ferriss Mrsc.Org Pra Virtual Workshop - Ferriss	195.84	
	Council	Ferriss Credc Executive Am Credc Event - Hamilton	50.00	

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WELLS FARGO - EPAY	1681				
	202602-7069	Council	Ferriss Greater Vancouver Iris Awards City Table - Council	800.00	
			Ferriss Credc Executive Am Credc Event - Cole	50.00	
			Ferriss Paypal The Columbian Forecast Event - Additional Ticket	70.23	
			Ferriss Credc Executive Am Credc Event - Burkle	50.00	
			Ferriss Paypal The Columbian Forecast Event - Council Table	1,586.86	
		#N/A	Ferriss Office Depot Ink Toner - Parker	131.96	
	202602-4430	Public Works	Parker WSAMA Municipal Attorneys Association Membership Dues	52.00	
			Parker WSBA Attorney Annual License - Parker	703.40	
			Parker Prima Risk Management Conference - Parker	750.00	
			Parker WASBA Trans. Service Fee - Parker	17.59	
	202602-2761	Genl Govt/Facilities	Gibson Costco Tv/Mount - Tmi Room	685.41	
		Public Safety	Gibson Costco Whse Coffee - Pd	85.98	
			Gibson Tractor Supply Level/Wall Hangers To Hang TV	36.42	
			Gibson Costco Snacks - Leadership Class Hosted By Rpd	92.87	
			Gibson Sadie & Josies Bakery Donuts - Leadership Class	49.30	
	202602-6939	Community Development	Lust El Rancho Viejo Planning Team Lunch - Lazzarini/Whitener	34.22	
			Lust El Rancho Viejo Planning Team Lunch - Lust	17.11	
			Lust The Columbian Monthly NewspaperSubscription - CDD	13.00	
	202602-7051	Human Resources	Blehm Costco Refreshments - All Hands	21.98	
	202602-0187	Genl Govt/Facilities	Melroy Van-Port Rigging Inc Crane Repair Parts - Pw Shop	5.39	
			Melroy Van-Port Rigging Inc Backhoe Bucket Hooks - Pw O&M	10.72	
			Melroy Apw Distributing Pressure Washer Repair - Pw Building	8.59	
		Public Works	Melroy Van-Port Rigging Inc Crane Repair Parts - Pw Shop	99.51	
			Melroy Van-Port Rigging Inc Backhoe Bucket Hooks - Pw O&M	51.69	
			Melroy Apw Distributing Pressure Washer Repair - Pw Building	41.41	
	202602-7002	Public Works	Thamert Cameo Cafe Monthly Pw Directors Breakfast - Thamert	13.46	
		Community Development	Thamert Cameo Cafe Monthly Pw Directors Breakfast - Thamert	0.71	
	202602-6996	Genl Govt/Facilities	Demoss Sticker Mule NOW Stickers - State Of The City	127.30	
			Demoss Sticker Mule 2026 Schedule Magnets - Events	200.19	
		Community Development	Demoss Sticker Mule Row Sign Permit Stickers - Cdd	337.28	
		Administration	Demoss Tcu Extended Certified Public Communicator Registration	1,875.00	
			Demoss Columbian Monthly Newspaper Subscription - Communications	12.50	
			Demoss Nest Meals For Interview Panel - Comm Coordinator II	51.28	
		Information Technology	Demoss Mirage (Captions) Captions Software - Communications	9.99	
		Human Resources	Demoss Chipotle Online Lunch - One Ridgefield Focus Group	209.19	
	202602-9437	Public Safety	Steele-Hoots Usps Postage - Waspc Files	13.00	
			Steele-Hoots The Columbian Annual Columbian Newspaper Fee	117.94	
			Steele-Hoots Tlo Transunion Background Investigations - Pd	108.80	
	202602-0794	Administration	Knottnerus Authentic Development Webinar Cancelled - Knottnerus	(89.40)	
		Human Resources	Knottnerus Authentic Development Webinar Cancelled - Knottnerus	(59.60)	
	202602-5997	Public Works	Sampson Rhino Lining Of Vancouver Bedliner Spray - Water Truck	1,032.65	
			Sampson Sandys Sign & Design Truck Door City Logo Sticker - Wate	141.44	
			Sampson Usps Postage - Return HAWKS Signal Controller - Streets	30.30	
	202602-6868	Public Works	Mulderig Northwest Environmental Stormwater Conf. Registration	550.00	
			Mulderig Sp Cwt Training Academ Storm Certified Erosion Training	435.20	
			Mulderig Starbucks Coffee For Illicit Discharge Training - Storm	43.52	
			Mulderig Costco Snacks For Illicit Discharge Training - Stormwat	65.24	

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WELLS FARGO - EPAY	1681	202602-4870	Public Safety	Johnson Wa Dol Lic & Reg 51307 Title Fees - PD	72.10
			Public Works	Johnson Wa Dol Lic & Reg 51307 Title Fees - Water	72.10
			Finance	Johnson The Columbian Monthly Newspaper Subscription - Finance	15.00
WELLS FARGO - EPAY Total					30,203.74
WEX BANK - EPAY	3552	110935649	Genl Govt/Facilities	PW Fuel	231.96
			Public Safety	PD Fuel Card	7.00
				PD Fuel	2,630.35
			Public Works	PW Fuel	3,691.23
				Water Fuel Card	7.00
				Propane - Streets	36.25
			Community Development	PW Fuel	881.40
				CDD Fuel	445.29
WEX BANK - EPAY Total					7,930.48
WHATSAMATHER CONSULTING INC	3736	26030006	Public Safety	Consulting Services - PD	20,000.00
WHATSAMATHER CONSULTING INC Total					20,000.00
WOODLAND SAW AND CYCLE INC.	2223	4644	Public Works	Edger Blades - Parks/Streets	226.14
WOODLAND SAW AND CYCLE INC. Total					226.14
WSP USA INC.	3338	40329877	Public Works	02.2026 S 35th Ave Extension/Gee Creek Environmental Planning	18,175.69
		40329938	Community Development	02.2026 Comprehensive Plan & System Plan Updates	21,042.14
WSP USA INC. Total					39,217.83
YADON MECHANICAL LLC	4111	12296014	Genl Govt/Facilities	01.2026-02.2026 HVAC Maintenance - CH	581.24
		12295975	Genl Govt/Facilities	02.06.2026 RTU Mixed Air Sensor Replacement - PW Bldg	20.22
			Public Works	02.06.2026 RTU Mixed Air Sensor Replacement - PW Bldg	372.82
			Community Development	02.06.2026 RTU Mixed Air Sensor Replacement - PW Bldg	24.78
		12295973	Genl Govt/Facilities	02.13.2026 Rooftop Unit Contractors Repair - CH	944.88
		12296066	Genl Govt/Facilities	03.2026-05.2026 HVAC Maintenance - PW Bldg	52.40
			Public Works	03.2026-05.2026 HVAC Maintenance - PW Bldg	966.19
			Community Development	03.2026-05.2026 HVAC Maintenance - PW Bldg	64.21
		12296013	Genl Govt/Facilities	01.2026-02.2026 HVAC Maintenance - PW Bldg	52.40
			Public Works	01.2026-02.2026 HVAC Maintenance - PW Bldg	966.19
			Community Development	01.2026-02.2026 HVAC Maintenance - PW Bldg	64.21
		12296072	Genl Govt/Facilities	03.2026-05.2026 HVAC Maintenance - CH	581.24
YADON MECHANICAL LLC Total					4,690.78
Grand Total					986,912.62

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 26, 2026

AGENDA ITEM NAME: Approval of Minutes from the March 12, 2026 Meeting

GOVERNING LEGISLATION

N/A

PREVIOUS COUNCIL ACTION TAKEN:

N/A

SUMMARY/BACKGROUND:

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

BUDGET/FINANCIAL IMPACTS:

N/A

RECOMMENDED ACTION OR MOTION:

Approve the minutes by making the following motion: 1. "I move to approve the consent agenda".

STAFF CONTACT:

ATTACHMENTS:

1. 03-12-2026



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
MARCH 12, 2026**

Regular Meeting - 6:30 PM

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

- 1. Flag Salute**
- 2. Roll Call**

Present:
Mayor Matt Cole
Mayor Pro Tem Judy Chipman
Council Member Lee Wells
Council Member Clyde Burkle
Council Member Katie Favela
Council Member Rian Davis
Council Member Meghan Hamilton

- 3. Late changes to the agenda**

II. PROCLAMATION

- 1. Women’s History Month**

III. PUBLIC COMMENT

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

Comments received during public testimony can be heard on the City’s website under [City Council Meeting Audio Files | Ridgefield, WA \(ridgefieldwa.us\)](#).

IV. CONSENT AGENDA

MOTION TO APPROVE AS PRESENTED.

RESULT: (UNANIMOUS)
MOVER: Council Member Burkle
SECONDER: Mayor Pro Tem Chipman
AYES: Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman, Council Member

1. **Approval of Claims And/Or Payroll**
2. **Approval of Minutes from the February 26, 2026 Meeting**

V. PRESENTATION

1. **Youth Commission Progress Update - Lee Knottnerus, Deputy City Manager**

The Youth Commissioners presented a progress report to City Council.

2. **2026 Digital Budget Book and Performance Metrics Presentation - Kirk Johnson, Finance Director, Megan DeMoss, Communications Program Manager**

Finance Director Kirk Johnson and Communications Program Manager Megan DeMoss provided a presentation on the 2026 digital budget book and performance metrics and addressed questions from Council.

VI. BUSINESS

1. **First Reading of Ordinance No. 1475 - Approval for the Issuance of Limited Tax General Obligation (LTGO) Bonds for the Ridgefield Community Center - Kirk Johnson, Finance Director**

The City is exploring the issuance of up to \$15.5 million in Limited Tax General Obligation (LTGO) bonds to fund construction of the Ridgefield Community Center through a public-private partnership with Blue Rock Ventures. The project will include a publicly owned community center and a privately constructed recreation center built as a joint municipal project. The City Manager and Finance Director are requested to have authority to issue the bonds at a maximum 5.5% interest rate with a 20-year term, payable from Real Estate Excise Tax, Park Impact Fees, and the General Fund, pending future facility-generated revenue. City Council conducted a discussion and held the first reading of the ordinance.

2. **First Reading Ordinance No. 1476 - Amending RMC Chapter 3.10 Affordable Housing Sales & Use Tax to Establish a Residential Rental Assistance Program - Kirk Johnson, Finance Director**

City Council reviewed the history and purpose of the affordable housing fund, established through Ordinance No. 1319 in 2020 with sales-and-use tax credits. The fund, restricted by statute, provides approximately \$24,000 annually for affordable housing and rental assistance. Following council direction at the May 2025 retreat, staff researched potential uses and consulted with regional partners. At a February 2026 study session, Council determined the limited funds would be best used for a residential tenant rental assistance program for households at or below 60% of area median income, with assistance capped at \$5,000 per household and paid directly to landlords. Staff will return with a budget amendment to allocate \$50,000 for the program, partnering with two non-profits to administer applications. Council will review program outcomes in 2027 to consider any adjustments.

MOTION: MOVED TO WAIVE THE SECOND READING AND ADOPT ORDINANCE NO. 1476.

RESULT:	(UNANIMOUS)
MOVER:	Mayor Pro Tem Chipman
SECONDER:	Council Member Wells

AYES: Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman, Council Member Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton

3. Approval of Resolution No. 674 - N 1st Circle Right-of-Way Vacation - Claire Lust, Community Development Director

City Council reviewed a request to initiate the right-of-way vacation process for a portion of excess ROW along N 1st Circle, associated with a proposed veterinary clinic development. The surplus ROW, a remnant of the former SR 501/I-5 interchange, exceeds current street needs. The property owner requested the vacation to incorporate approximately 7,307 square feet into the developable site. Council considered a resolution to initiate the ROW vacation process, which would include a future public hearing and ordinance reading as required by state law. Staff will coordinate valuation of the property, estimated at \$42,599.81, with a standard charge of 50% to the applicant.

MOTION: MOVED TO ADOPT RESOLUTION NO. 674.

RESULT: (UNANIMOUS)
MOVER: Council Member Davis
SECONDER: Council Member Hamilton
AYES: Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman, Council Member Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton

4. Motion to Approve the Elevated Eastside Reservoir Construction Contract - Miranda Lange, PW Infrastructure Deputy Director

City Council reviewed the Eastside Elevated Water Reservoir project, to be constructed on a 5.3-acre city-owned site on South 5th Street. The project includes a 2.5 million-gallon elevated reservoir and associated site improvements to support long-term water supply, storage capacity, and system resiliency. The construction contract is proposed to be awarded to T. Bailey, LLC for \$17,196,384, plus a \$2,000,000 contingency, totaling \$19,196,384. The project is expected to be completed in approximately two years.

MOTION: MOVED TO APPROVE AWARDING THE CONTRACT FOR THE CONSTRUCTION OF THE ELEVATED EASTSIDE WATER RESERVOIR PROJECT TO T.BAILEY, LLC FOR THE AMOUNT OF \$17,196,384.00 PLUS AN ADDITIONAL \$2,000,000.00 IN CONTINGENCIES, FOR A TOTAL \$19,196,384.00.

RESULT: (UNANIMOUS)
MOVER: Council Member Hamilton
SECONDER: Council Member Favela
AYES: Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman , Council Member Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton

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 limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

Comments received during public testimony can be heard on the City’s website under [City Council Meeting Audio Files | Ridgefield, WA \(ridgefieldwa.us\)](#).

VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Hamilton reflected on the proclamation and spoke about the new position with the YWCA.

Council Member Favela provided updates on the ECHO meeting and CCFR meeting, and congratulated the Mayor Pro Tem on her Iris Award nomination.

Mayor Pro Tem Chipman participated in interviews with students at the high school, attended a Hispanic luncheon with the Mayor, and attended the Iris Awards.

Council Member Davis provided updates on the Clark Regional Parks Force meeting and C-TRAN Board meeting, and acknowledged the Mayor Pro Tem on her Iris Award nomination.

Council Member Burkle acknowledged the Mayor Pro Tem on her Iris Award nomination and provided an update on the Port of Ridgefield meeting.

Council Member Wells provided an update on the Port of Ridgefield meeting and noted that Wash Kings Car Wash is now open for business.

2. Mayor

Reported attending the Clark College State of the College address, the Iris Awards, and a Hispanic luncheon with the Mayor Pro Tem, and provided an update on C-TRAN.

3. City Manager

Public Works Director Ryan Thamert reported on the water sample submitted to the American Water Works Association conference for the Best Tasting Water competition.

Finance Director Kirk Johnson provided an update on property purchases and closing dates.

IX. EXECUTIVE SESSION

1. Executive Session Pursuant to RCW 42.30.110(1)(g) to Discuss Personnel Matters and RCW 42.30.110(1)(i) to Discuss Potential Litigation.

8:33PM: The City Council entered executive session pursuant to RCW 42.30.110(1)(i), scheduled to last until 8:48 PM.

Attendees: Mayor, City Council, City Attorney Janean Parker, PW Infrastructure Deputy Director Miranda Lange, Capital Project Manager Jason Van Dyke.

The session was extended at 8:47 PM (to 8:53 PM) and again at 8:53 PM (to 8:58 PM).

8:58PM: Mayor reconvened the meeting and announced a 5-minute break before entering executive session pursuant to RCW 42.30.110(1)(g), scheduled to last until 9:50 PM.

Attendees: Mayor, City Council, City Manager Steve Stuart, Deputy City Manager Lee Knottnerus.

The session was extended at 9:47 PM (to 10:10 PM), 10:09 PM (to 10:30 PM), 10:30 PM (to 10:40 PM), and 10:40 PM (to 10:45 PM).

10:54 PM: Mayor reconvened the meeting; no action was taken, and the meeting was adjourned.

X. ADJOURN

10:54PM

Julie Ferriss, City Clerk

Matt Cole, Mayor

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 26, 2026

AGENDA ITEM NAME: Resolution No. 675 - Approval to Submit an Application for a Washington State Recreation and Conservation Office Grant for Horns Corner Park

GOVERNING LEGISLATION

Financial Policy #07: Budget; and Financial Policy #15: Grant Management.

PREVIOUS COUNCIL ACTION TAKEN:

Council passed Financial Policy #15: Grant Management in January 2024. Council has approved the submission of multiple grant applications for additional capital funding.

SUMMARY/BACKGROUND:

The Washington State Recreation and Conservation Office (RCO) offers a highly competitive grant for local parks projects every two years. This year, the Grant Steering Committee is proposing submission of an application for Horn's Corner Park. Horn's Corner Park is a 10-acre site in central Ridgefield, adopted through a 2023 master plan that incorporated extensive neighborhood and citywide engagement.

Horn's Corner Park is planned to be the first inclusive design playground in Ridgefield, offering the opportunity for children of all abilities to enjoy outdoor recreation. This proposed grant project would cover the costs to complete the design for all three phases of the park and to complete the development of Phase 1 of the park, which is to build the inclusive playground. Producing a complete, bid-ready design package at the beginning of this project will ensure that Ridgefield can move directly into construction as soon as funding is secured for Phases 2 and 3. Phases 2 and 3 are planned to include added park infrastructure such as a restroom, parking lot, and trail improvements.

In March 2026, the Grant Steering Committee voted to forward the application to Council for consideration and approval of the application for RCO funding for Horn's Corner Park.

BUDGET/FINANCIAL IMPACTS:

The grant request is for \$375,000 and will require a 50% match or \$375,000 in local funds from the City.

RECOMMENDED ACTION OR MOTION:

If the Council chooses to approve Resolution No. 675 to submit an application for an RCO grant for Horns Corner Park, a motion would be:

"I move to adopt the consent agenda as proposed."

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

1. Resolution No. 675: Authorization to Submit an Application for an RCO Grant for Horms Corner Park



Applicant Resolution/Authorization

Organization Name (sponsor) _____

Resolution No. or Document Name _____

Project(s) Number(s), and Name(s) _____

This resolution/authorization authorizes the person(s) identified below (in Section 2) to act as the authorized representative/agent on behalf of our organization and to legally bind our organization with respect to the above Project(s) for which we seek grant funding assistance managed through the Recreation and Conservation Office (Office).

WHEREAS, grant assistance is requested by our organization to aid in financing the cost of the Project(s) referenced above;

NOW, THEREFORE, BE IT RESOLVED that:

1. Our organization has applied for or intends to apply for funding assistance managed by the Office for the above "Project(s)."
2. Our organization authorizes the following persons or persons holding specified titles/positions (and subsequent holders of those titles/positions) to execute the following documents binding our organization on the above projects:

Grant Document	Name of Signatory or Title of Person Authorized to Sign
Grant application (submission thereof)	
Project contact (day-to-day administering of the grant and communicating with the RCO)	
RCO Grant Agreement (Agreement)	
Agreement amendments	
Authorizing property and real estate documents (Notice of Grant, Deed of Right or Assignment of Rights if applicable). These are items that are typical recorded on the property with the county.	

The above persons are considered an "authorized representative(s)/agent(s)" for purposes of the documents indicated. Our organization shall comply with a request from the RCO to provide documentation of persons who may be authorized to execute documents related to the grant.

3. Our organization has reviewed the sample RCO Grant Agreement on the Recreation and Conservation Office's WEB SITE at: <https://rco.wa.gov/wp-content/uploads/2019/06/SampleProjAgreement.pdf>. We understand and acknowledge that if offered an agreement to sign in the future, it will contain an indemnification and legal venue stipulation and other terms and conditions substantially in the form contained in the sample Agreement and that such terms and conditions of any signed Agreement shall be legally binding on the sponsor if our representative/agent enters into an Agreement on our behalf. The Office reserves the right to revise the Agreement prior to execution.
4. Our organization acknowledges and warrants, after conferring with its legal counsel, that its authorized representative(s)/agent(s) have full legal authority to act and sign on behalf of the organization for their assigned role/document.
5. Grant assistance is contingent on a signed Agreement. Entering into any Agreement with the Office is purely voluntary on our part.
6. Our organization understands that grant policies and requirements vary depending on the grant program applied to, the grant program and source of funding in the Agreement, the characteristics of the project, and the characteristics of our organization.
7. Our organization further understands that prior to our authorized representative(s)/agent(s) executing any of the documents listed above, the RCO may make revisions to its sample Agreement and that such revisions could include the indemnification and the legal venue stipulation. Our organization accepts the legal obligation that we shall, prior to execution of the Agreement(s), confer with our authorized representative(s)/agent(s) as to any revisions to the project Agreement from that of the sample Agreement. We also acknowledge and accept that if our authorized representative(s)/agent(s) executes the Agreement(s) with any such revisions, all terms and conditions of the executed Agreement shall be conclusively deemed to be executed with our authorization.
8. Any grant assistance received will be used for only direct eligible and allowable costs that are reasonable and necessary to implement the project(s) referenced above.
9. [for Recreation and Conservation Funding Board Grant Programs Only] If match is required for the grant, we understand our organization must certify the availability of match at least one month before funding approval. In addition, our organization understands it is responsible for supporting all non-cash matching share commitments to this project should they not materialize.
10. Our organization acknowledges that if it receives grant funds managed by the Office, the Office will pay us on only a reimbursement basis. We understand reimbursement basis means that we will only request payment from the Office after we incur grant eligible and allowable costs and pay them. The Office may also determine an amount of retainage and hold that amount until all project deliverables, grant reports, or other responsibilities are complete.
11. **[for Acquisition Projects Only]** Our organization acknowledges that any property acquired with grant assistance must be dedicated for the purposes of the grant in perpetuity unless otherwise agreed to in writing by our organization and the Office. We agree to dedicate the property in a signed "Deed of Right" for fee acquisitions, or an "Assignment of Rights" for other than fee acquisitions (which documents will be based upon the Office's standard versions of those documents), to be recorded on the title of the property with the county auditor. Our organization acknowledges that any property

acquired in fee title must be immediately made available to the public unless otherwise provided for in policy, the Agreement, or authorized in writing by the Office Director.

12. **[for Development, Renovation, Enhancement, and Restoration Projects Only–If our organization owns the project property]** Our organization acknowledges that any property owned by our organization that is developed, renovated, enhanced, or restored with grant assistance must be dedicated for the purpose of the grant in perpetuity unless otherwise allowed by grant program policy, or Office in writing and per the Agreement or an amendment thereto.
13. **[for Development, Renovation, Enhancement, and Restoration Projects Only–If your organization DOES NOT own the property]** Our organization acknowledges that any property not owned by our organization that is developed, renovated, enhanced, or restored with grant assistance must be dedicated for the purpose of the grant as required by grant program policies unless otherwise provided for per the Agreement or an amendment thereto.
14. **[Only for Projects located in Water Resources Inventory Areas 1-19 that are applying for funds from the Critical Habitat, Natural Areas, State Lands Restoration and Enhancement, Riparian Protection, or Urban Wildlife Habitat grant categories; Aquatic Lands Enhancement Account; or the Puget Sound Acquisition and Restoration program, or a Salmon Recovery Funding Board approved grant]** Our organization certifies the following: the Project does not conflict with the Puget Sound Action Agenda developed by the Puget Sound Partnership under RCW 90.71.310.
15. This resolution/authorization is deemed to be part of the formal grant application to the Office.
16. Our organization warrants and certifies that this resolution/authorization was properly and lawfully adopted following the requirements of our organization and applicable laws and policies and that our organization has full legal authority to commit our organization to the warranties, certifications, promises and obligations set forth herein.

This resolution/authorization is signed and approved on behalf of the resolving body of our organization by the following authorized member(s):

Signed _____

Title _____ Date _____

On File at: _____

This Applicant Resolution/Authorization was adopted by our organization during the meeting held:
(Local Governments and Nonprofit Organizations Only):

Location: _____ Date: _____

Washington State Attorney General's Office

Approved as to form Bruce Tallen 2/13/2020
Assistant Attorney General Date

You may reproduce the above language in your own format; however, text may not change.

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 26, 2026

AGENDA ITEM NAME: Sidewalk Management Program

GOVERNING LEGISLATION

RCW 35.69.020

RMC 12.04.080

PREVIOUS COUNCIL ACTION TAKEN:

Ord. 604 § 11, 1992

Ord. No. 1323, § 2(Exh. A), 9-24-2020)

SUMMARY/BACKGROUND:

The Public Works Department has established a process for assessing and categorizing sidewalk hazards. The process was developed using information provided by Washington Cities Insurance Authority and WA State code.

All sidewalk hazard reports will be assessed and categorized into 3 categories- 1) assess 2) grind 3) reconstruct.

Current City code requires the Public Works Director to assess all hazards that are reported to the City and determine if the hazard requires reconstruction. If reconstruction is required, the issue is to be brought before City Council through resolution and public hearing. If the Council determines it necessary to reconstruct the sidewalk, the Council shall cause a written order to be served to the abutting property owner, requiring the abutting property owners to reconstruct the sidewalk.

Public Works has 3 code amendment proposals for discussion:

- City repairs the sidewalks. Creating priority lists and programming repairs through existing budget (\$20,000 per year) and through grant funding.
- City uses full statutory process through public hearing- requires abutting property owner's bear the full responsibility to reconstruct sidewalks.
- City creates a hybrid system where the City and abutting property owner share in the financial costs for the reconstruction of sidewalks.

BUDGET/FINANCIAL IMPACTS:

Existing \$20,000 per year sidewalk maintenance budget.

RECOMMENDED ACTION OR MOTION:

STAFF CONTACT: Ryan Thamert, Public Works Director

ATTACHMENTS:

None

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 26, 2026

AGENDA ITEM NAME: Second Reading of Ordinance No. 1475 - Approval for the Issuance of Limited Tax General Obligation (LTGO) Bonds for the Ridgefield Community Center

GOVERNING LEGISLATION

RCW 39 Public Contracts and Indebtedness; Financial Policy #10: Debt Management

PREVIOUS COUNCIL ACTION TAKEN:

The Council approved the issuance of Limited Tax General Obligation bonds in 2006, 2017, 2018, 2020 and 2024. The most recent issuance was to complete the Pioneer Widening and Roundabout infrastructure project.

Council held a presentation on the bond issuance at a City Council meeting on February 26, 2026. Council held the first reading of Ordinance No. 1475 on March 12, 2026.

SUMMARY/BACKGROUND:

The City is considering the issuance of Limited Tax General Obligation (LTGO) bonds to finance the construction of the Ridgefield Community Center as a part of a public private partnership to build both a community and recreation center. The project includes two separate buildings along a common wall. A publicly owned community center and a privately owned and constructed recreation center. The project will be bid for and built as a joint municipal project with Blue Rock Ventures.

The issuance of the LTGO bonds is estimated to be approximately \$15.5 million to cover construction and issuance costs. The request is to provide the City Manager and Finance Director with the authority to issue up to the \$15.5 million in LTGO bonds at a rate not to exceed 5.5% true interest cost, and a 20-year term. The bonds will be paid from a combination of Real Estate Excise Tax, Park Impact Fees and General Fund pending future revenue generation from the facility.

BUDGET/FINANCIAL IMPACTS:

Issuance of up to \$15.5 million in LTGO bonds. Debt service over the 20-year term is estimated to be \$21.9 million with average annual debt service payments \$1.1 million.

RECOMMENDED ACTION OR MOTION:

If the Council chooses to adopt Ordinance No. 1475, a motion would be:
"I move to adopt Ordinance No. 1475 as presented."

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

1. Ordinance No. 1475 - 2026 LTGO Bond Issuance

ORDINANCE NO. 1475

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON, AUTHORIZING THE ISSUANCE OF ONE OR MORE SERIES OF LIMITED TAX GENERAL OBLIGATION BONDS OF THE CITY IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$15,500,000 TO FINANCE COSTS OF DEVELOPING, CONSTRUCTING, IMPROVING AND EQUIPPING A CITY COMMUNITY CENTER AND TO PAY COSTS OF ISSUING THE BONDS; PROVIDING THE FORM, TERMS AND COVENANTS OF THE BONDS; PROVIDING FOR THE DISPOSITION OF THE PROCEEDS OF SALE OF THE BONDS; DELEGATING AUTHORITY TO APPROVE THE FINAL TERMS OF THE BONDS; AND PROVIDING FOR OTHER MATTERS RELATING THERETO.

WHEREAS, the City Council (the "Council") of the City of Ridgefield, Washington (the "City") has deemed it in the best interest of the City to develop, construct, improve, and equip a community center to provide public space for meeting, programming, and recreation (the "Project"); and

WHEREAS, after due consideration the Council has determined that it is in the best interest of the City to authorize the issuance and sale of one or more series of limited tax general obligation bonds to pay costs of developing, constructing, improving and equipping the Project and to pay costs of issuance for the bonds, as set forth herein; and

WHEREAS, this Council wishes to delegate authority to each of the City Manager and the Finance Director, or their designee (each, a "Designated Representative"), for a limited time, to approve the method of sale, interest rates, maturity dates, redemption terms and principal maturities for the bonds within the parameters set by this ordinance;

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

Section 1. Definitions. As used in this ordinance, the following words shall have the following meanings, unless the context or use indicates another or different meaning or intent. Unless the context indicates otherwise, words importing the singular number shall include the plural number and vice versa.

Beneficial Owner means any person that has or shares the power, directly or indirectly, to make investment decisions concerning ownership of any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries).

Bond Counsel means Pacifica Law Group LLP or an attorney at law or a firm of attorneys, selected by the City, of nationally recognized standing in

matters pertaining to the tax exempt nature of interest on bonds issued by states and their political subdivisions.

Bond Purchase Contract means one or more bond purchase contracts, forward delivery contracts or other agreements (if any) for the purchase of a series of Bonds sold by negotiated sale to the Underwriter, executed by a Designated Representative pursuant to this ordinance.

Bond Register means the registration books showing the name, address and tax identification number of each Registered Owner of the Bonds, maintained pursuant to Section 149(a) of the Code.

Bond Registrar means, initially, the fiscal agent of the State, for the purposes of registering and authenticating the Bonds, maintaining the Bond Register, effecting transfer of ownership of the Bonds and paying interest on and principal of the Bonds.

Bonds mean the City's Limited Tax General Obligation Bonds, 2026, or other series designation as approved by a Designated Representative, authorized to be issued in one or more series pursuant to the terms of this ordinance.

Certificate of Award means one or more certificates (if any) awarding a series of Bonds sold by competitive sale to the successful bidder, executed by a Designated Representative pursuant to this ordinance.

City means the City of Ridgefield, a municipal corporation duly organized and existing under the laws of the State.

City Attorney means the duly appointed and acting City Attorney, including anyone acting in such capacity for the position, or the successor to the duties of that office.

City Clerk means the duly appointed and acting City Clerk or the successor to the duties of that office.

City Manager means the duly appointed and acting City Manager, including anyone acting in such capacity for the position, or the successor to the duties of that office.

Closing means the date of delivery of a series of the Bonds to the Underwriter.

Code means the Internal Revenue Code of 1986, as in effect on the date of issuance of the Tax-Exempt Bonds or (except as otherwise referenced herein) as it may be amended to apply to obligations issued on the date of issuance of the Tax-Exempt Bonds, together with applicable proposed, temporary and final

regulations promulgated, and applicable official public guidance published, under the Code.

Continuing Disclosure Certificate means one or more written undertakings for the benefit of the owners and Beneficial Owners of the Bonds as required by Section (b)(5) of the Rule.

Council or **City Council** means the Ridgefield City Council, as the general legislative body of the City as the same is duly and regularly constituted from time to time.

Debt Service Fund means the City's LTGO Debt Service Fund and the accounts contained therein, as further provided pursuant to Section 10 of this ordinance.

Designated Representative means each of the City Manager and the Finance Director, or the designee of such officers. The signature of one Designated Representative shall be sufficient to bind the City.

DTC means The Depository Trust Company, New York, New York, a limited purpose trust company organized under the laws of the State of New York, as depository for the Bonds pursuant to Section 4 of this ordinance.

Fair Market Value means the price at which a willing buyer would purchase an investment from a willing seller in a bona fide, arm's-length transaction, except for specified investments as described in Treasury Regulation § 1.148-5(d)(6), including United States Treasury obligations, certificates of deposit, guaranteed investment contracts, and investments for yield-restricted defeasance escrows. Fair Market Value is generally determined on the date on which a contract to purchase or sell an investment becomes binding, and, to the extent required by the applicable regulations under the Code, the term "investment" will include a hedge.

Federal Tax Certificate means the certificate executed by a Designated Representative setting forth the requirements of the Code for maintaining the tax exemption of interest on any series of Tax-Exempt Bonds, and attachments thereto.

Finance Director means the Finance Director of the City or the successor to such officer.

Government Obligations means those obligations now or hereafter defined as such in chapter 39.53 RCW, as this chapter may be hereafter amended or restated, that are direct or indirect obligations of the United States or obligations unconditionally guaranteed by the United States.

Letter of Representations means the Blanket Issuer Letter of Representations given by the City to DTC, as amended from time to time.

Mayor means the duly appointed and acting Mayor of the City or the successor to the duties of that office.

Official Statement means the disclosure documents prepared and delivered in connection with the issuance of the Bonds.

Project Account means the account created pursuant to Section 8 of this ordinance.

Project means the development, construction, improvement, and equipping of a City community center.

Record Date means the Bond Registrar's close of business on the 15th day of the month preceding an interest payment date. With respect to redemption of a Bond prior to its maturity, the Record Date shall mean the Bond Registrar's close of business on the date on which the Bond Registrar sends the notice of redemption in accordance with this ordinance.

Registered Owner means the person named as the registered owner of a Bond in the Bond Register. For so long as the Bonds are held in book-entry only form, DTC or its nominee shall be deemed to be the sole Registered Owner.

Rule means the U.S. Securities and Exchange Commission's Rule 15c2-12 under the Securities Exchange Act of 1934, as the same may be amended from time to time.

Sale Document means the Bond Purchase Contract or Certificate of Award executed by a Designated Representative in connection with the sale of a series of Bonds pursuant to Section 12 of this ordinance, which shall provide for the name, principal and interest payment dates and amounts, redemption/prepayment rights, and other terms to describe such Bonds as determined by a Designated Representative.

State means the State of Washington.

Taxable Bonds means any Bonds of a series determined to be issued on a taxable basis pursuant to Section 12.

Tax-Exempt Bonds means any Bonds of a series determined to be issued on a tax-exempt basis under the Code pursuant to Section 12.

Underwriter means any underwriter for each series of Bonds, in the case of a negotiated sale, or initial purchaser or purchasers for each series of Bonds, in the case of a competitive sale, as selected by a Designated Representative pursuant to this ordinance.

Section 2. Authorization of the Project. The Bonds are being issued to finance and/or reimburse the City for costs of the Project and to pay costs of

issuance for the Bonds. Any remaining costs of the Project shall be paid from other City funds legally available for such purposes.

Section 3. Authorization of Bonds and Bond Details. For the purpose of paying and/or reimbursing the City for costs of the Project and paying costs of issuance of the Bonds, the City shall issue and sell one or more series of its limited tax general obligation bonds in an aggregate principal amount of not to exceed \$15,500,000 (the "Bonds") as set forth herein.

The Bonds shall be general obligations of the City, shall be designated "City of Ridgefield, Washington, Limited Tax General Obligation Bonds, 2026" with additional series designation or other such designation as determined to be necessary by a Designated Representative. The Bonds shall be dated as of the date of Closing; shall be fully registered as to both principal and interest; shall be in the denomination of \$5,000 each, or any integral multiple thereof, within a series and maturity; shall be numbered separately in such manner and with any additional designation as the Bond Registrar deems necessary for purposes of identification; shall bear interest from their date payable on the dates and commencing as provided in the Sale Document; and shall mature on the dates and in the principal amounts set forth in the Sale Document, as approved and executed by a Designated Representative pursuant to Section 12 of this ordinance.

Section 4. Registration, Exchange and Payments.

(a) *Bond Registrar/Bond Register.* The City hereby specifies and adopts the system of registration approved by the State Finance Committee from time to time through the appointment of State fiscal agents. The City shall cause a Bond Register to be maintained by the Bond Registrar. So long as any Bonds remain outstanding, the Bond Registrar shall make all necessary provisions to permit the exchange or registration or transfer of Bonds at its designated office. The Bond Registrar may be removed at any time at the option of the Finance Director upon prior notice to the Bond Registrar and a successor Bond Registrar appointed by the Finance Director. No resignation or removal of the Bond Registrar shall be effective until a successor shall have been appointed and until the successor Bond Registrar shall have accepted the duties of the Bond Registrar hereunder. The Bond Registrar is authorized, on behalf of the City, to authenticate and deliver Bonds transferred or exchanged in accordance with the provisions of such Bonds and this ordinance and to carry out all of the Bond Registrar's powers and duties under this ordinance. The Bond Registrar shall be responsible for its representations contained in the Certificate of Authentication of the Bonds.

(b) *Registered Ownership.* The City and the Bond Registrar, each in its discretion, may deem and treat the Registered Owner of each Bond as the absolute owner thereof for all purposes (except as provided in Section 14 of this ordinance), and neither the City nor the Bond Registrar shall be affected by any

notice to the contrary. Payment of any such Bond shall be made only as described in Section 4(g), but such Bond may be transferred as herein provided. All such payments made as described in Section 4(g) shall be valid and shall satisfy and discharge the liability of the City upon such Bond to the extent of the amount or amounts so paid.

(c) *DTC Acceptance/Letters of Representations.* The Bonds initially shall be held by DTC acting as depository. The City has executed and delivered to DTC a Blanket Issuer Letter of Representations. Neither the City nor the Bond Registrar shall have any responsibility or obligation to DTC participants or the persons for whom they act as nominees (or any successor depository) with respect to the Bonds in respect of the accuracy of any records maintained by DTC (or any successor depository) or any DTC participant, the payment by DTC (or any successor depository) or any DTC participant of any amount in respect of the principal of or interest on the Bonds, any notice which is permitted or required to be given to Registered Owners under this ordinance (except such notices as shall be required to be given by the City to the Bond Registrar or to DTC (or any successor depository)), or any consent given or other action taken by DTC (or any successor depository) as the Registered Owner. For so long as any Bonds are held by a depository, DTC or its successor depository or its nominee shall be deemed to be the Registered Owner for all purposes hereunder, and all references herein to the Registered Owners shall mean DTC (or any successor depository) or its nominee and shall not mean the owners of any beneficial interest in such Bonds.

(d) *Use of Depository.*

(1) The Bonds shall be registered initially in the name of “Cede & Co.”, as nominee of DTC, with one Bond maturing on each of the maturity dates for the Bonds within a series in a denomination corresponding to the total principal therein designated to mature on such date. Registered ownership of such Bonds, or any portions thereof, may not thereafter be transferred except (A) to any successor of DTC or its nominee, provided that any such successor shall be qualified under any applicable laws to provide the service proposed to be provided by it; (B) to any substitute depository appointed by the Finance Director pursuant to subsection (2) below or such substitute depository’s successor; or (C) to any person as provided in subsection (4) below.

(2) Upon the resignation of DTC or its successor (or any substitute depository or its successor) from its functions as depository or a determination by the Finance Director to discontinue the system of book entry transfers through DTC or its successor (or any substitute depository or its successor), the Finance Director may hereafter appoint a substitute depository. Any such substitute depository shall be qualified under any applicable laws to provide the services proposed to be provided by it.

(3) In the case of any transfer pursuant to clause (A) or (B) of subsection (1) above, the Bond Registrar shall, upon receipt of all outstanding Bonds of a series, together with a written request on behalf of the Finance Director, issue a single new Bond for each maturity of that series then outstanding, registered in the name of such successor or such substitute depository, or their nominees, as the case may be, all as specified in such written request of the Finance Director.

(4) In the event that (A) DTC or its successor (or substitute depository or its successor) resigns from its functions as depository, and no substitute depository can be obtained, or (B) the Finance Director determines that it is in the best interest of the Beneficial Owners of the Bonds that such owners be able to obtain physical Bond certificates, the ownership of such Bonds may then be transferred to any person or entity as herein provided, and shall no longer be held by a depository. The Finance Director shall deliver a written request to the Bond Registrar, together with a supply of physical Bonds, to issue Bonds as herein provided in any authorized denomination. Upon receipt by the Bond Registrar of all then outstanding Bonds together with a written request on behalf of the Finance Director to the Bond Registrar, new Bonds of such series shall be issued in the appropriate denominations and registered in the names of such persons as are requested in such written request.

(e) *Registration of Transfer of Ownership or Exchange; Change in Denominations.* The transfer of any Bond may be registered and Bonds may be exchanged, but no transfer of any such Bond shall be valid unless it is surrendered to the Bond Registrar with the assignment form appearing on such Bond duly executed by the Registered Owner or such Registered Owner's duly authorized agent in a manner satisfactory to the Bond Registrar. Upon such surrender, the Bond Registrar shall cancel the surrendered Bond and shall authenticate and deliver, without charge to the Registered Owner or transferee therefor, a new Bond (or Bonds at the option of the new Registered Owner) of the same date, series, maturity, and interest rate and for the same aggregate principal amount in any authorized denomination, naming as Registered Owner the person or persons listed as the assignee on the assignment form appearing on the surrendered Bond, in exchange for such surrendered and cancelled Bond. Any Bond may be surrendered to the Bond Registrar and exchanged, without charge, for an equal aggregate principal amount of Bonds of the same date, series, maturity, and interest rate, in any authorized denomination. The Bond Registrar shall not be obligated to exchange any bond or transfer registered ownership during the period between the applicable Record Date and the next upcoming interest payment or redemption date.

(f) *Bond Registrar's Ownership of Bonds.* The Bond Registrar may become the Registered Owner of any Bond with the same rights it would have if it were not the Bond Registrar, and to the extent permitted by law, may act as depository for and permit any of its officers or directors to act as a member of, or

in any other capacity with respect to, any committee formed to protect the right of the Registered Owners or Beneficial Owners of Bonds.

(g) *Place and Medium of Payment.* Both principal of and interest on the Bonds shall be payable in lawful money of the United States of America. Interest on the Bonds shall be calculated on the basis of a year of 360 days and twelve 30-day months. For so long as all Bonds are held by DTC, payments of principal thereof and interest thereon shall be made as provided in accordance with the operational arrangements of DTC referred to in the Letter of Representations. In the event that the Bonds are no longer held by DTC or another depository, interest on the Bonds shall be paid by check or draft mailed to the Registered Owners at the addresses for such Registered Owners appearing on the Bond Register on the Record Date, or upon the written request of a Registered Owner of more than \$1,000,000 of Bonds (received by the Bond Registrar at least by the Record Date), such payment shall be made by the Bond Registrar by wire transfer to the account within the United States designated by the Registered Owner. Principal of the Bonds shall be payable upon presentation and surrender of such Bonds by the Registered Owners at the designated office of the Bond Registrar.

If any Bond is duly presented for payment and funds have not been provided by the City on the applicable payment date, then interest will continue to accrue thereafter on the unpaid principal thereof at the rate stated on the Bond until the Bond is paid.

Section 5. Redemption Prior to Maturity and Purchase of Bonds.

(a) *Mandatory Redemption of Term Bonds and Optional Redemption.* The Bonds of each series shall be subject to mandatory redemption to the extent, if any, set forth in the applicable Sale Document and as approved by a Designated Representative pursuant to Section 12. The Bonds of each series shall be subject to optional redemption on the dates, at the prices and under the terms set forth in the applicable Sale Document approved by a Designated Representative pursuant to Section 12.

(b) *Purchase of Bonds.* The City reserves the right to purchase any of the Bonds at any time at a price deemed reasonable by the Finance Director.

(c) *Selection of Bonds for Redemption.* For as long as the Bonds are held in book entry only form, the selection of particular Bonds within a series and maturity to be redeemed shall be made in accordance with the operational arrangements then in effect at DTC. If the Bonds are no longer held by a depository, the selection of such Bonds to be redeemed and the surrender and reissuance thereof, as applicable, shall be made as provided in the following provisions of this subsection (c) or as otherwise set forth in the applicable Sale Document.

If the City redeems at any one time fewer than all of the Tax-Exempt Bonds having the same maturity date within a series, the particular Tax-Exempt Bonds or portions of Tax-Exempt Bonds of such series and maturity to be redeemed shall be selected by lot (or in such manner determined by the Bond Registrar) in increments of \$5,000. In the case of a Tax-Exempt Bond of a denomination greater than \$5,000, the City and the Bond Registrar shall treat each Tax-Exempt Bond of such series as representing such number of separate Tax-Exempt Bonds each of the denomination of \$5,000 as is obtained by dividing the actual principal amount of such Tax-Exempt Bond by \$5,000. In the event that only a portion of the principal sum of a Tax-Exempt Bond is redeemed, upon surrender of such Tax-Exempt Bond at the designated office of the Bond Registrar there shall be issued to the Registered Owner, without charge therefor, for the then unredeemed balance of the principal sum thereof, at the option of the Registered Owner, a Tax-Exempt Bond or Bonds of like series, maturity and interest rate in any of the denominations herein authorized.

If the City redeems at any one time fewer than all of the Taxable Bonds of a series having the same maturity date, the particular Taxable Bonds or portions of Taxable Bonds of such series and maturity to be redeemed shall be selected on a pro rata pass-through distribution of principal basis. In the event that only a portion of the principal sum of a Taxable Bond is redeemed, upon surrender of such Taxable Bond at the designated office of the Bond Registrar there shall be issued to the Registered Owner, without charge therefor, for the then unredeemed balance of the principal sum thereof, at the option of the Registered Owner, a Taxable Bond or Bonds of like series, maturity and interest rate in any of the denominations herein authorized.

To the extent the City optionally redeems or purchases for retirement any Term Bond, any remaining mandatory sinking fund payment or mandatory prior redemption requirements for such Term Bond shall be reduced as provided in the Sale Document.

(d) *Notice of Redemption.*

(1) Official Notice. For so long as the Bonds are held by a depository, notice of redemption shall be given in accordance with the operational arrangements of DTC as then in effect, and neither the City nor the Bond Registrar shall provide any notice of redemption to any Beneficial Owners. The notice of redemption may be conditional. Thereafter (if the Bonds are no longer held by a depository), notice of redemption shall be given in the manner hereinafter provided. Unless waived by any owner of Bonds to be redeemed, official notice of any such redemption (which redemption may be conditioned by the Bond Registrar on the receipt of sufficient funds for redemption or otherwise) shall be given by the Bond Registrar on behalf of the City by mailing a copy of an official redemption notice by first class mail at least 20 days and not more than 60 days prior to the date fixed for redemption to the Registered Owner of the Bond or Bonds to be redeemed at the address shown on the Bond Register or at such other address as is furnished in writing by such Registered Owner to the Bond Registrar.

All official notices of redemption shall be dated and shall state:

- (A) the redemption date,
- (B) the redemption price,
- (C) if fewer than all outstanding Bonds are to be redeemed, the identification by series and maturity (and, in the case of partial redemption, the respective principal amounts) of the Bonds to be redeemed,
- (D) any conditions to redemption,
- (E) that unless conditional notice of redemption has been given and such conditions have not been satisfied or waived, on the redemption date the redemption price shall become due and payable upon each such Bond or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after said date, and
- (F) the place where such Bonds are to be surrendered for payment of the redemption price, which place of payment shall be the designated office of the Bond Registrar.

On or prior to any redemption date, unless such redemption has been rescinded or revoked, the City shall deposit with the Bond Registrar an amount of money sufficient to pay the redemption price of all the Bonds or portions of Bonds which are to be redeemed on that date. The City retains the right to rescind any redemption notice and the related optional redemption of Bonds by giving notice of rescission to the affected registered owners at any time on or prior to the scheduled redemption date. Any notice of optional redemption that is

so rescinded shall be of no effect, and the Bonds for which the notice of optional redemption has been rescinded shall remain outstanding.

(2) *Effect of Notice; Bonds Due.* If notice of redemption has been given and not rescinded or revoked, or if the conditions set forth in a conditional notice of redemption have been satisfied or waived, the Bonds or portions of Bonds to be redeemed shall, on the redemption date, become due and payable at the redemption price therein specified, and from and after such date such Bonds or portions of Bonds shall cease to bear interest. Upon surrender of such Bonds for redemption in accordance with said notice, such Bonds shall be paid by the Bond Registrar at the redemption price. Installments of interest due on or prior to the redemption date shall be payable as herein provided for payment of interest. All Bonds which have been redeemed shall be canceled by the Bond Registrar and shall not be reissued.

(3) *Additional Notice.* In addition to the foregoing notice, further notice shall be given by the City as set out below, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed. Each further notice of redemption given hereunder shall contain the information required above for an official notice of redemption plus (A) the CUSIP numbers of all Bonds being redeemed; (B) the date of issue of the Bonds as originally issued; (C) the rate of interest borne by each Bond being redeemed; (D) the series and maturity date of each Bond being redeemed; and (E) any other descriptive information needed to identify accurately the Bonds being redeemed. Each further notice of redemption may be sent at least 20 days before the redemption date to each party entitled to receive notice pursuant to Section 14 and with such additional information as the City shall deem appropriate, but such mailings shall not be a condition precedent to the redemption of such Bonds.

(4) *Amendment of Notice Provisions.* The foregoing notice provisions of this Section 5, including but not limited to the information to be included in redemption notices and the persons designated to receive notices, may be amended by additions, deletions and changes in order to maintain compliance with duly promulgated regulations and recommendations regarding notices of redemption of municipal securities.

Section 6. Form of Bonds. The Bonds shall be in substantially the form attached hereto as Exhibit A and incorporated herein by this reference.

Section 7. Execution of Bonds. The Bonds shall be executed on behalf of the City by the facsimile or manual signature of the Mayor and shall be attested to by the facsimile or manual signature of the City Clerk, and shall have the seal of the City impressed or a facsimile thereof imprinted, or otherwise reproduced thereon.

If any officer who shall have signed or whose facsimile signatures appear on any of the Bonds shall cease to be such officer of the City before said Bonds shall have been authenticated or delivered by the Bond Registrar or issued by the City, such Bonds may nevertheless be authenticated, delivered and issued and, upon such authentication, delivery and issuance, shall be as binding upon the City as though said person had not ceased to be such officer. Any Bond may be signed and attested on behalf of the City by such persons who, at the actual date of execution of such Bond shall be the proper officer of the City, although at the original date of such Bond such persons were not such officers of the City.

Only such Bonds as shall bear thereon a Certificate of Authentication manually executed by an authorized representative of the Bond Registrar shall be valid or obligatory for any purpose or entitled to the benefits of this ordinance. Such Certificate of Authentication shall be conclusive evidence that the Bonds so authenticated have been duly executed, authenticated and delivered hereunder and are entitled to the benefits of this ordinance.

Section 8. Application of Bond Proceeds. The Finance Director is hereby authorized to create a Project Account, and subaccounts therein as necessary, for the purposes set forth in this section. A portion of the proceeds of the Bonds shall be deposited in the Project Account in the amounts specified in the closing memorandum prepared in connection with the issuance of the Bonds. Such proceeds shall be used to pay and/or reimburse the City for the costs of the Project and to pay costs of issuance of the Bonds. The Finance Director shall invest money in the Project Account and the subaccounts contained therein in such obligations as may now or hereafter be permitted to cities of the State by law and which will mature prior to the date on which such money shall be needed, but only to the extent that the same are acquired and disposed of at Fair Market Value. Upon completion of the Project, Bond proceeds (including interest earnings thereon) may be used for other capital projects of the City or transferred to the Debt Service Fund.

Section 9. Tax Covenants. The City will take all actions necessary to assure the exclusion of interest on the Tax-Exempt Bonds from the gross income of the owners of the Tax-Exempt Bonds to the same extent as such interest is permitted to be excluded from gross income under the Code as in effect on the date of issuance of the Tax-Exempt Bonds, including but not limited to the following:

(a) *Private Activity Bond Limitation.* The City will assure that the proceeds of the Tax-Exempt Bonds are not so used as to cause the Tax-Exempt Bonds to satisfy the private business tests of Section 141(b) of the Code or the private loan financing test of Section 141(c) of the Code.

(b) *Limitations on Disposition of Project.* The City will not sell or otherwise transfer or dispose of (i) any personal property components of the Project other than in the ordinary course of an established government program

under Treasury Regulation § 1.141-2(d)(4) or (ii) any real property components of the Project, unless it has received an opinion of nationally recognized bond counsel to the effect that such disposition will not adversely affect the treatment of interest on the Tax-Exempt Bonds as excludable from gross income for federal income tax purposes.

(c) *Federal Guarantee Prohibition.* The City will not take any action or permit or suffer any action to be taken if the result of such action would be to cause any of the Tax-Exempt Bonds to be “federally guaranteed” within the meaning of Section 149(b) of the Code.

(d) *Rebate Requirement.* The City will take any and all actions necessary to assure compliance with Section 148(f) of the Code, relating to the rebate of excess investment earnings, if any, to the federal government, to the extent that such section is applicable to the Tax-Exempt Bonds.

(e) *No Arbitrage.* The City will not take, or permit or suffer to be taken, any action with respect to the proceeds of the Tax-Exempt Bonds which, if such action had been reasonably expected to have been taken, or had been deliberately and intentionally taken, on the date of issuance of the Tax-Exempt Bonds would have caused the Tax-Exempt Bonds to be “arbitrage bonds” within the meaning of Section 148 of the Code.

(f) *Registration Covenant.* The City will maintain a system for recording the ownership of each Tax-Exempt Bond that complies with the provisions of Section 149 of the Code until all Tax-Exempt Bonds have been surrendered and canceled.

(g) *Record Retention.* The City will retain its records of all accounting and monitoring it carries out with respect to the Tax-Exempt Bonds for at least three years after the Tax-Exempt Bonds mature or are redeemed (whichever is earlier); however, if the Tax-Exempt Bonds are redeemed and refunded, the City will retain its records of accounting and monitoring at least three years after the earlier of the maturity or redemption of the obligations that refunded the Tax-Exempt Bonds.

(h) *Compliance with Federal Tax Certificate.* The City will comply with the provisions of the Federal Tax Certificate with respect to the Tax-Exempt Bonds, which are incorporated herein as if fully set forth herein. In the event of any conflict between this Section and the Federal Tax Certificate, the provisions of the Federal Tax Certificate will prevail.

The covenants of this Section will survive payment in full or defeasance of the Tax-Exempt Bonds.

Section 10. Debt Service Fund and Provision for Tax Levy Payments. The City has previously authorized the creation of a fund to be used for the payment of debt service on the Bonds and other limited tax general obligations

of the City, designated as the "LTGO Debt Service Fund" (the "Debt Service Fund"), and within such fund separate accounts as determined to be necessary by the Finance Director, for the purpose of paying debt service on the Bonds. No later than the date each payment of principal of and/or interest on the Bonds matures or becomes due and payable, the City shall transmit sufficient funds, from the Debt Service Fund or from other legally available sources to the Bond Registrar for the payment of such principal and/or interest. Money in the Debt Service Fund not needed to pay the interest or principal next coming due may temporarily be deposited in legal investments for City funds, but only to the extent that the same are acquired and disposed of at Fair Market Value.

The City hereby irrevocably covenants and agrees for as long as any of the Bonds are outstanding and unpaid that each year it shall include in its budget and levy an *ad valorem* tax upon all the property within the City subject to taxation in an amount that will be sufficient, together with all other revenues and money of the City legally available for such purposes, to pay the principal of and interest on the Bonds as the same shall become due.

The City hereby irrevocably pledges that the annual tax provided for herein to be levied for the payment of such principal and interest shall be within and as a part of the property tax levy permitted to cities without a vote of the electorate, and that a sufficient portion of each annual levy to be levied and collected by the City prior to the full payment of the principal of and interest on the Bonds will be and is hereby irrevocably set aside, pledged and appropriated for the payment of the principal of and interest on the Bonds. The full faith, credit and resources of the City are hereby irrevocably pledged for the annual levy and collection of said taxes and for the prompt payment of the principal of and interest on the Bonds as the same shall become due.

Section 11. Defeasance. In the event that the City, in order to effect the payment, retirement or redemption of any Bond, sets aside in the Debt Service Fund or in another special account, cash or noncallable Government Obligations, or any combination of cash and/or noncallable Government Obligations, in amounts and maturities which, together with the known earned income therefrom, are sufficient to redeem or pay and retire such Bond in accordance with its terms and to pay when due the interest and redemption premium, if any, thereon, and such cash and/or noncallable Government Obligations are irrevocably set aside and pledged for such purpose, then no further payments need be made into the Debt Service Fund for the payment of the principal of and interest on such Bond. The owner of a Bond so provided for shall cease to be entitled to any lien, benefit or security of this ordinance except the right to receive payment of principal, premium, if any, and interest from the Debt Service Fund or such special account, and such Bond shall be deemed to be not outstanding under this ordinance.

The City shall give written notice of defeasance of the Bonds in accordance with the Continuing Disclosure Certificate.

Section 12. Sale of Bonds.

(a) *Bond Sale.* The Council has determined that it is in the best interest of the City to delegate to each of the Designated Representatives, for a limited time the authority to approve the method of sale, final interest rates, aggregate principal amount(s), principal amount of each maturity of the Bonds, whether to issue the Bonds in one or more series, whether to designate the Bonds (or the Bonds of a series) as Tax-Exempt or Taxable Bonds, and the redemption rights for each series of Bonds.

(b) *Negotiated Bond Sale.* If a Designated Representative determines that one or more series of Bonds are to be sold by negotiated public sale, the Designated Representative shall select one or more Underwriters as the Designated Representative determines to be in the best interest of the City. Such Bonds shall be sold to the Underwriter(s) pursuant to the terms of a Bond Purchase Contract.

(c) *Competitive Sale.* If a Designated Representative determines that one or more series of Bonds are to be sold at a competitive public sale, the Designated Representative shall: (1) establish the date of the public sale; (2) establish the criteria by which the successful bidder will be determined; (3) request that a good faith deposit in an amount not less than one percent of the principal amount of the offering accompany each bid; (4) cause notice of the public sale to be given; and (5) provide for such other matters pertaining to the public sale as a Designated Representative deems necessary or desirable. Such Bonds shall be sold to one or more Underwriters pursuant to the terms of a Certificate of Award.

(d) *Sale Parameters.* Subject to the terms and conditions set forth in this Section 12, each Designated Representative is hereby authorized to determine whether to issue the Bonds in one or more series, whether to designate the Bonds (or the Bonds of a series) as Tax-Exempt or Taxable Bonds, and to approve the method of sale and final interest rates, aggregate principal amount, principal maturities, and redemption rights for the Bonds in the manner provided hereafter so long as:

(1) the aggregate principal amount of all Bonds issued pursuant to this ordinance does not exceed \$15,500,000,

(2) the final maturity date for the Bonds is no later than December 1, 2046,

(3) the aggregate purchase price for the Bonds of a series shall not be less than 98% of the aggregate stated principal amount of such series of Bonds, and

(4) the true interest cost for a series of Bonds (in the aggregate) does not exceed 5.50%.

Subject to the terms and conditions set forth in this section, each Designated Representative is hereby authorized to execute one or more Sale Documents on behalf of the City.

Following the execution of a Sale Document, a Designated Representative shall provide a report to the Council describing the final terms of the Bonds approved pursuant to the authority delegated in this section. The authority granted to the Designated Representatives by this Section 12 shall expire on December 31, 2026. If a Sale Document for the Bonds has not been executed by December 31, 2026, the authorization for the issuance of the Bonds shall be rescinded, and the Bonds shall not be issued nor their sale approved unless such Bonds are re-authorized by ordinance of the Council. The ordinance re-authorizing the issuance and sale of such Bonds may be in the form of a new ordinance repealing this ordinance in whole or in part or may be in the form of an amendatory ordinance approving a Sale Document or establishing terms and conditions for the authority delegated under this Section 12.

(e) *Delivery of Bonds; Documentation.* Upon the passage and approval of this ordinance and execution of the Sale Document, the proper officials of the City, including the Designated Representatives, are authorized and directed to undertake all action necessary for the prompt execution and delivery of the Bonds to the Underwriter and further to execute all closing certificates and documents required to effect the closing and delivery of the Bonds in accordance with the terms of the Sale Document. Such documents may include, but are not limited to, documents related to a municipal bond insurance policy delivered by an insurer to insure the payment when due of the principal of and interest on all or a portion of the Bonds as provided therein, if such insurance is determined by a Designated Representative to be in the best interest of the City.

Section 13. Preliminary and Final Official Statements. Each Designated Representative is hereby authorized to deem final any preliminary Official Statement relating to the Bonds for the purposes of the Rule. Each Designated Representative is further authorized to approve for purposes of the Rule, on behalf of the City, any Official Statement relating to the issuance and sale of the Bonds and the distribution of the Official Statement pursuant thereto with such changes, if any, as may be deemed by such officer to be appropriate.

Section 14. Undertaking to Provide Ongoing Disclosure. The City covenants to execute and deliver at the time of Closing a Continuing Disclosure Certificate. The Designated Representative is hereby authorized to execute and deliver one or more Continuing Disclosure Certificates upon the issuance, delivery and sale of the Bonds with such terms and provisions as such officer shall deem appropriate and in the best interests of the City.

Section 15. Lost, Stolen or Destroyed Bonds. In case any Bonds are lost, stolen or destroyed, the Bond Registrar may authenticate and deliver a new Bond or Bonds of like series, amount, date and tenor to the Registered Owner

thereof if the owner pays the expenses and charges of the Bond Registrar and the City in connection therewith and files with the Bond Registrar and the City evidence satisfactory to both that such Bond or Bonds were actually lost, stolen or destroyed and of their ownership thereof, and furnishes the City and the Bond Registrar with indemnity satisfactory to both.

Section 16. Severability; Ratification. If any one or more of the covenants or agreements provided in this ordinance to be performed on the part of the City shall be declared by any court of competent jurisdiction to be contrary to law, then such covenant or covenants, agreement or agreements, shall be null and void and shall be deemed separable from the remaining covenants and agreements of this ordinance and shall in no way affect the validity of the other provisions of this ordinance or of the Bonds. All acts taken pursuant to the authority granted in this ordinance but prior to its effective date are hereby ratified and confirmed.

Section 17. Corrections by Clerk. Upon approval of the City Attorney and Bond Counsel, the City Clerk is hereby authorized to make necessary corrections to this ordinance, including but not limited to the correction of clerical errors; references to other local, state or federal laws, codes, rules or regulations; ordinance numbering and section/subsection numbering; and other similar necessary corrections.

Section 18. Effective Date. This ordinance shall be in full force and effect five days after publication of this ordinance or a summary thereof in the official newspaper of the City as provided by law.

PASSED BY THE CITY COUNCIL at its regular meeting held on March 26, 2026.

Matt Cole, Mayor

ATTEST

Julie Ferriss, City Clerk

APPROVED AS TO FORM

Pacifica Law Group LLP, as Bond Counsel

By: _____

EXHIBIT A

Form of Bond

UNITED STATES OF AMERICA

NO. ___

\$

STATE OF WASHINGTON

CITY OF RIDGEFIELD

LIMITED TAX GENERAL OBLIGATION BOND, 2026[A/B] [TAXABLE]

INTEREST RATE: %

MATURITY DATE:

CUSIP NO.:

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: AND NO 100/DOLLARS

The City of Ridgefield, Washington (the "City"), hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or registered assigns, on the Maturity Date identified above, the Principal Amount indicated above and to pay interest thereon from _____, 20____, or the most recent date to which interest has been paid or duly provided for until payment of this bond at the Interest Rate set forth above, payable on _____, and semiannually thereafter on the first days of each succeeding _____ and _____. Both principal of and interest on this bond are payable in lawful money of the United States of America. The fiscal agent of the State of Washington has been appointed by the City as the authenticating agent, paying agent and registrar for the bonds of this issue (the "Bond Registrar"). For so long as the bonds of this issue are held in fully immobilized form, payments of principal and interest thereon shall be made as provided in accordance with the operational arrangements of The Depository Trust Company ("DTC") referred to in the Blanket Issuer Letter of Representations (the "Letter of Representations") from the City to DTC.

The bonds of this issue are issued under and in accordance with the provisions of the Constitution and applicable statutes of the State of Washington and Ordinance No. 1475 duly passed by the City Council on March 26, 2026 (the "Bond Ordinance"). This bond is one of an authorized issue of bonds in the aggregate principal amount of \$[_____] (the "Bonds") and is issued pursuant to the Bond Ordinance to provide funds to develop, construct, improve and equip a community center, and pay costs of issuance for the Bonds. Capitalized terms used in this bond have the meanings given such terms in the Bond Ordinance.

This bond shall not be valid or become obligatory for any purpose or be

entitled to any security or benefit under the Bond Ordinance until the Certificate of Authentication hereon shall have been manually signed by or on behalf of the Bond Registrar or its duly designated agent.

The Bonds are subject to redemption prior to maturity as provided in the Sale Document and the Bond Ordinance. The Bonds may be transferred and exchanged upon surrender to the Bond Registrar as provided in the Bond Ordinance.

The Bonds are not "private activity bonds" as such term is defined in the Internal Revenue Code of 1986, as amended (the "Code"). The City has not designated the Bonds as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3)(B) of the Code.

The City hereby irrevocably covenants and agrees with the owner of this bond that it shall include in its annual budget and levy taxes annually, within and as a part of the tax levy permitted to the City without a vote of the electorate, upon all the property subject to taxation in amounts sufficient, together with other money legally available therefor, to pay the principal of and interest on this bond as the same shall become due. The full faith, credit and resources of the City are hereby irrevocably pledged for the annual levy and collection of such taxes and the prompt payment of such principal and interest.

The pledge of tax levies for payment of principal of and interest on the bonds may be discharged prior to maturity of the bonds by making provision for the payment thereof on the terms and conditions set forth in the Bond Ordinance.

It is hereby certified that all acts, conditions and things required by the Constitution and statutes of the State of Washington to exist, to have happened, been done and performed precedent to and in the issuance of this bond have happened, been done and performed and that the issuance of this bond and the bonds of this issue does not violate any constitutional, statutory or other limitation upon the amount of bonded indebtedness that the City may incur.

IN WITNESS WHEREOF, the City of Ridgefield, Washington, has caused this bond to be signed by the manual or facsimile signature of its Mayor, attested by the manual or facsimile signature of the City Clerk, and the seal of the City to be impressed or reproduced hereon, all as of _____, 2026.

CITY OF RIDGEFIELD,
WASHINGTON

(S E A L)

By: [Facsimile Signature]
Mayor

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 26, 2026

AGENDA ITEM NAME: First Reading of Ordinance No. 1477 - 2026 Budget Amendment

GOVERNING LEGISLATION

Revised Code of Washington Chapter 35A.33 Budgets in Code Cities
City of Ridgefield Financial Policy #07: Budget

PREVIOUS COUNCIL ACTION TAKEN:

Council adopted Ordinance No. 1455 pertaining to the 2026 Budget on December 4, 2025. Council adopted Ordinance No. 1476 implementing a rental assistance program and revising RMC 3.10 on March 12, 2026.

SUMMARY/BACKGROUND:

The 2026 budget amendment includes \$50,000 to provide funding for a rental assistance program adopted by Council on March 12, 2026. The rental assistance program is funded with a dedicated sales and use tax credited against the state portion of the tax charged in Ridgefield on taxable retail sales. Council directed staff to return with a budget line item to provide funding for the program.

Refer to the attached exhibit "A" for Ordinance No. 1477, for a list of appropriation requests.

BUDGET/FINANCIAL IMPACTS:

Ordinance No 1477 will provide \$50,000 in funding for the rental assistance program in the Affordable and Supportive Housing Fund.

RECOMMENDED ACTION OR MOTION:

Staff requests the Council conduct the first reading of Ordinance No. 1477. No action is requested at this time.

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

1. Exhibit A - 2026 Budget Amendment 1

ORDINANCE NO. 1477

An Ordinance of the City of Ridgefield, Washington Amending Ordinance No. 1455 Pertaining to the 2026 Budget

WHEREAS, the Ridgefield City Council, at its regular meeting on December 4, 2025, adopted Ordinance No. 1455, which adopted the City of Ridgefield 2026 budget; and

WHEREAS, the City of Ridgefield deems it necessary to adjust its forecast for revenue and appropriate additional expenditures in 2026 to the funds that are identified in the attached Exhibit "A" of the 2026 budget amendment; and

WHEREAS, these expenditures were not anticipated at the time of the adoption of the 2026 budget.

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

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest to amend the 2026 budget to account for revenues and expenditures that were not anticipated at the time of adoption.

Section 2. Budget Amendment Adopted. Ordinance No. 1455 and the budget of the City of Ridgefield for fiscal year 2026 shall be amended to include the additional receipt and/or reduction of funds and the additional and/or reduction of expenditures addressing the funds shown in the attached Exhibit "A".

Section 3. Severability. Any provision of this ordinance or its application to any person, legal entity, or circumstance is held invalid; the remainder of the ordinance or its application to other persons, legal entities, or circumstances is not affected.

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

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

Section 6. Effective date. This ordinance shall be in full force and effect five (5) calendar days after adoption and publication pursuant to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON ON THE 9TH DAY OF APRIL, 2026.

Matt Cole, Mayor

ATTEST:

Julie Ferriss, City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

2026 Budget Amendment 1

Fund	Project	Current Expense Budget	New Expense Budget	Net Change	Description
Affordable and Supportive Housing Fund	Rental Assistance	\$ -	\$ 50,000.00	\$ 50,000.00	New budget for rental assistance program

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 26, 2026

AGENDA ITEM NAME: First Reading of Ordinance No. 1478 - Repealing Ordinance No. 1470 and Revising the Corporate Boundary of the City of Ridgefield to Include a Portion of South Royle Road

GOVERNING LEGISLATION

RCW 35A.21.210—Revision of Corporate Boundary

PREVIOUS COUNCIL ACTION TAKEN:

Council annexed a portion of South Royle Road by Ordinance 993 and previously adopted Ordinance 1470 to revised the corporate boundary to include certain right of way not included in the annexation.

SUMMARY/BACKGROUND:

In 2025, the City discovered that a portion of South Royle Road was not included with the road sections that were annexed into the City under Ordinance 993 and 578. The City reached out to the County to initiate an agreed corporate boundary revision authorized under RCW 35A.21.210. Under that statute, the City and County can agree to fully include or exclude the full street segment by ordinance of both entities. This type of boundary revision is not subject to review by the Boundary Review Board.

Despite City efforts to obtain County review, it appears the County did not review the legal description, but informed the City to proceed with the ordinance and then they would similarly adopt their approval, so in January of this year, the City Council adopted Ordinance 1470 to revise the boundary to include the right of way. Then, during the County review, County engineers had some questions and suggested edits to the legal description provided in the City’s ordinance. The City and County have met and reached agreement on the corrections to the legal description and the County requests the ordinance be readopted with the corrected legal description.

BUDGET/FINANCIAL IMPACTS:

There is no significant budget or financial impact.

RECOMMENDED ACTION OR MOTION:

Staff recommends that Council adopt Ordinance No. 1478 as presented by making the following motion:

“I move to adopt Ordinance No. 1478 as presented.”

STAFF CONTACT: Miranda Lange, PW Infrastructure Deputy Director

ATTACHMENTS:

1. REVISED Ordinance and Agreement Revising Corporate Boundaries--CLEAN OCA
2. Right-of-Way Transfer legal-Exhibit A

ORDINANCE NO. 1478

**AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON REPEALING
ORDINANCE 1470 AND REVISING THE CORPORATE BOUNDARY OF THE CITY
OF RIDGEFIELD TO INCLUDE A PORTION OF SOUTH ROYLE ROAD**

WHEREAS, the City adopted Ordinance No. 1470 on January 8, 2026 to revise the corporate boundary of the City of Ridgefield to include a portion of South Royle Road; and

WHEREAS, the County requested changes to the legal descriptions set forth in the Ordinance after adoption before they can agree to approve the boundary change; and

WHEREAS, the City revised the legal descriptions of the corporate boundary changes consistent with the County's request and the County staff has reviewed concurred in the revisions; and

WHEREAS, the City wishes to repeal the prior ordinance and readopt the ordinance revising the corporate boundary; and

WHEREAS, RCW 35A.21.210 authorizes code cities and counties to revise any part of a corporate boundary of a city which "coincides with the centerline, edge, or any portion of a public street, road or highway right of way by substituting therefor a right of way line of the same public street, road or highway so as fully to include or fully to exclude that segment of the public street, road or highway from the corporate limits of the city"; and

WHEREAS, the City was granted right of way for a portion of South Royle Road up to Parcel Nos. 986050823 and 986049106 as part of the Royle annexation, approved by Ordinance 993; however, the right of way was not included in the annexation of Parcels 215827000, 21582300 and 215824000 annexed into the City by Ordinance No. 578; and

WHEREAS, the result of these annexations is a segment of South Royle Road, approximately 1,230 feet, is in County jurisdiction, within the City's urban growth boundary, bounded on the north and the south by City right of way and bounded on three sides City limits; and

WHEREAS, the South Royle Road right of way between Parcels 986050823 and 986049106 and South Hillhurst Road is in County jurisdiction, outside of the City limits along the frontage of parcels 215827000, 215823000, and 215824000, which are within City limits; and

WHEREAS, the City seeks to revise that portion of the corporate boundary of the City to the easterly most right of way line of South Royle Road to fully include that portion of South Royle Road into the City, in coordination with the County; and

WHEREAS, the City desires to design and maintain this segment of South Royle Road under City urban standards; and

WHEREAS, the area for corporate boundary adjustment is legally described and depicted on Exhibit "A"; and

WHEREAS, the right of way was erroneously not included with previous annexations; and

WHEREAS, this boundary revision is not subject to review by the Clark County Boundary Review Board pursuant to RCW 35A.21.210(2) and RCW 36.93.105(2).

WHEREAS, the City and the County have the authority to revise corporate boundaries as set forth herein pursuant to RCW 35A.21.210;

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

Section 1. **Public Interest.** The City Council for the City of Ridgefield, Washington finds that it is in the public interest and consistent with the City’s Comprehensive Plan and Capital Facilities Plan to revise the boundaries of the City to include South Royle Road as set forth herein.

Section 2. **Findings of Fact.** Each and every of the recitals contained in the ‘whereas’ clauses of the preamble to this ordinance are hereby adopted as findings of fact and incorporated herein fully by reference.

Section 3. **Revising Corporate Limits.** The City Council hereby revises the corporate limits of the City of Ridgefield, Washington to include the property legally described and depicted in Exhibit A, attached hereto and incorporated fully herein by this reference, together with the current City Limits. The revision of the City’s corporate boundary will not become effective until the County’s ordinance or resolution approving this Ordinance is passed by the Clark County Board of Commissioners.

Section 4. **Taxes and Assessments.** All property within the revised corporate boundary shall be assessed and taxed at the same rate and on the same basis as property within the City, including assessments for taxes and payment of any bonds issued or debts contracted prior to or existing as of the date of annexation and be further subject to the indebtedness of the City of Ridgefield.

Section 5. **Applicable Laws.** From and after the effective date of this ordinance, the above described property shall be subject to all of the laws and ordinances then and thereafter in force and effect of the City of Ridgefield.

Section 6. **City Manager Authority.** The City Manager is authorized to execute such other documents and to take such other action as may be necessary to effect this Ordinance.

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

Section 8. **Severability.** Any provision of this ordinance or its application to any person, legal entity, or circumstance is held invalid, the remainder of the ordinance or its application to other persons, legal entities, or circumstances is not affected.

Section 9. **Effective Date.** This ordinance shall be in full force and effect thirty (30) calendar days after adoption and publication pursuant to law.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS _____ DAY OF _____ 2026.

CITY OF RIDGEFIELD

Matt Cole, Mayor

ATTEST:

Julie Ferriss, City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

Public Hearing:

First reading:

Second Reading/Passage:

Date of Publication:

Effective Date:

Exhibit A



Exhibit "A"
Right-of-Way Transfer
Legal Description

A variable width portion of roadway for Right-Of-Way transfer purposes, being a portion of those road rights-of-way described in Clark County Road Book 1, Page 219, Clark County Road Records and located in the Southeast Quarter of Section 29, Township 4 North, Range 1 East, Willamette Meridian, Clark County, Washington, said roadway being more particularly described as follows:

COMMENCING from a 3" brass disk marking the centerline intersection of S. Hillhurst Road and S. Royle Road as shown on Book 24, Page 33, Clark County Survey Records;

Thence North 79°38'19" East, 40.98 feet to the westerly most corner of that tract of land conveyed to Carl F. and Margaret P. Meuler as described in Auditor's File Number G623594, Clark County Deed Records (said corner shown on the "Meuler Short Plat" as recorded in Book 3, Page 967, Clark County Short Plat Records), said point being the **TRUE POINT OF BEGINNING** of the herein described Right-Of-Way transfer;

Thence North 32°34'34" East, along the Westerly line of said Auditor's File Number G623594, 10.03 feet to the westerly most corner of Lot 2 of said "Meuler Short Plat", said point being on the easterly right-of-way line of S. Royle Road;

Thence continuing North 32°34'34" East, along said easterly right-of-way line, 1205.51 feet to the westerly most corner of Lot 360 of the plat "Royle View" as recorded in Book 312, Page 6, Clark County Plat Records;

Thence North 28°06'14" West, leaving said easterly right-of-way line, 68.82 feet to an angle point on the westerly right-of-way line of S. Royle Road, said point bears South 88°45'56" East, 23.42 feet from the southerly most corner of Lot 311 of the plat "Royal Terrace" as recorded in Book 312, Page 33, Clark County Plat Records;

Thence South 32°34'34" West, along said westerly right-of-way line, 637.14 feet to the easterly most corner of that tract of land conveyed in Warranty Deed to the City of Ridgefield, Washington, a Municipal Corporation of the State of Washington as recorded in Auditor's File Number 5525316, Clark County Deed Records;

Thence continuing South 32°34'34" West, along the easterly line of said City of Ridgefield tract, 607.77 feet to the southerly most corner of said Auditor's File Number 5525316;

Thence South 53°18'12" East, along the north right-of-way line of S. Hillhurst Road, 60.16 feet to the **TRUE POINT OF BEGINNING**;

ALSO INCLUDING any right-of-way dedication portion not described above for that tract of land referenced in Warranty Deed to the City of Ridgefield, Washington, a Municipal Corporation of the State of Washington as recorded in Auditor's File Number 5525316, Clark County Deed Records.

ALSO INCLUDING the 10' right-of-way dedication along the S. Hillhurst Road frontage of Lots 1 and 2 of "Meuler Short Plat" as recorded in Book 3, Page 967, Clark County Short Plat Records.

ALSO INCLUDING the Slope easement as described in Auditor's File No. 8806150153, Clark County Deed Records.

ALSO INCLUDING the rights to a 6-foot wide electric, telephone, TV, water, sanitary and sidewalk easement as described in note 7 of "Meuler Short Plat" as recorded in Book 3, Page 967, Clark County Short Plat Records.

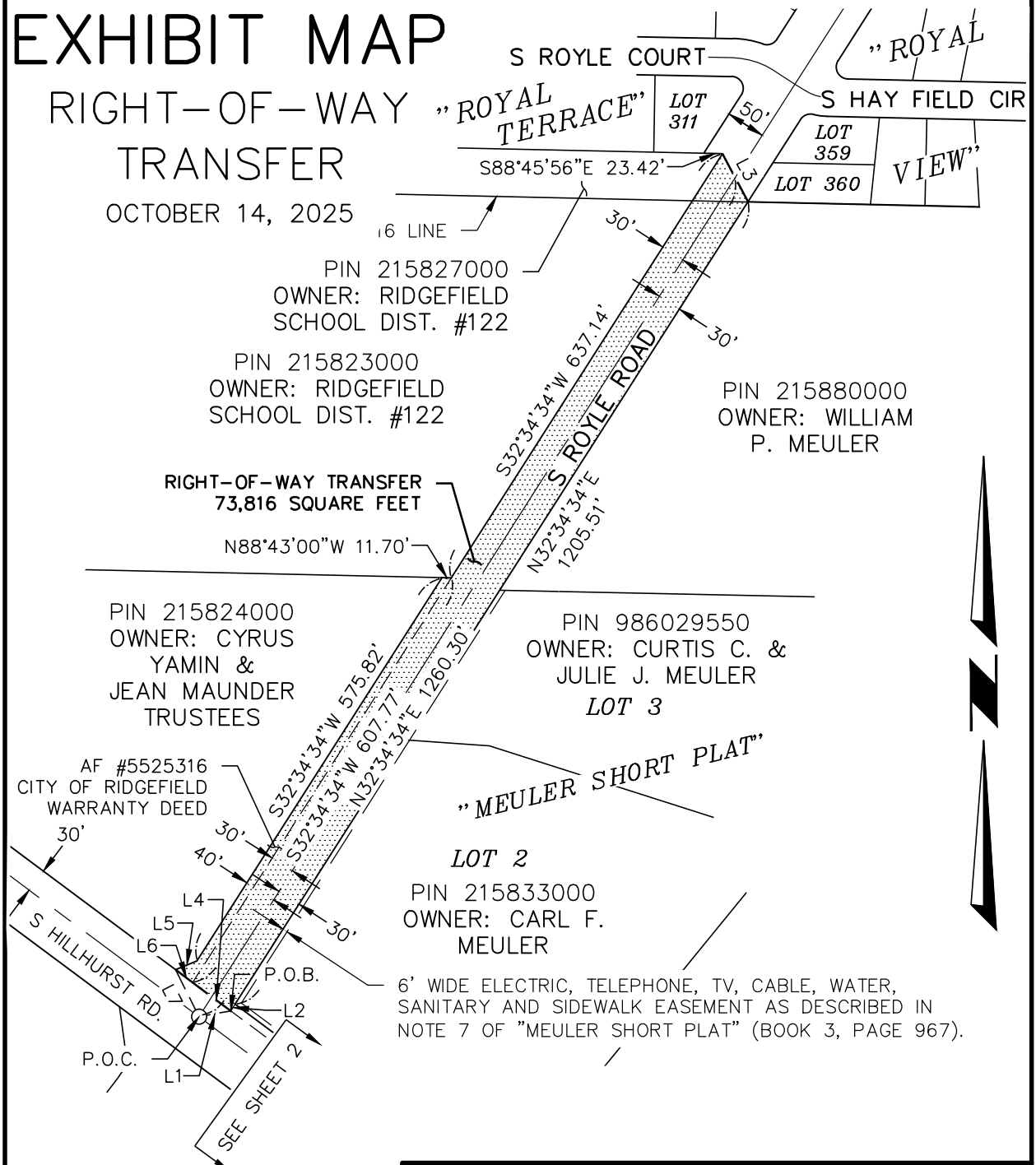
See Exhibit Map attached hereto.



EXHIBIT MAP

RIGHT-OF-WAY TRANSFER


OCTOBER 14, 2025



P.O.B.=POINT OF BEGINNING
P.O.C.=POINT OF COMMENCEMENT

Scale 1" = 200'





APEX.

DRAWN BY: RFS	SCALE: 1"=200'	3/05/2026
CHECKED BY: TLG	JOB NO.: CIT365.108	SHEET 1 OF 3

"MEULER SHORT PLAT"

PIN 215833000
OWNER: CARL F.
MEULER

LOT 2

6' WIDE ELECTRIC, TELEPHONE, TV,
CABLE, WATER, SANITARY AND
SIDEWALK EASEMENT AS DESCRIBED
IN NOTE 7 OF "MEULER SHORT
PLAT" (BOOK 3, PAGE 967).

L9

10' RIGHT-OF-WAY
DEDICATION AS SHOWN ON
"MEULER SHORT PLAT"

PIN 986029549
OWNER: BRUCE &
LAUREL WASILL
REVOCABLE TRUST

15' WIDE SLOPE
EASEMENT PER
AF #8806150153

LOT 1

S. HILLHURST ROAD

EXHIBIT MAP

RIGHT-OF-WAY TRANSFER

MARCH 5, 2026



DRAWN BY: TLG

SCALE: 1"=100'

3/05/2026

CHECKED BY: TLG

JOB NO.: CIT365.108

SHEET 2 OF 3

EXHIBIT MAP

RIGHT-OF-WAY TRANSFER

MARCH 5, 2026

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	40.98'	N79°38'19"E
L2	10.03'	N32°34'34"E
L3	68.82'	N28°06'14"W
L4	60.16'	S53°18'12"E
L5	29.31'	S67°51'36"W
L6	27.00'	S53°18'12"E
L7	66.40'	S26°26'41"E



DRAWN BY: RFS

SCALE: 1"=200'

3/05/2026

CHECKED BY: TLG

JOB NO.: CIT365.108

SHEET 3 OF 3

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 23, 2026

AGENDA ITEM NAME: Motion - Contract Award for the Construction Management of the Eastside Elevated Water Reservoir Project

GOVERNING LEGISLATION

Revised Code of Washington Title 35 – Cities and Towns,
Title 35A Optional Municipal Code,
RCW Title 39 Public Contracts and Indebtedness, and
City Financial Policy #04: Procurement of Goods and Services

PREVIOUS COUNCIL ACTION TAKEN:

On March 5, 2024, Council approved a Professional Services Agreement with Consor North America, Inc. for Planning, Design and Bid Phase Services supporting the Eastside Elevated Water Reservoir.

SUMMARY/BACKGROUND:

The City requires the support of a dedicated Construction Management team to ensure the successful completion of the Eastside Elevated Water Reservoir project. This project’s scale, complexity, and funding requirements will benefit from specialized oversight, contractor coordination, schedule tracking, budget discipline, and ensure compliance to safety and quality standards. City staff do not currently have the capacity or technical resources to manage day-to-day construction activities at the level required. Consor’s Construction Management Team will protect the City’s investment, reduce risk, support transparent reporting, and help ensure the project is completed efficiently and in accordance with City’s expectations and community needs. The requested contract amount is \$1,304,681.00.

Consor’s Scope of Work includes:

- Contract Management and Administration
- Submittal Review & Recommendation for Approval
- Construction Engineering
- Construction Observations and Weekly Construction Progress Meetings
- Material Testing and Engineer of Record (EOR) Special Inspections
- Contractor Payment Application Review Recommendation
- Facilities Testing and Start-Up
- Final Inspections
- Record Drawings
- Operations and Maintenance Manual Delivery and One-Year Warranty Inspection

BUDGET/FINANCIAL IMPACTS:

The funding for this project is comprised of a combination of debt issuance for a Drinking Water State Revolving Fund (DWSRF) loan for \$15 million and Water System Development Charges (WSDC) for the balance of the construction and construction management expense.

RECOMMENDED ACTION OR MOTION:

Council action is requested on this item.

A suggested motion is: "I move to approve awarding the contract for the construction management services for the Elevated Eastside Water Reservoir project to Consor North America, Inc. for the amount of \$1,304,681.00.

STAFF CONTACT: Miranda Lange, Public Works Infrastructure Deputy Director

ATTACHMENTS:

1. Exhibit_A_EEWR_Consor_CM_SOW.pdf
2. Attachment_A_Consor_CM_FeeEstimate.pdf

ATTACHMENT A

EASTSIDE ELEVATED WATER RESERVOIR - CONSTRUCTION PHASE SERVICES
CITY OF RIDGEFIELD
PROPOSED FEE ESTIMATE

	LABOR CLASSIFICATION (HOURS)											Labor	Subconsultants									Subconsultant Multiplier % Markup	Subconsultant Total with Markup	Expenses	CADD Units \$18/hr	Total
	Principal Engineer VI	Principal Engineer III	Professional Engineer VIII	Engineering Designer III	Construction Manager VI	Inspector II	Construction Admin Specialist II	Technician IV	Project Coordinator III	Administrative III	Hours		Structural PSE	Geotech GRI	Electrical ISI	Inst & Cntrl PEI	Land Arch MSI	Mechanical WE	Coating Insp QCIC	Conc & Weld Insp CWE	Architect MWE					
	\$373 \$383	\$309 \$318	\$265 \$272	\$203 \$209	\$255 \$262	\$145 \$149	\$151 \$155	\$204 \$209	\$179 \$183	\$141 \$145																
Average Billing Rate Estimated per Classification/Staff	HickeyMat	GruberJam	MilesAnd	MartinKyl	WarrenMar	PayneDra	BishopEmm	McFaddinNic	CutlipEri	PersansAst																
Task 1 - Project Management																										
Task 1.1 - Project Management and Construction Administration	45	90	90		285		120		30	30	690	\$ 173,571														
Task 1 Subtotal	45	90	90	0	285	0	120	0	30	30	690	\$ 173,571	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
Task 2 - Construction Phase Services																										
Task 2.1 - Pre-Construction Conference		8	8		8	4					28	\$ 7,413														
Task 2.2 - Shop Drawing and Submittals Review	40	200	200	100	25		50				415	\$ 102,265	\$ 20,000	\$ 1,850	\$ 6,080	\$ 9,340	\$ 5,000	\$ 3,500	\$ 14,700							
Task 2.3 - Construction Engineering	55	175	175	65	70		35	24			424	\$ 107,438	\$ 10,000	\$ 1,850	\$ 7,280	\$ 4,000										
Task 2.4 - Bi-Weekly Construction Progress Meetings	45	45	45		180		45				315	\$ 80,757	\$ 3,000	\$ 1,600	\$ 4,680											
Task 2.5 - Construction Observations	96	246	246				1122				1464	\$ 264,823	\$ 10,500	\$ 34,790	\$ 3,130	\$ 5,000	\$ 1,600									
Task 2.6 - Material Testing and EOR Special Inspections	30				30						60	\$ 17,401	\$ 30,064	\$ 43,625			\$ 33,216	\$ 99,215								
Task 2.7 - Labor Standards Compliance Monitoring							80				80	\$ 12,414														
Task 2.8 - Contractor Payment Application Review			48		48		96				96	\$ 25,651														
Task 2.9 - Facilities Testing and Start-Up	8	16	16	8	16		48				88	\$ 12,760			\$ 5,940	\$ 7,800	\$ 1,600									
Task 2.10 - Final Inspections	8	8	8	8	16		16				56	\$ 13,067	\$ 3,500			\$ 1,600										
Task 2.11 - Record Drawings	4	8	8	48	8		116	48			116	\$ 25,606														
Task 2.12 - O&M Manual	4	8	8	24			36				36	\$ 8,452		\$ 1,900	\$ 3,120	\$ 1,500										
Task 2.13 - One-Year Warranty Inspection	16	16	16				32				32	\$ 9,431														
Task 2 Subtotal	0	314	778	253	401	1126	226	72	0	0	3170	\$ 687,478	\$ 73,564	\$ 87,215	\$ 24,330	\$ 37,440	\$ 5,000	\$ 9,800	\$ 33,216	\$ 99,215	\$ 14,700					
TOTAL - ALL TASKS	45	404	868	253	686	1126	346	72	30	30	3860	\$ 861,049	\$ 73,564	\$ 87,215	\$ 24,330	\$ 37,440	\$ 5,000	\$ 9,800	\$ 33,216	\$ 99,215	\$ 14,700					

EXHIBIT A

SCOPE OF WORK EASTSIDE ELEVATED WATER RESERVOIR CONSTRUCTION PHASE SERVICES CITY OF RIDGEFIELD

Introduction

On March 5, 2024, the City of Ridgefield (Owner) executed a Professional Services Agreement with Consor North America, Inc. (Consultant) to lead the design of the Eastside Elevated Water Reservoir (Project), a 2.5-million-gallon composite reservoir to address forecasted water storage capacity deficiencies in the High Pressure Zone. The Agreement included a scope of work for design, permitting and bidding services with a limited budget allowance for construction phase assistance.

The Owner has requested the Consultant take a more active role in assistance with construction management and inspection services for the Project, providing professional engineering and technical services during construction as the Owner's designated representative. This Scope of Work and accompanying Fee Estimate replace the original construction phase services provided for under the original agreement.

Proposed Subconsultants

Consultant's project team includes:

- Peterson Structural Engineers, Inc. (PSE) – Structural Engineering Services
- Geotechnical Resources, Inc. (GRI) – Geotechnical Engineering Services
- Industrial Systems, Inc. (ISI) – Electrical Engineering Services
- Portland Engineering, Inc. (PEI) – SCADA Programming and Instrumentation Services
- MacKay Sposito, Inc. (MSI) – Landscape Architecture Services
- Windsor Engineers (WE) – Mechanical Engineering Services
- Quality Coatings Inspection and Consulting, Inc. (QCIC) – Coatings Inspection Services
- Columbia West Engineering, Inc. (CWE) – Concrete and Welding Testing Services
- MWA Architects (MWA) – Geotechnical Engineering Services

Scope of Services

The Consultant team will perform the following services. Unless otherwise noted, deliverables will be provided electronically in Portable Document Format (PDF).

Task 1 – Project Management and Construction Administration

Coordinate, monitor, and control the project resources to meet the technical, communication, and contractual obligations required for executing the Project scope. Specific activities include but are not limited to the following:

- The Consultant will prepare monthly invoices, including expenditures by task, hours worked by project personnel, and other direct expenses with the associated backup documentation. Monthly status reports will accompany each invoice and include comparisons of monthly expenditures and cumulative charges to budget by task.
- Proactively track progress of Project work completed against schedule and budget. Provide updates to Owner regarding possible impacts to the time of completion and budget.
- Coordination with the Contractor on behalf of the Owner.
- The Consultant will maintain communication with the Owner via voice and email communication. The Consultant will coordinate with subconsultants on specific tasks, scope, and budget. Internal progress meetings will be conducted as appropriate.
- The Consultant will engage in regular communication with the subconsultant team throughout the project regarding schedule, expected deliverables, invoicing and payment.

Deliverables

- Monthly invoice and status report.

Assumptions

- Construction documents will be managed on the Consultant's SharePoint site, allowing Owner, Contractor, and the Consultant's team to download and upload project files.
- Duration for the Scope of Work is approximately thirty (30) months, based on the following:
 - Two (2) months from Owner's issuance of Notice of Award to Contractor to issuance of Notice to Proceed.
 - Twenty-four (24) months for the Construction Contract Time.
 - Two (2) months for post-construction activities including assembly of Record Drawings and O&M Manual.
 - Two (2) months for 1-year anniversary inspection, including scheduling, coordination and document assembly.

Task 2 – Construction Phase Services

Subtasks

2.1 Pre-Construction Conference

The Consultant will (a) attend and facilitate the Pre-Construction Conference, (b) coordinate with the Owner in preparing the Conference agenda, and (c) prepare and distribute the meeting summary.

Deliverables

- Pre-Construction Conference agenda and summary.

Assumptions

- Conference will be for two-hour duration and will be hybrid with Teams and in-person at city Public Works.
- Conference will be attended by the members of the Consultant's Project Team, including the Project Manager, Design Engineer, Construction Manager and Sub-Consultant representatives.

2.2 Shop Drawing and Submittal Review

The Consultant will process Contractor shop drawings and submittals as specified by the Contract Documents. Activities include the following:

- Review schedules, shop drawings, material samples, product submittals, performance data and certifications, laboratory test results, and technical manuals submitted by the Contractor.
- Coordinate reviews with Consultant team members and city staff as required.
- Consider and evaluate alternatives or substitutions proposed by the Contractor.
- Confirm American Iron and Steel (AIS) compliance as required by the Owner's project funding agreement with DWSRF as administered by DOH.
- Maintain a submittal log.

Deliverables

- Submittal reviews with flysheet summarizing Consultant comments.
- Submittal log.

Assumptions

- Submittal reviews will be completed within fourteen (14) calendar days of Consultant's receipt of submittals.
- For budgeting purposes, the Consultant assumes the Contractor will provide up to 100 individual submittals for review, each requiring an average of 2-3 hours for review. The Consultant further assumed approximately half of the original submittals will require a resubmittal and an additional 1-2 hours for each review.

2.3 Construction Engineering

The Consultant will review and respond to the Contractor's Requests for Information (RFIs), issue necessary clarifications or interpretations of the Contract Documents, and maintain an RFI log. The Consultant will review and respond to the Contractor's proposals for Contract Change Orders and maintain a Change Order log.

Deliverables

- RFI and Change Order proposal reviews with flysheet summarizing Consultant responses.
- Contract Change Orders.

- RFI and Change Order logs.

Assumptions

- RFI responses will be completed within four (4) working days of Consultant's receipt of RFI. Additional response time may be necessary depending on the complexity of the required clarification.
- Change Orders will be completed within twenty (20) working days of the Owner's general acceptance of the Contractor proposed cost to complete. Depending on the complexity of the Change Order request, additional working days may be necessary to validate and negotiate the final cost and complete the Change Order. If this occurs, the Owner will be notified of the anticipated completion date.
- For budgeting purposes, the Consultant assumes the Contractor will submit (a) up to 35 RFIs, each requiring up to 10 hours for review and (b) up to five Change Order proposals, each requiring up to 10 hours for review.

2.4 Bi-Weekly Construction Progress Meetings

The Consultant will (a) attend and facilitate bi-weekly construction progress meetings, (b) coordinate with the Owner and Contractor in preparing meeting agendas, and (c) prepare and distribute the meeting summaries. The bi-weekly construction progress meetings will serve to identify potential Project issues; compare construction progress versus the Project Schedule; and coordinate outstanding deliverables and responses including Submittals, RFIs, and Change Order proposals.

Deliverables

- Bi-weekly construction progress meeting agendas and summaries.

Assumptions

- For budgeting purposes, individual bi-weekly construction progress meetings are assumed to be four hours in duration, which includes time outside the meetings for review of site conditions, anticipated work, and ongoing discussions with Owner and the Contractor. Based on Construction Contract Time of 24 months, forty-five (45) bi-weekly meetings are budgeted. Task hours include travel, field visits, and documentation.

2.5 Construction Observations

The Consultant will perform construction observations to coincide with Project construction milestones. The Consultant will perform the following task:

- Notify the Owner when arriving and leaving the Project site
- Prepare written reports on the construction activities at the site
- Maintain log of activities, decisions, discussions with the Contractor and other observations
- Document construction work by photographs.

Deliverables

- Construction observation reports and associated photographs of ongoing activities.

Assumptions

- Prior to the beginning of construction, the Owner will approve the Consultant’s onsite representative to be assigned the Project.
- Complete structural and geotechnical observations including installation of continuous-flight auger piles.
- Coating inspections to include up to 24 hold point on-site inspections.
- Owner to complete supplemental site visits and confirmation of activities during limited work periods and short notice AIS material documentation.
- Onsite construction observation time in hours per week is broken down by construction activity. Construction activity durations are based upon an anticipated Contractor’s schedule. Construction activity durations may be adjusted based upon the approved Contractor’s submitted Project Schedule. Additional visits include approximately one 4-hour visit per month by the Project Manager.

Construction Activity	Activity Duration (Weeks)	Labor Hours per Week	
		CM Inspector	Project Engineer
Mobilization/ Site Preparation	3	10	0
Foundation	5	10	4
Concrete Support Pedestal	20	20	4
Steel Tank Erection at Grade	9	10	2
Steel Tank Erection in Air	10	10	2
Steel Tank Painting	12	10	2
Electrical/ Controls/ Mechanical	9	10	4
Steel Tank Disinfection	1	10	0
Site / Civil / Closeout	13	10	2

2.6 Material Testing and EOR Special Inspections

The Consultant will coordinate and provide materials testing and Engineer of Record (EOR) Special Inspections as specified in the Contract Documents, summarized as follows:

- Materials Testing and Special Inspections
 - Backfill (Structural and Trench)
 - Asphalt Concrete Pavement
 - Concrete
 - Grout
 - Field Welding
 - Steel Reservoir Coatings
 - Disinfection Sampling (facilities in contact with potable water)
- EOR Special Inspections
 - Continuous Flight Auger (CFA) Piles by Geotechnical Engineer
 - Structural Observations by Structural Engineer (in accordance with International Building Code [IBC])
 - Steel Reservoir Welds (in accordance with IBC)

Deliverables

- Materials testing results and EOR Special Inspections observation reports.
- Upon final completion, the Consultant will submit a final summary letter documenting the results of observations, conclusions, and opinions from EOR Special Inspections site visits.

Assumptions

- For budgeting purposes, individual EOR Special Inspections site visits are budgeted for eight (8) hours. Site visits also include expenses related to travel to and from the project site and EOR offices. No expenses have been provided for lodging.
- For budgeting purposes, materials testing and special inspections assume sixty (60) reinforced concrete rebar and concrete inspections and test samples, sixty five (65) concrete and grout tests, and twenty (20) field welding inspections.
- Additional site visits by Structural and Geotechnical EORs may be provided at Owner's request at an additional cost.

2.7 Labor Standards Compliance Monitoring

The Consultant will support labor standards compliance monitoring completed by the Owner to satisfy project funding agreement with DWSRF as administered by DOH. A budget allowance is provided to answer Owner questions related to the tracking and preparation of compliance monitoring documentation during construction.

Deliverables

- None – Owner to complete all required supporting documentation.

Assumptions

- Owner to complete all required wage rate interviews and verify all certified payroll reports for Contractor and subcontractors throughout construction of the project.
- Owner to review weekly certified payroll reports for the Contractor and subcontractors.
- Owner to request revised or corrected certified payroll reports and proof of wage payments from Contractor as needed.

2.8 Contractor Payment Application Review

The Consultant will review the Contractor's monthly requests for progress payments and recommend the appropriate amount to OWNER for payment to the Contractor.

- Payment recommendations will be based upon the approved breakdown of the Contractor's lump sum contract amount and the completed quantity of unit price items.

Deliverables

- Consultant's review and recommendations of Contractor Payment Applications.

Assumptions

- Reviews will be completed within four (4) working days of Consultant's receipt of the Contractor's Payment Application.
- For budgeting purposes, it is assumed that the Contractor will submit up to twenty-four (24) monthly Payment Applications.
- Owner to complete all required funding agency project cost tracking.

2.9 Facilities Testing and Start-Up

The Consultant will coordinate with the Contractor and Owner for final testing and start-up of the Project facilities. The Consultant will prepare the Certificate of Substantial Completion in accordance with the Contract Documents and concurrence with the Owner.

Deliverables

- Project facilities final testing and start-up records as specified in the Contract Documents.
- Certificate of Substantial Completion.
- PLC and HMI programming, telemetry integration, testing, startup and training.

Assumptions

- For budgeting purposes, testing and start-up facilities are assumed to take up to two (2) 8-hour days to complete.

2.10 Final Inspections

The Consultant will coordinate and facilitate final inspections with the Owner and Contractor. The Consultant will prepare a “punch list” of items to be corrected or completed to achieve Final Completion for the Project. The Consultant will advise the Owner and Contractor of warranty periods established in the Contract Documents. Once Final Completion is achieved, the Consultant will prepare the Notice of Acceptability of Work for the Owner’s concurrence and issuance to the Contractor.

Deliverables

- Final Inspection notes, including “punch list.”
- Notice of Acceptability of Work.

Assumptions

- For budgeting purposes, final inspection is assumed to take approximately eight (8) hours to complete.

2.11 Record Drawings

The Consultant will prepare Record Drawings representative of the “as constructed” work based on Contractor redline drawings and construction observation reports. Record drawings will be provided to the Owner in electronic format.

Deliverables

- Full-sized (22”x34”) set of Record Drawings.
- AutoCAD® drawing files.

Assumptions

- Post-construction surveying is not included in the Scope of Work.

2.12 O&M Manual

The Consultant will compile the Operations and Maintenance (O&M) Manual for the Project facilities.

Deliverables

- O&M Manual, including three (3) bound hard copies.

Assumptions

- O&M Manual content will be based on the approved Contractor’s Submittals.
- Provide a summary of all warranties to the Owner for tracking purposes. Summary will include all warranty items, duration of warranty, contact information for warranty and all other pertinent details.

2.13 One-Year Warranty Inspection

The Consultant will coordinate and facilitate with the Owner and Contractor the one-year warranty inspection. The Consultant will document the inspection results, including identification of potential corrective actions to be performed by the Contractor.

Deliverables

- Notes from the one-year warranty inspection.

Assumptions

- The Owner will provide a Warranty Release letter once all corrective actions are made to the satisfaction of the Consultant and the Owner.
- For budgeting purposes, the warranty inspection is assumed to take approximately 8 hours to complete.

Fee Estimate

The Consultant proposes to perform this work on a time and expenses basis with a total not to exceed amount of \$1,304,681. The proposed Fee Estimate is provided as **Attachment A**. The 2026 Schedule of Charges is provided as **Attachment B**.

Project Schedule

The scope of work is based on a duration of thirty (30) months as delineated in the Assumptions for Task 1. The project schedule, including specific dates and times, will be dictated by the Contract Documents execution times between the Owner and Contractor, as well as the Contractor's Project Schedule and work progress.

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 26, 2026

AGENDA ITEM NAME: Motion to Approve the Urban Downs II Phase 2-3 Final Plat

GOVERNING LEGISLATION

RCW 58.17 Plats - Subdivisions - Dedications
RDC 18.620 Procedure for Subdivision

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

See attached staff report.

BUDGET/FINANCIAL IMPACTS:

N/A

RECOMMENDED ACTION OR MOTION:

To approve the final plat and remove Urban Holding:
"I move to approve the Urban Downs II Phase 2 and 3 final plat as presented."

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. Staff Report
2. Final Plat



COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642
(360) 887-3908 | Fax: (360) 887-2507 | www.ridgefieldwa.us

Urban Downs II Phase 2 and 3 Final Plat

Staff Report

File No. PLZ-25-0132

March 26, 2026

I. Basic Facts

Application date: On November 7, 2025, the City received an application for final plat approval for Urban Downs II Phase 2 and 3 (93 lots).

Applicant: Fidelity Title. 655 W Columbia Way #200, Vancouver, WA 98660. Contact: Deanna Haake, 360-980-0124, builderdev@fnf.com

Applicant's Representative: None.

Property Owner: Urban Downs, LLC. 1004 W 13th St, Ste 240, Vancouver, WA 98660. Contact: Troy Johns, 360-600-4425, troy@maverickdevelopers.com

Property Information: No Site Address. Assessor's #214470000, #55 SEC 23 T4N R1E 14.23A (PEND 2093 URBAN DOWNS 2 PH 2 & 3)

Comprehensive Plan: Urban Low (UL)

Zoning: Residential Low Density 6 (RLD-6), Urban Holding 10 Overlay (UH-10)

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

Council date: November 21, 2024

II. Documents Received

- A. Master land use application
- B. Final plat checklist
- C. Narrative
- D. Plat sheets
- E. Lot closure report
- F. Title report
- G. Draft CC&Rs
- H. Revised materials as required by staff

III. Background and Proposal

The Urban Downs II subdivision is located east of NE 10th (S 85th) Avenue, between Urban Downs to the south and Greely Farms Phase 3 to the north. See Figure 1. The Hearing Examiner approved the Urban Downs II preliminary planned unit development (PUD) via final order on December 20, 2022. The preliminary PUD had 149 lots on approximately 33 acres zoned RLD-6, including 113 single-family detached lots and 36 single-family attached (townhouse) lots. See Figure 2.

Council previously approved the final plat for the first phase of Urban Downs II, now known as Meadowview by Pulte Homes. The first phase included 52 single-family detached residential lots ranging from 4,730 square feet to 8,481 square feet, consistent with the lot dimensions approved through the preliminary PUD. The current proposal, for Urban Downs II Phase 2 and 3, includes 61 single-family detached residential lots and 32 townhouse lots. See Figure 3. The number of townhouse lots was reduced from 36 to 32 through an approved application for post-decision review (PLZ-25-0043); the project remains in compliance with the density and dimensional standards approved through the preliminary PUD. The single-family detached residential lots range from 4,681 square feet to 8,232 square feet with an average of 5,357 square feet. The townhome lots range from 3,400 square feet to 3,818 square feet with an average of 3,452 square feet. The overall average lot area is 4,701 square feet.

Figure 1. Urban Downs II Location (in blue)

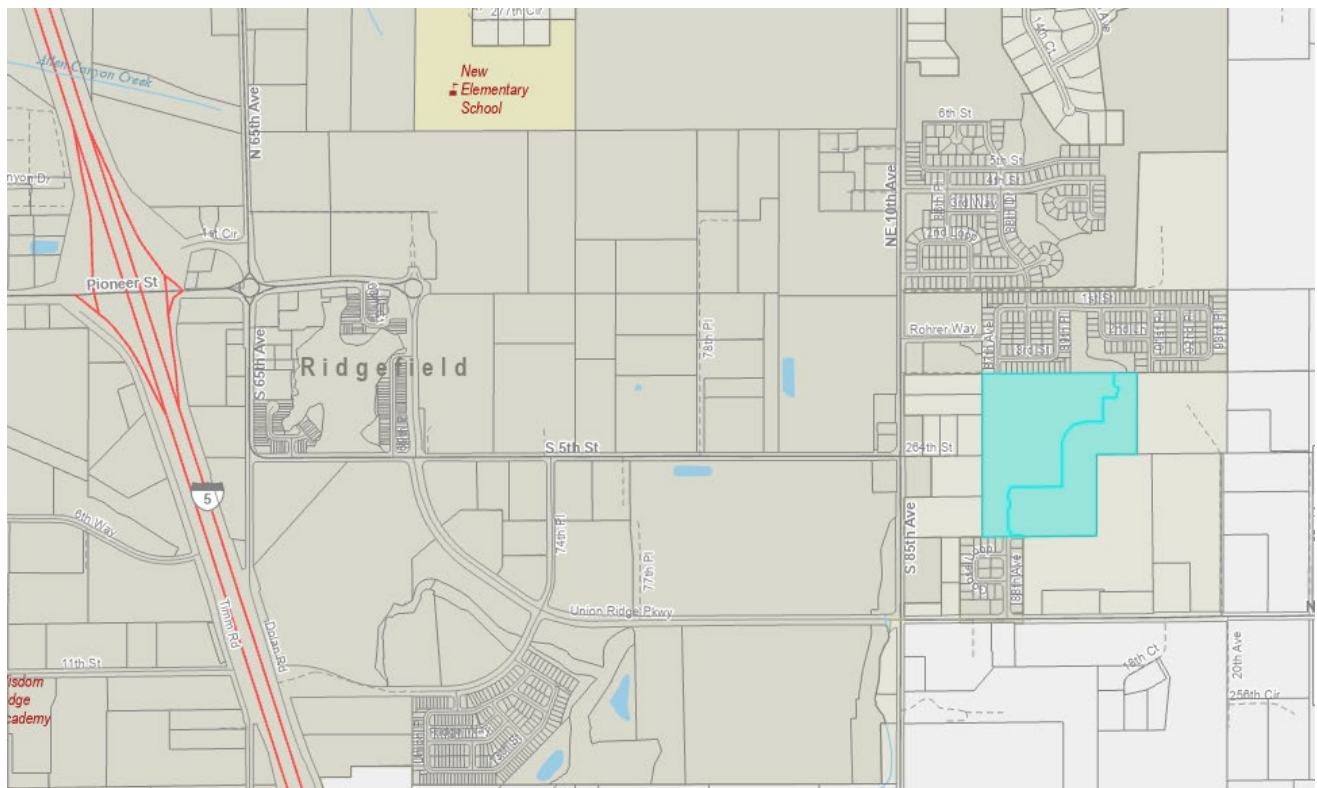
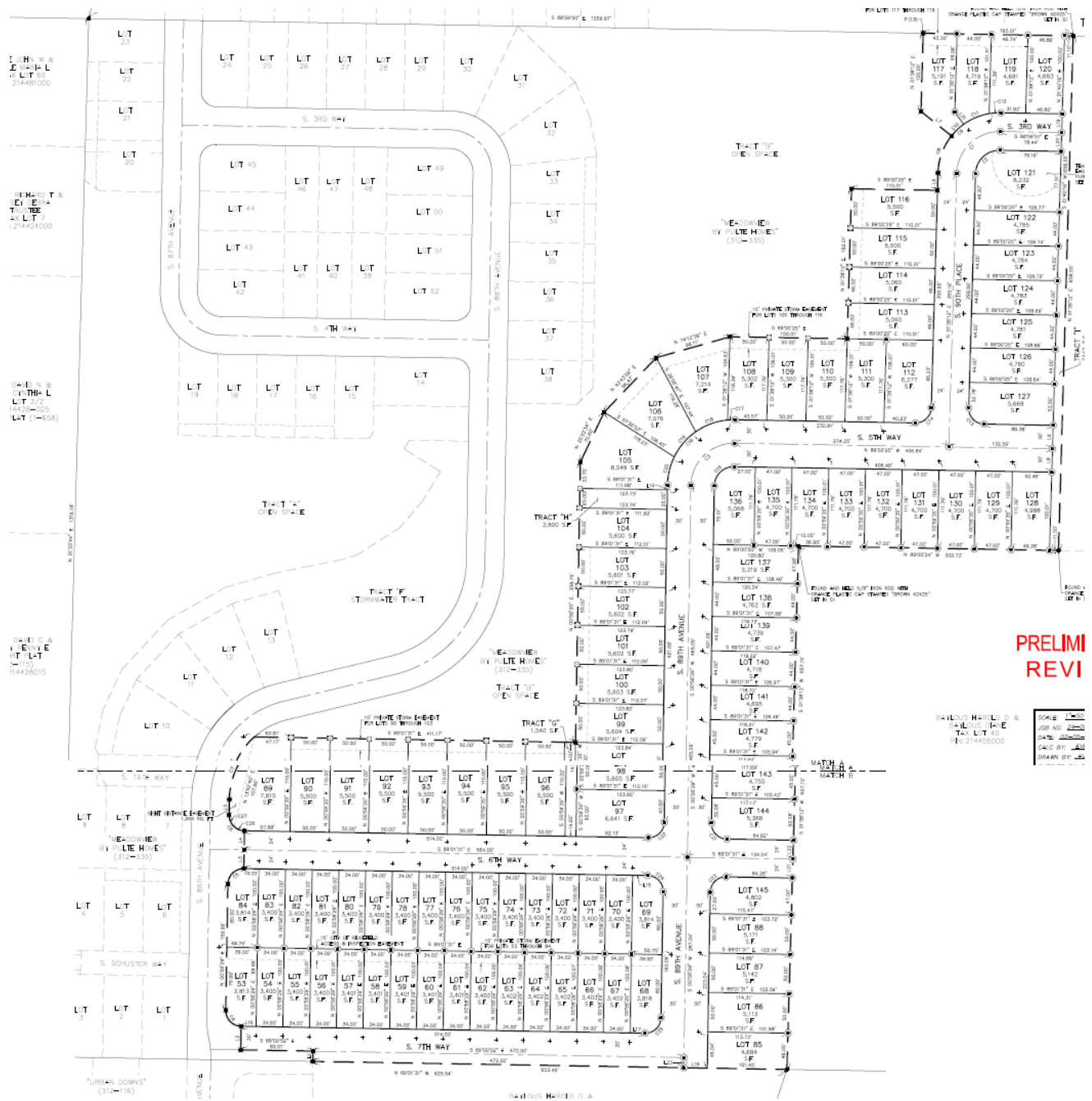


Figure 2. Urban Downs II Preliminary PUD



Figure 3. Urban Downs II PH 2-3 Final Plat Layout (full plan set included as an attachment)



Tracts G and H are pedestrian pathway tracts to be owned and maintained by the HOA with public access. These pedestrian pathways connect to the large park, trail, and open space tract platted with Phase 1. See Figure 4.

Figure 4. Phase 1 Open Space Amenities



IV. Staff Review

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

Survey and Engineering Review

Development engineering staff confirmed that all public and private improvements are substantially complete. No performance bond is required.

All other survey and engineering comments and conditions of approval have been addressed.

Land Use Review

The applicant submitted draft CC&Rs for review which were reviewed and approved by the City Attorney. As a **condition of approval**, the applicant shall record the CC&Rs and submit a recorded copy to the city.

All other land use comments and conditions of approval have been addressed.

Urban Holding

RDC 18.270.060.A allows the Urban Holding 10 overlay to be removed from a property concurrent with final plat approval. Urban Holding shall be removed from Urban Downs II Phase 2 and 3 concurrent with this final plat approval.

V. Recommendation

Staff recommends City Council **APPROVE** the Urban Downs II Phase 2 and 3 Final Plat including removal of the UH-10 zoning overlay subject to the following **conditions of approval**:

1. 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).
2. Record the final plat, including an exhibit showing the additional trail connection, with the Clark County Auditor's Office within thirty (30) calendar days of City signatures on the face of the Mylar.
3. Submit the recorded plat and all associated written documents within thirty (30) calendar days of City signatures on the face of the Mylar.
4. Record the CC&Rs and submit a recorded copy to the city.

PERIMETER DESCRIPTION:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SECTION 23, AS SHOWN IN BOOK 66 OF SURVEYS, PAGE 78, CLARK COUNTY AUDITOR'S RECORDS;

THENCE SOUTH 89° 01' 31" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, 480.00 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO ROBERT L. RIETDYK AS DESCRIBED UNDER CLARK COUNTY AUDITOR'S FILE NUMBER 4487393;

THENCE NORTH 01° 32' 15" EAST, ALONG THE EAST LINE OF SAID "RIETDYK TRACT", 660.03 FEET TO THE NORTHEAST CORNER OF SAID "RIETDYK TRACT"; SAID POINT ALSO BEING THE NORTHWEST CORNER OF URBAN DOWNS SUBDIVISION AS SHOWN IN BOOK 312 OF PLATS, PAGE 116, RECORDS OF SAID COUNTY;

THENCE SOUTH 89° 01'31" EAST ALONG THE NORTH LINE OF SAID URBAN DOWNS SUBDIVISION, 181.43 FEET TO A 5/8" REBAR AS SHOWN IN BOOK 71 OF SURVEYS, PAGE 197, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF "MEADOWVIEW BY PULTE HOMES" BOOK 312 OF PLATS, PAGE 335, RECORDS OF SAID COUNTY;

THENCE NORTH 01° 33' 44" EAST, ALONG THE WEST LINE OF SAID "MEADOWVIEW BY PULTE HOMES" PLAT 1316.18 FEET, TO A 5/8" REBAR AS SHOWN IN SAID (SURVEY 71-197) MARKING THE NORTHWEST CORNER OF SAID "MEADOWVIEW BY PULTE HOMES" PLAT, SAID POINT ALSO BEING ON THE SOUTH LINE OF "GREELY FARMS PHASE 3A, BOOK 312 OF PLATS, PAGE 327, RECORDS OF SAID COUNTY;

THENCE SOUTH 88° 59' 50" EAST, ALONG THE SOUTH LINE OF SAID "GREELY FARMS PHASE 3A" 1067.96 FEET, TO THE NORTHEAST CORNER OF TRACT "B" OF SAID "MEADOWVIEW BY PULTE HOMES" PLAT AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 01°38'12" WEST, 100.00 FEET;

THENCE SOUTH 51°16'31" EAST, 50.12 FEET;

THENCE ALONG THE ARC OF A 79.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE RADIAL BEARING WHICH BEARS SOUTH 51° 16' 31" EAST, FOR AN ARC DISTANCE OF 51.14 FEET, THROUGH A CENTRAL ANGLE OF 37° 05' 17";

THENCE SOUTH 01° 38' 12" WEST, 22.41 FEET;

THENCE NORTH 89° 00' 25" WEST, 110.01 FEET;

THENCE SOUTH 01° 38' 12" WEST, 192.01 FEET;

THENCE NORTH 89° 00' 25" WEST, 150.01 FEET;

THENCE SOUTH 74° 12' 38" WEST, 98.11 FEET;

THENCE SOUTH 43° 43' 09" WEST, 96.47 FEET;

THENCE SOUTH 25° 33' 34" WEST, 70.60 FEET;

THENCE SOUTH 00° 59' 35" WEST, 358.75 FEET;

THENCE NORTH 89° 01' 31" WEST, 411.17 FEET TO THE EAST RIGHT OF WAY OF SOUTH 88th AVENUE;

THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES:

THENCE ALONG THE ARC OF A 96.00 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT, THE RADIAL BEARING WHICH BEARS SOUTH 41° 50' 51" EAST, FOR AN ARC DISTANCE OF 79.05 FEET, THROUGH A CENTRAL ANGLE OF 47°10'40";

THENCE SOUTH 00° 58' 29" WEST, 19.59 FEET;

THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, FOR AN ARC DISTANCE OF 31.42 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00";

THENCE SOUTH 00° 58' 28" WEST, 48.00 FEET;

THENCE ALONG THE ARC OF A 20.00 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT, THE RADIAL BEARING WHICH BEARS SOUTH 00° 58' 28" WEST, FOR AN ARC DISTANCE OF 31.42 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00";

THENCE SOUTH 00°58'29" WEST, 159.99 FEET;

THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, FOR AN ARC DISTANCE OF 31.41 FEET, THROUGH A CENTRAL ANGLE OF 89° 59' 21";

THENCE SOUTH 00° 59' 08" WEST 30.01 FEET;

THENCE SOUTH 89° 00' 52" EAST, 92.01 FEET;

THENCE SOUTH 00° 59' 08" WEST, 13.03 FEET TO THE NORTH LINE OF SAID URBAN DOWNS SUBDIVISION;
 THENCE NORTH 89° 01' 31" EAST, 603.45 FEET ALONG THE NORTH LINE OF THE "STEWART" TRACT AS DESCRIBED IN AUDITOR'S FILE NUMBER 3403453, RECORDS OF SAID COUNTY, TO A 5/8" REBAR AS SHOWN IN SAID SURVEY (71-197);

THENCE NORTH 01° 38' 12" EAST, ALONG THE WEST LINE OF SAID "STEWART" TRACT, 657.15 FEET TO A 5/8" REBAR AS SHOWN IN SAID SURVEY (71-197);

THENCE SOUTH 89° 00' 24" EAST, ALONG THE NORTH LINE OF SAID "STEWART" TRACT, 332.73 FEET TO A 5/8" REBAR AS SHOWN IN SAID SURVEY (71-197), SAID POINT BEING THE SOUTHWEST CORNER OF THE "MARX" TRACT AS DESCRIBED IN AUDITOR'S FILE NUMBER 4641084, RECORDS OF SAID COUNTY;

THENCE NORTH 01° 38' 12" EAST, ALONG THE WEST LINE OF SAID "MARX" TRACT, 658.54 FEET TO A 5/8" REBAR AS SHOWN IN SAID SURVEY (71-197), SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID "GREELY FARMS PHASE 3A"

THENCE NORTH 88° 59' 50" WEST, 192.01 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 13.75 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

UTILITY AND SIDEWALK EASEMENT:

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR EIGHT (8) 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 BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.

BROWN SURVEYING, PLLC MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUISESCENCE, ESTOPPLE, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 03-05-20.

CALCULATED POSITION OF 3 1/2" BRASS CAP IN MONUMENT BOX WITH CASE AND COVER AS SHOWN IN S1 SEE L.C.R. 15-29

CALCULATED POSITION OF 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HAGEDORN 9579" AS SHOWN IN S1

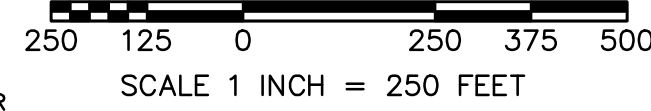
CALCULATED POSITION OF 2" BRASS CAP AS SHOWN IN S1 SEE L.C.R. 4-5

CALCULATED POSITION OF 3" BRASS CAP IN MONUMENT BOX WITH CASE AND COVER AS SHOWN IN S1 SEE L.C.R. 15-27

PLAT NOTES:

- ARCHITECTURAL DESIGN APPROVAL FROM THE CITY OF RIDGEFIELD IS REQUIRED FOR ALL SINGLE-FAMILY AND DUPLEX HOMES, AND THAT IT IS THE RESPONSIBILITY OF THE DEVELOPER/BUILDER TO OBTAIN DESIGN APPROVAL FOR EACH HOME, INCLUDING MODEL HOMES, PRIOR TO THE SALE OR ADVERTISEMENT FOR SALE OF THE HOME.
- SETBACK STANDARDS FOR TOWNHOUSE UNITS:
 FRONT YARD SETBACK = 15 FEET
 STREET SIDE SETBACK = 10 FEET
 INTERIOR SIDE YARD SETBACK = 0-5 FEET
 REAR YARD SETBACK = 10 FEET
- SETBACK STANDARDS FOR DETACHED UNITS:
 FRONT YARD SETBACK = 15 FEET
 STREET SIDE SETBACK = 15 FEET (MAY BE REDUCED TO 10 FEET UPON REVIEW AND APPROVAL OF THE STERLING DESIGN, INC. ANALYSIS OF VEHICULAR AND PEDESTRIAN SAFETY.)
 INTERIOR SIDE YARD SETBACK = 5 FEET
 REAR YARD SETBACK = 10 FEET
 MAXIMUM BUILDING COVERAGE NOT TO EXCEED 50%
 MAXIMUM IMPERVIOUS SURFACE AREA NOT TO EXCEED 60%
- A MINIMUM OF ONE AND A MAXIMUM OF FOUR OFF-STREET PARKING SPACES ARE REQUIRED PER DWELLING UNIT, PER RDC 18.720.030.A.
- AT LEAST EIGHTEEN (18) LINEAR FEET OF DRIVEWAY SHALL BE PROVIDED BETWEEN ANY GARAGE OR CARPORT ENTRANCE AND THE BACK SIDE OF THE SIDEWALK PER RDC 18.210.090.B.
- A MINIMUM 50 PERCENT (50%) LANDSCAPE COVERAGE CALCULATED AS A PERCENTAGE OF THE GROSS SITE ACREAGE, IS REQUIRED PER RDC 18.725.055.
- ANY PARKS, OPEN SPACE, AND TRAILS OWNED BY THE DEVELOPER OR THE HOA SHALL BE MADE AVAILABLE FOR PUBLIC USE AND BE MAINTAINED BY THE HOME OWNERS 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 STANDARD UNDER WHICH THEY WERE APPROVED AND CREATED.
- ALL PRIVATE STORM EASEMENTS TO HAVE ACCESS AND INSPECTION EASEMENT DEDICATED TO THE CITY OF RIDGEFIELD.
- TRACT "G" AND "H" ARE PEDESTRIAN PATHWAY TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- TRACT "I" TO BE OWNED AND MAINTAINED BY URBAN DOWNS LLC TO BE RESERVED FOR FUTURE DEVELOPMENT.
- ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 18.715.
- ALL FENCES AND WALLS WITHIN THE SUBDIVISION ARE TO COMPLY WITH RDC 18.740.
- THIS DEVELOPMENT IS VESTED TO THE VERSION OF THE RIDGEFIELD DEVELOPMENT CODE (RMC TITLE 18) IN EFFECT MARCH 14, 2022.
- ON APRIL 18TH, 2025 A POST DECISION REVIEW WAS APPROVED UNDER FILE NUMBER PLZ-25-0043, MASTER-25-0025 TO REDUCE THE DENSITY OF THE SUBDIVISION BY REMOVING FOUR (4) TOWN HOME LOTS.
- WITH ONLY A SINGLE ACCESS FOR LOTS 99-142, ALL HOMES SHALL BE INSTALLED WITH FIRE SPRINKLERS IN ACCORDANCE WITH THE CURRENT ADOPTED STANDARD OF NFPA 130.
- 32 TOWNHOME LOTS WILL HAVE A TYPICAL WIDTH OF 34 FEET AND THE CORNER LOTS (NUMBERS 53, 68, 69 AND 84 SHALL HAVE A WIDTH OF 39 FEET).

BASIS OF BEARING: CONTAINS THE CORNER LINE OF THE SW 1/4 OF SECTION 23 PER RECORD OF SURVEY BOOK 71, PAGE 197



LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES CALCULATED POSITION
- ⊙ INDICATES 5/8" x 30" REBAR WITH BLUE PLASTIC CAP "WALS 48747 ORLS 87015" SET 11-25-25
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "BROWN 48747" SET AT THE 9.75' EXTENSION OF LOT LINE IN THE CURB UNLESS OTHERWISE NOTED SET
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- S.F. INDICATES SQUARE FEET
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- P.O.B. INDICATES POINT OF BEGINNING
- P.I.N. INDICATES PROPERTY IDENTIFICATION NUMBER

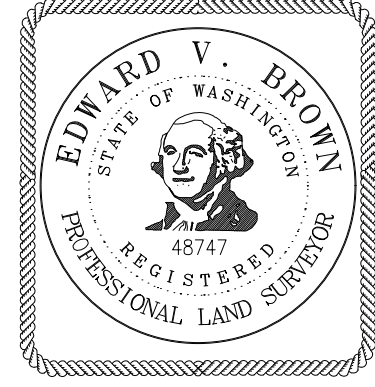
SURVEY REFERENCES:

- BROWN SURVEY BOOK 71 PAGE 197
- PLAT OF GREELY FARMS PHASE 3A BOOK 312 PAGE 237
- PLAT OF URBAN DOWNS SUBDIVISION BOOK 312 PAGE 116
- MINISTER AND GLAESER SURVEY BOOK 66 PAGE 78
- PLAT OF MEADOWVIEW BY PULTE HOMES BOOK 312 PAGE 335

DEED REFERENCE:

GRANTOR: JOHANNA SCHUSTER REVOCABLE TRUST
 GRANTEE: URBAN DOWNS, LLC
 A.F.N. 5150633
 DATED: 02-27-2015

PRELIMINARY REVIEW



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 _____

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 _____

MEADOWVIEW PHASE II
 BY PULTE HOMES

PREVIOUSLY APPROVED AS URBAN DOWNS II PHASE 2 AND 3
 PLZ-22-0024-0027 A SUBDIVISION IN A PORTION OF THE NW 1/4, SW 1/4, SE 1/4, AND NE 1/4 OF THE SW 1/4 OF SECTION 23, T4N, R1E, W.M. CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON

CITY PUBLIC WORKS DIRECTOR

CITY PUBLIC WORKS DIRECTOR _____ DATE _____

CITY COMMUNITY DEVELOPMENT DIRECTOR

CITY COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CITY ENGINEER:

CITY OF RIDGEFIELD ENGINEER _____ DATE _____

CITY MAYOR:

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

MAYOR, CITY OF RIDGEFIELD _____

ATTESTED BY: _____
 CITY CLERK

CLARK REGIONAL WASTEWATER DISTRICT

DEVELOPMENT MANAGER _____ DATE _____

ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS MEADOWVIEW PHASE II BY PULTE HOMES

COUNTY ASSESSOR _____ DATE _____

AUDITOR'S CERTIFICATE:

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

CLARK COUNTY AUDITOR _____

AUDITOR'S FILE NUMBER _____

SURVEYOR'S CERTIFICATE:

I, EDWARD V. BROWN, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT 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 URBAN DOWNS LLC ON 11-04-24. I HEREBY CERTIFY THAT THIS MAP FOR "MEADOWVIEW PHASE II BY PULTE HOMES PREVIOUSLY APPROVED AS URBAN DOWNS II PHASE 2 AND 3" IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED, THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN AND THE MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

EDWARD V. BROWN, PROFESSIONAL LAND SURVEYOR, DATE _____
 PLS NO. 48747

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 "MEADOWVIEW PHASE II BY PULTE HOMES PREVIOUSLY APPROVED AS URBAN DOWNS II PHASE 2 AND 3", AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN THEREON TO THE PUBLIC USE FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS AND EASEMENTS.

OWNER: URBAN DOWNS, LLC

SIGNED _____ DATE _____

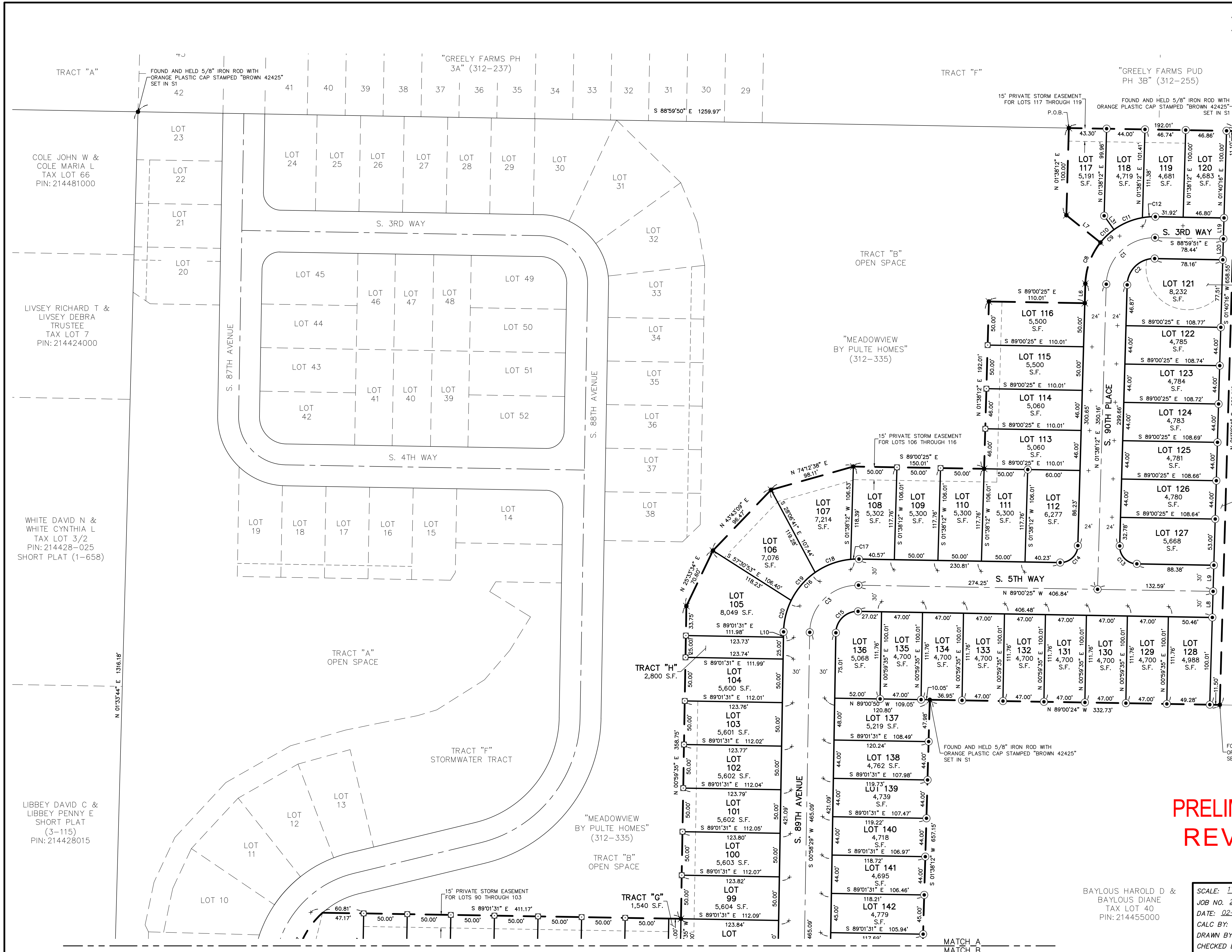
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 JOB NO. 22-015
 DATE: 02-05-26
 CALC BY: EVB
 DRAWN BY: EVB
 CHECKED BY: EVB
 SHEET 1 OF 3

BROWN

SURVEYING PLLC
 PO BOX 414
 AMBOY, WA 98601
 360-600-0846
 ebrownsurveying@gmail.com

MEADOWVIEW PHASE II BY PULTE HOMES

PREVIOUSLY APPROVED AS URBAN
DOWNS II PHASE 2 AND 3
PLZ-22-0024-0027 A SUBDIVISION
IN A PORTION OF
THE NW 1/4, SW 1/4, SE 1/4, AND
NE 1/4 OF THE SW 1/4 OF
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CITY OF RIDGEFIELD,
CLARK COUNTY, WASHINGTON

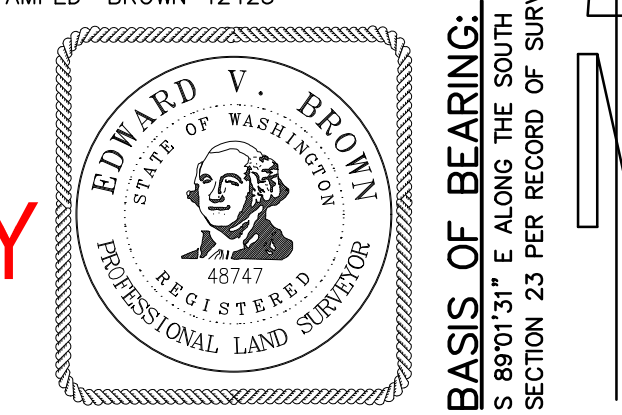


TEMPORARY TURNAROUND
EASEMENT FOR
PUBLIC ACCESS
SEE DETAIL "A"

MARX ROBERT A &
MARX DENISE M
TAX LOT 54
PIN: 214469000

- LEGEND:**
- INDICATES MONUMENT FOUND AS NOTED
 - INDICATES CALCULATED POSITION
 - ⊙ INDICATES 5/8" x 30" REBAR WITH BLUE PLASTIC CAP "WALS 48747 ORLS 87015" SET 11-25-25
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 - P.I.N. INDICATES PROPERTY IDENTIFICATION NUMBER

**PRELIMINARY
REVIEW**



SCALE 1 INCH = 50 FEET

BAYLOUS HAROLD D &
BAYLOUS DIANE
TAX LOT 40
PIN: 214455000

SCALE: 1"=50'
JOB NO. 24-083
DATE: 02-05-26
CALC BY: EVB
DRAWN BY: EVB
CHECKED BY: EVB
SHEET 2 OF 3

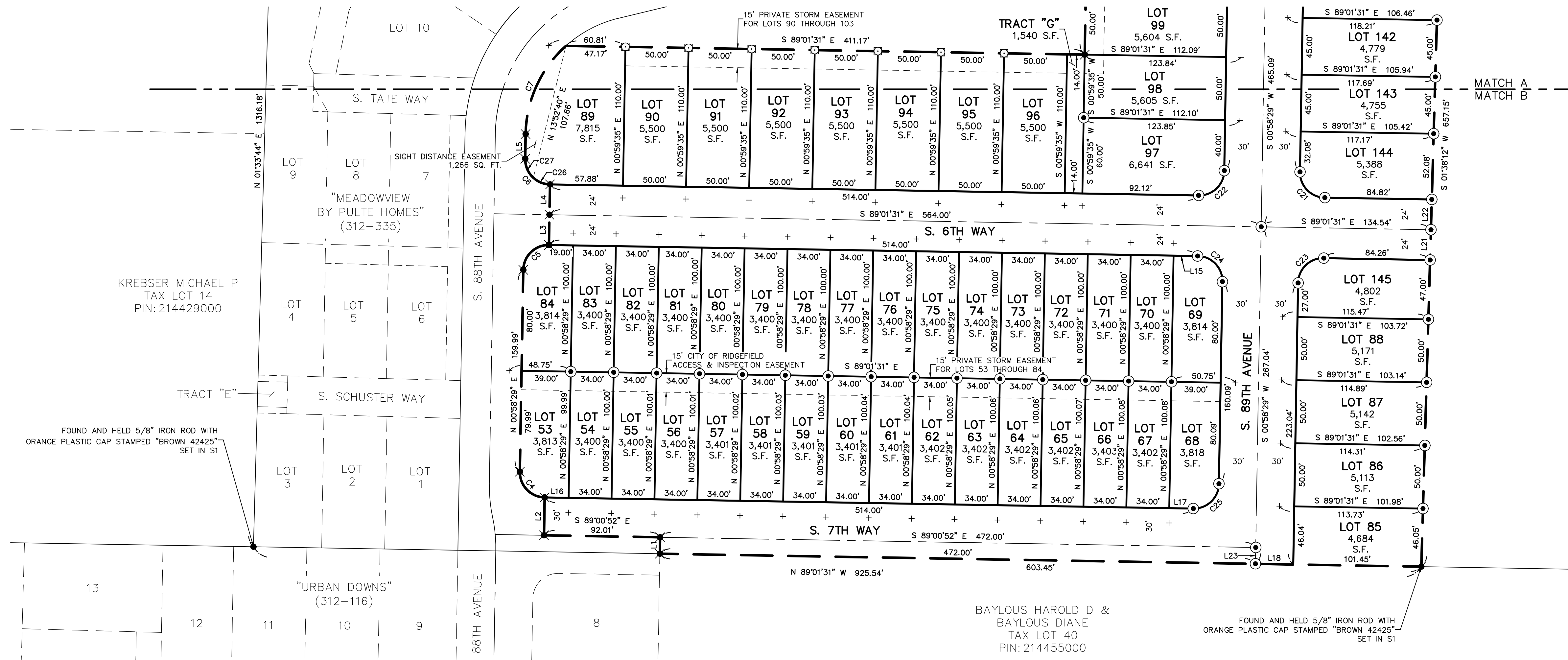
BROWN
SURVEYING PLLC
PO BOX 414
AMBOY, WA 98601
360-600-0846
ebrownsurveying@gmail.com

BASIS OF BEARING:
S 89°01'31" E ALONG THE SOUTH LINE OF THE SW 1/4 OF SECTION 23 PER RECORD OF SURVEY BOOK 71, PAGE 197

MEADOWVIEW PHASE II BY PULTE HOMES

PREVIOUSLY APPROVED AS URBAN
DOWNS II PHASE 2 AND 3
PLZ-22-0024-0027 A SUBDIVISION
IN A PORTION OF
THE NW 1/4, SW 1/4, SE 1/4, AND
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CITY OF RIDGEFIELD,
CLARK COUNTY, WASHINGTON

BAYLOUS HAROLD D &
BAYLOUS DIANE
TAX LOT 40
PIN: 214455000

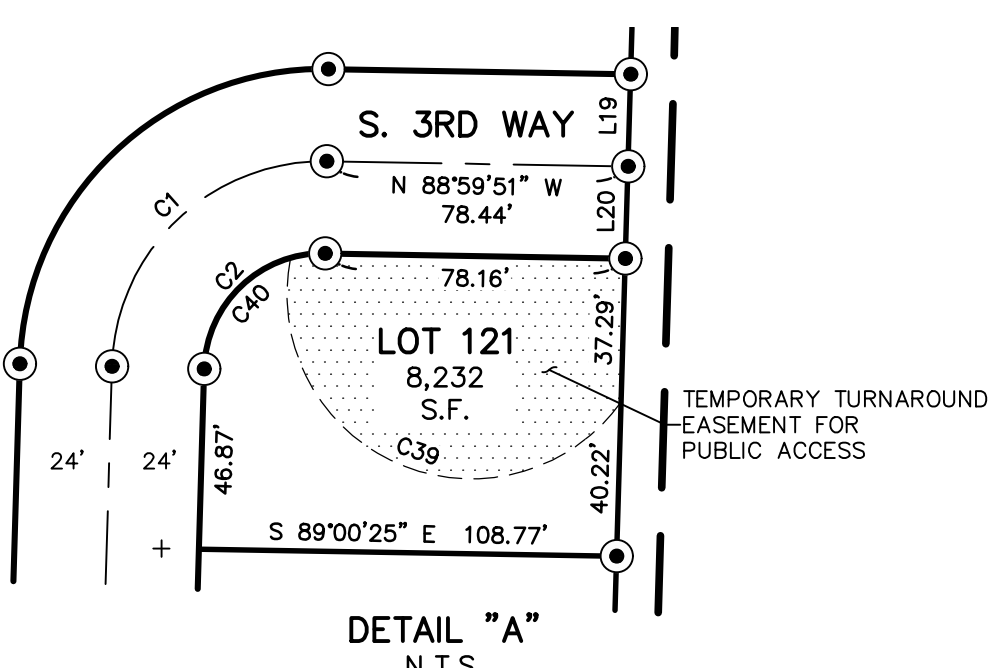


LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES CALCULATED POSITION
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- P.I.N. INDICATES PROPERTY IDENTIFICATION NUMBER

KREBSER MICHAEL P
TAX LOT 14
PIN: 214429000

BAYLOUS HAROLD D &
BAYLOUS DIANE
TAX LOT 40
PIN: 214455000



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	55.00'	89°21'57"	85.79'	S 46°19'10" W	77.35'
C2	31.00'	89°21'57"	48.35'	S 46°19'10" W	43.60'
C3	55.00'	90°01'07"	86.41'	S 45°59'02" W	77.79'
C4	20.00'	89°59'21"	31.41'	S 44°01'12" E	28.28'
C5	20.00'	90°00'00"	31.42'	S 45°58'29" W	28.28'
C6	20.00'	90°00'00"	31.42'	S 44°01'31" E	28.28'
C7	96.00'	47°10'40"	79.05'	S 24°33'49" W	76.83'
C8	79.00'	37°05'17"	51.14'	S 20°10'50" W	50.25'
C9	79.00'	89°21'57"	123.22'	S 46°19'10" W	111.10'
C10	79.00'	15°37'06"	21.53'	S 46°32'02" W	21.47'
C11	79.00'	25°49'50"	35.62'	S 67°15'30" W	35.31'
C12	79.00'	10°49'44"	14.93'	S 85°35'17" W	14.91'
C13	20.00'	90°38'36"	31.64'	S 43°41'06" E	28.44'
C14	20.00'	89°21'23"	31.19'	N 46°18'54" E	28.12'
C15	25.00'	90°01'07"	39.28'	N 45°59'02" E	35.36'
C16	85.00'	90°01'07"	133.55'	S 45°59'02" W	120.23'
C17	85.00'	6°22'23"	9.45'	S 87°48'24" W	9.45'
C18	85.00'	29°35'18"	43.90'	S 69°49'34" W	43.41'
C19	85.00'	28°49'03"	42.75'	S 40°37'23" W	42.30'
C20	85.00'	25°14'23"	37.44'	S 13°35'40" W	37.14'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C21	20.00'	90°00'00"	31.42'	N 44°01'31" W	28.28'
C22	20.00'	90°00'00"	31.42'	N 45°58'29" E	28.28'
C23	20.00'	90°00'00"	31.42'	N 45°58'29" E	28.28'
C24	20.00'	90°00'00"	31.42'	S 44°01'31" E	28.28'
C25	20.00'	90°00'39"	31.42'	S 45°58'48" W	28.29'
C26	20.00'	41°39'43"	14.54'	S 68°11'40" E	14.22'
C27	20.00'	48°20'17"	16.87'	S 23°11'40" E	16.38'
C28	20.00'	90°00'39"	31.42'	S 45°58'48" W	28.29'
C29	20.00'	90°00'00"	31.42'	S 44°01'31" E	28.28'
C30	20.00'	90°00'00"	31.42'	N 45°58'29" E	28.28'
C31	20.00'	90°00'00"	31.42'	N 44°01'31" W	28.28'
C32	20.00'	90°00'00"	31.42'	N 45°58'29" E	28.28'
C33	25.00'	90°01'07"	39.28'	N 45°59'02" E	35.36'
C34	85.00'	90°01'07"	133.55'	S 45°59'02" W	120.23'
C35	20.00'	90°38'36"	31.64'	S 43°41'06" E	28.44'
C36	20.00'	89°21'23"	31.19'	N 46°18'54" E	28.12'
C37	31.00'	89°21'57"	48.35'	S 46°19'10" W	43.60'
C38	79.00'	89°21'57"	123.22'	S 46°19'10" W	111.10'
C39	48.00'	155°45'27"	130.49'	S 66°28'02" E	93.86'
C40	31.00'	72°32'11"	39.25'	S 37°54'17" W	36.68'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°59'08" E	13.03'
L2	N 00°59'08" E	30.01'
L3	N 00°58'28" E	24.00'
L4	N 00°58'28" E	24.00'
L5	N 00°58'29" E	19.59'
L6	N 01°38'12" E	22.41'
L7	N 51°16'31" E	50.12'
L8	N 01°40'16" E	30.00'
L9	N 01°40'16" E	30.00'
L10	S 00°58'29" W	6.09'
L11	N 00°59'08" E	13.03'
L12	N 89°00'52" W	92.01'
L13	N 00°59'08" E	30.01'
L14	S 00°58'28" W	48.00'
L15	S 89°01'31" E	19.00'
L16	S 89°00'52" E	19.00'
L17	S 89°00'52" E	19.00'
L18	S 89°01'31" E	30.00'
L19	N 01°40'16" E	24.00'
L20	N 01°40'16" E	24.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 01°38'12" E	24.00'
L22	N 01°38'12" E	24.00'
L23	S 00°58'29" W	12.94'
L24	N 01°40'16" E	60.00'
L25	N 89°00'25" W	88.38'
L26	S 88°59'51" E	78.16'
L27	N 88°59'51" W	78.72'
L28	S 89°01'31" E	84.26'
L29	N 01°38'12" E	48.00'
L30	N 89°01'31" W	84.82'
L31	S 35°39'23" E	19.53'



**PRELIMINARY
REVIEW**

SCALE: 1"=50'
JOB NO. 24-083
DATE: 02-05-26
CALC BY: EVB
DRAWN BY: EVB
CHECKED BY: EVB
SHEET 3 OF 3

BROWN
SURVEYING PLLC
PO BOX 414
AMBOY, WA 98601
360-600-0846
ebrownsurveying@gmail.com

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 26, 2026

AGENDA ITEM NAME: Public Hearing and First Reading of Ordinance No. 1479 — Approval of Urban Downs II Phase 2-3 Development Agreement

GOVERNING LEGISLATION

RCW 36.70B.170 Development Agreements — Authorized

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

Urban Downs II Planned Unit Development (PUD) received preliminary plat approval on December 20, 2022. The approved project included both single-family detached and single-family attached (townhome) lots as permitted to achieve a mix of housing types under RDC 18.206 and RDC 18.210.

On November 21, 2024, Council approved a final plat for Phase 1 of Urban Downs II, known as Meadowview by Pulte Homes. This final plat included 52 single-family detached lots. Subsequently, the applicant submitted a final plat application for Phases 2 and 3 of Urban Downs II which includes 90 total lots: 58 single-family detached lots (Lots 85-142) and 32 single-family attached lots (Lots 53-84). The Phase 2 and 3 final plat is also on the March 26, 2026 Council agenda.

Following final plat approval and recording, the applicant seeks to satisfy the requirement to build single-family attached townhomes on Lots 53-84 using a semi-attached product with connected garages. The product is designed to meet the definition of a townhome in RDC 18.100.016 and to exceed the architectural design requirements for townhomes codified in RDC 18.206.060.D-E.

A Development Agreement (DA) between the City of Ridgefield and Lennar Northwest, LLC addressing these provisions is included as an attachment and is the subject of this public hearing. Exhibits to the DA include sample plot plans and architectural elevations.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

None. Public hearing and first ordinance reading only.

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. Urban Downs II PH 2-3 Development Agreement

ORDINANCE NO. 1479

An Ordinance of the City of Ridgefield, Washington Approving a Development Agreement with Lennar Northwest, LLC for the Development of a Portion of the Urban Downs II Residential Community

WHEREAS, the City is a Washington Municipal Corporation with land use planning and permitting authority over all land within its corporate limits; and

WHEREAS, the City has the authority to enter into Development Agreement pursuant to RCW 36.70B.170; and

WHEREAS, Lennar Northwest, LLC owns property within the City of Ridgefield known as Urban Downs II Subdivision Phase 2 and 3 (“the Property”) and which includes tax parcel APN 21447-0000 within the City of Ridgefield, Clark County, Washington; and

WHEREAS, Lennar Northwest, LLC is proposing to construct townhomes on Lots 53-84 of the Property; and

WHEREAS, the Washington Legislature has adopted certain housing requirements mandating modifications to the City’s comprehensive plan and development codes to increase density and the affordability of housing; and

WHEREAS, in order to comply with these housing mandates, City has identified a need for a variety of housing types consistent with the City’s density and affordable housing planning goals and policies within the City’s comprehensive plan and wishes to provide certain design clarifications and standard modifications as authorized under the City’s development code to accommodate the proposed small townhouses housing types proposed by Lennar Northwest in furtherance of those comprehensive plan goals and policies and state mandates; and

WHEREAS, the City Council held a public hearing and conducted a first reading of the ordinance for the proposed Development Agreement at a regular scheduled meeting held on March 26, 2026; and

WHEREAS, the City and Lennar Northwest, LLC have reached agreement regarding the terms and conditions of a Development Agreement related to the development of affordable town homes on the Property, which Development Agreement, together with its Exhibits XXX, are attached hereto and incorporated herein;

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

Section 1. **Public Interest.** The City Council for the City of Ridgefield, Washington finds, following a public hearing process, that it is in the public interest for the City of Ridgefield to approve the Development Agreement with property owners to clarify the City’s interpretation of paired townhouses and adjustments to certain design standards to accommodate the lack of on-street parking that is not anticipated under the development regulations.

Section 2. **Development Agreement Approved.** The City Council for the City of Ridgefield hereby approves the Development Agreement and associated Exhibits, attached hereto as **Exhibit “A”** and a authorizes the City Manager to execute the Agreement substantially in the form attached and to take such other actions as may be necessary to effect this Agreement.

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

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

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

ADOPTED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 9th DAY OF APRIL, 2026.

CITY OF RIDGEFIELD

Matt Cole, Mayor

ATTEST:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

Public Hearing/First Reading: March 26, 2026

Second Reading/Passage:

Date of Publication:

Effective Date:

After Recording Return to:
Lennar Northwest, LLC
Attn: David Force
17801 SE 6th Way, Suite 100
Vancouver, WA 98683

Effective Date:	Date of Recording
Parties:	LENNAR NORTHWEST, LLC, a Delaware limited liability company; and CITY OF RIDGEFIELD, WASHINGTON, a municipal corporation of the State of Washington
Abbreviate Legal Description:	Urban Downs II Phase 2 and 3 PLZ—22—0024—0027
Assessor Parcel No.'s:	21447-0000
Full Legal Description:	See Exhibit A to this Document

(Space Above For Recorder's Use)

DEVELOPMENT AGREEMENT
(City of Ridgefield – Urban Downs II Residential Community)

This DEVELOPMENT AGREEMENT (“Agreement”) is made and entered into by and between the CITY OF RIDGEFIELD, a Washington municipal corporation (the “City”), and Lennar Northwest, LLC, a Delaware limited liability company (“Developer”), effective as of the date of recording this Agreement with the Clark County Auditor. The City and Developer are each a “Party” and together the “Parties.”

Recitals

A. Pursuant to Revised Code of Washington (“RCW”) 36.70B.170, a development agreement may set forth the development standards and other provisions that will apply to, govern and vest the development, use and mitigation of the development of real property for the duration specified in the agreement, which statute provides:

(1) A local government may enter into a Development Agreement with a person having ownership or control of real property within its jurisdiction. A city may enter into a development agreement for real property outside its boundaries as part of a proposed annexation or a service agreement. A development agreement must set forth the development standards and other provisions that will apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement. A development agreement will be consistent with applicable development regulations adopted by a local government planning under chapter 36.70A RCW;

B. The legislative findings supporting the enactment of this section provide:

The legislature finds that the lack of certainty of the approval of development projects can result in a waste of public and private resources, escalate housing costs for consumers and discourage the commitment to comprehensive planning which would make maximum efficient use of resources at the least economic cost to the public. Assurance to a development project applicant that upon government approval the project may proceed in accordance with existing policies and regulations, and subject to conditions of approval, all as set forth in a development agreement, will strengthen the public planning process, encourage private, participation and comprehensive planning, and reduce the economic costs of development. Further, the lack of public facilities and services is a serious impediment to development of new housing and commercial uses. Project applicants and local governments may include provisions and agreements whereby applicants are reimbursed over time for financing public facilities. It is the intent of the legislature by RCW 36.70B.170 through 36.70B.210 to allow local governments and owners and developers of real property to enter into development agreements.

C. The Parties are authorized to enter this Agreement by RCW 36.70B.170(1).

D. The real property subject to this Agreement consists of Lots 53–84 of that real property commonly known as the Urban Downs II Subdivision Phase 2 and 3, located within the City of Ridgefield, Clark County, Washington, which is legally described in **Exhibit A**, and as depicted on **Exhibit B** (the “Property”).

E. The following exhibits are attached and incorporated herein by this reference:

Exhibit A – Legal Description of Urban Downs II Subdivision Phase 2 and 3

Exhibit B – Depiction of Property

Exhibit C – Approved Public Improvement Plan Excerpts (No-parking fronting Lots 53–84)

Exhibit D – Paired THs Composite Plan (plans, building adjacency, driveways, and street trees)

Exhibit E – Sample Plot Plan (typical driveway, building attachment, front fence placement, and available off-street parking)

Exhibit F – Elevations (showing applicable code compliance)

Agreement

NOW, THEREFORE, the Parties to this Agreement agree as follows:

SECTION 1. Incorporation. The Recitals set forth above are hereby incorporated by this reference.

SECTION 2. Authority; Purpose.

2.1 Authority. This Agreement is authorized under RCW 36.70B.170 – 36.70B.210 and is intended to set forth the development standards and other provisions that apply to, govern, and vest the development, use, and mitigation of the Property for the duration specified herein. The execution of this Agreement is a valid exercise of the City’s police power and contract authority and shall reserve authority to impose new or different regulations to the extent required by a serious threat to public health and safety.

2.2 Effect; Vesting. During the Term, this Agreement and the development standards herein govern and vest development of the Property and are not subject to subsequently adopted or amended zoning ordinances or development standards. Permits issued after execution must be consistent with this Agreement.

2.3 Recording; Public Hearing. This Agreement shall be recorded and, during its term, binds the Parties and their successors. The City Council shall approve this Agreement by ordinance or resolution after a public hearing.

2.4 Purpose. The Parties desire to (a) confirm approval of the specifications for the paired townhouses, attached at the garage, building type (the “Paired THs”); (b) allow driveway/separation relief on Lots 53–84 to accommodate the Paired THs and ensure functional access to two-car garages without loss of on-street parking due to prior on-street parking restrictions along said frontage per approved plans; (c) allow a 4-foot, maximum height, wood

fence constructed pursuant to the standards set forth in **Exhibit E**; (d) approve repetition standards for Paired THs; and (e) approve architectural standards presented in this Agreement, while otherwise maintaining compliance with applicable residential architectural standards, including Ridgefield Municipal Code (“RMC”) 18.206 and related sections.

SECTION 3. Definitions.

3.1 Paired THs. A pair of townhouse dwelling units connected only at a portion of the garage, with the living portions separated, as schematically depicted in **Exhibit D & E**. This design provides additional enclosed storage, direct access from the garage/storage area to the rear yard, and added architectural character that reduces monotony, and conceals utility meters, enhancing the depth and richness of the community.

3.2 Lots 53–84. The lots identified on **Exhibits B and D**, which front a street segment where on-street parking has been formally prohibited under the approved public improvement plans referenced in **Exhibit C**.

SECTION 4. Applicable Regulations; Conflicts.

4.1 Generally Applicable Standards. Except as expressly modified by this Agreement, development of the Property shall comply with the RMC, including RMC Title 18 (Development Code), the City Engineering Standards for Public Works as adopted by reference, and other applicable City, state, and federal laws.

4.2 Conflicts. If a conflict exists between this Agreement and otherwise applicable City development regulations, this Agreement controls to the maximum extent permitted by RCW 36.70B.170–.210, subject to the City’s reserved authority to address a serious threat to public health and safety.

SECTION 5. Development Standards Specific to the Property.

5.1 Permitted Product Type – Paired THs.

(a) The Paired THs, pursuant to the specifications and elevations set forth in **Exhibit D**, is an allowed housing type on the Property. Each two-unit building shall meet all applicable townhouse standards in the RMC except as specifically modified herein. Unless otherwise explicitly approved herein, Developer shall comply with the Residential Use Standards in RMC Chapter 18.206, including townhouse provisions, and related single-family/townhouse design elements referenced therein (e.g., façade variety, transparency, usable open space), as applicable to attached dwellings, such that design elements used in the Paired THs shall be substantially similar to those in RMC Chapter 18.206.

(b) Partial garage attachment is hereby approved. As demonstrated in **Exhibit D and E**, the attached portion of the garage shall be no more than five (5) feet from the garage façade.

(c) Intent/Benefits. The high-quality design of the Paired THs: (i) provides added storage for homeowners; (ii) direct access between the garage/storage area and the rear yard, enhancing livability without increasing building massing along the living areas; (iii) increases community aesthetics and architectural richness through the differences in planes and articulation, reducing monotony, and allowing meters and trash cans to be hidden from street view; and (iv) increases functionality.

5.2 Driveways and Separation Relief – Lots 53–84.

(a) On Lots 53–84, the City approves eighteen (18) foot wide driveway slabs and matching curb approaches to accommodate the Paired THs and to provide adequate access to the two-car garages, as set forth in **Exhibits D & E**. This standard is consistent with the City’s allowance for wider driveways where on-street parking is prohibited on the near side of the street pursuant to RDC 18.206.020(G)(2)—authorizing driveways up to twenty (20) feet in such circumstances.

(b) To the extent the City Engineering Standards and/or standard details require certain separations between driveways and public facilities (e.g., street trees, hydrants, water/sewer features), those standards are waived for Lots 53–84 to accommodate the eighteen (18) foot driveways and approaches approved in Section 5.2(a), provided that the City Engineer determines there is no adverse impact on access, sight distance, or safety and that any remaining clearances can be satisfied through field placement or minor field adjustments.

(c) Developer shall install trees and appurtenances, as depicted on **Exhibit D**, which shall maintain required sight triangles, pursuant to City Engineering Standards Section 2.15, and minimum clearances for operations and maintenance, to the extent feasible with the approvals herein.

(d) Intent/Benefits. As documented on **Exhibit C**, on-street parking is already prohibited along the frontage of Lots 53–84. Accordingly, the approved wider driveways/approaches will not diminish existing on-street parking capacity and will instead increase available off-street parking while improving sight distances for vehicular egress. Additionally, the approved changes enhance the streetscape by including additional street trees, which, although not otherwise

required, will materially improve the visual character and overall appeal of the community.

5.3 Front Yard Fences – 4-Foot Wood Fence Allowance.

(a) A four (4) foot tall, maximum height, wood fence is permitted within front yards on the Property, as depicted in **Exhibit E**, notwithstanding RMC provisions that would otherwise limit front-yard fence height to three feet, six inches (42 inches) between the front setback line and the front property line and general fence height limits. This Agreement supersedes those limits on the Property.

(b) All front yard fences shall comply with the City's sight-distance/corner-clearance standards, pursuant to City Engineering Standards Sections 2.15 and 2.16, and any utility easement restrictions, and shall not obstruct hydrants, valves, meters, or other public facilities.

(c) Intent/Benefits. The fence allowance is intended to enable screened storage, including trash/recycle can stowage, and screening of utility meters and connections from the street, while maintaining a cohesive and architecturally rich streetscape.

5.4 Repetition/Adjacency. For Lots 53–84, the City hereby approves the Paired THs to consist of three distinct plans, architectural elevations, and building configurations. To ensure appropriate visual variety and uphold the City's design objectives, no front-façade design may occur within two consecutive homes, nor may identical building configurations occur within four consecutive lots. The City further approves the use of a minimum of eight complementary color palettes, as depicted in Exhibit D, to promote architectural diversity and enhance the overall character and cohesion of the community.

5.5 Townhome Standards & Architectural Approval.

(a) Except as expressly modified herein, the Project will comply with the RMC's residential architectural standards for townhouses and related residential design (e.g., façade variety, transparency, usable open space, garage design where applicable).

(b) Subject to the City's verification of compliance of all construction-related building codes and confirmation that final building plans, elevations, and provisions for repetition/adjacency are substantially consistent with those approved in this Agreement and set forth in **Exhibit F**, the City shall deem all subsequent

building permit applications associated with the Developer and the Property approved.

SECTION 6. Term. The Term of this Agreement is ten (10) years from the Effective Date. During the Term, this Agreement is enforceable by the Parties and governs the development standards for the Property. The Term may be extended by mutual written amendment approved by the City Council by ordinance or resolution after public hearing.

SECTION 7. Amendment and Modification. This Agreement in its entirety shall supersede any prior agreements between the Parties. Subsequent revisions to this Agreement may only be made by mutual agreement of the Parties; provided, however, that the City shall be entitled to seek invalidation of a term of this Agreement if it poses a serious threat to public health, safety, and welfare; provided further, that the remaining provisions will remain in effect. Any Party may propose an amendment to this Agreement to the other Party at any time, including amendments proposed by the City based on its concern about a serious threat to public health, safety, and welfare, and the Parties shall in good faith consider whether such an amendment would be mutually beneficial. Nothing in this Agreement shall affect the City's enforcement authority under law.

SECTION 8. Headings. The section headings are for convenience in reference and are not intended to define or limit the scope of any provision of this Agreement.

SECTION 9. City's Reserved Authority. Anything in this Agreement to the contrary notwithstanding, the City shall have the authority to impose new or different regulations to the extent required by a serious threat to public health and safety as required by RCW 36.70B.170(4). Provided, however, that such action shall only be taken by legislative act of the Ridgefield City Council after appropriate public process.

SECTION 10. Binding.

10.1 Runs with the Land. This Agreement runs with the land, binds the Parties and their successors and assigns, and shall be recorded with the Clark County Auditor.

10.2 Assignment. Developer may assign this Agreement (in whole or in part) to a successor owner or builder of any portion of the Property upon written notice to the City; provided, Developer remains responsible for obligations arising before assignment.

SECTION 11. Public Process; Consistency of Subsequent Permits.

11.1 Public Hearing/Approval. The City Council shall approve this Agreement by ordinance or resolution after a public hearing.

11.2 Permit Consistency. After execution, all City permits and approvals for the Property must be consistent with this Agreement.

SECTION 12. Severability. If any portion of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in full force; the Parties shall negotiate in good faith to replace any material invalidated provisions to effectuate the Parties' intent.

SECTION 13. Inconsistencies. If any provisions of the Ridgefield Development Code and land use regulations are deemed inconsistent with this Agreement, the court shall first attempt to harmonize the provisions and if unable to do so, the provisions of this Agreement will prevail, excepting the City's reserved authority as explicitly defined herein.

SECTION 14. Interpretation; Status of Parties. This Agreement is the result of arm's-length negotiations between the Parties and will not be construed against any Party by reason of its preparation of this Agreement. Neither Party is an agent, employee, partner, or joint venturer of the other Party and no Party is granted any right or authority, express or implied, to assume or create any obligation or responsibility on behalf of or in the name of the other Party or to bind the other Party in any matter. No Party shall be entitled to share in the profits and losses of the other Party.

SECTION 15. Nonwaiver Clause. Failure by any Party at any time to require performance by the other Party of any of the provisions hereof shall in no way affect the Parties' rights hereunder to enforce the same, nor shall any waiver by the Party of the breach hereof be held to be a waiver of any such succeeding breach or waiver of this nonwaiver clause.

SECTION 16. Default; Dispute Resolution. The Parties shall meet and confer in good faith to resolve disputes. If such meetings proves unsuccessful to resolve the dispute, the disagreement may be resolved by a civil action.

SECTION 17. Attorneys' Fees. In the event a suit, proceeding, arbitration, or action of any nature whatsoever is instituted, including, without limitation, any proceeding under the U.S. Bankruptcy Code, or the services of any attorney are retained to enforce any term, condition, or covenant of this Agreement, or to procure an adjudication, interpretation, or determination of the rights of the Parties, the prevailing Party shall be entitled to recover from the other Party, in addition to any award of costs or disbursements provided by statute, reasonable attorneys' fees and costs and expenses, including, but not limited to, paralegals', accountants', and other experts' fees and all other fees, costs, and expenses actually incurred and reasonably necessary in connection with such suit, proceeding, or action including appeal or bankruptcy proceeding, which sum shall be included in any judgment or decree entered therein and such amounts awarded shall be in addition to all other amounts provided by law.

SECTION 18. Governing Law. This Agreement shall be construed with and governed by the laws pertaining to contracts of the State of Washington. The Parties agree to venue in Clark County, State of Washington.

SECTION 19. Notices. Notices shall be in writing and delivered by personal service, overnight courier, or certified mail, return receipt requested, to the following (or updated) addresses:

CITY:
City of Ridgefield
Attn: City Manager
230 Pioneer St. / P.O. Box 608
Ridgefield, WA 98642

DEVELOPER:
Lennar Northwest, LLC
Attn: David Force
17801 SE 6th Way, Suite 100
Vancouver, WA 98683

SECTION 20. Authorizations. The persons executing this Agreement on behalf of the Parties are authorized to do so and, upon execution by the Parties, this Agreement will be a valid and binding obligation of the Parties in accordance with its terms. The Parties have each obtained any and all consents required to enter into this Agreement and to consummate or cause to be consummated the transactions contemplated hereby.

SECTION 21. Counterparts; Electronic Signatures. This Agreement may be executed in counterparts, including by electronic signatures (i.e., via DocuSign) and .pdf, all of which together constitute one instrument.

SECTION 22. Further Assurances. Each of the Parties will promptly execute and deliver such additional documents and will do such acts that are reasonably necessary in connection with the performance of their respective obligations under this Agreement so as to carry out the intent of this Agreement.

DEVELOPER:

LENNAR NORTHWEST, LLC
A DELAWARE LIMITED LIABILITY COMPANY

By: _____
Name: Ryan M. Selby
Its: Vice President
Date: _____

EXHIBIT A

LEGAL DESCRIPTION OF URBAN DOWNS II PHASE 2 AND 3

Real property in the County of Clark, State of Washington, described as follows:

A portion of the Southwest quarter of Section 23, Township 4 North, Range 1 East, Willamette Meridian, City of Ridgefield, Clark County, Washington, described as follows:

Beginning at the Northeast corner of Tract "B", MEADOWVIEW BY PULTE HOMES, according to the plat thereof, recorded in Book 312 of Plats, Page 335, records of Clark County, Washington;

Thence South $01^{\circ}38'12''$ West, 100.00 feet;

Thence South $51^{\circ}16'31''$ East 50.12 feet;

Thence along the arc of a 79.00 foot radius non-tangent curve to the left, the radial bearing, which bears South $51^{\circ}16'31''$ East, for an arc distance of 51.14 feet, through a central angle of $37^{\circ}05'17''$;

Thence South $01^{\circ}38'12''$ West, 22.41 feet;

Thence North $89^{\circ}00'25''$ West, 110.01 feet;

Thence South $01^{\circ}38'12''$ West, 192.01 feet;

Thence North $89^{\circ}00'25''$ West, 150.01 feet

Thence South $74^{\circ}12'38''$ West, 98.11 feet;

Thence South $43^{\circ}43'09''$ West, 96.47 feet;

Thence South $25^{\circ}33'34''$ West, 70.60 feet;

Thence South $00^{\circ}59'35''$ West, 358.75 feet;

Thence North $89^{\circ}01'31''$ West, 411.17 feet;

Thence along the arc of a 96.00 foot non-tangent radius curve to the left, the radial bearing which bears South $41^{\circ}50'51''$ East, for an arc distance of 79.05 feet, through a central angle of $47^{\circ}10'40''$;

Thence South $00^{\circ}58'29''$ West, 19.59 feet;

Thence along the arc of a 20.00 foot radius curve to the left, for an arc distance of 31.42 feet, through a central angle of 90°00'00";

Thence South 00°58'28" West, 48.00 feet;

Thence South 00°58'29" West, 159.99 feet;

Thence along the arc of a 20.00 foot radius curve to the left, for an arc distance of 31.41 feet, through a central angle of 89°59'21";

Thence South 00°59'08" West, 30.01 feet;

Thence South 89°00'52" East, 92.01 feet;

Thence South 00°59'08" West, 13.03 feet to the North line of URBAN DOWNS SUBDIVISION, according to the plat thereof, recorded in Book 312 of Plats, Page 116, records of Clark County, Washington;

Thence South 89°01'31" East, 603.45 feet to a 5/8" rebar and cap as shown in Book 71 of surveys, Page 197, records of Clark County;

Thence North 01°38'12" East, 657.15 feet to a 5/8" rebar and cap as shown in Book 71 of surveys, Page 197, records of Clark County;

Thence South 89°00'24" East, 332.73 feet to a 5/8" rebar and cap as shown in Book 71 of surveys, Page 197, records of Clark County;

Thence North 01°38'12" East, 658.55 feet 5/8" rebar and cap as shown in Book 71 of surveys, Page 197, records of Clark County, said point being on the South line of GREELEY FARMS PUD PHASE 3B, according to the plat thereof, recorded in Book 312 of Plats, Page 255, records of Clark County, Washington;

Thence North 88°59'50" West, 192.01 feet to the point of beginning.

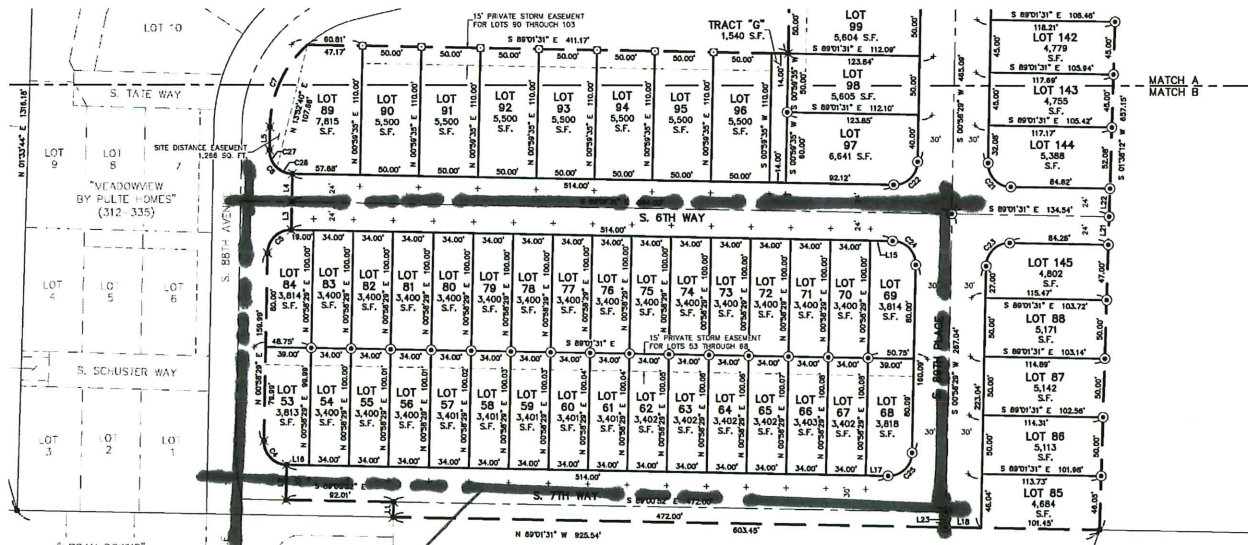
Situs Address: Vacant land, Ridgefield, WA 98642

Tax Parcel ID No. 214470000

EXHIBIT B

DEPICTION OF PROPERTY

[See Following Page]



SUBJECT LOTS

RAY O.J.S. HAROLD D &
 RAYMOND DAW
 TAX LOT 40
 P.N: 214455000

FOUND AND HELD 4/8" IRON ROD WITH
 ORANGE PLASTIC CAP STAMPED "BROWN 42425"
 SET IN 51

EXHIBIT C

Approved Public Improvement Plan Excerpts
(No-parking fronting Lots 53–84)

[See Following Page]

EXHIBIT D

Paired THs Composite Plan

(plans, building adjacency, driveways, and street trees)

[See Following Page]

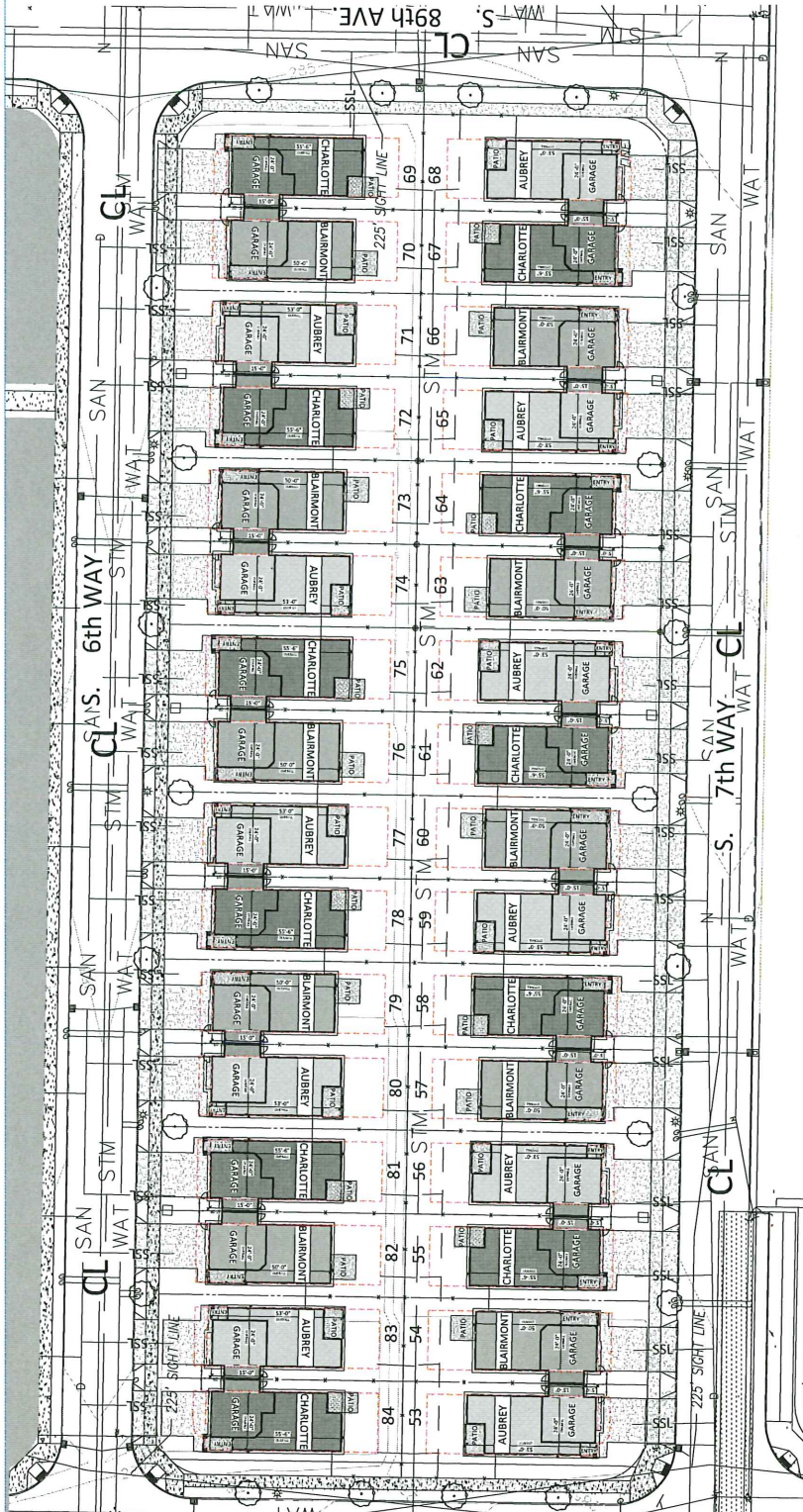
PROPOSED PLANS	COUNT
TOTAL:	32
1. BLAIRMONT FARMHOUSE	10
2. AUBREY MODERN	11
3. CHARLOTTE AMERICAN G	11

A MINIMUM OF 8, COMPLIMENTARY COLOR SCHEMES WILL BE USED TO PROVIDE A COHESIVE AND DIVERSE STREETSCAPE

COMPOSITE LEGEND:

—	SANITARY SEWER	—	PROPOSED 6' FENCE
—	SANITARY LATERAL	—	EASEMENT
—	STORM DRAIN	—	PROPERTY LINE
—	STORM LATERAL	—	WATER LINE
—	R.O.W. L	—	SETBACKS
—	EXISTING FENCE		

○	FIRE HYDRANT	○	SANITARY SEWER MANHOLE
○	WATER METER	○	SANITARY CLEANUP
○	WATER VALVE	○	STORM DRAIN MANHOLE
○	SEIN	○	CATCH BASIN
○	ADA RAMP	○	POWER VAULT
○	PROPERTY PINS	○	STREET LIGHT
○	CLEAR VISION	○	MAILBOX
○	N. PILE	○	STREET TREE



URBAN DOWNS II RIDGEFIELD, WASHINGTON COMPOSITE PLAN

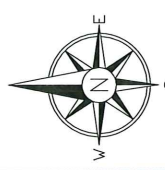
— x — — PROPOSED 6' FENCE - 2,429'
— o — — PROPOSED 3' FENCE - 432'



DRAWN BY: JFD		REVISION BLOCK:		02/20/25	
#	DESCRIPTION	REVISED BY	APPROVED BY	DATE	
1					

APPROVAL	DATE
DIV. PRESIDENT
VP. OF CONSTRUCTION
VP. OF SALES
SVP. OF LAND OPERATIONS

BUILDING REQUIREMENTS & SETBACKS PER JURISDICTION	
ZONING	??
MAX. BUILDING HEIGHT	??
MAX. LOT COVERAGE	??
MINIMUM SETBACKS	
FRONT YARD	15'
PORCH	??
GARAGE	20'
SIDE YARD	5'
REAR YARD	10'
CORNER LOTS	
CORNER SIDE YARD	10'
CORNER REAR YARD	N/A



VP SCALE
1" = 50'

EXHIBIT E

Sample Plot Plan

(typical driveway, building attachment, front fence placement, and available off-street parking)

[See Following Page]

EXHIBIT F

Elevations

(showing applicable code compliance)

[See Following Pages]

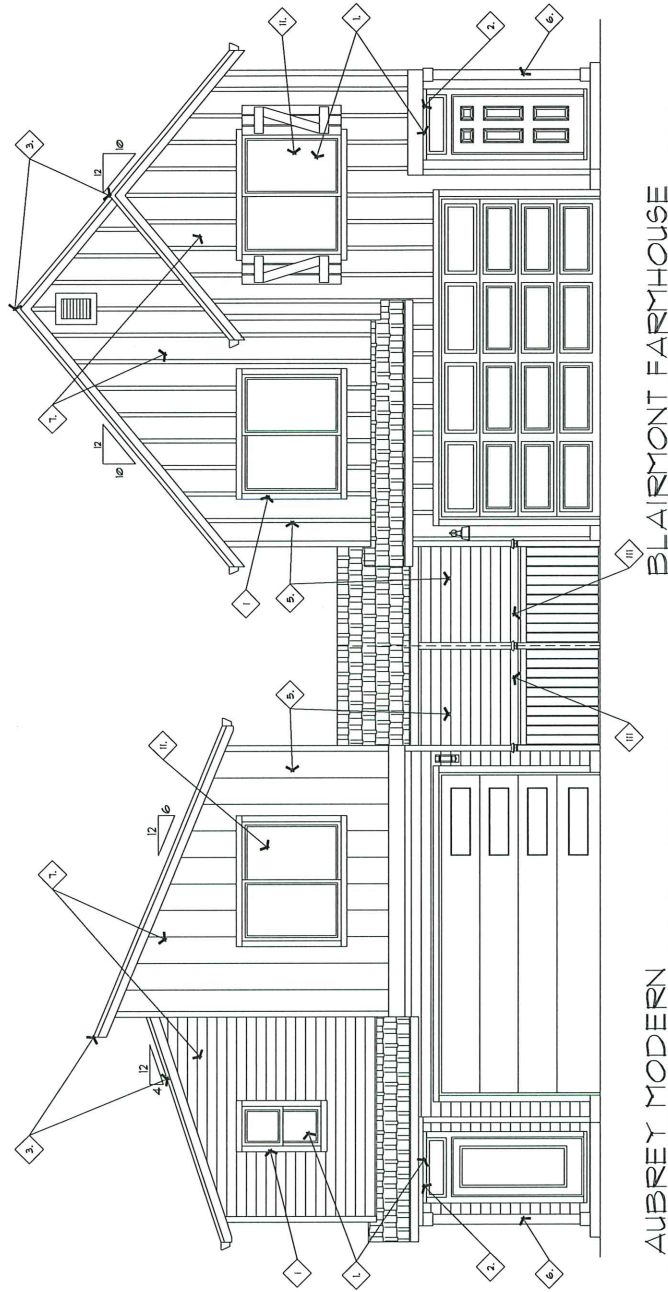
**RIDGEFIELD MUNICIPAL CODE
18.206.060 - TOWNHOUSE**

18.206.060.D. REQUIRED DESIGN FEATURES:

1. ALL WALL OPENINGS, REGARDLESS OF VISIBILITY FROM A PUBLIC RIGHT-OF-WAY, SHALL HAVE:
 - i. CONTRASTING TRIM (MINIMUM THREE INCHES WIDE)
 - ii. RECESS (WINDOWS) AT LEAST ONE AND ONE-HALF-INCHES FROM THE FAÇADE; OR
 - iii. OTHER DESIGN TREATMENTS THAT ADD DEPTH, RICHNESS, AND VISUAL INTEREST TO THE FAÇADE;

**18.206.060.E. ARCHITECTURAL DESIGN STANDARDS:
ARTICULATION IS REQUIRED ON ALL FAÇADES FACING A STREET, COMMON OR OTHER SHARED OPEN SPACE, AND COMMON PARKING AREAS.
3 REQUIRED - 6 PROVIDED.**

1. ARTICULATIONS
 - a. USE OF WINDOWS AND/OR ENTRIES.
 - b. USE OF WEATHER PROTECTION FEATURES (SUCH AS COVERED PORCHES).
 - c. CHANGE IN ROOFLINE, SUCH AS VERTICAL OR HORIZONTAL OFFSETS OR VARIATIONS IN ROOF PITCH.
 - d. DORMERS.
 - e. CHANGE OR DECORATIVE USE OF BUILDING MATERIAL, SIDING STYLE, AND/OR WINDOW PATTERN (APPLIES TO ALL FLOORS OF THE FAÇADE).
 - f. PILLARS OR POSTS.
2. PROVIDING VERTICAL BUILDING MODULATION OF AT LEAST TWELVE INCHES IN DEPTH IF TIED TO A CHANGE IN ROOFLINE OR A CHANGE IN BUILDING MATERIAL, SIDING STYLE, OR COLOR.
3. BALCONIES THAT ARE RECESSED OR PROJECTED FROM THE FAÇADE BY AT LEAST EIGHTEEN INCHES.
4. OTHER DESIGN TECHNIQUES THAT EFFECTIVELY REINFORCE A PATTERN OF SMALL FAÇADES COMPATIBLE WITH THE BUILDING'S SURROUNDING CONTEXT.



AUBREY MODERN

BLAIRMONT FARMHOUSE

**FRONT ELEVATION
STREET FACING 18.206.060.E**

WINDOW AREA CALCULATION	
FAÇADE AREA	114.80 FT.
WINDOW AREA	62.8 SQ. FT.
GLAZING PERCENTAGE (70% MINIMUM)	11.63 %

GARAGE AREA CALCULATION	
FAÇADE AREA	114.80 FT.
GARAGE DOOR AREA	137.80 FT.
GARAGE WALL % (NO MORE THAN 65%)	48.85%

WINDOW AREA CALCULATION	
FAÇADE AREA	114.80 FT.
WINDOW AREA	139.80 FT.
GLAZING PERCENTAGE (70% MINIMUM)	13.55 %

GARAGE AREA CALCULATION	
FAÇADE AREA	114.80 FT.
GARAGE DOOR AREA	137.80 FT.
GARAGE WALL % (NO MORE THAN 65%)	48.85%

**RIDGEFIELD MUNICIPAL CODE
18.206.060 - TOWNHOUSE**

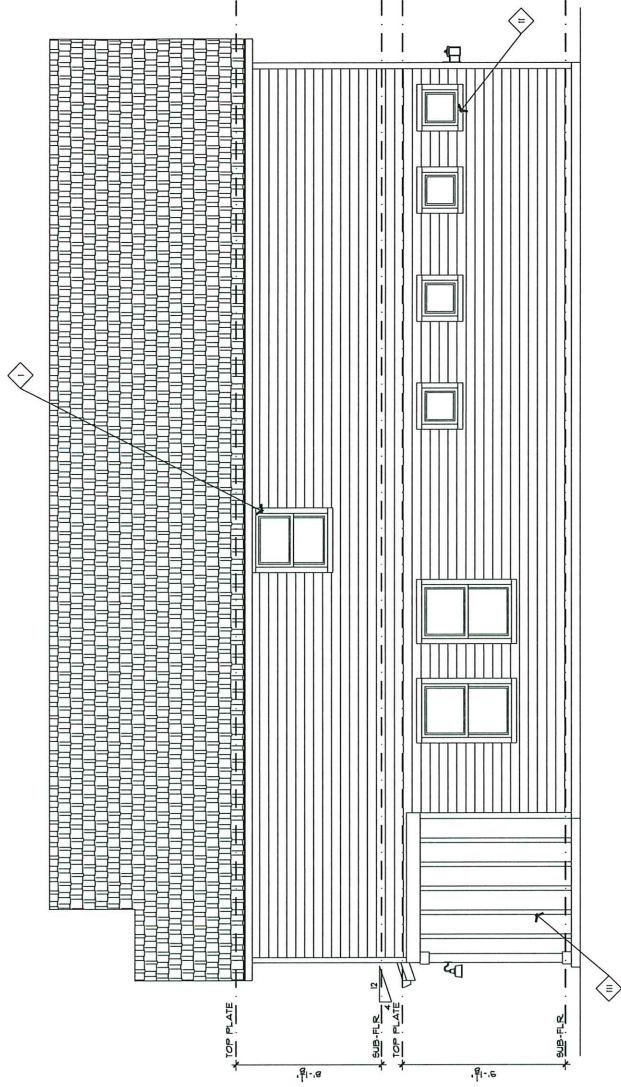
18.206.060.D. REQUIRED DESIGN FEATURES:

- i. ALL WALL OPENINGS, REGARDLESS OF VISIBILITY FROM A PUBLIC RIGHT-OF-WAY, SHALL HAVE:
 - i. CONTRASTING TRIM (MINIMUM THREE INCHES WIDE)
 - ii. RECESS (WINDOWS) AT LEAST ONE AND ONE-HALF-INCHES FROM THE FAÇADE; OR
 - iii. OTHER DESIGN TREATMENTS THAT ADD DEPTH, RICHNESS, AND VISUAL INTEREST TO THE FAÇADE;

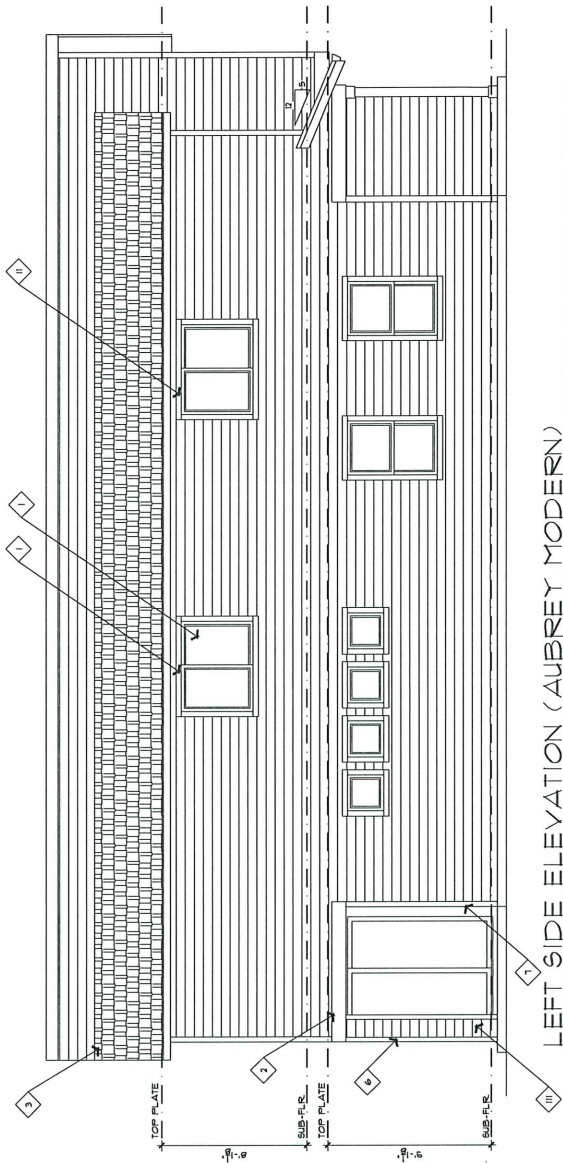
**18.206.060.E. ARCHITECTURAL DESIGN STANDARDS:
ARTICULATION REQUIRED ON ALL FAÇADES FACING A STREET, COMMON OR OTHER SHARED OPEN SPACE, AND COMMON PARKING AREAS.
3. REQUIRED - 5 PROVIDED.**

1. ARTICULATIONS

1. USE OF WINDOWS AND/OR ENTRIES.
2. USE OF WEATHER PROTECTION FEATURES (SUCH AS COVERED PORCHES).
3. CHANGE IN ROOFLINE, SUCH AS VERTICAL OR HORIZONTAL OFFSETS OR VARIATIONS IN ROOF PITCH.
4. DORMERS.
5. CHANGE OR DECORATIVE USE OF BUILDING MATERIAL, SIDING STYLE, AND/OR WINDOW PATTERN (APPLIES TO ALL FLOORS OF THE FAÇADE).
6. PILLARS OR POSTS.
7. PROVIDING VERTICAL BUILDING MODULATION OF AT LEAST TWELVE INCHES IN DEPTH IF TIED TO A CHANGE IN ROOFLINE OR A CHANGE IN BUILDING MATERIAL, SIDING STYLE, OR COLOR.
8. BALCONIES THAT ARE RECESSED OR PROJECTED FROM THE FAÇADE BY AT LEAST EIGHTEEN INCHES.
9. OTHER DESIGN TECHNIQUES THAT EFFECTIVELY REINFORCE A PATTERN OF SMALL FAÇADES COMPATIBLE WITH THE BUILDING'S SURROUNDING CONTEXT.



**RIGHT SIDE ELEVATION (BLAIRMONT FARMHOUSE)
NOT STREET FACING**

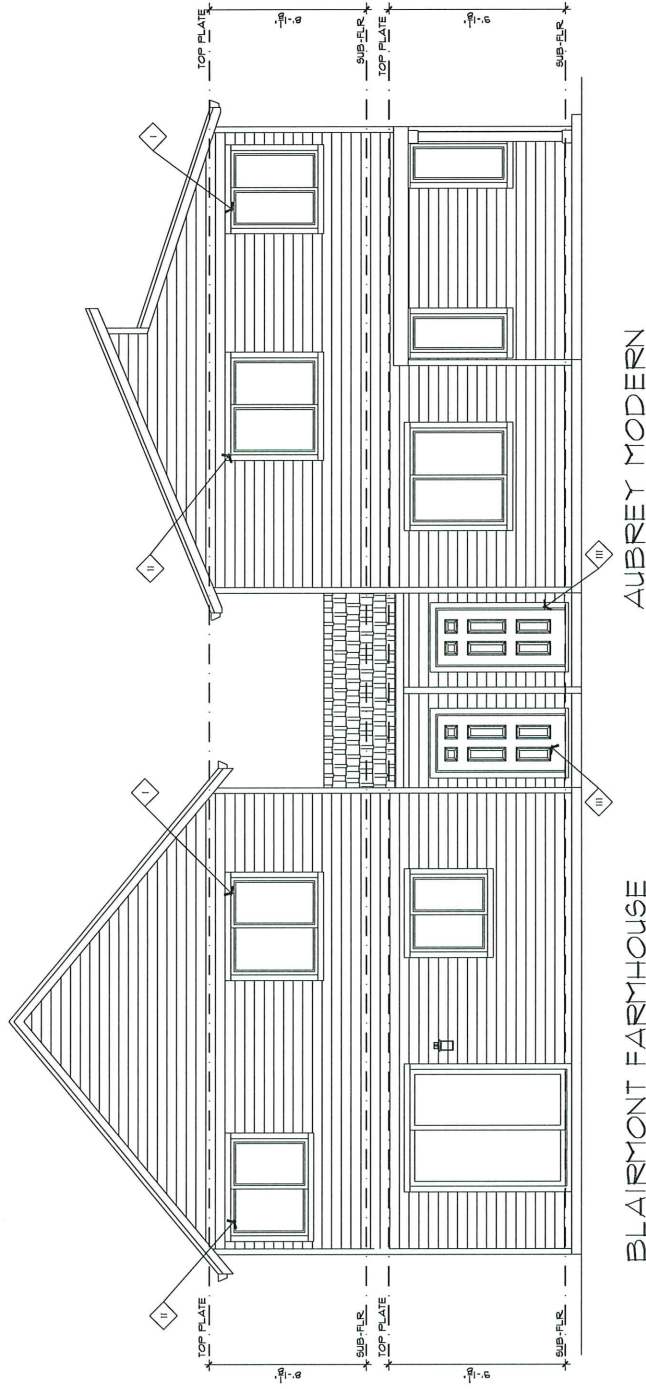


**LEFT SIDE ELEVATION (AUBREY MODERN)
STREET FACING 18.206.060.E**

RIDGEFIELD MUNICIPAL CODE
 18.206.060 - TOWNHOUSE

18.206.060.D. REQUIRED DESIGN FEATURES:

- i. ALL WALL OPENINGS, REGARDLESS OF VISIBILITY FROM A PUBLIC RIGHT-OF-WAY, SHALL HAVE:
 - i. CONTRASTING TRIM (MINIMUM THREE INCHES WIDE)
 - ii. RECESS (WINDOWS) AT LEAST ONE AND ONE-HALF-INCHES FROM THE FAÇADE; OR
 - iii. OTHER DESIGN TREATMENTS THAT ADD DEPTH, RICHNESS, AND VISUAL INTEREST TO THE FAÇADE;



BLAIRMONT FARMHOUSE

AUBREY MODERN

REAR ELEVATION
 NOT STREET FACING

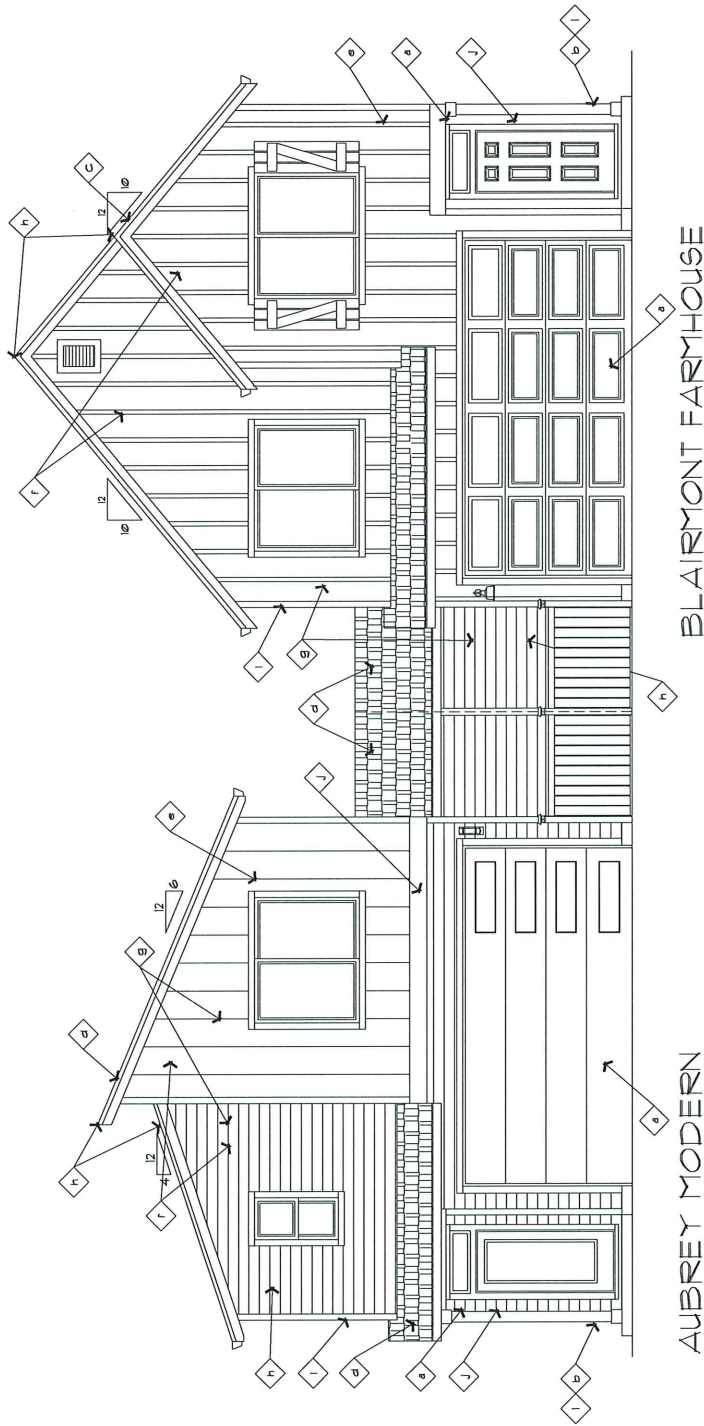
RIDGEFIELD MUNICIPAL CODE
 18.206.050.D.3 (EXCEPTION UNDER
 18.206.060.F FOR TOWNHOUSE BUILDINGS
 WITH TWO UNITS)
 3/16/22 SUPPLEMENT 93

STRUCTURAL ELEMENTS:

- a. COVERED PORCH AREA WITH A MINIMUM OF FIFTEEN SQUARE FEET
- b. DORNERS
- c. GABLES
- d. HIPPED, GABLE, GAMBREL, MANSARD OR SIMILAR PITCHED ROOF
- e. BAY WINDOWS
- f. TWELVE-INCH OFFSET FROM ONE EXTERIOR WALL TO ANOTHER
- g. BALCONIES
- h. ROOFLINE OFFSET OF AT LEAST TWO FEET FROM THE TOP SURFACE OF ONE ROOF TO THE OTHER
- i. VERTICAL BREAKS / HORIZONTAL WALLS
- j. RECESSED BUILDING ENTRY AT LEAST TWO FEET DEEP BY FOUR FEET WIDE
- k. OTHER STRUCTURAL ELEMENTS THAT ADDS COMPARABLE VISUAL INTEREST TO THE FEATURES ABOVE AS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR

DECORATIVE ELEMENTS:

- a. DECORATIVE GARAGE DOORS
- b. PILLARS / POSTS
- c. DECORATIVE EAVE OR BARGE BOARDS WITH TWO MATERIAL VARIATIONS
- d. DECORATIVE SHINGLES OR VARIED SIDING IN GABLES
- e. DECORATIVE SIDING (SHINGLES, SHAKE, BATTEN BOARD, WAINSCOTING, OR SIMILAR)
- f. BRICK, STONE OR CEDAR ACCENTS COVERING AT LEAST TEN PERCENT OF THE FRONT FACADE WALL SURFACE AREA
- g. VARIABLE SIDING: THE USE OF TWO OR MORE TYPES OF SIDING
- h. FIBER-CEMENT HORIZONTAL LAP SIDING BETWEEN THREE AND SEVEN INCHES WIDE
- i. SHED ROOF ABOVE WINDOWS
- j. BELLY BAND CLADDING
- k. FUNCTIONAL SHUTTERS OR LOUVERS
- l. CORNER BOARDS / POSTS
- m. KNEE OR EAVE BRACES
- n. ENLARGED TRIM ON GARAGE DOOR HEADERS AT LEAST SIX INCHES WIDE
- o. OTHER ARCHITECTURAL ELEMENTS, OTHER THAN COLOR, GLASS OR LIGHTING, APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR



AUBREY MODERN

BLAIRMONT FARMHOUSE

FRONT ELEVATION
 STREET FACING

WINDOW AREA CALCULATION	
FACADE WALL AREA	833 SQ. FT.
WINDOW AREA	672 SQ. FT.
GLAZING PERCENTAGE (10% MINIMUM)	11.63 %

GARAGE AREA CALCULATION	
GROUND FLOOR FACADE	274 SQ. FT.
GARAGE DOOR AREA	131 SQ. FT.
GARAGE WALL % (NO MORE THAN 65%)	48.18%

WINDOW AREA CALCULATION	
FACADE WALL AREA	583 SQ. FT.
WINDOW AREA	190 SQ. FT.
GLAZING PERCENTAGE (10% MINIMUM)	13.55 %

GARAGE AREA CALCULATION	
GROUND FLOOR FACADE	710 SQ. FT.
GARAGE DOOR AREA	192 SQ. FT.
GARAGE WALL % (NO MORE THAN 65%)	48.89%

RIDGEFIELD MUNICIPAL CODE
18.206.060 - TOWNHOUSE

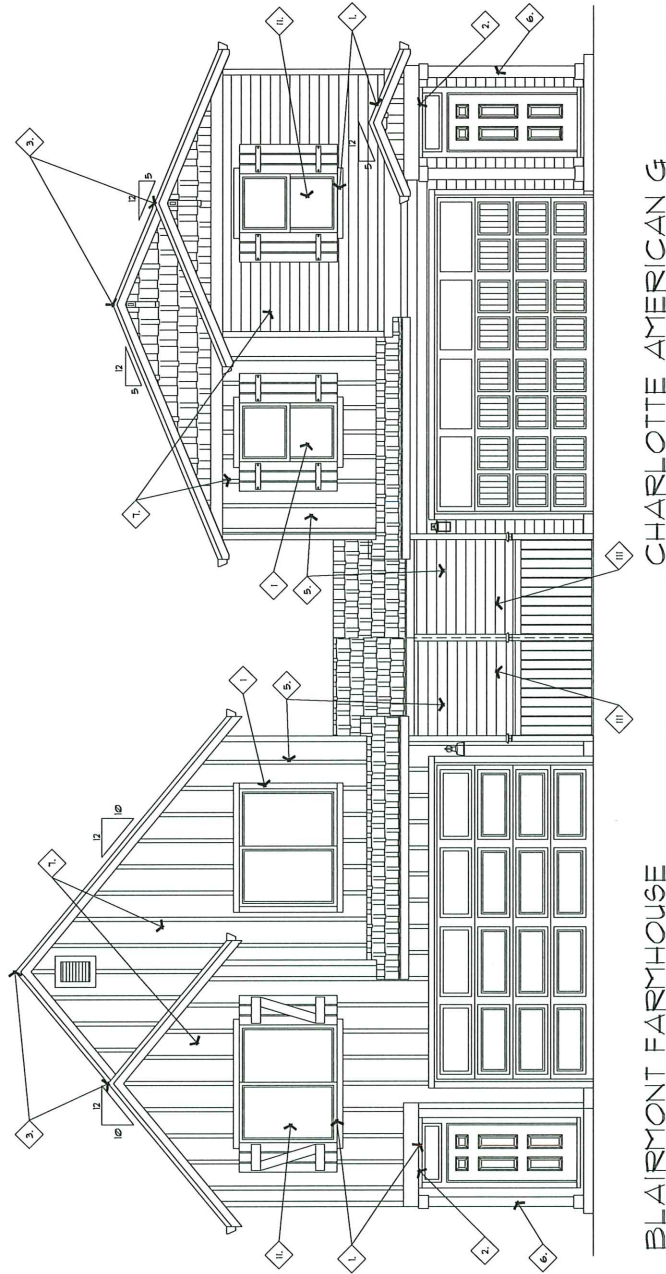
18.206.060.D. REQUIRED DESIGN FEATURES:

- i. ALL WALL OPENINGS, REGARDLESS OF VISIBILITY FROM A PUBLIC RIGHT-OF-WAY, SHALL HAVE:
 - i. CONTRASTING TRIM (MINIMUM THREE INCHES WIDE)
 - ii. RECESS (WINDOWS) AT LEAST ONE AND ONE-HALF-INCHES FROM THE FAÇADE; OR
 - iii. OTHER DESIGN TREATMENTS THAT ADD DEPTH, RICHNESS, AND VISUAL INTEREST TO THE FAÇADE;

18.206.060.E. ARCHITECTURAL DESIGN STANDARDS:
ARTICULATION IS REQUIRED ON ALL FAÇADES FACING A STREET, COMMON OR OTHER SHARED OPEN SPACE, AND COMMON PARKING AREAS.
3 REQUIRED - 6 PROVIDED.

i. ARTICULATIONS

1. USE OF WINDOWS AND/OR ENTRIES.
2. USE OF WEATHER PROTECTION FEATURES (SUCH AS COVERED PORCHES).
3. CHANGE IN ROOFLINE, SUCH AS VERTICAL OR HORIZONTAL OFFSETS OR VARIATIONS IN ROOF PITCH.
4. DORMERS.
5. CHANGE OR DECORATIVE USE OF BUILDING MATERIAL, SIDING STYLE, AND/OR WINDOW PATTERN (APPLIES TO ALL FLOORS OF THE FAÇADE).
6. PILLARS OR POSTS.
7. PROVIDING VERTICAL BUILDING MODULATION OF AT LEAST TWELVE INCHES IN DEPTH IF TIED TO A CHANGE IN ROOFLINE OR A CHANGE IN BUILDING MATERIAL, SIDING STYLE, OR COLOR.
8. BALCONIES THAT ARE RECESSED OR PROJECTED FROM THE FAÇADE BY AT LEAST EIGHTEEN INCHES.
9. OTHER DESIGN TECHNIQUES THAT EFFECTIVELY REINFORCE A PATTERN OF SMALL FAÇADES COMPATIBLE WITH THE BUILDING'S SURROUNDING CONTEXT.



BLAIRMONT FARMHOUSE

CHARLOTTE AMERICAN G

FRONT ELEVATION
STREET FACING 18.206.060.E

WINDOW AREA CALCULATION	
FAÇADE WALL AREA	583 SQ. FT.
WINDOW AREA	197 SQ. FT.
GLAZING PERCENTAGE (10% MINIMUM)	33.55 %

GARAGE AREA CALCULATION	
GROUND FLOOR FAÇADE	219 SQ. FT.
GARAGE DOOR AREA	197 SQ. FT.
GLAZING PERCENTAGE (NO MORE THAN 65%)	49.89%

WINDOW AREA CALCULATION	
FAÇADE WALL AREA	937 SQ. FT.
WINDOW AREA	312 SQ. FT.
GLAZING PERCENTAGE (10% MINIMUM)	10.71 %

GARAGE AREA CALCULATION	
GROUND FLOOR FAÇADE	219 SQ. FT.
GARAGE DOOR AREA	197 SQ. FT.
GLAZING PERCENTAGE (NO MORE THAN 65%)	47.31%

**RIDGEFIELD MUNICIPAL CODE
18.206.060 - TOWNHOUSE**

18.206.060.D. REQUIRED DESIGN FEATURES:

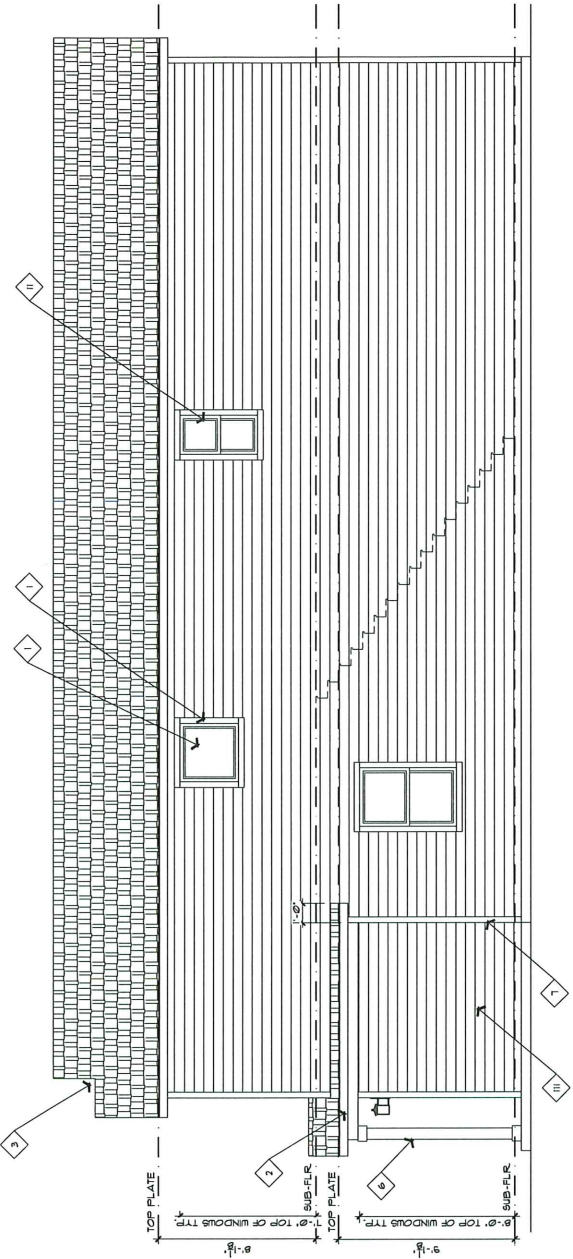
1. ALL WALL OPENINGS, REGARDLESS OF VISIBILITY FROM A PUBLIC RIGHT-OF-WAY, SHALL HAVE:
 - i. CONTRASTING TRIM (MINIMUM THREE INCHES WIDE)
 - ii. RECESS (WINDOWS) AT LEAST ONE AND ONE-HALF-INCHES FROM THE FAÇADE; OR
 - iii. OTHER DESIGN TREATMENTS THAT ADD DEPTH, RICHNESS, AND VISUAL INTEREST TO THE FAÇADE;

**18.206.060.E. ARCHITECTURAL DESIGN STANDARDS:
ARTICULATION REQUIRED ON ALL FAÇADES FACING A STREET, COMMON OR OTHER SHARED OPEN SPACE, AND COMMON PARKING AREAS.**

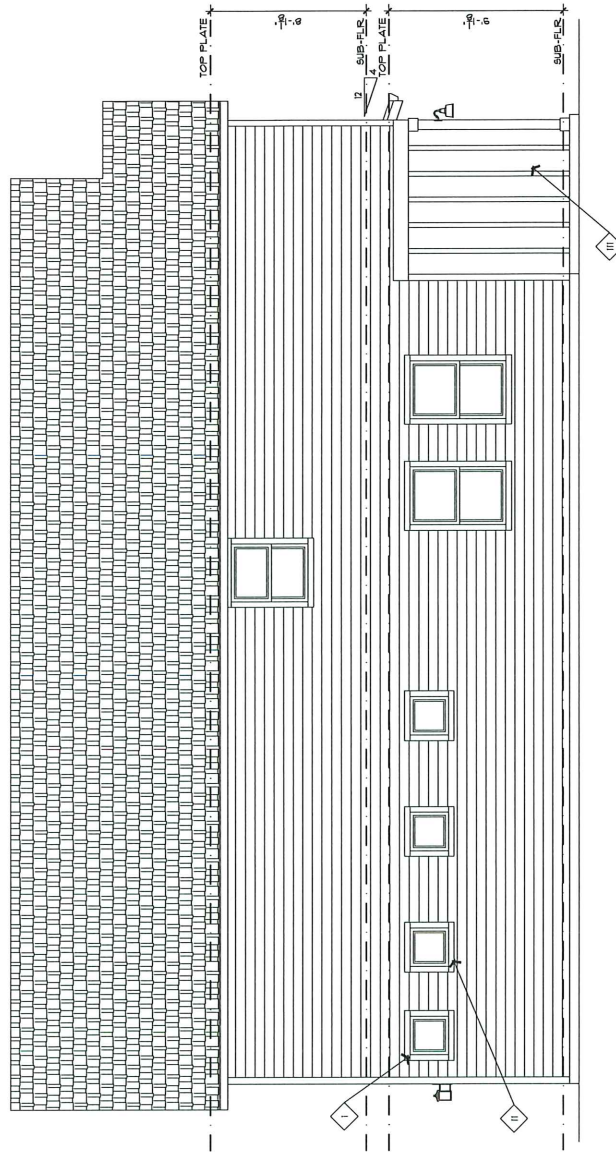
3. REQUIRED - 5. PROVIDED.

1. ARTICULATIONS

1. USE OF WINDOWS AND/OR ENTRIES
2. USE OF WEATHER PROTECTION FEATURES (SUCH AS COVERED PORCHES).
3. CHANGE IN ROOFLINE, SUCH AS VERTICAL OR HORIZONTAL OFFSETS OR VARIATIONS IN ROOF PITCH.
4. DORMERS.
5. CHANGE OR DECORATIVE USE OF BUILDING MATERIAL, SIDING STYLE, AND/OR WINDOW PATTERN (APPLIES TO ALL FLOORS OF THE FAÇADE).
6. PILLARS OR POSTS.
7. PROVIDING VERTICAL BUILDING MODULATION OF AT LEAST TWELVE INCHES IN DEPTH IF TIED TO A CHANGE IN ROOFLINE OR A CHANGE IN BUILDING MATERIAL, SIDING STYLE, OR COLOR.
8. BALCONIES THAT ARE RECESSED OR PROJECTED FROM THE FAÇADE BY AT LEAST EIGHTEEN INCHES.
9. OTHER DESIGN TECHNIQUES THAT EFFECTIVELY REINFORCE A PATTERN OF SMALL FAÇADES COMPATIBLE WITH THE BUILDING'S SURROUNDING CONTEXT.



**RIGHT ELEVATION (CHARLOTTE AMERICAN G)
STREET FACING 18.206.060.E**

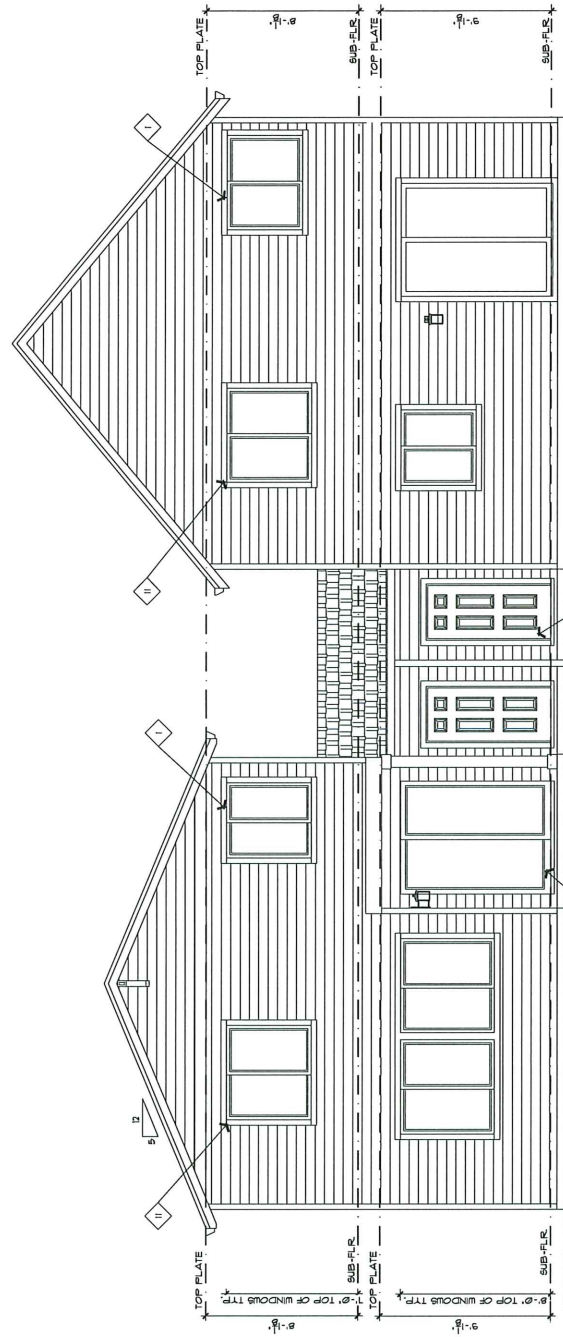


**LEFT SIDE ELEVATION (BLAIRMONT FARMHOUSE)
NOT STREET FACING**

RIDGEFIELD MUNICIPAL CODE
 18206.060 - TOWNHOUSE

18.206.060.D. REQUIRED DESIGN FEATURES:

- i. ALL WALL OPENINGS, REGARDLESS OF VISIBILITY FROM A PUBLIC RIGHT-OF-WAY, SHALL HAVE:
 - i. CONTRASTING TRIM (MINIMUM THREE INCHES WIDE)
 - ii. RECESS (WINDOWS) AT LEAST ONE AND ONE-HALF-INCHES FROM THE FAÇADE;†
OR
 - iii. OTHER DESIGN TREATMENTS THAT ADD DEPTH, RICHNESS, AND VISUAL INTEREST TO THE FAÇADE;†



CHARLOTTE AMERICAN G

REAR ELEVATION

NOT STREET FACING

BLAIRMONT FARMHOUSE

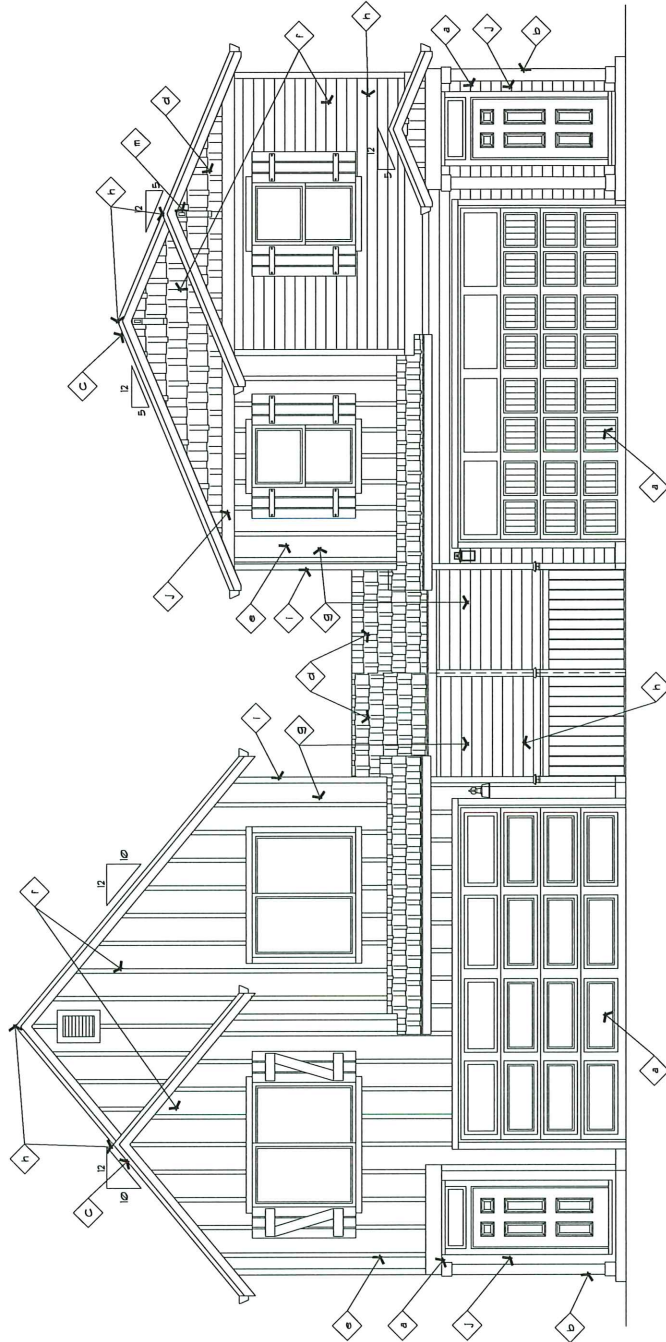
RIDGEFIELD MUNICIPAL CODE
 18206.050D.3 (EXCEPTION UNDER
 18206.060F FOR TOWNHOUSE BUILDINGS
 WITH TWO UNITS)
 3/16/22 SUPPLEMENT 93

STRUCTURAL ELEMENTS:

- a. COVERED PORCH AREA WITH A MINIMUM OF FIFTEEN SQUARE FEET
- b. DORNIERS
- c. GABLES
- d. HIPPED, GABLE, GAMBREL, MANSARD OR SIMILAR PITCHED ROOF
- e. BAY WINDOWS
- f. TWELVE-INCH OFFSET FROM ONE EXTERIOR WALL TO ANOTHER
- g. BALCONIES
- h. ROOFLINE OFFSET OF AT LEAST TWO FEET FROM THE TOP SURFACE OF ONE ROOF TO THE OTHER
- i. VERTICAL BREAKS / HORIZONTAL WALLS
- j. RECESSED BUILDING ENTRY AT LEAST TWO FEET DEEP BY FOUR FEET WIDE
- k. OTHER STRUCTURAL ELEMENTS THAT ADDS COMPARABLE VISUAL INTEREST TO THE FEATURES ABOVE AS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR

DECORATIVE ELEMENTS:

- a. DECORATIVE GARAGE DOORS
- b. PILLARS / POSTS
- c. DECORATIVE EAVE OR BARGE BOARDS WITH TWO MATERIAL VARIATIONS
- d. DECORATIVE SHINGLES OR VARIED SIDING IN GABLES
- e. DECORATIVE SIDING (SHINGLES, SHAKE, BATTEN BOARD, WAINGSCOTING, OR SIMILAR)
- f. BRICK, STONE OR CEDAR ACCENTS COVERING AT LEAST TEN PERCENT OF THE FRONT FACADE WALL SURFACE AREA
- g. VARIABLE SIDING; THE USE OF TWO OR MORE TYPES OF SIDING
- h. FIBER-CEMENT HORIZONTAL LAP SIDING BETWEEN THREE AND SEVEN INCHES WIDE
- i. SHED ROOF ABOVE WINDOW
- j. BELL Y BAND CLADDING
- k. FUNCTIONAL SHUTTERS OR LOUVERS
- l. CORNER BOARDS / POSTS
- m. KNEE OR EAVE BRACES
- n. ENLARGED TRIM ON GARAGE DOOR HEADERS AT LEAST SIX INCHES WIDE
- o. OTHER ARCHITECTURAL ELEMENTS, OTHER THAN COLOR, GLASS OR LIGHTING, APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR



BLAIRMONT FARMHOUSE

**FRONT ELEVATION
 STREET FACING**

CHARLOTTE AMERICAN G

NTS

WINDOW AREA CALCULATION	
FACADE WALL AREA	199 SQ. FT.
WINDOW AREA	102 SQ. FT.
GLAZING PERCENTAGE (10% MINIMUM)	13.55 %

GARAGE AREA CALCULATION	
GROUND FLOOR FACADE	139 SQ. FT.
WINDOW AREA	121 SQ. FT.
GARAGE WALL % (NO MORE THAN 65%)	48.89%

WINDOW AREA CALCULATION	
FACADE WALL AREA	172 SQ. FT.
WINDOW AREA	170 SQ. FT.
GLAZING PERCENTAGE (10% MINIMUM)	10.11 %

GARAGE AREA CALCULATION	
GROUND FLOOR FACADE	173 SQ. FT.
WINDOW AREA	121 SQ. FT.
GARAGE WALL % (NO MORE THAN 65%)	4.13%

**RIDGEFIELD MUNICIPAL CODE
18.206.060 - TOWNHOUSE**

18.206.060.D. REQUIRED DESIGN FEATURES:

I. ALL WALL OPENINGS, REGARDLESS OF VISIBILITY FROM A PUBLIC RIGHT-OF-WAY, SHALL HAVE:

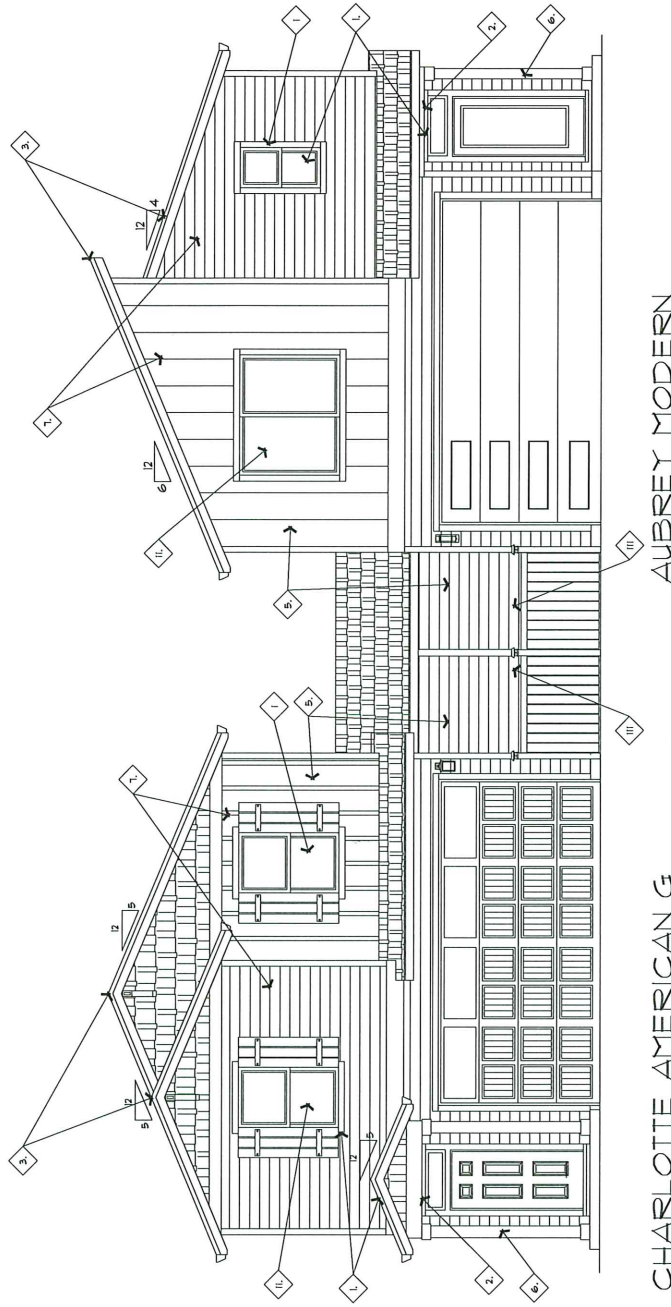
- i. CONTRASTING TRIM (MINIMUM THREE INCHES WIDE)
- ii. RECESS (WINDOWS) AT LEAST ONE AND ONE-HALF-INCHES FROM THE FAÇADE: OR
- iii. OTHER DESIGN TREATMENTS THAT ADD DEPTH, RICHNESS, AND VISUAL INTEREST TO THE FAÇADE:

18.206.060.E. ARCHITECTURAL DESIGN STANDARDS:

ARTICULATION IS REQUIRED ON ALL FAÇADES FACING A STREET, COMMON OR OTHER SHARED OPEN SPACE, AND COMMON PARKING AREAS.
3 REQUIRED - 6 PROVIDED.

I. ARTICULATIONS

- C.
 - 1. USE OF WINDOWS AND/OR ENTRIES.
 - 2. USE OF WEATHER PROTECTION FEATURES (SUCH AS COVERED PORCHES).
 - 3. CHANGE IN ROOFLINE, SUCH AS VERTICAL OR HORIZONTAL OFFSETS OR VARIATIONS IN ROOF PITCH.
 - 4. DORMERS.
 - 5. CHANGE OR DECORATIVE USE OF BUILDING MATERIAL, SIDING STYLE, AND/OR WINDOW PATTERN (APPLIES TO ALL FLOORS OF THE FAÇADE).
 - 6. PILLARS OR POSTS.
 - 7. PROVIDING VERTICAL BUILDING MODULATION OF AT LEAST TWELVE INCHES IN DEPTH IF TIED TO A CHANGE IN ROOFLINE OR A CHANGE IN BUILDING MATERIAL, SIDING STYLE, OR COLOR.
 - 8. BALCONIES THAT ARE RECESSED OR PROJECTED FROM THE FAÇADE BY AT LEAST EIGHTEEN INCHES.
 - 9. OTHER DESIGN TECHNIQUES THAT EFFECTIVELY REINFORCE A PATTERN OF SMALL FAÇADES COMPATIBLE WITH THE BUILDING'S SURROUNDING CONTEXT.



CHARLOTTE AMERICAN G

**FRONT ELEVATION
STREET FACING**

AUBREY MODERN

WINDOW AREA CALCULATION		
537 SQ. FT.	FAÇADE WALL AREA	WINDOW AREA
51.2 %	GLAZING PERCENTAGE	(10% MINIMUM)

GARAGE AREA CALCULATION		
278 SQ. FT.	GROUND FLOOR FAÇADE	GARAGE DOOR AREA
137 SQ. FT.	GARAGE WALL %	(NO MORE THAN 65%)

WINDOW AREA CALCULATION		
533 SQ. FT.	FAÇADE WALL AREA	WINDOW AREA
62.0 %	GLAZING PERCENTAGE	(10% MINIMUM)

GARAGE AREA CALCULATION		
330 SQ. FT.	GROUND FLOOR FAÇADE	GARAGE DOOR AREA
137 SQ. FT.	GARAGE WALL %	(NO MORE THAN 65%)

**RIDGEFIELD MUNICIPAL CODE
18.206.060 - TOWNHOUSE**

18.206.060.D. REQUIRED DESIGN FEATURES:

1. ALL WALL OPENINGS, REGARDLESS OF VISIBILITY FROM A PUBLIC RIGHT-OF-WAY, SHALL HAVE:

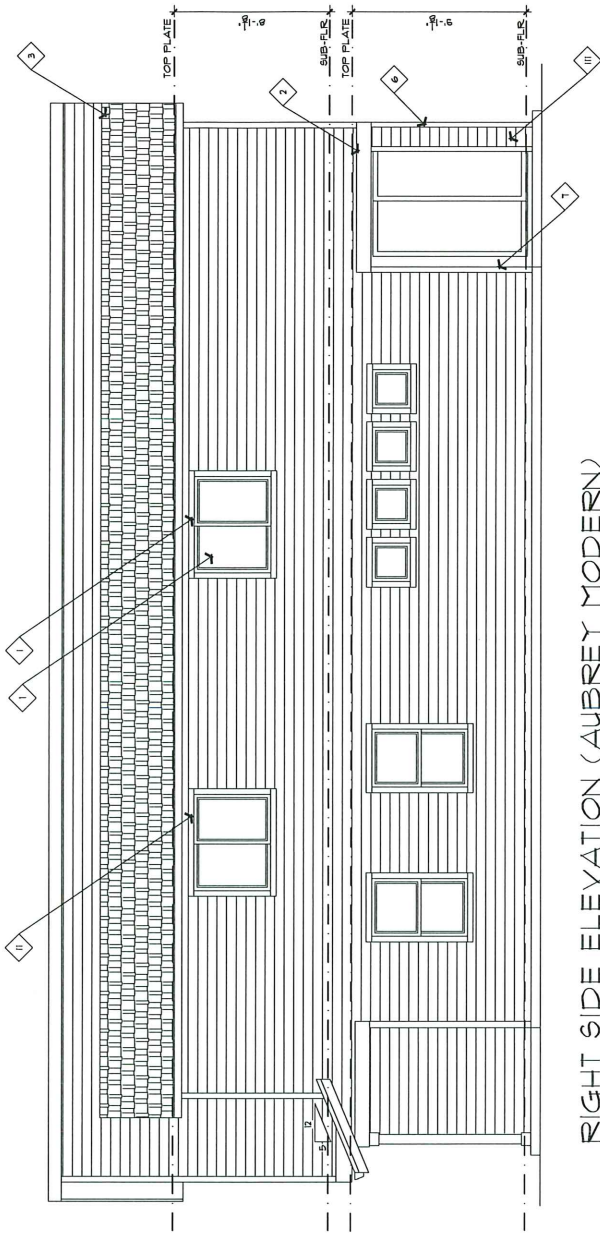
- i. CONTRASTING TRIM (MINIMUM THREE INCHES WIDE)
- ii. RECESS (WINDOWS) AT LEAST ONE AND ONE-HALF-INCHES FROM THE FAÇADE; OR
- iii. OTHER DESIGN TREATMENTS THAT ADD DEPTH, RICHNESS, AND VISUAL INTEREST TO THE FAÇADE;

18.206.060.E. ARCHITECTURAL DESIGN STANDARDS; ARTICULATION REQUIRED ON ALL FAÇADES FACING A STREET, COMMON OR OTHER SHARED OPEN SPACE, AND COMMON PARKING AREAS.

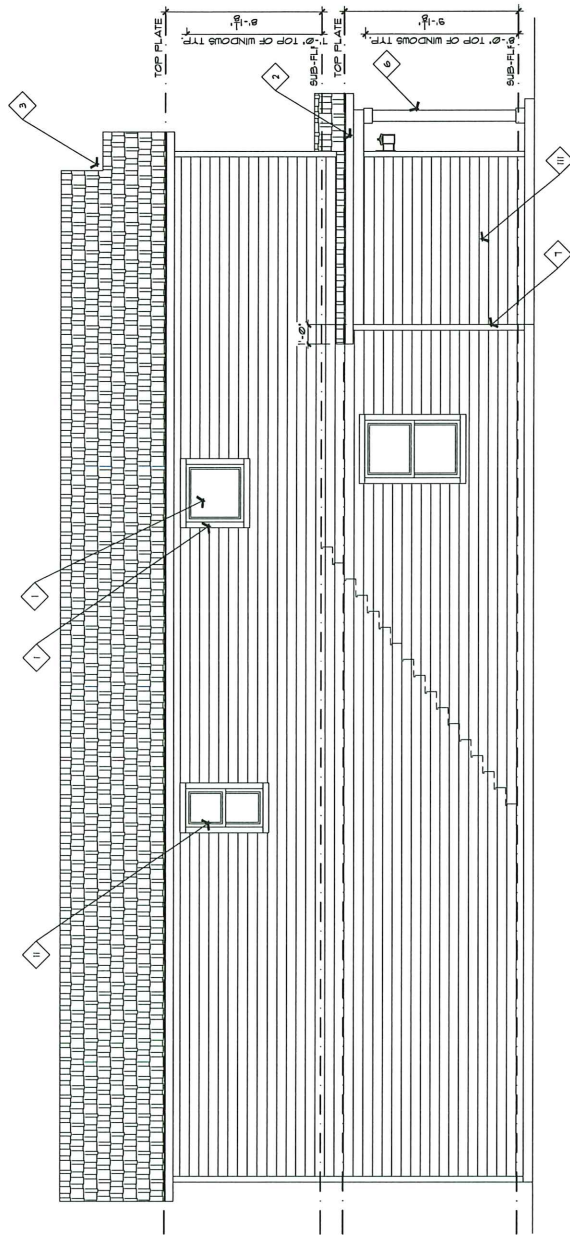
3 REQUIRED - 5 PROVIDED.

1. ARTICULATIONS

- C.
 - 1. USE OF WINDOWS AND/OR ENTRIES.
 - 2. USE OF WEATHER PROTECTION FEATURES (SUCH AS COVERED PORCHES).
 - 3. CHANGE IN ROOFLINE, SUCH AS VERTICAL OR HORIZONTAL OFFSETS OR VARIATIONS IN ROOF PITCH.
 - 4. DORMERS.
 - 5. CHANGE OR DECORATIVE USE OF BUILDING MATERIAL, SIDING STYLE AND/OR WINDOW PATTERN (APPLIES TO ALL FLOORS OF THE FAÇADE).
 - 6. PILLARS OR POSTS.
 - 7. PROVIDING VERTICAL BUILDING MODULATION OF AT LEAST TWELVE INCHES IN DEPTH IF TIED TO A CHANGE IN ROOFLINE OR A CHANGE IN BUILDING MATERIAL, SIDING STYLE, OR COLOR.
 - 8. BALCONIES THAT ARE RECESSED OR PROJECTED FROM THE FAÇADE BY AT LEAST EIGHTEEN INCHES.
 - 9. OTHER DESIGN TECHNIQUES THAT EFFECTIVELY REINFORCE A PATTERN OF SMALL FAÇADES COMPATIBLE WITH THE BUILDING'S SURROUNDING CONTEXT.



**RIGHT SIDE ELEVATION (AUBREY MODERN)
STREET FACING 18.206.060.E**

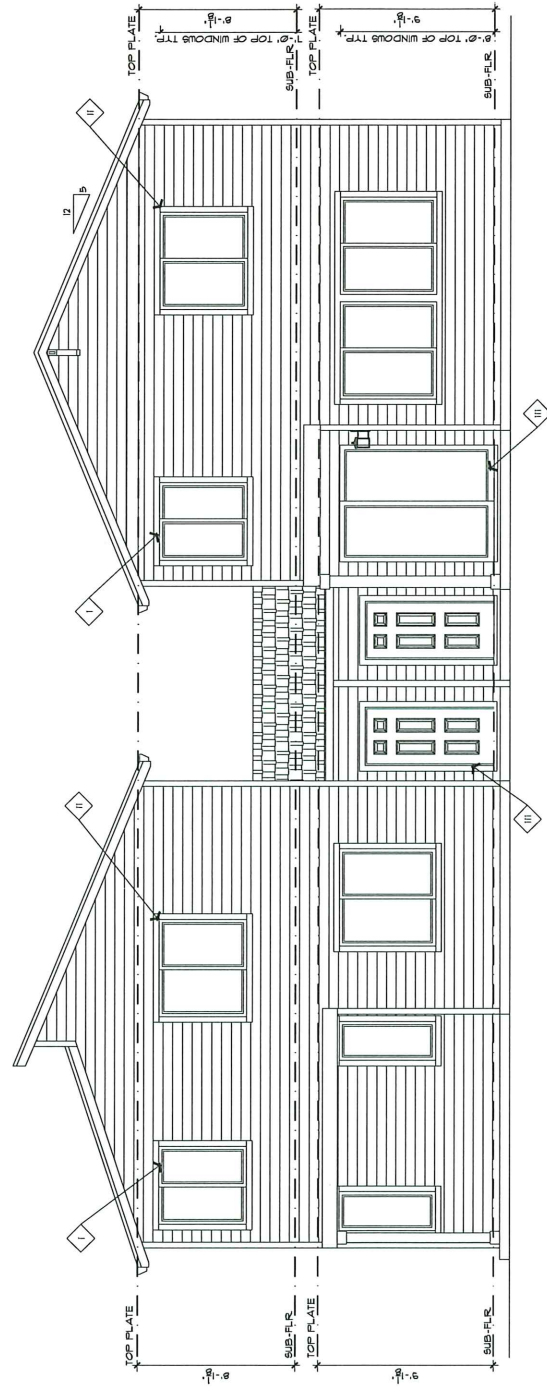


**LEFT ELEVATION (CHARLOTTE AMERICAN G)
STREET FACING 18.206.060.E**

RIDGEFIELD MUNICIPAL CODE
 18.206.060 - TOWNHOUSE

18.206.060.D. REQUIRED DESIGN FEATURES:

- i. ALL WALL OPENINGS, REGARDLESS OF VISIBILITY FROM A PUBLIC RIGHT-OF-WAY, SHALL HAVE:
 - i. CONTRASTING TRIM (MINIMUM THREE INCHES WIDE)
 - ii. RECESS (WINDOWS) AT LEAST ONE AND ONE-HALF-INCHES FROM THE FAÇADE; OR
 - iii. OTHER DESIGN TREATMENTS THAT ADD DEPTH, RICHNESS, AND VISUAL INTEREST TO THE FAÇADE;



AUBREY MODERN

CHARLOTTE AMERICAN G

REAR ELEVATION
 NOT STREET FACING

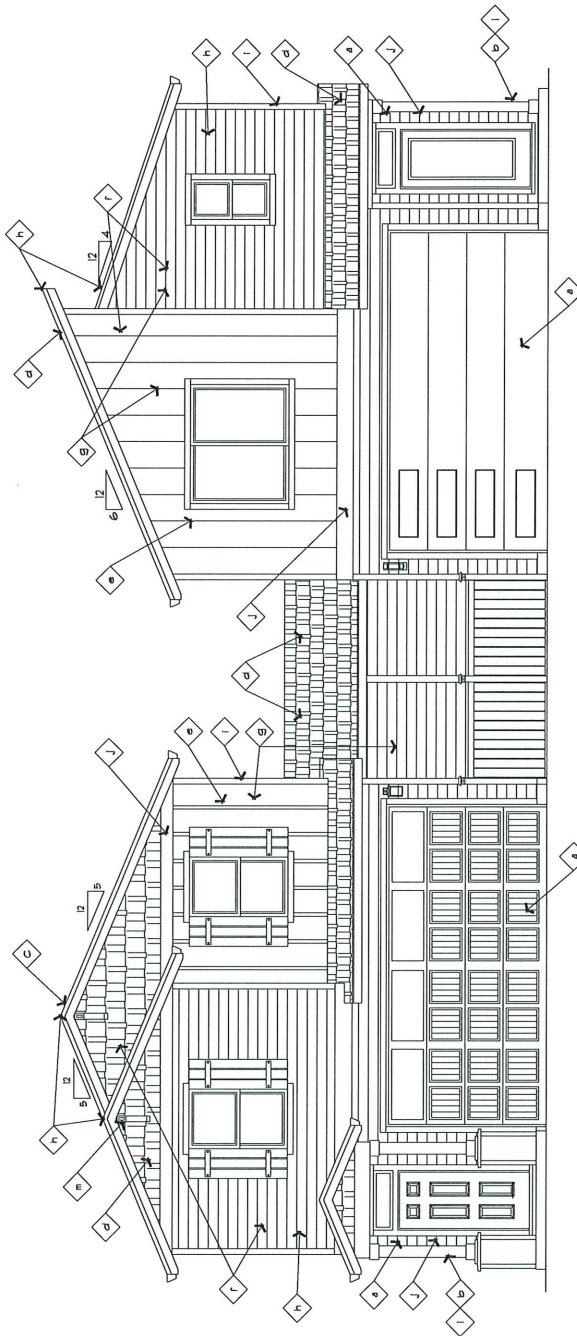
RIDGEFIELD MUNICIPAL CODE
 18.206.050.D.3 (EXCEPTION UNDER
 18.206.060.F FOR TOWNHOUSE BUILDINGS
 WITH TWO UNITS)
 3/16/22 SUPPLEMENT '93

STRUCTURAL ELEMENTS:

- a. COVERED PORCH AREA WITH A MINIMUM OF FIFTEEN SQUARE FEET
- b. DORMERS
- c. GABLES
- d. HIPPED, GABLE, GAMBREL, MANSARD OR SIMILAR PITCHED ROOF
- e. BAY WINDOWS
- f. TWELVE-INCH OFFSET FROM ONE EXTERIOR WALL TO ANOTHER
- g. BALCONIES
- h. ROOFLINE OFFSET OF AT LEAST TWO FEET FROM THE TOP SURFACE OF ONE ROOF TO THE OTHER
- i. VERTICAL BREAKS / HORIZONTAL WALLS
- j. RECESSED BUILDING ENTRY AT LEAST TWO FEET DEEP BY FOUR FEET WIDE
- k. OTHER STRUCTURAL ELEMENTS THAT ADDS COMPARABLE VISUAL INTEREST TO THE FEATURES ABOVE AS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR

DECORATIVE ELEMENTS:

- a. DECORATIVE GARAGE DOORS
- b. PILLARS / POSTS
- c. DECORATIVE EAVE OR BARGE BOARDS WITH TWO MATERIAL VARIATIONS
- d. DECORATIVE SHINGLES OR VARIED SIDING IN GABLES
- e. DECORATIVE SIDING (SHINGLES, SHAKE, BATTEN BOARD, WAINSCOTING, OR SIMILAR)
- f. BRICK, STONE OR CEDAR ACCENTS COVERING AT LEAST TEN PERCENT OF THE FRONT FACADE WALL SURFACE AREA
- g. VARIABLE SIDING: THE USE OF TWO OR MORE TYPES OF SIDING
- h. FIBER-CEMENT HORIZONTAL LAP SIDING BETWEEN THREE AND SEVEN INCHES WIDE
- i. SHED ROOF ABOVE WINDOW
- j. BELLY BAND CLADDING
- k. FUNCTIONAL SHUTTERS OR LOUVERS
- l. CORNER BOARDS / POSTS
- m. KNEE OR EAVE BRACES
- n. ENLARGED TRIM ON GARAGE DOOR HEADERS AT LEAST SIX INCHES WIDE
- o. OTHER ARCHITECTURAL ELEMENTS, OTHER THAN COLOR, GLASS OR LIGHTING, APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR



CHARLOTTE AMERICAN G **AUBREY MODERN**

FRONT ELEVATION
STREET FACING

WINDOW AREA CALCULATION		
593 SQ. FT.	FACADE WALL AREA	570 SQ. FT.
10.71 %	WINDOW AREA	GLAZING PERCENTAGE (10% MINIMUM)

GARAGE AREA CALCULATION		
378 SQ. FT.	GROUND FLOOR FACADE	774 SQ. FT.
4.73 %	GARAGE DOOR AREA	GARAGE WALL % (NO MORE THAN 65%)

WINDOW AREA CALCULATION		
774 SQ. FT.	FACADE WALL AREA	630 SQ. FT.
116.3 %	WINDOW AREA	GLAZING PERCENTAGE (10% MINIMUM)

GARAGE AREA CALCULATION		
774 SQ. FT.	GROUND FLOOR FACADE	174 SQ. FT.
43.18%	GARAGE WALL %	(NO MORE THAN 65%)