



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, April 9, 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. 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.

III. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the March 26, 2026 Meeting**
- 3. Approval of 2026 Slurry Seal Project**
- 4. Approval of Amendments to Contract with WSP USA Inc. for Grant-Funded Climate Planning Work**

IV. BUSINESS

- 1. Motion to Approve the Gee Creek Loop Improvements Construction Contract - Miranda Lange, PW Infrastructure Deputy Director**
- 2. Motion to Approve the Ridgefield Heights Phase 5 Final Plat - Claire Lust, Community Development Director**
- 3. Approval of Resolution No. 676 - Stadelman & Leetch Intent to Annex - Claire Lust, Community Development Director**
- 4. Second Reading of Ordinance No. 1479 — Approval of Urban Downs II Phase 2-3 Development Agreement - Claire Lust, Community Development Director**

V. 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.

VI. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

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

VII. EXECUTIVE SESSION

- 1. Executive Session: Pursuant to RCW 42.30.110(1)(c) to consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price.**

VIII. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: April 9, 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. April 9, 2026 Claims Report

City of Ridgefield

Claims Payment Report

For Approval on:

April 9th 2026

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ARDAN MAC GROUP LLC	2371	55687	Genl Govt/Facilities	Table Covers - Events	575.72
ARDAN MAC GROUP LLC Total					575.72
Bradley Tamira	UB*01278	(blank)	Genl Govt/Facilities	Refund Check 013459-000 1810 S Dusky Dr	1.88
Bradley Tamira Total					1.88
BRIDGETOWER OPCO LLC	3585	745845214	Genl Govt/Facilities	State of the City Request for Qualification C2026-008	768.04
		745855990	Public Works	Union Ridge Pkwy Rehab Request for Qualification	687.86
		745853606	Public Works	Carty Road Multipurpose Trail Phase 1 RQ	776.48
BRIDGETOWER OPCO LLC Total					2,232.38
Chaney Deborah	UB*01280	(blank)	Genl Govt/Facilities	Refund Check 007433-000 2313 N Heron Dr	86.73
Chaney Deborah Total					86.73
CINTAS CORPORATION NO 2	3497	5325036301	Genl Govt/Facilities	Gloves - PW Bldg	3.63
			Public Works	Gloves - PW Bldg	66.82
			Community Development	Gloves - PW Bldg	4.44
CINTAS CORPORATION NO 2 Total					74.89
CLARK COUNTY	0102	CI085672	Judicial	02.2026 Pretrial Supervision & Investigation	3,250.44
CLARK COUNTY Total					3,250.44
CLARK COUNTY FIRE DISTRICT #5	0104	500262	Genl Govt/Facilities	Trenching Shoring Excavation - Jon Embry	40.69
			Public Works	Trenching Shoring Excavation - Steve Delgado & Greg Harvey	27.13
			Public Works	Trenching Shoring Excavation - Jon Embry	94.94
			Public Works	Trenching Shoring Excavation - Kyle Henker & Nick Johnson	271.25
			Public Works	Trenching Shoring Excavation - Steve Delgado & Greg Harvey	244.12
CLARK COUNTY FIRE DISTRICT #5 Total					678.13
CLARK COUNTY TREASURER - PROPERTY TAX	3819	214234000-2026	Public Works	2026 Property Taxes 214234000 - 8004 S 5th St	38.35
CLARK COUNTY TREASURER - PROPERTY TAX Total					38.35
CLARK PUBLIC UTILITIES - EPAY	0110	7745-787-202602	Public Works	5078 Pioneer St Streetlights	188.89
		192130759	Public Works	Hillhurst Traffic Light - Annual Electricity	84.56
CLARK PUBLIC UTILITIES - EPAY Total					273.45
COLUMBIA CASCADE COMPANY	1151	44985-06	Public Works	Parks Playground Equipment Repair Parts	163.20
COLUMBIA CASCADE COMPANY Total					163.20
COLUMBIAN PUBLISHING CO	0116	55417	Genl Govt/Facilities	Ord 1476 - Affordable Housing Amendment	54.00
			Public Works	Union Ridge Pkwy Rehab Request for Qualification	501.60
			Community Development	Critical Area Ord Amendment	84.60
			Community Development	Urban Downs II Phase 2 & 3 Development Agreement	73.80
COLUMBIAN PUBLISHING CO Total					714.00
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	3404	8951-1118037	Public Works	Streetlight Parts	3,958.14
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC Total					3,958.14
CONSOR NORTH AMERICA INC.	3949	W233613WA.00-24	Public Works	02.2026 Eastside Elevated Water Reservoir	10,081.55
		D253491WA.00-3	Public Works	02.2026 Pioneer/Hillhurst and Carty Rd Conceptual Design	35,116.29
CONSOR NORTH AMERICA INC. Total					45,197.84
CSD ATTORNEYS AT LAW P.S.	3294	135243	Genl Govt/Facilities	02.2026 Park Laundry	1,440.00
CSD ATTORNEYS AT LAW P.S. Total					1,440.00
CT PUBLISHING	3753	3318580	Public Works	Union Ridge Parkway Rehab Request for Qualification	200.60

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CT PUBLISHING Total						200.60
DEPARTMENT OF ECOLOGY	0144	26-WAR314792-1	Public Works	Eastside Elevated Reservoir Stormwater Permit		782.00
DEPARTMENT OF ECOLOGY Total						782.00
DEPARTMENT OF LICENSING - EPAY	0154	RG0002034	Genl Govt/Facilities	CPL Fees		18.00
		0-105-479-470	Public Works	Driving Records - Turpeinen		15.00
		RG0002035	Genl Govt/Facilities	CPL Fees		18.00
		RG0002036	Genl Govt/Facilities	CPL Fees		18.00
DEPARTMENT OF LICENSING - EPAY Total						69.00
ELCOR INC	2081	20332	Information Technology	Damaged Fiber Repair - CH		4,223.26
ELCOR INC Total						4,223.26
ENCORE ONE LLC	3890	714967	Genl Govt/Facilities	03.2026 Janitorial Services - 487 S 56th PI		33.10
				03.2026 Janitorial Services - 101 Mill Street Ste 210		350.00
				03.2026 Janitorial Services - 230 Pioneer Street		278.69
			Public Safety	03.2026 Janitorial Services - 101 Mill Street Ste 110		681.71
			Public Works	03.2026 Janitorial Services - 487 S 56th PI		453.59
			Community Development	03.2026 Janitorial Services - 487 S 56th PI		40.55
			Public Works	03.2026 Janitorial Services - 487 S 56th PI		156.60
ENCORE ONE LLC Total						1,994.24
EXPRESS SERVICES INC.	4012	33649647	Public Works	03.09.2026-03.15.2026 PWOM Admin Temp Services - Proshe		1,350.00
		33669484	Public Works	03.16.2026-03.22.2026 PWOM Admin Temp Services - Proshe		1,350.00
EXPRESS SERVICES INC. Total						2,700.00
FERGUSON ENTERPRISES INC # 8423	0181	1365886	Public Works	Water Meters		17,249.96
FERGUSON ENTERPRISES INC # 8423 Total						17,249.96
FIDELITY NATIONAL TITLE - EPAY	0677	612904045	Public Works	2905 S Hillhurst Road - CCFR		311,636.80
		612903822.A	Public Works	Ptn Discovery Ridge Ph3 SP Lot 8 4/261 - CCFR		1,692,116.46
FIDELITY NATIONAL TITLE - EPAY Total						2,003,753.26
GRAPHIC INFORMATION SYSTEMS INC.	2811	295288	Genl Govt/Facilities	Business Cards - Blehm		180.92
			Administration	Business Cards - Gleason		180.92
GRAPHIC INFORMATION SYSTEMS INC. Total						361.84
HD SUPPLY INC.	3886	INV00987203	Public Works	Galvanized Coupling & Chloring Reagent Set - PWWTR		429.98
HD SUPPLY INC. Total						429.98
HELENA GREEN	3763	3763-20260409	Judicial	03.19.2026 Interpreting Services		150.00
HELENA GREEN Total						150.00
HI-SCHOOL PHARMACY INC	4191	27141-1	Public Works	Trash Bags - Parks		36.66
		27214-1	Public Works	Potting Soil - PWWTR		69.38
		26980-1	Public Works	Wire Rope Clips - PWSTW		3.15
		27177-1	Public Works	Well 7 Parts - Rubber Tape/A&M Withs BLK/Claw Bar/Spray Bottles		71.79
		27203-1	Public Works	Well 7 Wellhouse Maintenance Supplies		39.24
		27036-1	Public Works	Irrigation Repair Parts - Parks		27.94
HI-SCHOOL PHARMACY INC Total						248.16
HONEY BUCKETS	0223	0555445618	Public Works	03.20.2026-04.16.2026 Port-at-Potty - Davis Park		373.00
HONEY BUCKETS Total						373.00
J2 BLUE PRINT SUPPLY CO	0243	AR179113	Community Development	03.2026 Plotter Contract		59.79
J2 BLUE PRINT SUPPLY CO Total						59.79
JEFFREY W. NORGREN	4128	26-0063	Genl Govt/Facilities	2026 Fire Extinguisher Inspection & Maint. - PD		(0.47)
			Public Safety	2026 Fire Extinguisher Inspection & Maint. - PD		520.06

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JEFFREY W. NORNGREN Total						519.59
JLS NEWCO LLC	0558	623807	Public Works	Roundabout Repair Crushed Rock		298.76
JLS NEWCO LLC Total						298.76
JRC LANDSCAPING LLC	4260	504342672	Genl Govt/Facilities	Business License Refund 504342672		50.00
JRC LANDSCAPING LLC Total						50.00
KIRK JOHNSON	1716	1716-20260409	Finance	01.2026 Mileage Reimb. - Kirk Johnson		191.26
KIRK JOHNSON Total						191.26
KITTELSON & ASSOCIATES INC	2441	0163585	Public Works	02.2026 I-5 South Connector Planning		10,701.95
KITTELSON & ASSOCIATES INC Total						10,701.95
LES SCHWAB GROUP HOLDINGS LLC	4006	43700082147	Public Safety	2022 Ford Explorer 74570D - Oil Change - PD		91.31
LES SCHWAB GROUP HOLDINGS LLC Total						91.31
Maldonado Albino Nadine	UB*01282	(blank)	Genl Govt/Facilities	Refund Check 014090-000 3019 N Pioneer Canyon Dr		4.60
Maldonado Albino Nadine Total						4.60
MARTA L. OCHOA-RUTUHERFORD	3396	789	Judicial	03.19.2026 Interpreting Services		65.00
MARTA L. OCHOA-RUTUHERFORD Total						65.00
MES I ACQUISITION INC.	4124	IN2458818	Public Safety	Armor Vest - Durham		1,399.28
MES I ACQUISITION INC. Total						1,399.28
NAPA AUTO PARTS	0498	518307	Genl Govt/Facilities	Excavator Battery - PW Shop		9.82
			Public Works	Excavator Battery - PW Shop		181.22
			Public Works	Hook Truck Repair Parts		76.80
NAPA AUTO PARTS Total						267.84
NEWCO INC.	2707	948695	Public Works	Potassium Permang 25kg		655.81
NEWCO INC. Total						655.81
Nguyen Anthony Toan	UB*01283	(blank)	Genl Govt/Facilities	Refund Check 015955-000 2900 N Pioneer Canyon Dr		96.64
Nguyen Anthony Toan Total						96.64
NICHOLAS JOHNSON	3443	3443-20260409	Public Works	Hotel Parking Fee Reimb. - N. Johnson		19.73
NICHOLAS JOHNSON Total						19.73
NORTHSIDE FORD TRUCK SALES INC	3281	304892	Genl Govt/Facilities	2022 Ford Explorer Oil Change - PWOM		11.83
			Public Works	2022 Ford Explorer Oil Change - PWOM		57.04
			Genl Govt/Facilities	2023 Ford F150 76404D Oil Change - PWOM		13.21
			Public Works	2023 Ford F150 76404D Oil Change - PWOM		63.69
			Community Development	2023 Ford Ranger 76407D Oil Change - Neblock		78.38
NORTHSIDE FORD TRUCK SALES INC Total						224.15
OXBLUE LLC	4241	606990	Genl Govt/Facilities	02.2026 Pioneer St & S 56th Pl Rdbt Security Camera Svcs		(100.67)
			Public Works	02.2026 Pioneer St & S 56th Pl Rdbt Security Camera Svcs		1,244.67
			Genl Govt/Facilities	02.2026 Pioneer St & S 56th Pl Rdbt Security Camera Svcs		(100.67)
			Public Works	02.2026 Pioneer St & S 56th Pl Rdbt Security Camera Svcs		1,244.67
OXBLUE LLC Total						2,288.00
PACIFIC LIFESTYLE HOMES	2883	BLD-25-0093	Community Development	BLD-25-0093 WSDC Partial Refund		10,390.00
PACIFIC LIFESTYLE HOMES Total						10,390.00
PACIFIC OFFICE AUTOMATION - LEASE	1564	596251447	Genl Govt/Facilities	04.2026 Copier Lease - RACC/CH/PD/PWWTR		2,169.21
			Public Safety	04.2026 Copier Lease - PD		67.84
			Genl Govt/Facilities	04.2026 Copier Lease - PW Bldg		542.57
PACIFIC OFFICE AUTOMATION - LEASE Total						2,779.62
Pulte Homes of Washington Inc	UB*01274	(blank)	Genl Govt/Facilities	Refund Check 017485-008 8710 S Schuster Way		26.82
	UB*01276	(blank)	Genl Govt/Facilities	Refund Check 017485-004 8702 S Schuster Way		57.88

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April 9th 2026

Pulte Homes of Washington Inc Total						84.70
Robertson & Olson Construction	UB*01277	(blank)	Genl Govt/Facilities	Refund Check 010978-001 Hydrant Meter Next to In N Out		361.18
Robertson & Olson Construction Total						361.18
SEATTLE DAILY JOURNAL OF COMMERCE	3980	3418259	Public Works	Union Ridge Pkwy Rehab Request for Qualification		1,006.50
SEATTLE DAILY JOURNAL OF COMMERCE Total						1,006.50
SIMEON MULLER	4256	1341	Genl Govt/Facilities	2026 State of the City Video Services		21,200.00
SIMEON MULLER Total						21,200.00
Smith Kymberly	UB*01275	(blank)	Genl Govt/Facilities	Refund Check 014178-000 4225 S Willow Dr		341.02
Smith Kymberly Total						341.02
Snelson Darla	UB*01279	(blank)	Genl Govt/Facilities	Refund Check 017531-000 7346 S 13th St		100.61
Snelson Darla Total						100.61
SOLID WASTE SYSTEMS INC.	3826	P27155TAC	Public Works	Street Sweeper Water Pumps		1,385.39
SOLID WASTE SYSTEMS INC. Total						1,385.39
STEVEN DELGADO	4259	4259-20260409	Genl Govt/Facilities	WSDA Pesticide License Fee Reimb. - Delgado		7.50
			Public Works	WSDA Pesticide License Fee Reimb. - Delgado		67.50
STEVEN DELGADO Total						75.00
THE MASTER'S TOUCH LLC	1786	100879	Public Works	03.2026 Backflow Letters		777.07
		P100879	Public Works	03.2026 Backflow Letters - Postage		562.85
THE MASTER'S TOUCH LLC Total						1,339.92
THE PARR COMPANY	0964	1012792	Public Works	Sidewalk Repair Concrete Mix		22.37
		1010446	Public Works	Well 7 Parts - Primed Softwood Board & Trim Screws		44.06
THE PARR COMPANY Total						66.43
TRAFFIC SAFETY SUPPLY CO INC.	0432	INV089315	Genl Govt/Facilities	Street Sign Installation Parts		(0.27)
			Public Works	Street Sign Installation Parts		3.31
		INV089282	Genl Govt/Facilities	Pioneer St 'Speed Limit 35' Street Signs		(58.63)
			Public Works	Pioneer St 'Speed Limit 35' Street Signs		724.92
TRAFFIC SAFETY SUPPLY CO INC. Total						669.33
TRANS 360 INC.	3813	3813-20260409	Public Works	CDL School - K. Henker		5,246.32
TRANS 360 INC. Total						5,246.32
TRI MOUNTAIN INVESTORS LLC	3866	2026-332	Genl Govt/Facilities	04.2026 Estimated NNN Maint. - 101 Mill St Ste 210		1,226.44
				02.2026 Water - 101 Mill St Ste 210		11.34
				02.2026 Electricity - 101 Mill St Ste 210		15.88
				04.2026 Lease - 101 Mill St Ste 210		6,437.50
				04.2026 Estimated NNN Maint. - 101 Mill St Basement		367.93
				02.2026 Natural Gas - 101 Mill St Ste 210		60.03
				03.2026 Janitorial - 101 Mill St Ste 210		28.17
				02.2026 Sewer - 101 Mill St Ste 210		21.62
				04.2026 Lease - 101 Mill St Basement		971.65
		2026-331	Public Safety	03.2026 Janitorial - 101 Mill St Ste 101		62.83
				02.2026 Sewer - 101 Mill St Ste 101		62.68
				02.2026 Water - 101 Mill St Ste 101		200.77
				04.2026 Lease - 101 Mill St Ste 101		31,817.58
				04.2026 Estimated NNN Maint. - 101 Mill St Ste 101		3,556.43
TRI MOUNTAIN INVESTORS LLC Total						44,840.85
TRINA SIEBERT	4080	4080-20260410	Community Development	WSAPT 2026 Spring Conference Meals - Siebert		153.00
TRINA SIEBERT Total						153.00

City of Ridgefield

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UNIFIRST CORPORATION	3904				
		2240321540	Genl Govt/Facilities	02.24.2026 Floor Mats - PW Bldg	3.14
				02.24.2026 Uniforms - PWO&M	16.55
			Public Works	02.24.2026 Uniforms - PWSTW	59.99
				02.24.2026 Floor Mats - PW Bldg	57.89
				02.24.2026 Uniforms - PWO&M	79.83
				02.24.2026 Uniforms - PWWTR	25.01
			Community Development	02.24.2026 Uniforms - PWSTW	2.07
				02.24.2026 Floor Mats - PW Bldg	3.85
				02.24.2026 Uniforms - PWWTR	1.32
		2240329532	Genl Govt/Facilities	03.17.2026 Floor Mats - PW Bldg	3.14
				03.17.2026 Uniforms - PWO&M	16.55
			Public Works	03.17.2026 Floor Mats - PW Bldg	57.86
				03.17.2026 Uniforms - PWO&M	79.81
				03.17.2026 Uniforms - PWWTR	25.01
				03.17.2026 Uniforms - PWSTW	59.94
			Community Development	03.17.2026 Floor Mats - PW Bldg	3.85
				03.17.2026 Uniforms - PWWTR	1.32
				03.17.2026 Uniforms - PWSTW	2.06
		2240332141	Genl Govt/Facilities	03.24.2026 Uniforms - PWO&M	16.55
				03.24.2026 Floor Mats - PW Bldg	3.14
			Public Works	03.24.2026 Uniforms - PWSTW	59.94
				03.24.2026 Uniforms - PWO&M	79.81
				03.24.2026 Floor Mats - PW Bldg	57.86
				03.24.2026 Uniforms - PWWTR	25.01
			Community Development	03.24.2026 Uniforms - PWSTW	2.06
				03.24.2026 Floor Mats - PW Bldg	3.85
				03.24.2026 Uniforms - PWWTR	1.32
		2240314066	Genl Govt/Facilities	02.03.2026 Floor Mats - PW Bldg	3.14
				02.03.2026 Uniforms - PWO&M	16.55
			Public Works	02.03.2026 Uniforms - PWSTW	59.99
				02.03.2026 Floor Mats - PW Bldg	57.89
				02.03.2026 Uniforms - PWWTR	25.01
				02.03.2026 Uniforms - PWO&M	79.83
			Community Development	02.03.2026 Uniforms - PWSTW	2.07
				02.03.2026 Floor Mats - PW Bldg	3.85
				02.03.2026 Uniforms - PWWTR	1.32
		2240318685	Genl Govt/Facilities	02.17.2026 Uniforms - PWO&M	16.55
				02.17.2026 Floor Mats - PW Bldg	3.14
			Public Works	02.17.2026 Uniforms - PWO&M	79.83
				02.17.2026 Floor Mats - PW Bldg	57.89
				02.17.2026 Uniforms - PWSTW	59.99
				02.17.2026 Uniforms - PWWTR	25.01
			Community Development	02.17.2026 Floor Mats - PW Bldg	3.85
				02.17.2026 Uniforms - PWSTW	2.07
				02.17.2026 Uniforms - PWWTR	1.32
		2240316613	Genl Govt/Facilities	02.10.2026 Floor Mats - PW Bldg	3.14

City of Ridgefield

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April 9th 2026

UNIFIRST CORPORATION	3904	2240316613	Genl Govt/Facilities	02.10.2026 Uniforms - PWO&M	16.55
			Public Works	02.10.2026 Floor Mats - PW Bldg	57.89
				02.10.2026 Uniforms - PWSTW	59.99
				02.10.2026 Uniforms - PWWTR	25.01
				02.10.2026 Uniforms - PWO&M	79.83
				02.10.2026 Floor Mats - PW Bldg	3.85
			Community Development	02.10.2026 Uniforms - PWSTW	2.07
				02.10.2026 Uniforms - PWWTR	1.32
		2240332137	Genl Govt/Facilities	03.24.2026 Floor Mats - RACC	5.43
			Community Development	03.24.2026 Floor Mats - RACC	9.79
		2240332139	Public Safety	03.24.2026 Floor Mats - PD	50.49
		2240329528	Genl Govt/Facilities	03.17.2026 Floor Mats - RACC	5.43
			Community Development	03.17.2026 Floor Mats - RACC	9.79
2240332138	Genl Govt/Facilities	03.24.2026 Floor Mats - CH	22.47		
2240329529	Genl Govt/Facilities	03.17.2026 Floor Mats - CH	22.47		
2240329530	Public Safety	03.17.2026 Floor Mats - PD	50.49		
UNIFIRST CORPORATION Total					1,674.04
WALTER E. NELSON COMPANY	3553	2011228	Genl Govt/Facilities	Sanitary Products - PW Bldg	3.53
			Public Works	Sanitary Products - PW Bldg	65.00
			Community Development	Sanitary Products - PW Bldg	4.32
		2012130	Genl Govt/Facilities	Sanitary Products - CH	132.55
WALTER E. NELSON COMPANY Total					205.40
WELLWORKS FOR YOU	3414	43549	Human Resources	03.2026 Wellness Program	794.24
WELLWORKS FOR YOU Total					794.24
Westom David & Suzanne	UB*01281	(blank)	Genl Govt/Facilities	Refund Check 013707-000 4935 S 16th Dr	10.51
Westom David & Suzanne Total					10.51
Grand Total					2,200,878.22

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: April 9, 2026

AGENDA ITEM NAME: Approval of Minutes from the March 26, 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. 03-26-2026



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
MARCH 26, 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. 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.

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: Council Member Davis
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 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

Staff presented an overview of the Public Works Department’s new process for assessing and categorizing sidewalk hazards, developed using guidance from the Washington Cities Insurance Authority and Washington State code. All reported hazards will be evaluated and classified into one of three categories: assess, grind, or reconstruct. Staff noted that current City code requires the Public Works Director to assess reported hazards and determine whether reconstruction is necessary. If reconstruction is required, the matter must be brought to the City Council through a resolution and public hearing. Should the Council determine that reconstruction is needed, a written order must be served to the abutting property owner directing them to complete the work. Public Works Director presented three potential code amendment options for consideration: City-funded repairs using priority lists and existing budget (\$20,000 annually) and grant funding, full statutory process, requiring abutting property owners to bear full responsibility for reconstruction, a hybrid cost-sharing model between the City and abutting property owners. Council conducted a discussion and provided feedback to staff.

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

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.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1475 AS PRESENTED.

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

2. First Reading of Ordinance No. 1477 - 2026 Budget Amendment - Kirk Johnson, Finance Director

Staff presented that the 2026 budget amendment includes \$50,000 to fund the rental assistance program adopted by Council on March 12, 2026. The program is supported by a dedicated sales and use tax credited against the state portion collected on taxable retail sales in Ridgefield. This amendment reflects

Council’s direction to establish a budget line item for the program.

MOTION: MOVED TO WAIVE THE SECOND READING AND ADOPT ORDINANCE NO. 1477.

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

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

Staff reported that in 2025 the City discovered a portion of South Royle Road had not been included in previous annexations under Ordinances 993 and 578. The City initiated an agreed corporate boundary revision with Clark County under RCW 35A.21.210, which allows both jurisdictions to include or exclude full street segments by ordinance without Boundary Review Board oversight. City Council adopted Ordinance 1470 in January to revise the boundary; however, during the County’s review, County engineers identified issues with the legal description and proposed corrections. The City and County have since met and agreed on the revised legal description, and the County has requested that the City readopt the ordinance with the corrected description.

MOTION: MOVED TO WAIVE THE SECOND READING AND ADOPT ORDINANCE NO. 1478 AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Mayor Pro Tem Chipman
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

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

Staff presented that the City requires dedicated construction management support for the Eastside Elevated Water Reservoir project due to its scale, complexity, and funding requirements. City staff do not have the capacity or technical resources to manage day-to-day construction oversight at the level needed. Consor’s Construction Management Team will provide specialized oversight, reduce risk, support transparent reporting, and help ensure the project is completed efficiently and in accordance with City standards. The proposed contract amount is \$1,304,782. Consor’s scope of work includes contract administration, submittal review, construction engineering, on-site observations and progress meetings, material testing and special inspections, payment application review, testing and start-up, final inspections, record drawings, and delivery of operations and maintenance documents including the one-year warranty inspection.

MOTION: MOVED TO APPROVE CONTRACT FOR THE CONSTRUCTION MANAGEMENT SERVICES FOR THE ELEVATED EASTSIDE WATER RESERVOIR PROJECT TO CONSOR NORTH AMERICA, INC FOR AN AMOUNT OF \$1,304,782.00.

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

5. Motion to Approve the Urban Downs II Phase 2-3 Final Plat - Claire Lust, Community Development Director

Staff presented an overview of Urban Downs II Phases 2 and 3. The subdivision, located east of NE 10th (S 85th) Avenue between Urban Downs and Greely Farms Phase 3, was approved as a 149-lot planned unit development (PUD) in 2022. Council previously approved Phase 1, now Meadowview, consisting of 52 single-family detached lots. The current proposal includes 61 single-family detached lots and 32 townhouse lots. The number of townhouse lots was reduced from 36 to 32 through an approved post-decision review, and the project remains consistent with the density and dimensional standards of the preliminary PUD. Lot sizes for the detached homes range from 4,681 to 8,232 square feet, and townhouse lots range from 3,400 to 3,818 square feet. Tracts G and H will serve as pedestrian pathway tracts with public access and will connect to the park, trail, and open space areas established in Phase 1.

MOTION TO APPROVE THE URBAN DOWNS II PHRASE 2-3 FINAL PLAT.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Davis
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

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

Staff presented that Urban Downs II received preliminary PUD approval in December 2022, allowing a mix of single-family detached and attached (townhome) housing types. Council approved the final plat for Phase 1, Meadowview, in November 2024, which included 52 single-family detached lots. The applicant has since submitted the final plat for Phases 2 and 3, totaling 90 lots: 58 single-family detached and 32 single-family attached townhome lots. The applicant intends to construct semi-attached townhomes with connected garages on Lots 53–84. The proposed units meet the City’s definition of townhomes and exceed applicable architectural design standards. A Development Agreement between the City and Lennar Northwest, LLC outlining these provisions was presented for public hearing, with supporting exhibits including sample plot plans and elevations.

Mayor Cole Opened the Public Hearing: 7:51PM

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

Mayor Cole Closed the Public Hearing: 7:53PM.

The first reading of the Ordinance was conducted.

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.

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

IX. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Davis thanked staff for their work on the State of the City event, provided an update on the Parks Task Force, attended the Greater Vancouver Chamber legislative breakfast, and toured the EOCF facility.

Council Member Favela thanked staff for their work on the State of the City event, provided an update on the Clark County Opioid Abatement Council, and attended the Greater Vancouver Chamber legislative breakfast.

Council Member Hamilton thanked staff and Megan DeMoss for their work on the State of the City event, attended the Main Street Community Meeting, facilitated the Shine Gala, and attended the School Board Meeting, the Greater Vancouver Chamber legislative breakfast, the EOCF facility tour, and the Clark-Cowlitz Fire & Rescue meeting.

Council Member Burkle acknowledged the State of the City event, attended the Clark County Council study session, the Main Street Community Meeting, the Retire Ridgefield meeting, and the Greater Vancouver Chamber legislative breakfast.

Council Member Wells attended the Clark Regional Alliance Board meeting and the Greater Vancouver Chamber legislative breakfast. She also noted that the Ridgefield Junction Neighborhood Association meeting will be held on May 18.

Mayor Pro Tem Chipman attended many of the same meetings and events as other council members.

2. Mayor

Thanked staff and Megan DeMoss for their work on the State of the City event, toured the EOCF facility, attended the Clark County Council study session, acknowledged Councilor Hamilton for a successful Shine Gala event, and reminded the public that the Get Involved event is this weekend.

3. City Manager

City Manager Steve Stuart reminded the Council that the Ridgefield Coalition of Governments meeting is scheduled for Thursday, April 2.

Public Works Director Ryan Thamert acknowledged the city staff who participated in the lean process improvement workshop this week.

Finance Director Kirk Johnson reported that the City received two financial awards and noted that the State Audit will begin next week.

Deputy City Manager Lee Knottnerus gave a shout-out to Megan DeMoss for her work on the State of the City event and provided an update on the Discover Downtown Dash event.

X. ADJOURN

8:17PM

Julie Ferriss, City Clerk

Matt Cole, Mayor

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: April 9, 2026

AGENDA ITEM NAME: Approval of 2026 Slurry Seal 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 July 22, 2021 the City Council passed Resolution No. 596, providing for a ballot proposition in the November 2021 General Election to authorize a sales and use tax of 0.2% on taxable retail sales for the purpose of financing pavement preservation and maintenance. This increased the retail sales tax from 8.4% to 8.6%. The proposition passed in December 2021.

SUMMARY/BACKGROUND:

Pavement preservation encompasses multiple pavement treatments that extend the life of our streets by approximately 50%. A slurry seal project, to preserve neighborhood streets in the Kennedy Farm, Pioneer East, and Quail Hill neighborhoods will be completed using Transportation Benefit District (TBD) funds. \$136,232.00 of TBD funds will be used for this project. Remaining TBD funds will be used for other transportation projects within the city including striping, mastic asphalt repairs, match for Gee Creek Loop construction, Union Ridge Parkway rehabilitation design, and sidewalk repairs.

To provide cost savings, the City of Ridgefield is using the Cooperative Purchasing language in the City of Vancouver’s contract with Blackline Inc. This is a 3-year contract (2024-2027) between City of Vancouver and Blackline Inc. that the City of Ridgefield intends to use in the future as well.

The 2026 Slurry Seal project will address the pavement preservation required to ensure our neighborhood street will achieve their full life cycle. Roadway surface treatments, like the 2026 Slurry Seal project, are the most cost-effective way to maintain asphalt roads in our neighborhoods.

BUDGET/FINANCIAL IMPACTS:

The funding for this project has been acquired through our Transportation Benefit District sales tax. The total funds available for preserving and maintaining our current Pavement Condition Index (PCI) for 2026 is \$1,159,530.00. The slurry seal project will use \$136,232.00, leaving \$1,023,298 for other projects.

RECOMMENDED ACTION OR MOTION:


Council approval is requested on this item.

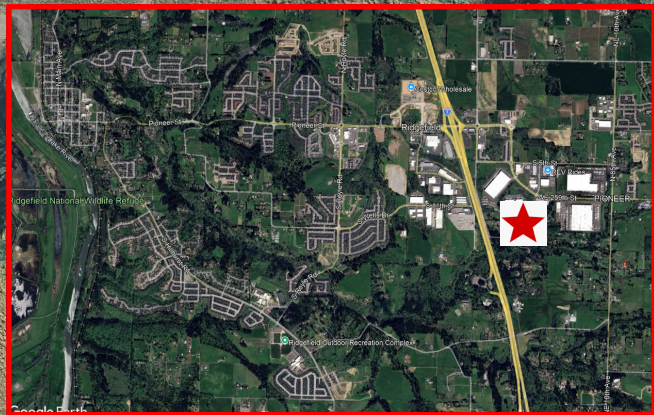
STAFF CONTACT:

ATTACHMENTS:

1. SlurrySealMap26
2. RIDGEFIELD26SlurrySealProposal
3. EXECUTED-CONTRACT-2026-COV

GROCERY OUTLET DISTRIBUTION CENTER/EASY REST

 = Slurry Seal Area
Approximately 15,800 SY



S 10TH ST

S 10TH ST

S QUAIL HILL PL

S 11TH ST

S QUAIL RUN PL

S 13TH ST

S 11TH ST

S QUAIL CROSSING PKWY

S RDG WAY

S 13TH ST


S UNION PL

S 13TH ST

QUAIL HILL/PIONEER EAST NEIGHBORHOOD



VIEW RIDGE/SUNSET
RIDGE MIDDLE SCHOOL

 = Slurry Seal Area
Approximately 27,200 SY

S KENNEDY DR

S STAR VIEW LOOP

S KENNEDY DR

S 39TH PL

S 40TH PL

S 41ST PL

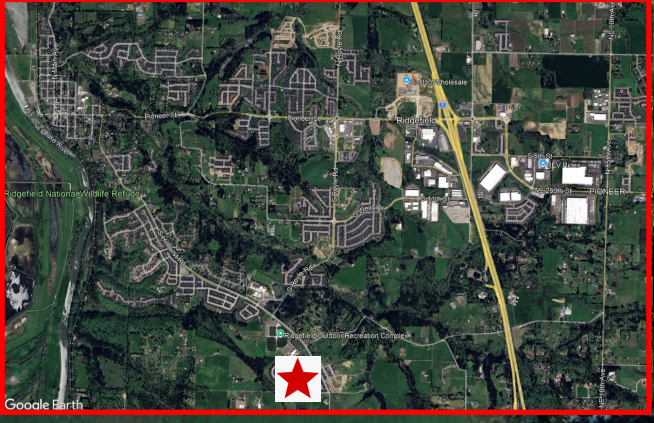
S 42ND PL

NW HILLHURST RD

S WILLOW DR

S WILLOW DR

WILLIAMS RD



KENEDY FARMS NEIGHBORHOOD

Google Earth

Image © 2025 Airbus

600 ft





2026 Pavement Slurry Seal Proposal

SCHEDULE "C" - CITY OF RIDGEFIELD, WA

Item No.	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
1A	Mobilization	1	LS	11500	11500
2A	Flaggers	30	HR	\$81.00	2430
3A	Portable Changeable Messsage Sign	0	EA	\$0.00	0
4A	Latex Modified Slurry Seal Type 2	42,913	SY	\$2.85	122302.05
Total Schedule "A":					\$136,232



**CONSTRUCTION CONTRACT #C-101617
AMENDMENT No. 2
ITB 24-22: 2024 JOINT AGENCY SLURRY SEAL PROJECT**

This Amendment amends the Construction Contract number C-101617 by and between the City of Vancouver, hereinafter referred to as "City", and Blackline, Inc. hereinafter referred to as "Contractor", whose address is 13023 NE Hwy 99 Ste #7 PMB 196 for services offered.

This amendment amends the original agreement as follows:

1. This Work shall be performed on the "2026 Slurry Seal Streets List" herein attached spreadsheet and by reference made part of this Amendment "2026 Pavement Slurry Seal Proposal" and as shown on herein attached "2026 Slurry Seal Streets Maps."
2. Compensation for work performed shall be calculated based on updated pricing contained in herein attached document and hereby reference made part of this Amendment "2026 Pavement Slurry Seal Proposal".
3. Total compensation to Contractor for above work performed shall not exceed \$405,250.00 as detailed in herein attached spreadsheet and hereby reference made part of this Amendment. Any changes must be approved by written change order on City authorized forms and signed by all parties.
4. The following special conditions shall apply to work performed under this Amendment. In case of conflict these special conditions shall apply.
 - a) Work in the City of Vancouver shall begin on or after July 6, 2026. Slurry sealing on City of Vancouver streets shall be completed by August 21, 2026.
 - b) Striping may be removed with either a hydroblaster or a grinder. Road surfaces shall be undamaged, clean and dry after striping removal.
 - c) The City will complete all striping and will be responsible for its layout.
 - d) Speed Bump Clarification – treatment shall cover any speed bumps.
 - e) The City of Vancouver will require that the contractor place a cone in all driveways of residents that will be affected by the slurry seal work that day.
 - f) The 2025 Ride-Around-Clark County event will be on July 25, 2026. Because of the event, no works shall occur on July 26, 2026 unless otherwise approved by the Engineer.
5. Ratification: Acts taken pursuant to this Amendment but prior to its effective date are hereby ratified and confirmed.

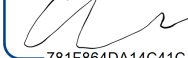
This amendment in no way alters any other provisions of the original agreement.

CITY OF VANCOUVER
A municipal corporation

CONTRACTOR:
Blackline, Inc.

Signed by:

02BE78E9C0DB4DB...
Lon Pluckhann, City Manager

Signed by:

781F864DA14C41C...
Signature

3/24/2026
Date

Cody Lorenzen PRESIDENT
Printed Name /Title

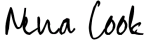
Attest:

3/23/2026
Date

Signed by:

02BE78E9C0DB4DB...
Lisa Brandl, City Clerk

Approved as to form:

DocuSigned by:

A17C6F4FA2AC4DA...
Nena Cook, City Attorney



2026 Pavement Slurry Seal Proposal

6-Jan-26

SCHEDULE "A" - CITY OF VANCOUVER

Item No.	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
1A	Mobilization	1	LS	\$8,232	\$8,232
2A	Flaggers	150	HR	\$82.32	\$12,348
3A	Portable Changeable Message Sign	2	EA	\$1,235	\$2,470
4A	Latex Modified Slurry Seal Type 2	196,000	SY	\$1.95	\$382,200
Total Schedule "A":					\$405,250



2026 Slurry Seal Streets List

MAP #	STREET & SEGMENT ID	STREET NAME	FROM STREET NAME	TO STREET NAME	LENGTH	WIDTH	AREA (SY)
1	00042750 - 0100	NE 47TH CIR	CUL-DE-SAC	NE 155TH AVE	400	30	1333
1	00042900 - 0450	NE 47TH ST	NE 158TH AVE	NE 160TH AVE	635	30	2117
1	00042900 - 0460	NE 47TH ST	NE 160TH AVE	NE 161ST AVE	275	30	917
1	00043100 - 0100	NE 48TH CIR	NE 158TH AVE	END SECTION	565	30	1883
1	00043300 - 0360	NE 48TH ST	NE 155TH AVE	NE 157TH CT	330	32	1173
1	00043300 - 0370	NE 48TH ST	NE 157TH CT	NE 158TH AVE	250	30	833
1	00044100 - 0150	NE 50TH CIR	NE 155TH AVE	CUL-DE-SAC	300	30	1000
1	00044400 - 0280	NE 50TH ST	NE 150TH AVE	NE 151ST AVE	550	40	2444
1	00044400 - 0290	NE 50TH ST	NE 151ST AVE	NE 152ND CT	250	30	833
1	00044400 - 0300	NE 50TH ST	NE 152ND CT	NE 155TH AVE	950	30	3167
1	00044900 - 0220	NE 51ST ST	NE 147TH AVE	NE 150TH AVE	950	40	4222
1	00044900 - 0230	NE 51ST ST	NE 150TH AVE	NE 151ST AVE	329	40	1462
1	00104700 - 0150	NE 150TH AVE	NE 48TH ST	NE 49TH WAY	250	40	1111
1	00104700 - 0170	NE 150TH AVE	NE 50TH ST	NE 51ST ST	200	40	889
1	00105400 - 0200	NE 151ST AVE	NE 48TH ST	NE 50TH ST	200	40	889
1	00105400 - 0210	NE 151ST AVE	NE 50TH ST	NE 51ST ST	200	40	889
1	00106500 - 0020	NE 152ND CT	NE 50TH ST	CUL-DE-SAC	200	32	711
1	00108400 - 0220	NE 155TH AVE	NE 47TH ST	NE 47TH CIR	190	30	633
1	00108400 - 0230	NE 155TH AVE	NE 47TH CIR	NE 48TH ST	200	30	667
1	00108400 - 0240	NE 155TH AVE	NE 48TH ST	NE 50TH CIR	150	30	500
1	00110000 - 0070	NE 157TH CT	END SECTION	NE 48TH ST	165	30	550
1	00110400 - 0140	NE 158TH AVE	NE POPLAR ST	NE NOBLE ST	150	36	600
1	00110400 - 0150	NE 158TH AVE	NE NOBLE ST	NE 47TH ST	275	30	917
1	00110400 - 0160	NE 158TH AVE	NE 47TH ST	NE 48TH CIR	245	30	817
1	00112000 - 0270	NE 160TH AVE	NE POPLAR ST	NE NOBLE ST	155	30	517
1	00112000 - 0280	NE 160TH AVE	NE NOBLE ST	NE 47TH ST	285	30	950
1	00112700 - 0170	NE 161ST AVE	NE NOBLE ST	NE 47TH ST	215	30	717

1	00247250 - 0010	NE NOBLE ST	NE 155TH AVE	NE 158TH AVE	700	30	2333
1	00247250 - 0020	NE NOBLE ST	NE 158TH AVE	NE 160TH AVE	645	30	2150
1	00247250 - 0030	NE NOBLE ST	NE 160TH AVE	NE 161ST AVE	285	30	950
							38174
2	00090100 - 0150	NE 130TH AVE	NE 49TH ST	NE 50TH ST	390	34	1473
							1473
3	00005000 - 0050	NE 5TH ST	NE 117TH AVE	NE 118TH AVE	325	40	1444
3	00005000 - 0060	NE 5TH ST	NE 118TH AVE	NE 120TH AVE	375	40	1667
3	00005000 - 0070	NE 5TH ST	NE 120TH AVE	NE 122ND AVE	425	40	1889
3	00005000 - 0080	NE 5TH ST	NE 122ND AVE	NE 123RD AVE	250	40	1111
3	00005000 - 0090	NE 5TH ST	NE 123RD AVE	NE 124TH AVE	450	40	2000
3	00005800 - 0040	NE 6TH ST	NE 118TH AVE	NE 120TH AVE	400	34	1511
3	00006500 - 0010	NE 7TH PL	NE PINEBROOK AVE	END SECTION	250	26	722
3	00006800 - 0120	NE 7TH ST	NE 117TH AVE	NE 118TH AVE	325	39	1408
3	00006800 - 0130	NE 7TH ST	NE 118TH AVE	END SECTION	140	39	607
3	00007900 - 0175	NE 8TH ST	NE 118TH AVE	END SECTION	115	39	498
3	00082800 - 0060	NE 117TH AVE	END SECTION	NE 7TH ST	125	39	542
3	00082800 - 0070	NE 117TH AVE	NE 7TH ST	NE 8TH ST	250	39	1083
3	00082800 - 0080	NE 117TH AVE	NE 8TH ST	NE 9TH ST	250	39	1083
3	00083300 - 0040	NE 118TH AVE	NE 5TH ST	NE 6TH ST	300	34	1133
3	00083300 - 0050	NE 118TH AVE	NE 6TH ST	NE 7TH ST	400	40	1778
3	00083300 - 0060	NE 118TH AVE	NE 7TH ST	NE 8TH ST	275	39	1192
3	00083300 - 0070	NE 118TH AVE	NE 8TH ST	NE 9TH ST	225	39	975
3	00084200 - 0040	NE 120TH AVE	NE 5TH ST	NE 6TH ST	275	34	1039
3	00085800 - 0030	NE 123RD AVE	NE 5TH ST	NE 7TH ST	700	40	3111
3	00085800 - 0040	NE 123RD AVE	NE 7TH ST	NE 8TH ST	200	40	889
3	00086400 - 0060	NE 124TH AVE	NE 5TH ST	NE 8TH ST	900	40	4000
3	00087000 - 0010	NE 125TH AVE	NE PINEBROOK AVE	NE TIFFANY DR	250	34	944
3	00087000 - 0020	NE 125TH AVE	NE TIFFANY DR	NE 8TH ST	200	40	889
3	00087000 - 0030	NE 125TH AVE	NE 8TH ST	NE 9TH ST	200	40	889
3	00089000 - 0020	NE 128TH AVE	NE PINEBROOK ST	NE 9TH ST	155	26	448
3	00253000 - 0010	NE PINEBROOK AVE	NE 7TH PL	NE 8TH PL	225	26	650

3	00253000 - 0020	NE PINEBROOK AVE	NE 8TH PL	NE PINEBROOK ST	143	26	412
3	00253100 - 0020	NE PINEBROOK ST	NE 127TH AVE	NE 125TH AVE	155	26	448
3	00253100 - 0030	NE PINEBROOK ST	NE 125TH AVE	NE 7TH PL	225	26	650
3	00253100 - 0035	NE PINEBROOK ST	NE PINEBROOK AVE	NE 128TH AVE	137	26	395
3	00253100 - 0040	NE PINEBROOK ST	NE 128TH AVE	NE 130TH CT	425	26	1228
3	00253100 - 0050	NE PINEBROOK ST	NE 130TH CT	NE 132ND AVE	440	26	1271
3	00266000 - 0010	NE TIFFANY DR	END SECTION	NE 125TH AVE	300	34	1133
3	00266000 - 0020	NE TIFFANY DR	NE 125TH AVE	END SECTION	225	34	850
							39890
4	00015300 - 0140	SE 15TH ST	SE 125TH AVE	SE 126TH AVE	275	38	1161
4	00015300 - 0150	SE 15TH ST	SE 126TH AVE	SE 127TH AVE	300	38	1267
4	00015300 - 0160	SE 15TH ST	SE 127TH AVE	SE CASCADE AVE	600	38	2533
4	00016300 - 0100	SE 16TH ST	SE 125TH AVE	SE 126TH CT	250	38	1056
4	00016600 - 0010	SE 17TH CIR	SE 125TH AVE	CUL-DE-SAC	335	38	1414
4	00017700 - 0030	SE 18TH CIR	SE 125TH AVE	CUL-DE-SAC	200	38	844
4	00018200 - 0010	SE 18TH ST	SE 127TH AVE	SE 128TH CT	250	32	889
4	00019300 - 0080	SE 19TH ST	SE 131ST AVE	SE MANOR AVE	225	40	1000
4	00019300 - 0090	SE 19TH ST	SE MANOR AVE	SE TALTON AVE	375	40	1667
4	00087500 - 0010	SE 126TH AVE	SE 15TH ST	SE PARK ST	275	38	1161
4	00087800 - 0010	SE 126TH CT	SE 16TH ST	CUL-DE-SAC	220	38	929
4	00088300 - 0010	SE 127TH AVE	SE RIVERIDGE DR	SE 18TH ST	250	38	1056
4	00088300 - 0020	SE 127TH AVE	SE 18TH ST	SE 15TH ST	1000	38	4222
4	00089100 - 0010	SE 128TH CT	SE 18TH ST	CUL-DE-SAC	375	32	1333
4	00090000 - 0040	SE 130TH AVE	SE FOREST ST	SE RIVERIDGE DR	1200	40	5333
4	00209200 - 0010	SE CASCADE AVE	SE 19TH ST	SE 15TH ST	900	40	4000
4	00209200 - 0020	SE CASCADE AVE	SE 15TH ST	SE PARK ST	250	38	1056
4	00238900 - 0010	SE MANOR AVE	SE 19TH ST	SE PARK ST	1005	40	4467
4	00251400 - 0010	SE PARK ST	SE 126TH AVE	SE CASCADE AVE	900	38	3800
4	00251400 - 0020	SE PARK ST	SE CASCADE AVE	SE MANOR AVE	250	40	1111
4	00256000 - 0060	SE RIVERIDGE DR	SE 125TH CT	SE 127TH AVE	600	38	2533
4	00256000 - 0070	SE RIVERIDGE DR	SE 127TH AVE	SE 130TH AVE	250	40	1111
4	00256000 - 0075	SE RIVERIDGE DR	SE 130TH AVE	SE 131ST AVE	281	40	1250
							45193

5	00256100 - 0010	SE RIVERSHORE DR	END SECTION	SE 147TH AVE	515	30	1717
5	00256100 - 0020	SE RIVERSHORE DR	SE 147TH AVE	PAVEMENT CHANGE	3575	30	11917
5	00256100 - 0030	SE RIVERSHORE DR	PAVEMENT CHANGE	SE 164TH AVE	1025	30	3417
							17050
6	00021300 - 0080	SE 21ST ST	SE 172ND AVE	SE 173RD PL	255	32	907
6	00021350 - 0110	SE 21ST WAY	SE 173RD PL	SE 175TH PL	440	32	1564
6	00022200 - 0042	SE 22ND ST	SE 173RD PL	SE 174TH PL	165	28	513
6	00022200 - 0045	SE 22ND ST	SE 174TH PL	SE 175TH PL	200	28	622
6	00022200 - 0047	SE 22ND ST	SE 175TH AVE	SE 176TH AVE	190	28	591
6	00022675 - 0100	SE 23RD DR	SE 22ND ST	SE 174TH PL	785	38	3314
6	00022975 - 0100	SE 23RD WAY	SE 173RD AVE	SE 175TH AVE	400	28	1244
6	00023200 - 0025	SE 24TH CIR	CUL-DE-SAC	SE 173RD AVE	335	26	968
6	00024000 - 0130	SE 24TH ST	SE 173RD AVE	SE 174TH PL	220	28	684
6	00024000 - 0140	SE 24TH ST	SE 174TH PL	SE 175TH AVE	195	28	607
6	00116100 - 0130	SE 172ND AVE	SE 21ST ST	SE 20TH ST	200	30	667
6	00116275 - 0050	SE 173RD AVE	SE 24TH ST	SE 24TH CIR	125	28	389
6	00116275 - 0060	SE 173RD AVE	SE 24TH CIR	SE 23RD WAY	125	28	389
6	00116300 - 0040	SE 173RD CT	CUL-DE-SAC	SE 173RD PL	308	28	958
6	00116500 - 0100	SE 173RD PL	SE 22ND ST	SE 21ST WAY	145	28	451
6	00117300 - 0100	SE 174TH PL	SE 25TH ST	SE 24TH ST	160	28	498
6	00117300 - 0110	SE 174TH PL	SE 23RD WAY	SE 23RD DR	174	28	541
6	00117300 - 0120	SE 174TH PL	SE 23RD DR	SE 22ND ST	295	28	918
6	00117500 - 0115	SE 175TH AVE	SE 24TH ST	SE 23RD WAY	420	28	1307
6	00117700 - 0100	SE 175TH PL	SE 22ND ST	SE 21ST WAY	170	28	529
							17662
7	00028950 - 0090	SE 30TH CIR	SE 30TH ST	CUL-DE-SAC	145	27	435
7	00029600 - 0070	SE 30TH ST	SE 31ST ST	SE 31ST DR	422	30	1407
7	00029600 - 0080	SE 30TH ST	SE 31ST DR	SE 32ND DR	345	30	1150
7	00029650 - 0080	SE 30TH WAY	SE 30TH ST	SE 30TH CIR	430	27	1290
7	00029650 - 0090	SE 30TH WAY	SE 31ST WAY	SE 30TH CIR	430	27	1290
7	00030110 - 0070	SE 31ST DR	SE 193RD AVE	SE 30TH ST	540	27	1620

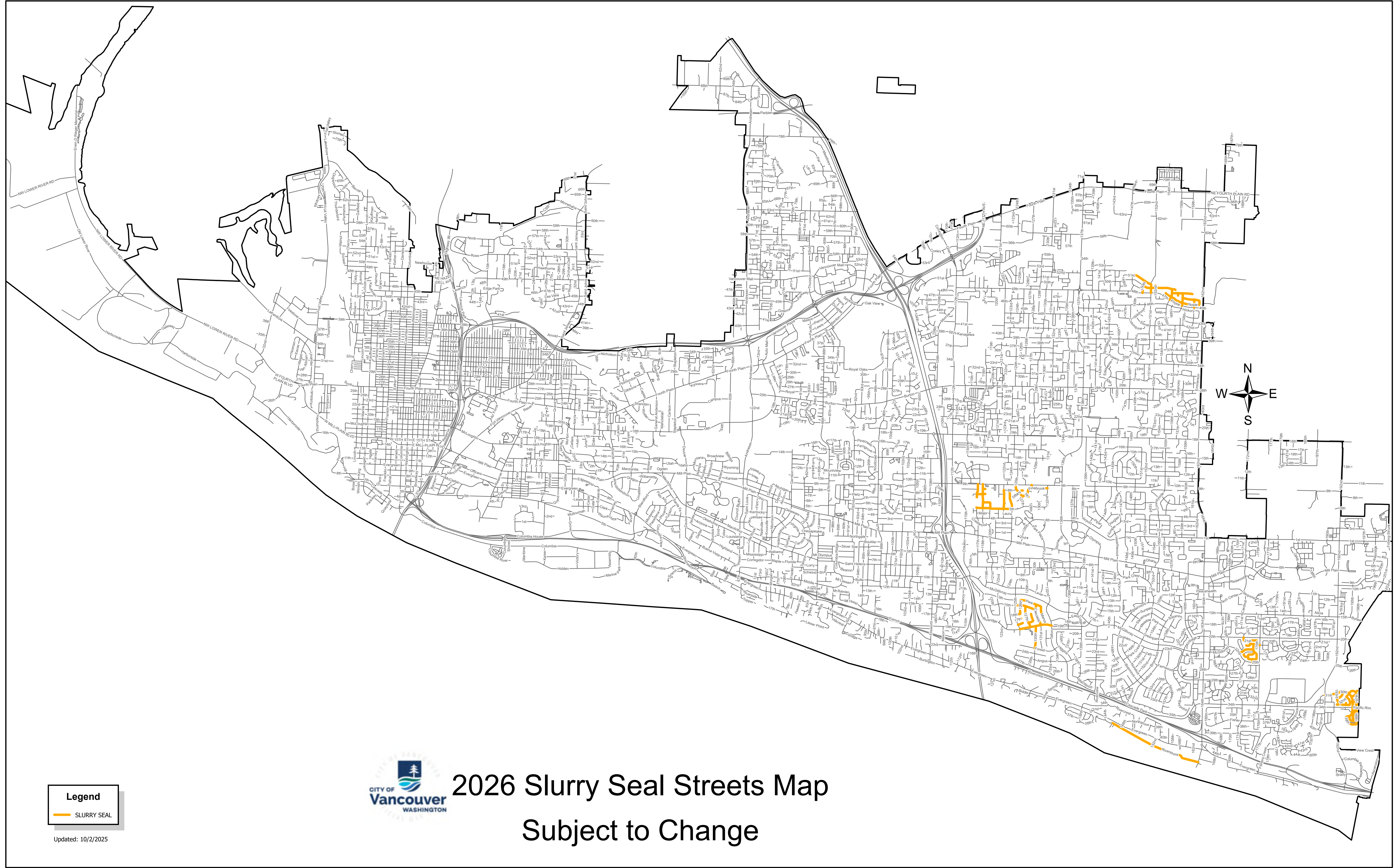
7	00030500 - 0050	SE 31ST ST	SE 192ND AVE	SE 193RD AVE	678	35	2637
7	00030600 - 0090	SE 31ST WAY	SE 196TH AVE	SE 197TH CT	325	27	975
7	00031110 - 0080	SE 32ND DR	SE 193RD AVE	SE 195TH AVE	525	27	1575
7	00031110 - 0090	SE 32ND DR	SE 195TH AVE	SE 196TH AVE	225	27	675
7	00031500 - 0080	SE 32ND ST	SE 195TH AVE	SE 196TH AVE	169	27	507
7	00031500 - 0090	SE 32ND ST	SE 196TH AVE	SE 197TH CT	253	27	759
7	00031775 - 0080	SE 33RD CIR	CUL-DE-SAC	SE 193RD AVE	172	26	497
7	00032450 - 0080	SE 33RD ST	SE 193RD AVE	SE 194TH CT	365	27	1095
7	00032450 - 0090	SE 33RD ST	SE 194TH CT	SE 195TH AVE	210	27	630
7	00119100 - 0050	SE 193RD AVE	SE 32ND DR	SE 31ST DR	325	30	1083
7	00119100 - 0060	SE 193RD AVE	SE 31ST DR	SE 30TH ST	277	31	954
7	00119419 - 0040	SE 194TH CT	SE 33RD ST	END SECTION	110	27	330
7	00119500 - 0020	SE 195TH AVE	SE 33RD ST	SE 32ND ST	145	27	435
7	00119500 - 0030	SE 195TH AVE	SE 32ND ST	SE 32ND DR	345	27	1035
7	00119600 - 0065	SE 196TH AVE	SE 34TH ST	SE 32ND ST	338	40	1502
7	00119600 - 0075	SE 196TH AVE	SE 32ND ST	SE 31ST WAY	310	27	930
7	00119600 - 0080	SE 196TH AVE	SE 31ST WAY	SE 32ND DR	215	27	645
7	00119710 - 0050	SE 197TH CT	CUL-DE-SAC	SE 32ND ST	306	27	918
7	00119710 - 0060	SE 197TH CT	SE 32ND ST	CUL-DE-SAC	140	27	420
7	00119710 - 0070	SE 197TH CT	CUL-DE-SAC	SE 31ST WAY	75	68	567
							25361
8	00034600 - 0070	SE 35TH ST	SE 196TH AVE	SE 197TH AVE	134	40	596
8	00034700 - 0200	SE 35TH WAY	SE 197TH AVE	SE 198TH AVE	100	25	278
8	00035650 - 0200	SE 36TH WAY	SE 197TH AVE	SE 198TH AVE	100	26	289
8	00036500 - 0200	SE 37TH WAY	SE 196TH AVE	SE 198TH AVE	555	26	1603
8	00037500 - 0200	SE 38TH WAY	SE 196TH AVE	SE 198TH AVE	790	26	2282
8	00119600 - 0045	SE 196TH AVE	SE 38TH WAY	SE 37TH WAY	180	26	520
8	00119600 - 0050	SE 196TH AVE	SE 37TH WAY	SE 35TH ST	327	36	1308
8	00119600 - 0060	SE 196TH AVE	SE 196TH AVE	SE 34TH ST	324	15	540
8	00119700 - 0045	SE 197TH AVE	SE 36TH WAY	SE 35TH ST	372	26	1075
8	00119700 - 0050	SE 197TH AVE	SE 35TH ST	SE 35TH WAY	95	26	274
8	00119800 - 0045	SE 198TH AVE	SE 38TH WAY	SE 37TH WAY	175	26	506
8	00119800 - 0050	SE 198TH AVE	SE 37TH WAY	SE 36TH WAY	115	26	332

8	00119800 - 0055	SE 198TH AVE	SE 36TH WAY	SE 35TH WAY	375	26	1083
							10686

NOTE:

* The City of Vancouver's streets are segmented block to block, south to north and west to east, therefore, intersections are double counted. Quantities listed are approximations and are listed to provide a proposal for cost estimation. All quantities will be measured in the field and agreed upon between the inspector and contractor.

Total SY = 195489



Legend

— SLURRY SEAL

Updated: 10/2/2025



2026 Slurry Seal Streets Map

Subject to Change

Map #2 - City of Vancouver 2026 Slurry Seals - North Image Neighborhood

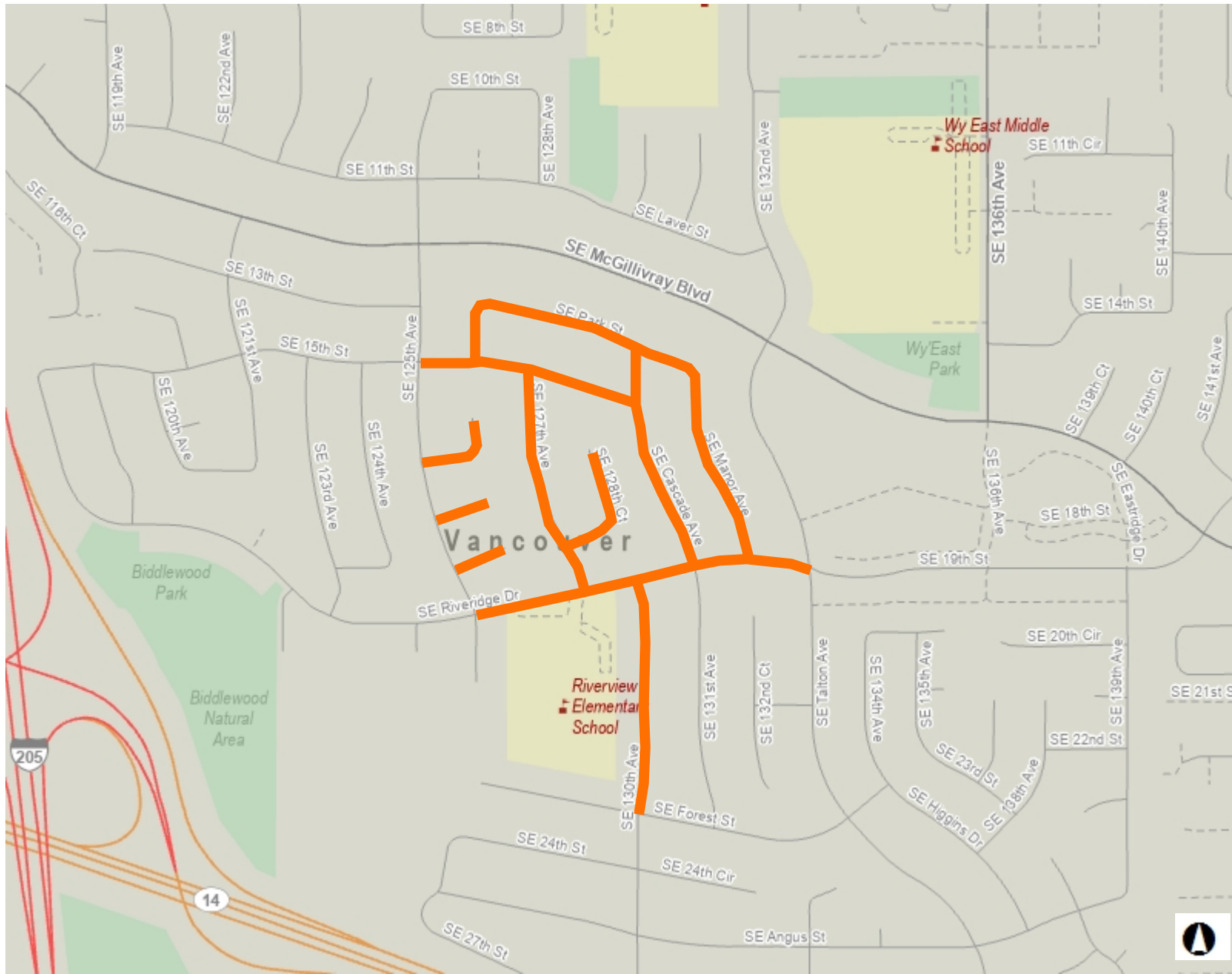


Notes:

1. Treatment limits will be marked in the field.
2. Treatments that extend to arterial streets shall begin at the nearside face-of-curb of the intersection unless otherwise noted.

 = Slurry Seal

Map #4 - City of Vancouver 2026 Slurry Seals - Riveridge Neighborhood



Notes:

1. Treatment limits will be marked in the field.
2. Treatments that extend to arterial streets shall begin at the nearside face-of-curb of the intersection unless otherwise noted.




 = Slurry Seal

Map #5 - City of Vancouver 2026 Slurry Seals - SE Riverside Dr

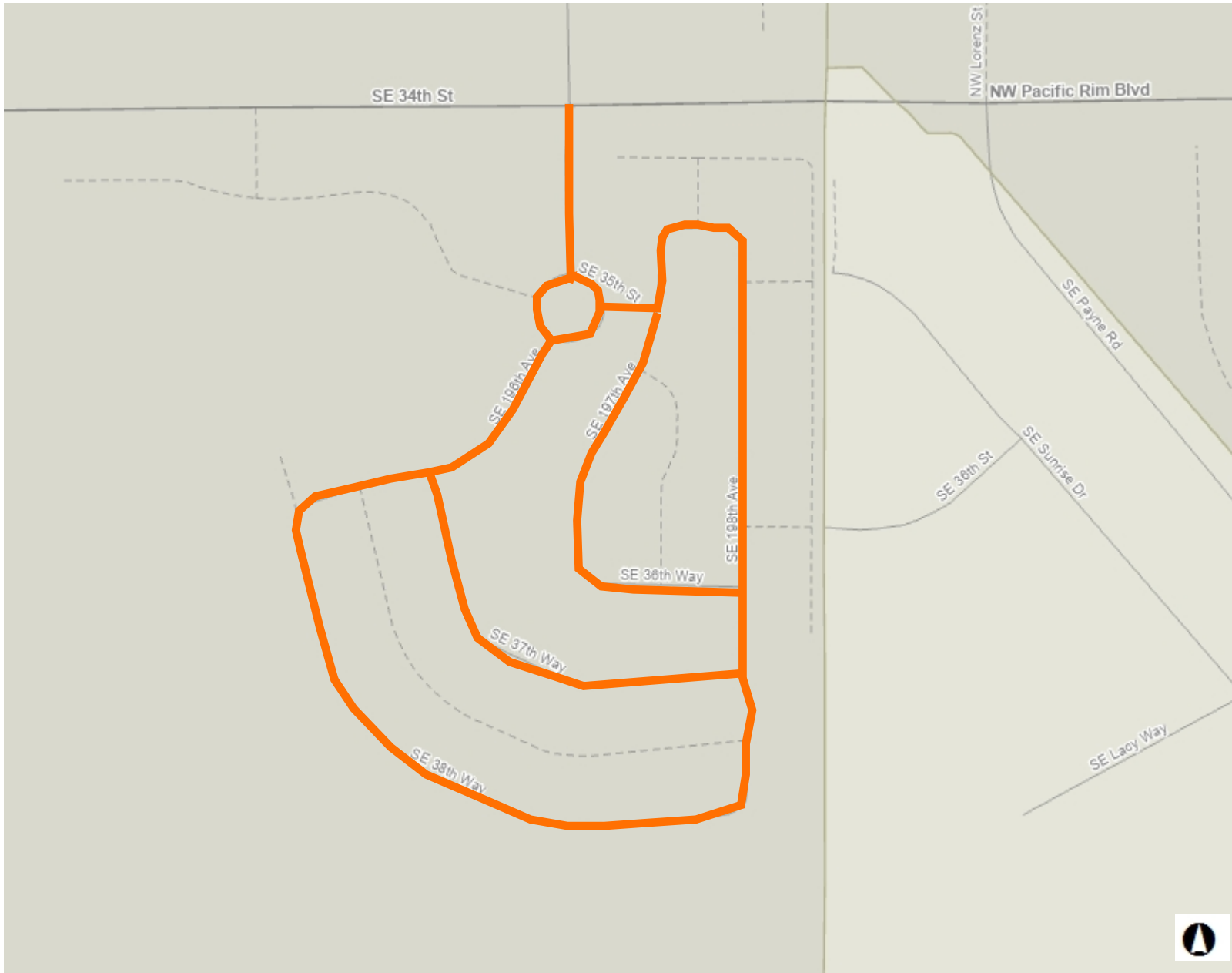


Notes:

 = Slurry Seal

1. Treatment limits will be marked in the field.
2. Treatments that extend to arterial streets shall begin at the nearside face-of-curb of the intersection unless otherwise noted.

Map #8 - City of Vancouver 2026 Slurry Seals - Glen at Fisher's Landing



Notes:

 = Slurry Seal

1. Treatment limits will be marked in the field.
2. Treatments that extend to arterial streets shall begin at the nearside face-of-curb of the intersection unless otherwise noted.

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: April 9, 2026

AGENDA ITEM NAME: Approval of Amendments to Contract with WSP USA Inc. for Grant-Funded Climate Planning Work

GOVERNING LEGISLATION

RCW 36.70A Growth Management

PREVIOUS COUNCIL ACTION TAKEN:

Council previously approved a contract with WSP USA Inc. for comprehensive planning with subsequent contract amendments to account for additional time, deliverables, and grant funding.

SUMMARY/BACKGROUND:

On March 5, 2026, the City finalized an amendment to its Department of Commerce Climate Planning Grant for work dating back to 7/1/2025 and extending through 6/30/2027 totaling \$199,000.00. This amendment remained within the \$500,000.00 total grant amount Council previously authorized staff to pursue, so no Council action was required.

The work identified in the Climate Planning Grant amendment is related to completion and implementation of the 2025-2045 Comprehensive Plan Amendment (Envision Ridgefield 2045). This includes work on the mandatory climate element, as well as work on other elements such as land use and transportation which have a clear nexus with climate resilience and greenhouse gas emissions reduction.

WSP USA Inc. is contracted to work on Envision Ridgefield 2045 and proposes to amend their contract with the City to include new grant-funded climate planning work in the amount of \$148,959.00 out of the \$199,000.00 recently secured via the Climate Planning Grant amendment. The remaining \$50,041.00 in grant funding is associated with tasks to be completed by Community Development staff.

The proposed details of the contract amendment are attached. Upon Council approval, Procurement staff will finalize a contract amendment document for signature.

BUDGET/FINANCIAL IMPACTS:

Contract amendment in the amount of \$148,959.00 paid from Department of Commerce Climate Planning Grant funding.

RECOMMENDED ACTION OR MOTION:

To approve the contract amendment with WSP:
"I move to approve the consent agenda as presented."

STAFF CONTACT:

ATTACHMENTS:

1. WSP Proposed Amendments to Scope and Budget



March 26, 2026

Claire Lust, Community Development Director
City of Ridgefield
487 S 56th Place
Ridgefield, WA 98642

Subject: Updates to the Ridgefield Comprehensive and Public Facilities Plans –
Amendment No. 4 to the Scope of Work

Dear Claire:

This scope of work specifies the additional planning services the WSP USA Inc. (WSP) team will provide to the City of Ridgefield (City) to complete the updated comprehensive and public facilities plans. This modification amends the existing approved work scope and contract dated August 21, 2023, as previously amended.

PROJECT UNDERSTANDING

WSP is assisting the City with updates to the City’s comprehensive plan and five public facilities plans, consistent with the requirements set forth by the Growth Management Act (GMA). In February 2026, the City was awarded a second grant by the Department of Commerce (Commerce) for climate planning associated with the comprehensive plan update. This amendment includes additional scope for WSP to complete climate planning support as outlined in the City’s grant.

Based on the awarded grant and conversations with City staff, the WSP team understands the City seeks to amend the existing contract to accomplish the new and amended tasks listed below. In addition to the tasks below, this amendment will extend the contract until June 30, 2027.

- **Land Use and Climate Coordination** (new Task 3.2.7.5)
 - Assist the City by coordinating the Land Use element with the Climate element for the duration of the project, extending from 2025 through 2027. The grant includes funding for work completed before the award date.
- **State Environmental Policy Act (SEPA) and County Environmental Impact Statement (EIS) Coordination** (amended Task 5)
 - Cover additional coordination needed to align with the County’s EIS, which has been postponed and rescheduled several times by the County. Additional coordination will be in the form of selecting the preferred alternative and providing information to the County for Final EIS analysis.
 - Provide additional assistance to the City including preparation of a SEPA checklist and threshold determination.

- **Implementation and Adoption** (amended Task 6)
 - Coordinate with City staff to prepare final materials for Planning Commission and City Council meetings and hearings regarding final adoption of the comprehensive plan.
 - Assist City staff and the City Attorney, as requested, by drafting and finalizing the adopting ordinance to demonstrate consistency with the periodic update process, including accurate references to supporting documentation and exhibits, required process steps, and recitals reflecting the public involvement plan. WSP will provide updated information as exhibits to the adopting ordinance, which will be presented to the City Council.
- **Climate Implementation** (new Task 7).
 - Support the City with identifying potential implementation actions to be carried out by June 30, 2027, and then assist the City with selecting, scoping and completing implementation actions. Actions will include amendments to the Ridgefield Municipal Code (RMC) to reflect the Climate element goals and policies.

OVERALL PROJECT ASSUMPTIONS

This amendment was developed based on the following general assumptions. Task-specific assumptions are included in each task within the scope of work below. All of the assumptions in the original scope of work and previously approved amendments continue to apply unless modified here.

- The comprehensive plan update will be adopted by December 2026.
- The grant period concludes on June 30, 2027 and WSP will complete all work and deliverables in this amendment by June 15, 2027.
- The tasks and deliverables in this amendment are consistent with the 2026 Commerce grant for climate and it is assumed that all task activities are grant eligible.
- City staff will continue to administer the Commerce grants for climate and the periodic review and will be responsible for submitting all deliverables to Commerce.
- Consistent with grant requirements, expenses and project management needs (invoicing, coordination, and communication) are included within the tasks and are not provided as a separate task or line item.

SCOPE OF WORK

The following scope of work is proposed to complete the amended and additional tasks and deliverables needed to complete the additional climate planning work. The corresponding grant tasks and grant deliverables, as identified in the awarded grant, are noted below.

TASK 3.2 COMPREHENSIVE PLAN ELEMENT UPDATE

Task 3.2.7 Climate Element

TASK 3.2.7.5 LAND USE/CLIMATE COORDINATION

This task aligns with grant task 1 and covers activities between July 1, 2025 and June 15, 2027 necessary to align the land use alternatives, final land use map, and Land Use element with the Climate element.

This task includes coordination of the Climate element with the Land Use element. The work included in this task is needed to ensure that the final adopted Land Use element accomplishes the following, consistent with the GMA: designating the proposed general distribution, location, and extent of green spaces and forests within an urban growth area; giving special consideration to environmental justice, including efforts to avoid or avoid worsening environmental health disparities; including urban planning approaches to reduce vehicle miles traveled (VMT) without increasing GHG emissions elsewhere in the state; and reducing and mitigating the risk to lives and property posed by wildfires using land use planning tools.

Additional coordination will include the selection of the preferred land use alternative, resulting in further refinements to goals and policies in the Land Use and Climate elements. Prior to formal recommendations and adoption, the Planning Commission and City Council will be prepped in meetings and study sessions regarding the elements of the Comprehensive Plan, including the Land Use and Climate elements. This task includes time necessary to support the City at these meetings and study sessions.

Other tasks will be general public engagement to routinely update the community on the comprehensive plan and refinements to the preferred land use alternative, goals and policies of the Land Use and Climate elements.

TASK 3 ASSUMPTIONS

- The City will provide the County with the City's land use and density assumptions for use by the County in its buildable lands model and in the iterations of analysis for the Land Use element to accommodate the target housing units and jobs for the planning horizon.
- Two WSP staff will meet with City staff once per month, for up to four months, to analyze land use assumptions against outputs from the Vacant Buildable Lands Model (VBLM). Meetings will be one hour in duration and will be held virtually.
- WSP will coordinate with City staff to evaluate past and current trends to compare development under actual versus model assumptions, consider local assumptions consistent with local conditions, and prepare up to two memos for coordination with and consideration by Clark County.
- *No other changes to assumptions in the original scope of work or previously approved amendments.*

TASK 3 DELIVERABLES

- Draft and final memo outlining land use assumptions for housing and jobs for the City's preferred alternative.
- Draft and final memo summarizing land use/climate coordination activities conducted between July 2025 and December 2025 (grant deliverable 6).

- Draft and final memo summarizing land use/climate coordination activities conducted between January 2026 and November 2026 (grant deliverable 7).
- Draft and final memo summarizing coordination activities through June 2027 and final outcomes (how climate is reflected in the land use map and policies) (grant deliverable 8).
- *No other changes to deliverables in the original scope of work or previously approved amendments.*

TASK 5: SEPA/EIS COORDINATION

With this amendment, the additional work described below will be added to existing Task 5. The amended scope aligns with grant tasks 3 and 4.

WSP will assist City staff with land use and density assumptions that feed into land use alternatives, with focused efforts on the City's preferred land use alternative. WSP will assist City staff in their efforts to provide information to Clark County staff. WSP will prepare a draft and final SEPA checklist for the comprehensive plan update and will assist the City's SEPA responsible official with an accompanying draft and final SEPA determination. The SEPA checklist will adopt the County's EIS by reference and provide additional environmental information as necessary to provide a focused analysis of environmental impacts in Ridgefield. The checklist will include information about local climatic conditions, natural hazards, and other information to reflect the City's climate planning.

TASK 5 ASSUMPTIONS

- WSP will attend up to two one-hour virtual meetings with Clark County to coordinate land use assumptions with Clark County's analysis and the preferred alternative under SEPA.
- The SEPA responsible official will make the final SEPA determination.
- The City will be responsible for all SEPA noticing.

TASK 5 DELIVERABLES

- Draft and final SEPA checklist.
- Draft and final SEPA determination (grant deliverable 9).
- *No other changes to deliverables in the original scope of work or previously approved amendments.*

TASK 6: IMPLEMENTATION AND ADOPTION

Task 6.2: Adoption

With this amendment, additional scope and deliverables, described below, will be added to existing Task 6.2. The additional scope aligns with grant tasks 3 and 4.

WSP will coordinate and assist City staff and the City Attorney in preparation of the adopting ordinance, including language for the Recitals section of the ordinance, exhibits and appendices of the ordinance, land use and other maps required by the GMA, and other materials deemed necessary by City staff or the City Attorney.

TASK 6 ASSUMPTIONS

- Two WSP staff will meet with City staff in two one-hour meetings to coordinate work efforts to prepare draft and final ordinances for adoption.

- WSP will prepare up to twelve (12) exhibits, which will include the complete comprehensive plan document, associated capital facilities plans, and other previously completed planning documents as directed by City staff.
- *No other changes to assumptions in the original scope of work or previously approved amendments.*

TASK 6 DELIVERABLES

- Draft and final ordinance with exhibits (grant deliverable 10).
- *No other changes to deliverables in the original scope of work or previously approved amendments.*

TASK 7: CLIMATE IMPLEMENTATION

This new task will address the grant tasks and deliverables for climate implementation related to the Climate element, including preparation of a Climate Implementation Plan (Task 7.1), amendments to the RMC (Task 7.2), and implementation of selected actions amendments to the RMC (Task 7.3). The scope aligns with grant implementation tasks 1 through 4.

Task 7.1: Implementation Plan

Based on engagement with City staff, residents, and stakeholders, WSP will draft a climate implementation plan that identifies potential implementation actions related to the Climate element that the City can complete prior to the grant deadline (June 30, 2027). This task aligns with grant implementation task 1 and grant implementation task 2.

WSP will first draft a list of actions for inclusion in the draft plan and will then meet with City staff to confirm actions they would be interested in pursuing. Once the viable actions are identified, WSP will draft the climate implementation plan to include those actions with a high-level cost estimate associated with each action. WSP will coordinate a meeting between the City, Commerce, and WSP to select actions to be implemented based upon allocated grant award and cost estimates. Following the meeting, WSP will update the climate implementation plan to note the selected actions and include a detailed scope and budget for those items. WSP will provide a final plan to the City for submittal to Commerce.

Task 7.2: Code Amendments

For this task, WSP will coordinate with City staff to identify RMC Title 18 - Development Code chapters that warrant review based on the implementation matrix prepared under a separate existing task. WSP will draft code language to address and achieve the desirable outcomes for City staff review.

WSP will develop text amendments for RMC Title 18 - Development Code to align with the draft Climate element and comprehensive plan. WSP will provide a draft redlined version of RMC Title 18 to the City for review. Once reviewed by the City, WSP will incorporate any changes necessary and resolve all City comments ahead of final redlined, legislative code amendment. This task aligns with grant implementation task 4.

Task 7.3: Other Implementation Actions

This task will cover support for the implementation actions to be identified under Task 7.1. Because the actions are yet to be determined (with the exception of the code amendments in Task

7.2), additional scoping may be required. This amendment adds the task and compensation to ensure prompt action after identification. This task aligns with grant implementation task 3.

TASK 7 ASSUMPTIONS

- The implementation plan will align with the goals and policies of the draft Climate element.
- One of the actions in the implementation plan will be code amendments, which are to be completed under Task 7.2.
- Two WSP staff will meet with city staff up to three, one-hour virtual meetings to review draft code amendments to discuss the items and necessary revisions.
- WSP assumes no more than two rounds of revisions from City staff reviews.
- WSP assumes City staff will present code amendments to the Planning Commission and City County. Furthermore, WSP assumes it will not be attending Planning Commission meetings and/or City Council meetings.
- The City will be responsible for evaluation of the proposed code amendments for legal sufficiency.
- The City will upload amendments to its municipal code service provider.

TASK 7 DELIVERABLES

- Draft 1 Climate Implementation Plan for City review
- Draft 2 Climate Implementation Plan for submittal to Commerce (grant deliverable 11)
- Final Climate Implementation Plan for submittal to Commerce (grant deliverable 12)
- Agenda and action items for one meeting with Commerce, attended by one WSP staff person. The meeting is assumed to be one-hour in length and will be held virtually.
- Two drafts and one final redlined RMC
- Draft staff report addressing code amendments for City review (grant deliverable 16)
- Final staff report addressing code amendments, incorporating City comments (grant deliverable 17)

COMPENSATION

This scope of work and contract funds the new and amended tasks as described above. Professional fees for the tasks identified in this amendment will be billed as incurred and will not exceed **\$148,959** without written authorization as shown below. The total contract amount increases from \$923,947 to \$1,072,906.

Task 3.2.7.5 Land Use/Climate Coordination	\$20,565
Task 5 SEPA/EIS Coordination	\$9,888
Task 6.2 Adoption	\$11,666
Task 7.1 Climate Implementation Plan	\$16,786
Task 7.2 Code Amendments	\$30,658
Task 7.3 Other Implementation Actions	\$59,394
Total Fee	\$148,959

City of Ridgefield

March 26, 2026

Page 7

CLOSING

If you agree with the above proposed scope of work, please provide us with a contract. We will consider the signed date as our notice to proceed. This proposal is valid for 30 days. We thank you for the opportunity to provide this proposal, and we look forward to continuing our work with you. Should you have questions, please call me at 360-713-0505.

Sincerely,



Marty Snell, AICP
Project Manager



Nicole McDermott, AICP
Vice President, Urban Planning

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: April 9, 2026

AGENDA ITEM NAME: Motion - Contract Award for the Construction of the Gee Creek Loop Improvements 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:

In October 2023, Council approved the design contract for the Gee Creek Loop CDBG Project.

SUMMARY/BACKGROUND:

The project will mitigate flooding of private properties uphill of the Gee Creek Loop development, caused by overland flow of stormwater runoff bypassing an inadequate outflow structure. The improvements of Gee Creek Loop include:

- new asphalt
- a valley gutter for stormwater control,
- partial water main replacement,
- sidewalk improvements, and
- American Disabilities Act (ADA) compliant curb ramps

Additionally, safety improvements at the entrance to Gee Creek Loop from Pioneer Street include a new luminaire and a designated pedestrian crossing with a Rectangular Rapid Flashing Beacon (RRFB). This crossing will connect Gee Creek loop to the southeast end of Abrams Park.

The low bidder for the project is North Cascade Excavating for \$755,101.40. We are also asking for \$100,000 in contingency funds for a total of \$855,101.40. The engineer’s estimate was \$1,027,144.55.

BUDGET/FINANCIAL IMPACTS:

The funding for this project is comprised of a Community Development Block Grant (CDBG) of \$195,000, as well as a combination of a Public Works Board Loan, the Transportation Benefit District (TBD), and Water System Development Charges (WSDC).

RECOMMENDED ACTION OR MOTION:

1. Council action is requested on this item.
A suggested motion is: "I move to approve awarding the contract for the construction of the Gee Creek Loop Improvements project to North Cascade Excavating for the amount of \$755,101.40, plus an additional \$100,000 in contingencies, for a total of \$855,101.40.

STAFF CONTACT: Miranda Lange, Public Works Infrastructure Deputy Director

ATTACHMENTS:

1. [Bid-Tabulation20260326.pdf](#)
2. [BidderChecklist-20260406.pdf](#)

BID TABULATION

City of Ridgefield: Gee Creek Loop Improvements
 Prepared by Wallis Engineering, RV/DS
 Bid Opening Date: March 24, 2026

Apparent Low

Other Bidders

Item	Spec	Description	Units	Quantity
1	1-09	Mobilization	LS	1
2	1-04*	Minor Change	LS	1
3	1-05*	Construction Surveying, Complete	LS	1
4	1-05	ADA Feature Surveying	LS	1
5	1-06	Record Drawings	LS	1
6	1-10	Project Temporary Traffic Control	LS	1
7	2-01*	Clearing, Grubbing, and Roadside Cleanup	LS	1
8	2-02*	Removal of Structures and Obstructions	LS	1
9	2-03*	Roadway Excavation Including Haul, Subgrade Preparation, Watering, and Compaction	CY	2140
10	2-03	Unsuitable Foundation Excavation Incl. Haul	CY	116
11	2-09	Controlled Density Fill	CY	5
12	2-12*	Construction Geotextile for Separation	SY	3830
13	4-04*	Crushed Surfacing Top Course	CY	1046
14	4-04*	Gravel Surface Restoration	CY	8
15	4-04	Ballast	CY	1
16	5-04*	HMA Class 1/2 Inch, PG 58H-22	TON	813
17	5-04*	Temporary Trench Restoration, 2-Inch Depth HMA	TON	17
18	7-04*	DI Storm Sewer Pipe 8 In. Diam.	LF	42
19	7-04*	DI Storm Sewer Pipe 12 In. Diam.	LF	222
20	7-04*	DI Storm Sewer Pipe 14 In. Diam.	LF	15
21	7-05	Manhole 48-In. Dia., Type Stormwater	EA	1
22	7-05	Adjust Manhole	EA	4
23	7-05*	Adjust Valve	EA	8
24	7-05*	Connection to Existing Pipe	EA	1
25	7-06*	Contech Filter Catch Basin, 1-Cartridge Unit	EA	1
26	7-06*	Contech Filter Catch Basin, 2-Cartridge Unit	EA	1
27	7-06*	Contech Filter Catch Basin, 3-Cartridge Unit	EA	1
28	7-06*	Contech Filter Catch Basin, 4-Cartridge Unit	EA	1
29	7-08*	Trench Protection System (\$1.00 per foot minimum bid)	LF	279
30	7-08*	Exploratory Excavations	EA	3
31	8-01	Erosion/Water Pollution Control	LS	1

North Cascade Excavating	
Unit Price	Extended
\$ 40,000.00	\$ 40,000.00
\$ 10,000.00	\$ 10,000.00
\$ 12,500.00	\$ 12,500.00
\$ 1,500.00	\$ 1,500.00
\$ 1,000.00	\$ 1,000.00
\$ 15,000.00	\$ 15,000.00
\$ 1,200.00	\$ 1,200.00
\$ 28,000.00	\$ 28,000.00
\$ 40.00	\$ 85,600.00
\$ 55.00	\$ 6,380.00
\$ 350.00	\$ 1,750.00
\$ 2.00	\$ 7,660.00
\$ 85.00	\$ 88,910.00
\$ 135.00	\$ 1,080.00
\$ 1,000.00	\$ 1,000.00
\$ 120.00	\$ 97,560.00
\$ 120.00	\$ 2,040.00
\$ 120.00	\$ 5,040.00
\$ 150.00	\$ 33,300.00
\$ 230.00	\$ 3,450.00
\$ 4,000.00	\$ 4,000.00
\$ 350.00	\$ 1,400.00
\$ 250.00	\$ 2,000.00
\$ 1,000.00	\$ 1,000.00
\$ 14,000.00	\$ 14,000.00
\$ 20,000.00	\$ 20,000.00
\$ 27,000.00	\$ 27,000.00
\$ 33,000.00	\$ 33,000.00
\$ 2.00	\$ 558.00
\$ 350.00	\$ 1,050.00
\$ 10,000.00	\$ 10,000.00

Swofford Excavating	
Unit Price	Extended
\$ 70,000.00	\$ 70,000.00
\$ 10,000.00	\$ 10,000.00
\$ 15,500.00	\$ 15,500.00
\$ 3,500.00	\$ 3,500.00
\$ 1,500.00	\$ 1,500.00
\$ 48,500.00	\$ 48,500.00
\$ 20,000.00	\$ 20,000.00
\$ 20,000.00	\$ 20,000.00
\$ 20.00	\$ 42,800.00
\$ 35.00	\$ 4,060.00
\$ 200.00	\$ 1,000.00
\$ 4.25	\$ 16,277.50
\$ 49.59	\$ 51,871.14
\$ 48.13	\$ 385.04
\$ 500.00	\$ 500.00
\$ 122.46	\$ 99,559.98
\$ 200.00	\$ 3,400.00
\$ 95.00	\$ 3,990.00
\$ 105.00	\$ 23,310.00
\$ 120.00	\$ 1,800.00
\$ 7,500.00	\$ 7,500.00
\$ 2,500.00	\$ 10,000.00
\$ 600.00	\$ 4,800.00
\$ 7,500.00	\$ 7,500.00
\$ 16,595.00	\$ 16,595.00
\$ 22,250.00	\$ 22,250.00
\$ 27,700.00	\$ 27,700.00
\$ 32,806.00	\$ 32,806.00
\$ 1.00	\$ 279.00
\$ 4,500.00	\$ 13,500.00
\$ 5,000.00	\$ 5,000.00

Advanced Excavating Specialists, LLC	
Unit Price	Extended
\$ 25,000.00	\$ 25,000.00
\$ 10,000.00	\$ 10,000.00
\$ 14,000.00	\$ 14,000.00
\$ 4,000.00	\$ 4,000.00
\$ 2,500.00	\$ 2,500.00
\$ 15,000.00	\$ 15,000.00
\$ 2,000.00	\$ 2,000.00
\$ 21,428.00	\$ 21,428.00
\$ 45.00	\$ 96,300.00
\$ 180.00	\$ 20,880.00
\$ 450.00	\$ 2,250.00
\$ 2.00	\$ 7,660.00
\$ 110.00	\$ 115,060.00
\$ 250.00	\$ 2,000.00
\$ 750.00	\$ 750.00
\$ 130.00	\$ 105,690.00
\$ 300.00	\$ 5,100.00
\$ 100.00	\$ 4,200.00
\$ 120.00	\$ 26,640.00
\$ 200.00	\$ 3,000.00
\$ 6,500.00	\$ 6,500.00
\$ 500.00	\$ 2,000.00
\$ 50.00	\$ 400.00
\$ 1,500.00	\$ 1,500.00
\$ 15,000.00	\$ 15,000.00
\$ 22,000.00	\$ 22,000.00
\$ 28,000.00	\$ 28,000.00
\$ 35,000.00	\$ 35,000.00
\$ 5.00	\$ 1,395.00
\$ 1,500.00	\$ 4,500.00
\$ 2,000.00	\$ 2,000.00

Dewitt Construction, Inc.	
Unit Price	Extended
\$ 80,750.00	\$ 80,750.00
\$ 10,000.00	\$ 10,000.00
\$ 7,718.00	\$ 7,718.00
\$ 552.00	\$ 552.00
\$ 1,317.00	\$ 1,317.00
\$ 7,056.00	\$ 7,056.00
\$ 4,109.00	\$ 4,109.00
\$ 19,033.00	\$ 19,033.00
\$ 62.25	\$ 133,215.00
\$ 113.00	\$ 13,108.00
\$ 65.00	\$ 325.00
\$ 2.10	\$ 8,043.00
\$ 89.80	\$ 93,930.80
\$ 288.00	\$ 2,304.00
\$ 398.00	\$ 398.00
\$ 135.00	\$ 109,755.00
\$ 263.00	\$ 4,471.00
\$ 221.00	\$ 9,282.00
\$ 158.00	\$ 35,076.00
\$ 290.00	\$ 4,350.00
\$ 5,660.00	\$ 5,660.00
\$ 848.00	\$ 3,392.00
\$ 390.00	\$ 3,120.00
\$ 772.00	\$ 772.00
\$ 15,766.00	\$ 15,766.00
\$ 23,195.00	\$ 23,195.00
\$ 30,329.00	\$ 30,329.00
\$ 37,116.00	\$ 37,116.00
\$ 2.40	\$ 669.60
\$ 1,732.00	\$ 5,196.00
\$ 2,048.00	\$ 2,048.00

Western United Civil Group, LLC	
Unit Price	Extended
\$ 88,000.00	\$ 88,000.00
\$ 10,000.00	\$ 10,000.00
\$ 4,000.00	\$ 4,000.00
\$ 2,500.00	\$ 2,500.00
\$ 1,000.00	\$ 1,000.00
\$ 39,490.71	\$ 39,490.71
\$ 10,000.00	\$ 10,000.00
\$ 20,000.00	\$ 20,000.00
\$ 45.00	\$ 96,300.00
\$ 53.00	\$ 6,148.00
\$ 870.00	\$ 4,350.00
\$ 1.40	\$ 5,362.00
\$ 96.00	\$ 100,416.00
\$ 225.00	\$ 1,800.00
\$ 400.00	\$ 400.00
\$ 141.00	\$ 114,633.00
\$ 285.00	\$ 4,845.00
\$ 95.00	\$ 3,990.00
\$ 130.00	\$ 28,860.00
\$ 225.00	\$ 3,375.00
\$ 5,000.00	\$ 5,000.00
\$ 750.00	\$ 3,000.00
\$ 200.00	\$ 1,600.00
\$ 2,000.00	\$ 2,000.00
\$ 32,000.00	\$ 32,000.00
\$ 20,000.00	\$ 20,000.00
\$ 25,000.00	\$ 25,000.00
\$ 15,000.00	\$ 15,000.00
\$ 1.00	\$ 279.00
\$ 3,000.00	\$ 9,000.00
\$ 3,000.00	\$ 3,000.00

BID TABULATION

City of Ridgefield: Gee Creek Loop Improvements
 Prepared by Wallis Engineering, RV/DS
 Bid Opening Date: March 24, 2026

Apparent Low

Other Bidders

Item	Spec	Description	Units	Quantity
32	8-02*	Permanent Seeding	SF	300
33	8-04	Cement Conc. Traffic Curb and Gutter	LF	45
34	8-04	Cement Conc. Traffic Curb	LF	135
35	8-04	Mountable Cement Conc. Traffic Curb	LF	37
36	8-04*	Cement Conc. Valley Gutter	LF	1055
37	8-06*	Cement Conc. Residential Driveways, 3-Day	SY	35
38	8-10	Flexible Guide Post	EA	12
39	8-13	Monument Case and Cover	EA	2
40	8-14*	Cement Conc. Sidewalk	SY	51
41	8-14*	Cement Conc. Curb Ramp Type Parallel	EA	3
42	8-14*	Cement Conc. Curb Ramp Type Landing	EA	1
43	8-20*	RRFB Installation	EA	1
44	8-20*	Lighting Improvements	LS	1
45	8-21	Permanent Signing	LS	1
46	8-22	Plastic Line	LF	361
47	8-22	Plastic Wide Line	LF	321
48	8-22	Plastic Stop Line	LF	24
49	8-22	Plastic Crosswalk Line	SF	95
TOTAL (ITEMS 1 TO 49)				

North Cascade Excavating	
Unit Price	Extended
\$ 5.00	\$ 1,500.00
\$ 55.00	\$ 2,475.00
\$ 50.00	\$ 6,750.00
\$ 50.00	\$ 1,850.00
\$ 70.00	\$ 73,850.00
\$ 125.00	\$ 4,375.00
\$ 300.00	\$ 3,600.00
\$ 2,000.00	\$ 4,000.00
\$ 100.00	\$ 5,100.00
\$ 1,750.00	\$ 5,250.00
\$ 1,750.00	\$ 1,750.00
\$ 30,000.00	\$ 30,000.00
\$ 2,500.00	\$ 2,500.00
\$ 4,300.00	\$ 4,300.00
\$ 8.00	\$ 2,888.00
\$ 15.00	\$ 4,815.00
\$ 30.00	\$ 720.00
\$ 22.00	\$ 2,090.00
	\$ 714,791.00

Swofford Excavating	
Unit Price	Extended
\$ 20.00	\$ 6,000.00
\$ 48.00	\$ 2,160.00
\$ 33.00	\$ 4,455.00
\$ 38.00	\$ 1,406.00
\$ 56.00	\$ 59,080.00
\$ 89.00	\$ 3,115.00
\$ 33.00	\$ 396.00
\$ 1,500.00	\$ 3,000.00
\$ 85.00	\$ 4,335.00
\$ 1,600.00	\$ 4,800.00
\$ 1,200.00	\$ 1,200.00
\$ 16,762.50	\$ 16,762.50
\$ 7,500.00	\$ 7,500.00
\$ 21,600.00	\$ 21,600.00
\$ 3.10	\$ 1,119.10
\$ 13.00	\$ 4,173.00
\$ 13.00	\$ 312.00
\$ 9.25	\$ 878.75
	\$ 728,176.01

Advanced Excavating Specialists, LLC	
Unit Price	Extended
\$ 95.00	\$ 28,500.00
\$ 95.00	\$ 4,275.00
\$ 55.00	\$ 7,425.00
\$ 65.00	\$ 2,405.00
\$ 90.00	\$ 94,950.00
\$ 250.00	\$ 8,750.00
\$ 100.00	\$ 1,200.00
\$ 2,000.00	\$ 4,000.00
\$ 150.00	\$ 7,650.00
\$ 2,300.00	\$ 6,900.00
\$ 1,800.00	\$ 1,800.00
\$ 18,000.00	\$ 18,000.00
\$ 2,000.00	\$ 2,000.00
\$ 2,500.00	\$ 2,500.00
\$ 6.00	\$ 2,166.00
\$ 10.00	\$ 3,210.00
\$ 30.00	\$ 720.00
\$ 20.00	\$ 1,900.00
	\$ 800,104.00

Dewitt Construction, Inc.	
Unit Price	Extended
\$ 10.00	\$ 3,000.00
\$ 43.00	\$ 1,935.00
\$ 39.75	\$ 5,366.25
\$ 44.00	\$ 1,628.00
\$ 82.70	\$ 87,248.50
\$ 147.00	\$ 5,145.00
\$ 126.00	\$ 1,512.00
\$ 865.00	\$ 1,730.00
\$ 80.50	\$ 4,105.50
\$ 1,295.00	\$ 3,885.00
\$ 937.00	\$ 937.00
\$ 21,229.00	\$ 21,229.00
\$ 1,856.00	\$ 1,856.00
\$ 3,257.00	\$ 3,257.00
\$ 6.40	\$ 2,310.40
\$ 10.50	\$ 3,370.50
\$ 31.00	\$ 744.00
\$ 20.00	\$ 1,900.00
	\$ 823,215.55

Western United Civil Group, LLC	
Unit Price	Extended
\$ 4.50	\$ 1,350.00
\$ 80.00	\$ 3,600.00
\$ 60.00	\$ 8,100.00
\$ 75.00	\$ 2,775.00
\$ 86.00	\$ 90,730.00
\$ 215.00	\$ 7,525.00
\$ 275.00	\$ 3,300.00
\$ 575.00	\$ 1,150.00
\$ 170.00	\$ 8,670.00
\$ 2,200.00	\$ 6,600.00
\$ 2,000.00	\$ 2,000.00
\$ 25,000.00	\$ 25,000.00
\$ 5,000.00	\$ 5,000.00
\$ 2,000.00	\$ 2,000.00
\$ 4.00	\$ 1,444.00
\$ 4.00	\$ 1,284.00
\$ 33.00	\$ 792.00
\$ 25.00	\$ 2,375.00
	\$ 835,043.71

Base Bid - Water Work				
Item	Spec	Description	Units	Quantity
50	7-09*	6-Inch DI Pipe with Joint Restraints	LF	130
51	7-09*	6-Inch Small DI Fitting with Joint Restraints	EA	6
52	7-09*	Connect to Existing Main	EA	2
53	7-12	Gate Valve 6 In.	EA	1
54	7-15	Service Connection 1 In. Diam.	EA	5
TOTAL (ITEMS 50 TO 54)				

\$ 125.00	\$ 16,250.00
\$ 500.00	\$ 3,000.00
\$ 1,750.00	\$ 3,500.00
\$ 1,800.00	\$ 1,800.00
\$ 2,500.00	\$ 12,500.00
	\$ 37,050.00

\$ 80.00	\$ 10,400.00
\$ 485.75	\$ 2,914.50
\$ 3,500.00	\$ 7,000.00
\$ 2,697.00	\$ 2,697.00
\$ 2,400.00	\$ 12,000.00
	\$ 35,011.50

\$ 135.00	\$ 17,550.00
\$ 300.00	\$ 1,800.00
\$ 2,500.00	\$ 5,000.00
\$ 1,400.00	\$ 1,400.00
\$ 2,000.00	\$ 10,000.00
	\$ 35,750.00

\$ 170.00	\$ 22,100.00
\$ 485.00	\$ 2,910.00
\$ 2,360.00	\$ 4,720.00
\$ 2,210.00	\$ 2,210.00
\$ 3,095.00	\$ 15,475.00
	\$ 47,415.00

\$ 112.00	\$ 14,560.00
\$ 335.00	\$ 2,010.00
\$ 2,500.00	\$ 5,000.00
\$ 2,000.00	\$ 2,000.00
\$ 5,000.00	\$ 25,000.00
	\$ 48,570.00

Sales Tax @ 8.8%
 Subtotal Water Work with Sales Tax
 Subtotal Street Work
Bid Schedule Total

\$ 3,260.40
\$ 40,310.40
\$ 714,791.00
\$ 755,101.40

\$ 3,081.01
\$ 38,092.51
\$ 728,176.01
\$ 766,268.52

\$ 3,146.00
\$ 38,896.00
\$ 800,104.00
\$ 839,000.00

\$ 4,172.52
\$ 51,587.52
\$ 823,215.55
\$ 874,803.07

\$ 4,274.16
\$ 52,844.16
\$ 835,043.71
\$ 887,887.87

BID CHECKLIST Gee Creek Loop Improvements Prepared by: Wallis Engineering	X	Completed			
	M	Missing			
Required Documents	North Cascade Excavating	Swofford Excavating	Advanced Excavating Specialties	Dewitt Construction	Western United Civil Group
Bid Bond including Power of Attorney for Surety Agent to Execute Bond	X	X	X	X	X
or Certified Check for 5% of Bid Amount					
Certificate of Compliance with Wage Payment Statutes	X	X	X	X	X
Bid Form	X	X	X	X	X
Bid Signature Cover Sheet with Addenda Acknowledgement	X	X	X	X	X
Bidder's Questionnaire	X		X	X	X
List of Subcontractors	X	X	X	X	X
Non-Collusion and Debarment Affidavit	X	X	X	X	X
Certification for Federal-Aid Contracts	X	M	X	X	X
Exhibit 4-2: Certification of Bidder Regarding Section 3 and Segregated Facilities	X	M	X	X	X
Exhibit 4-2: Certification of Restrictions on Lobbying	X	M	X	X	X
Supplemental to Wage Rates	X	M	X	M	X

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: April 9, 2026

AGENDA ITEM NAME: Motion to Approve the Ridgefield Heights Phase 5 Final Plat

GOVERNING LEGISLATION

RCW 58.17 Plats-Subdivisions-Dedications
RMC 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:
"I move to approve the Ridgefield Heights Phase 5 final plat as presented."

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. Staff Report
2. 24-067 FINAL PLAT P-5



COMMUNITY DEVELOPMENT DEPARTMENT

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

Ridgefield Heights Phase 5 Final Plat

Staff Report

File No. PLZ-24-0065

April 9, 2026

I. Basic Facts

Application date: On August 29, 2024, the City received an application for final plat approval for Ridgefield Heights Phase 5 (35 lots). On April 3, 2026, staff determined that review comments had been sufficiently addressed and site improvements sufficiently completed to schedule the final plat to go to Council.

Council date: April 9, 2026

Applicant/Property Owner: TPG AG EHC III (LEN) MULTI STATE 3 LLC (Lennar Northwest). 11807 NE 99th St Suite 1170, Vancouver, WA 98682. Contact: David Force, 360.828.3906, David.force@lennar.com; Devin Drake, Devin.Drake@lennar.com; Mike Loomis, Mike.Loomis@lennar.com

Applicant's Representative: Minister & Glaeser Surveying, Inc. 2200 E Evergreen Blvd, Vancouver, WA 98661. Contact: Christopher Avery, 360.907.3379, csa@mgsurvey.com

Property Information: 498 S 25th Pl, Ridgefield, WA 98642. #7 & #26 SEC 19 T4N R1E WM, Assessor's #213491000, 22 acres

Zoning: Residential Low Density 4 (RLD-4)

Comprehensive Plan: Urban Low (UL)

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

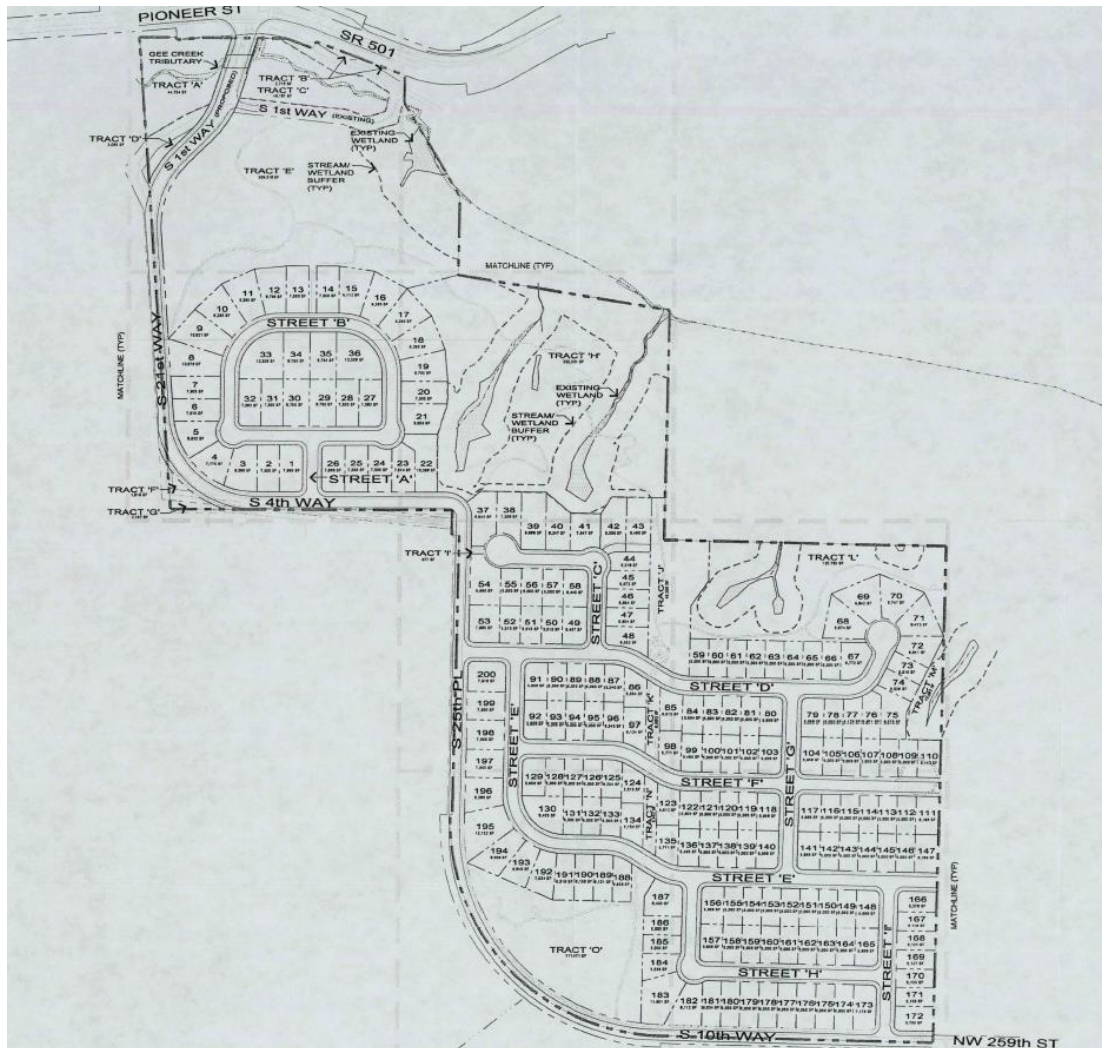
II. Documents Received

- A. Master land use application
- B. Final plat checklist
- C. Narrative
- D. Plat sheets
- E. Perimeter description
- F. Lot computation checks
- G. Title report
- H. Draft declaration of annexation of Phase 4 into the Ridgefield Heights CC&Rs
- I. Revised materials as required by staff

The project is subject the Ridgefield Heights Development Agreement (adopted by Council on March 30, 2017 – ORD 1201), as amended by Council on October 28, 2021 (ORD 1350).

The Hearing Examiner approved the preliminary plat for the Kemper Planned Unit Development (PUD) via final order on December 14, 2007 (PLZ-07-068). The 2007 approval was for 200 lots on 67.4 acres in what were at that time the low-density residential LDR-7.5 and LDR-8.5 zoning districts. See Figure (3).

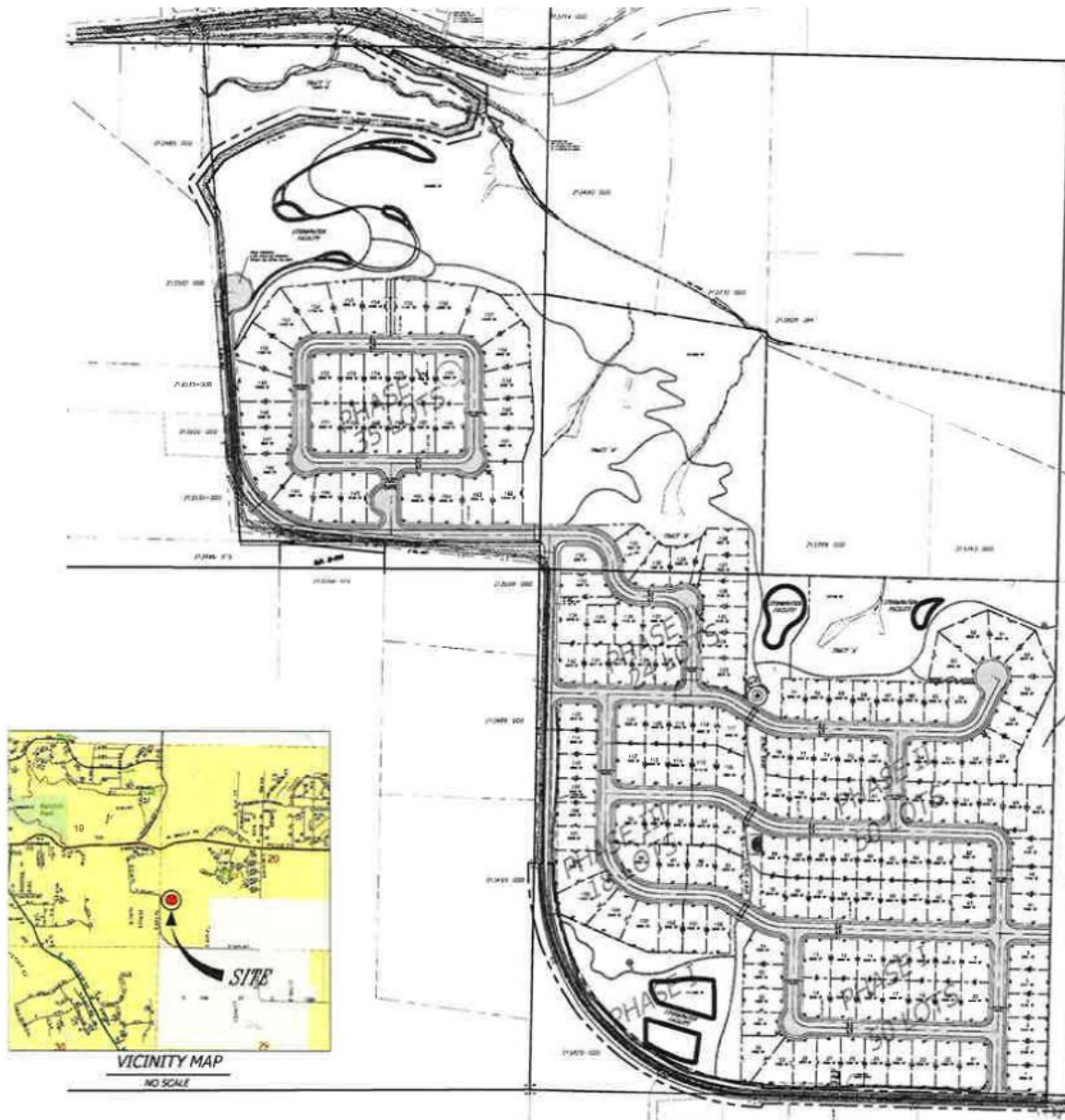
Figure 3. Kemper Preliminary PUD (2007)



In 2017, the city and the developer (ODC Ridgefield Heights LLC) entered into a Development Agreement (DA) for the Kemper project, renamed Ridgefield Heights.

On October 9, 2017, the Hearing Examiner approved a post-decision review (PLZ-16-0049) for the Kemper preliminary PUD addressing the changes to the preliminary plat agreed upon under the DA. The post-decision review established a new preliminary plat with 177 lots in five phases. See Figure (4).

Figure 4. Ridgefield Heights Preliminary PUD (2017)



The proposal for Phase 5 is to create 35 single-family detached residential lots. See Figure (5). The lots range from 7,560 square feet to 13,869 square feet. The average lot area is 9,635 square feet.

Each lot in Phase 5 takes access from public streets.

Storm Facility D is to be owned and maintained by the HOA with an access and inspection easement granted to the City of Ridgefield.

Tract C is an open space and trail tract to be owned and maintained by the HOA with a public access easement. The trail system in Tract C connects to S 1st Way to the north and to the existing open space and trail system in Phase 4 to the east, which in turn connects to trails and open space amenities in Phases 1-3. There is a direct

trail connection between Lots 161 and 162 to the amphitheater and covered picnic area in Phase 4 (area of trail connection highlighted on Figure 5 and amenity detail shown in Figure 6).

Figure 5. Ridgfield Heights Phase 5 Final Plat (full plan set included as an attachment; highlighted area shows trail connection to common area)

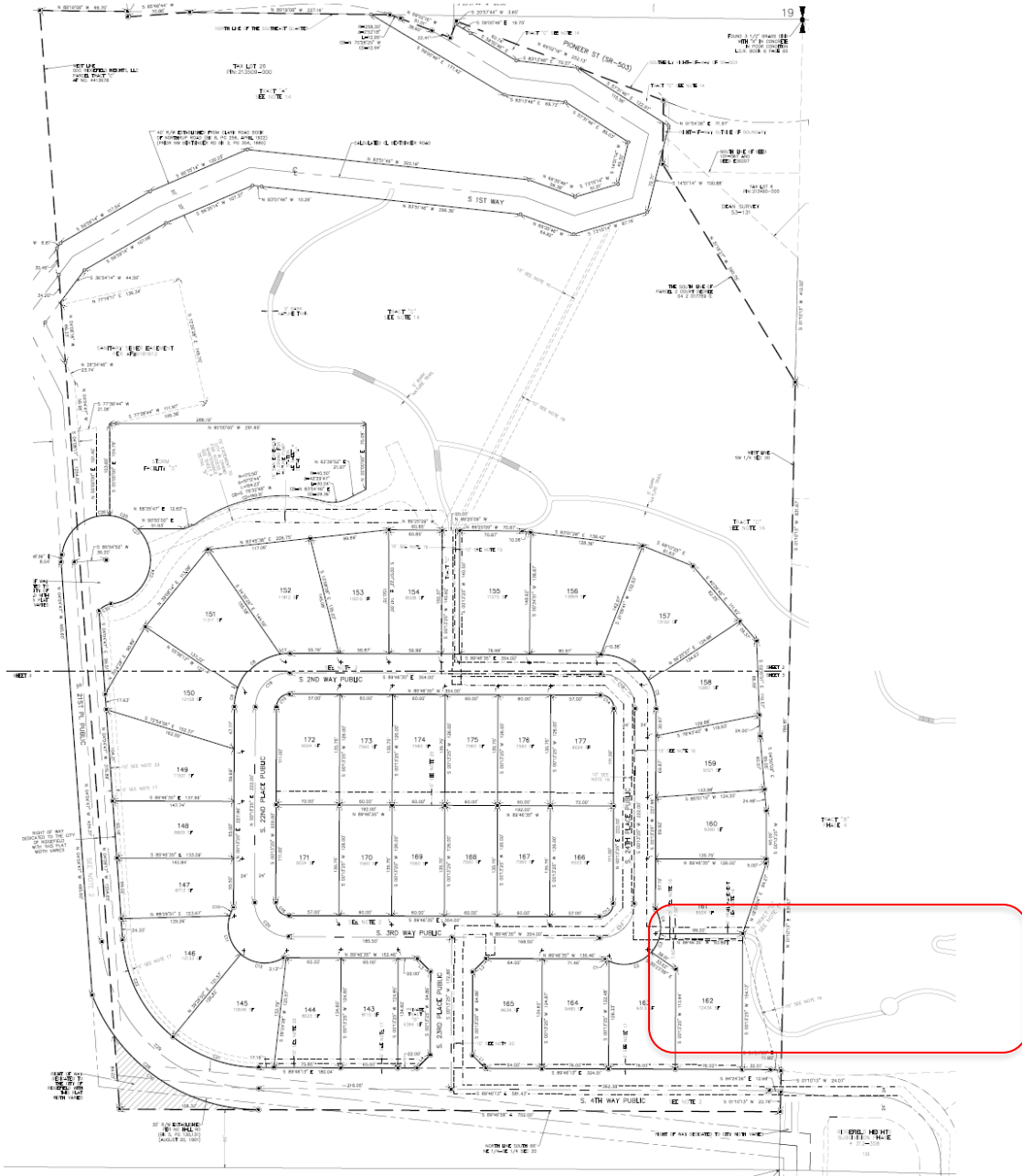
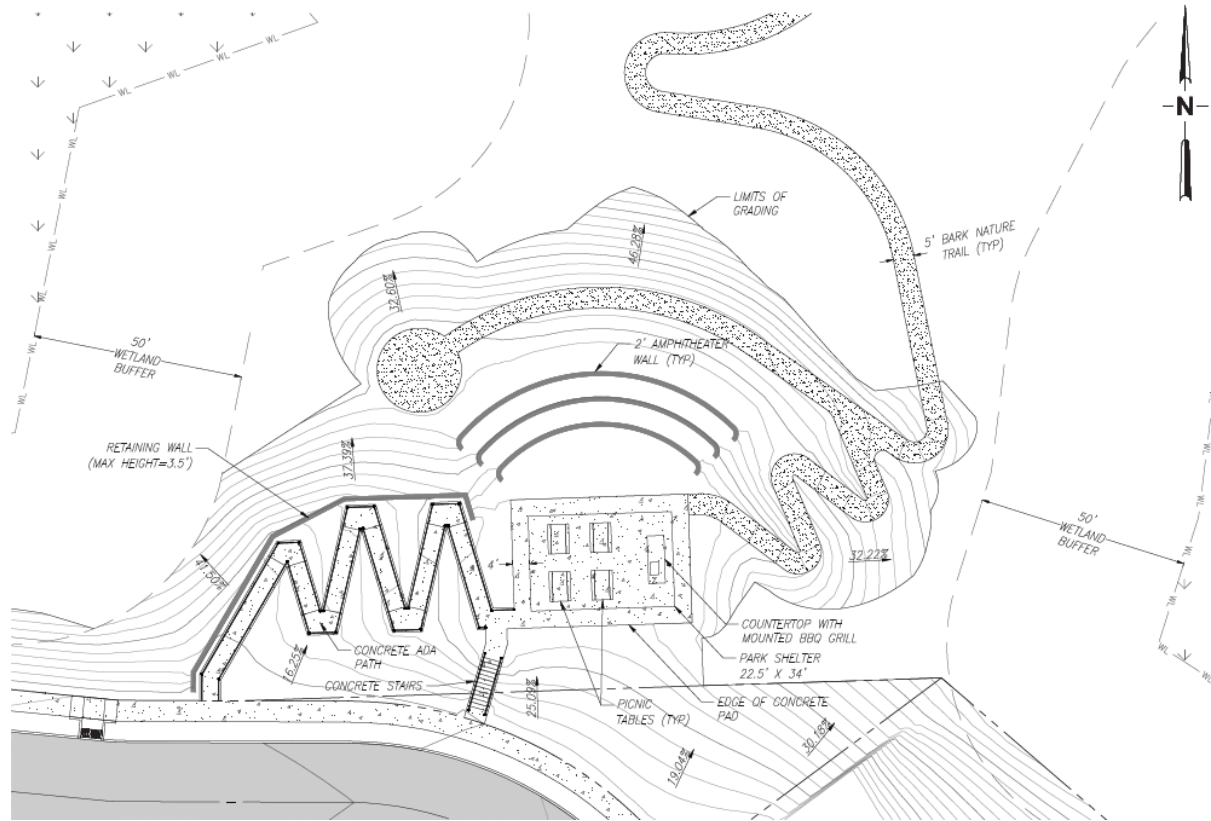


Figure 6. Phase 4 Common Area Detail



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 Development Agreement, the Ridgfield Development Code, the Ridgfield 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 Review

All survey review comments have been addressed.

Engineering Review

Development Inspection Report Requirements

As a **condition of approval**, the applicant is required to obtain Phase 5 final engineering acceptance prior to obtaining city signatures on the Phase 5 final plat mylar. Engineering acceptance may be granted when all outstanding items from the development engineering inspection report have been completed.

As of April 6, 2026, all outstanding punch list items in the Phase 5 development engineering inspection report have been satisfied apart from:

1. Installing permanent furnishings (e.g., trash receptacles) associated with the Phase 4 common area and the Phase 5 trails. Functional temporary furnishings have been installed in the locations specified on the approved engineering plans and have been found satisfactory to obtain engineering acceptance. However,

the approved permanent furnishings are on back order. As a **condition of approval**, the applicant shall provide the city with a copy of the material order and work agreement for installation of the approved permanent furnishings prior to obtaining city signatures on the Phase 5 final plat mylar. As a **condition of approval**, the permanent furnishings shall be installed prior to obtaining final occupancy for the first home in Phase 5.

Other Phase 5 Requirements

The applicant is required to install a “No Right Turn” sign on the existing stop sign pole located at S 23rd Place and S 4th Way. Installation is scheduled for completion by April 10, 2026. As a **condition of approval**, the applicant shall install the “No Right Turn” sign at S 23rd Place and S 4th Way prior to obtaining city signatures on the Phase 5 final plat mylar.

All other Phase 5 engineering comments and conditions of approval have been addressed.

Phase 1-2 Requirements (informational only)

During the Phase 5 final plat review, staff were made aware of a drainage issue impacting a trail adjacent to the Phase 1 storm facility. Having confirmed there is no irrigation break, the developer will add drainage paths and a pipe under the trail that will daylight toward the storm facility. This work is scheduled to occur by April 10, 2026. The Phase 1-2 maintenance bond will not be released until the work is completed, inspected, and accepted.

Staff were also made aware of numerous missing street trees in Phases 1-2. Installation of the missing trees is scheduled to be completed by the end of April 2026. The Phase 1-2 maintenance bond will not be released until the installation is completed, inspected, and accepted.

All items on the Phase 1-2 two-year inspection report must be completed for the Phase 1-2 maintenance bond to be released.

Land Use Review

The applicant submitted the draft declaration annexing Phase 5 into the existing Ridgfield Heights CC&Rs for review by the City Attorney and addressed all comments. As a **condition of approval**, the applicant shall record the declaration of annexation and submit a recorded copy to the city.

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

V. Council Action

Based on their analysis, staff recommend City Council **APPROVE** the Ridgfield Heights Phase 5 Final Plat 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. Obtain final engineering acceptance for Phase 5 prior to obtaining city signatures on the Phase 5 final plat mylar.
3. Provide the city with a copy of the material order and work agreement for installation of the approved permanent common area furnishings prior to obtaining city signatures on the Phase 5 final plat mylar.
4. Install the “No Right Turn” sign at S 23rd Place and S 4th Way prior to obtaining city signatures on the Phase 5 final plat mylar.

5. Record the final plat with the Clark County Auditor's Office within thirty (30) calendar days of City signatures on the face of the Mylar.
6. Submit the recorded plat and all associated written documents within thirty (30) calendar days of City signatures on the face of the Mylar.
7. Record the declaration of annexation and submit a recorded copy to the city.
8. Install the permanent common area furnishings as specified in the engineering plan set prior to obtaining final occupancy for the first home in Phase 5.

PERIMETER DESCRIPTION:

A PARCEL OF LAND IN A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE SOUTH 01°10'13" WEST, ALONG THE WEST LINE OF THE SAID SOUTHWEST QUARTER OF SAID SECTION 20, 412.50 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND SHOWN AS PARCEL 2 OF COURT DECREE 04 2 017769 0, RECORDS OF CLARK COUNTY WASHINGTON, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 31°19'27" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 2, FOR A DISTANCE OF 290.75 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 01°04'26" EAST, ALONG THE WEST LINE OF PARCEL 2 AND THE EXTENSION THEREOF FOR A DISTANCE OF 71.97 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PIONEER STREET (SR-501);

THENCE NORTH 69°02'16" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 252.13 FEET;

THENCE SOUTH 20°57'44" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 20.00 FEET;

THENCE NORTH 69°02'16" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 61.01 FEET;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 258.30 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 70°28'25" WEST, WITH A CHORD DISTANCE OF 12.94 FEET THROUGH A CENTRAL ANGLE OF 02°52'18", FOR AN ARC DISTANCE OF 12.95 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 19;

THENCE NORTH 89°19'08" WEST, ALONG NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 19, FOR A DISTANCE OF 227.16 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 85°48'44" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 70.86 FEET;

THENCE NORTH 04°11'16" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 6.04 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 19;

THENCE NORTH 89°19'08" WEST, ALONG SAID NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 19, FOR A DISTANCE OF 99.70 FEET TO THE NORTHWEST CORNER OF THE CERTAIN PARCEL OF LAND CONVEYED ODC RIDGEFIELD HEIGHTS, LLC BY DEED RECORDED UNDER AUDITORS FILE NO. 4413678 D RECORDS OF CLARK COUNTY, WASHINGTON;

THENCE SOUTH 04°18'17" EAST, ALONG SAID WEST LINE FOR A DISTANCE OF 1254.65 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTH 89°46'58" EAST, ALONG THE SOUTH LINE OF SAID ODC RIDGEFIELD HEIGHTS, LLC, PARCEL FOR A DISTANCE OF 752.00 FEET TO THE SOUTHEAST CORNER THEREOF BEING ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 20;

THENCE NORTH 01°10'13" EAST, ALONG SAID EAST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 831.67 FEET TO THE TRUE POINT OF BEGINNING

CONTAINING 21.855 ACRES MORE OR LESS.

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

NOTES:

- NO LOT SHALL HAVE DIRECT VEHICULAR ACCESS TO S25TH PLACE, 54TH WAY & 21ST PLACE.
- ALL PUBLIC ROADS WITHIN THIS PLAT ARE DEDICATED TO THE CITY OF RIDGEFIELD.
- IMPACT FEES AND SYSTEM DEVELOPMENT CHARGES SHALL BE ASSESSED BASED ON FEE SCHEDULES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- CITY OF RIDGEFIELD FINAL PLAT NUMBER "PLZ-24-0065"
- THE FRONT PLANE OF A GARAGE MUST BE A MINIMUM OF 18 FEET FROM THE INTERIOR EDGE/LOT-SIDE OF THE SIDEWALK, OR THE REGIONAL TRAIL EASEMENT WHERE APPLICABLE.
- ANY MODIFICATION TO PROPERTY LINE SETBACKS MAY BE PROCESSED THROUGH AN ADMINISTRATIVE ADJUSTMENT OR A VARIANCE AS REFERENCED IN THE CITY OF RIDGEFIELD DEVELOPMENT CODE AS AN ALTERNATIVE TO A RE-PLAT PROCESS.
- DEVELOPMENT OF THE RIDGEFIELD HEIGHTS SITE IS SUBJECT TO THE FOLLOWING REVISED DIMENSIONAL STANDARDS PURSUANT TO RDC 18.401.100

RLD-4 LOT DIMENSIONAL STANDARDS	
STANDARD	PROPOSED RLD-4
MIN. LOT WIDTH	30 FEET MINIMUM
MIN. LOT AREA	AVERAGE 6,000 SF
MIN. FRONT YARD SETBACK	15 FEET
MIN. REAR YARD SETBACK	10 FEET
MIN. SIDE YARD SETBACK	0-5 FEET
MIN. STREET SIDE YARD SETBACK	10 FEET
MAX. HEIGHT	35 FEET
MAX. BUILDING COVERAGE	45%
MAX. IMPERVIOUS SURFACE	60%

NOTE: SOME LOTS HAVE DIFFERENT DIMENSIONAL STANDARDS THAN OTHERS.

- AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS AND TRACTS, AND SIX (6) FEET ADJACENT TO THE SIDEWALK EASEMENT, FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.
- (STORM FACILITY "D" ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION (H.O.A.) WITH ACCESS AND INSPECTION EASEMENT GRANTED TO THE CITY OF RIDGEFIELD WITH THIS PLAT.)
- EACH LOT SHALL PROVIDE AT LEAST TWO OFF STREET PARKING SPACES. OFF-STREET PARKING MUST PROVIDE A MINIMUM OF EIGHTEEN-FOOT OF LINEAL PARKING BETWEEN THE STREET AND THE DWELLING SETBACK.
- ARCHITECTURAL DESIGN APPROVAL FROM THE CITY OF RIDGEFIELD IS REQUIRED FOR ALL SINGLE-FAMILY HOMES. IT IS THE RESPONSIBILITY OF THE APPLICANT TO OBTAIN DESIGN APPROVAL FOR EACH HOME, INCLUDING MODEL HOMES.
- UPON ANY DISCOVERY OF POTENTIAL OR UNKNOWN ARCHAEOLOGICAL RESOURCES AT THE SUBJECT SITE PRIOR TO OR DURING ON-SITE CONSTRUCTION, THE DEVELOPER, CONTRACTOR, AND/OR ANY OTHER PARTIES INVOLVED IN CONSTRUCTION SHALL IMMEDIATELY CEASE ALL ON-SITE CONSTRUCTION IN ACCORDANCE WITH RCW 27.53.060.
- ALL LOTS WITHIN THIS SUBDIVISION, WILL BE REQUIRED TO HAVE FIRE SPRINKLERS. ALL REVIEW AND PERMITTING SHALL BE SUBMITTING SEPARATELY AND DIRECTLY THROUGH CLARK-COWLITZ RESCUE.
- ALL OPEN SPACES AND TRAILS SHALL BE MADE AVAILABLE FOR PUBLIC USE AND BE MAINTAINED BY THE RIDGEFIELD HEIGHTS HOMEOWNERS ASSOCIATION (H.O.A.). OPEN SPACES AND TRAILS ARE MAINTAINED TO THE STANDARDS UNDER WHICH THEY WERE APPROVED AND CREATED TRACT "C" IS AN OPEN SPACES TRACT TO BE OWNED AND MAINTAINED BY THE RIDGEFIELD HEIGHTS HOMEOWNERS ASSOCIATION (H.O.A.).
- ALL FENCES AND WALLS WITHIN THE SUBDIVISION TO COMPLY WITH RDC 18.740.
- 5' SANITARY SEWER EASEMENT GRANTED TO ODC RIDGEFIELD HEIGHTS LLC, PER AF#5916116.
- 5' LANDSCAPE EASEMENT TO BE MAINTAINED BY THE RIDGEFIELD HEIGHTS (H.O.A.) WITH AN INSPECTION EASEMENT GRANTED TO THE CITY RIDGEFIELD WITH THIS PLAT.
- 15' WATER EASEMENT GRANTED TO THE CITY OF RIDGEFIELD WITH AN INSPECTION EASEMENT WITH THIS PLAT.
- 10' WATERLINE EASEMENT GRANTED TO LENNAR NORTHWEST INC, PER AFN: 5916116
- 15' PRIVATE STORM EASEMENT TO BE MAINTAINED BY, INDIVIDUAL LOT OWNERS WITH INSPECTION EASEMENT GRANTED TO THE CITY OF RIDGEFIELD WITH THIS PLAT, AND THE RIDGEFIELD HEIGHTS HOMEOWNERS ASSOCIATION (H.O.A.).
- UNLESS OTHERWISE AUTHORIZED, ALL BUILDINGS AND OTHER STRUCTURES SHALL BE SET BACK A MINIMUM OF FIVE (5) FEET FROM THE EDGES OF ALL CRITICAL AREAS' BUFFERS. USES ALLOWED IN THIS MINIMUM SETBACK AREA INCLUDE LANDSCAPING, UNCOVERED DECKS, AND BUILDINGS OVERHANGS THAT EXTEND NO MORE THAN TWENTY-FOUR (24) INCHES INTO THE SETBACK.
- 10' PRIVATE STORM EASEMENT TO BE MAINTAINED BY, INDIVIDUAL LOT OWNERS WITH INSPECTION EASEMENT GRANTED TO THE CITY OF RIDGEFIELD WITH THIS PLAT, AND THE RIDGEFIELD HEIGHTS HOMEOWNERS ASSOCIATION (H.O.A.).

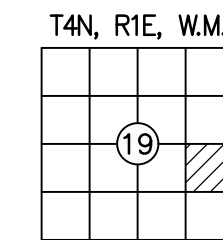
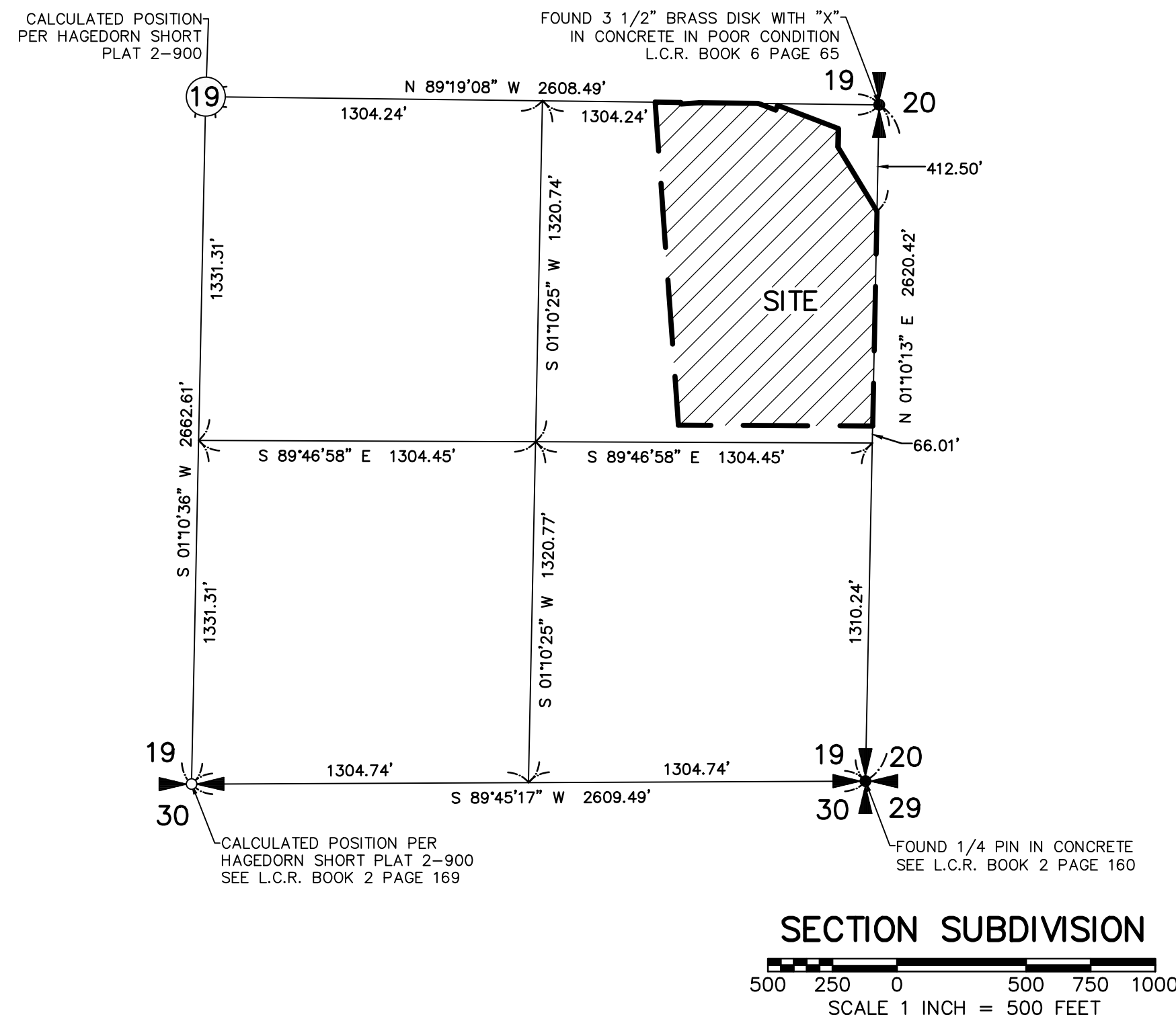
SURVEY REFERENCES:

- S1) RENTON SURVEY BOOK 65 PAGE 150
- S2) HAGEDORN SURVEY BOOK 16 PAGE 900
- S3) HAGEDORN SURVEY BOOK 16 PAGE 190
- S4) BARBIERI SURVEY BOOK 36 PAGE 125
- S5) MURSELL SURVEY BOOK 3 PAGE 114
- S6) CEDAR RIDGE PHASE 2 BOOK 311 PAGE 331
- S7) HART SURVEY BOOK 42 PAGE 155
- S8) D.DENNY SURVEY BOOK 67 PAGE 71
- S9) DEAN SURVEY BOOK 53 PAGE 131
- S10) HART SURVEY BOOK 2 PAGE 134
- S11) HART SURVEY BOOK 2 PAGE 131
- S12) DEAN SURVEY BOOK 53 PAGE 98
- S13) HAGEDORN SURVEY BOOK 14 PAGE 160
- S14) MINISTER SHORT PLAT BOOK 1 PAGE 857
- S15) RIDGEFIELD HEIGHTS SUBDIVISION PHASE 4 PAGE 312 BOOK 358

LEGEND:

- L.C.R. INDICATES LAND CORNER RECORD
- SF INDICATES SQUARE FEET

(D1) GRANTOR: ODC RIDGEFIELD HEIGHTS, LLC
 GRANTEE: LENNAR NORTHWEST, INC
 AFN: 5993348
 DATE: 11-29-21



BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET, S 88°33'17\"/>

DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR, PLS NO. 35477
 DATE: 2-19-2026

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

JOB NO.: 24-067
 DWG FILE: 24067FP
 DATE: 02-19-2026
 CALC BY: DAD
 DRAWN BY: AAD
 CHECKED BY: DAD
 SHEET 1 OF 5

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND ABOVE DESCRIBED HAVE CAUSED THE SAME TO BE PLATTED ACCORDING TO THE PLAT HERETO ANNEXED, SAME TO BE KNOWN AS "RIDGEFIELD HEIGHTS PHASE 5", 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.

EXECUTED THIS ____ DAY OF _____, 2026

TPG AG EHC III (LEN) MULTI STATE 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC,
 AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT

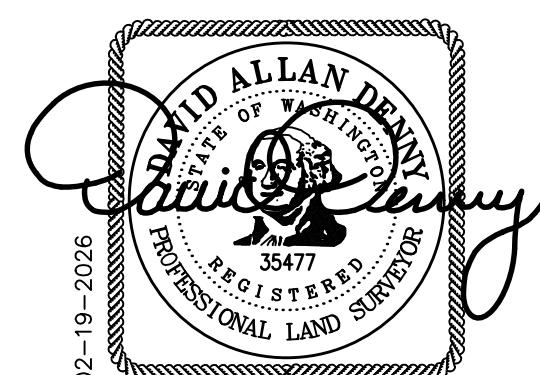
BY: STEVEN S BENSON, ITS MANAGER

ACKNOWLEDGMENT:

STATE OF _____
 COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2026 BY STEVEN S. BENSON, THE MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF TPG AG EHC III (LEN) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

NOTARY PUBLIC



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

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED IN FEB. 2016.

RIDGEFIELD HEIGHTS SUBDIVISION PHASE 5

A PLANNED UNIT DEVELOPMENT PRELIMINARILY APPROVED AS KEMPER SUBDIVISION IN A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 19 T. 4 N., R. 1 E., W.M. CITY OF RIDGEFIELD CLARK COUNTY, WASHINGTON (CITY OF RIDGEFIELD PRELIMINARY PLAT APPROVAL NO. PLZ-07-0068)

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 _____ RIDGEFIELD HEIGHTS PHASE 3-5

COUNTY ASSESSOR _____ DATE _____

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS ____ DAY OF _____, 20__ AT ____ O'CLOCK AM/PM, IN BOOK ____ OF PLATS, AT PAGE ____ AT THE REQUEST OF _____ RIDGEFIELD HEIGHTS PHASE 3-5 AUDITOR'S FILE NUMBER _____

CLARK COUNTY AUDITOR _____

SURVEYOR'S CERTIFICATE:

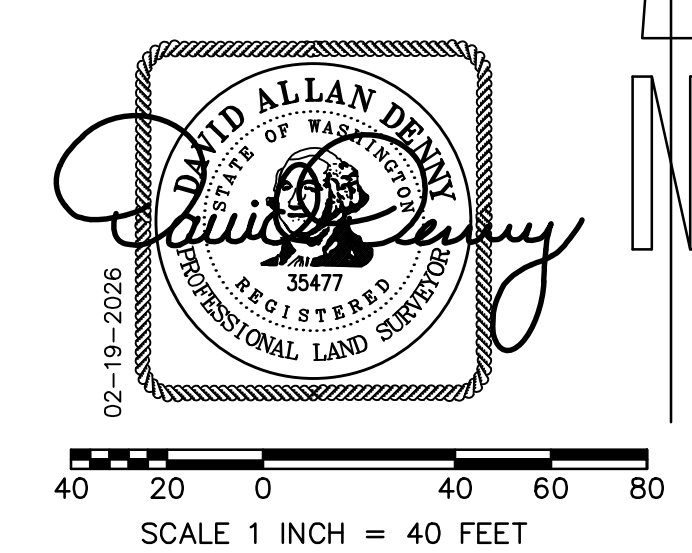
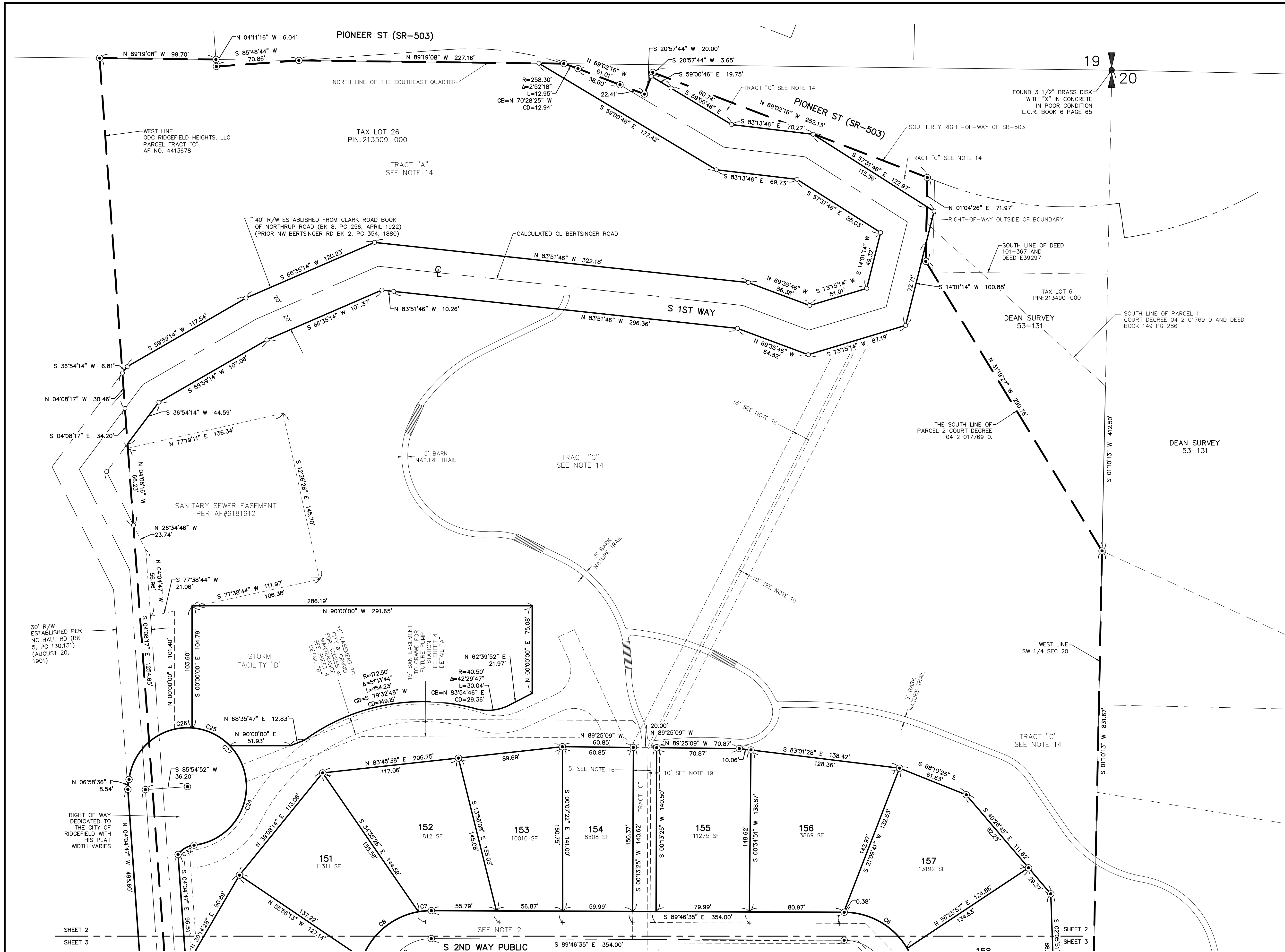
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF LENNAR NORTHWEST, INC ON JANUARY 19, 2024. I HEREBY CERTIFY THAT THIS MAP FOR RIDGEFIELD HEIGHTS SUBDIVISION PHASE 5 IS BASED UPON AN ACTUAL SURVEY OF PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

RIDGEFIELD HEIGHTS SUBDIVISION PHASE 5

A PLANNED UNIT DEVELOPMENT
PRELIMINARILY APPROVED AS KEMPER
SUBDIVISION
IN A PORTION OF
THE NE 1/4 OF THE SE 1/4
OF SECTION 19
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD PRELIMINARY PLAT APPROVAL NO.
PLZ-07-0068)

LEGEND:

- SDE INDICATES SIGHT DISTANCE ENVELOPE
- SF INDICATES SQUARE FEET
- Y.P.C. INDICATES YELLOW PLASTIC CAP
- INDICATES RIGHT OF WAY CENTERLINE
- INDICATES FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED D.DENNY 35477 "HELD" UNLESS OTHERWISE NOTED
- INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D, DENNY 35477", SET APRIL 18 2025
- INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF LINE
- INDICATES CALCULATED POSITION



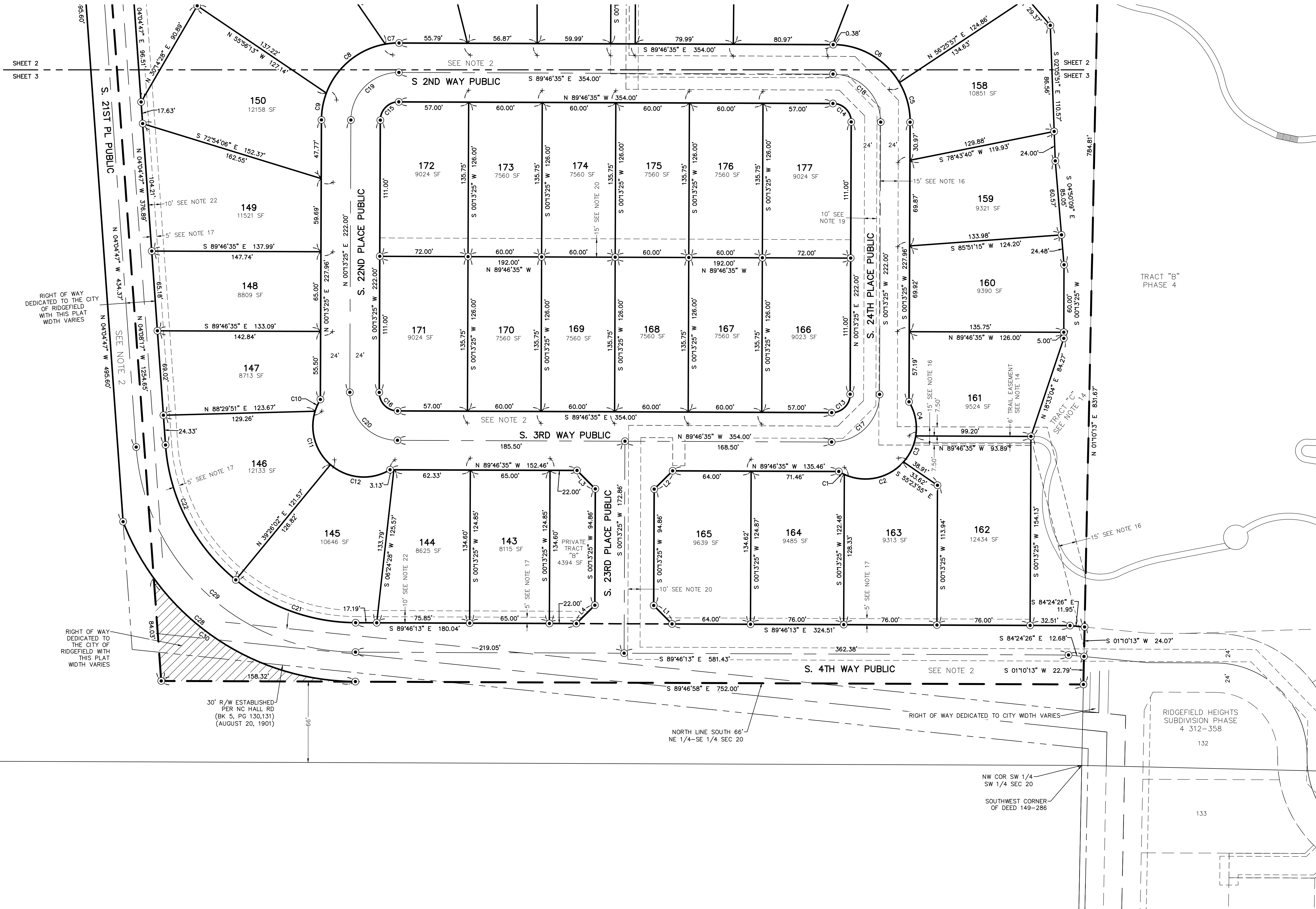
BASIS OF BEARINGS AND DISTANCES IS THE PLANE COORDINATE SYSTEM SORSY ZONE 18N, UTM, E, BETWEEN FOUND AND HELD SW CORNER & SE CORNER OF SECTION 20, PER SURVEY REFERENCE 1.
SCALE FACTOR: 1.00000744

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC.
A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED IN FEB. 2016.

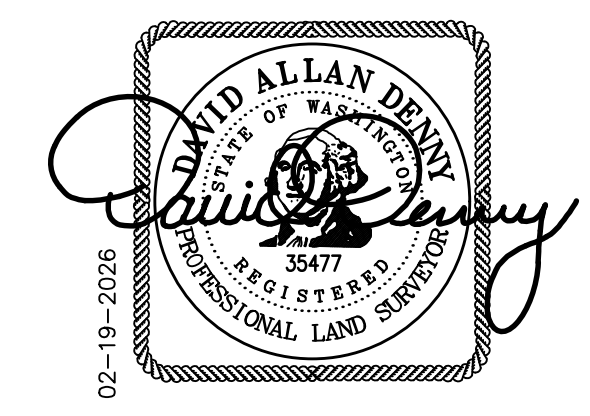
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	DWG FILE: 24067FP
	DATE: 02-19-26
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	DRAWN BY: AAD
	CHECKED BY: DAD
SHEET 2 OF 5	

RIDGEFIELD HEIGHTS SUBDIVISION PHASE 5

A PLANNED UNIT DEVELOPMENT
PRELIMINARILY APPROVED AS KEMPER
SUBDIVISION
IN A PORTION OF
THE NE 1/4 OF THE SE 1/4
OF SECTION 19
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD PRELIMINARY PLAT APPROVAL NO.
PLZ-07-0068)



- LEGEND:**
- SDE INDICATES SIGHT DISTANCE ENVELOPE
 - SF INDICATES SQUARE FEET
 - Y.P.C. INDICATES YELLOW PLASTIC CAP
 - ⊕ INDICATES RIGHT OF WAY CENTERLINE
 - INDICATES FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED D.DENNY 35477 "HELD" UNLESS OTHERWISE NOTED
 - ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D. DENNY 35477", SET APRIL 18 2025
 - + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF LINE



02-19-2026
SCALE 1 INCH = 40 FEET

BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET, S 88°33'17" E, BETWEEN FOUND AND HELD SW CORNER & SE CORNER OF TRACT "B" PHASE 4, SUBDIVISION PHASE 1, COMMERCE ANGLE: 113°56'01" COMBINED SCALE FACTOR: 1.00000744

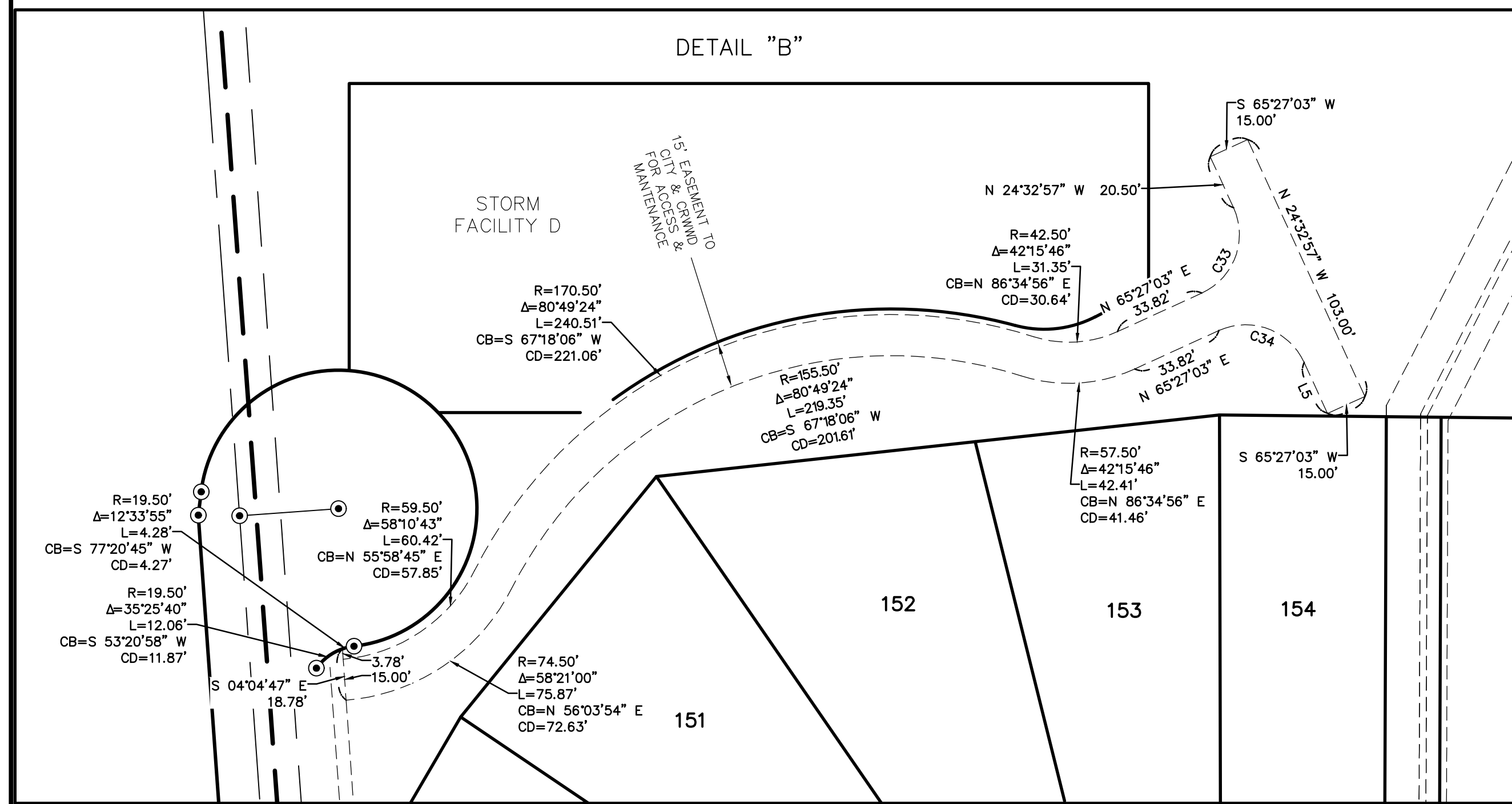
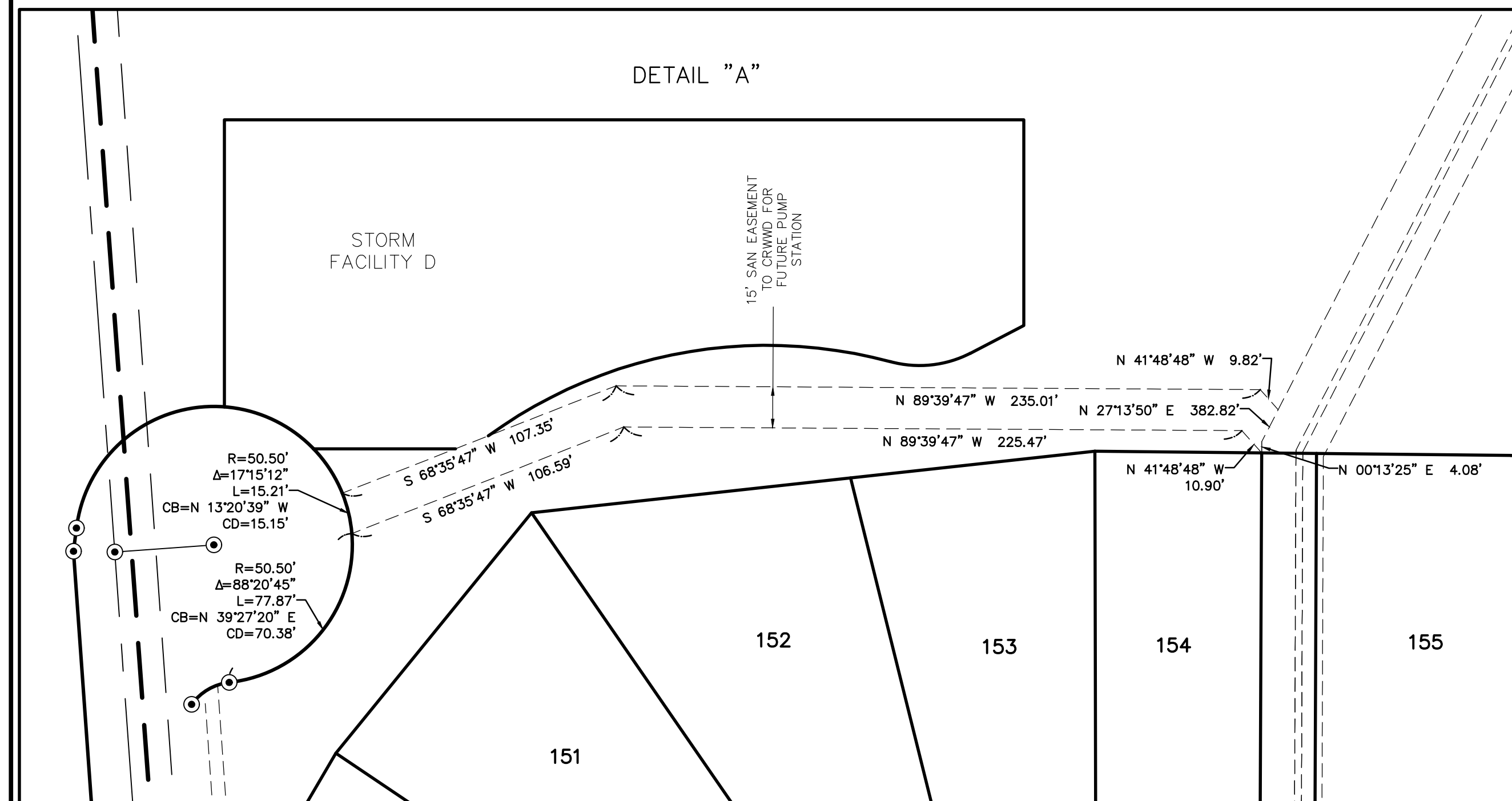
MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC.
A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED IN FEB. 2016.

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

JOB NO.: 24-067
DWG FILE: 24067FP
DATE: 02-19-26
CALC BY: DAD
DRAWN BY: AAD
CHECKED BY: DAD
SHEET 3 OF 5

RIDGEFIELD HEIGHTS SUBDIVISION PHASE 5

A PLANNED UNIT DEVELOPMENT
PRELIMINARILY APPROVED AS KEMPER
SUBDIVISION
IN A PORTION OF
THE NE 1/4 OF THE SE 1/4
OF SECTION 19
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD PRELIMINARY PLAT APPROVAL NO.
PLZ-07-0068)



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	41.50'	7°05'59"	5.14'	S 61°55'39" E	5.14'
C2	41.50'	7°30'05"	52.88'	N 78°01'19" E	49.37'
C3	41.50'	32°43'37"	23.70'	N 25°09'28" E	23.38'
C4	41.50'	39°58'10"	28.95'	N 111°1'25" W	28.37'
C5	63.00'	30°48'22"	33.87'	N 151°0'46" W	33.47'
C6	63.00'	59°11'38"	65.09'	N 60°10'46" W	62.23'
C7	63.00'	10°07'49"	11.14'	S 85°09'31" W	11.12'
C8	63.00'	59°29'16"	65.41'	S 50°20'58" W	62.51'
C9	63.00'	20°22'55"	22.41'	S 10°24'53" W	22.29'
C10	41.50'	14°33'53"	10.55'	S 24°20'24" W	10.52'
C11	41.50'	66°17'49"	48.02'	S 16°05'27" E	45.39'
C12	41.50'	71°56'08"	52.10'	S 85°12'26" E	48.75'
C13	15.00'	90°00'00"	23.56'	N 45°13'25" E	21.21'
C14	15.00'	90°00'00"	23.56'	N 44°46'35" W	21.21'
C15	15.00'	90°00'00"	23.56'	S 45°13'25" W	21.21'
C16	15.00'	90°00'00"	23.56'	S 44°46'35" E	21.21'
C17	39.00'	90°00'00"	61.26'	N 45°13'25" E	55.15'
C18	39.00'	90°00'00"	61.26'	N 44°46'35" W	55.15'
C19	39.00'	90°00'00"	61.26'	S 45°13'25" W	55.15'
C20	39.00'	90°00'00"	61.26'	S 44°46'35" E	55.15'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C21	156.00'	38°51'09"	105.78'	S 70°20'39" E	103.77'
C22	156.00'	46°50'18"	127.53'	S 27°29'55" E	124.01'
C23	19.50'	47°59'35"	16.33'	S 59°37'55" W	15.86'
C24	50.50'	127°41'12"	112.54'	N 19°47'06" E	90.66'
C25	50.50'	41°31'04"	36.59'	N 64°49'02" W	35.80'
C26	50.50'	17°07'36"	15.10'	S 85°51'28" W	15.04'
C27	50.50'	256°39'07"	226.21'	N 44°41'51" W	79.23'
C28	204.00'	68°36'29"	244.28'	S 55°27'59" E	229.94'
C29	180.00'	85°41'27"	269.21'	S 46°55'30" E	244.81'
C30	204.00'	53°50'53"	191.72'	S 62°50'47" E	184.75'
C31	19.50'	47°59'35"	16.33'	S 59°37'55" W	15.86'
C32	19.50'	47°59'35"	16.33'	S 59°37'55" W	15.86'
C33	23.50'	90°00'00"	36.91'	N 20°27'03" E	33.23'
C34	23.50'	90°00'00"	36.91'	N 69°32'57" W	33.23'

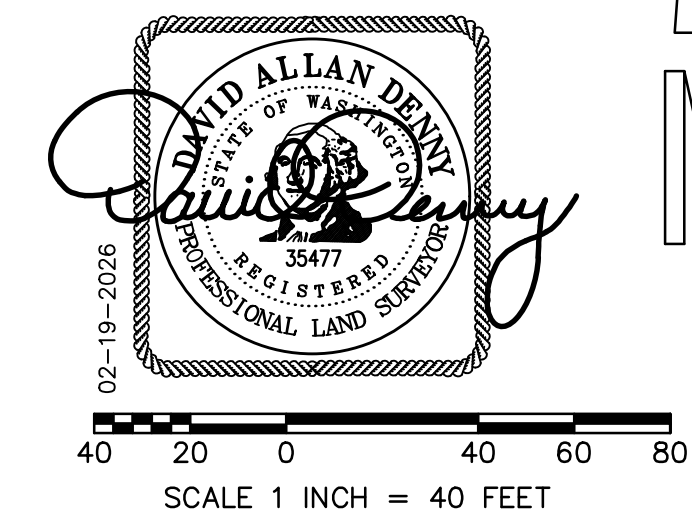
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°46'24" W	21.21'
L2	S 45°13'25" W	21.21'
L3	S 44°46'35" E	21.21'
L4	N 45°13'36" E	21.21'
L5	N 24°32'57" W	20.50'

LEGEND:

- SDE INDICATES SIGHT DISTANCE ENVELOPE
- SF INDICATES SQUARE FEET
- Y.P.C. INDICATES YELLOW PLASTIC CAP
- ⊙ INDICATES RIGHT OF WAY CENTERLINE
- INDICATES FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED D.DENNY 35477 "HELD" UNLESS OTHER WISE NOTED
- ⊕ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D. DENNY 35477", SET APRIL 18 2025
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF LINE

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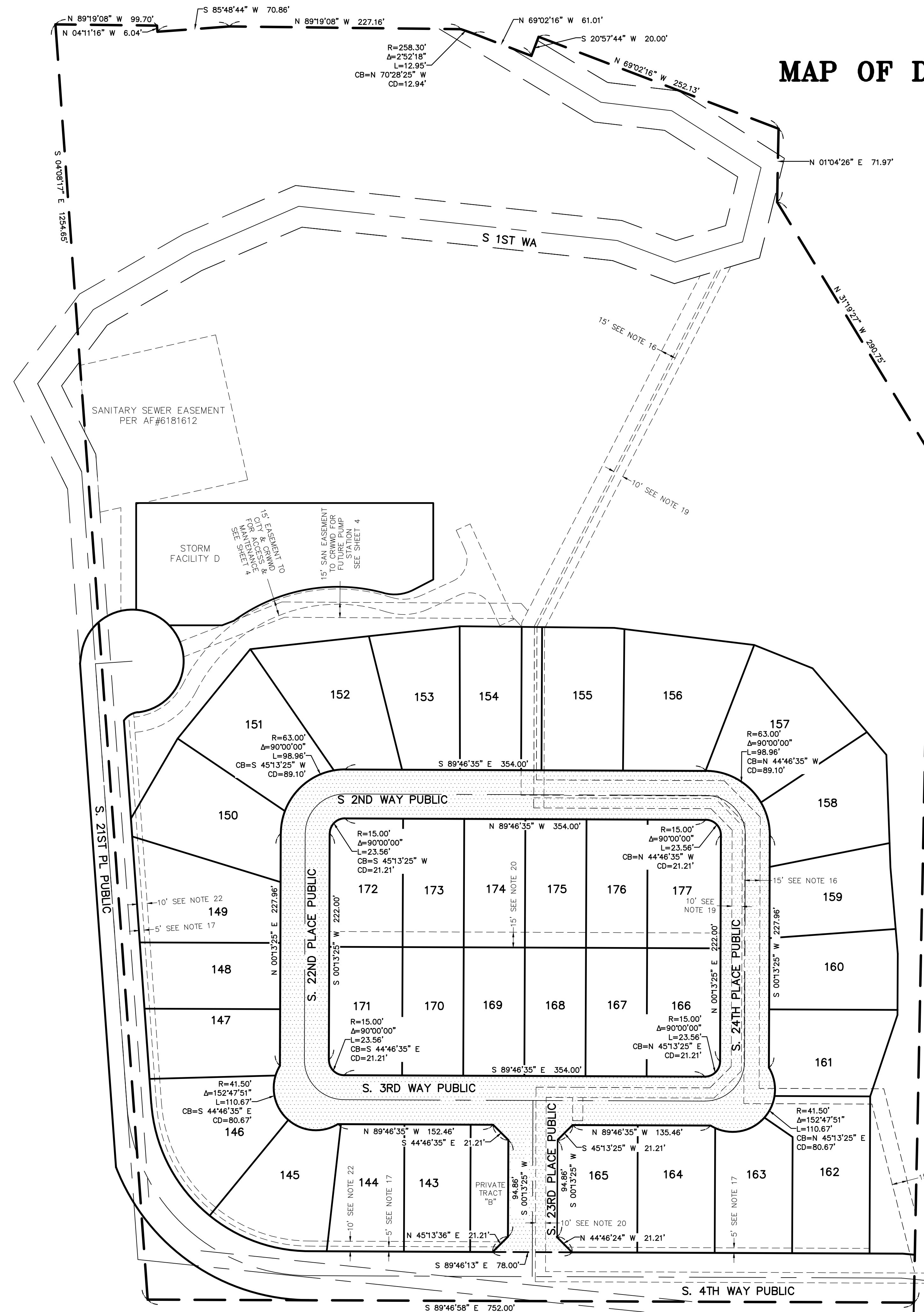
02-19-2026
BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET, S 88°33'17" E, BETWEEN FOUND AND HELD SW CORNER & SE CORNER OF SECTION 19, T. 4 N., R. 1 E., W.M. (PLZ-07-0068). CONVERSION ANGLE: 1.155601". COMBINED SCALE FACTOR: 1.00000744

	MINISTER-GLAESER SURVEYING INC. 2200 E. EVERGREEN BLVD. VANCOUVER, WA 98661 (360) 694-3313	JOB NO.: 24-067 DWG FILE: 24067FP DATE: 02-19-26 CALC BY: DAD DRAWN BY: AAD CHECKED BY: DAD SHEET 4 OF 5
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RIDGEFIELD HEIGHTS SUBDIVISION PHASE 5

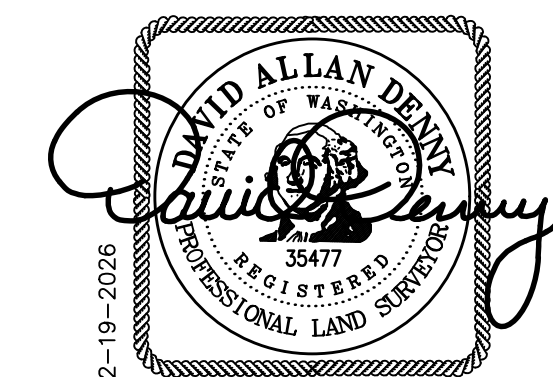
A PLANNED UNIT DEVELOPMENT
PRELIMINARILY APPROVED AS KEMPER
SUBDIVISION
IN A PORTION OF
THE NE 1/4 OF THE SE 1/4
OF SECTION 19
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD PRELIMINARY PLAT APPROVAL NO.
PLZ-07-0068)

MAP OF DEDICATION



LEGEND:

- SDE INDICATES SIGHT DISTANCE ENVELOPE
- SF INDICATES SQUARE FEET
- Y.P.C. INDICATES YELLOW PLASTIC CAP
- ⊙ INDICATES RIGHT OF WAY CENTERLINE
- INDICATES FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "D.DENNY 35477 "HELD" UNLESS OTHER WISE NOTED
- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D. DENNY 35477", SET APRIL 18 2025
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF LINE

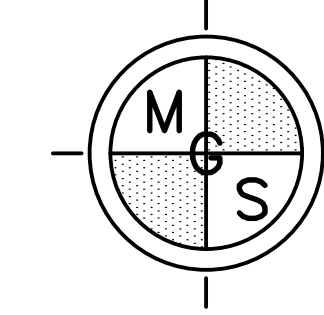


02-19-2026
SCALE 1 INCH = 60 FEET

BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET, S 88°33'17" E. BETWEEN FOUND AND HELD SW CORNER & SE CORNER OF SECTION 19, T. 4 N., R. 1 E., W.M. (S.W. 1/4). COMBINED SCALE FACTOR: 1.00000744

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

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED IN FEB. 2016.



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

JOB NO.: 24-067
DWG FILE: 24067FP
DATE: 02-19-26
CALC BY: DAD
DRAWN BY: AAD
CHECKED BY: DAD
SHEET 5 OF 5

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: April 9, 2026

AGENDA ITEM NAME: Approval of Resolution No. 676 - Stadelman & Leetch Intent to Annex

GOVERNING LEGISLATION

RCW 35A.14 Annexation by Code Cities

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

See attached staff report.

BUDGET/FINANCIAL IMPACTS:

N/A

RECOMMENDED ACTION OR MOTION:

To approve the intent to annex and authorize the applicant to circulate a petition to annex:

"I move to adopt Resolution No. 676 as presented."

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. Staff Report

RESOLUTION NO. 676

A RESOLUTION ACCEPTING A NOTICE OF INTENT TO ANNEX APPROXIMATELY 17 ACRES IDENTIFIED AS THE STADELMAN-LEETCH ANNEXATION AREA LOCATED ADJACENT TO THE BORDER OF THE CITY OF RIDGEFIELD

WHEREAS, a Notice of Intent to Annex was filed with the City of Ridgefield on February 26, 2026 containing signatures representing owners of 100 percent of the assessed valuation of the property in accordance with §35A.14.120 of the Revised Code of Washington; and

WHEREAS, the Notice of Intent to Annex includes approximately 17 acres consisting of Clark County Assessor's Parcel Nos. 213796000, 213791000, and 213781000 located in the Gee Creek Plateau Subarea (referred to as the Stadelman-Leetch annexation area); and

WHEREAS, the subject parcels are in the Ridgefield Urban Growth Area and adjacent to existing City Limits and are therefore eligible for annexation; and

WHEREAS, staff found the application for Intent to Annex to be technically complete on March 5, 2026 and set a date for Council to consider the Intent to Annex of April 9, 2026; and

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

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

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

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

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

ADOPTED AT THE REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 9^h DAY OF APRIL, 2026.

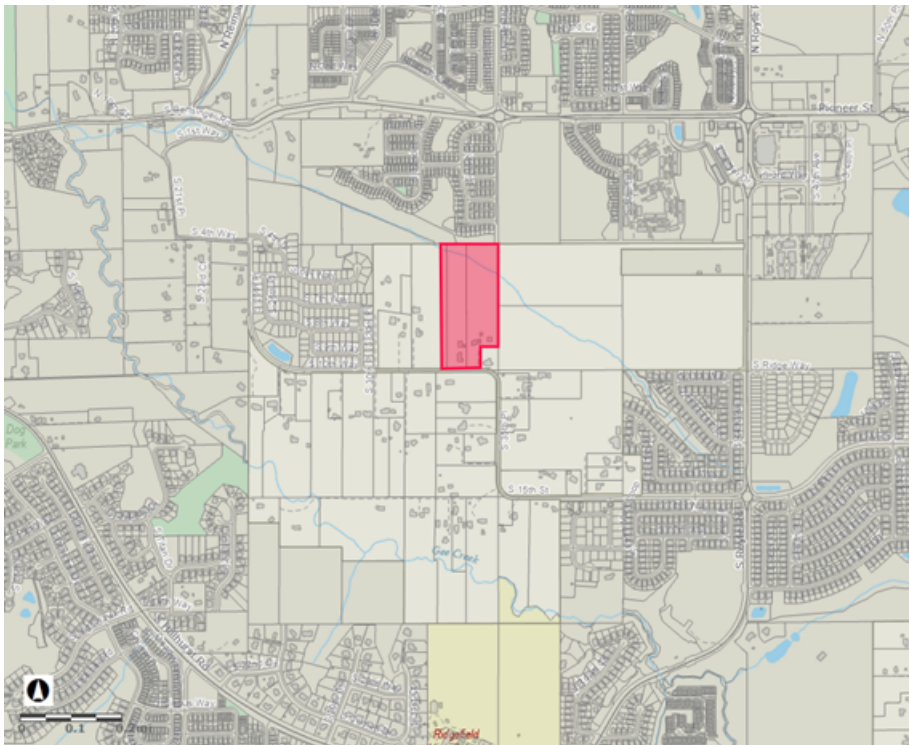
CITY OF RIDGEFIELD

Matt Cole, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

Attachment A: Stadelman-Leetch Annexation Area





COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642
360.887.3908 | Fax: 360.887.2507 | www.ridgefieldwa.us

Resolution No. 676: Stadelman-Leetch Intent to Annex

PLZ-26-0020

April 9, 2026

I. Basic Facts

Council date: April 9, 2026

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

Application date: On February 26, 2026, the City received the Stadelman-Leetch Intent to Annex application. On March 5, 2026, staff found the application technically complete.

Property Owners/Applicants:

1. Kevin and Pamella Stadelman. 3348 S 10th Way / Ridgefield, WA 98642. PIN 213796000 & 213781000. Contact: 360.909.5040, Kevin-Pam-Stadelman@msn.com
2. Austin Leetch, Lloyd Schiermeister, Hannah Schiermeister. 3400 S 10th Way / Ridgefield, WA 98642. PIN 213791000. Contact: 360.635.1260, hschiermeister@yahoo.com

Property Information:

1. 3348 S 10th Way / Ridgefield, WA 98642. #75 SEC 20 T4N R1EWM. Assessor's #213796000, 5.97 acres
2. No Situs Address / Ridgefield, WA 98642. #70 SEC 20 T4N R1EWM. Assessor's #213781000, 1.97 acres
3. 3400 S 10th Way / Ridgefield, WA 98642. #60 SEC 20 T4N R1EWM Assessor's #213791000, 9 acres

County Zoning: Single Family Residential (R1-7.5 and R1-10), Urban Holding 10 (UH-10) Overlay

Comprehensive Plan Designation: Urban Low (UL), Urban Holding (UH)

Gee Creek Plateau Subarea Plan Zoning: Residential Low Density 4 (RLD-4), Residential Cluster Overlay

Staff Contact: Claire Lust, Community Development Director. 360.857.5024, claire.lust@ridgefieldwa.us

II. Documents Received

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

III. Property Information

The Intent to Annex includes three parcels in the Gee Creek Plateau Subarea (See Figures 1 & 2). The parcels are in the Ridgefield Urban Growth Area (UGA) and are contiguous with the existing Ridgefield City limits to the south by way of the previously annexed S 10th Way right-of-way and to the north (Cedar Ridge). Therefore, they are eligible for annexation. The property information is as follows:

Property Owner	Legal	Square Feet	Acres	2025 Assessed Taxable Property Value for 2026 Taxes	Site Address
STADELMAN KEVIN L & STADELMAN PAMELLA	#75 SEC 20 T4N R1E WM, Assessor's #213796000	260,053	5.97	\$1,054,253.00	3348 S 10 th Way
	#70 SEC 20 T4N R1E WM, Assessor's #213791000	83,635	1.92	\$164,105.00	None
LEETCH AUSTIN R ETAL	#60 SEC 20 T4N R1E WM, Assessor's #213781000	392,040	9	\$1,128,407.00	3400 S 10 th Way
Total		735,728	17	\$2,346,765.00	

Figure 1. Vicinity Map

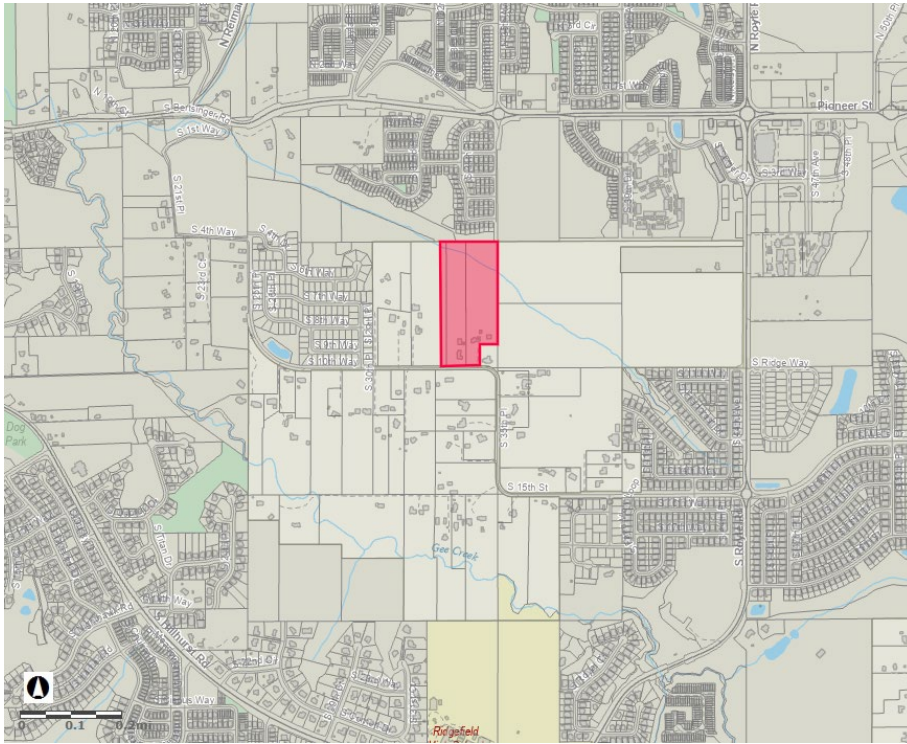
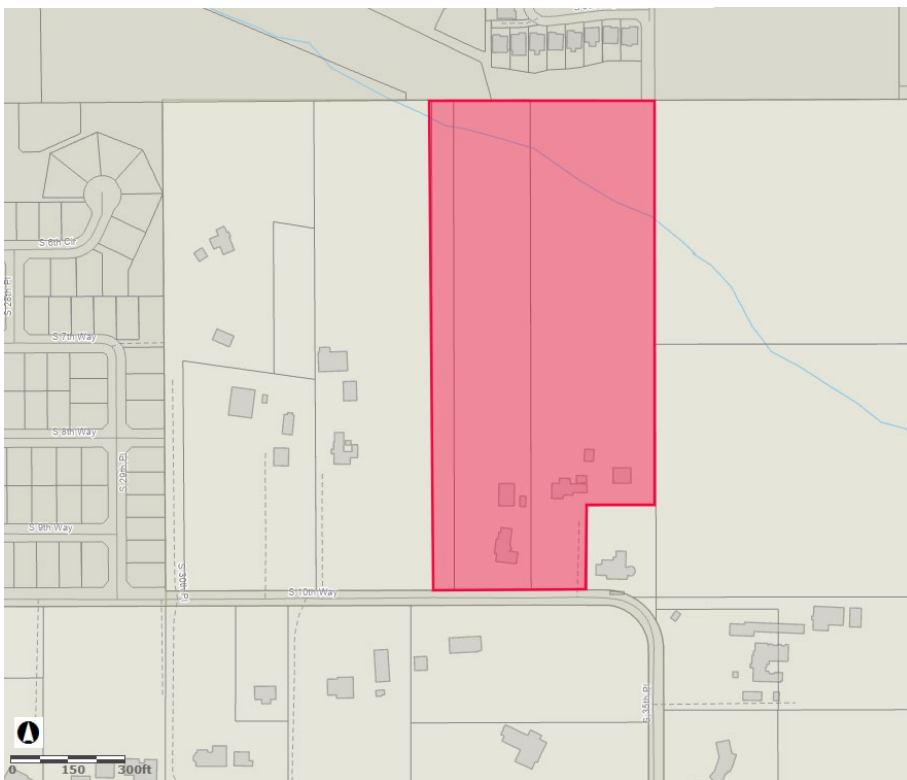


Figure 2. Site Map



IV. Zoning

The comprehensive plan designation on the site is Urban Low (UL). The current Clark County zoning is Single Family Residential (R1-7.5 and R1-10), with the Urban Holding – 10 (UH-10) overlay. RDC 18.210.015.A states that the city shall designate all newly annexed lands designated for urban low density residential as Residential Low Density 4, 6, or 8. Under the adopted Gee Creek Plateau Subarea Plan, the zoning designation is RLD-4 with a residential cluster overlay. The purpose of the residential cluster overlay is to use flexibility in subdivision design to maintain open space and scenic vistas, within developed areas and along the adjacent public roadway.

The adopting ordinance for annexation would not lift Urban Holding. The UH-10 overlay would remain in place until capital facilities deficiencies have been satisfactorily resolved.

V. Direct Petition Method

The direct petition method of annexation (RCW 35A.14.120-150) requires that owners of 10% or more of the land value of the proposed annexation area must sign the Notice of Intent to Annex. Road values are not included in this calculation. The signatures on the Notice of Intent to Annex exceed the 10% threshold of the Notice of Intent to Annex.

VI. Procedure

At this meeting, City Council will determine:

- **Whether the city will accept or reject the Stadelman-Leetch Notice of Intent to Annex;**
 - With an intent to annex, Council also has the option to geographically modify the annexation area. The annexation area Council defines through the intent to annex process may be reduced but not increased through the subsequent petition to annex process.
- Whether the city will require the simultaneous adoption of a proposed zoning regulation, if such a proposal has been prepared and filed (as provided for in RCW 35A.14.330 and RCW 35A.14.340);
- Whether the property, if annexed, will be consistent with the 2016 Ridgefield Urban Area Comprehensive Plan (RUACP);
- Whether the property, if annexed, will be required to assume all or any portion of the city's existing general indebtedness; and
- Whether the property, if annexed, will be supported by the city's Capital Facilities Plan.

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

- 60% Notice of Petition to Annex: The applicant shall secure the signatures of the property owners holding a minimum of 60% of the total value of the area proposed for annexation;
- Petition to Annex Application: The applicant shall submit a complete Petition to Annex application to the city;
 - Public Services: In the application, the applicant shall demonstrate that there are adequate public services available to serve the annexation area;
 - Survey: In the application, the applicant shall include a survey map and legal description of the entire annexation area including adjacent right-of-way not yet in the City limits.
- Certification of Sufficiency: The City shall send the 60% petition to Clark County for review of legal description and to obtain a Certification of Sufficiency;

- Council Hearing: City Council shall conduct a public hearing on the Notice of Petition to Annex;
- Council 2nd reading: City Council shall hold a 2nd reading to determine whether the city will accept or reject the Notice of Petition to Annex;
- Ordinances: The city shall adopt an ordinance annexing certain lands, adopt a zoning ordinance for the annexed area, and forward the ordinance(s) to the Clark County Assessor's Office, State Department of Revenue, State Department of Commerce, and State Office of Financial Management; and
- Census: The City Clerk shall report population increases to census reporting agencies.

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: April 9, 2026

AGENDA ITEM NAME: Second 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. Exhibits to the DA include sample plot plans and architectural elevations.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

Second Reading:

"I move to adopt Ordinance No. 1479 as presented."

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, 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.

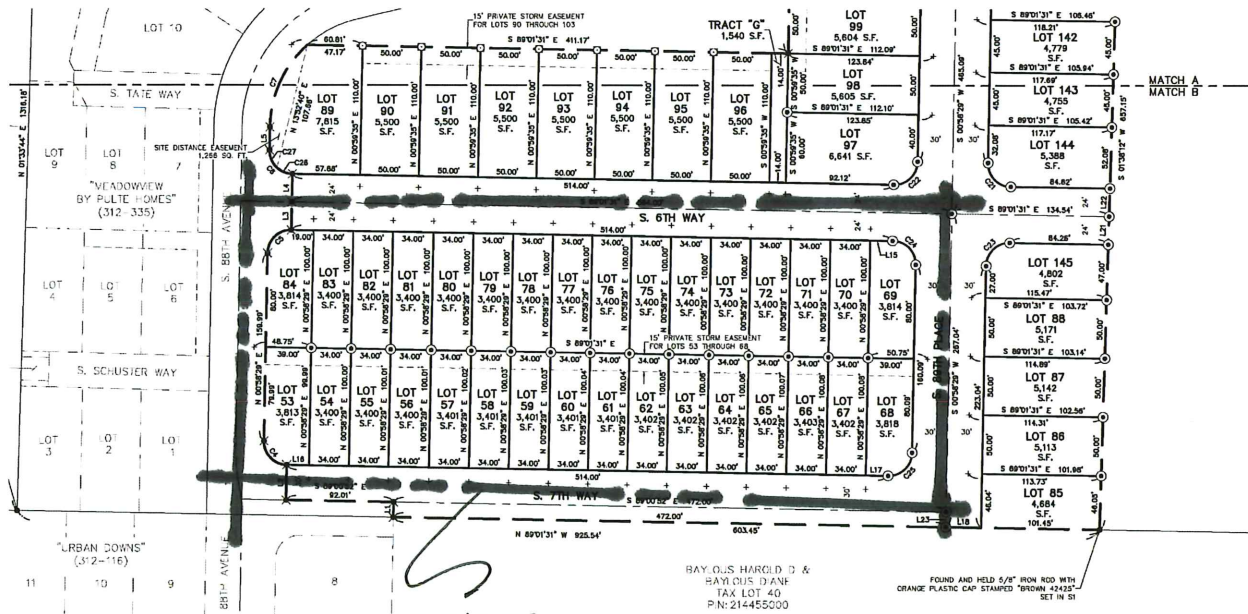
Situs Address: Vacant land, Ridgefield, WA 98642

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\"/>

EXHIBIT C

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

[See Following Page]

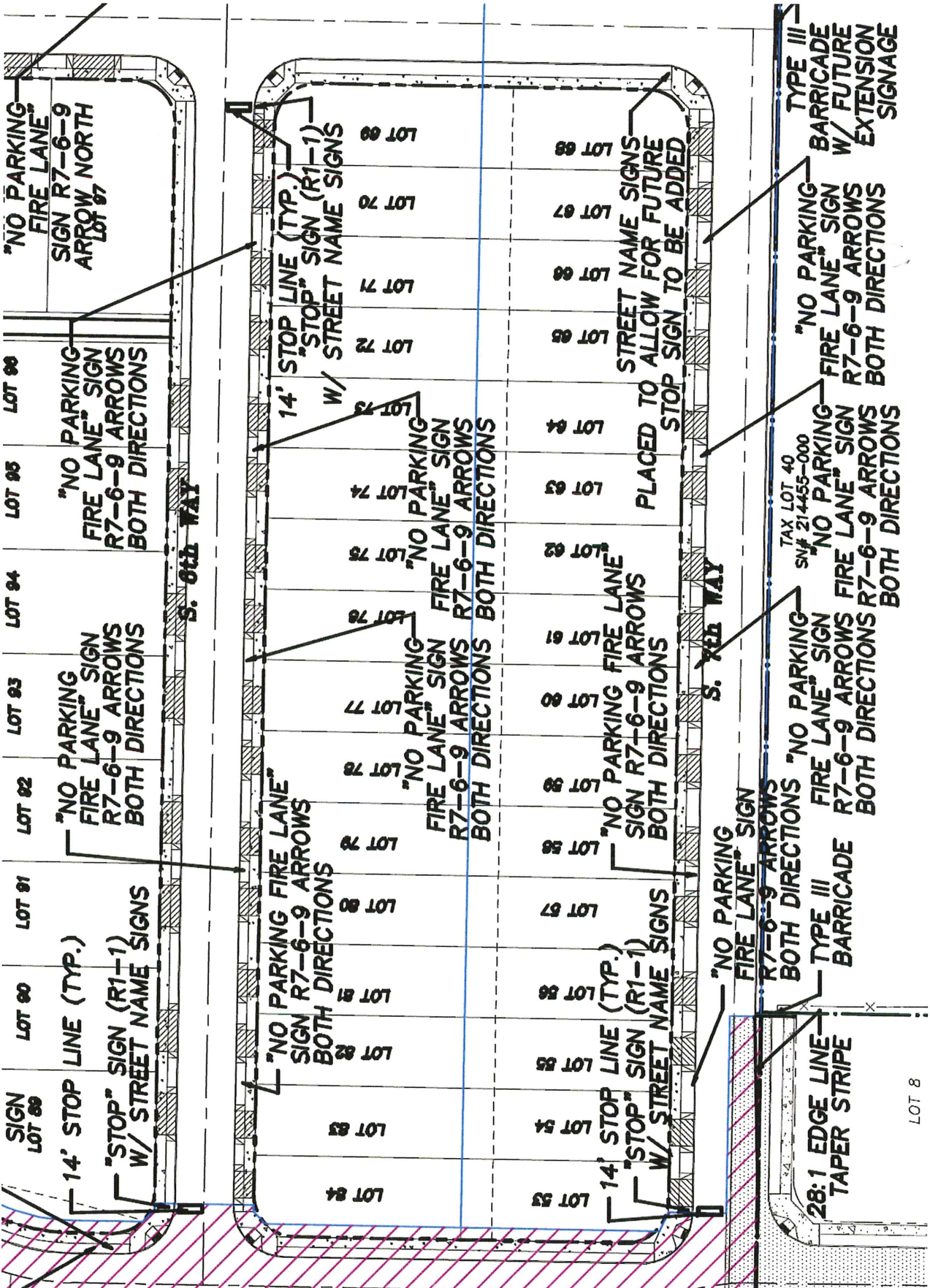


EXHIBIT D

Paired THs Composite Plan

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

[See Following Page]

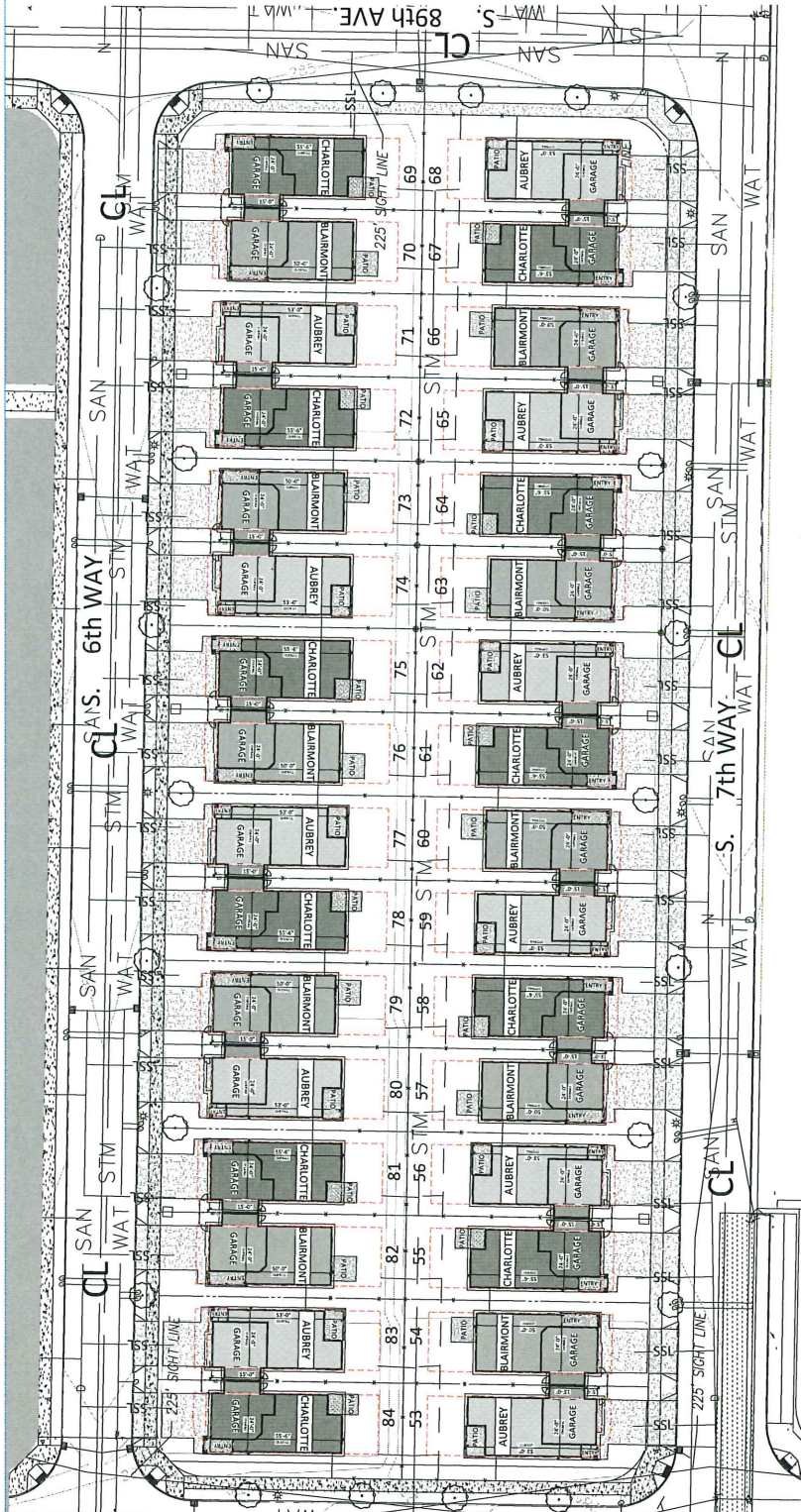
PROPOSED PLANS	COUNT
TOTAL:	32
BLAIRMONT FARMHOUSE	10
AUBREY MODERN	11
CHARLOTTE AMERICAN G	11

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. PUE	○	STREET TREE



URBAN DOWNS II RIDGEFIELD, WASHINGTON COMPOSITE PLAN

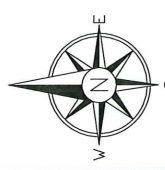
— x — — PROPOSED 6' FENCE - 2,429'
— o — — PROPOSED 3' FENCE - 432'



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



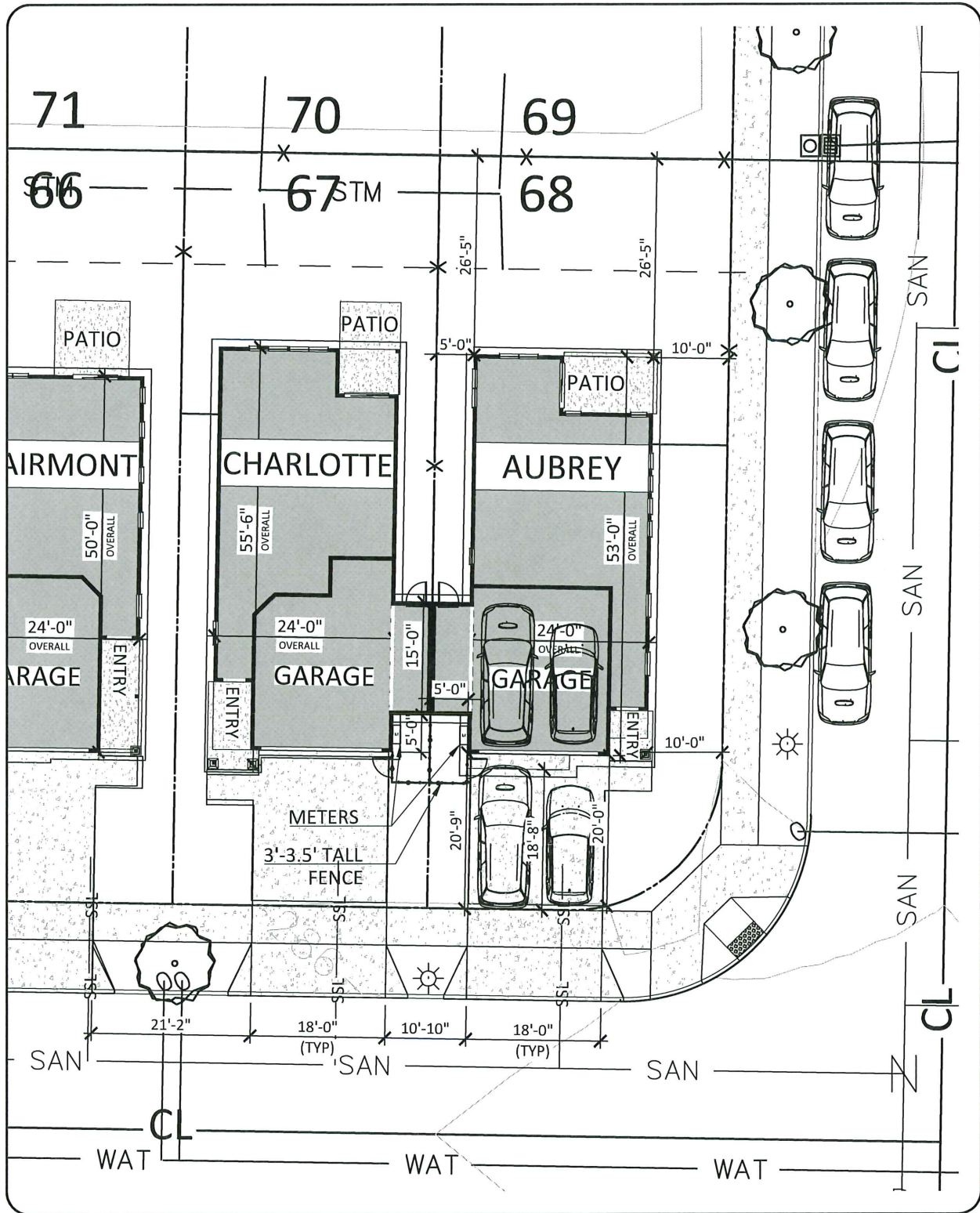
VP SCALE
1" = 50'

EXHIBIT E

Sample Plot Plan

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

[See Following Page]



LENNAR

11807 N.E. 99TH STREET
SUITE 1170
VANCOUVER, WA 98682
OFFICE: 360.258.7900



SCALE 1" = 20'-0"

SAMPLE PLOT PLAN

URBAN DOWNS II

STREET ADDRESS:

XXXX XXXXXXXX XX

XXXXXX, XX XXXXX

HOME SITE # **XX**

X,XXX SQ.FT.

EXHIBIT F

Elevations

(showing applicable code compliance)

[See Following Pages]

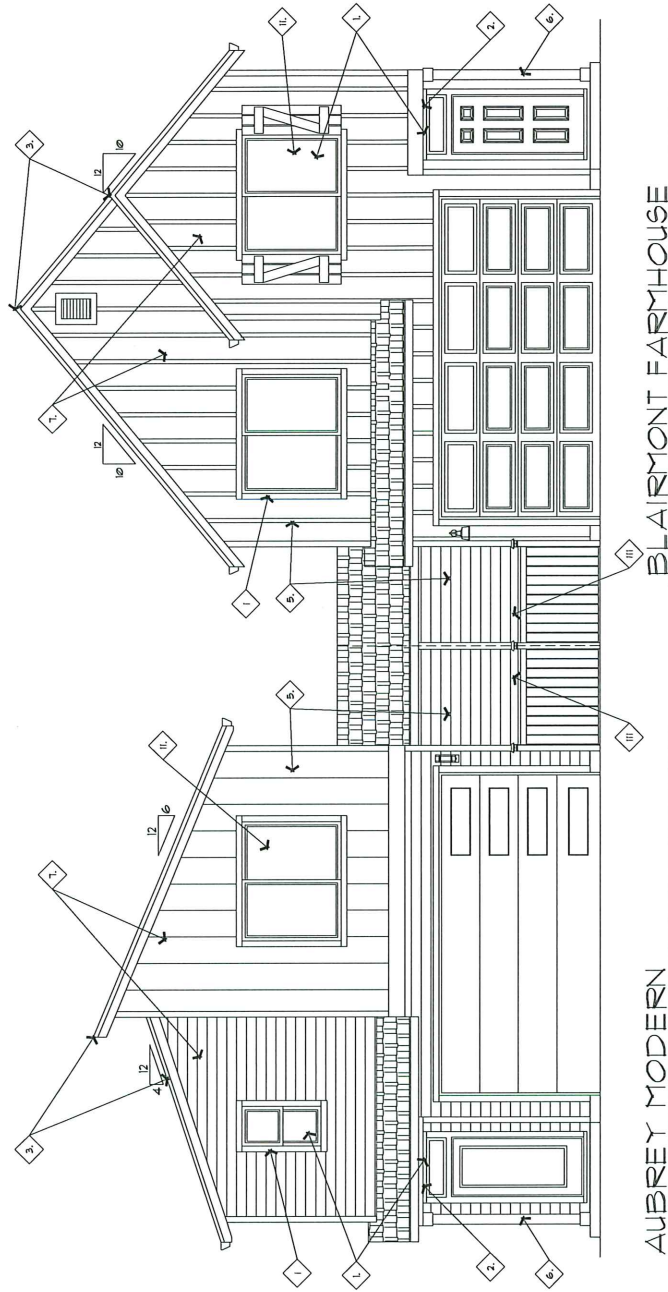
**RIDGEFIELD MUNICIPAL CODE
18.206.060 - TOWNHOUSE**

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
 - 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.



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	15.99 SQ. 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**

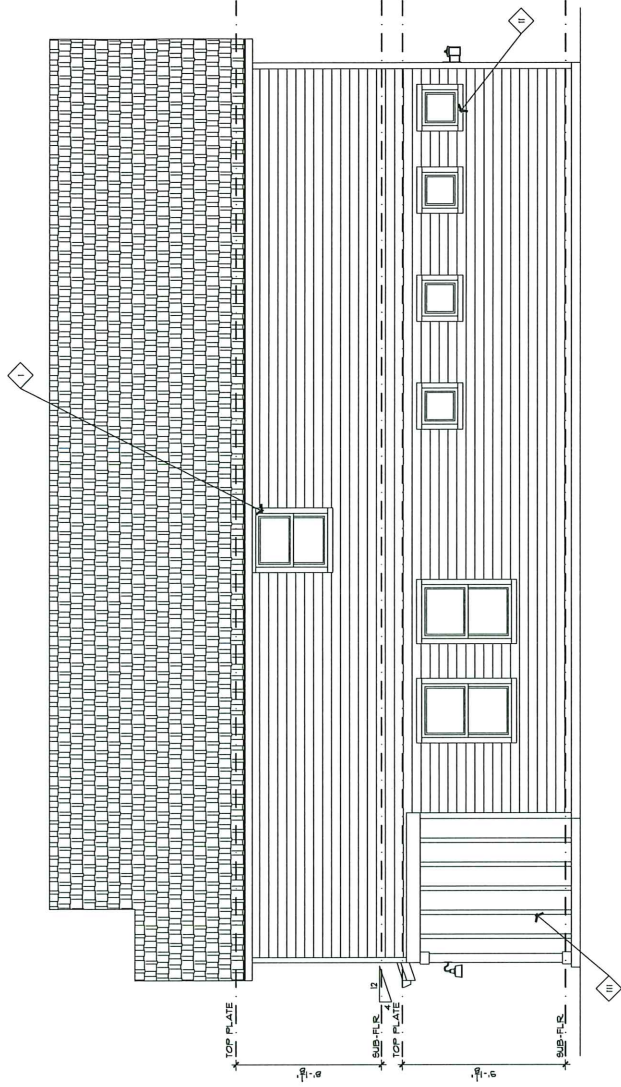
18.206.060.D. REQUIRED DESIGN FEATURES:

- 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;

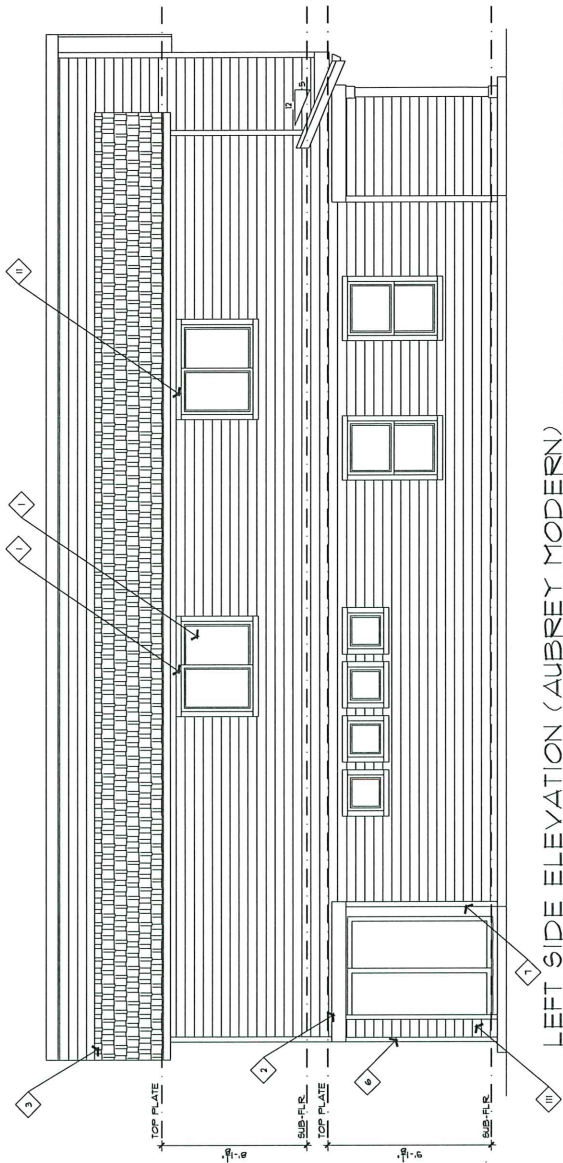
**18.206.060.E. ARCHITECTURAL DESIGN STANDARDS:
ARTICULATION REQUIRED ON ALL FAÇADES FACING A STREET, COMMON OR OTHER SHARED OPEN SPACE, AND COMMON PARKING AREAS.
3. REQUIRED - 5 PROVIDED.**

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**

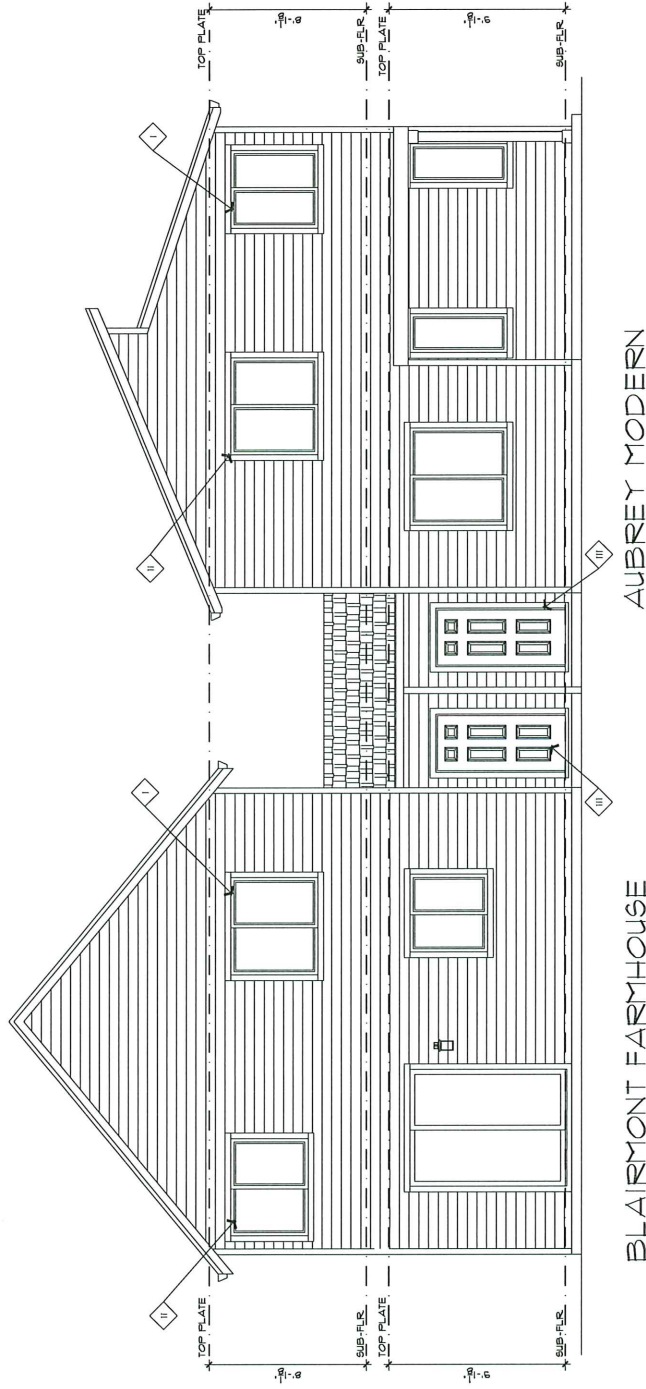


**LEFT SIDE ELEVATION (AUBREY MODERN)
STREET FACING 18.206.060.E**

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

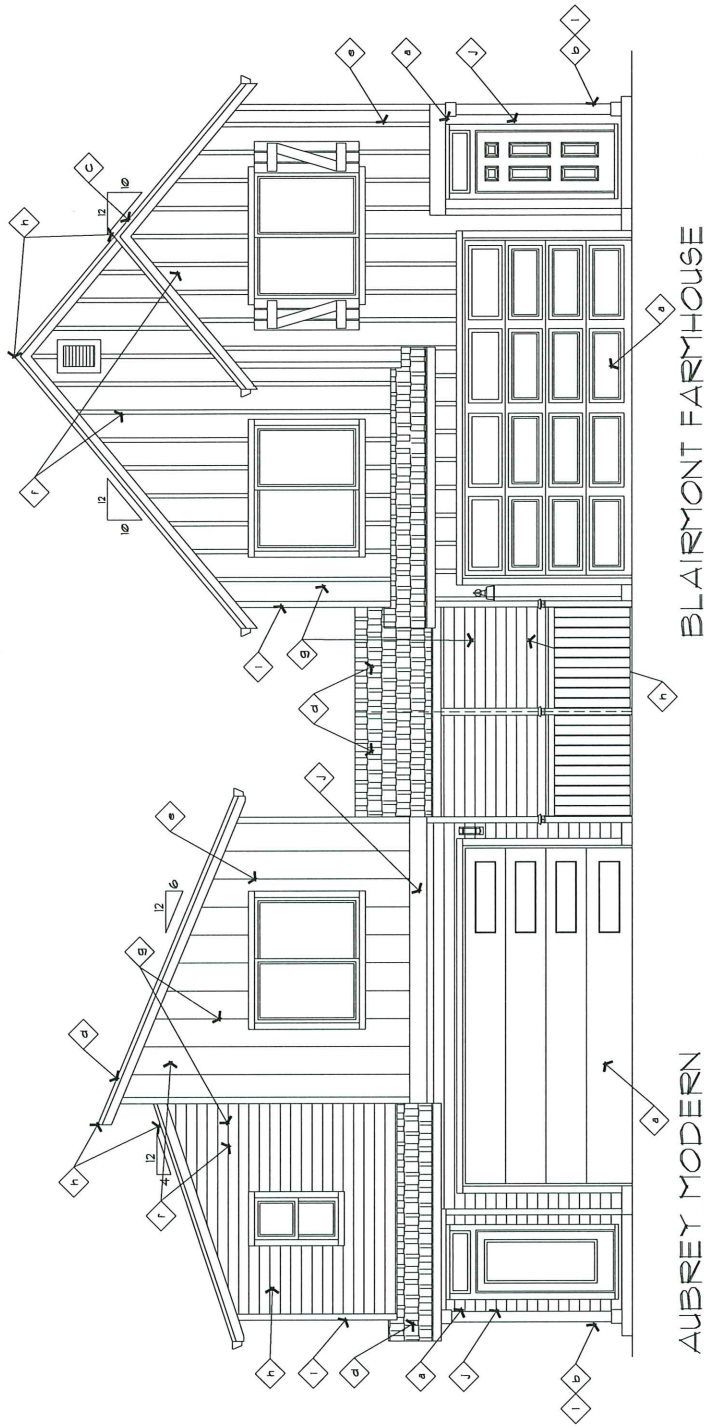
RIDGEFIELD MUNICIPAL CODE
 18.206.050D.3 (EXCEPTION UNDER
 18.206.060F FOR TOWNHOUSE BUILDINGS
 WITH TWO UNITS)
 3/16/22 SUPPLEMENT 93

STRUCTURAL ELEMENTS:

- a. COVERED PORCH AREA WITH A MINIMUM OF FIFTEEN SQUARE FEET
- b. 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	714 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:

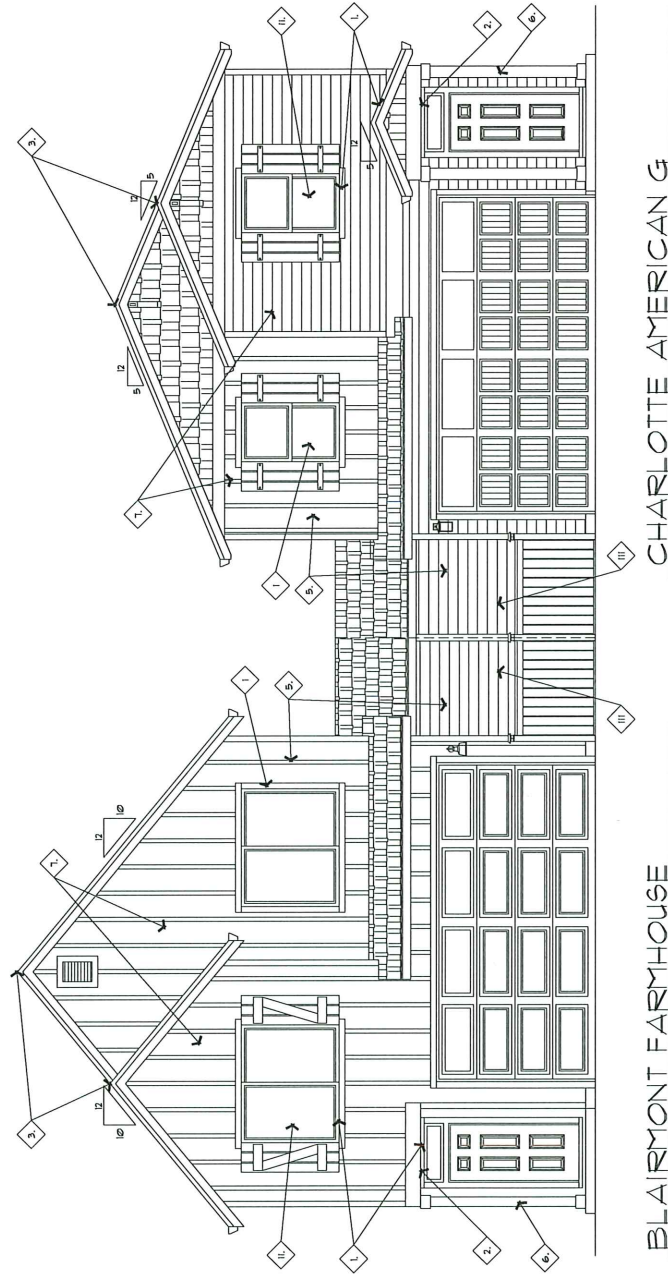
1. ALL WALL OPENINGS, REGARDLESS OF VISIBILITY FROM A PUBLIC RIGHT-OF-WAY, SHALL HAVE:

- 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

- 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.



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:

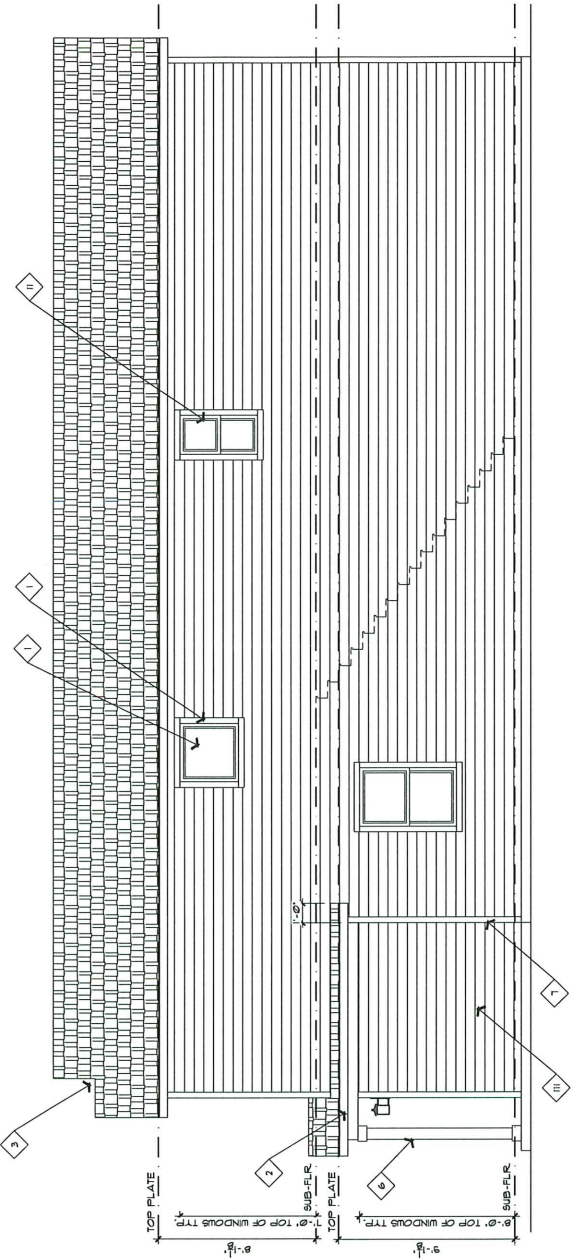
- i. CONTRASTING TRIM (MINIMUM THREE INCHES WIDE)
- ii. RECESS (WINDOWS) AT LEAST ONE AND ONE-HALF-INCHES FROM THE FAÇADE:
OR
- iii. OTHER DESIGN TREATMENTS THAT ADD DEPTH, RICHNESS, AND VISUAL INTEREST TO THE FAÇADE:

**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.**

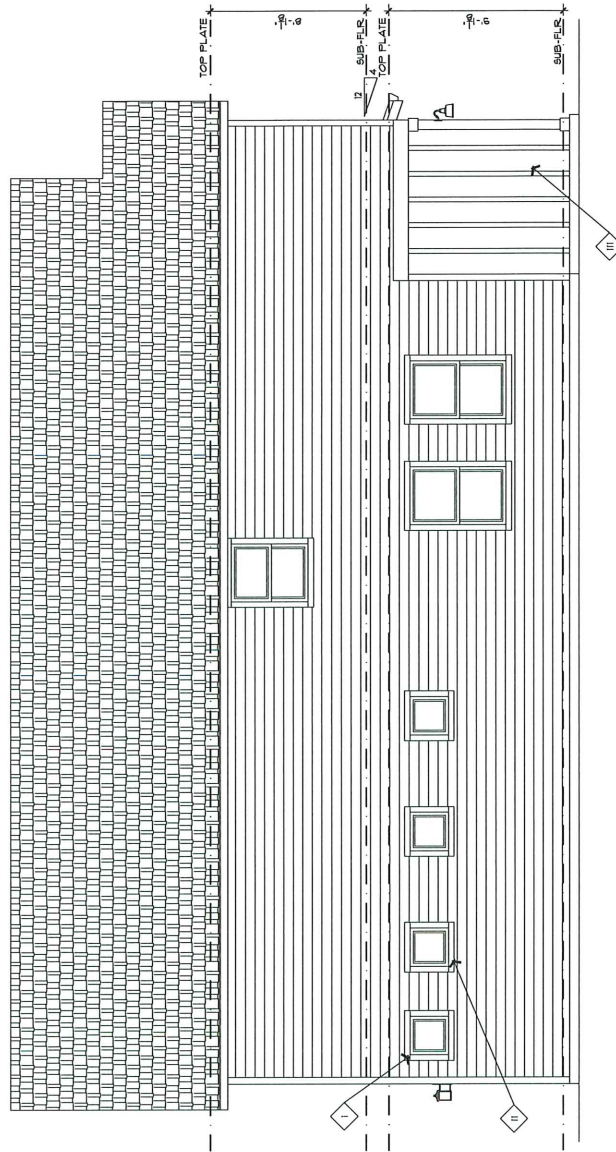
3. REQUIRED - 5. PROVIDED.

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 BUILDINGS SURROUNDING CONTEXT.



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

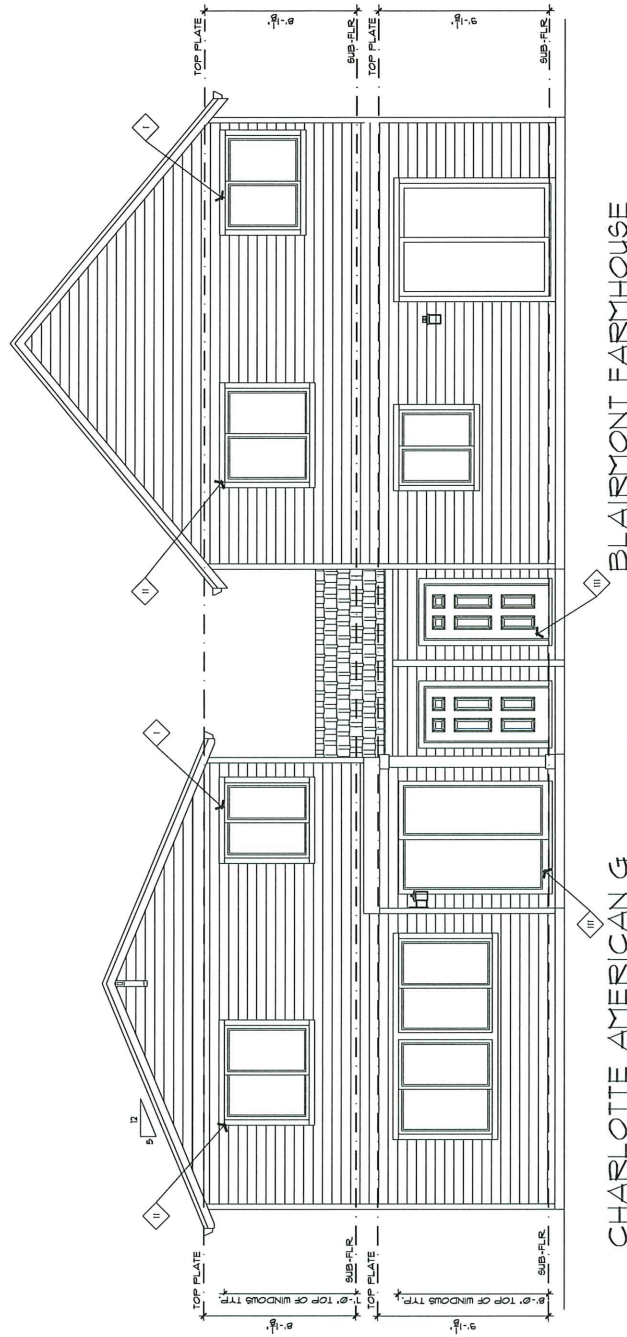


**LEFT SIDE ELEVATION (BLAIRMONT FARMHOUSE)
NOT STREET FACING**

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

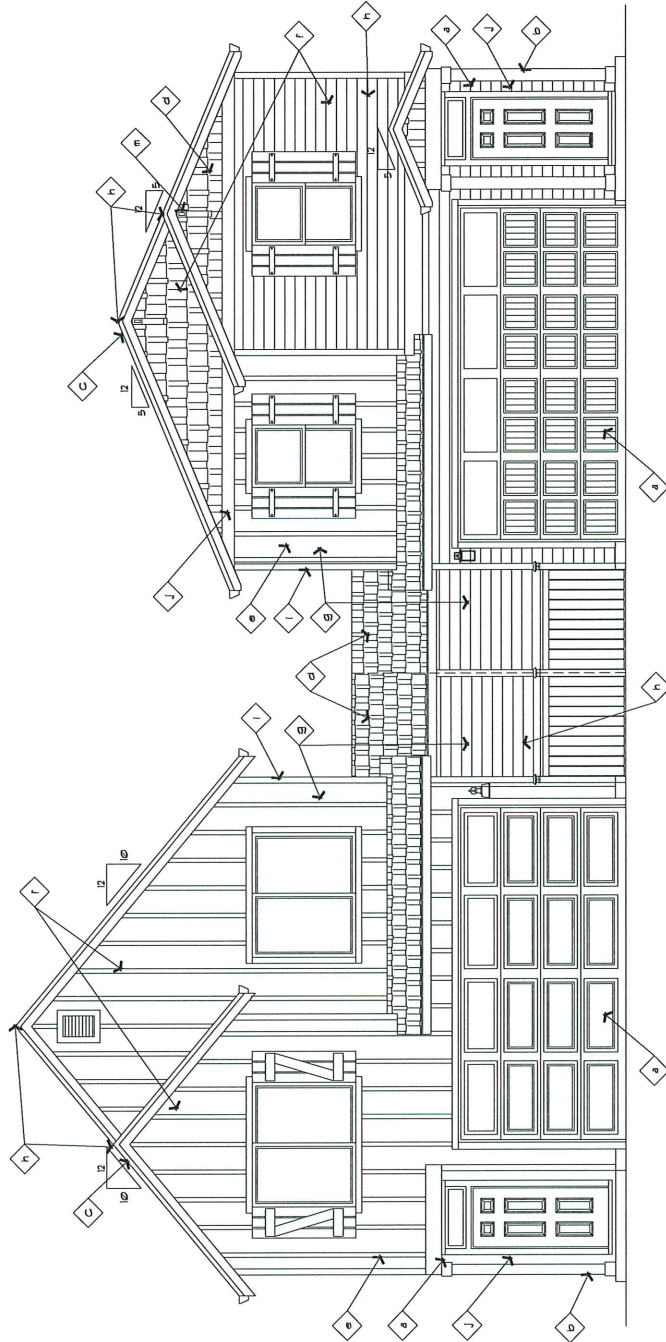
RIDGEFIELD MUNICIPAL CODE
 18206.050D.3 (EXCEPTION UNDER
 18206.060F FOR TOWNHOUSE BUILDINGS
 WITH TWO UNITS)
 3/16/22 SUPPLEMENT 93

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 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	113 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:

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

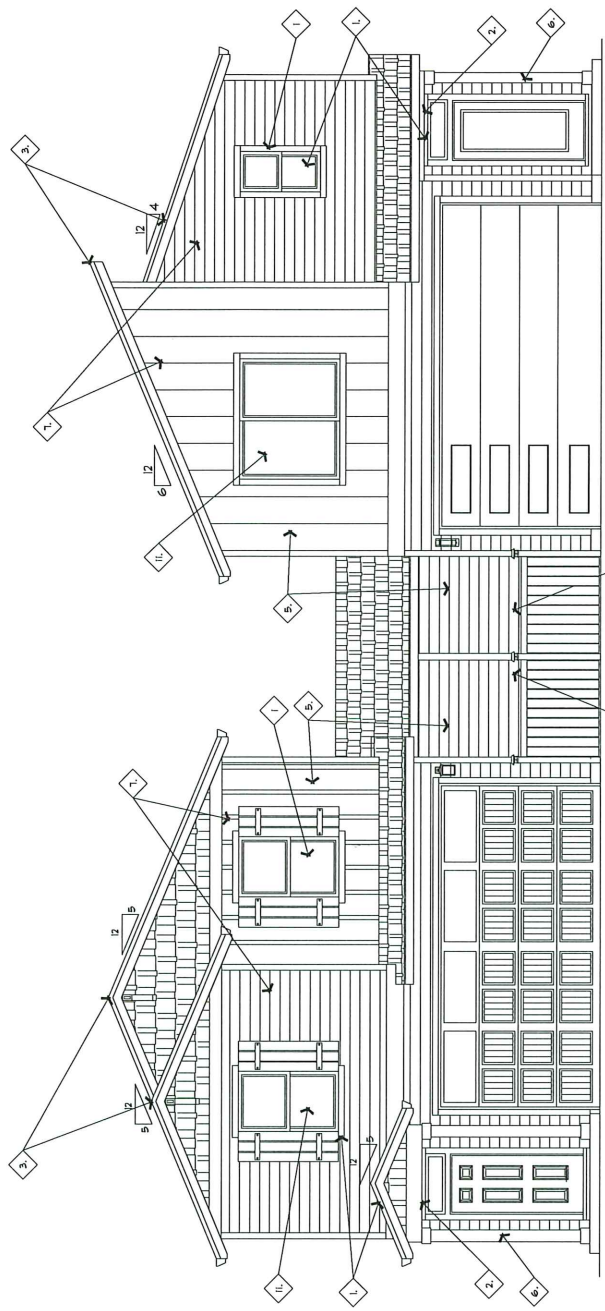
- i. CONTRASTING TRIM (MINIMUM THREE INCHES WIDE)
- ii. RECESS (WINDOWS) AT LEAST ONE AND ONE-HALF-INCHES FROM THE FAÇADE: OR
- iii. OTHER DESIGN TREATMENTS THAT ADD DEPTH, RICHNESS, AND VISUAL INTEREST TO THE FAÇADE:

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

- 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).
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 - 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	%	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	%	GARAGE WALL % (NO MORE THAN 65%)

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:

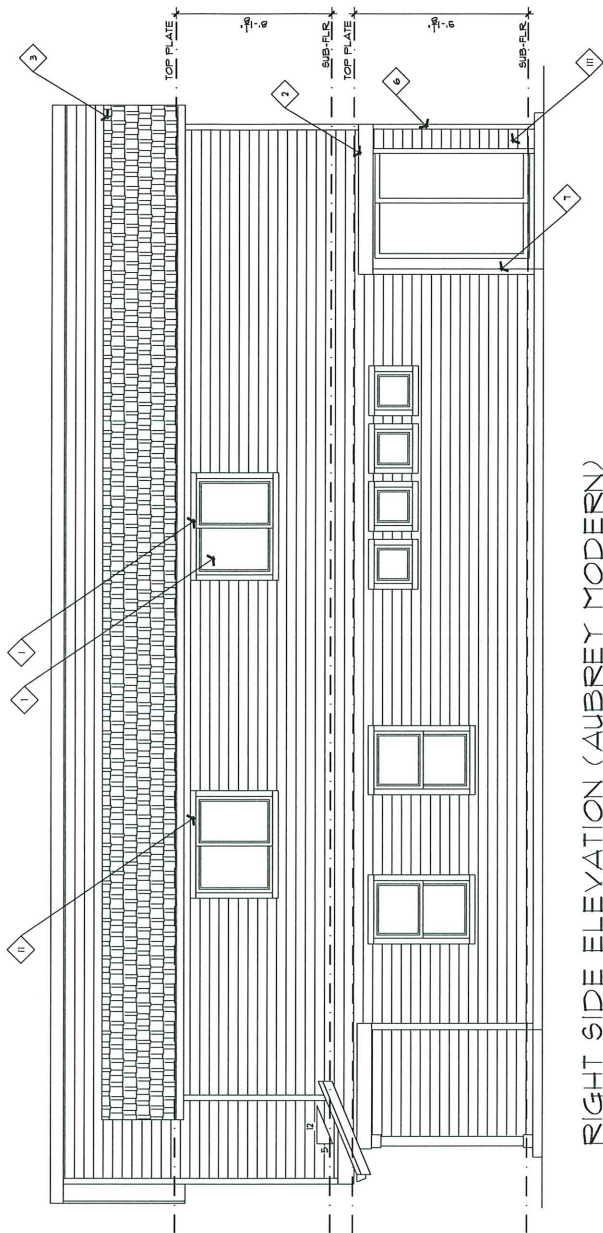
- i. CONTRASTING TRIM (MINIMUM THREE INCHES WIDE)
- ii. RECESS (WINDOWS) AT LEAST ONE AND ONE-HALF-INCHES FROM THE FAÇADE; OR
- iii. OTHER DESIGN TREATMENTS THAT ADD DEPTH, RICHNESS, AND VISUAL INTEREST TO THE FAÇADE;

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.

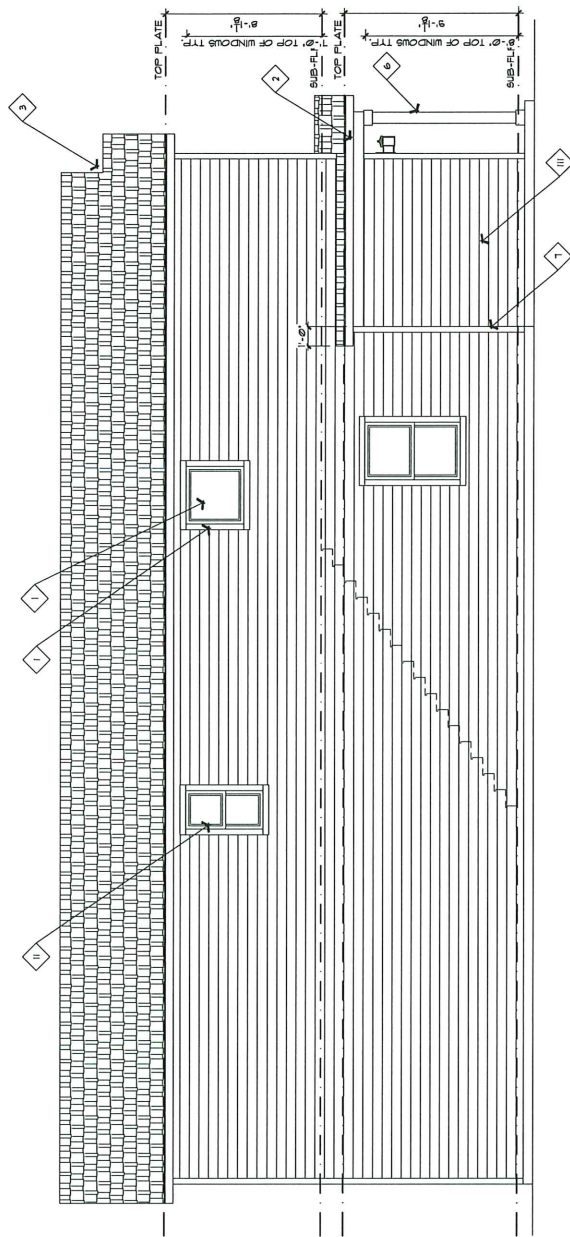
3 REQUIRED - 5 PROVIDED.

1. ARTICULATIONS

- C.
- 1. USE OF WINDOWS AND/OR ENTRIES.
- 2. USE OF WEATHER PROTECTION FEATURES (SUCH AS COVERED PORCHES).
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- 9. OTHER DESIGN TECHNIQUES THAT EFFECTIVELY REINFORCE A PATTERN OF SMALL FAÇADES COMPATIBLE WITH THE BUILDING'S SURROUNDING CONTEXT.



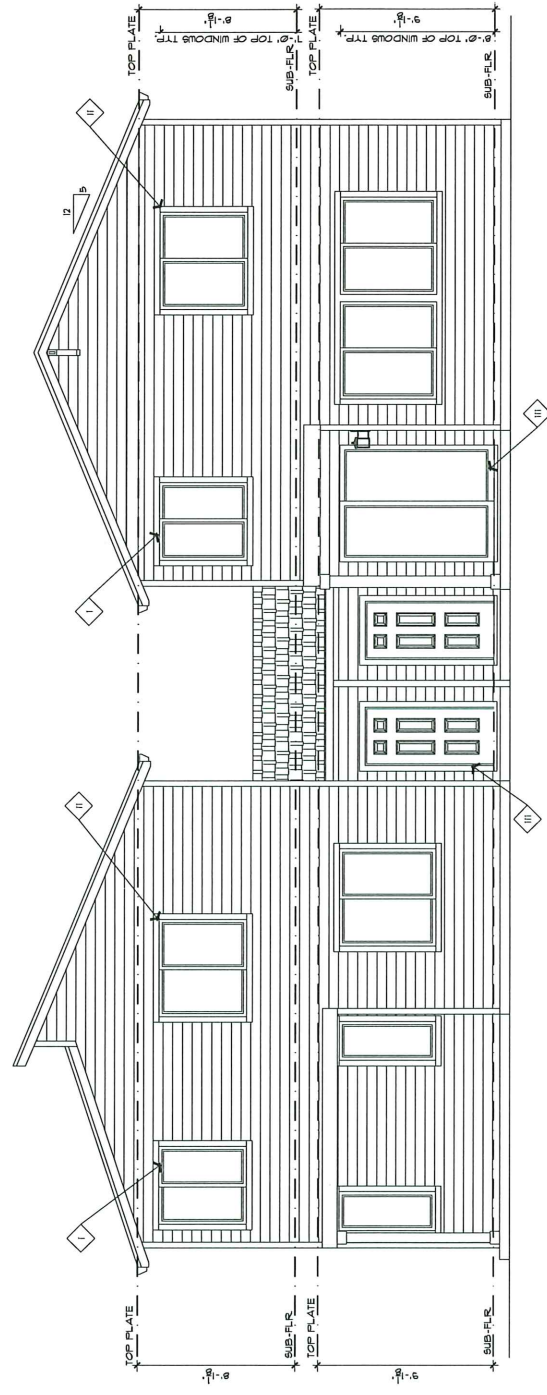
**RIGHT SIDE ELEVATION (AUBREY MODERN)
STREET FACING 18.206.060.E**



**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:
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 - ii. RECESS (WINDOWS) AT LEAST ONE AND ONE-HALF-INCHES FROM THE FAÇADE; OR
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AUBREY MODERN

CHARLOTTE AMERICAN G

REAR ELEVATION
 NOT STREET FACING

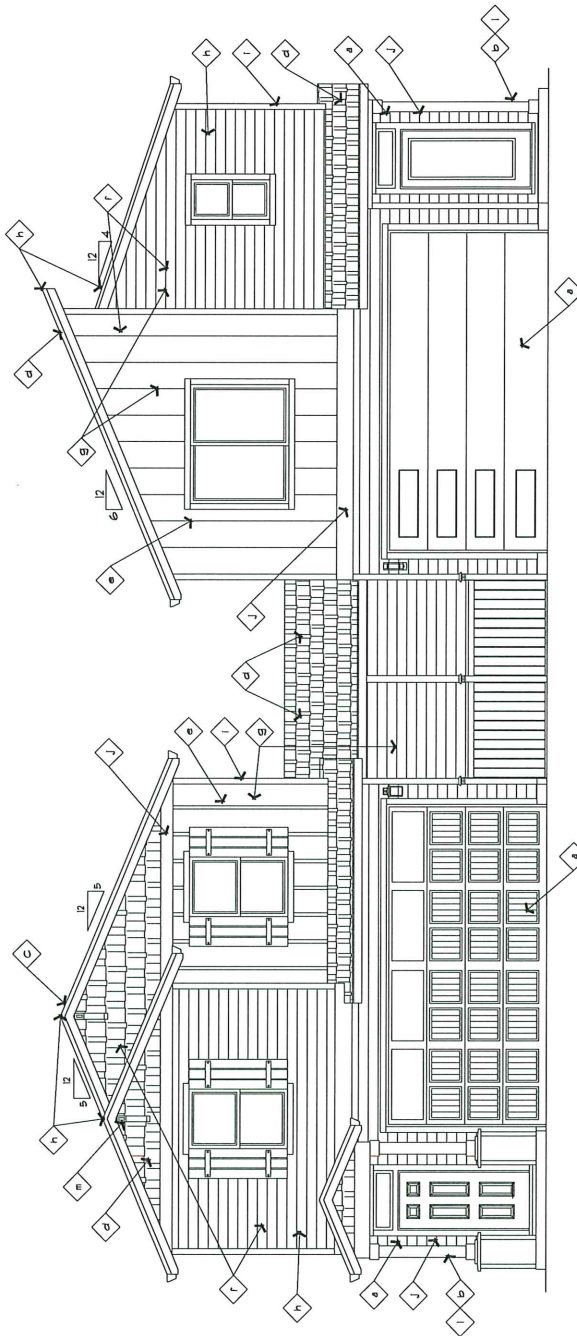
RIDGEFIELD MUNICIPAL CODE
 18.206.050.D.3 (EXCEPTION UNDER
 18.206.060.F FOR TOWNHOUSE BUILDINGS
 WITH TWO UNITS)
 3/16/22 SUPPLEMENT '93

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

FRONT ELEVATION
 STREET FACING

AUBREY MODERN

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

GARAGE AREA CALCULATION		
378 SQ. FT.	GROUND FLOOR GARAGE	
137 SQ. FT.	GARAGE DOOR AREA	
47.31 %	GARAGE WALL %	(NO MORE THAN 65%)

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

GARAGE AREA CALCULATION		
745 SQ. FT.	GROUND FLOOR GARAGE	
37 SQ. FT.	GARAGE DOOR AREA	
48.18 %	GARAGE WALL %	(NO MORE THAN 65%)