



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, June 11, 2026
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

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

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

II. PROCLAMATION

- 1. Juneteenth Day of Observance**
- 2. Ride Transit Month**

III. APPOINTMENT

- 1. Appointment of Planning Commission Member, Position No. 5**

IV. PUBLIC COMMENT

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

V. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the May 21, 2026 & May 28, 2026 Meeting**
- 3. Approval of Contract for the Kennedy Well Design**

VI. PRESENTATION

- 1. Ridgefield Community and Recreation Center - Capital Campaign Readiness Report - Corey Crownhart, Park Manager**

VII. BUSINESS

- 1. Second Reading of Ordinance No.1481 - Nye PUD Development Agreement - Claire Lust, Community Development Director**
- 2. Motion to Approve Quail Landing Final Plat - Claire Lust, Community Development Director**

VIII. PUBLIC COMMENT

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

IX. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

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

X. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: June 11, 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. June 11, 2026 Claims Report

City of Ridgefield

Claims Payment Report

For Approval on:

June 11th, 2026

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
AETTA ARCHITECTS PC	3569	24043-18	Public Works	04.2026 Ridgefield Recreation & Community Center	20,988.05
		24043-16	Public Works	02.2026 Ridgefield Recreation & Community Center	26,506.50
AETTA ARCHITECTS PC Total					47,494.55
Andrews Phil & Holly	UB*01307	(blank)	Genl Govt/Facilities	Refund Check 012200-000 2115 S 26th Ave	1.48
Andrews Phil & Holly Total					1.48
BANNER BANK - EPAY	3533	3533-202606	Genl Govt/Facilities	PW OPS Center Bonds Interest	37,570.50
				PW OPS Center Bonds Principal	139,000.00
BANNER BANK - EPAY Total					176,570.50
BLUEROCK VENTURES LLC	4073	1021	Public Works	05.2026 Rec Center Project Management	12,775.00
BLUEROCK VENTURES LLC Total					12,775.00
BSK ASSOCIATES	2119	VJ01238	Public Works	05.2026 Coliform Testing	650.00
BSK ASSOCIATES Total					650.00
CALLFIRE INC. - EZ TEXTING EPAY	4095	5.83399E+14	Genl Govt/Facilities	Communications Texting Renewal	442.10
CALLFIRE INC. - EZ TEXTING EPAY Total					442.10
CASCADE CENTERS INC.	3969	CAN060226145-01	Genl Govt/Facilities	06.2026 Employee Assistance Program	11.00
			Public Safety	06.2026 Employee Assistance Program	133.16
			Public Works	06.2026 Employee Assistance Program	205.16
			Community Development	06.2026 Employee Assistance Program	105.26
			Administration	06.2026 Employee Assistance Program	35.53
			Human Resources	06.2026 Employee Assistance Program	15.23
			Finance	06.2026 Employee Assistance Program	38.33
Executive	06.2026 Employee Assistance Program	6.33			
CASCADE CENTERS INC. Total					550.00
CINNAMON BAY INC.	4042	194109-1	Public Works	Splash Pad Chlorinated Tabs	412.96
		193605-1	Public Works	Splash Pad Chlorinated Tabs	206.48
CINNAMON BAY INC. Total					619.44
CITY OF RIDGEFIELD - EPAY PERMITS	0095	PLZ-26-0075	Public Works	AMI Meter Reading Site Plan Review	2,750.00
		PLZ-26-0067	Public Works	AMI Meter Reading Site Plan Review	2,750.00
CITY OF RIDGEFIELD - EPAY PERMITS Total					5,500.00
CLARK COUNTY	0102	C1087341	Judicial	04.2026 Pretrial Supervision & Investigations	1,541.73
		C1087412	Public Safety	Q3.2026 CRESA Dispatch/Radio Operations and ER&R Fund	62,291.75
		C1087430	Public Safety	Q3.2026 CRESA Emergency Management	5,498.00
CLARK COUNTY Total					69,331.48
CLARK COUNTY TREASURERS OFFICE	0554	SIF202605	Genl Govt/Facilities	School Impact Fees	337,600.00
CLARK COUNTY TREASURERS OFFICE Total					337,600.00
COLDWELL BANKER UNITED BROKERS	4282	4282-20260602	Genl Govt/Facilities	Rental Assistance	3,840.00
COLDWELL BANKER UNITED BROKERS Total					3,840.00
COLUMBIA RESOURCE COMPANY	0114	50975B051	Public Works	Yard Debris - Parks	14.04
COLUMBIA RESOURCE COMPANY Total					14.04
COLUMBIAN PUBLISHING CO	0116	56173	Finance	Ord 1480 - 2026 Budget Amendment	45.00
		56170	Community Development	Legacy Trails III Master Plan/Site Plan/Short Plat	113.40
		56136	Community Development	Critical Area Ordinance Amendments	82.80

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COLUMBIAN PUBLISHING CO Total						241.20
CONSOR NORTH AMERICA INC.	3949	W233613WA.00-26	Public Works	04.2026 Eastside Elevated Water Reservoir	4,438.98	
		C240750WA.00-24	Public Works	04.2026 Pioneer Widening Construction Mgmt	26,094.96	
		W260585WA.00-1R	Public Works	04.2026 Eastside Elevated Water Reservoir Construction Mgmt	7,706.30	
		D253491WA.00-5	Public Works	04.2026 Pioneer/Hillhurst and Carty Rd Conceptual Design	6,026.00	
CONSOR NORTH AMERICA INC. Total						44,266.24
CSD ATTORNEYS AT LAW P.S.	3294	136300	Genl Govt/Facilities	04.2026 Park Laundry	36.00	
CSD ATTORNEYS AT LAW P.S. Total						36.00
DEPARTMENT OF LICENSING - EPAY	0154	RG0002063-2026	Genl Govt/Facilities	CPL Fees	18.00	
		RG0002061-2026	Genl Govt/Facilities	CPL Fees	18.00	
		0106850644	Public Works	Driving Record - Damian Panko	15.00	
		RG0002065-2026	Genl Govt/Facilities	CPL Fees	18.00	
		RG0002064-2026	Genl Govt/Facilities	CPL Fees	18.00	
		RG0002062-2026	Genl Govt/Facilities	CPL Fees	18.00	
DEPARTMENT OF LICENSING - EPAY Total						105.00
ELCOR INC	2081	20589	Public Works	Docking Station/Laptop/Battery Backup/Desktop Phone - Panko	3,418.14	
			Information Technology	Docking Station/Laptop/Battery Backup/Desktop Phone - Panko	854.54	
ELCOR INC Total						4,272.68
ENCORE ONE LLC	3890	728793	Genl Govt/Facilities	Janitorial Services - 487 S 56th Pl	33.10	
				Janitorial Services - 101 Mill Street Ste 210	350.00	
				Janitorial Services - 230 Pioneer Street	278.69	
			Public Safety	Janitorial Services - 101 Mill Street Ste 110	681.71	
				Public Works	Janitorial Services - 487 S 56th Pl	610.19
					Community Development	Janitorial Services - 487 S 56th Pl
ENCORE ONE LLC Total						1,994.24
ERIC L EISEMANN	0485	0485-20260611	Community Development	05.2026 Long Range Planning Service	1,935.00	
				05.2026 Planning Consulting Services	1,320.00	
ERIC L EISEMANN Total						3,255.00
EXPRESS SERVICES INC.	4012	33930253	Public Works	05.11.2026-05.17.2026 PWOM Admin Temp Services - Margheim	1,350.00	
		33952965	Public Works	05.18.2026-05.24.2026 PWOM Admin Temp Services - Margheim	1,080.00	
EXPRESS SERVICES INC. Total						2,430.00
GLOBAL SECURITY & COMMUNICATIONS INC.	3447	4726922	Genl Govt/Facilities	06.2026 Alarm Monitoring Services - PW Bldg	6.21	
			Public Works	06.2026 Alarm Monitoring Services - PW Bldg	114.68	
			Community Development	06.2026 Alarm Monitoring Services - PW Bldg	7.62	
GLOBAL SECURITY & COMMUNICATIONS INC. Total						128.51
GRAPHIC INFORMATION SYSTEMS INC.	2811	296356	Public Works	Business Cards - Sampson	255.48	
			Community Development	Business Cards - Sampson	45.08	
GRAPHIC INFORMATION SYSTEMS INC. Total						300.56
GRAY AND OSBORNE INC	0207	23231.24-2	Community Development	05.2026 Quali Landing PLZ-26-0030	190.82	
		26201.00-5	Public Works	05.2026 Water System Plan Analysis Update	2,172.66	
		23231.25-1	Community Development	05.2026 Ridgefield Elementary Short Plat PLZ-26-0051	667.87	
GRAY AND OSBORNE INC Total						3,031.35
GROUNDWATER SOLUTIONS INC.	2971	00727.002-4	Public Works	04.2026 Hydrological Study - Kennedy Water Rights	3,617.50	
				04.2026 Hydrological Study - General Water Rights	11,276.19	
GROUNDWATER SOLUTIONS INC. Total						14,893.69
HAMPTON AUTO GLASS	0906	72206	Public Safety	2020 Ford Explorer Windshield Replacement - PD	790.49	

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HAMPTON AUTO GLASS Total						790.49
Hardy Kitty	UB*01302	(blank)	Genl Govt/Facilities	Refund Check 012448-001 921 N Main Ave		25.88
Hardy Kitty Total						25.88
Hawes Lisa	UB*01300	(blank)	Genl Govt/Facilities	Refund Check 014320-000 7238 S 11th St		62.55
Hawes Lisa Total						62.55
HONEY BUCKETS	0223	0555565858	Genl Govt/Facilities	05.26-2026-06.22.2026 Port-a-Potty - PW Bldg		53.92
			Public Works	05.26-2026-06.22.2026 Port-a-Potty - PW Bldg		995.08
		0555547690	Public Works	05.15-2026-06.11.2026 Port-a-Potty - Davis Park		373.00
HONEY BUCKETS Total						1,422.00
INSLEE BEST DOEZIE & RYDER P.S.	4037	455858	Public Works	12.2025-04.2026 Splashpad Legal Assistance		9,649.50
INSLEE BEST DOEZIE & RYDER P.S. Total						9,649.50
INTERMEDIA.NET INC.	3804	2606032186	Information Technology	05.2026 Voice Services Charges		92.88
INTERMEDIA.NET INC. Total						92.88
Israel Rina	UB*01310	(blank)	Genl Govt/Facilities	Refund Check 013261-000 3548 S 4th Way		79.39
Israel Rina Total						79.39
J2 BLUE PRINT SUPPLY CO	0243	AR181604	Community Development	05.2026 Plotter Contract		63.78
J2 BLUE PRINT SUPPLY CO Total						63.78
JAMES RICHARD BUCKNER	1092	20260522	Public Safety	05.2026 Polygraph Services		350.00
JAMES RICHARD BUCKNER Total						350.00
JANEAN PARKER	4262	4262-20260605	Legal	Prima Conference Meals - Parker		295.00
JANEAN PARKER Total						295.00
JOHN P MCDONAGH	2267	05272026	Council	2026 City Council Retreat Facilitation		2,205.00
JOHN P MCDONAGH Total						2,205.00
JOHN SCHULTZ	4274	2026-001	Genl Govt/Facilities	Background Investigations - PD New Hires		(472.50)
			Public Safety	Background Investigations - PD New Hires		5,722.50
JOHN SCHULTZ Total						5,250.00
KIRK JOHNSON	1716	1716-20260611	Finance	04.2026-05.2026 Mileage Reimb. - Kirk Johnson		222.23
KIRK JOHNSON Total						222.23
KITTELSON & ASSOCIATES INC	2441	0165452	Public Works	04.2026 I-5 South Connector Planning		9,744.63
KITTELSON & ASSOCIATES INC Total						9,744.63
L.N. CURTIS AND SONS	3075	INV1073611	Public Safety	Polo Shirts - King		164.42
L.N. CURTIS AND SONS Total						164.42
Leavens Abbie	UB*01305	(blank)	Genl Govt/Facilities	Refund Check 009573-001 2102 S Sandhill Way		71.76
Leavens Abbie Total						71.76
LES SCHWAB GROUP HOLDINGS LLC	4006	43700088209	Public Safety	2022 Ford Explorer 73432D - Oil Change - PD		131.32
LES SCHWAB GROUP HOLDINGS LLC Total						131.32
LIEBRE NORTE LLC	4022	2	Genl Govt/Facilities	04.2026 Council Chat Treats		(0.04)
			Council	04.2026 Council Chat Treats		26.09
LIEBRE NORTE LLC Total						26.05
MARION'S CARPETS INC.	4283	504411268	Genl Govt/Facilities	Business License Refund 504411268		50.00
MARION'S CARPETS INC. Total						50.00
MATT COLE	3882	3882-20260611	Council	2025 & 2026 Mileage & Expenses Reimb. - Cole		1,746.59
MATT COLE Total						1,746.59
MELISSA M COSGROVE NP LLC	4096	21729	Public Works	DOT Drug Screen/Alcohol Test		90.25
			Community Development	DOT Drug Screen/Alcohol Test		4.75
MELISSA M COSGROVE NP LLC Total						95.00

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MICHELLI MEASUREMENT GROUP INC	2264	INVKEN1438	Public Safety	2026 PD Scale Calibration	718.78
MICHELLI MEASUREMENT GROUP INC Total					718.78
Monahan Tracy	UB*01309	(blank)	Genl Govt/Facilities	Refund Check 005109-000 112 S 3rd Ave	8.69
Monahan Tracy Total					8.69
NORTHSTAR CHEMICAL INC.	1019	340711	Public Works	Sodium Hypochlorite	1,460.60
NORTHSTAR CHEMICAL INC. Total					1,460.60
Nylund Homes Inc	UB*01301	(blank)	Genl Govt/Facilities	Refund Check 011412-004 2933 N 3rd Way	83.79
Nylund Homes Inc Total					83.79
ONE CALL CONCEPTS INC.	0326	6059108	Public Works	05.2026 Excavation Notification/Modem Ticket Delivery	364.08
ONE CALL CONCEPTS INC. Total					364.08
ON-HOLD CONCEPTS INC	2217	701217	Information Technology	06.2026 On Hold Music Services	27.95
ON-HOLD CONCEPTS INC Total					27.95
PACIFIC OFFICE AUTOMATION - LEASE	1564	597059480	Genl Govt/Facilities Public Safety	05.2026 Copier Lease - RACC/CH/PW 05.2026 Copier Lease - PD	1,937.34 550.08
PACIFIC OFFICE AUTOMATION - LEASE Total					2,487.42
PBS ENGINEERING AND ENVIRONMENTAL LLC	0342	26005689-16026 25015144-16128	Public Works Public Works	Parcel 68019000 & ROW Hogan-Hamblin & Wells Short Plan Surveys 04.2026 Royle Rd Culvert Design	2,062.75 10,242.50
PBS ENGINEERING AND ENVIRONMENTAL LLC Total					12,305.25
PITNEY BOWES - EPAY	0341	3322521537	Genl Govt/Facilities	Q2 2026 Postage Machine Lease	534.82
PITNEY BOWES - EPAY Total					534.82
PURCHASE POWER - EPAY	0356	81047418	Genl Govt/Facilities	05.01.2026 Postage Replenishment	502.25
PURCHASE POWER - EPAY Total					502.25
Pursley Clara	UB*01303	(blank)	Genl Govt/Facilities	Refund Check 014262-000 7110 S 13th St	117.94
Pursley Clara Total					117.94
RIDGEFIELD MAIN STREET	2212	2212-20260529	Genl Govt/Facilities	Main Street TCIP Program Contribution	70,000.00
RIDGEFIELD MAIN STREET Total					70,000.00
Russel Judith & Stuart	UB*01308	(blank)	Genl Govt/Facilities	Refund Check 005282-000 600 S Shobert St	217.19
Russel Judith & Stuart Total					217.19
Rye Jaginder	UB*01311	(blank)	Genl Govt/Facilities	Refund Check 013928-000 3820 S 41st Pl	28.23
Rye Jaginder Total					28.23
TOYER STRATEGIC ADVISORS INC.	4253	2026-067	Community Development	05.2026 Transfer of Development Rights Program	7,500.00
TOYER STRATEGIC ADVISORS INC. Total					7,500.00
TRANSPORTATION SOLUTIONS INC.	4155	20397 20398	Community Development Community Development	05.2026 TIA Review Legacy Trails III PLZ-25-0110 05.2026 TIA Review TPI Site Plan PLZ-26-0043	636.00 408.00
TRANSPORTATION SOLUTIONS INC. Total					1,044.00
Turner Deborah & Louis	UB*01312	(blank)	Genl Govt/Facilities	Refund Check 014810-000 8707 N 1st St	0.07
Turner Deborah & Louis Total					0.07
UNIFIRST CORPORATION	3904	2240353492	Genl Govt/Facilities Public Works Community Development	05.19.2026 Floor Mats - PW Bldg 05.19.2026 Uniforms - PWO&M 05.19.2026 Floor Mats - PW Bldg 05.19.2026 Uniforms - PWWTR 05.19.2026 Uniforms - PWO&M 05.19.2026 Uniforms - PWSTW 05.19.2026 Floor Mats - PW Bldg 05.19.2026 Uniforms - PWWTR 05.19.2026 Uniforms - PWSTW	3.15 17.05 58.16 25.26 82.26 60.24 3.87 1.33 2.07

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UNIFIRST CORPORATION	3904	2240355685	Genl Govt/Facilities	05.26.2026 Uniforms - PWO&M	17.05
				05.26.2026 Floor Mats - PW Bldg	3.15
			Public Works	05.26.2026 Uniforms - PWSTW	60.24
				05.26.2026 Uniforms - PWO&M	82.26
				05.26.2026 Uniforms - PWWTR	25.26
				05.26.2026 Floor Mats - PW Bldg	58.16
			Community Development	05.26.2026 Uniforms - PWSTW	2.07
				05.26.2026 Uniforms - PWWTR	1.33
				05.26.2026 Floor Mats - PW Bldg	3.87
				05.26.2026 Floor Mats - PD	51.40
				05.19.2026 Floor Mats - RACC	5.84
				05.19.2026 Floor Mats - RACC	10.51
	2240353489	Public Safety	05.19.2026 Floor Mats - PD	51.40	
	2240353491	Genl Govt/Facilities	05.26.2026 Floor Mats - RACC	5.84	
	2240355677	Community Development	05.26.2026 Floor Mats - RACC	10.51	
	2240355680	Genl Govt/Facilities	05.26.2026 Floor Mats - CH	23.33	
	2240353490	Genl Govt/Facilities	05.19.2026 Floor Mats - CH	23.33	
UNIFIRST CORPORATION Total					688.94
Vantzelfden Wayne & Janet	UB*01304	(blank)	Genl Govt/Facilities	Refund Check 013155-000 1114 S 6th Way	63.61
Vantzelfden Wayne & Janet Total					63.61
WA ST CRIMINAL JUSTICE TRAINING COMMISSION	2721	201143038	Public Safety	Pre-Supervisor Training - Steward	386.05
WA ST CRIMINAL JUSTICE TRAINING COMMISSION Total					386.05
WELLWORKS FOR YOU	3414	44739	Human Resources	05.2026 Wllness Program	795.70
WELLWORKS FOR YOU Total					795.70
Wilkins Kevin & Sarah	UB*01306	(blank)	Genl Govt/Facilities	Refund Check 008495-000 3151 S Cedar Ridge Dr	79.44
Wilkins Kevin & Sarah Total					79.44
WSP USA INC.	3338	40369217	Community Development	04.2026 Comprehensive Plan & System Plan Updates	23,701.12
		40374060	Public Works	04.2026 S 35th Ave Extension/Gee Creek Environmental Planning	33,390.44
WSP USA INC. Total					57,091.56
YADON MECHANICAL LLC	4111	12296311	Genl Govt/Facilities	06.2026-08.2026 HVAC Maintenance - PW Bldg	52.49
			Public Works	06.2026-08.2026 HVAC Maintenance - PW Bldg	967.97
			Community Development	06.2026-08.2026 HVAC Maintenance - PW Bldg	64.33
		12296320	Genl Govt/Facilities	06.2026-08.2026 HVAC Maintenance - CH	582.31
YADON MECHANICAL LLC Total					1,667.10
Grand Total					921,054.99

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: June 11, 2026

AGENDA ITEM NAME: Approval of Minutes from the May 21, 2026 & May 28, 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. 05-21-2026
2. 05-28-2026



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
MAY 21, 2026**

Regular Meeting - 4:00 PM

I. STUDY SESSION - 4:00 P.M.

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

1. Ridgefield Fireworks Regulation Review - Janean Parker, City Attorney

Council held a study session on the City's fireworks regulations, received information from staff, and provided feedback.

II. ADJOURN

4:56PM

Julie Ferriss, City Clerk

Matt Cole, Mayor



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
MAY 28, 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. Great Outdoors Month**
- 2. Pride 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 Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton

1. **Approval of Claims And/Or Payroll**
2. **Approval of Minutes from the May 7, 2026 & May 14, 2026 Meeting**
3. **Approval of City Manager 2025-2026 Initiatives**
4. **Approval of Resolution No. 677 - N 1st Circle Right-of-Way Vacation - Claire Lust, Community Development Director**
5. **Approval of Contract for the Design of the Union Ridge Parkway Rehabilitation Project**
6. **Approval to Submit an Application for a Federal Emergency Management Agency Grant Application for the Downtown Risk Reduction Project**
7. **Approval of Resolution No. 678 - Submit an Application for a USDA Rural Business Development Grant for the Downtown Lighting Project**
8. **Approval of Resolution No. 679 — Designation of the Official Newspaper**

V. BUSINESS

1. **Motion - Contract Award for the Construction Management Contract for the Ridgefield Community and Recreation Center - Miranda Lange, PW Infrastructure Deputy Director**

Council reviewed a proposed construction management contract for project oversight, including ensuring compliance with approved plans and specifications, coordinating inspections, and managing required project reporting. The proposed contract amount is \$897,980.

MOTION: MOVED TO AWARD THE CONTRACT FOR THE CONSTRUCTION MANAGEMENT OF THE RIDGEFIELD COMMUNITY AND RECREATION CENTER PROJECT TO CUMMINGS GROUP.

RESULT:	(5-1)
MOVER:	Mayor Pro Tem Chipman
SECONDER:	Council Member Wells
AYES:	Mayor Cole, Council Member Wells, Council Member Burkle, Council Member Hamilton, Council Member Davis
NAYS:	Council Member Favela

VI. PUBLIC COMMENT

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VII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Wells – No report.

Council Member Brukle attended the ribbon cutting for The Barbers Grand Opening, the Junction Neighborhood Association meeting, the Port of Ridgefield meeting, the Veterans Day Memorial Ceremony, the Ridgefield Economic Development Corporation meeting, and the ribbon cutting for Dental Care at Union Ridge.

Council Member Hamilton expressed appreciation for being part of a community where residents feel seen and heard. She also recognized the Public Works team for their work in preparing the Ridgefield Outdoor Recreation Complex for opening day.

Council Member Davis attended the Junction Neighborhood Association meeting, a School District event honoring Det. King, and the Bike Safety event.

Council Member Favela recognized the Public Works team for their work in preparing the Ridgefield Outdoor Recreation Complex for opening day and attended two events honoring Det. King.

Mayor Pro Tem Chipman attended many of the same meetings and events as other Council members, as well as a Chamber of Commerce luncheon.

2. Mayor

Participated in welcoming third-grade students at City Hall and providing a tour. Attended an event honoring Det. King, the State of Clark County Address, the Junction Neighborhood Association meeting, and Council Chat with Councilor Hamilton. Also attended ribbon cutting ceremonies and recognized the Public Works Department for their work in preparing the Ridgefield Outdoor Recreation Complex for opening day. Expressed condolences to the residents of Longview regarding the tragic event at Nippon Dynawave Packaging Co.

3. City Manager

City Manager Steve Stuart reminded Council that the Council Coffee Chat with Councilors Brukle and Wells is scheduled for Wednesday, June 3 at 7:30AM. A reminder was also provided regarding the First Saturday Big Paddle event.

Public Works Director Ryan Thamert expressed appreciation for Council's recognition of the Public Works team and noted he will relay the feedback to staff.

Finance Director Kirk Johnson presented an update on House Bill 2015 and recognized Chief Doriot and Kristin Lashua for their efforts.

Interim Lieutenant Andy Marvitz provided an update on the officer recruitment project. He noted the City was awarded funding from the State and shared the current status of the project. He also acknowledged Det. King and his recent awards.

VIII. ADJOURN

7:46PM

Julie Ferriss, City Clerk

Matt Cole, Mayor

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: June 11, 2026

AGENDA ITEM NAME: Approval of Contract for the Kennedy Well Design

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 May 2022, Council approved a contract with Empire Well Drilling for the drilling of a test well at the Kennedy Well site.

SUMMARY/BACKGROUND:

The project began in 2017 with contracting services with GSI Water Solutions to complete a groundwater availability study to identify the potential groundwater sources for the City. A source development report was completed in 2019, and in 2022 the test well project was initiated, completing in 2025.

This contract will allow for the design of the Kennedy Well project and associated treatment facility by Gray and Osborne, Inc. (G&O).

The scope of the work includes the initial design of 140 gallons per minute (GPM) due to current water rights limitations and accommodating an upgrade of the well pumping capacity to 800 GPM. Previous water quality testing indicates the well water has elevated levels of iron and manganese and, as a result, the treatment facility will be designed to address these constituents. The city anticipates a future total well field production of up to 2,000 GPM at this site and the facility will be designed to accommodate these future flow requirements.

The total cost to design the Kennedy Well and treatment facility is \$567,400. Attached is the scope of work for the project.

BUDGET/FINANCIAL IMPACTS:

The funding for this project is from the Water System Development Charges (WSDC) for the balance of the design.

RECOMMENDED ACTION OR MOTION:

Council action is requested on this item.

A suggested motion is: "I move to approve awarding the contract for the design of the Kennedy Well

project to Gray and Osborne, Inc. for the amount of \$567,400.”

STAFF CONTACT: Miranda Lange, PW Infrastructure Deputy Director

ATTACHMENTS:

1. KennedyWell-RFCA-Design
2. Exhibit A-SOW-CostProKennedyWell

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: June 11, 2026

AGENDA ITEM NAME: Motion - Contract Award for the Kennedy Well Design

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

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The scope of the work includes the initial design of 140 gallons per minute (GPM) due to current water right limitations and accommodate an upgrade of the well pumping capacity to 800 GPM. Previous water quality testing indicates the well water has elevated levels of iron and manganese and, as a result, the treatment facility will be designed to address these constituents. The city anticipates a future total wellfield production of up to 2,000 GPM at this site and the facility will be designed to accommodate these future flow requirements.

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Council action is requested on this item.

A suggested motion is: "I move to approve awarding the contract for the design of the Kennedy Well project to Gray and Osborne, Inc. for the amount of \$567,400."

STAFF CONTACT: Miranda Lange, Public Works Infrastructure Deputy Director

ATTACHMENTS:

1. Exhibit A-SOW-CostProKennedyWell

EXHIBIT A

SCOPE OF WORK

CITY OF RIDGEFIELD KENNEDY WELL EQUIPPING AND TREATMENT

PROJECT UNDERSTANDING AND TASKS

The City of Ridgefield (City) has drilled an 8-inch diameter well and would like to equip the well to supply water to the City's upper pressure zone. The City would like to initially equip the well with a pump capable of producing 140 gpm based on initial expected water right limitation. The City would like to design the system to potentially accommodate upgrade of the well pumping capacity to 800 gpm in the future should the City be successful in obtaining additional water rights for the well. Previous water quality testing indicates the well water has elevated levels of iron and manganese and, as a result, a treatment facility will need to be constructed to address these constituents. The City anticipates a future total wellfield production of up to 2,000 gpm at this site and would like the facilities to be to accommodate these future flows requirements. It is anticipated that the design will include the following components:

1. Equip the well with a 140-gpm pump. Design piping electrical facilities to accommodate upgraded to an 800 gpm at some point in the future.
2. Install a new iron and manganese treatment system with a chlorination system for oxidation and disinfection. If determined necessary by pilot testing, include a permanganate feed system. The treatment system will be sized for 140 gpm, with consideration for how it can be expanded to 800 gpm and 2,000 gpm in the future.
3. Construct a building to house the treatment system and electrical and control equipment. Building will be sized to accommodate expansion of the pumping and treatment facilities to a capacity of 2,000 gpm. Building will designed with architectural considerations to blend into a residential area.
4. Construct a filter backwash recycle system that includes a settling tank, recirculation pump, piping, and controls.
5. Install standby generator and automatic transfer switch.
6. Install new control panel and telemetry at the proposed facility and coordinate with the City's integrator (Portland Engineering) to ensure the new facility communicates properly with the City's existing SCADA and controls system.

7. Complete all associated sitework (including site piping, conduit, perimeter fencing, access road, and landscaping) and restore disturbed areas.
8. Extend water main from the site to nearest connection point to the water distribution system. It is assumed that this will be approximately 500 linear feet from the site. The location for the connection will need to be coordinated with the development in the area.

Gray & Osborne proposes to complete this work by providing the following engineering services, which are broken down by individual tasks:

Task 1 – Provide Project Management

Provide project management services during the design of the project. This task will include coordinating and managing the schedule and budget for the project team. The City will be provided with progress and budget updates on a monthly basis. This task will also include coordination with the City, the City's hydrogeologic consultant, and regulatory agencies.

Task 2 – Background Data Review and Collection

Complete the following data review and collection tasks:

A. Review Background Data

Review available background data including well drilling and testing reports, water quality data, and available information on the site from the adjacent development.

B. Complete Environmental and Critical Area Review

1. Review and research available data from the Department of Ecology, WDFW, Clark County, and the City for critical areas, wetland reports, and soil surveys.
2. Complete field visit to examine vegetation, soil conditions, hydrology, flag wetland and critical area boundaries and take photo documentation.
3. Prepare critical area report, including wetland rating data sheets, figures, and proposed mitigation plan if necessary due to potential impacts.

C. Complete Field Topographic Survey

Define the limits of the existing rights-of-way, property line, and easements in the project corridors prior to design. Obtain vertical and horizontal control necessary for design of the project, obtain pertinent topographical information to include identifying existing and obvious utilities, and pertinent topographical features to facilitate design of the project. Survey services, to include:

1. Right-of-Way and Easement Research

Acquire and utilize readily available records of survey, plat maps, assessor maps, etc., from the County Courthouse (Auditor's Office) along the project corridors as required for establishing the existing property boundary and easements for the site. This work will include:

- a. Identify current property boundary.
- b. Obtain title reports of affected properties to establish existing property legal descriptions and easements.
- c. Overlay the property boundary and current easements on a plan view of the site.

2. Topographic Survey

- a. Establish vertical and horizontal control on the City adopted datum for survey and mapping at a scale of not more than 1 inch = 20 feet (horizontal) and 1 inch = 5 feet (vertical). Vertical control will be suitable for establishing 2-foot contour intervals and to support the design and construction included in this scope of work.
- b. Acquire topographical survey of the site (within and adjacent to the site) to include establishing surface grades, pavement edges, visually obvious utilities (including utility poles, hydrants, valves, etc.), buildings, fences, major trees and significant landscaping, sidewalks, etc., in sufficient detail to support an adequate level of design.

D. Complete Geotechnical Investigation

Using our subconsultant, PanGEO, Inc., complete a geotechnical investigation of the site to facilitate investigate subsurface conditions and prepare a geotechnical report with recommendations for design of structure foundations, utilities, site excavation, backfill, dewatering and shoring.

E. Complete Cultural Resources Investigation

Using our subconsultant, Archaeological Investigations Northwest, Inc., complete a cultural resources investigation and prepare a Predetermination Report for the site.

Task 3 – Prepare a Predesign Report and Source Approval Documentation

Prepare a Predesign Report for the project including the following tasks:

- A. Evaluate and document project alternatives including the following:
 - 1. Well Pump Alternatives
 - a. Submersible vs. line-shaft turbine.
 - b. Well inside a building or with a pitless adapter unit.
 - 2. Iron and manganese treatment alternatives.
 - 3. Chlorination alternatives.
 - 4. Building materials of construction.
- B. Develop preliminary design criteria for the well pump and treatment facility.
- C. Develop preliminary site and building layouts and water main alignment.
- D. Develop preliminary cost estimates for the project.
- E. Prepare a Predesign Report for the project meeting the requirements of WAC 246-290-110.
- F. Include in the Predesign Report documentation for Washington State Department of Health source approval including well log, pump test results, water quality data, susceptibility assessment, and wellhead

protection plan update. It has been assumed that this information will be supplied by GSI Water Solutions from the well testing and development.

Task 4 – Complete Pilot Study

Complete a pilot study of the recommended treatment technology (assumed to be oxidation/filtration with a manganese oxide media). Utilize a treatment equipment vendor (ATEC Systems) to supply and operate the treatment equipment. Arrange for a test pump for the well to be generator powered. Collect water quality samples for iron and manganese and PFAS. Review data and prepare pilot study report with recommendations for treatment equipment design criteria for inclusion in the Project Report.

Task 5 – Complete Well Equipping and Treatment Design

Complete civil, structural, electrical, and mechanical engineering design of the well equipping, treatment facility, and site improvements. This task includes completing the engineering analysis and calculations necessary to complete the design. This task will also include preparation of detailed plans, specifications, and cost estimates to adequately describe the work for a public works contractor. Gray & Osborne will provide the following services to complete this task:

A. Prepare 60 Percent Submittal

Prepare 60 percent plans, specifications, and construction cost estimates for the Kennedy Well Equipping and Treatment Project. Plans and specifications will be suitable for public works bid. Specifications will be prepared in CSI format. 60 percent plans, specifications, and cost estimates will be submitted to the City for review and comment. Gray & Osborne will meet with the City to review any comments.

B. Prepare 90 Percent Submittal

Prepare 90 percent plans, specifications, and construction cost estimates for the project, incorporating City's 60 percent submittal comments. 90 percent plans, specifications, and cost estimates will be submitted to the City for review and comment. Gray & Osborne will again meet with the City to review any comments.

C. Prepare Final Submittal

Prepare final plans, specifications, and construction cost estimates for the Kennedy Well Equipping and Treatment Project. Final plans, specifications, and cost estimates will be submitted to the Agencies for regulatory approval and will be distributed to contractors.

Task 6 – Complete QA/QC Review

Conduct Quality Assurance/Quality Control reviews of the Predesign Report, 60 percent submittal, 90 percent submittal, and final submittal for the project.

Task 7 – Provide Permitting Assistance

Coordinate with the various permitting agencies and prepare the required permit applications for the project. Anticipated permit applications include the following:

- A. Department of Health Project Approval and Source Approval.
- B. City of Ridgefield Critical Areas Permit.
- C. City of Ridgefield Building Permit.

Permit application and review fees have not been included in this scope of work. It has been assumed that these will be paid directly by the City.

Other permitting requirements may be identified as part of the cultural and environmental review process.

Task 8 – Conduct Meetings and Site Visits

Attend meetings with City staff during development of the plans and specifications to discuss project issues and review draft deliverables as well as during pre-construction and construction. Prepare agendas and minutes for each meeting. The following meetings are assumed:

- A. On-Site Kickoff meeting (in-person).
- B. Predesign Report Review Meeting (virtual).
- C. 60 Percent Design Review Meeting (virtual).
- D. 90 Percent Design Review Meeting (virtual).
- E. Final Design Review Meeting (virtual).
- F. Monthly Project Management Check-in Meetings (virtual – assume 12).

Task 9 – Provide Bid and Award Services

Provide bid and award services for the project. Services will include:

- A. Participation in pre-bid meeting.
- B. Response to contractor inquiries and preparation of addenda as necessary.

Task 10 – Construction Management Services

Provide construction management services for the project. Services will include:

- A. Attend Pre-Construction meeting.
- B. Review of submittals and preparation of responses. (40 submittals have been assumed)
- C. Review and preparation of responses to requests for information. (10 RFIs have been assumed)
- D. Assist in reviewing, negotiating, and preparing change orders. (4 change orders have been assumed)
- E. Attend construction meetings and conduct site visits to review construction progress and issues as necessary (12 meetings and site visits have been assumed)
- F. Prepare record drawings from contractor and inspector redlines
- G. Provide startup assistance including the following:
 - 1. Review of contractor startup and testing plans.
 - 2. 3 days of on-site startup and testing assistance to facilitate startup and testing of the equipment.

BUDGET

Based on the Scope of Work described above, the total estimated cost for engineering services is as shown in the attached Exhibit B.

DELIVERABLES

All deliverables are listed below and are assumed to be provided as electronic PDF format documents:

- Draft Predesign Report.
- Final Predesign Report.
- Pilot Study Report.
- 60 Percent Plans, Specifications, and Cost Estimate.
- 90 Percent Plans, Specifications, and Cost Estimate.
- Final Plans, Specifications, and Cost Estimate.
- Permit Applications.

ANTICIPATED SCHEDULE

Notice to Proceed.....	June 30, 2026
Complete Predesign Report	October 1, 2026
Complete 60 Percent Design.....	January 1, 2027
Complete 90 Percent Design.....	April 1, 2027
Advertise for Bids	June 1, 2027
Construction.....	August 2027 – May 2028
Startup.....	May 2028

ASSUMPTIONS

1. GSI Water Solutions will provide well drilling and testing report for source approval.
2. For pilot testing it has been assumed that an oxidation/filtration treatment system will be adequate. Costs for a pilot study by ATEC Water Systems has been included. Water quality testing costs have not been included in this proposal and have been assumed to be paid for by the City
3. Costs of permit and application fees have not been included. It has been assumed that these fees will be paid directly by the City.
4. The City will be responsible for distribution and advertising of bid documents as well as the tabulation and review of contractor bids.

5. The City will perform the bulk of construction management, including inspection. G&O will provide in-office, meeting, and startup support as described herein.

EXHIBIT B

**ENGINEERING SERVICES
SCOPE AND ESTIMATED COST**

CITY OF RIDGEFIELD - KENNEDY WELL EQUIPPING AND TREATMENT

Tasks	Principal-In-Charge Hours	Project Manager Hours	Civil Eng. Hours	Structural Eng. Hours	Mechanical Eng. Hours	Electrical Eng. Hours	Engineer-In-Training Hours	AutoCAD/GIS Tech. Hours	Environmental Specialist Hours	Professional Land Surveyor Hours	Field Survey Crew Member Hours
1 Provide Project Management	4	16									
2 Background Data Review and Collection											
A. Review Background Data	2	4	4								
B. Complete Environmental and Critical Area Review		2							50		
C. Complete Field Topographic Survey		2	2					8		16	40
D. Complete Geotechnical Investigation		2									
D. Complete Cultural Resources Investigation		2									
3 Prepare Predesign Report and Source Approval Documentation	8	24	48	16	4	8	48	40			
4 Complete Pilot Study	2	8	16				16	4			
5. Complete Well Equipping and Treatment Design											
A. Prepare 60 Percent Design Submittal	8	40	80	24	16	24	120	200			
B. Prepare 90 Percent Design Submittal	8	40	80	40	24	100	120	240			
C. Prepare Final Design Submittal	4	16	40	40	24	100	40	160			
6 Complete QA/QC Review	32	16	16	8	8	8	16				
7 Provide Permitting Assistance	2	4	8	8	8	8	8	8	16		
8 Conduct Meetings and Site Visits	8	24	16			8	24				
9 Provide Bid and Award Services	2	8	8	2	2	4	4	4			
10 Construction Management Services											
A. Attend Pre-Construction Meeting	4	4									
B. Review Submittals	8	20	40	20	20	32	40				
C. Review and Respond to Requests for Information	8	20	10	10	10	20		20			
D. Review, Negotiate, and Assist with Preparing Change Orders	8	16	4	4	2	4	4	8			
E. Attend Construction Meetings and Site Visits	8	48		8	8	16	16				
F. Prepare record drawings	2	4	4	4	4	4	8	24			
G. Provide Startup Assistance	8	24	8		8	16	8				
Hour Estimate:	126	344	384	184	138	352	472	716	66	16	40
Fully Burdened Billing Rate Range:*	\$180 to \$283	\$165 to \$283	\$145 to \$195	\$125 to \$250	\$125 to \$250	\$125 to \$255	\$105 to \$190	\$115 to \$180	\$75 to \$198	\$150 to \$230	\$85 to \$160
Estimated Fully Burdened Billing Rate:*	\$270	\$220	\$180	\$200	\$200	\$240	\$140	\$140	\$160	\$220	\$150
Fully Burdened Labor Cost:	\$34,020	\$75,680	\$69,120	\$36,800	\$27,600	\$84,480	\$66,080	\$100,240	\$10,560	\$3,520	\$6,000

Total Fully Burdened Labor Cost:	\$ 514,100
Direct Non-Salary Cost:	
Mileage & Expenses (Mileage @ current IRS rate)	\$ 4,768
Subconsultants:	
1 Cultural Review (Archaeological Investigations Northwest, Inc.)	\$ 8,027
2 Geotechnical Investigation (PanGeo, Inc.)	\$ 21,093
3 Pilot Study (ATEC)	\$ 15,000
Total Subconsultant	\$ 44,120
Subconsultant Overhead (10%)	\$ 4,412
TOTAL ESTIMATED COST:	\$ 567,400

* Actual labor cost will be based on each employee's actual rate. Estimated rates are for determining total estimated cost only. Fully burdened billing rates include direct salary cost, overhead, and profit.

June 2, 2026
File No. PA-1085

Mr. Mike Johnson, P.E.
Gray & Osborne, Inc.
1130 Rainier Avenue South, Suite 300
Seattle, Washington 98144

Subject: Proposal for Geotechnical Evaluation
Water Treatment Facility Improvements
23115 NW Hillhurst Road in Ridgefield, Washington

Dear Mr. Johnson:

Attached please find our proposed scope of work and cost estimate to provide geotechnical engineering support and infiltration testing for the proposed improvements at the City's existing facility located at 23115 NW Hillhurst Road in Ridgefield, Washington. We understand that the project includes equipping the well, constructing a new wellhouse/treatment building, emergency generator, backwash storage tank and associated sitework, site piping, and stormwater management facilities.

Our proposed scope of work and fee are summarized in Exhibits I and II, respectively. We estimate that a budget of \$21,093 will be needed to complete the geotechnical study and infiltration testing. We will not exceed this amount without your prior authorization.

Please call should you have any questions regarding this proposal.

Sincerely,



Siew L. Tan, P.E.
Principal Geotechnical Engineer

Enclosures: Exhibit I: Scope of Work; Exhibit II: Cost Estimate

EXHIBIT I - SCOPE OF WORK

1. **Geologic Review** – Collect, and review published geologic information, including geologic maps, well logs, and potential geologic hazards mapping.
2. **Site Reconnaissance** - Conduct a site reconnaissance to observe surface conditions that could impact the proposed improvements. During the site visit, we will mark the locations for subsurface explorations and infiltration testing.
3. **Infiltration Testing** – Conduct up to two small pilot infiltration tests at the site. The tests will be performed in general accordance with the procedure outlined in the Washington State DOE Stormwater Manual for Western Washington. The test locations will be determined on a late date by Gray & Osborne. We assume the test depths will be no more than 5 feet deep.

We anticipate the tests to take 8 to 10 hours to complete, including the pre-soak. For budgeting purposes, we include the cost for an excavator for one day, and a water truck to supply the water for infiltration testing.

4. **Test Pit Explorations** – Excavate test pits at or near the locations of the proposed structures, to explore the subsurface conditions for foundation design. The test pits will be excavated to a maximum depth of about 8 feet; the actual depth will be determined based on the actual soil conditions encountered.

All test pits will be backfilled with the excavated soils the same day.

Prior to the test pit excavation, we will contact the one-call center for utility locates. We also assume that the plant operator will verify any potential conflicts with utilities at the test pit locations.

5. **Laboratory Tests** – Conduct laboratory testing on selected soil samples. The tests will be limited to natural moisture contents, grain sizes, and Atterberg Limits.
6. **Engineering Analysis and Report** – Perform engineering analyses, infiltration evaluation, and prepare a summary report outlining the results from our review and site observations. The report will include the following:
 - *Site Plan* - A site plan indicating the approximate location of subsurface explorations;

- *Site Descriptions* - Description of surface and subsurface conditions (soil and groundwater) encountered in the test pits and summary test pit logs;
 - *Seismic Site Class* – Seismic Site Class based on the 2021 IBC;
 - *Foundation Design* – Recommendations for foundation types and foundation design parameters for the new structures, including subgrade preparation;
 - *Retaining Walls* – Recommendations for selection of retaining wall types to stabilize the slope, and provide geotechnical design parameters for the wall design, including active and passive pressures for static and seismic conditions, drainage provisions, and backfill requirements;
 - *Floor Slab* – Slab on grade recommendations, including requirements for sub-floor drains, if needed, subgrade modulus, and subgrade preparation;
 - *Infiltration Rate* – Estimated design infiltration rate based on the small Pilot Infiltration Tests;
 - *Earthwork* – Earthwork recommendations, including maximum temporary excavation slope inclinations, fill placement and compaction guidelines;
 - *Drainage* – General drainage design considerations.
7. **Post Report Consultations** – Provide consultations on an as-needed basis, including attending meetings.

EXHIBIT II - COST ESTIMATE

ESTIMATED LABOR:

WORK TASK DESCRIPTION	PanGEO Hours & Hourly Rates						COST
		Principal Engineer	Principal Geologist	Staff Geo/Eng.			
		\$255.00	\$210.00	\$155.00			
Document Review				1			\$155
Site Recon		8		8			\$3,280
Field Exploration/Infiltration Test		1		16			\$2,735
Assign Lab tests & Review Data				2			\$310
Engineering & Report		4	4	32			\$6,820
Post report Consultation		2					\$510
TOTAL LABOR:	0	15	4	59	0	0	\$13,810

LABORATORY TEST SUMMARY

Test	Est. No. Tests	Unit Cost	Total Cost
Moisture Content	8	\$30	\$240
Sieve Analysis	4	\$125	\$500
Atterberg	2	\$220	\$440
	0	\$0	\$0
	0	\$0	\$0

TOTAL LABORATORY TESTING: \$1,180

ESTIMATED DIRECT EXPENSES:

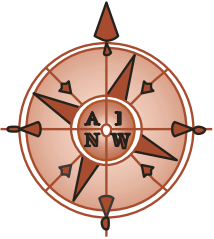
Mileage (320 miles x 2 trips)	\$480
Per Diem	\$200
Field Consumables	\$25
TOTAL DIRECT EXPENSES:	\$705

SUBCONTRACTOR COSTS:

Excavator	\$2,200
Water Truck	\$2,000
Private Utility Locate	\$600
TOTAL SUB. COSTS:	\$4,800

PROJECT COST SUMMARY:

Estimated Labor Cost	\$13,810
Excavation Sub. + 10%	\$5,280
Lab Testing + 10%	\$1,298
Direct Expenses	\$705
PanGEO TOTAL:	\$21,093



Archaeological Investigations Northwest, Inc.

3510 N.E. 122nd Ave. • Portland, Oregon 97230
Phone (503) 761-6605 • Fax (503) 761-6620

Vancouver Phone (360) 696-7473
E-mail: ainw@ainw.com
Web: www.ainw.com

MEMO

Date: June 2, 2026

To: Mike Johnson, P.E., Gray & Osborne, Inc

From: Alexandra Williams-Larson, M.A., R.P.A., Senior Project Manager/Senior Archaeologist, AINW

Re: Kennedy Well Project, Ridgefield, Washington
Proposal for Cultural Resource Services

On behalf of City of Ridgefield (City), Gray and Osborne, Inc., is designing a new well and water treatment facility at the Kennedy Well located at 23115 NW Hillhurst Road. The project area consists of an approximately 1-acre portion of parcel 216690000. The project includes quipping the well, constructing a new wellhouse/treatment building, emergency generator, backwash storage tank and associated sitework, site piping, and stormwater management facilities. Archaeological Investigations Northwest, Inc. (AINW), will provide you with the predetermination study and report needed for the development review submittal to the City of Ridgefield.

The purpose of an archaeological predetermination is to determine if an archaeological site is likely within the project area. Both the Clark County and Washington State Predictive models indicate the project area has a moderate to high probability for archaeological resources. The surrounding area was previously surveyed in 2018, though no shovel tests were excavated in the project area.

The study will include background research, a pedestrian survey, and excavation of up to two 30-centimeter (12-inch) diameter shovel tests. *We assume archaeological resources will be found. If an archaeological resource is found, a survey would be needed to document and delineate the site, and that would require additional funds and your authorization to complete.* AINW will email a summary of the fieldwork results once the fieldwork has been completed, and will prepare a predetermination report for your review. After your approval, AINW will submit the report to the Department of Archaeology and Historic Preservation (DAHP) using its on-line system. .

Our cost for the archaeological predetermination is **\$8,026.62**. Costs will be billed on a time and expenses basis. AINW's payment terms are Net 30 days from issuance of an invoice. Please note that if collection for nonpayment of our invoice is necessary, reasonable collection or legal costs will be charged to you. This letter contains the entire agreement between us and there are no other representations, warranties, or commitments. We can provide you with certificates of our worker's compensation insurance, general and auto liability insurance, and professional liability insurance, upon request. If the terms of this proposal are acceptable to you, please sign and return this proposal to note your acceptance and telephone us, or email us, and we will schedule the work. I appreciate the opportunity to serve as your archaeological consultant. Please feel free to call me if you have any questions.

Approval for project, as presented in this letter:

Name/title: _____

Company: _____

Email: _____

Phone: _____

Signed: _____

Date: _____

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: June 11, 2026

AGENDA ITEM NAME: Ridgefield Community and Recreation Center - Capital Campaign Readiness Report

GOVERNING LEGISLATION

N/A

PREVIOUS COUNCIL ACTION TAKEN:

Ordinance No. 1469 - 2026 Proposed Budget

SUMMARY/BACKGROUND:

As part of the 2026 Budget, City Council approved the Parks Revenue Program budget initiative, which included evaluating revenue strategies for parks and recreation facilities. A component of the initiative's scope was to assess the City's readiness for a capital campaign in support of the Ridgefield Community and Recreation Center, develop campaign tools, and identify considerations for future implementation.

Pacific Northwest Fundraising was selected as the consultant to support this work. City staff, supported by Pacific Northwest Fundraising, will present the final Capital Campaign Readiness Report. The presentation will include an overview of the work completed, tools developed, key findings, and strategic considerations for potential next steps.

No formal action is requested at this time. Staff is seeking Council's review of the report and general feedback on future direction.

BUDGET/FINANCIAL IMPACTS:

N/A

RECOMMENDED ACTION OR MOTION:

N/A

STAFF CONTACT: Corey Crownhart, Park Manager

ATTACHMENTS:

1. Ridgefield_City_Council_Presentation_6_5_26

CITY OF RIDGEFIELD

Parks Revenue Program

Campaign Readiness Report

Presented by Pacific Northwest Fundraising (PNWF)
June 11, 2026 | City Council Public Meeting



Prepared for: Parks, Trails, and Recreation Division | City of Ridgefield

TODAY'S PRESENTATION

01

Who We Are

Pacific Northwest Fundraising & our partnership with Ridgefield

02

What We Were Asked to Do

The scope, goals, and deliverables from the City's RFP

03

What We've Built

A complete campaign-ready toolkit — delivered ahead of schedule

04

The Opportunity

Ridgefield is ready to raise \$50 million for its community

05

Findings & Next Steps

Campaign findings and the path forward for Ridgefield

WHO IS PACIFIC NORTHWEST FUNDRAISING?

Your Strategic Development Partner

Pacific Northwest Fundraising (PNWF) is a Southwest Washington–based development consulting firm specializing in capital campaigns, donor engagement, and sponsorship strategy for public agencies, nonprofits, and civic institutions.

Founded by Eddie Allen, PNWF brings together a team of seasoned fundraising professionals, campaign strategists, and communications experts — all under one roof.

Our Core Strengths

- Capital campaign design & donor strategy
- Major donor cultivation & naming rights frameworks
- Peer benchmarking & gift range analysis
- Sponsorship & donor asset catalogs
- Campaign materials: decks, case for support, collateral
- City Council & stakeholder briefings

7+

Months partnering
with Ridgefield

100%

Deliverables
completed

Ahead

Of schedule
on all phases

WHAT THE CITY ASKED US TO DELIVER

City of Ridgefield Parks Revenue Program — Scope & Deliverables (October 2025)

1

Identify & Catalog

Donor-eligible assets at the proposed Community & Recreation Center

2

Benchmark

Sponsorship and donor recognition practices from comparable jurisdictions and facilities

3

Develop Recommendations

Sponsorship tiers, naming rights categories, and recognition standards consistent with Ridgefield's identity

4

Produce Materials

Professional donor solicitation tools to support early fundraising and capital campaign readiness

5

Provide a Roadmap

A practical, long-term implementation framework for the Parks, Trails & Recreation Division

DELIVERED — AND AHEAD OF SCHEDULE

✓ PROJECT STATUS: ON TRACK & AHEAD OF SCOPE — All contracted deliverables complete as of March 2026

Timeline	Deliverable	Status
Nov–Dec 2025	Major Donor Slide Deck (Community & Recreation Center)	COMPLETE
Nov–Dec 2025	Initial Benchmarking Research	COMPLETE
Jan–Mar 2026	Peer Benchmarking Summary — comparable city analysis & valuation logic	COMPLETE
Jan–Mar 2026	Gift Range Chart — interactive PDF + working Excel model	COMPLETE
Jan–Mar 2026	Asset Valuation Framework — RCRC naming matrices (EXCEEDS SCOPE)	COMPLETE
Value-Add	Donor Tiering & Profiles — top-tier prospect identification	COMPLETE
Apr–May 2026	Strategic Campaign Framework + Council Presentation Prep	COMPLETE

THE CAMPAIGN TOOLKIT RIDGEFIELD NOW OWNS

Everything the City needs to launch a \$50 million campaign — built and ready.

Major Donor Deck

Professional campaign presentation for the Community & Recreation Center — ready for leadership, Council, and major donors

Campaign Case for Support

Compelling case statement and donor narrative for the Community & Recreation Center, ready for leadership conversations

Donor & Sponsor Asset Catalog

Complete inventory of naming rights and sponsorship opportunities across the Community & Recreation Center

Peer Benchmarking Summary

Comparable city analysis validating Ridgefield's valuation ranges against regional peers

Gift Range Chart

Interactive model showing the donor pyramid needed to reach \$50M — including lead gift strategy

Implementation Roadmap

Phased campaign timeline from Foundation through Legacy — with Council milestones and community engagement built in

THE \$50 MILLION OPPORTUNITY

Ridgefield has a generational asset. The tools are built. The case is compelling. The moment is now.

Community & Recreation Center

WHY NOW

\$38M–\$42M

- Two-story community hub
- Two pools, elevated indoor track, fitness center
- Event & programming space with commercial kitchen
- Naming rights available at every level

Why the Moment Is Now

CAMPAIGN GOAL

Act Now

- The building is scheduled for groundbreaking Fall of 2026
- Early donors secure the best naming rights opportunities
- Community excitement is building — the story is compelling
- Every dollar raised is community-owned and community-funded
- A complete campaign toolkit is ready to deploy

THE TOOLKIT IN ACTION — A SNAPSHOT

Two of the tools now in Ridgefield's hands — ready to guide every lead gift conversation.

Gift Range Chart — \$25M Goal

Gift Amount	# Gifts	Prospects	Total
LEAD GIFTS — 64% of goal			
\$6,000,000	1	2	\$6,000,000
\$3,000,000	2	4	\$6,000,000
\$1,000,000	4	8	\$4,000,000
MAJOR GIFTS — 26% of goal			
\$500,000	5	15	\$2,500,000
\$250,000	7	21	\$1,750,000
\$100,000	11	33	\$1,100,000
\$50,000	15	45	\$750,000
COMMUNITY GIFTS — 10% of goal			
\$5,000–\$100	~9,000	36,000	\$2,400,000
TOTAL: 9,040 donors / 36,088 prospects / \$25,000,000			

Prospect Research Summary

Capacity Tier	Count	Status
LEAD NAMING PROSPECTS		
\$5M – \$50M capacity	2	Identified
\$1M – \$5M capacity	5	Profiled
\$500K – \$999K capacity	2	Profiled
REGIONAL ADVOCACY		
\$100K – \$499K capacity	4	Profiled
\$25K – \$99K capacity	2	Identified
FOUNDATIONS & INSTITUTIONS		
Major institutional capacity	4	Researched
24 prospects identified and profiled		
Full profiles available to the Ask Team		

THE CAMPAIGN ROADMAP: FOUNDATION TO GRAND OPENING

FOUNDATION Nov 2025 – May 2026	Scope finalized, case built, materials developed, leadership aligned — COMPLETE
CATALYSTS June 2026 →	Quiet phase: City Manager and Council activate lead relationships. The Catalysts phase is expected to generate 70–80% of overall campaign revenue from approximately 8–12 donors — lead gift (\$6–8M) + two seven-figure gifts secured privately
FOUNDERS 2026–2027	Gifts of \$25K–\$100K, naming opportunities locked in, Founders Circle engaged
MOMENTUM 2027	Groundbreaking Fall of 2026, public campaign announcement, community partner engagement — coordinated with the future facility operator to maximize revenue and support early membership cultivation
COMMUNITY 2027	Bricks, benches, micro-donations; community-wide campaign opens to all of Ridgefield
LEGACY 2027–2028	Donor wall installed, Grand Opening, post-campaign stewardship & reporting

★ YOU ARE HERE → June 11 marks the beginning of the Catalysts phase. Lead gift conversations begin now.

WHY RIDGEFIELD IS READY — AND WHY NOW



Construction Momentum Is Real

The Recreation & Community Center is scheduled for groundbreaking Fall of 2026. Donors respond to momentum — and early supporters secure the best naming rights opportunities.



The Toolkit Is Complete

PNWF has done the heavy lifting. The gift range chart, benchmarking, asset catalog, and campaign decks are done. Ridgefield is well-positioned to move from planning into action.



A Community-Owned Model Is a Strength

Ridgefield is building on its own terms. That narrative — "community-owned, community-funded" — is a powerful donor story. Every dollar raised belongs to Ridgefield and will be invested in this community.



The Right People Are in This Room

The lead gift prospects in Ridgefield are connected to the City Manager and City Council — not to a consulting firm. That's the asset. PNWF provides the strategy, materials, and backup. The Ask Team opens the doors only they can open.



Responsible and Financially Sustainable Growth

Ridgefield is committed to responsible and financially sustainable growth. Philanthropy, naming rights, and sponsorships create a community-funded model that resonates deeply with major donors and local businesses.

FINDINGS & NEXT STEPS

This meeting is a findings update. The campaign will need a clearly defined Ask Team — including the City Manager and City Council, with support from key community leaders and city staff.

1

A Defined Ask Team Is a Strategic Priority

Before any public announcement, lead gifts are secured through trusted private relationships. The City Manager and City Council have the access PNWF cannot replicate. PNWF briefs, prepares, and supports every conversation.

2

Campaign Findings: \$50M Goal Is Achievable

PNWF's research and benchmarking confirm Ridgefield has the assets, prospect base, and community narrative to reach the \$38M–\$42M goal. The gift range chart and comparable city analysis support this conclusion.

3

Identify Lead Relationship Opportunities

Consider who in your network has the capacity and affinity for this community. PNWF will prepare the Ask Team for those conversations. Warm introductions from trusted civic leaders are how lead gifts get made.

4

Secure a Fiscal Sponsor to Receive Donations

Before the campaign can accept donations, a qualified fiscal sponsor or foundation should be identified and engaged. This entity will receive and steward funds on behalf of the City until a permanent campaign structure is established.

"Ridgefield is growing.

This project creates the indoor hub for belonging, wellness, and community pride."

— PNWF Campaign Vision Statement

Ridgefield has everything it needs to raise \$50 million.

The strategy is sound. The tools are built. The community is ready.
Tonight, the Council can make it official.

Eddie Allen, Founder & Lead Guide

eddie@pacificnorthwestfundraising.us



**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: June 11, 2026

AGENDA ITEM NAME: Second Reading of Ordinance No.1481 - Nye PUD Development Agreement

GOVERNING LEGISLATION

RCW 36.70B Local Project Review
RMC 18.310.150 Development Agreements

PREVIOUS COUNCIL ACTION TAKEN:

Council held a public hearing and first reading of Ordinance No. 1481 on May 14, 2026.

SUMMARY/BACKGROUND:

Nye Planned Unit Development (PUD) received preliminary plat approval on February 2, 2024. The approved project included 62 single-family attached (townhome) lots, open space, and infrastructure improvements. The engineering plans are currently under review.

Prior to completing the engineering plan review process, initiating site construction, and submitting for final plat approval, the applicant seeks to satisfy the requirement to build single-family attached townhomes using a product with side entries and two-car garages. The City seeks to acquire from the applicant the 10.4-acre property located between the Nye PUD and Boyse Park for the purpose of a public park, containing a public connector trail to be constructed by the applicant. The park dedication and trail construction would be PIF-creditable.

A Development Agreement (DA) between the City of Ridgefield and H2 NYE, LLC addressing these provisions is included as an attachment. Additional attachments provided by the developer show the conceptual trail layout and a conceptual side entry home elevation and layout. Note that this example is for a detached home, and the Nye PUD homes would be attached in pairs.

BUDGET/FINANCIAL IMPACTS:

N/A

RECOMMENDED ACTION OR MOTION:

To adopt the Nye PUD Development Agreement:
"I move to adopt Ordinance No. 1481 as presented."

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. Nye DA(7415013.2)_06112026
2. Trail Exhibit
3. 1590

4. Creekside 1590 Plan page (003)

ORDINANCE NO. 1481

An Ordinance of the City of Ridgefield, Washington Approving a Development Agreement with H2 Nye, LLC for the Development of the Nye 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, H2 NYE, LLC owns property within the City of Ridgefield known as the Nye Property (“the Property”) and which includes tax parcels APN 213710000 and APN 213717000 within the City of Ridgefield, Clark County, Washington; and

WHEREAS, Hinton Development, LLC was granted preliminary approval to develop the western portion of the Property as a 62-lot townhome planned unit development (PUD) via final order for File No. Master-22-0037/PLZ-22-0054 - 22-0057 on February 2, 2024; 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 H2 NYE, LLC in furtherance of those comprehensive plan goals and policies and state mandates; and

WHEREAS, the eastern portion of the Property is within potential target acquisition area “F” as shown on page 83 of the Ridgefield Parks, Recreation & Open Space Plan dated March 2022 and is adjacent to Boyse Park, a City park; 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 May 14, 2026; and

WHEREAS, the City and H2 NYE, LLC have reached agreement regarding the terms and conditions of a Development Agreement related to the development of affordable townhomes and dedication of public park and trail property 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

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 11TH DAY OF JUNE, 2026.

CITY OF RIDGEFIELD

Mayor, Matt Cole

ATTEST:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

Public Hearing: May 14, 2026
First reading: May 14, 2026
Second Reading/Passage: June 11, 2026
Date of Publication:
Effective Date:

MAIL TAX STATEMENTS TO:
H2 Nye, LLC
14010-A NE 3RD CT STE 106
VANCOUVER WA, 98685

AFTER RECORDING RETURN TO:
City of Ridgefield
Attn: Steve Stuart
230 Pioneer St./P.O. Box 608
Ridgefield, WA 98642-0608

RECORDING COVER SHEET

This space provided for recorder's use.

INSTRUMENT TITLE: DEVELOPMENT AGREEMENT

GRANTOR(S): H2 NYE, LLC

GRANTEE: CITY OF RIDGEFIELD, WASHINGTON

ABBREVIATED LEGAL DESC: #7 and #14 OF SEC 20 T4NR1EWM

FULL LEGAL DESCRIPTION:

ASSESSOR'S PROPERTY TAX
PARCEL ACCOUNT NUMBERS: 213710000 and 213717000

REFERENCE NUMBER OF
RELATED DOCUMENTS: N/A

DEVELOPMENT AGREEMENT

Effective Date: Date of Recording

PROPERTY

The real property subject to this Agreement consists of property within the City of Ridgefield, Clark County, Washington, described in the attached **Exhibit A** (referred to herein as “APN 213710000”) and in the attached **Exhibit B** (referred to as “APN 213717000”). APN 213710000 has obtained preliminary plat approval for a subdivision in _____ (the “Nye Subdivision”). APN 213717000 is within potential target acquisition area “F” as shown on page 83 of the Ridgefield Parks, Recreation & Open Space Plan dated March 2020 and is adjacent to Boyse Park.

PARTIES

H2 NYE, LLC is the current owner (the “Owner”) of fee title to APN 213710000 and APN 213717000.

The CITY OF RIDGEFIELD is a Washington municipal corporation (hereafter “City”) and is responsible for land use planning and permitting pursuant to the Growth Management Act, RCW 35A.63 and RCW 58.17.

Owner and the City, as defined in this Agreement, are collectively referred to as the Parties.

AUTHORITIES

Whereas, the Parties are authorized to enter this Agreement by RCW 36.70B.170(1).

Whereas, pursuant to 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;

Whereas, 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.

RECITALS

- A. Owner owns and has the right to dedicate APN 213717000 as a City park. Owner owns APN 213710000 and has the right to construct a public trail from the Nye Subdivision through APN 213717000 to Boyse Park.
- B. Owner is proposing to dedicate APN 213717000 as a City park and to construct a public trail from the Nye Subdivision through APN 213717000 to Boyse Park as described on **Exhibit C**.
- C. APN 213717000 is adjacent to Boyse Park and APN 213717000 is within an area the City has identified as potential target acquisition area “F” as shown on page 83 of the Ridgefield Parks, Recreation & Open Space Plan dated March 2020.
- D. Owner and the City have agreed to the park dedication and trail system improvements, contained herein, which will best facilitate desired access, recreation, and connectivity outcomes under the terms and conditions of this Agreement.
- E. Each of the Recitals contained herein are intended to be, and are incorporated as, covenants between the Parties and will be so construed.

AGREEMENT

NOW, THEREFORE, the Parties agree as follows:

1. RESPONSIBILITIES

- 1.1) Owner agrees to dedicate APN 213717000 to the City as a City park and to construct a public trail from the Nye Subdivision through APN 213717000 to Boyse Park, as described on Exhibit C.
- 1.2) Owner or its Successor agree to allow public access to the portions of the trail within the Nye Subdivision. Such public access shall be preserved by way of public access easements provided on the plat for the Nye Subdivision.
- 1.3) Owner agrees or its Successor agrees to the portions of the trail within the Nye Subdivision. Such maintenance shall be provided by way of recorded CC&Rs (to be approved by the City through the final platting process) and shall be the responsibility of the Home Owner’s Association for the Nye Subdivision.
- 1.4) City agrees to establish a Park Impact Fee (“PIF”) Credit in the amount of _____ Dollars and 00/100 (\$_____.00) for the dedication of APN 213717000 to the City as a City park and _____ Dollars and 00/100 (\$_____.00) for the construction of the public trail from the Nye Subdivision through APN 213717000 to Boyse Park, as described on Exhibit C, as those expenses are eligible as improvements to a System Park identified in the 2020 Ridgefield Parks, Recreation & Open Space.
- 1.5) Prior to the City issuing PIF Credits to Owner or its Successor for dedication of APN 213717000 to the City as a City park and the actual costs of the public trail from the Nye Subdivision through APN 213717000 to Boyse Park, as described on Exhibit C, Owner or Successor shall submit detailed land value and construction cost estimates to the City. Additionally, no PIF Credits shall by issued by the City for actual costs incurred until all improvements contained within this agreement have been accepted by the City (which requires that they are constructed, inspected, and bonded).
- 1.6) For the purposes of issuing building permits on individual dwellings in the Nye Subdivision, the side entry design, two car garage design, as shown in **Exhibit D** shall be considered a townhome and building permits for the side entry design shown in Exhibit D shall not be denied on account of having a door on the side and rear of the dwelling instead of the front and rear.
- 1.7) Unit driveways shall be attached or detached and each individual driveway width shall be a maximum of 22’ wide to accommodate a two car garage unit.
- 1.8) Units shall incorporate a covered side entry as shown in **Exhibit D** and a covered rear patio measuring at least one hundred (100) square feet.

2. CITY’S RESERVED AUTHORITY

Notwithstanding anything in this Agreement to the contrary, the City will 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.

3. EXECUTION OF AGREEMENT; COUNTERPARTS; ELECTRONIC SIGNATURES

This Agreement may be executed in several counterparts; each of which shall be deemed an original and all of which shall constitute one and the same instrument, and shall become effective when counterparts have been signed by each of the Parties and delivered to the other Parties; it being understood that all Parties need not sign the same counterparts – PROVIDED that all signature pages will be recorded together, and the complete recorded Agreement will constitute the final instrument. The exchange of copies of this Agreement and of signature pages by facsimile transmission (whether directly from one facsimile device to another by means of a dial-up connection or whether mediated by the worldwide web), by electronic mail in “portable document format” (“.pdf”) form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, or by combination of such means, shall constitute effective execution and delivery of this Agreement as to the Parties and may be used in lieu of the original Agreement for all purposes. Signatures of the Parties transmitted by facsimile shall be deemed to be their original signatures for all purposes.

4. TERMINATION

The Agreement may be terminated by a mutual agreement of the Parties in writing, which will be recorded.

5. AUTHORIZATION

The persons executing this Agreement on behalf of the Parties are authorized to do so and, upon execution by such parties, this Agreement will be a valid and binding obligation of such 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.

6. RUN WITH THE LAND

This Agreement shall run with the land and benefit and bind the Parties and the Parties' heirs, successors and assigns, and will be recorded with the Clark County Auditor.

7. ASSIGNABILITY AND CONTRACTUAL TRANSFER OF OBLIGATIONS

The rights and obligations established in this Agreement are assignable by H 2 Grove, LLC to its successors and assigns including, without limitation, a H2 Nye, LLC and any future owners of all or any portion of the Property.

8. TERM

The Term of this Agreement will expire on the fifth (5th) anniversary of the date of the recording of this document if Owner does not commence construction of its project on the Tracts prior to such date. The Term may, however, be extended in writing by mutual agreement of the Parties

which shall be recorded.

9. PUBLIC HEARING

The Ridgefield City Council has approved execution of this Agreement by ordinance after a public hearing.

10. DISPUTE RESOLUTION

Should a disagreement arise between the Parties, the Parties agree to attempt to resolve the disagreement by first meeting and conferring. If such meeting proves unsuccessful to resolve the dispute, the disagreement may be resolved by a civil action.

11. APPLICABLE LAW AND VENUE

This Agreement will be construed in accordance with the laws of the State of Washington, and exclusive venue for any dispute will be in the Clark County Superior Court.

12. SEVERABILITY

If any portion of this Agreement will be invalid or unenforceable to any extent, the validity of the remaining provisions will not be affected thereby. If a material provision of this Agreement is held invalid or unenforceable such that a Party does not receive the benefit of its bargain, then the other Parties will renegotiate in good faith terms and provisions that will effectuate the spirit and intent of the Parties' agreement herein.

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.

14. AMENDMENTS

This Agreement may only be amended by a mutual written agreement of the Parties that has been recorded in the Clark County deed records.

15. SURVIVAL

Any covenant or condition set forth in this Agreement, the full performance of which is not specifically required prior to the expiration or earlier termination but which by its terms is to survive the termination of this Agreement, will survive the expiration or earlier termination of this Agreement and will remain fully enforceable thereafter.

16. NO DIRECT BENEFIT TO THIRD PARTIES

The Parties are the only parties to this Agreement and are the only parties entitled to enforce its terms, except as otherwise specifically provided in this Agreement. There are no third-party beneficiaries.

17. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties as to the subject matter.

18. NOTICES

All notices will be in writing and may be delivered by personal delivery, by overnight courier service, or by deposit in the United States Mail, postage prepaid, as certified mail, return receipt requested, and addressed as follows:

City:	City of Ridgefield Attn: Steve Stuart 230 Pioneer St./PO Box 608 Ridgefield, WA 98642-0608
With a copy to:	Janean Parker Law Office of Janean Z. Parker PO Box 298 Adna, WA 98522
Owner:	H2 Nye, LLC Attn: Mark Hinton mark@hintondevelopment.com
With a copy to:	H2 Nye, LLC Rob Hinton rob@hintondevelopment.com

Notices will be deemed received by the addressee upon the earlier of actual delivery or refusal of a party to accept delivery thereof. The addresses to which notices are to be delivered may be changed by giving notice of such change in address in accordance with this notice provision.

19. TIME IS OF THE ESSENCE

Time is of the essence in the performance of and adherence to each and every provision of this Agreement.

20. NON-WAIVER

Waiver by any Party of strict performance of any provision of this Agreement will not be deemed a waiver of or prejudice a Party's right to require strict performance of the same or any other provision in the future. A claimed waiver must be in writing and signed by the Party granting a waiver. A waiver of one provision of this Agreement will be a waiver of only that provision. A waiver of a provision in one instance will be a waiver only for that instance, unless the waiver explicitly waives that provision for all instances.

21. 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.

22. INTERPRETATION OF AGREEMENT; 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. Nothing contained in this Agreement will be construed as creating the relationship of principal and agent, partners, joint venturers, or any other similar relationship between the Parties.

23. FUTURE 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.

Signatures appear on the following pages.

EXHIBIT A

Legal Description of APN 213710000

EXHIBIT B

Legal Description of APN 213717000

EXHIBIT C

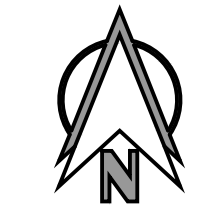
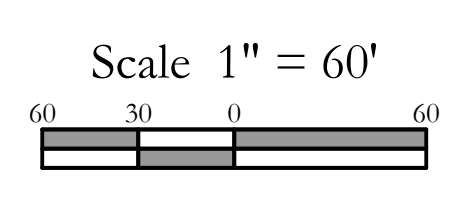
Depiction of Trail Improvements

EXHIBIT D

Depiction of Side Entry Townhomes



Revisions	
1	
2	
3	
4	
5	
6	



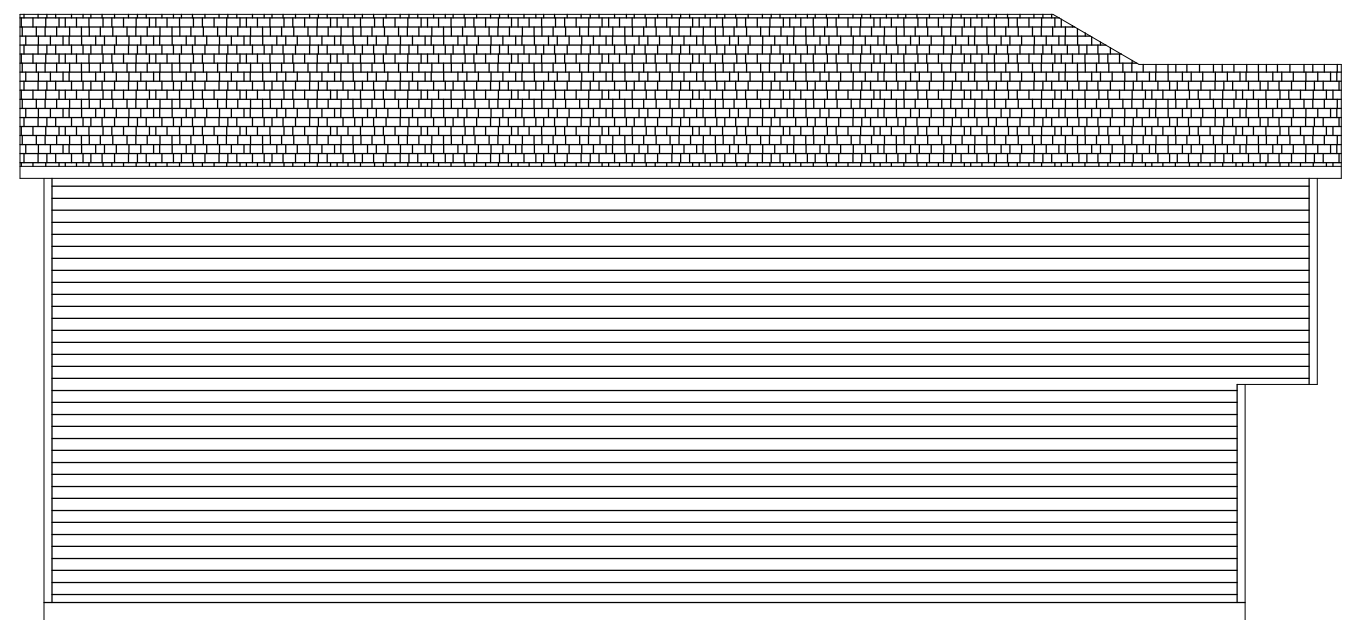
Legend	
Proposed Asphalt	
Proposed Concrete	
Future Concrete	
Proposed Woodchips	
Proposed Retaining Wall	
Proposed Gravel Path	
Proposed Dispersion Trench	
Proposed ADA Ramps	

Project No.	2861
SCALE:	H: 1" = 60' V: N/A
DESIGNED BY:	MJM
DRAFTED BY:	MJM
REVIEWED BY:	TGJ

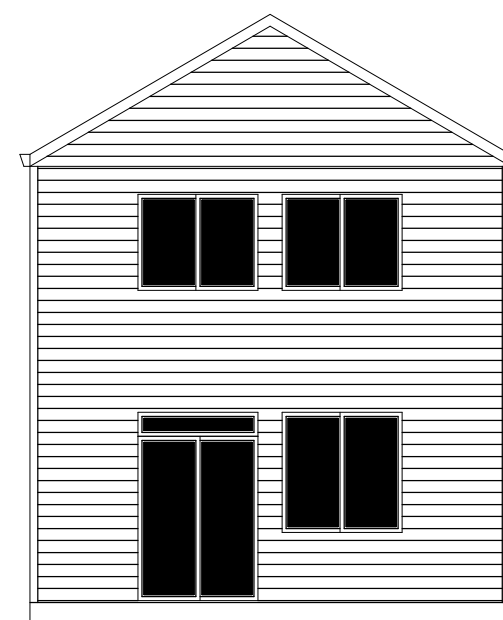
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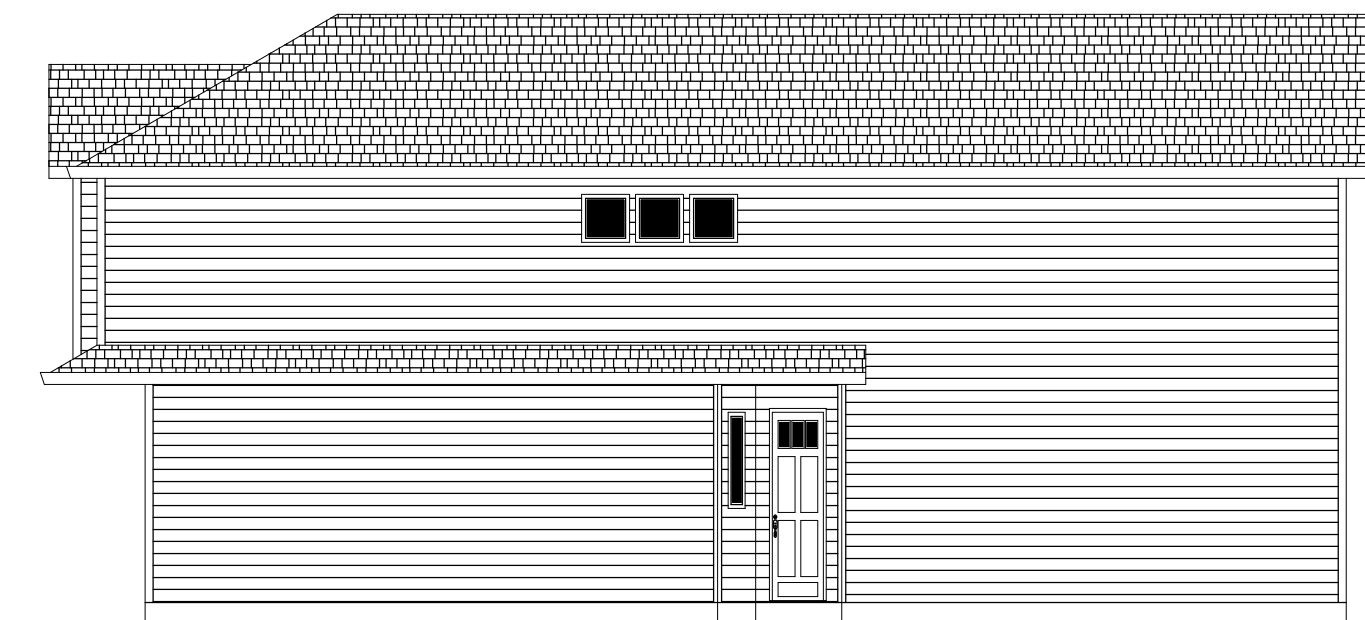
FRONT ELEVATION C
SCALE 1/4"=1'0"



LEFT ELEVATION
SCALE 1/8"=1'-0"



REAR ELEVATION
SCALE 1/8"=1'-0"

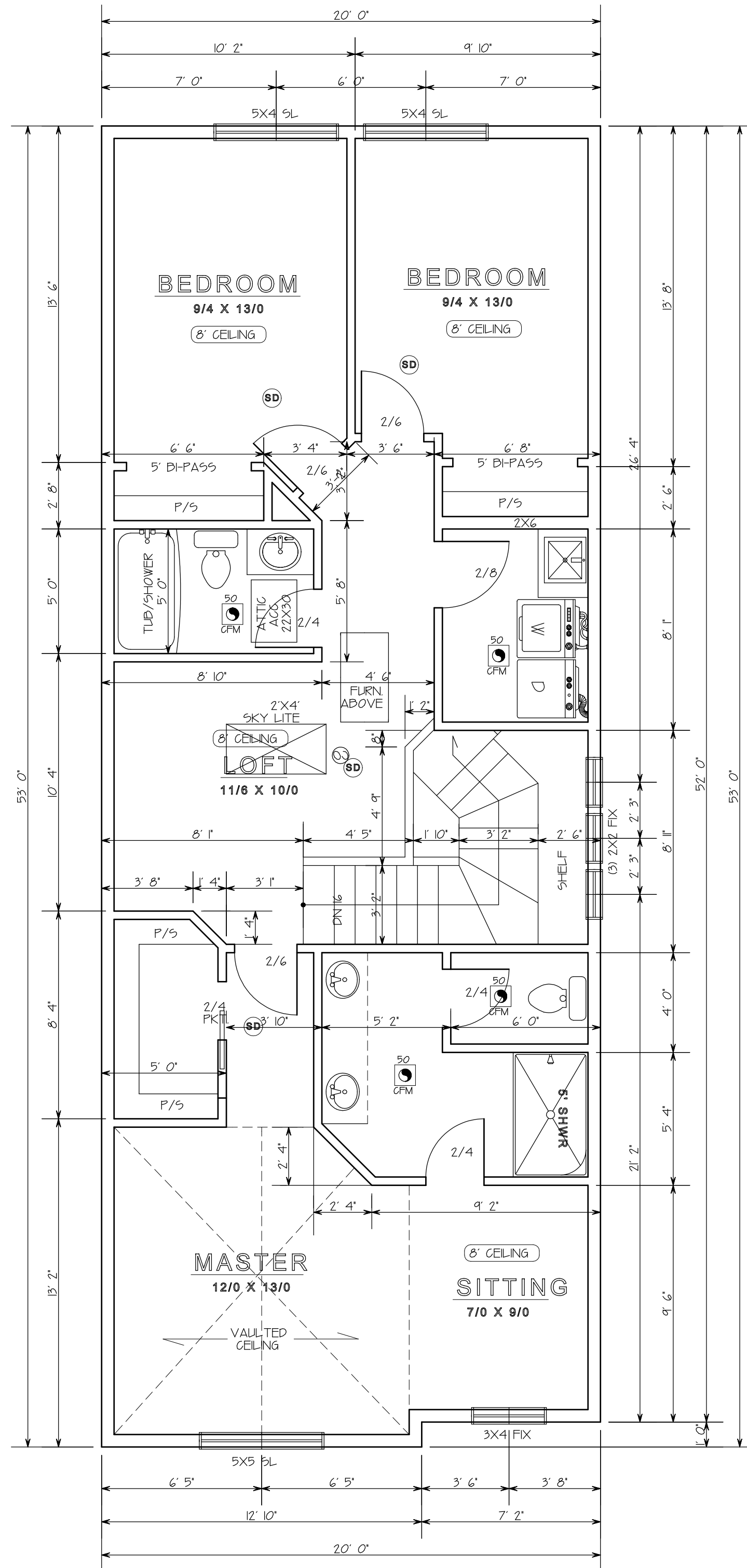


RIGHT ELEVATION
SCALE 1/8"=1'-0"

NOTE:
CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO CHECK FOR ERRORS ON THIS PLAN.
WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

06-10-16

1590 SF

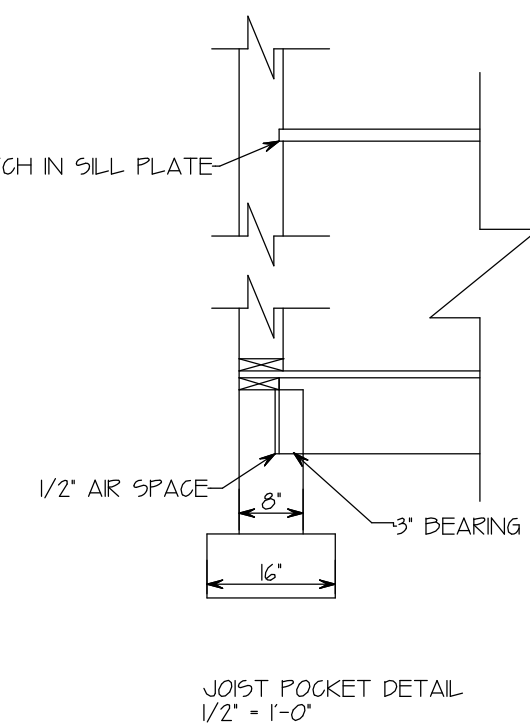
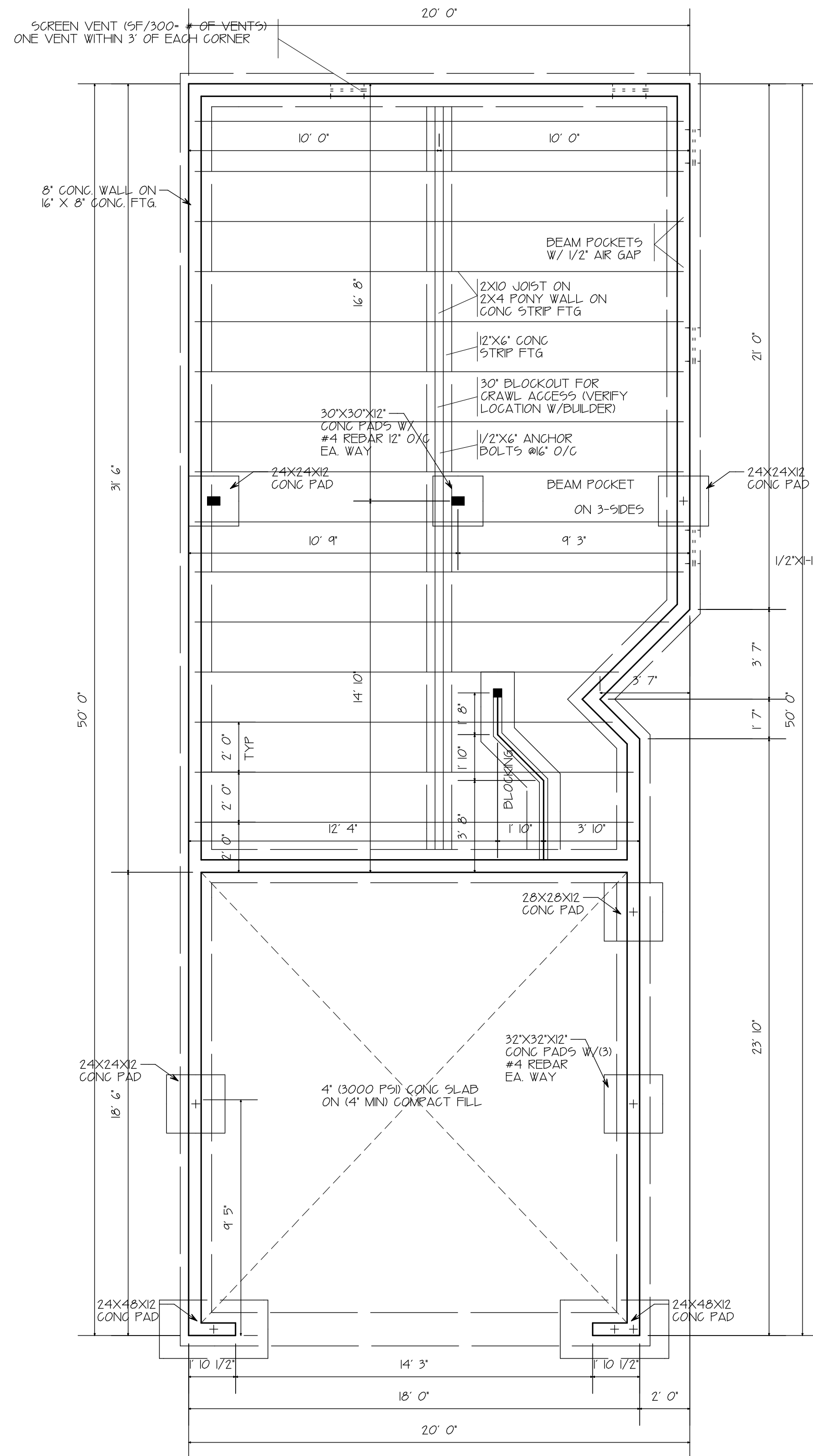


2ND FLOOR PLAN
SCALE 1/4"=1'0"

CREEKSIDE HOMES

NOTE:
CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO CHECK FOR ERRORS ON THIS PLAN.
WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS

06-10-16
1590 SF



FOUNDATION PLAN
SCALE 1/4"=1'0"

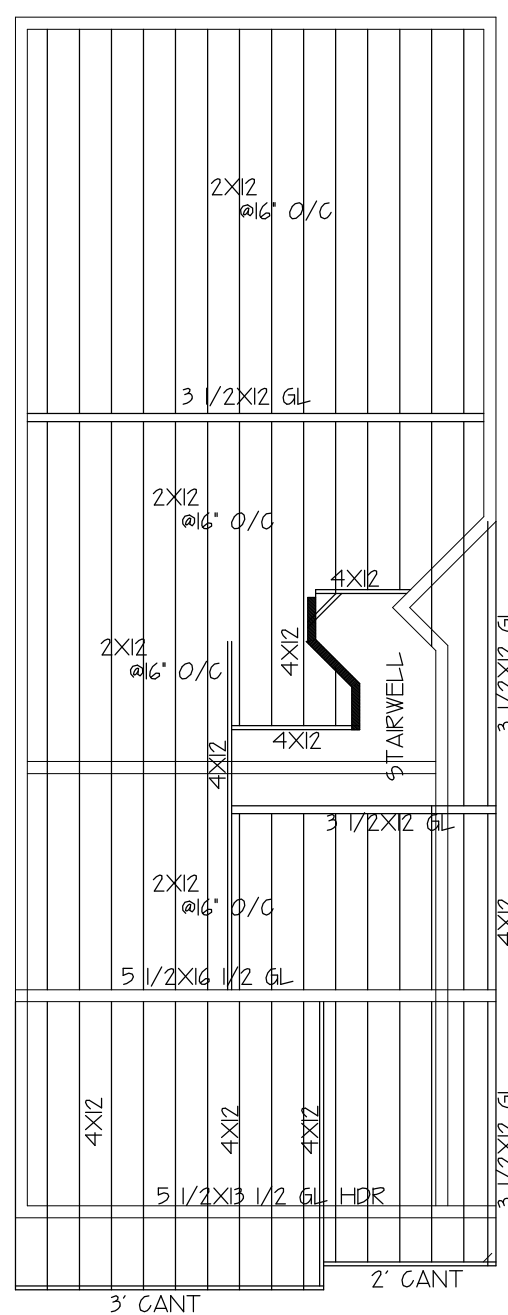
CREEKSIDE HOMES

NOTE:
CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO CHECK FOR ERRORS ON THIS PLAN.
WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS

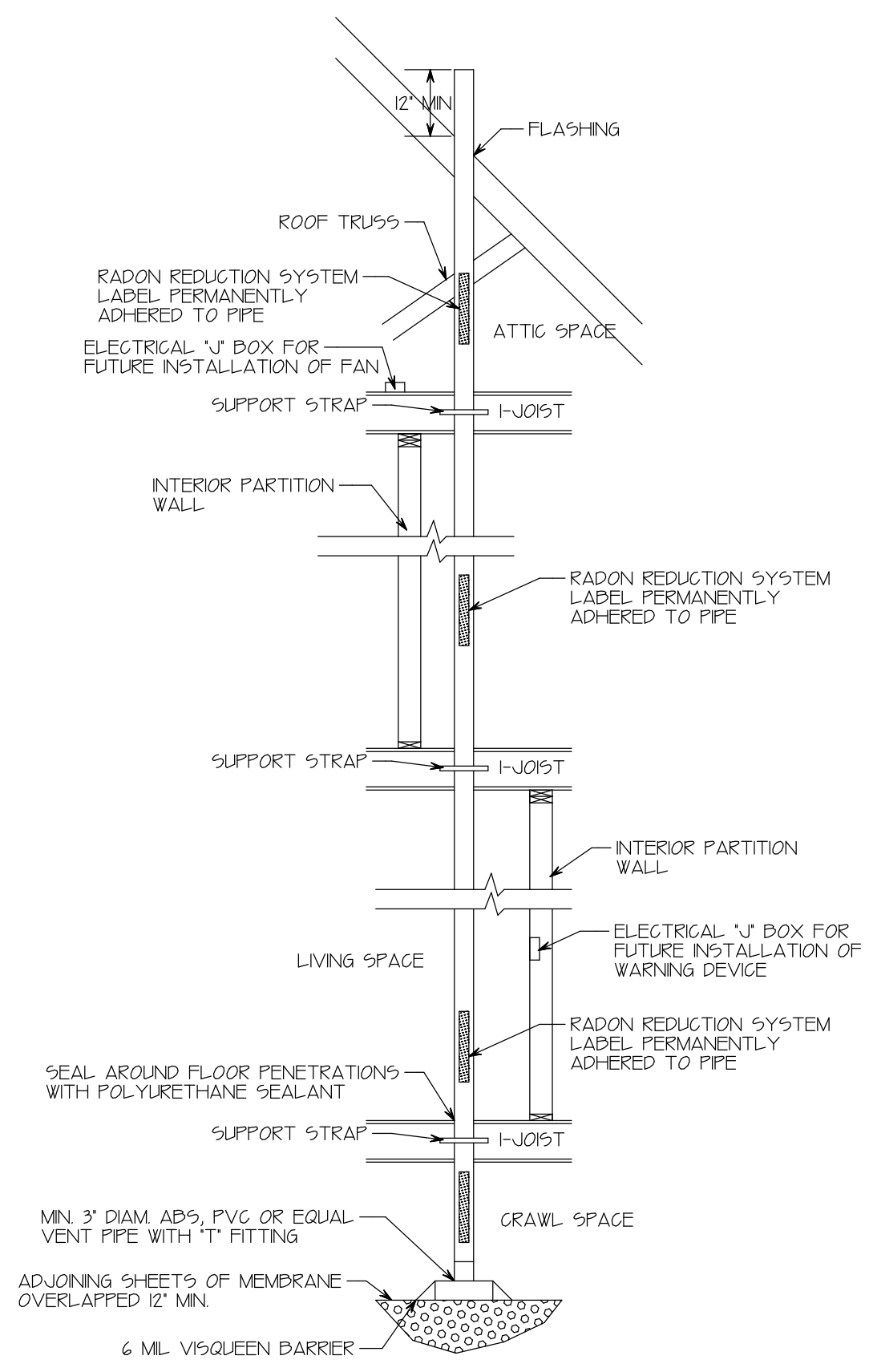
06-10-16

1590 SF

4

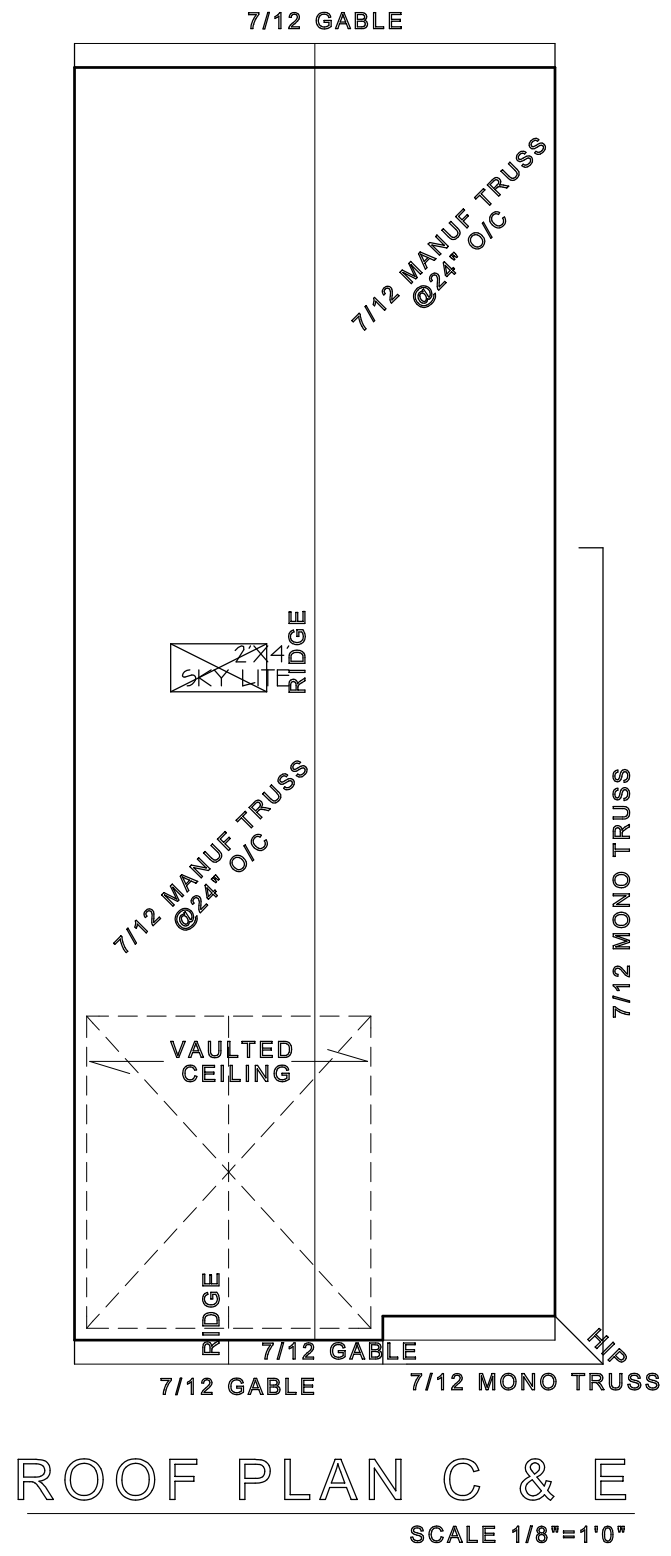


2ND FRAMING PLAN
SCALE 1/8"=1'0"

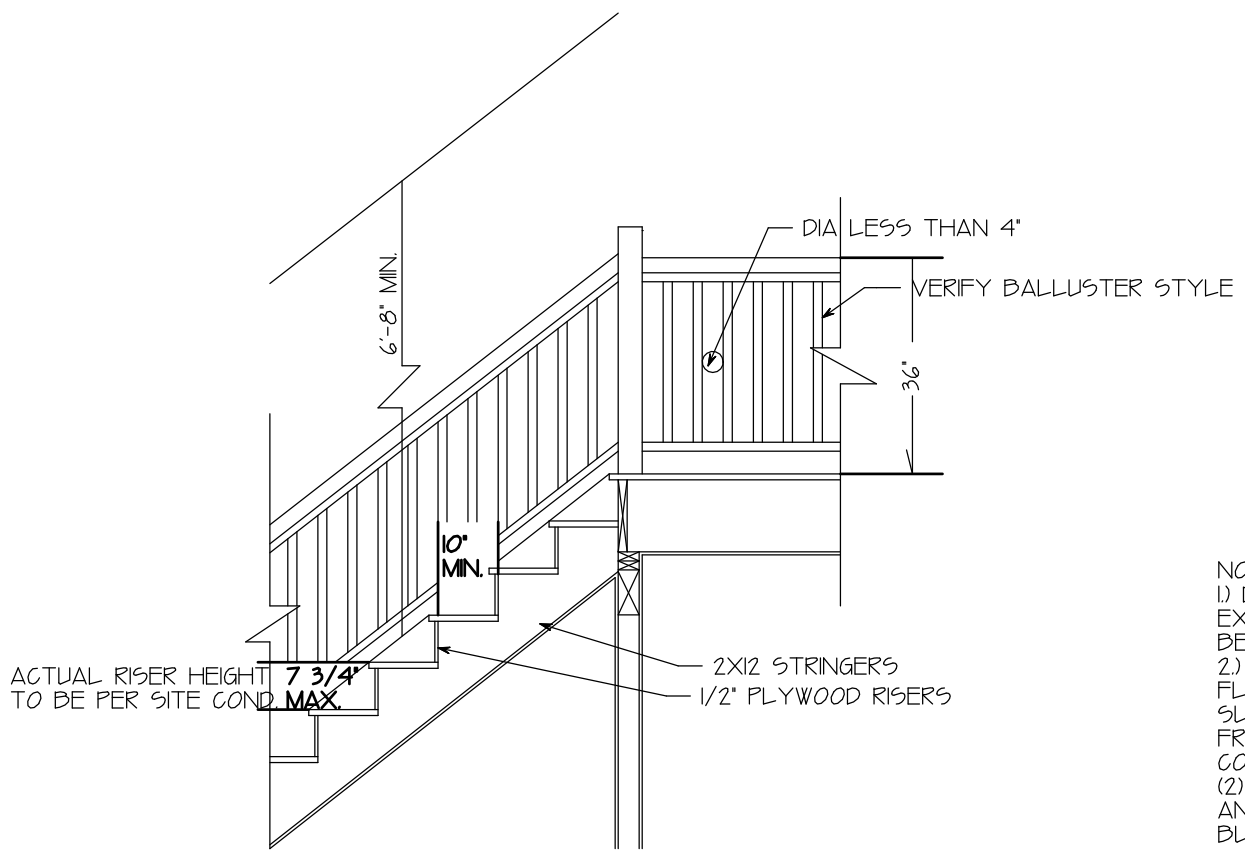


REFER TO DRAWINGS ABOVE FOR ADDITIONAL INFORMATION. THIS DRAWING IS FOR INSTALLATION GUIDES ONLY.

RADON DETAILS



ROOF PLAN C & E
SCALE 1/8"=1'0"

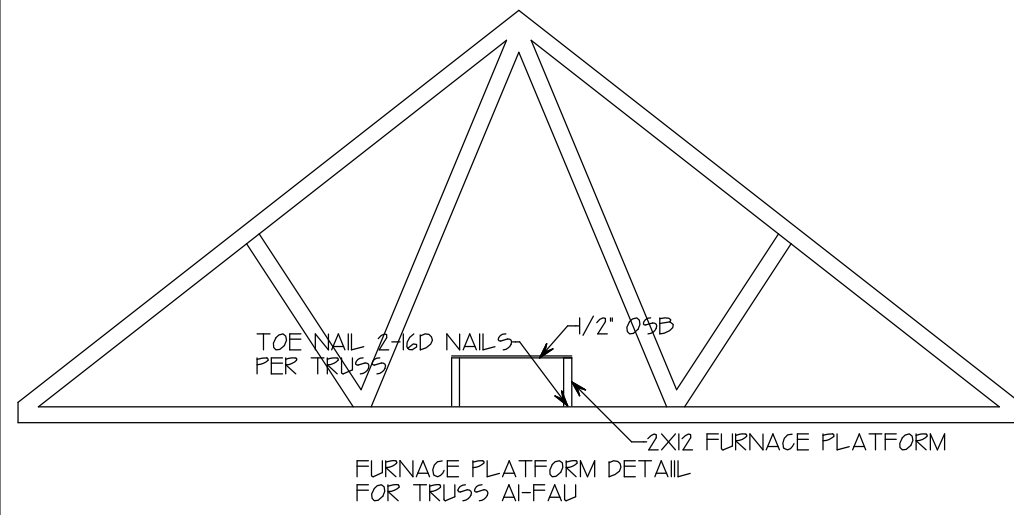


TYP. STAIR DETAIL
SCALE 3/8" = 1'-0"

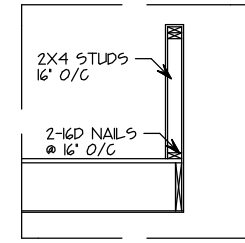
NOTE:
1) DAMP PROOFING SHALL BE USED ON ALL EXTERIOR SURFACES OF CONCRETE WALLS BELOW GROUND SURFACE.
2) THE PIPE SHALL BE EXTENDED UP THROUGH THE BUILDING FLOORS, AND (OR) TERMINATING AT LEAST 12" ABOVE THE SURFACE OF THE ROOF IN A LOCATION AT LEAST 10' AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN (2) FEET BELOW THE EXHAUST POINT, AND 10 FEET FROM ANY WINDOW OR OTHER IN ADJOINING OR ADJACENT BUILDINGS.

NOTE:
CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO CHECK FOR ERRORS ON THIS PLAN.
WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS

06-10-16
1590 SF



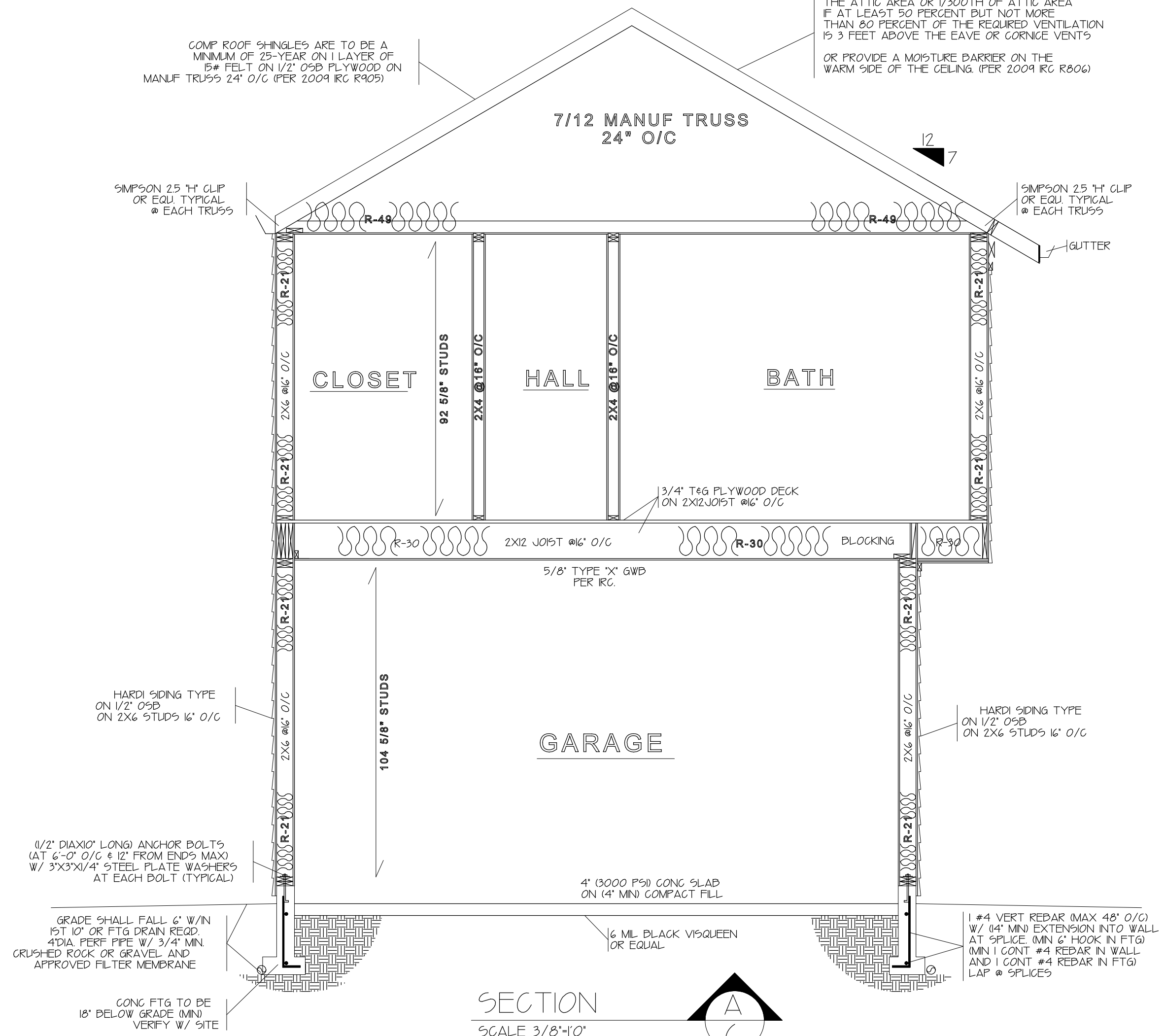
FURNACE PLATFORM DETAIL FOR TRUSS AH-FAU



HALF WALL DETAIL

COMP ROOF SHINGLES ARE TO BE A MINIMUM OF 25-YEAR ON 1 LAYER OF 15# FELT ON 1/2\"/>

ATTIC VENTILATION MUST BE 1/50TH OF THE ATTIC AREA OR 1/300TH OF ATTIC AREA IF AT LEAST 50 PERCENT BUT NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATION IS 3 FEET ABOVE THE EAVE OR CORNICE VENTS OR PROVIDE A MOISTURE BARRIER ON THE WARM SIDE OF THE CEILING. (PER 2009 IRC R806)



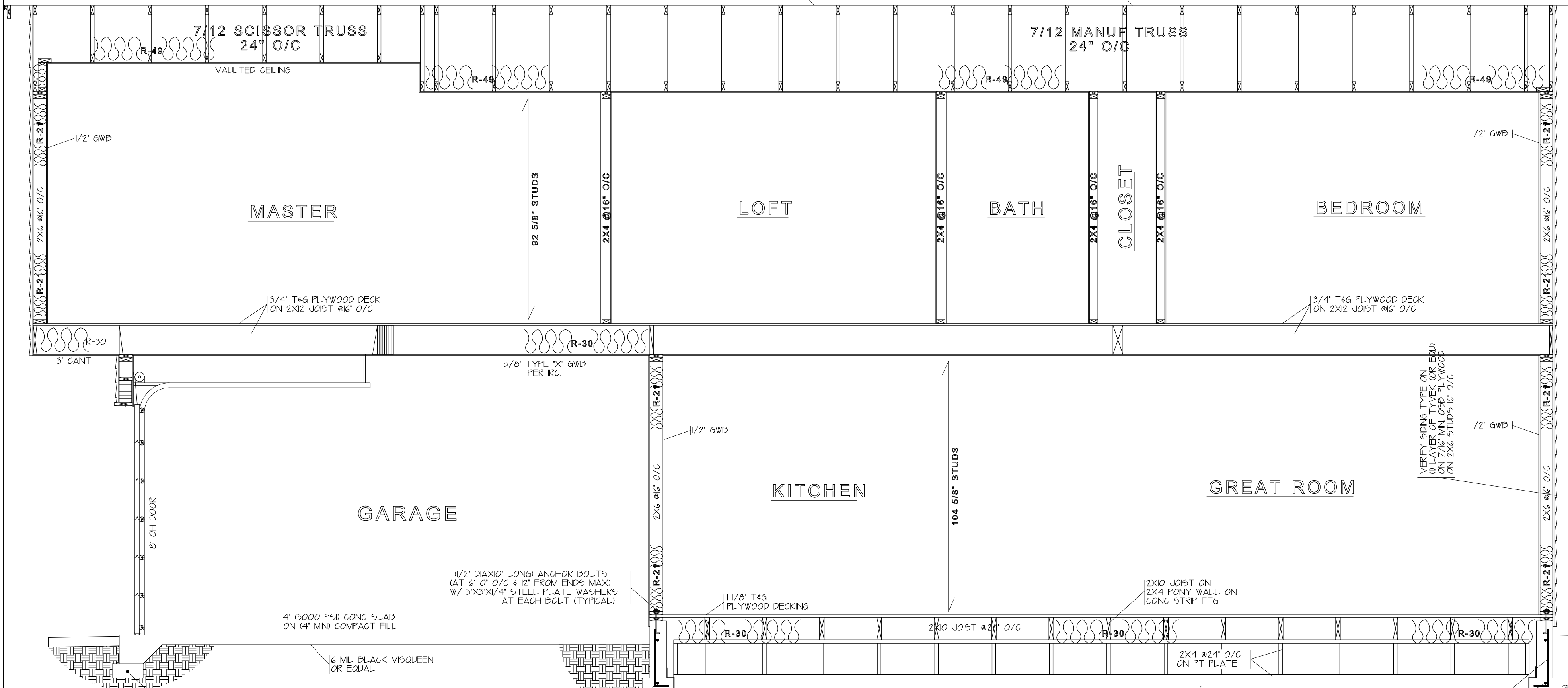
SECTION A-6
SCALE 3/8\"/>

NOTE:
CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO CHECK FOR ERRORS ON THIS PLAN.
WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS

06-10-16
1590 SF

ATTIC VENTILATION MUST BE 1/50TH OF THE ATTIC AREA OR 1/300TH OF ATTIC AREA IF AT LEAST 50 PERCENT BUT NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATION IS 3 FEET ABOVE THE EAVE OR CORNICE VENTS
 OR PROVIDE A MOISTURE BARRIER ON THE WARM SIDE OF THE CEILING (PER 2009 IRC R806)

COMP ROOF SHINGLES ARE TO BE A MINIMUM OF 25-YEAR ON 1 LAYER OF 5# FELT ON 1/2" OSB PLYWOOD ON MANUF TRUSS 24" O/C (PER 2009 IRC R905)



NOTE:
 CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO CHECK FOR ERRORS ON THIS PLAN.
 WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

1 #4 VERT REBAR (MAX 48" O/C) W/ (4" MIN) EXTENSION INTO WALL AT SPLICE (MIN 6" HOOK IN FTG) (MIN 1 CONT #4 REBAR IN WALL AND 1 CONT #4 REBAR IN FTG) LAP @ SPLICES

GRADE SHALL FALL 6" W/IN 1ST 10' OR FTG DRAIN REQD 4" DIA PERF PIPE W/ 3/4" MIN CRUSHED ROCK OR GRAVEL AND APPROVED FILTER MEMBRANE

1/2" DIA X 10" LONG ANCHOR BOLTS (AT 6'-0" O/C & 12" FROM ENDS MAX) W/ 3" X 3" X 1/4" STEEL PLATE WASHERS AT EACH BOLT (TYPICAL)

CONG FTG TO BE 18" BELOW GRADE (MIN) VERIFY W/ SITE

1/2" DIA X 10" LONG ANCHOR BOLTS (AT 6'-0" O/C & 12" FROM ENDS MAX) W/ 3" X 3" X 1/4" STEEL PLATE WASHERS AT EACH BOLT (TYPICAL)

1/2" DIA X 10" LONG ANCHOR BOLTS (AT 6'-0" O/C & 12" FROM ENDS MAX) W/ 3" X 3" X 1/4" STEEL PLATE WASHERS AT EACH BOLT (TYPICAL)

SECTION A
 SCALE 3/8"=1'0"

06-10-16
1590 SF
7



CREEKSIDE
HOMES

1590 PLAN



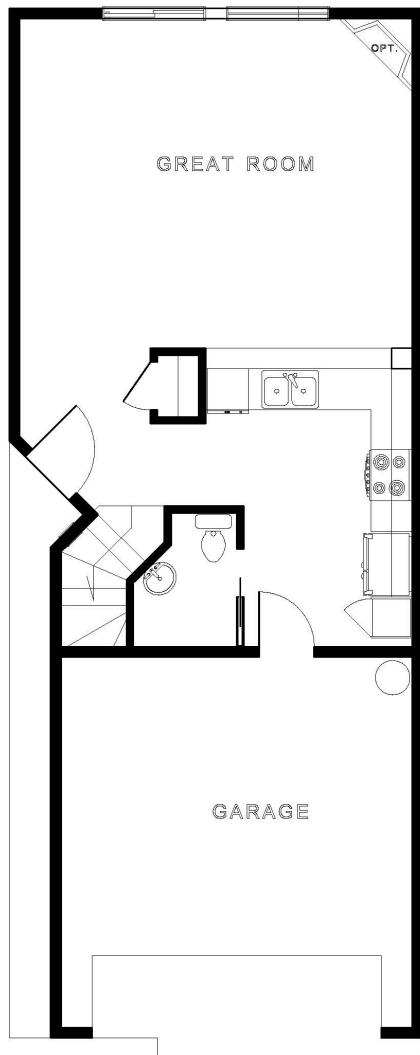
CREEKSIDE
HOMES



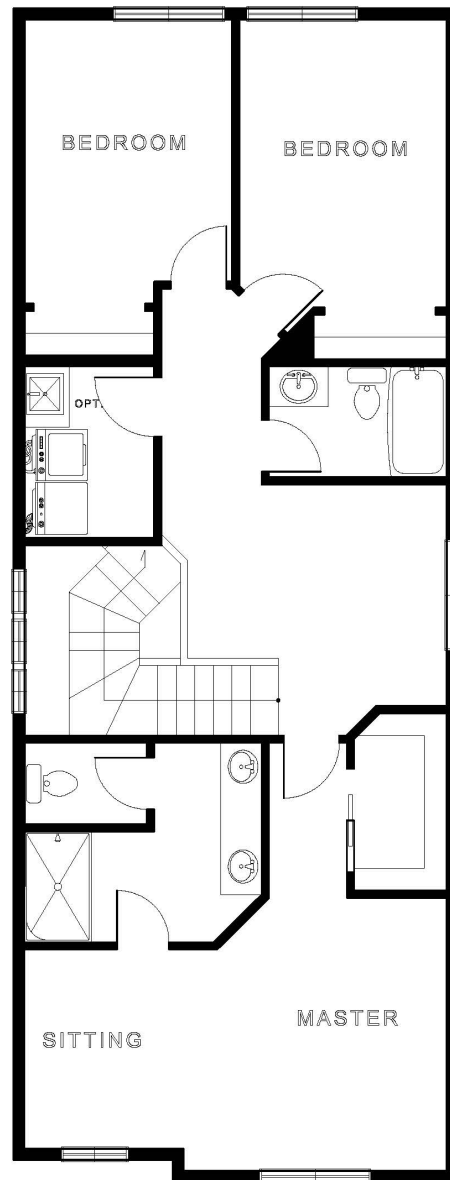
CREEKSIDE
HOMES

1590 PLAN

UPPER FLOOR



GROUND FLOOR



Renderings and floorplans are not intended to be an exact depiction of the home, exterior features, lot or landscaping. Plans are subject to change without notice and may not be to exact scale.

WWW.CHOOSSECREEKSIDE.COM

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: June 11, 2026

AGENDA ITEM NAME: Motion to Approve Quail Landing Final Plat

GOVERNING LEGISLATION

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

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

See attached staff report.

BUDGET/FINANCIAL IMPACTS:

N/A

RECOMMENDED ACTION OR MOTION:

To approve the final plat:
"I move to approve the Quail Landing final plat as presented."

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. Staff Report
2. 3696-01S1-SHEET-1
3. 3696-01S1-SHEET-2



COMMUNITY DEVELOPMENT DEPARTMENT

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

Quail Landing (N 50th Place Subdivision) Final Plat

Staff Report

File No. PLZ-26-0030

June 11, 2026

I. Basic Facts

Dates: On March 17, 2026, the City received an application for final plat approval for Quail Landing (formerly N 50th Place Subdivision, 16 lots). Comments on the plat were addressed and site construction substantially complete by May 26, 2026.

Council: June 11, 2026

Applicant: WFG National Title. 2001 SE Columbia River Dr. #100, Vancouver, WA 98661. Contact: Sheri Hunzeker, 360-852-1576, sheri.hunzeker@fnf.com

Property Owner: 50th Place Subdivision LLC. 12313 NE 99th St, Vancouver, WA 98682. Contact: Jon Girod, 360-907-5800, jon@quailhomes.com

Property Information: No address. Assessor's # 213991000, #42 SEC 21 T4N R1EWM 3.11A

Zoning: Residential Low Density 8 (RLD-8)

Comprehensive Plan: Urban Low (UL)

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

II. Documents Received

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

III. Background and Proposal

The project is located north of the intersection of Pioneer Street and Discovery Drive, in the Residential Low Density 8 (RLD-8) zoning district. Surrounding uses include residential to the north and east, the future Ridgfield Community and Recreation Center to the south, Royle Ridge mixed-use master development to the southwest, and Union Ridge Town Center to the east. See Figure 1.

Figure 1. Project Site



The Hearing Examiner approved the N 50th Place preliminary subdivision plat on June 26, 2025, as PLZ-25-0048. The project has since been renamed to Quail Landing. There are no critical areas on site, so the preliminary approval was for a straight subdivision under RDC 18.600/620/630, not subject to the additional Planned Unit Development requirements under RDC 18.401.

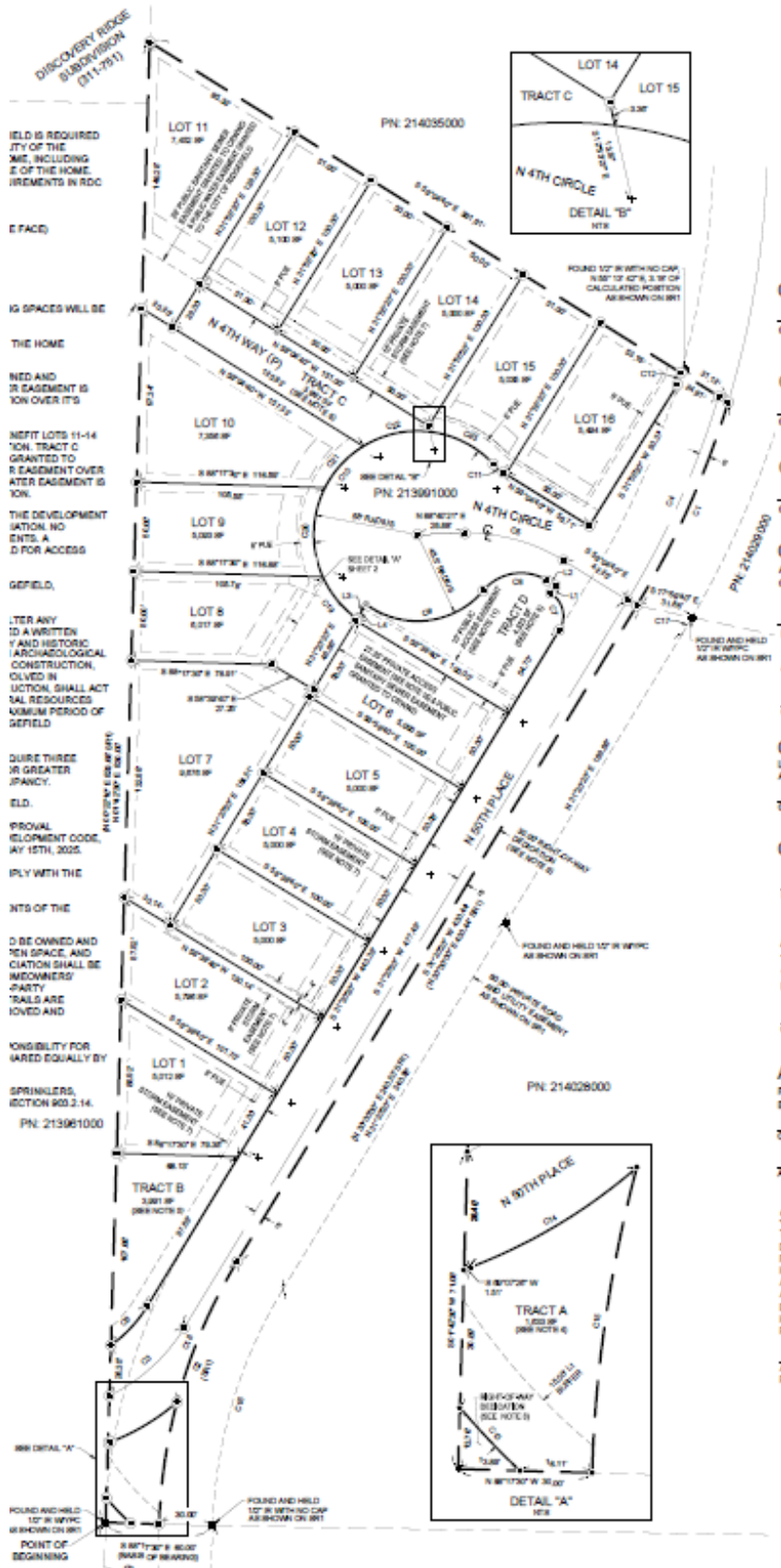
The applicant proposes to subdivide the 3.11-acre site into 16 single-family lots. See Figure 2 and attachments. The lots range from 5,000 square feet to 9,676 square feet, consistent with the lot sizes and overall density approved with the preliminary subdivision. The average lot area is 5,752 square feet.

Tract A is a 1,633-SF landscaped open space to be owned and maintained by the HOA. Open space owned by the developer or the HOA is available for public use. The City is granted the right of third-party enforcement to ensure that the parks, open space, and trails are maintained to the standards under which they were approved and created.

Tract B and Tract D are stormwater facilities to be owned and maintained by the HOA with easements granted to the City for access and inspection.

Tract C is a private roadway with a utility easement benefiting Lots 11-14, to be owned and maintained by the HOA with access and inspection easements granted to the City and to Clark Regional Wastewater District.

Figure 2. Final Plat (full plans included as attachment)



IV. Staff Review

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

Survey Review

All survey comments have been addressed.

Engineering Review

Site improvements are substantially complete and no performance bond is required for incomplete public improvements. As a **condition of approval**, the applicant shall obtain engineering acceptance prior to obtaining city signatures on the final plat mylar.

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

Land Use Review

The City Attorney reviewed the draft CC&Rs and all comments have been addressed. As a **condition of approval**, the applicant shall record the CC&Rs and submit a recorded copy to the City.

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

V. Conditions

Staff recommends City Council **approve** the Quail Landing Final Plat subject to the following **conditions of approval**:

1. The applicant shall obtain engineering acceptance prior to obtaining city signatures on the final plat mylar.
2. The applicant shall submit mylars for signature containing the signature and seal of the surveyor of record (Certification of Subdivision Platting, see RDC 18.620.120.L) and the signatures of all parties having an ownership interest in the land for purposes of dedication (Dedication of Subdivision, see RDC 18.620.120.M).
3. The applicant shall record the final plat with the Clark County Auditor's Office within thirty (30) calendar days of City signatures on the face of the Mylar.
4. The applicant shall submit the recorded plat and all associated written documents within thirty (30) calendar days of City signatures on the face of the Mylar.
5. The applicant shall record the CC&Rs and submit a recorded copy to the City.

QUAIL LANDING

(PRELIMINARILY APPROVED AS
50TH PLACE SUBDIVISION)
LOCATED IN THE NE 1/4 & THE SE 1/4
OF THE NW 1/4
OF SECTION 21, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON

JOB NO: 3696-01
DRAWING DATE: 05-06-2026
SHEET 1 OF 2
PLZ-26-0030

PLAT NOTES:

- ARCHITECTURAL DESIGN APPROVAL FROM THE CITY OF RIDGEFIELD IS REQUIRED FOR ALL SINGLE-FAMILY HOMES, AND THAT IT IS THE RESPONSIBILITY OF THE DEVELOPER/BUILDER TO OBTAIN DESIGN APPROVAL FOR EACH HOME, INCLUDING MODEL HOMES, PRIOR TO THE SALE OR ADVERTISEMENT FOR SALE OF THE HOME. ARCHITECTURAL DESIGN APPROVAL WILL BE BASED ON THE REQUIREMENTS IN RDC 18.210.060 AND RDC 18.210.120.A.1.
- TABLE OF DEVELOPMENT STANDARDS (RDC 18.210.30)
MINIMUM FRONT YARD SETBACK: 10 FEET (20 FEET GARAGE FACE)
MINIMUM REAR YARD SETBACK: 5 FEET
MINIMUM SIDE YARD SETBACK: 5 FEET
MINIMUM STREET SIDE YARD SETBACK: 10 FEET
MAXIMUM HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 65%
- A MINIMUM OF ONE AND A MAXIMUM OF SIX OFF-STREET PARKING SPACES WILL BE PROVIDED FOR EACH DWELLING UNIT, PER RDC 18.720.030.A.
- TRACT A IS AN OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- TRACT B AND TRACT D ARE STORMWATER FACILITIES TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. A STORMWATER EASEMENT IS GRANTED TO THE CITY OF RIDGEFIELD FOR ACCESS AND INSPECTION OVER ITS ENTIRETY.
- TRACT C IS A PRIVATE ROADWAY AND UTILITY EASEMENT TO BENEFIT LOTS 11-14 TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. TRACT C SHALL HAVE A SANITARY SEWER EASEMENT OVER THE ENTIRETY GRANTED TO CLARK REGIONAL WASTE WATER DISTRICT (CRWWD) AND A WATER EASEMENT OVER THE ENTIRETY GRANTED TO THE CITY OF RIDGEFIELD. A STORMWATER EASEMENT IS GRANTED TO THE CITY OF RIDGEFIELD FOR ACCESS AND INSPECTION.
- ALL PRIVATE STORMWATER SYSTEMS AND EASEMENTS WITHIN THE DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. NO BUILDING MAY OCCUR WITHIN THE PRIVATE STORMWATER EASEMENTS. A STORMWATER EASEMENT IS GRANTED TO THE CITY OF RIDGEFIELD FOR ACCESS AND INSPECTION.
- RIGHT-OF-WAY DEDICATED WITH THIS PLAT TO THE CITY OF RIDGEFIELD, TOTAL = 33,397± SF.
- PURSUANT TO RCW 27.53.060 IT IS UNLAWFUL TO REMOVE OR ALTER ANY ARCHAEOLOGICAL RESOURCE OR SITE WITHOUT HAVING OBTAINED A WRITTEN PERMIT FROM THE WASHINGTON STATE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION. UPON ANY DISCOVERY OF POTENTIAL OR KNOWN ARCHAEOLOGICAL RESOURCES AT THE SUBJECT SITE PRIOR TO OR DURING ON-SITE CONSTRUCTION, THE DEVELOPER, CONTRACTOR, AND/OR ANY OTHER PARTIES INVOLVED IN CONSTRUCTION SHALL IMMEDIATELY CEASE ALL ON-SITE CONSTRUCTION, SHALL ACT TO PROTECT THE POTENTIAL OR KNOWN HISTORICAL AND CULTURAL RESOURCES AREA FROM OUTSIDE INTRUSION, AND SHALL NOTIFY, WITHIN A MAXIMUM PERIOD OF TWENTY-FOURS FROM THE TIME OF DISCOVERY, THE CITY OF RIDGEFIELD COMMUNITY DEVELOPMENT DEPARTMENT OF SAID DISCOVERY.
- LOTS LESS THAN SEVEN THOUSAND SQUARE FEET IN AREA REQUIRE THREE TREES PER LOT. LOTS SEVEN THOUSAND SQUARE FEET IN AREA OR GREATER REQUIRE FOUR TREES PER LOT, TO BE INSTALLED PRIOR TO OCCUPANCY.
- PUBLIC ACCESS EASEMENT GRANTED TO THE CITY OF RIDGEFIELD.
- THIS DEVELOPMENT, PURSUANT TO THE PRELIMINARY PLAT APPROVAL #PLZ-26-0030 IS VESTED TO THE VERSION OF THE RIDGEFIELD DEVELOPMENT CODE, THE RIDGEFIELD MUNICIPAL CODE (RMC) TITLE 18 IN EFFECT ON MAY 15TH, 2025.
- ALL FENCES AND WALLS WITHIN THE SUBDIVISION ARE TO COMPLY WITH THE RIDGEFIELD DEVELOPMENT CODE (RDC) 18.740.
- ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF THE RIDGEFIELD DEVELOPMENT CODE (RDC) 18.715.
- ANY OPEN SPACE TRACTS NOT DEDICATED TO THE CITY ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ANY PARKS, OPEN SPACE, AND TRAILS OWNED BY THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION SHALL BE MADE AVAILABLE FOR PUBLIC USE AND BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE CITY SHALL BE GRANTED THE RIGHT OF THIRD-PARTY ENFORCEMENT TO ENSURE THAT THE PARKS, OPEN SPACE, AND TRAILS ARE MAINTAINED TO THE STANDARDS UNDER WHICH THEY WERE APPROVED AND CREATED.
- PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 7. RESPONSIBILITY FOR MAINTENANCE OF THE ACCESS EASEMENT OVER LOT 7 WILL BE SHARED EQUALLY BY OWNERS OF LOTS 7 AND 8.
- HOMES ON PRIVATE ROADS (LOTS 7-8 & 11-14) SHALL REQUIRE SPRINKLERS, MEETING THE RIDGEFIELD MUNICIPAL CODE (RMC) 14.03.050, SUBSECTION 903.2.14.

UTILITY AND SIDEWALK EASEMENT:

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET (UNLESS OTHERWISE NOTED) ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, CITY OF RIDGEFIELD PUBLIC WATER UTILITIES, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS. 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.

SIDEWALK NOTE:

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL LOTS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT, THAT WE THE UNDERSIGNED OWNERS OF THE LANDS ABOVE DESCRIBED HAVE CAUSED THE SAME TO BE PLATTED OF OUR OWN FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES AS OWNERS OF THE DESCRIBED LANDS ACCORDING TO THE PLAT HERETO ANNEXED, SAME TO BE KNOWN AS 50TH PLACE SUBDIVISION, AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN THEREON TO THE PUBLIC USE FOREVER. FURTHER, WE WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID PUBLIC STREETS AND EASEMENTS.

DECLARANT DECLARATION:

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED "QUAIL LANDING", A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT RCW 64.90, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR QUAIL LANDING, RECORDED UNDER CLARK COUNTY RECORDING NO. _____

BY: _____ PRINTED _____ SIGNED _____
TITLE DATE

BY: _____ PRINTED _____ SIGNED _____
TITLE DATE

ACKNOWLEDGMENT:

STATE OF WASHINGTON
COUNTY OF CLARK
THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 202X,
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED
TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING
DEDICATION AND ACKNOWLEDGMENT TO ME THAT HE SIGNED AND
SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED
FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

PLS ENGINEERING MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 07-16-2025.

LINE	BEARING	DISTANCE
L1	N 31°55'20" E	5.00'
L2	N 58°04'40" W	5.60'
L3	S 31°20'20" W	9.53'
L4	N 31°20'20" E	10.71'

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES CALCULATED POSITION
- ⊙ INDICATES 1/2" x 3/4" REBAR WITH YELLOW PLASTIC CAP "THOMPSON 21032302" SET ON
- ⊕ INDICATES BRASS SCREW WITH BRASS WASHER INSCRIBED "PLS 21032302" SET 0.25' FROM LOT CORNER UNLESS OTHERWISE SPECIFIED SET ON
- ⊕ INDICATES BRASS SCREW WITH BRASS WASHER INSCRIBED "PLS 21032302" SET 9.75' FROM LOT CORNER UNLESS OTHERWISE SPECIFIED SET ON
- SF INDICATES SQUARE FEET
- PUE INDICATES PUBLIC UTILITY EASEMENT
- SR INDICATES SURVEY REFERENCE
- () INDICATES RECORD DATA
- IR INDICATES IRON ROD
- WYPC INDICATES WITH YELLOW PLASTIC CAP
- (P) INDICATES PRIVATE
- LCR INDICATES LAND CORNER RECORD
- AFN INDICATES AUDITORS FILE NUMBER

BASIS OF BEARING:

NAD 83 (2011) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US SURVEY FEET, BASED ON REAL TIME KINEMATIC CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK. INDICATED BETWEEN TWO FOUND MONUMENTS WITH A BEARING OF S 88°17'30" E, LABELED AS "BASIS OF BEARING".

DEED REFERENCE:

GRANTOR: FANDELL JEFFREY, FANDELL TINA
GRANTEE: KAIRA ARCHNA, KAIRA TINESH
AFN: 6132149
(RECORDED JULY 19, 2023)

SURVEY REFERENCES:

- HAGEDORN SURVEY, BOOK 09, PAGE 198
- "DISCOVERY RIDGE SUBDIVISION", BOOK 311, PAGE 751
- MURSELL SURVEY, BOOK 37, PAGE 131
- OLSON SURVEY, BOOK 07, PAGE 61

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 COUNTY HEALTH DEPARTMENT:

LOTS 1 THRU 16 ARE APPROVED, AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.

COUNTY HEALTH OFFICER _____

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 QUAIL LANDING
PLAT NO. _____ CLARK COUNTY, WASHINGTON.

COUNTY ASSESSOR _____ DATE _____

AUDITOR'S CERTIFICATE:

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

CLARK COUNTY AUDITOR _____

AUDITOR'S FILE NUMBER _____

SURVEYOR'S CERTIFICATE:

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 50TH PLACE SUBDIVISION LLC, IN 2026. I HEREBY CERTIFY THAT THIS MAP FOR QUAIL LANDING IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

ADAM B. THOMPSON, PROFESSIONAL LAND SURVEYOR DATE _____
PLS NO. 21032302

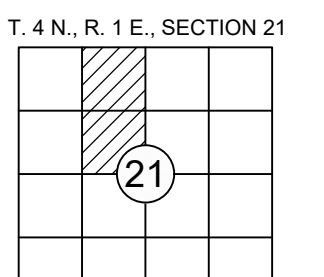
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	500.00'	14°21'26"	125.29'	N 24°09'37" E	124.96'
C2	300.00'	29°37'53"	155.15'	S 16°31'27" W	153.43'
C3	100.00'	32°50'07"	57.31'	N 47°45'24" E	56.53'
C4	494.00'	14°32'34"	125.39'	N 24°04'03" E	125.05'
C5	100.00'	33°15'00"	58.03'	N 74°42'10" W	57.22'
C6	76.00'	22°54'20"	30.38'	N 42°47'30" E	30.16'
C7	15.00'	89°14'30"	23.36'	N 13°16'55" W	21.07'
C8	27.50'	81°39'00"	39.19'	S 81°04'09" W	35.96'
C9	48.50'	86°11'05"	72.95'	N 83°20'12" E	66.27'
C10	58.00'	191°30'25"	193.86'	S 41°20'49" W	115.42'
C11	28.00'	15°10'41"	7.42'	S 50°29'19" E	7.40'
C12	470.00'	0°50'20"	6.88'	N 16°25'23" E	6.88'
C13	160.00'	7°00'20"	19.56'	S 43°32'37" E	19.55'
C14	124.00'	20°11'00"	43.68'	N 59°01'56" E	43.46'
C15	300.00'	13°14'17"	69.31'	S 08°19'39" W	69.16'
C16	270.00'	29°37'53"	139.64'	S 16°31'27" W	138.08'
C17	530.00'	1°08'00"	10.48'	N 30°46'20" E	10.48'
C18	300.00'	16°23'36"	85.84'	S 23°08'36" W	85.54'
C19	58.00'	30°19'11"	30.69'	S 39°14'48" E	30.34'
C20	58.00'	51°04'01"	51.69'	S 01°26'48" W	50.00'
C21	58.00'	31°34'30"	31.96'	S 42°46'04" W	31.56'
C22	58.00'	38°29'03"	38.96'	S 77°47'51" W	38.23'
C23	58.00'	40°03'39"	40.55'	N 62°55'48" W	39.73'

PERIMETER LEGAL DESCRIPTION:

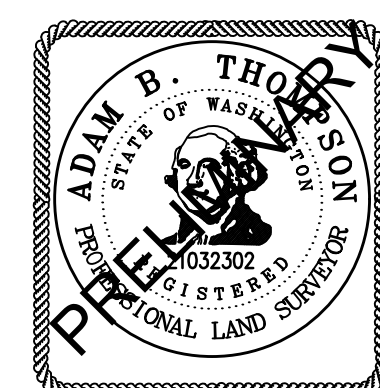
BEING IN A PORTION OF THE NORTHEAST ONE QUARTER AND THE NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A WSDOT 3 1/2 INCH BRASS CAP AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 21; THENCE SOUTH 89°05'28" EAST ALONG THE SOUTH LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 21, FOR A DISTANCE OF 1315.39 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 01°42'30" EAST, FOR A DISTANCE OF 520.48 FEET TO A 1/2" IRON ROD WITH NO CAP AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°42'30" EAST, FOR A DISTANCE OF 830.00 FEET; THENCE SOUTH 58°04'40" EAST, FOR A DISTANCE OF 381.61 FEET; THENCE ALONG A 500.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 14°21'26" FOR AN ARC DISTANCE OF 125.29 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 24°09'37" WEST 124.96 FEET; THENCE SOUTH 31°20'20" WEST, FOR A DISTANCE OF 430.44 FEET; THENCE ALONG A 300.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29°37'53" FOR AN ARC DISTANCE OF 155.15 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 16°31'27" WEST 153.43 FEET; THENCE NORTH 88°17'30" WEST, FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.20 MORE OR LESS ACRES.
SUBJECT TO AND TOGETHER WITH PUBLIC ROADS, EASEMENTS AND RESTRICTIONS OF RECORD.



SCALE 1 INCH = 40 FEET



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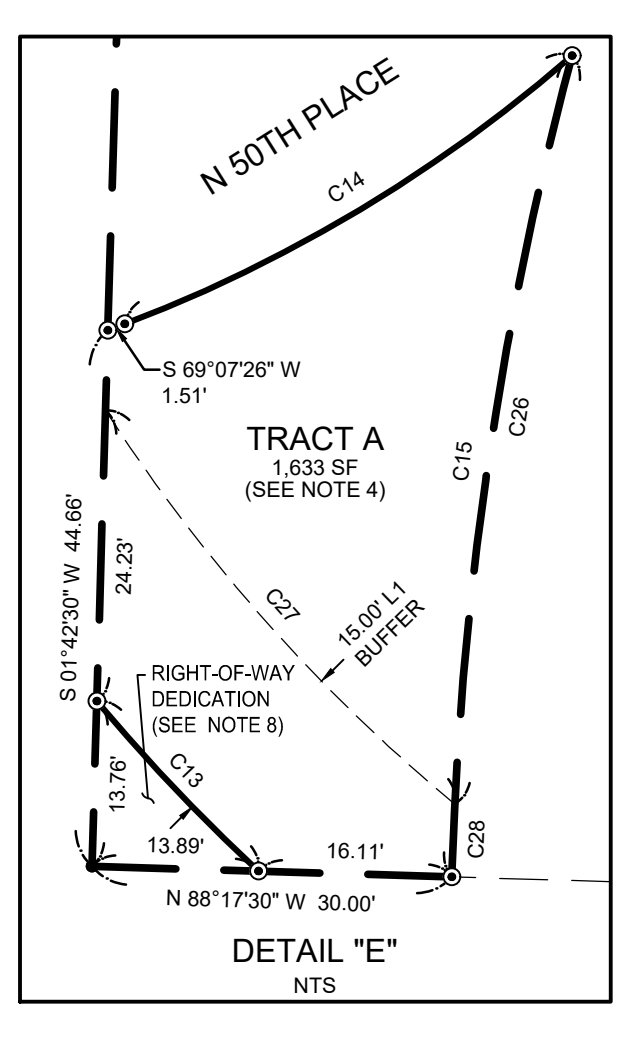
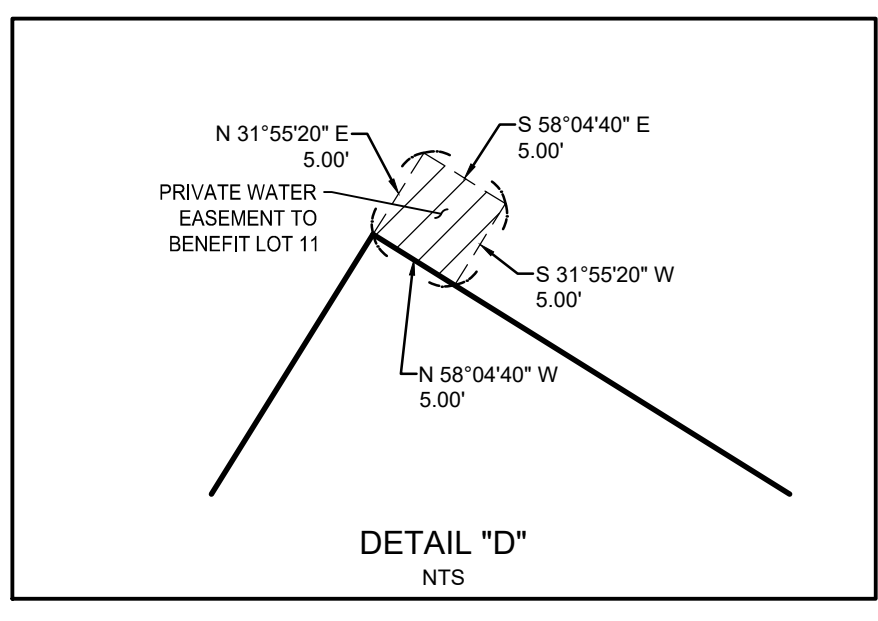
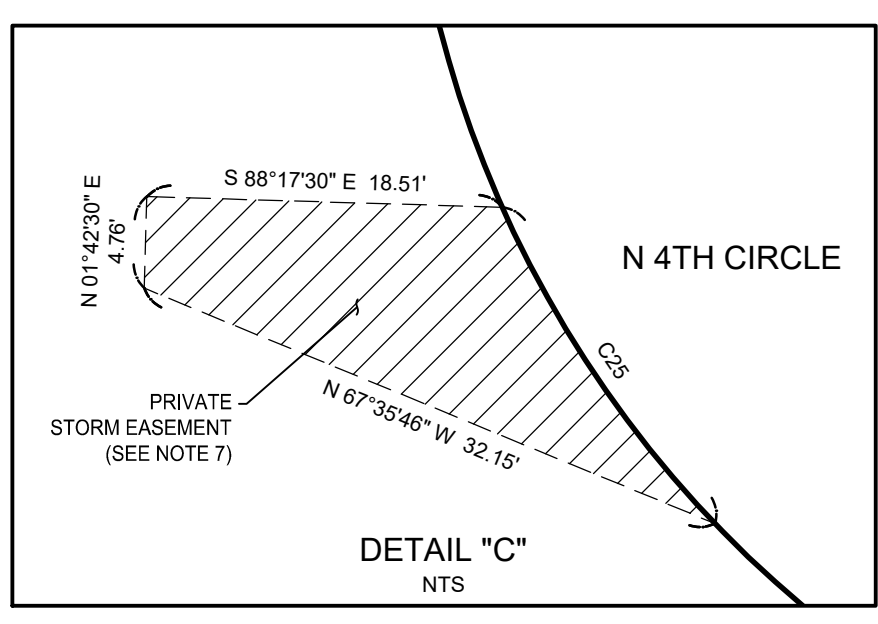
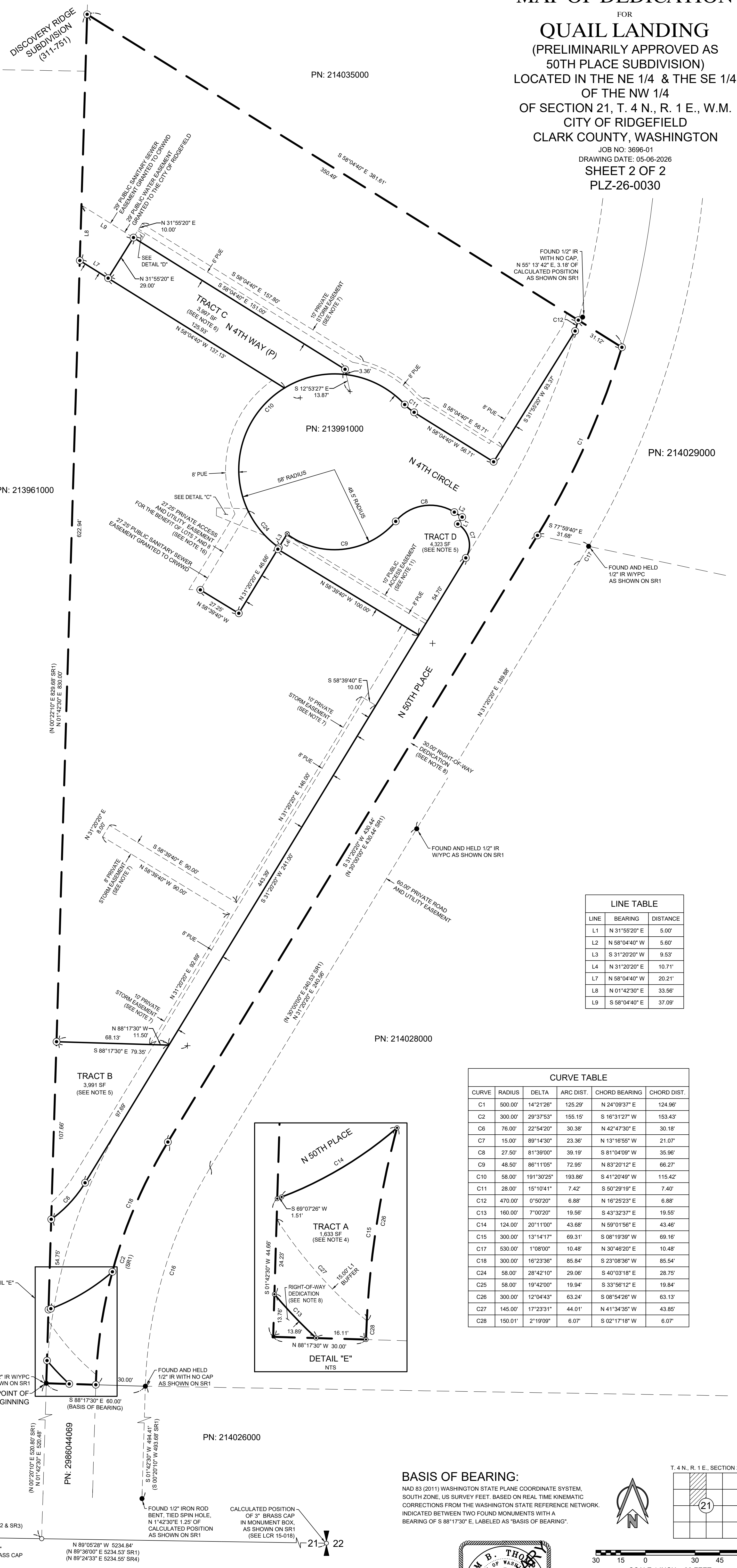
MAP OF DEDICATION

FOR
QUAIL LANDING
 (PRELIMINARILY APPROVED AS
 50TH PLACE SUBDIVISION)
 LOCATED IN THE NE 1/4 & THE SE 1/4
 OF THE NW 1/4
 OF SECTION 21, T. 4 N., R. 1 E., W.M.
 CITY OF RIDGEFIELD
 CLARK COUNTY, WASHINGTON

JOB NO: 3696-01
 DRAWING DATE: 05-06-2026
SHEET 2 OF 2
 PLZ-26-0030

PLAT NOTES:

- ARCHITECTURAL DESIGN APPROVAL FROM THE CITY OF RIDGEFIELD IS REQUIRED FOR ALL SINGLE-FAMILY HOMES, AND THAT IT IS THE RESPONSIBILITY OF THE DEVELOPER/BUILDER TO OBTAIN DESIGN APPROVAL FOR EACH HOME, INCLUDING MODEL HOMES, PRIOR TO THE SALE OR ADVERTISEMENT FOR SALE OF THE HOME. ARCHITECTURAL DESIGN APPROVAL WILL BE BASED ON THE REQUIREMENTS IN RDC 18.210.060 AND RDC 18.210.120.A.1.
- TABLE OF DEVELOPMENT STANDARDS (RDC 18.210.30)
 MINIMUM FRONT YARD SETBACK: 10 FEET (20 FEET GARAGE FACE)
 MINIMUM REAR YARD SETBACK: 5 FEET
 MINIMUM SIDE YARD SETBACK: 5 FEET
 MINIMUM STREET SIDE YARD SETBACK: 10 FEET
 MAXIMUM HEIGHT: 35 FEET
 MAXIMUM BUILDING COVERAGE: 65%
- A MINIMUM OF ONE AND A MAXIMUM OF SIX OFF-STREET PARKING SPACES WILL BE PROVIDED FOR EACH DWELLING UNIT, PER RDC 18.720.030.A.
- TRACT A IS AN OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- TRACT B AND TRACT D ARE STORMWATER FACILITIES TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. A STORMWATER EASEMENT IS GRANTED TO THE CITY OF RIDGEFIELD FOR ACCESS AND INSPECTION OVER ITS ENTIRETY.
- TRACT C IS A PRIVATE ROADWAY AND UTILITY EASEMENT TO BENEFIT LOTS 11-14 TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. TRACT C SHALL HAVE A SANITARY SEWER EASEMENT OVER THE ENTIRETY GRANTED TO CLARK REGIONAL WASTE WATER DISTRICT (CRWWD) AND A WATER EASEMENT OVER THE ENTIRETY GRANTED TO THE CITY OF RIDGEFIELD. A STORMWATER EASEMENT IS GRANTED TO THE CITY OF RIDGEFIELD FOR ACCESS AND INSPECTION.
- ALL PRIVATE STORMWATER SYSTEMS AND EASEMENTS WITHIN THE DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. NO BUILDING MAY OCCUR WITHIN THE PRIVATE STORMWATER EASEMENTS. A STORMWATER EASEMENT IS GRANTED TO THE CITY OF RIDGEFIELD FOR ACCESS AND INSPECTION.
- RIGHT-OF-WAY DEDICATED WITH THIS PLAT TO THE CITY OF RIDGEFIELD. TOTAL = 33,397± SF.
- PURSUANT TO ROW 27.53.060 IT IS UNLAWFUL TO REMOVE OR ALTER ANY ARCHAEOLOGICAL RESOURCE OR SITE WITHOUT HAVING OBTAINED A WRITTEN PERMIT FROM THE WASHINGTON STATE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION. UPON ANY DISCOVERY OF POTENTIAL OR KNOWN ARCHAEOLOGICAL RESOURCES AT THE SUBJECT SITE PRIOR TO OR DURING ON-SITE CONSTRUCTION, THE DEVELOPER, CONTRACTOR, AND/OR ANY OTHER PARTIES INVOLVED IN CONSTRUCTION SHALL IMMEDIATELY CEASE ALL ON-SITE CONSTRUCTION, SHALL ACT TO PROTECT THE POTENTIAL OR KNOWN HISTORICAL AND CULTURAL RESOURCES AREA FROM OUTSIDE INTRUSION, AND SHALL NOTIFY, WITHIN A MAXIMUM PERIOD OF TWENTY-FOURS FROM THE TIME OF DISCOVERY, THE CITY OF RIDGEFIELD COMMUNITY DEVELOPMENT DEPARTMENT OF SAID DISCOVERY.
- LOTS LESS THAN SEVEN THOUSAND SQUARE FEET IN AREA REQUIRE THREE TREES PER LOT. LOTS SEVEN THOUSAND SQUARE FEET IN AREA OR GREATER REQUIRE FOUR TREES PER LOT. TO BE INSTALLED PRIOR TO OCCUPANCY.
- PUBLIC ACCESS EASEMENT GRANTED TO THE CITY OF RIDGEFIELD.
- THIS DEVELOPMENT, PURSUANT TO THE PRELIMINARY PLAT APPROVAL #PLZ-26-0030 IS VESTED TO THE VERSION OF THE RIDGEFIELD DEVELOPMENT CODE, THE RIDGEFIELD MUNICIPAL CODE (RMC) TITLE 18 IN EFFECT ON MAY 15TH, 2025.
- ALL FENCES AND WALLS WITHIN THE SUBDIVISION ARE TO COMPLY WITH THE RIDGEFIELD DEVELOPMENT CODE (RDC) 18.740.
- ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF THE RIDGEFIELD DEVELOPMENT CODE (RDC) 18.715.
- ANY OPEN SPACE TRACTS NOT DEDICATED TO THE CITY ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. ANY PARKS, OPEN SPACE, AND TRAILS OWNED BY THE DEVELOPER OR THE HOMEOWNERS' ASSOCIATION SHALL BE MADE AVAILABLE FOR PUBLIC USE AND BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. THE CITY SHALL BE GRANTED THE RIGHT OF THIRD-PARTY ENFORCEMENT TO ENSURE THAT THE PARKS, OPEN SPACE, AND TRAILS ARE MAINTAINED TO THE STANDARDS UNDER WHICH THEY WERE APPROVED AND CREATED.
- PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 7. RESPONSIBILITY FOR MAINTENANCE OF THE ACCESS EASEMENT OVER LOT 8 WILL BE SHARED EQUALLY BY OWNERS OF LOTS 7 AND 8.
- HOMES ON PRIVATE ROADS (LOTS 7-8 & 11-14) SHALL REQUIRE SPRINKLERS, MEETING THE RIDGEFIELD MUNICIPAL CODE (RMC) 14.03.050. SUBSECTION 903.2.14.



LINE	BEARING	DISTANCE
L1	N 31°55'20" E	5.00'
L2	N 58°04'40" W	5.60'
L3	S 31°20'20" W	9.53'
L4	N 31°20'20" E	10.71'
L7	N 58°04'40" W	20.21'
L8	N 01°42'30" E	33.56'
L9	S 58°04'40" E	37.09'

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	500.00'	14°21'26"	125.29'	N 24°09'37" E	124.96'
C2	300.00'	29°37'53"	155.15'	S 16°31'27" W	153.43'
C6	76.00'	22°54'20"	30.38'	N 42°47'30" E	30.18'
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C8	27.50'	81°39'00"	39.19'	S 81°04'09" W	35.96'
C9	48.50'	86°11'05"	72.95'	N 83°20'12" E	66.27'
C10	58.00'	191°30'25"	193.86'	S 41°20'49" W	115.42'
C11	28.00'	15°10'41"	7.42'	S 50°29'19" E	7.40'
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C13	160.00'	7°00'20"	19.56'	S 43°32'37" E	19.55'
C14	124.00'	20°11'00"	43.68'	N 59°01'56" E	43.46'
C15	300.00'	13°14'17"	69.31'	S 08°19'39" W	69.16'
C17	530.00'	1°08'00"	10.48'	N 30°46'20" E	10.48'
C18	300.00'	16°23'36"	85.84'	S 23°08'36" W	85.54'
C24	58.00'	28°42'10"	29.06'	S 40°03'18" E	28.75'
C25	58.00'	19°42'00"	19.94'	S 33°56'12" E	19.84'
C26	300.00'	12°04'43"	63.24'	S 08°54'26" W	63.13'
C27	145.00'	17°23'31"	44.01'	N 41°34'35" W	43.85'
C28	150.01'	2°19'09"	6.07'	S 02°17'18" W	6.07'

UTILITY AND SIDEWALK EASEMENT:

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET (UNLESS OTHERWISE NOTED) ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, CITY OF RIDGEFIELD PUBLIC WATER UTILITIES, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS. 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.

SIDEWALK NOTE:

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL LOTS.

DEED REFERENCE:

GRANTOR: FANDELL JEFFREY, FANDELL TINA
 GRANTEE: KAIRA ARCHANA, KAIRA TINESH
 AFN: 6132149
 (RECORDED JULY 19, 2023)

SURVEY REFERENCES:

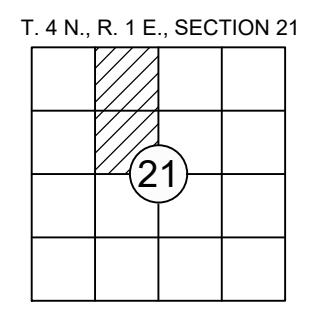
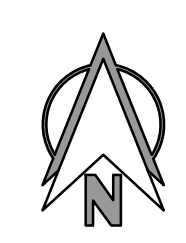
- HAGEDORN SURVEY, BOOK 09, PAGE 198
- "DISCOVERY RIDGE SUBDIVISION", BOOK 311, PAGE 751
- MURSELL SURVEY, BOOK 37, PAGE 131
- OLSON SURVEY, BOOK 07, PAGE 61

LEGEND:

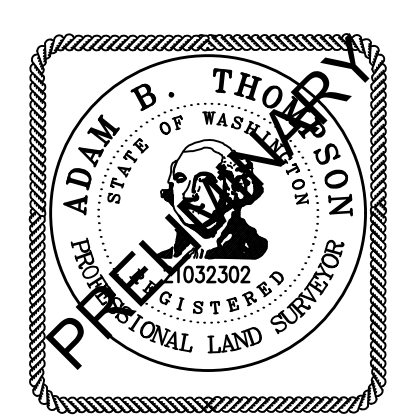
- INDICATES MONUMENT FOUND AS NOTED
- INDICATES CALCULATED POSITION
- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP "THOMPSON 21032302" SET ON
- ⊗ INDICATES BRASS SCREW WITH BRASS WASHER INSCRIBED "PLS 21032302" SET 9/16" FROM LOT CORNER UNLESS OTHERWISE SPECIFIED SET ON
- + INDICATES BRASS SCREW WITH BRASS WASHER INSCRIBED "PLS 21032302" SET 9/16" FROM LOT CORNER UNLESS OTHERWISE SPECIFIED SET ON
- SF INDICATES SQUARE FEET
- PUE INDICATES PUBLIC UTILITY EASEMENT
- SR INDICATES SURVEY REFERENCE
- () INDICATES RECORD DATA
- IR INDICATES IRON ROD
- WYPC INDICATES WITH YELLOW PLASTIC CAP
- (P) INDICATES PRIVATE
- LCR INDICATES LAND CORNER RECORD
- AFN INDICATES AUDITORS FILE NUMBER

BASIS OF BEARING:

NAD 83 (2011) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US SURVEY FEET. BASED ON REAL TIME KINEMATIC CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK. INDICATED BETWEEN TWO FOUND MONUMENTS WITH A BEARING OF S 88°17'30" E, LABELED AS "BASIS OF BEARING".



SCALE 1 INCH = 30 FEET



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PLS ENGINEERING MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.
 A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 07-16-2025.