



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, September 13, 2018
Ridgefield Community Center
210 N. Main, Ridgefield, WA 98642**

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

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

II. PUBLIC COMMENT

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

III. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from August 23, 2018 Meeting**

IV. PRESENTATION

- 1. Interstate-5 Bridge Replacement Project - Anne McEnery-Ogle, City of Vancouver Mayor**

V. BUSINESS

- 1. First Reading of Ordinance No. 1267 –2018 Budget Amendment 2 - Kirk Johnson, Finance Director**
- 2. Second Reading of Ordinance No. 1266 – Ridgefield Development Code Amendment - Jeff Niten, Community Development Director**
- 3. Resolution No. 545 - Declaring Certain Property as Surplus and Authorizing Its Disposition - Kirk Johnson, Finance Director**
- 4. Discussion - Use of Roundabout Grapes - Bryan Kast, Public Works Director**

VI. PUBLIC HEARING/BUSINESS

- 1. Public Hearing and First Reading of Ordinance No. 1268 - Gee Creek Plateau Cluster Development Code - Jeff Niten, Community Development Director**
- 2. Public Hearing and First Reading of Ordinance No. 1269 –Vacation of Right of Way of S. Hillhurst Road - Bryan Kast, Public Works Director**

VII. PUBLIC COMMENT

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

VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

2. Mayor

Proclamation - Constitution Week

Proclamation - Childhood Cancer Awareness Month

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

3. City Manager

IX. ADJOURN

**City Council Agenda Packet is available at the following link:
<http://ridgefieldwa.iqm2.com/Citizens/>**

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 13, 2018
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION:

Revised Code of Washington Title 35A

PREVIOUS COUNCIL ACTION TAKEN:

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

BACKGROUND:

Vendor claims

BUDGET/FINANCIAL IMPACTS:

See vendor detail attached

RECOMMENDED ACTION OR MOTION:

Staff recommends Council approve the claims and/or payroll by making the following motion:

“I move to approve the consent agenda as presented”

STAFF CONTACT: Kirk Johnson, Finance Director
ATTACHMENTS: September 13 2018 Claims Report (PDF)

City of Ridgefield
Claims Payment Report
For Approval on: September 13th, 2018

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ACCELA INC.	2779	INV-ACC39787	Information Technology	Accela Civic Platform User Subscription	8,596.80
ACCELA INC. Total					8,596.80
ADAM LUNSKI	3052	BLD-17-0124-201	Genl Govt/Facilities	Refund for duplicate permit	2,604.50
ADAM LUNSKI Total					2,604.50
ALLEGIANCE FLEX ADVANTAGE	2453	(blank)	Genl Govt/Facilities	Medical FSA	93.25
ALLEGIANCE FLEX ADVANTAGE Total					93.25
AMERICAN MEDICAL RESPONSE NORTHWEST INC	2842	5551711	Public Safety	Blood Draws	100.00
AMERICAN MEDICAL RESPONSE NORTHWEST INC Total					100.00
ARAMARK UNIFORM SERVICES	32	863596548	Genl Govt/Facilities	PW Uniforms & Floor Mats	2.28
			Public Works	PW Uniforms & Floor Mats	44.95
			Community Development	PW Uniforms & Floor Mats	7.72
		863576204	Genl Govt/Facilities	PW Uniforms and Floor Mats	2.19
			Public Works	PW Uniforms and Floor Mats	42.67
			Community Development	PW Uniforms and Floor Mats	7.72
		863606766	Genl Govt/Facilities	PW Floor Mats and Uniforms	2.19
			Public Works	PW Floor Mats and Uniforms	42.67
			Community Development	PW Floor Mats and Uniforms	7.72
		863576203	Genl Govt/Facilities	City Hall/PW/CDD/PD Floor Mats	7.09
			Public Safety	City Hall/PW/CDD/PD Floor Mats	4.49
			Public Works	City Hall/PW/CDD/PD Floor Mats	3.90
		863606765	Community Development	City Hall/PW/CDD/PD Floor Mats	3.91
			Genl Govt/Facilities	City Hall/PW/CDD/PD Floor Mats	7.09
			Public Safety	City Hall/PW/CDD/PD Floor Mats	4.47
		863596547	Public Works	City Hall/PW/CDD/PD Floor Mats	3.91
			Community Development	City Hall/PW/CDD/PD Floor Mats	3.92
			Genl Govt/Facilities	Floor Mats - City Hall/ PW/ CDD/ PD	7.09
		863586404	Public Safety	Floor Mats - City Hall/ PW/ CDD/ PD	4.47
			Public Works	Floor Mats - City Hall/ PW/ CDD/ PD	3.91
			Community Development	Floor Mats - City Hall/ PW/ CDD/ PD	3.92
		863586403	Genl Govt/Facilities	PW Floor Mats & Uniforms	2.19
			Public Works	PW Floor Mats & Uniforms	42.67
			Community Development	PW Floor Mats & Uniforms	7.72
		863586403	Genl Govt/Facilities	Floor Mats - City Hall/PW/CDD/PD	7.09
			Public Safety	Floor Mats - City Hall/PW/CDD/PD	4.49
			Public Works	Floor Mats - City Hall/PW/CDD/PD	3.90
			Community Development	Floor Mats - City Hall/PW/CDD/PD	3.91
ARAMARK UNIFORM SERVICES Total					290.25
ATTORNEY AND NOTARY SUPPLY	3059	3059-201809-02	Public Safety	Notary Law Seminar Steele-Hoots	100.00
		138905	Community Development	Notary Seminar Training - Deshiell	100.00

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ATTORNEY AND NOTARY SUPPLY	3059	3059-20809-01	Finance	Notary Law Seminar - Parnell	100.00
		138902	Administration	Notary Training Seminar - Ferriss	100.00
ATTORNEY AND NOTARY SUPPLY Total					400.00
B AND L PAPER COMPANY	2165	26547	Genl Govt/Facilities	PW/CDD Paper/Toiletry Supplies	13.07
			Public Works	PW/CDD Paper/Toiletry Supplies	181.62
			Community Development	PW/CDD Paper/Toiletry Supplies	8.56
B AND L PAPER COMPANY Total					203.25
BLUMENTHAL UNIFORMS AND EQUIPMENT	54	10557427	Public Safety	PD Uniform - Watson	75.23
		10413941	Genl Govt/Facilities	Uniform Needs	(6.25)
			Public Safety	Uniform Needs	80.65
		10413940	Genl Govt/Facilities	Uniform Needs	(45.46)
			Public Safety	Uniform Needs	586.63
		10324651	Genl Govt/Facilities	Uniform Needs	(6.69)
			Public Safety	Uniform Needs	86.36
		10360179	Genl Govt/Facilities	Baton and Gun Mount	(21.42)
			Public Safety	Baton and Gun Mount	276.37
BLUMENTHAL UNIFORMS AND EQUIPMENT Total					1,025.42
CARASOFT	2500	IN573074	Public Works	Springbrook GL/Payroll/Utility Software	5,515.91
			Information Technology	Springbrook GL/Payroll/Utility Software	20,955.59
CARASOFT Total					26,471.50
CASCADE COLUMBIA DISTRIBUTION COMPANY	2707	727421	Public Works	Potassium Permang 25Kg	595.34
CASCADE COLUMBIA DISTRIBUTION COMPANY Total					595.34
CASCADE WEST DEV INC	2974	18-0385B	Genl Govt/Facilities	Tiff Refund	2,946.67
CASCADE WEST DEV INC Total					2,946.67
CERTIFIED ENVIRONMENTAL CONSULTING LLC	2839	43915	Genl Govt/Facilities	Lead Paint Samples Collection & Report - City Hall	450.00
CERTIFIED ENVIRONMENTAL CONSULTING LLC Total					450.00
CESSCO INC.	1756	402135	Public Works	STILH Cutquick Cut-off	1,028.72
CESSCO INC. Total					1,028.72
CITY OF BATTLE GROUND	92	1031	Judicial	July 2018 Court Costs	8,731.85
CITY OF BATTLE GROUND Total					8,731.85
CITY OF RIDGEFIELD-W/S	96	0096-201809	Genl Govt/Facilities	230 Pioneer Street City Hall - Water	336.25
				230 Pioneer Street City Hall - Storm	122.50
				111 S Main - Storm	52.50
				111 S Main - Water	827.45
			Public Safety	116 N Main Ave PD - Storm	70.00
				116 N Main Ave PD - Water	60.07
			Public Works	109 W Division WWTP - Storm	735.00
				301 N 3rd Ave CDD - Storm	17.50
				119 N 3rd Ave Community Park - Storm	35.00
				2311 N 5th Way Crows Nest Park - Storm	35.00
				Green Gables Tract-Q Irrigation M	216.44
				109 W Division WWTP - Water	262.47
				Cemetery Water Spigots - Water	45.63

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	96	0096-201809	Public Works	Abrams Park Restrooms - Water	138.94
				Cedar Ridge Park - Storm	17.50
				301 N 3rd Ave CDD - Water	33.12
				119 N 3rd Ave Community Park - Water	401.36
				Green Gables Tract-D Irrigation M	634.53
				Park & Ride Lot - Storm	192.50
				Abrams Park Chloine Injector - Storm	17.50
				Blue Heron Community Garden - Water	98.04
				Water Tower (Cemetery)	52.50
				315 N 3rd Avenue Davis Park - Water	1,270.08
				1-5/SR501 NE Interchange Irrigation	2,121.93
				618 Lark Dr Lark Park - Storm	17.50
				Abrams Park Restrooms - Storm	17.50
				Abrams Soccer Field	2,392.49
				Cedar Ridge Park - Water	340.73
				1308 N Heron Dr Hayden Park - Storm	17.50
				Junction Well & Reservoir - Storm	122.50
				6007 N Ridgefield Woods Drive - Irrigation	347.22
				Cedar Creek Irrigation Tract-B	53.91
				618 Lark Dr Lark Park - Water	443.69
				1308 N Heron Dr Hayden Park - Water	279.50
				Columbia Hills Irrigation Tract D Cispus Way	758.67
				Green Gables Tract-D Irrigation MET	562.24
				Abrams Park Kitchen - Storm	367.50
				Green Gables Tract-C Irrigation M	538.10
				Columbia Hills Irrigation Tract B Wind River	475.96
				2311 N 5th Way Crows Nest Park - Water	283.74
				5054 Pioneer Street	17.50
				Abrams Park Kitchen & Irrigation - Water	275.54
			Community Development	301 N 3rd Ave CDD - Storm	17.50
				301 N 3rd Ave CDD - Water	33.12
CITY OF RIDGEFIELD-W/S Total					15,156.22
CLARK AND SONS EXCAVATING INC.	2848	2848-2018-5	Public Works	Cemetery Booster Pump and NR Water Main	12,737.00
CLARK AND SONS EXCAVATING INC. Total					12,737.00
CLARK COUNTY	102	220005148	Judicial	June - 18 Supervision & Interviews	269.30
		730015171	Community Development	Fire Inspections	175.00
CLARK COUNTY Total					444.30
CLARK COUNTY FIRE DISTRICT #5	104	10000	Genl Govt/Facilities	Lisa Blake CPR/AED Class	9.28
			Public Works	Lisa Blake CPR/AED Class	100.92
			Community Development	Lisa Blake CPR/AED Class	5.80
CLARK COUNTY FIRE DISTRICT #5 Total					116.00
CLARK PUBLIC UTILITIES	110	0110-201809	Genl Govt/Facilities	230 Pioneer Ave	261.57
			Public Safety	116 N Main Avenue	204.85

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3.1.a

CLARK PUBLIC UTILITIES	110	0110-201809	Public Works	N Abrams Park/E Division	232.18
				214 S Riverview Dr	36.29
				N 1st Cir & N 65th Ave - Park & Ride	54.41
				109 W Division St - Electricity	144.03
				255 S 56th Pl - Electricity	3,979.56
				301 N 3rd Ave	114.46
				City Park/Water Well	5,495.22
				2300 N 3rd Way Bellwood Trail Lights	28.38
				400 N Abrams Park Rd	1,399.80
				Municipal Lighting Lease	7,940.14
				301 N 3rd Ave	114.46
				RORC System Dev Charge	473.00
				511205	Public Works
CLARK PUBLIC UTILITIES Total					31,059.27
COAST TO COAST TURF	2991	2991-2018-03	Genl Govt/Facilities	RORC Turf Installation	(24,000.00)
			Public Works	RORC Turf Installation	520,320.00
COAST TO COAST TURF Total					496,320.00
COBALT COMMUNITY RESEARCH LLC	2380	1041	Genl Govt/Facilities	2018-2019 Community Survey	8,168.00
COBALT COMMUNITY RESEARCH LLC Total					8,168.00
COLF CONSTRUCTION LLC	2984	2984-2018-05	Public Works	RORC Construction and Community Building	1,470,299.73
COLF CONSTRUCTION LLC Total					1,470,299.73
COLUMBIAN PUBLISHING	116	3464702	Community Development	Land Use Notice	81.00
		3463357	Community Development	Gee Creek Plateau PH Notice	97.20
		3464983	Public Works	Pub Hrg Notice - Notice to Vacate	113.40
		3464921	Community Development	Development Code Update Notice	104.40
		3136867	Community Development	Gee Creek Overlay/Boat and Storage/ Freeway Scape	462.60
		3464819-3464820	Community Development	Notice of Public Hearing RV Boat Storage/FWY Scape	194.40
COLUMBIAN PUBLISHING Total					1,053.00
COMCAST	2271	2271-201809-301	Genl Govt/Facilities	PW/CDD Fax Line	2.11
			Public Works	PW/CDD Fax Line	29.25
			Community Development	PW/CDD Fax Line	34.11
COMCAST Total					65.47
COMDATA NETWORK INC.	1101	20296606	Genl Govt/Facilities	Fuel CDD/PW XN173	108.24
			Public Works	Fuel CDD/PW XN173	1,504.19
			Community Development	Fuel CDD/PW XN173	426.98
		20297298	Public Safety	Fuel PD - XN795	1,289.80
		20297323	Genl Govt/Facilities	Fuel PW - XN173	116.58
			Public Works	Fuel PW - XN173	1,620.18
			Community Development	Fuel CDD - XN173	380.68
				Fuel PW - XN173	76.33
		20296605	Public Safety	Fuel PD XN795	1,042.66
		COMDATA NETWORK INC. Total			
COMPULINK MANAGEMENT CENTER INC.	2648	144427	Genl Govt/Facilities	Professional Document Management Services	(90.80)

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COMPULINK MANAGEMENT CENTER INC.	2648	144427	Public Works	Professional Document Management Services	468.73
			Community Development	Professional Document Management Services	281.23
			Information Technology	Professional Document Management Services	421.85
COMPULINK MANAGEMENT CENTER INC. Total					1,081.01
COUNTRY CAFE	3060	907	Genl Govt/Facilities	Invoice 907 Over Payment Refund	70.00
COUNTRY CAFE Total					70.00
DEPARTMENT OF ECOLOGY	144	2019-WAR305538	Public Works	RORC Stormwater Construction Permit	2,634.00
DEPARTMENT OF ECOLOGY Total					2,634.00
DEPARTMENT OF LICENSING	154	RG0000282-2018	Genl Govt/Facilities	CPL Original - Harbaugh	18.00
		RG0000279-2018	Genl Govt/Facilities	CPL Renewal - Scheckla	18.00
		RG0000281-2018	Genl Govt/Facilities	CPL Fees - Gerald Jay Claywell	18.00
		RG0000277-2018	Genl Govt/Facilities	Concealed Pistol License Fee - Alyson Densie Kadow	18.00
	0154	x029351-2018	Public Works	2016 Polaris Licensing	188.75
DEPARTMENT OF LICENSING Total					260.75
DEPARTMENT OF NATURAL RESOURCES	715	9130743	Genl Govt/Facilities	Forest Land Assessment	17.40
DEPARTMENT OF NATURAL RESOURCES Total					17.40
DICK'S TIRE FACTORY	158	D3523	Public Safety	Vechicle Maint	40.21
		D2668	Public Safety	Flat Repair	17.50
DICK'S TIRE FACTORY Total					57.71
DJ'S ELECTRICAL INC	2920	18.0899	Public Works	LED Street Light Conversion Project	845.52
DJ'S ELECTRICAL INC Total					845.52
EWING VANCOUVER	2374	6005146	Public Works	Parks/Trail Supplies	388.43
		5960443	Public Works	Streets Equipment Repair	58.51
EWING VANCOUVER Total					446.94
EXCEL DESIGNS LLC	2861	33705	Public Safety	PD Hats	297.98
EXCEL DESIGNS LLC Total					297.98
FASTENAL COMPANY	1491	WAWOA70635	Public Works	Gloves	33.28
		WAWOA70582	Public Works	Small Tools	39.71
FASTENAL COMPANY Total					72.99
FCS GROUP	958	2825-21808095	Finance	Indirect Cost Plan Update	1,622.50
FCS GROUP Total					1,622.50
FERGUSON ENTERPRISES INC # 8423	181	685297	Public Works	Water Meters	2,153.41
		0652944-4	Public Works	Meter Replacement Program Supplies	7,317.00
FERGUSON ENTERPRISES INC # 8423 Total					9,470.41
GISI MARKETING GROUP	2811	149816	Genl Govt/Facilities	Business Cards - Brenda Howell	5.20
			Public Works	Business Cards - Brenda Howell	52.04
			Community Development	Business Cards - Brenda Howell	46.82
GISI MARKETING GROUP Total					104.06
GLORIA KOPMAN	3055	3055-2018	Genl Govt/Facilities	Abrams Park Refundable Deposit	100.00
GLORIA KOPMAN Total					100.00
GRAY AND OSBORNE INC	207	18229.00-6	Public Works	Cemetery Booster Pmp Statn/NR Wtr Mn Pjct	1,498.91
		18274.00-2	Community Development	Abrams Park Well 11 Prelim Design and Well Spec	3,128.77
GRAY AND OSBORNE INC Total					4,627.68

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GREEN RIVER COMMUNITY COLLEGE	714	0714-201809	Genl Govt/Facilities	AC Pipe Work - Camas Class Location	4.20
			Public Works	AC Pipe Work - Camas Class Location	205.80
GREEN RIVER COMMUNITY COLLEGE Total					210.00
HARRY'S LAWN AND POWER EQUIPMENT	214	147370	Public Works	Small Tools Storm Maintenance	609.64
		146996	Public Works	Equip. Maint. Supplies	240.19
		146997	Public Works	Equip. Maint. Supplies	52.34
		146896	Public Works	Parks & Storm Equip Maint.	159.28
HARRY'S LAWN AND POWER EQUIPMENT Total					1,061.45
HART CROWSER INC	3006	1808219	Public Works	Geotech Eng. Services -S 24th Place Stormwater Pon	424.13
HART CROWSER INC Total					424.13
HONEY BUCKETS	223	550753835	Public Works	Credit for Missed Service	(30.00)
		550766060	Public Works	David Park Port-a-Potty	298.00
HONEY BUCKETS Total					268.00
INTERMEDIA.NET INC	2187	1809194535	Information Technology	Voice Service Charges AUG 2018	83.66
INTERMEDIA.NET INC Total					83.66
INTERSTATE BATTERIES	1458	1.9181E+12	Public Safety	UPS Battery Backups	156.76
			Public Works	UPS Battery Backups	333.42
			Community Development	UPS Battery Backups	161.16
			Information Technology	UPS Battery Backups	367.62
INTERSTATE BATTERIES Total					1,018.96
J.L. STOREDAHL AND SONS	558	253507	Genl Govt/Facilities	PW 3/4 Stockpile Gravel	24.87
			Public Works	PW 3/4 Stockpile Gravel	345.60
			Community Development	PW 3/4 Stockpile Gravel	16.28
J.L. STOREDAHL AND SONS Total					386.75
J2 BLUE PRINT SUPPLY	243	AR53076	Community Development	Toner for CDD Plotter	153.56
		AR53848	Genl Govt/Facilities	Multicultural Festival Supplies	340.38
J2 BLUE PRINT SUPPLY Total					493.94
JAMES H BARHITTE	1682	1682-201808	Genl Govt/Facilities	Park Refundable Deposit - Barhitte	100.00
JAMES H BARHITTE Total					100.00
JAMIE CARLSON	3001	3001-201808	Community Development	Internship Stipend - Jamie Carlson	2,000.00
JAMIE CARLSON Total					2,000.00
JEFF NITEN	2249	2249-201809	Human Resources	Tuition Reimbursement - Jeff Niten	1,770.00
JEFF NITEN Total					1,770.00
JERILYNN GREGG	1578	1578-2018	Genl Govt/Facilities	Abrams Park Refundable Deposit	100.00
JERILYNN GREGG Total					100.00
JESSICA KIPP	2099	2099-201809-01	Genl Govt/Facilities	J2 Blueprint Employee Reimbursement Multicult Fair	32.71
		2099-201809	Genl Govt/Facilities	Farm to Table Mileage Reimbursement	161.89
JESSICA KIPP Total					194.60
JULIE HUFFMAN	3051	3051-2018	Genl Govt/Facilities	Park Refundable Deposit	100.00
JULIE HUFFMAN Total					100.00
KEITH'S SPORTING GOODS INC.	3049	081118rpd	Genl Govt/Facilities	PD Equipment	(74.17)
			Public Safety	PD Equipment	957.17
		083118RPD	Genl Govt/Facilities	Safariland Holster	(10.84)

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KEITH'S SPORTING GOODS INC.	3049	083118RPD	Public Safety	Safariland Holster	139.84
KEITH'S SPORTING GOODS INC. Total					1,012.00
KIRK JOHNSON	1716	1716-201809	Finance	Mileage Reimbursement - Johnson	100.83
KIRK JOHNSON Total					100.83
LAKESIDE INDUSTRIES	264	60233	Genl Govt/Facilities	Orchards Mix Asphalt	33.33
			Public Works	Orchards Mix Asphalt	463.22
			Community Development	Orchards Mix Asphalt	21.82
LAKESIDE INDUSTRIES Total					518.37
LEE KNOTTNERUS	1765	1765-201808	Genl Govt/Facilities	Glasses - Wine and Chocolate Festival	119.40
LEE KNOTTNERUS Total					119.40
LES SCHWAB TIRES WOODLAND	272	42600299399	Public Safety	Tires and Maint for PD Cruiser	156.75
LES SCHWAB TIRES WOODLAND Total					156.75
LYNCH JANITORIAL AND CLEANING LLC	2197	182214	Genl Govt/Facilities	August 2018 Janitorial Service	202.69
			Public Safety	August 2018 Janitorial Service	159.91
			Public Works	August 2018 Janitorial Service	110.42
			Community Development	August 2018 Janitorial Service	166.65
LYNCH JANITORIAL AND CLEANING LLC Total					639.67
MARIUS L MALATTIA	1817	113	Community Development	Design Reviews	3,410.00
MARIUS L MALATTIA Total					3,410.00
MATHER & SONS PUMP SERVICE INC.	2907	13635	Public Works	Service Call	156.10
MATHER & SONS PUMP SERVICE INC. Total					156.10
MOFFORD ELECTRIC INC.	2969	12832	Public Works	Overlook Park Electrical	146.34
MOFFORD ELECTRIC INC. Total					146.34
NAPA AUTO PARTS	498	71858	Genl Govt/Facilities	Shop Supplies & CDD Vehicle Maint.	1.61
			Public Works	Shop Supplies & CDD Vehicle Maint.	22.43
			Community Development	Shop Supplies & CDD Vehicle Maint.	14.38
		69909	Public Works	Credit for Returned Vehicle Maint Supplies	(78.90)
		72962	Genl Govt/Facilities	PW Vehicle Maint Fred/Kelly	2.54
			Public Works	PW Vehicle Maint Fred/Kelly	172.15
		74064	Public Works	Vactor Maint	8.34
		70213	Genl Govt/Facilities	Equipment Maintenance	3.65
			Public Works	Equipment Maintenance	50.68
			Community Development	Equipment Maintenance	2.39
		74063	Genl Govt/Facilities	Returned Vehicle Maint - Crippen	(1.53)
			Public Works	Returned Vehicle Maint - Crippen	(74.84)
		73054	Genl Govt/Facilities	Vehicle Maint - Crippen	4.69
			Public Works	Vehicle Maint - Crippen	229.97
NAPA AUTO PARTS Total					357.56
NATIONAL STORMWATER CENTER	3054	18-1288	Public Works	Stormwater Inspector Training - Thamert	824.00
NATIONAL STORMWATER CENTER Total					824.00
NORTHWEST NATURAL GAS	315	0315-8817-9-201809	Genl Govt/Facilities	City Hall - Natural Gas	15.90
		0315-1000591-6-201809	Public Safety	Police Department - Natural Gas	15.90
		0315-8578-7-201809	Genl Govt/Facilities	PW Shop - Natural Gas	3.92

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NORTHWEST NATURAL GAS	315	0315-8578-7-201809	Public Works	PW Shop - Natural Gas	18.61
NORTHWEST NATURAL GAS Total					54.33
NW OCCUPATIONAL MEDICAL CENTER	794	43741	Genl Govt/Facilities	DOT Exam - Nick Crockford	1.50
			Public Works	DOT Exam - Nick Crockford	73.50
NW OCCUPATIONAL MEDICAL CENTER Total					75.00
OFFICIAL PAYMENTS CORPORATION	1701	INVINT00000601	Public Works	Customer Epay Fees	5.85
OFFICIAL PAYMENTS CORPORATION Total					5.85
ONE CALL CONCEPTS	326	8089092	Public Works	Excavation and Modem Ticket Delivery	225.72
ONE CALL CONCEPTS Total					225.72
ON-HOLD CONCEPTS INC	2217	463757	Information Technology	On Hold Music	24.95
ON-HOLD CONCEPTS INC Total					24.95
OTAK INC.	1787	91800057	Public Works	RORC Project Management and Hillhurst Rd Frontage	55,709.49
OTAK INC. Total					55,709.49
PACIFIC OFFICE AUTOMATION	1564	60299117	Genl Govt/Facilities	City Hall Copier/ PW Printer Lease	776.60
			Public Works	City Hall Copier/ PW Printer Lease	48.57
			Community Development	City Hall Copier/ PW Printer Lease	2.29
		60298851	Public Works	CDD/PW Copier Lease	173.45
			Community Development	CDD/PW Copier Lease	173.45
PACIFIC OFFICE AUTOMATION Total					1,174.36
PACIFIC PERKS COFFEE LLC	3057	6723	Genl Govt/Facilities	Quesadilla Bar - Aug First Sat.	370.20
PACIFIC PERKS COFFEE LLC Total					370.20
PAUL LEWIS	1647	1647-201809	Executive	City Manager Annual Evaluations	910.00
PAUL LEWIS Total					910.00
PIONEER PEST MANAGEMENT	2040	282498	Public Safety	Pest Control/Ants PD	237.40
		278317	Community Development	Pest Control Quarterly Service - CDD	107.32
		278147	Genl Govt/Facilities	Pest Control - City Hall	197.40
PIONEER PEST MANAGEMENT Total					542.12
PLATT ELECTRIC SUPPLY	766	Y070268	Public Works	Overlook Park Supplies	87.72
		R780209	Public Works	Overlook Park Supplies	10.19
PLATT ELECTRIC SUPPLY Total					97.91
PROFORCE LAW ENFORCEMENT	1014	353291	Public Safety	Taser Auto Shutdown	154.77
		353189	Public Safety	Taser Cartridges	128.09
PROFORCE LAW ENFORCEMENT Total					282.86
PURCHASE POWER	356	0356-2018	Genl Govt/Facilities	Meter Refill	500.00
PURCHASE POWER Total					500.00
QUICK LANE TIRE AND AUTO CENTER	3050	365397	Public Safety	Vehicle Maint	75.66
QUICK LANE TIRE AND AUTO CENTER Total					75.66
RIDGEFIELD SCHOOL DISTRICT	378	0378-201809	Genl Govt/Facilities	Abrams Park Refundable Deposit and Fees Refund	170.00
RIDGEFIELD SCHOOL DISTRICT Total					170.00
RODNEY DALLUM	2886	2886-2018	Genl Govt/Facilities	Park Refundable Deposit	100.00
RODNEY DALLUM Total					100.00
SANDY'S SIGN AND DESIGN	556	499-18	Public Works	Storm Water	325.20
SANDY'S SIGN AND DESIGN Total					325.20

Attachment: September 13 2018 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: September 13th, 2018

SHIPP BROTHERS LANDSCAPE INC.	3053	774	Genl Govt/Facilities	Farm to Table Decor	161.55
SHIPP BROTHERS LANDSCAPE INC. Total					161.55
SITEONE LANDSCAPE SUPPLY LLC	2951	87576854	Public Works	Parks Supplies	26.92
		87843430	Public Works	Abrams Park Maint Supplies	300.69
SITEONE LANDSCAPE SUPPLY LLC Total					327.61
SOUTHWEST CLEAN AIR AGENCY	417	0417-201809	Public Works	2018 Budget Assessment Share	2,954.10
SOUTHWEST CLEAN AIR AGENCY Total					2,954.10
STAPLES CONTRACT & COMMERCIAL INC	2884	8051214144	Genl Govt/Facilities	Office and Operational Supplies	248.04
			Public Safety	Office and Operational Supplies	73.34
			Public Works	Office and Operational Supplies	300.14
			Community Development	Office and Operational Supplies	315.14
			Finance	Office and Operational Supplies	213.00
			Administration	Office and Operational Supplies	170.96
STAPLES CONTRACT & COMMERCIAL INC Total					1,320.62
TAC 1 SYSTEMS	1634	SI-007184	Genl Govt/Facilities	Molded Gel Open Ear Insert	(7.56)
			Public Safety	Molded Gel Open Ear Insert	104.61
		SI-007199	Genl Govt/Facilities	Waterproof Heavy Duty Spkr Mic	(7.56)
			Public Safety	Waterproof Heavy Duty Spkr Mic	113.28
TAC 1 SYSTEMS Total					202.77
THE MASTERS TOUCH LLC	1786	59298	Public Works	2nd Delinquent Notice Statement	303.88
		P59298	Public Works	2nd Delinquent Notice Postage	100.11
		56909	Genl Govt/Facilities	April 2018 Utility Mailing Services/May Newsletter	415.14
			Public Works	April 2018 Utility Mailing Services/May Newsletter	583.28
		P59125	Public Works	First Delinquent Stmt May-June 2018	214.36
		59125	Public Works	First Delinquent Stmt May-June 2018	313.22
THE MASTERS TOUCH LLC Total					1,929.99
THE PARR COMPANY	964	26421110	Genl Govt/Facilities	Farm to Table Pallet Deposit Refund	(520.32)
		26420667	Genl Govt/Facilities	Farm to Table	543.03
THE PARR COMPANY Total					22.71
TIKKA MASONRY INC	3058	3058-2018	Genl Govt/Facilities	Park Refundable Deposit	100.00
TIKKA MASONRY INC Total					100.00
TLC TOWING	431	C2417	Public Safety	Evidence Tow 2013 Mitsubishi Galant	81.30
TLC TOWING Total					81.30
TOKAY SOFTWARE	1167	107876	Genl Govt/Facilities	Web Tests	(4.87)
			Public Works	Web Tests	62.87
TOKAY SOFTWARE Total					58.00
TRAFFIC SAFETY SUPPLY	432	INV004922	Genl Govt/Facilities	Street Supplies - Crosswalk Markings	(31.83)
			Public Works	Street Supplies - Crosswalk Markings	410.73
TRAFFIC SAFETY SUPPLY Total					378.90
TRITECH FORENSICS	3056	162076	Genl Govt/Facilities	DUI Blood Kits	(5.00)
			Public Safety	DUI Blood Kits	79.86
TRITECH FORENSICS Total					74.86
USA BLUEBOOK	444	650962	Public Works	Water equipment maintenance	389.64

Attachment: September 13 2018 Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: September 13th, 2018

USA BLUEBOOK	444	648232	Public Works	Stormwater Equipment & Operational Supplies	1,121.68
		648320	Public Works	Water Treatment Supplies	405.19
USA BLUEBOOK Total					1,916.51
WA STATE DEPARTMENT OF TRANSPORTATION	688	RE 44 JD16200L0	Public Works	SR501 MP 19.5 Review/ Inspection	410.26
		RE 44 JD15670L0	Public Works	SR501 at N 35th Review/Inspection	4.06
WA STATE DEPARTMENT OF TRANSPORTATION Total					414.32
WOODLAND SAW AND CYCLE INC.	2223	2223-2018	Public Works	Parks Pruner and Equip	271.12
WOODLAND SAW AND CYCLE INC. Total					271.12
Grand Total					2,203,741.65

Attachment: September 13 2018 Claims Report (Approval of Claims And/Or Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 13, 2018
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Minutes from August 23, 2018 Meeting

AGENDA ITEM TITLE:

Approval of minutes from the following meeting(s) of the council:

GOVERNING LEGISLATION:

Not applicable

PREVIOUS COUNCIL ACTION TAKEN:

Not applicable

SUMMARY/BACKGROUND:

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

BUDGET/FINANCIAL IMPACTS:

Not applicable

RECOMMENDED ACTION OR MOTION:

Staff recommends Council approve the minutes by making the following motion:

1. "I move to approve the consent agenda"

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS: 08-23-2018 (PDF)



CITY OF RIDGEFIELD, WASHINGTON
City Council MEETING MINUTES
August 23, 2018

Regular Meeting - 6:30 PM

STUDY SESSION - 5:30 P.M.

1. 2019 Baseline Budget Presentation

GENERAL SESSION CALL TO ORDER - 6:30 PM

Flag Salute - [6:30 PM](#)

ROLL CALL

Attendee Name	Title	Status	Arrived
Ron Onslow	Councilor	Present	
David Taylor	Councilor	Present	
Lee Wells	Councilor	Present	
Don Stose	Mayor	Absent	
Darren Wertz	Councilor	Present	
John Main	Councilor	Present	
Sandra Day	Councilor	Present	

MOTION: Council Member Ron Onslow moved to excuse Mayor Don Stose from the meeting.

SECOND: Council Member John Main.

Vote - Yes: Council Member Day, Wertz, Taylor, Main, Onslow and Mayor Pro Tem Wells.

Vote - No: None.

Motion Passed.

LATE CHANGES TO THE AGENDA

PUBLIC COMMENT - [6:31 PM](#)

Barbara Wright - Resident

Traffic concerns on S Hillhurst Rd, dangerous to walk and run.

Street sweepers needed on S Hillhurst until construction is completed

Map provided with suggesting on proposed crosswalks on S Hillhurst Rd

Rian Davis - Resident

City's representative on the Clark County mosquito control board

Update provided

Dan Imthurn - Non Resident

Addressed issues brought up during the first reading of Ordinance No. 1266 - Development Code

Attachment: 08-23-2018 (Approval of Minutes)

Amendments
Hours of operation
Outdoor play area
Environmental factors

Chuck Green - Non Resident
Provided an update on the Ridgefield Outdoor Recreation Complex construction

Community Development Director Jeff Niten introduced new plan examiner David Marsh

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED. - [6:54 PM](#)

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

1. Approval of Claims And/Or Payroll - [6:54 PM](#)
2. Approval of Minutes from August 9, 2018 Meeting - [6:54 PM](#)

PRESENTATION

1. Second Quarter 2018 Financial Report

BUSINESS - [7:12 PM](#)

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

The City is proposing a series of housekeeping amendments and changes to the Ridgefield Development Code, which establishes zoning regulations for residential and nonresidential development throughout the City. This update to the code focuses on code refinements to clarify the interpretation of certain sections, adjust the details of a policy, reflect desired design standards, or simplify review procedures. The majority of updates relate to issues identified by staff and code users during implementation over the past year, or looking ahead to future applications.

- 9.10 - Regulation of floating home evictions and moorage fee increases
- 14.03.050 - International Fire Code Amendments
- 18.070 - Impact Fees
- 18.100 - Definitions
- 18.205 - Uses
- 18.230 - Commercial Districts
- 18.240 - Employment District
- 18.235.060 - Ridgefield Mixed Use Overlay
- 18.350 Modifications to Standards

City Council conducted discussion on materials provided during staff report.

MOTION: Council member Main moved to table references regarding dog kennel uses within the proposed code until September 13th meeting.

SECOND: Council member Day
City Council discussion conducted

Council member Main withdrawn motion.
Council member Day withdrawn the second.

MOTION: Council member Onslow moved to adopt Ordinance No. 1266 as presented.
SECOND: Council member Taylor
City Council discussion conducted

MOTION: Council member Wertz moved to amend Ordinance by excluding changes prescribed for 18.205.030 referring to dog kennel uses until later date.
SECOND: None

MOTION: Council member Main moved to table the Ordinance No. 1266 until September 13th meeting.
SECOND: Council member Taylor
Vote- Yes: Council member Main, Taylor, Wertz and Day
Vote - No: Council member Onslow
Abstained: Mayor Pro Tem Wells

2. Resolution No. 543 – Approval to Set Time to Consider Hillhurst Right of Way Vacation - Bryan Kast, Public Works Director

In October of 2016 the City worked with Paul DeBoni and New Vista Properties to adjust the plat and grading of Taverner Ridge Phase 10 to preserve a White Oak tree at the corner of S. Hillhurst Road and Nighthawk Road. The change in configuration reduced lot sizes in the area of the tree, and the City agreed to consider vacation of the excess right-of-way along the west side of S. Hillhurst Road to allow for some of this lost area to be reclaimed. On August 7 the City received a petition to vacate this excess right-of-way from PBS Engineering on behalf of Paul and New Vista Properties. RCW 35.79 and RMC 12.20 requires the passage of a resolution to begin the right-of-way vacation process. Following the resolution the City must give at least 20 days' notice, then hold a public hearing on the vacation. The Public hearing is proposed for September 13, 2018.

MOTION: MOVED TO ADOPT RESOLUTION NO. 543 AS PRESENTED.

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

3. Resolution No. 544 – Approval of Clark Regional Wastewater General Sewer Plan - Bryan Kast, Public Works Director

The Plan consolidates planning for the Districts current and future service areas in both Ridgefield and Vancouver urban growth areas into a single document. Thus providing for consistent assumptions, methodology and planning throughout. The Plan identifies the general location and size of sewer infrastructure and the estimated cost of the improvements. The capital improvements identified in the Ridgefield Urban Growth Area total \$40.6 million in investment over the 20-year planning period. The improvements identified in the Plan promote the eventual decommissioning of the Ridgefield Treatment Plant within the 20-year planning horizon. Approximately \$4.3 million is forecast for restoration and replacement projects (R&R) and \$36.3 million in capital improvement projects. The grand total investment in the Plan, across the entire District, is \$147.2 million. A threshold determination of non-significance was issued for the plan on May 4, 2018. Public comments were invited for fourteen days, with only one comment received from Clark County. The District's response to the County comments is included in the

Appendix of the Plan. A public hearing was held by the District Board of Commissioners on June 26, 2018. Clark County Public Health has reviewed and endorsed the plan.

MOTION: MOVED TO ADOPT RESOLUTION NO. 544 AS PRESENTED.

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

PUBLIC HEARING/BUSINESS

1. Public Hearing and Motion to Approve Proposed CDBG Project - [8:05 PM](#)

For the 2019 program Staff is recommending that the city apply for funds to improve South 3rd Avenue and S. Sargent Street with stormwater and roadway improvements. The project will design and construct improvements to a two block area of downtown Ridgefield. Stormwater improvements will address ponding and flooding issues caused by roadway runoff flowing onto private residential lots. An existing 4-inch water line will be upgraded to current standards, and one block of sidewalk, with associated ADA curb ramps, will be constructed to connect to the existing sidewalk network. This project will increase safety for pedestrians, including children that walk to school from this neighborhood, eliminate drainage issues, and will beautify the street and increase property values.

Mayor Pro Tem Wells opened hearing: 8:10PM

No testimony received

Mayor Pro Tem Wells closed hearing: 8:10PM

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER TO SUBMIT AN APPLICATION ON BEHALF OF THE CITY OF RIDGEFIELD REQUESTING COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING SUPPORTING THE SOUTH 3RD AND SARGENT STREET IMPROVEMENT PROJECT.

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

PUBLIC COMMENT - [8:12 PM](#)

Barbara Wright - Resident

Clark county Arts Commission term is expiring at the end of the year

City will be contacted to begin application process for selection of a new board member

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Taylor - Attended C-Tran Board meeting, pipeline safety committee meeting is scheduled for next week.

Council member Wertz - Attended City Manager briefing, pre-app conference.

Council member Onslow - Attended budget committee meeting, Mains Street meeting, RTC meeting, Farm to Table event, September 8th is Octoberfest.

Council member Day - Attended Farm to Table event, 2 CREDC meetings, City Manager briefing, Port of Ridgefield annual strategic planning meeting.

Council member Main - Attended City Manager briefing, award received from C-Tran Board at the last board meeting.

Mayor Pro Tem

Attended Main Street Meeting and Farm to Table event.

City Manager

City Manager Steve Stuart - Provided an update on UNFI expansion, Rosauers, Vancouver Clinic, and Ridgefield Outdoor Recreation Complex.

Finance Director Kirk Johnson - Investment portfolio update provided.

Community Development Director Jeff Niten - Community Development update provided.

Public Works Director Bryan Kast - Spudder Day is scheduled for August 29th - work will be done for new trail at Ridgefield Outdoor Recreation Complex.

Deputy City Manager Lee Knottnerus - First Saturday event update.

Police Chief John Brooks - Addressed article published in the Columbian, crime was not committed in the City.

ADJOURN - [8:33 PM](#)

Julie Ferriss, City Clerk

Don Stose, Mayor

Attachment: 08-23-2018 (Approval of Minutes)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: September 13, 2018

ITEM: BUSINESS

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington
Amending Ordinance No. 1251 and Ordinance 1259
Pertaining to the 2018 Budget

GOVERNING LEGISLATION:
Revised Code of Washington Chapter 35A.33

PREVIOUS COUNCIL ACTION TAKEN:
Council adopted Ordinance No. 1251 pertaining to the 2018 Budget on December 7, 2017.
Council adopted Ordinance No. 1259 amending the 2018 budget on April 26, 2018.

SUMMARY/BACKGROUND:
The budget amendment totals \$9,735,870 in total appropriations, including \$5,685,385 in new appropriations and \$4,050,485 in Capital Project Fund and Operating Fund transfers. No on-going costs are included in the appropriation requests.

The amendment also includes recognition of \$4,469,756 increase in revenue. \$450,000 increase in retail sales tax, \$411,000 in additional fees from building and development activities, \$64,615 in developer participation in roadway projects, \$295,000 increase in park impact fees, \$225,000 increase in transportation impact fees, \$475,000 increase in water system development fees, \$40,000 in water meter installation fees, \$2.1 million in additional bond proceeds issued in 2018, \$255,141 from local utilities to fund roadwork along Hillhurst, and \$154,000 in additional grants.

Operating fund transfers amount to \$235,000 to support capital projects. REET, impact fee, remaining bond funds and WSDC transfers amount to \$3,689,885 to support the Ridgefield Outdoor Recreation Complex construction, and REET will also transfer \$125,600 for debt service related to the 2018 General Obligation Bond issuance.

Refer to the attached exhibit "A" for Ordinance No. 1267 for a list of project requests and the following table for detailed fund balance impact.

Fund Balance Impact						
			Total Expense	Increased Revenue	Interfund Transfer In	Fund Impact
001	General Fund		48,200	455,000	-	406,800
001-58	Building Fees		262,000	400,000		138,000
101	Street Fund		-	11,000	-	11,000
105	REET Fund		478,485	-	-	(478,485)
114	PIF Fund		275,000	295,000	-	20,000
115	TIF Fund		211,000	225,000	-	14,000
200	Debt Service Fund		2,985,900	2,100,000	125,600	(760,300)
300	General Capital		4,586,000	468,756	3,674,885	(442,359)
406	Water Fund		34,300	40,000	-	5,700
407	Sewer Fund		300,000	-	-	(300,000)
408	Storm Fund		215,000			(215,000)
410	Water Utility Capital		35,000	-	35,000	-
412	Storm Utility Capital		215,000	-	215,000	-
416	Water SDC		35,000	475,000	-	440,000
501	Equipment Replacement		54,985	-	-	(54,985)
Total			9,735,870	4,469,756	4,050,485	(1,215,629)

BUDGET/FINANCIAL IMPACTS:

Please refer to the included table and to Exhibit “A” attached to Ordinance No. 1267

RECOMMENDED ACTION OR MOTION:

Staff recommends Council conduct the first reading of Ordinance No. 1267

STAFF CONTACT:

Kirk Johnson, Finance Director

ATTACHMENTS:

Exhibit A 2018 Budget Amendment 2 (PDF)

2018 Budget Amendment 2 - Presentation (PDF)

ORDINANCE NO. 1267

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING ORDINANCE NO. 1251 AND ORDINANCE 1259 PERTAINING TO THE 2018 BUDGET

WHEREAS, the Ridgefield City Council at its regular meeting on December 7, 2017 adopted Ordinance No. 1251 which adopted the City of Ridgefield 2018 budget; and

WHEREAS, the Ridgefield City Council at its regular meeting on April 26, 2018 adopted Ordinance No. 1259 which amended the City of Ridgefield 2018 budget; and

WHEREAS, the City of Ridgefield deems it necessary to appropriate additional expenditures in 2018 in the funds that are identified in the attached Exhibit A of the 2018 budget amendment; and

WHEREAS, these expenditures were not anticipated at the time of the adoption of the 2018 budget.

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

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest to amend the 2018 budget to account for revenues and expenditures that were not anticipated at the time of adoption.

Section 2. Budget Amendment Adopted. Ordinance No. 1267, and the budget of the City of Ridgefield for fiscal year 2018 shall be amended to include the additional receipt and/or reduction of funds and the additional and/or reduction of expenditures addressing the funds shown in the attached Exhibit A.

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

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

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON ON THE 27th DAY OF SEPTEMBER, 2018.

Don Stose, Mayor

ATTEST:

Julie Ferriss,
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading:	September 13, 2018
Second Reading	September 27, 2018
Date of Publication:	October 1, 2018
Effective Date:	October 6, 2018

Exhibit "A"



2018 Budget Amendment #2

Ordinance #1267

ExpenseFunding Source													
Item No.	Requesting Department	Fund	Project	Funding Source	Total 2018 Appopr.	Total Ongoing Annual Cost	Reapprop.	New Approp. Request	Revenue increase	Operating Fund, Special Revenue Fund Transfer	Bond/Grant	Fund Balance Impact	Description
1	Finance	General Fund	Sales Tax Revenue	Sales Tax	-	-	-	-	450,000	-	-	450,000	Recognize an additional forecast of \$450,000 in retail sales tax.
2	CDD	General Fund	Permit and Development Revenue	Developers	-	-	-	-	400,000	-	-	400,000	Reognize additional permitting and development revenue. Residential Permit \$100,000, Plan Check Fees \$250,000, Zoning & Development Fees \$50,000.
3	CDD	General Capital	Developer Share Union Ridge	Developers	-	-	-	-	54,464	-	-	54,464	Recognize developer share of road improvements related to 11th street overpass frontage improvements.
4	CDD	General Capital	Developer Share 45th & 3rd Roundabout	Developers	-	-	-	-	10,151	-	-	10,151	Recognize developer share of road improvements for 45th & 3rd roundabout.
5	CDD	General Fund	Legal Expense	Developers	25,000	-	-	25,000	-	-	-	(25,000)	Additional legal expense related to building and land use permits. Total budget \$75,000.
6	CDD	General Fund	Plan Check Expense	Developers	20,000	-	-	20,000	-	-	-	(20,000)	Additional plan check expense related to commercial development. Total budget \$27,000.
7	CDD	General Fund	Planning Consultant Expense	Developers	70,000	-	-	70,000	-	-	-	(70,000)	Additional consultant expense related to land use. Total budget \$145,000.
8	CDD	General Fund	Engineering Development Expense	Developers	70,000	-	-	70,000	-	-	-	(70,000)	Additional consultant expense related to infrastructure engineering. Total budget \$75,000.

Attachment: Exhibit A 2018 Budget Amendment 2 (2018 Budget Amendment 2)



2018 Budget Amendment #2

Ordinance #1267

Expense Funding Source													
Item No.	Requesting Department	Fund	Project	Funding Source	Total 2018 Appopr.	Total Ongoing Annual Cost	Reapprop.	New Approp. Request	Revenue increase	Operating Fund, Special Revenue Fund Transfer	Bond/Grant	Fund Balance Impact	Description
9	CDD	General Fund	Structural Engineering	Developers	12,000	-	-	12,000	-	-	-	(12,000)	Additional consultant expense related to structural engineering. Total budget \$37,000.
10	CDD	General Fund	Professional Services Expense	Developers	40,000	-	-	40,000	-	-	-	(40,000)	Additional consultant expense related to professional services. Total budget \$65,000.
11	CDD	General Fund	Hearings Examiner Expense	Developers	25,000	-	-	25,000	-	-	-	(25,000)	Additional hearings examiner expense for current land use permits. Total budget \$30,000.
12	Finance	Street Fund	Recognize Permit Revenue	Developers	-	-	-	-	11,000	-	-	11,000	Recognize additional \$11,000 in right of way permit revenue.
13	Finance	Park Impact Fees	Recognize Park Impact Fees	Developers	-	-	-	-	295,000	-	-	295,000	Recognize additional \$295,000 in PIF forecast.
14	Finance	Transportation Impact Fees	Recognize Transportation Impact Fees	Developers	-	-	-	-	225,000	-	-	225,000	Recognize additional \$225,000 in TIF forecast.
15	Finance	Water SDC	Recognize Water SDC Revenue	Developers	-	-	-	-	475,000	-	-	475,000	Recognize additional \$475,000 in WSDC forecast. \$100,000 in commercial, \$375,000 in residential.
16	Finance	Water Fund	Recognize Water Meter Install Fee Revenue	Developers	-	-	-	-	40,000	-	-	40,000	Recognize additional \$40,000 in fees for water meter installs.

Attachment: Exhibit A 2018 Budget Amendment 2 (2018 Budget Amendment 2)



2018 Budget Amendment #2

Ordinance #1267

Expense Funding Source													
Item No.	Requesting Department	Fund	Project	Funding Source	Total 2018 Apprpr.	Total Ongoing Annual Cost	Reapprop.	New Approp. Request	Revenue increase	Operating Fund, Special Revenue Fund Transfer	Bond/Grant	Fund Balance Impact	Description
17	Public Works	Water Fund	Water Meter Expense	Water Fund	34,300	-	-	34,300	-	-	-	(34,300)	Additional purchase of additional 100 water meters to meet new install demand.
18	Finance	General Fund	Finance Intern	Grant	5,000	-	-	5,000	-	-	5,000	-	Recognize grant revenue and expense for Finance intern.
19	Public Works	Street Fund	Overpass Safety Screen and Art	General Fund Grant	40,000	-	-	40,000	-	20,000	20,000	(20,000)	Design of overpass safety screen and art. \$20,000 grant from WSDOT and \$20,000 match from City.
20	Public Works	General Capital	Infrastructure Study	Grant	100,000	-	-	100,000	-	-	100,000	-	Infrastructure Study. \$100,000 grant from WSDOT.
21	Finance	Debt Service Fund	Recognize 2018 Bond Issuance Increase	Bonds	-	-	-	-	-	-	2,100,000	2,100,000	Recognize additional \$2.1 million in bond revenue from 2018 issuance.
22	Finance	Debt Service Fund	2018 Issuance Expense	Bonds	44,300	-	-	44,300	-	-	-	(44,300)	Recognize additional issuance expense for 2018 bond. Total issuance expense \$99,230.
23	Finance	Debt Service	2018 RORC Bond Issuance Interest Expense	REET	125,600	-	-	125,600	-	125,600	-	(125,600)	Recognize interest expense for 2018 bond issuance.
24	Public Works	General Capital	RORC Construction	Bond, REET, PIF	4,417,000	-	-	4,417,000	-	-	-	(4,417,000)	Complete construction on outdoor recreation complex. Total budget \$17,195,000.



2018 Budget Amendment #2

Ordinance #1267

Expense Funding Source													
Item No.	Requesting Department	Fund	Project	Funding Source	Total 2018 Appopr.	Total Ongoing Annual Cost	Reapprop.	New Approp. Request	Revenue increase	Operating Fund, Special Revenue Fund Transfer	Bond/Grant	Fund Balance Impact	Description
25	Public Works	General Capital	RORC Construction	Bond (Debt Service Fund)	-	-	-	-	-	2,816,000	-	-	Transfer remaining funding from 2017 and 2018 bond issuance.
26	Public Works	General Capital	RORC Construction	PIF	-	-	-	-	-	275,000	-	-	Additional funding from PIF to compete RORC construction.
27	Public Works	General Capital	RORC Construction	REET	-	-	-	-	-	352,885	-	-	Additional funding from REET to compete RORC construction.
28	Public Works	General Capital	Hillhurst Frontage, Signal	TIF	-	-	-	-	-	211,000	-	-	Reallocate funding to come from TIF fund. Original transfer from REET funding reallocated to RORC.
29	Public Works	General Capital	Hillhurst Frontage	Developer/Utility	-	-	-	-	149,161	-	-	149,161	Invoice to utility for work completed and paid to relocate their utilities infrastructure during Frontage construction.
30	Public Works	General Capital	NW Natural Gas Street Construction	NW Natural Gas	-	-	-	-	105,980	-	-	105,980	Interlocal agreement to complete paving on Hillhurst for NW Natural. Pass through cost due to city project already paving in area. Included in current Frontage budget.
31	Public Works	Water Utility Capital	Hillhurst Frontage	Water SDC	35,000	-	-	35,000	-	35,000	-	(35,000)	Reallocation of water line improvements along Hillhurst road to fund through available SDC funds.
32	Public Works	Storm Utility Capital	Hillhurst Frontage	Storm Fund	215,000	-	-	215,000	-	215,000	-	(215,000)	Reallocation of storm system improvements along Hillhurst Road to fund through available storm funds.

Attachment: Exhibit A 2018 Budget Amendment 2 (2018 Budget Amendment 2)



2018 Budget Amendment #2

Ordinance #1267

Expense Funding Source													
Item No.	Requesting Department	Fund	Project	Funding Source	Total 2018 Apprpr.	Total Ongoing Annual Cost	Reapprop.	New Approp. Request	Revenue increase	Operating Fund, Special Revenue Fund Transfer	Bond/Grant	Fund Balance Impact	Description
33	Public Works	General Capital	Cemetery Fencing	Grant	29,000	-	-	29,000	-	-	29,000	-	Installation of fencing along Northern property line of Ridgefield Cemetery. Grant received from Washington State Department of Archaeology and Historic Preservation.
34	Finance	Sewer Fund	Close Out Fund and Reimburse CRWWD	Sewer Fund	300,000	-	-	300,000	-	-	-	(300,000)	Close out sewer treatment fund and send reserves to Clark Regional Wastewater District.
35	Public Safety	ERF	Patrol Vehicle	ERF	48,600	-	-	48,600	-	-	-	(48,600)	Replace 2008 Crown Vic that had transmission issues. Originally scheduled to be replaced in 2019. Moving up 1 year to eliminate repair costs.
36	Public Works	ERF	Storm Pickup	ERF	25,975	-	-	25,975	-	-	-	(25,975)	Reallocate funding for pickup to 100% storm. Originally scheduled to be cemetery, parks, streets and storm. Total budget \$34,405
37	Public Works	ERF	Reallocation of Replacement Costs	ERF	(19,590)	-	-	(19,590)	-	-	-	19,590	Reallocate funding for pickup to 100% storm. Originally scheduled to be cemetery, parks, streets and storm. Reduce \$1,405 Gen Fund, \$2,810 Cemetery, \$10,000 Streets, \$5,375 Parks
38	Executive	General Fund	Community Survey	General Fund	8,200	-	-	8,200	-	-	-	(8,200)	Follow-up community survey. Total cost \$16,400. 50% due in 2018 and balance in 2019 when final report is released.
39	Admin	General Fund	Paint City Hall	General Fund	15,000	-	-	15,000	-	-	-	(15,000)	Paint City Hall.
Total Budget Amendment					5,685,385	-	-	5,685,385	2,215,756	4,050,485	2,254,000	(1,215,629)	



2018 Budget Amendment – Ordinance No. 1267
First Reading September 13, 2018



2018 Budget Amendment – Ordinance No. 1267

New Budget Requests

Project	Funding	Expense	Revenue	Transfer	Description
Sales and Use Tax	Retail Sales Tax	\$0	\$450,000	\$0	Recognize additional forecast of \$450,000 in retail sales and use tax
Permit & Development Fees	Developers	0	400,000	0	Recognize additional permitting and development revenue. Residential permits \$100,000, plan check fees \$250,000, zoning and development fees \$50,000
Road Improvements Developer Contribution	Developers	0	54,464	0	Recognize the developer contribution for road improvements related to frontage improvements for 11 th street overpass
Road Improvements Developer Contribution	Developers	0	10,151	0	Recognize the developer contribution for road improvements related to 45 th & 3 rd roundabout
ROW Permit	Developers	0	11,000	0	Recognize additional right of way permit revenue.



2018 Budget Amendment – Ordinance No. 1267

New Budget Requests

Project	Funding	Expense	Revenue	Transfer	Description
Park Impact Fees	Developers	0	295,000	0	Recognize additional forecast for park impact fees
Traffic Impact Fees	Developer	0	225,000	0	Recognize additional forecast for traffic impact fees
Water SDC	Developer	0	475,000	0	Recognize additional forecast for water system development charge fees
Meter Install Fees	Developer	0	40,000	0	Recognize additional forecast for revenue from meter installations
Legal	Developers/ Applicants	25,000	0	0	Additional legal expense related to building and land use permits. Total budget \$75,000
Plan Check	Developers/ Applicants	20,000	0	0	Additional plan check expense related to commercial development. Total budget \$27,000
Planning Consultant	Developers/ Applicants	70,000	0	0	Additional consultant expense related to land use. Total budget \$145,000
Engineering Development	Developers/ Applicants	70,000	0	0	Additional consultant expense related to infrastructure engineering. Total budget \$75,000



2018 Budget Amendment – Ordinance No. 1267

New Budget Requests

Project	Funding	Expense	Revenue	Transfer	Description
Structural Engineering	Developers/ Applicants	12,000	0	0	Additional consultant expense related to structural plan review and engineering. Total budget \$37,000
Professional Services	Developers/ Applicants	40,000	0	0	Additional consultant expense related to outside professional services. Total budget \$65,000
Hearings Examiner	Developers/ Applicants	25,000	0	0	Additional hearings examiner expense for current land use permits/applications. Total budget \$30,000
Water Meters	Water Fund	34,300	0	0	Additional purchase of 100 water meters to meet new install demand
Finance Intern	Grant	5,000	5,000	0	Recognize grant revenue and expense for Finance intern
Overpass Safety Screen & Art	General Fund Grant	40,000	20,000	20,000	Design of overpass safety screen and art. \$20,000 grant from WSDOT and \$20,000 match from city



2018 Budget Amendment – Ordinance No. 1267

New Budget Requests

Project	Funding	Expense	Revenue	Transfer	Description
Infrastructure Study	Grant	100,000	100,000	0	Infrastructure study paid through WSDOT grant
2018 Bond Issuance	Bonds	44,300	2,100,000	0	Recognize additional \$2.1 million in issued bonds. Recognize additional issuance expense of \$44,300
Debt Service 2018 Bond Issuance	REET	125,600	0	125,600	Recognize additional interest expense for 2018 bond issuance
RORC Construction	Bond, REET, PIF	4,417,000	0	0	Complete construction on the outdoor recreation complex. Total budget \$17,195,000
RORC Construction	Bond	0	0	2,816,000	Transfer remaining funding from 2017 and 2018 bond issuance
RORC Construction	PIF	0	0	275,000	Additional funding from PIF to complete RORC construction
RORC Construction	REET	0	0	352,885	Additional funding from REET to complete RORC construction



2018 Budget Amendment – Ordinance No. 1267

New Budget Requests

Project	Funding	Expense	Revenue	Transfer	Description
Hillhurst Frontage and Signal	TIF	0	0	211,000	Reallocate funding for this project to come from TIF fund. Original transfer from REET was reallocated to RORC
Hillhurst Frontage and Signal	Developer/Utility	0	149,161	0	Reimbursement for work completed on their behalf to relocate utility infrastructure during Frontage construction. Century Link
Hillhurst Frontage and Signal	Developer/Utility	0	105,980	0	Reimbursement for paving completed on their behalf during Frontage construction. NW Natural Gas
Hillhurst Frontage	WSDC	35,000	0	35,000	Reallocation of water line improvements along Hillhurst road to fund through WSDC
Hillhurst Frontage	Storm Fund	215,000	0	215,000	Reallocation of storm system improvements along Hillhurst road to fund through Stormwater Fund
Cemetery Fencing	Grant	29,000	29,000	0	Installation of fencing along Northern property line of Ridgefield Cemetery. Grant from WA State Dept. of Archeology and Historic Preservation



2018 Budget Amendment – Ordinance No. 1267

New Budget Requests

Project	Funding	Expense	Revenue	Transfer	Description
Close Out Sewer Fund	Sewer Fund	300,000	0	0	Close out of sewer funds and return reserves to CRWWD/ DCWA
Patrol Vehicle	Equipment Replacement Fund	48,600	0	0	Replace 2008 Crown Vic with transmission issues. Scheduled for replacement in 2019. Move up 1 year to eliminate repair cost
Stormwater Pickup	Equipment Replacement Fund	25,975	0	0	Reallocate funding for pickup to 100% Storm. Originally scheduled for Gen Fund, Cemetery, Parks, Streets and Storm. Total budget \$34,405
Stormwater Pickup	Equipment Replacement Fund	(19,590)	0	0	Reallocate funding for pickup to 100% Storm. Reduce Gen Fund \$1,405, Cemetery \$2,810, Street \$10,000, Parks \$5,375
Community Survey	General Fund	8,200	0	0	Follow-up community survey. Total cost \$16,400. 50% due in 2018 and balance in 2019 when final report is released
Paint City Hall	General Fund	15,000	0	0	Paint City Hall



2018 Budget Amendment – Ordinance No. 1267

Fund Balance Impact

Fund	Total Expense and Transfers Out	New Revenue	Interfund Transfer In	Fund Impact
General Fund	\$48,200	\$455,000	\$0	\$406,800
Building Fees	262,000	400,000	0	138,000
Street Fund	0	11,000	0	11,000
REET Fund	478,485	0	0	(478,485)
PIF Fund	275,000	295,000	0	20,000
TIF Fund	211,000	225,000	0	14,000
Debt Service Fund	2,985,900	2,100,000	125,600	(760,300)
General Capital	4,586,000	468,756	3,674,885	(442,359)
Water Fund	34,300	40,000	0	5,700
Sewer Fund	300,000	0	0	(300,000)
Storm Fund	215,000	0	0	(215,000)
Water Utility Capital	35,000	0	35,000	0
Storm Utility Capital	215,000	0	215,000	0
Water SDC	35,000	475,000	0	440,000
ERF	54,985	0	0	(54,985)
Total	\$9,735,870	\$4,469,756	\$4,050,485	(\$1,215,629)



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

THANK YOU

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: September 13, 2018

ITEM:

AGENDA ITEM TITLE: AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON Amending Chapters Within Title 18 of the Ridgefield Municipal Code AMENDING CHAPTERs 9.10.020 (Definitions) 14.03.050 (International Fire Code Amendments); and 18.070 (Impact Fees); AND 18.100 (Definitions) 18.205 (Uses); and 18.230 (Commercial Districts) and 18.240 (Employment District) 18.235 (Mixed Use Districts) and 18.350 (Modifications to Standards)

PREVIOUS COUNCIL ACTION TAKEN:

First reading and Public Hearing held before City Council on August 9, 2018.

SUMMARY/BACKGROUND:

The City is proposing a series of housekeeping amendments and changes to the Ridgefield Development Code (RDC), which establishes zoning regulations for residential and nonresidential development throughout the City. This update to the code focuses on code refinements to clarify the interpretation of certain sections, adjust the details of a policy, reflect desired design standards, or simplify review procedures. The majority of updates relate to issues identified by staff and code users during implementation over the past year, or looking ahead to future applications.

Following discussion at the August 23, 2018 City Council meeting staff has added requirements for kennel facilities. These changes include requiring Conditional Use Permit approval for these types of facilities in the Commercial Community Business (CCB), Commercial Regional Business (CRB), and Employment (E) zones.

BUDGET/FINANCIAL IMPACTS:

None

RECOMMENDED ACTION OR MOTION:

Staff recommends Council adopt Ordinance No. 1266 by making the following motion:

“I move to adopt Ordinance No. 1266, as presented.”

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: 2018RDCAmendment_part 2_Matrix_V.3 (DOCX)
18.205.030___Limitations_9_13_18_V3 (DOC)
18.205.020___Master_use_table_V.3 (DOC)

ORDINANCE NO. 1266

**AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING CHAPTERS WITHIN
TITLE 18 OF THE RIDGEFIELD MUNICIPAL CODE AMENDING CHAPTERS 9.10.020
(DEFINITIONS) 14.03.050 (INTERNATIONAL FIRE CODE AMENDMENTS); AND 18.070 (IMPACT
FEES); AND 18.100 (DEFINITIONS) 18.205 (USES); AND 18.230 (COMMERCIAL DISTRICTS) AND
18.240 (EMPLOYMENT DISTRICT) 18.235 (MIXED USE DISTRICTS) AND 18.350
(MODIFICATIONS TO STANDARDS)**

WHEREAS, the City of Ridgefield, located in Clark County, Washington, is required to plan under the Growth Management Act (GMA), Revised Code of Washington (RCW) Chapter 36.70A; and

WHEREAS, Ridgefield adopted the Ridgefield Urban Area Comprehensive Plan (RUACP), as amended, consistent with the GMA; and

WHEREAS, RCW 36.70A.040 and WAC 367-195-800 require jurisdictions planning under the GMA to adopt development regulations that are consistent with the adopted Comprehensive Plan and which implement the Comprehensive Plan policies goals and policies; and

WHEREAS, Title 18 of the Ridgefield Municipal Code (RMC) was established in 1995 by Ordinance 676 and amended thereafter, and is intended to implement the Ridgefield Comprehensive Plan; and

WHEREAS, the Ridgefield City Council passed additional resolutions after this time period that revised the development regulations, including Ordinance Nos. 1072, 1108, 1132, 1178, 1225, 1230, 1232, 1234, 1253 and 1260; and

WHEREAS, the Ridgefield Planning Commission, after conducting public meetings and public hearings on the revisions to Title 18 on July 11, 2018, forwarded recommendations to amend Title 18 to the City Council; and

WHEREAS, the City of Ridgefield submitted notice of the proposed amendments to the Washington State Department of Commerce on June 21, 2018 consistent with RCW 36.70A; and

WHEREAS, consistent with WAC 197-11-340(2), on August 2, 2018 the City of Ridgefield issued a Determination of Non-significance regarding the proposed Ridgefield Development Code update; and,

WHEREAS, the public comment period expired on August 17, 2018 and the City addressed all comments received; and,

WHEREAS, the Ridgefield City Council conducted a public hearing and the first reading of the amendments to Title 18 during a regularly scheduled City Council meeting held on August 9, 2018; and

WHEREAS, the Ridgefield City Council conducted a second ordinance reading on the proposed amendments to Title 18 during a regularly scheduled meeting held on September 13, 2018; and

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

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest to adopt amendments to Title 18 to ensure that the City's development and zoning regulations continue to implement the Ridgefield Urban Area Comprehensive Plan.

Section 2. Amendments of Title 9 and Title 14 and Title 18 of the Ridgefield Municipal Code. The Ridgefield City Council hereby amends certain Chapters of Titles 9, 14 and 18 set forth below in the manner set forth in Exhibit A, attached hereto and incorporated by this reference:

Amends Title 9, Chapter: 9.10.020, Definitions; and

Amends Title 14, Chapter: 14.03.050, International Fire Code Amendments; and

Amends Title 18, Chapter 18.070, Impact Fees; and

Amends Title 18, Chapter: 18.100, Definitions; and

Amends Title 18, Chapter: 18.205, Uses; and

Amends Title 18, Chapter 18.230, Commercial Districts; and

Amends Title 18, Chapter: 18.235, Mixed Use Districts; and

Amends Title 18, Chapter: 18.240, Employment Districts; and

Amends Title 18, Chapter: 18.350, Modifications to Standards.

Section 3. Compliance with RCW 36.70A.130. The City of Ridgefield has met its obligations under RCW 36.70A.130 and finds no additional compliance actions are necessary.

Section 4. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, zoning district names, ordinance numbering, section/subsection numbers and any references thereto.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance, or its application to or any other person or circumstance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this

Ordinance and each section, subsection or portion thereof, irrespective of the fact that any one or more of the other portions be declared invalid or unconstitutional.

Section 6. Applicability. This ordinance shall be applied in the current city limits and City of Ridgefield Urban Growth Area (UGA) as adopted by the Clark County Board of County Commissioners and the subsequent acceptance by the Ridgefield City Council.

Section 7. Effective Date. This ordinance shall be in full force and effect thirty (30) calendar days after adoption and publication pursuant to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 13th DAY OF SEPTEMBER, 2018.

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Basarab,
Deputy City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading/Passage: August 9, 2018

Second Reading/Passage: September 13, 2018

Date of Publication:

Effective Date:

EXHIBIT A:**Amendments of Titles 9, 14, and 18 of the Ridgefield Municipal Code**

Code Section	Code Language	Rationale	5.2.a
9.10 REGULATION OF FLOATING HOME EVICTIONS AND MOORAGE FEE INCREASES			
9.10.020 – Definitions	"Consumer price index" means the Consumer Price Index for all urban consumers (CPI-U) for the Portland-Vancouver <u>West Region</u> area, as compiled by the United States Department of Labor, Bureau of Labor Statistics.	The Portland area CPI-U is no longer supported. After extensive research the Finance Department has recommended changing to the West Region CPI-U index.	
14.03.050 – International Fire Code Amendments			
Section 903.2	Automatic Sprinkler Systems - Where required. In all new buildings containing a total floor area, above or below grade, exceeding 5,000 square feet, and additions that result in a total building area of 5,000 square feet or greater, and in all conversions when the occupancy class of the converted building moves to a higher classification based on the adopted edition of the Washington State Building Code. <u>This requirement shall not apply to covered play areas or similar buildings where no equipment is stored.</u>	Allow covered play areas, where exiting is not an issue, to be constructed without sprinkler systems.	
18.070 – Impact Fees			
18.070.080 E 2 – Traffic Impact Fee Formula	The annual inflation adjustment shall be equal to the Portland <u>West Region</u> Consumer Price Index (CPI-U) annual change calculated after the first half of the year.	The Portland area CPI-U is no longer supported. After extensive research the Finance Department has recommended changing to the West Region CPI-U index	
18.070.090 C 2 – Park Impact Fee Formula	The annual inflation adjustment shall be equal to the Portland <u>West Region</u> Consumer Price Index (CPI-U) annual change calculated after the first half of the year.	The Portland area CPI-U is no longer supported. After extensive research the Finance Department has recommended changing to the West Region CPI-U index	
18.070.090 C 3 – Park Impact Fee Formula	The indexed impact fee rates shall be calculated January 1, or as soon thereafter as the latest <u>West Region</u> CPI-U index information is available, and shall become effective immediately thereafter. A copy of the indexed impact fee rates shall be provided to the city council but the indexed rates shall become effective without further council review, except for subsection (4).	The Portland area CPI-U is no longer supported. After extensive research the Finance Department has recommended changing to the West Region CPI-U index	
18.100 - Definitions			
18.100.024 – H definitions	Horizontal Mixed Use – A mixed use development with a variety of uses in separate buildings located on the same site.	Define term	
18.100.040 – P definitions	"Pet animal" means any animal other than livestock, wild or exotic animals that live and breed in a tame condition. This generally refers to dogs, cats and some birds.	Define pets	
18.205 - Uses			

18.205.020 Use Table	See attached Use Table	Allow gasoline fueling stations in the Employment zone with limitations.
	See attached Use Table.	Allow Animal Kennels in the Employment zone and restrict Animal Kennels in the Commercial zones to CCB and CRB. Areas zoned for Employment uses are generally further removed from residential property enhancing compatibility with surrounding uses.
18.205.030 Limitations	<u>D. Animal Kennel and Shelter.</u> <u>1. In the CCB, CRB and E zones, animal kennels and shelters are allowed subject to Conditional Use Permit approval provided the following standards are met:</u> <u>a. Run areas shall be completely surrounded by an eight-foot solid wall or fence;</u> <u>b. Kennels and shelters shall be on sites of thirty-five thousand square feet or more.</u> <u>c. Kennels and shelters shall be located at least one thousand feet from any residence</u> <u>d. Animals are allowed outside the primary structure only during daylight hours.</u> <u>e. Solid waste shall be collected daily and placed in an appropriate receptacle. The receptacle shall emptied at least weekly by the franchise waste collection provider.</u> <u>f. Kennels and shelters shall not cause or permit noise which exceeds the maximum permissible noise levels set forth in WAC.173.60.040</u> <u>g. Kennels and shelters intended to house animals shall only be permitted in CCB or CRB zones in conjunction with an approved veterinary clinic.</u> <u>2. All cleaning materials and/or chemicals used to clean areas where animals can be present on the subject property shall be appropriately disposed of, and in no instance shall any chemical product enter the storm sewer system.</u> <u>3. Animals, for the purposes of this section, refer to "pet animals" as defined by Title 7 and Title 18 of the Ridgefield Municipal Code.</u>	Require Animal Kennels and Shelters in the CCB, CRB, and E zones subject to a Conditional Use Permit approval and on-going compliance with conditions.

	<u>Q. Gasoline Fueling Stations.</u> <u>Gasoline Fueling Stations are permitted in Employment zones "E" within 1,000 feet of an intersection of two road alignments classified arterial or greater. (See attached use table for full strikethrough/underlined code.)</u>	Limit fueling stations to within a certain distance of major roadways in the "E" zone.
18.230 – Commercial Districts.		
18.230.055 Building Design and Features	F. Siding and trim. - Building siding materials shall be wood, brick, stone, stucco, or terra cotta. - Metal siding materials shall not exceed ten <u>thirty five</u> percent of the total wall area of any wall. <u>a. Only high quality architectural metals are permitted, raised rib design, or vertical standing seam siding is permitted subject to approval by the Community Development Director.</u>	Allow greater diversity of materials permitted that meet City architectural standards.
18.240 – Employment District.		
18.240.060 Site and Building Design	7. Outdoor storage of materials shall generally be located to the rear or side of the site and shall not be located adjacent to any street with a classification of "collector" or higher or any street that is projected to carry more than two thousand average daily trips. Adjacent in this context shall mean without an intervening element such as a building or parking area, but not including a fence or wall, between the street right-of-way and the outdoor storage area. <u>If the location of outdoor storage areas to the rear or side of the site is not practical due to site constraints additional landscaping immediately adjacent to the Right of Way to a L5 standard fifteen (15) feet in depth shall apply.</u>	Allow outdoor storage on lots with unique geometry in the Employment zone.
18.235.060 – Ridgefield Mixed Use Overlay		
18.235.060 D – Required Mix of Uses	D. Required Mix of Uses. Each RMUO site must include a mix of uses within a single unified development that incorporates the planned integration of commercial, employment and residential land uses. Mixed-use projects may be vertically oriented in one or more buildings, or geographically distributed across a development site. 1. For RMUO sites in the CRB, CCB, CRB underlying zones, the site must include a minimum of 20 percent and a maximum of sixty <u>thirty-five</u> percent of uses included	

	within the 'residential general' or 'group residences' category of RDC Table 18.205.020-1 as measured by net developable acres or gross floor area. 2. For RMUO sites in the E underlying zone, the site must include a minimum of twenty percent and a maximum of sixty <u>thirty-five</u> percent of uses other than those included within the 'employment' category of RDC Table 18.205.020-1 as measured by net developable acres or gross floor area. 3. For RMUO sites in the RMD-16 underlying zone, the site must include a minimum of twenty percent and a maximum of sixty percent of uses other than those included within the 'residential general' or 'group residences' category of RDC Table 18.205.020-1 as measured by net developable acres or gross floor area.	
RDC 18.350 Modifications to Standards		
18.350.020 Adjustments	18.350.020 - Adjustments. Adjustments are limited to modifications of twenty percent or less to any numerical standard in this title or the Ridgefield Engineering Standards, <u>except in the downtown core where adjustments are limited to forty percent or less when necessary for the preservation or rehabilitation of existing structures. For the purposes of this section the downtown core is west of 5th Street, east of Lake River, north of S. Shobert St., and south of N. Depot St.</u> The cumulative modification to any numerical standard shall be calculated to determine whether the request shall be reviewed as an adjustment or variance, including all previous modifications approved for the proposed project or previous development on the site. Adjustments cannot be used in lieu of a zone change or to modify explicit policy provisions of the RUACP.	Allow for adjustments to numerical code requirements to enhance the viability of restoration and rehabilitation of housing stock in the downtown area. Staff has discussed this change with CCFR and there are no concerns.

18.205.030 - Limitations.

The limitations in this section serve to clarify any additional standards or conditions that apply to a given use as listed in Table 18.205.020-1 and defined in 18.100.

A. Accessory Dwelling Unit.

1. No lot may have more than one accessory dwelling.
2. The accessory dwelling unit may be located in the principal residence or in a detached structure on a lot that is at least five thousand square feet in area.
3. Accessory dwellings, whether attached or detached, shall be designed in the same style as the primary dwelling and shall use like kind materials on exterior elements.
4. The accessory dwelling unit shall not be larger than fifty percent of the living area of the primary residence.
5. An accessory dwelling unit in a detached structure shall be located behind the primary street facade of the primary dwelling.
6. The accessory dwelling unit shall not be subdivided or otherwise segregated in ownership from the primary residence.
7. The planning director shall process a request for accessory dwelling approval as Type II review consistent with Section 18.310.070.
 - i. An application for an accessory dwelling shall include a dimensioned site plan showing the location of the proposed dwelling on the subject property and its relationship to all property lines and easements on-site.
 - ii. In addition to the notice requirements of RDC 18.310.070, the city shall provide the applicable homeowner's association and/or the neighborhood association with notice of the application for accessory dwelling.
 - iii. Prior to approval of an accessory dwelling the planning director shall make the following findings:
 - a. The location of the accessory dwelling complies with the underlying zoning district setbacks, height restrictions, lot area coverage requirements, and other applicable zoning district standards.
 - b. Location of the accessory dwelling shall not interfere with any proposed public facilities or services or with private easements.
 - c. The proposed accessory dwelling does not adversely affect public health, safety, or welfare.
8. In the RMD-16 zone, only ADUs established prior to the adoption of this ordinance are permitted. When an ADU exists, it shall be counted as one unit for the purposes of density calculations.

B. Adult Use Facility.

1. Adult use facilities are subject to a Type I limited use review.
2. Adult use facilities are prohibited within four hundred feet of any residential zone, other adult use facility, school, licensed daycare, public park, community center, public library or church which conducts religious or educational classes for minors.

C. Artisan and Specialty Goods Production.

1. All uses require a Type I limited use review and shall provide a public viewing or a customer service space as defined below.

- a. Public viewing shall be accomplished with windows or glass doors covering at least twenty-five percent of the front of the building face abutting the street or indoor wall, allowing direct views of manufacturing; openings between the display or lobby area and manufacturing/work space may be reduced below twenty-five percent where fire rated separation requirements restrict opening size as determined by the planning official, or;
- b. A customer service space includes, a showroom, tasting room, restaurant, or retail space.
- c. Drive-through facilities are prohibited.

D. Animal Kennel and Shelter.

1. In the CCB, CRB and E zones, animal kennels and shelters are allowed subject to Conditional Use Permit approval provided the following standards are met:

- a. Run areas shall be completely surrounded by an eight-foot solid wall or fence;
- b. Kennels and shelters shall be on sites of thirty-five thousand square feet or more.
- c. Kennels and shelters shall be located at least one thousand feet from any residence
- d. Animals are allowed outside the primary structure only during daylight hours.
- e. Solid waste shall be collected daily and placed in an appropriate receptacle. The receptacle shall emptied at least weekly by the franchise waste collection provider.
- f. Kennels and shelters shall not cause or permit noise which exceeds the maximum permissible noise levels set forth in WAC.173.60.040
- g. Kennels and shelters intended to house animals shall only be permitted in CCB or CRB zones in conjunction with an approved veterinary clinic.

2. All cleaning materials and/or chemicals used to clean areas where animals can be present on the subject property shall be appropriately disposed of, and in no instance shall any chemical product enter the storm sewer system.

3. Animals, for the purposes of this section, refer to "pet animals" as defined by Title 7 and Title 18 of the Ridgefield Municipal Code.

E. Bed and Breakfast.

- 1. In the RLD and RMD zones, bed and breakfasts are allowed conditionally provided that the proposed use meets the following requirements:
 - a. The use is an accessory to the permanent residence of the operator.
 - b. Serves only breakfast and only to paying lodgers.
 - c. On-site sign size is limited to one non-illuminated identification sign, not exceeding four square feet.
- 2. In the CNB, CCB, CRB, CMU, WMU and WLS zones, bed and breakfasts are permitted only as an accessory to residences lawfully established prior to the effective date of this code. Overnight lodging that does not include a permanent residence for the operator may be allowed as a hotel or motel.

F. Boarding Houses. In an RLD-4, RLD-6, or RLD-8 zone, a maximum of two rooms may be rented to a maximum of two persons other than those occupying a single-family dwelling.

G. Community Recreation and Social Facility.

1. In the residential zones, any lighted facilities shall be set back a minimum of fifty feet from abutting residentially zoned property.
- H. Community Residential Facility (CRF).
1. In the RLD-4, RLD-6, and RLD-8 zones, CRF-I are a conditionally permitted use. CRF-I are required to be a single-family structure compatible with the surrounding area. CRF-II are a prohibited use.
 2. In the CNB, CCB, and CMU zones, CRF-I and CRF-II are permitted uses. Ground floor residential uses are not permitted for buildings with frontage on Pioneer Street or Main Avenue.
 3. Household arrangements that consist of six or fewer people, including small group homes, are included in the definition of 'family' in RDC 18.100. In a group home the number of people includes residents and each twenty-four staff hours.
- I. Conference Center.
1. A conference center is permitted conditionally in the residential zones and permitted outright in the CNB zone within a building listed on the National Register of Historic Places, the Washington Heritage Register, or the Clark County Heritage Register.
- J. Daycare facility.
1. Daycare I facilities are permitted in residential zones only as an accessory to residential use, subject to the following:
 - i. No outdoor play areas may be located within the front setback. All play areas shall be completely enclosed, with no openings except for gates, by a fence with a minimum height of forty-two inches.
 - ii. Hours of operation shall be restricted to ensure compatibility with surrounding development.
 - iii. Exterior alterations shall be in keeping with the residential character of the neighborhood.
 - iv. The site must provide a passenger loading area that is determined adequate by the Department of Early Learning (DEL) or other applicable state licensor.
 - v. Applicant shall obtain a city business license and concurrently obtain any required state license with the Washington State Department of Licensing with approval from the Washington State Department of Early Learning
 - vi. The permitted facility may display one sign, with a sign area of no greater than two square feet. The owner must obtain a sign permit per RDC 18.710.
 2. Daycare II facilities are permitted conditionally in residential zones, provided the applicant:
 - i. Completely encloses all outdoor play areas, with no openings except for gates, and a minimum height of six feet; and
 - ii. Sets back outdoor play equipment a minimum of twenty feet from property lines adjoining residential zones.
 - iii. Restrict the hours of operation to ensure compatibility with surrounding development.
 3. In the WLS zone, daycare I facilities are permitted only as an accessory to multifamily residential use, provided provisions of subsection (1) are met.
- K. Detention and Post-Detention Facility.
1. No work release facility shall be located closer than one mile from any public or private school servicing kindergarten through grade twelve students.

2. SCTFs are permitted as an SCTF Special Use-Type III action granted by the city council, in the CRB and E zones provided:
 - a. The maximum number of residents in an SCTF shall be three persons, excluding resident staff.
 - b. SCTFs should be located in relationship to transportation facilities in a manner appropriate to their transportation needs.
 - c. In addition to meeting the noticing requirements specified in RDC 18.310.120, noticing for SCTF special use permit applications also includes mailing the notice of application to both residents and owners of real property located within one-half mile of the site.
 - d. In no case shall an SCTF be sited adjacent to, immediately across a street or parking lot from, or within six hundred feet of unobstructed sight distance or two hundred feet of risk potential activities or facilities as defined in this title in existence at the time a site is listed for consideration; provided, the two hundred-foot criteria shall not apply if the state department of social and health services determines it is not needed to protect public safety.

The distances specified in this subsection shall be measured by following a straight line from the nearest point of the building in which the SCTF is to be located, to the nearest point of the property line of the lot occupied by the risk potential activity or facility.

- e. Each SCTF shall provide on-site dining, on-site laundry or laundry service, and on-site recreation to serve the residents.
- f. Applicants shall submit the following items in addition to the standard permit application:
 - i. The siting process used for the SCTF, including alternative locations considered.
 - ii. An analysis showing that utmost consideration was given to potential sites such that siting of the facility will have no undue impact on any one racial, cultural, or socioeconomic group, and that there will not be an over concentration of similar facilities in the city or a particular neighborhood.
 - iii. Proposed mitigation measures including the uses of extensive buffering from adjoining uses.
 - iv. Demonstration of an approved interlocal agreement between DSHS and the city of Ridgefield regarding security and operational procedures.
 - v. A schedule and analysis of all public input solicited during the siting process.
- g. Decision Criteria. A secure community transitional facility special use permit shall be granted by the city, only if the applicant demonstrates that:
 - i. The secure community transitional facility will not materially endanger the health, safety and welfare of the community;
 - ii. The siting of an SCTF shall not create an over-concentration within the city of Ridgefield, a particular neighborhood, or community of such uses as defined by Chapter 71.09 RCW, work release facilities, pre-release facilities or similar facilities including Level 1, 2, and 3 registered sex offender housing;
 - iii. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the essential public facility shall not hinder or discourage the appropriate development or use of neighboring properties; and
 - iv. The essential public facility will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding areas or conditions can be established to mitigate adverse impacts.

L. Duplex.

1. In the RMD-16 zone, two or more duplexes must comply with either the multifamily standards in RDC 18.220 or the townhouse development standards in RDC 18.220.140.

M. Eating and Drinking Establishment.

1. In the RMD-16 district the use must abut a public collector or arterial street. Access is not permitted through a residential local street.
2. In the E zone up to fifteen percent of the gross area of a property may be dedicated to eating and drinking establishments. The eating and drinking establishment shall be an accessory use to a primary use allowed outright or conditionally in the zone.
3. In the WMU zone, drive-through restaurants are prohibited.

N. Electric Vehicle Infrastructure. In the residential, CMU, WMU, WLS and P/OS zones, Level 1 and Level 2 charging is permitted as an accessory use to a lawfully established primary use. Rapid charging stations and battery exchange stations are prohibited.

O. Emergency Services. In the residential and CNB zones:

1. Any buildings from which firefighting equipment emerges onto a street shall maintain a distance of thirty-five feet from the street;
2. Outdoor storage is not permitted; and
3. If a fire facility abuts both an arterial and a non-arterial street, all access and egress shall be via the arterial.

P.	Funeral	Home/Crematorium/ Columbarium/Cemetery.
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1. In the residential zones:
 - a. Funeral homes, crematoria, columbaria, and cemeteries are allowed conditionally as an accessory to a church or other religious use, provided that the area dedicated to the use may not be counted toward the required landscaping.
 - b. Permanent structures must be set back a minimum of one hundred feet from adjoining residential zones and uses.
2. In the P/OS and PF zones, funeral homes, crematoria, columbaria and cemeteries are permitted outright, provided permanent structures are setback a minimum of one hundred feet from adjoining residential zones and uses.

Q. Gasoline Fueling Stations.

Gasoline Fueling Stations are permitted in Employment zones "E" within 1,000 feet of an intersection of two road alignments classified arterial or greater.

~~Q~~ R General Retail Trade/Services.

1. In the E zone no more than fifteen percent of the gross area of a property may be dedicated to general retail uses. The retail use is permitted outright as an accessory use to a primary use allowed outright or conditionally in the zone. All other retail uses are permitted conditionally.

2. In the WMU zone, high-impact commercial uses such as outdoor nurseries, lumber and building materials, farm equipment and similar uses that have large outdoor storage areas, significant truck traffic, and often rely on heavy equipment are prohibited. Other retail uses are allowed outright.
- R. S** Home occupation. Residents of a dwelling unit may conduct one or more home occupations as an accessory use(s), provided:
1. Exempted home occupations. Home occupations that occupy less than 25 percent of a residence (up to one thousand square feet of combined space) and generate no more than an average of one additional vehicle trip per day associated with the home occupation use, including trips by customers, delivery vehicles, employee vehicles for employees not residing at the residence, and vehicles used in association with the home occupation use excluding the residents' personal vehicles, are exempt from the home occupation permitting requirements of this section. The home occupation development standards of this section and the Ridgefield business license requirement still apply.
 2. Type I review. The planning director shall review the following home occupation requests through a Type I process, unless otherwise exempt, provided there are no on-site sales associated with the use and the home occupation is located outside of the WMU zone.
 - a. Offices, including but not limited to architects, engineers, lawyers, real estate agents, religious persons, salesmen, or authors.
 - b. Studios, including but not limited to artists, tailors, composers, crafts such as wood work or weaving.
 - c. Specialized instruction schools academic tutoring, foreign languages, art, dance, music, cooking, yoga, martial arts and related disciplines that do not exceed four students at any one time.
 - d. Uses the planning director finds to be materially similar to the above-listed uses.
 3. Type II Review.
 - a. The planning director shall review all home occupation requests not described in subsections (1) or (2) as a Type II process for compliance with subsection (4) and other requirements of this section.
 - b. The planning director may elevate a home occupation request described in subsection (2) to a Type II review process if the proposed use involves an issue of broad public interest warranting public notice.
 - c. In addition to the notice requirements of RDC 18.310.070, the planning director shall provide notice of the pending application to:
 - i. Any developer or active homeowners association for the subdivision in which the dwelling is located; and
 - ii. Any neighborhood association registered with the city clerk's office, whose geographic boundaries include the subject dwelling.
 - d. The planning director shall review all home occupation requests located in a dwelling within the WMU zone as a Type II process. For consideration of a home occupation in the WMU zone, a resolution in support of the proposed use adopted by the port commission stating the use is consistent with the master plan shall be required.
 4. Site and Use Limitations. In addition to the applicable base zone standards, all home occupations are subject to the following limitations:
 - a. The principal operator of the home occupation must be a full-time resident of the dwelling.

- b. A home occupation use may not employ more than one full-time equivalent employee who is not a resident of the dwelling unit.
 - c. Except for articles produced on the premises, no stock in trade shall be displayed or sold on the premises.
 - d. All home occupation business activity, including storage, shall be conducted indoors within the dwelling or accessory structures, except for plants and materials directly needed for the cultivation of plants essential to the home occupation use. No outdoor display of goods or outside storage of equipment or materials used in the home occupation shall be permitted.
 - e. The total area devoted to all home occupation activity shall not exceed twenty-five percent of the combined floor area of the dwelling, garage and accessory structures, or one thousand square feet, whichever is less.
 - f. No alteration to the exterior of the principal residential building shall be made which changes the residential character of a dwelling.
 - g. The home occupation use may not increase vehicular traffic flow or on-street parking by more than two nonresident vehicles per hour, or an average of six total vehicles per day. Nonresident vehicles include customers, delivery vehicles, employee vehicles for employees not residing at the residence, and vehicles used in association with the home occupation use excluding the residents' personal vehicles.
 - h. Vehicles used in association with the home occupation use and stored at the residence shall be restricted to standard non-commercial cars, trucks, and vans. Only one such vehicle is allowed per home occupation. Such vehicles shall park in a legal on-site parking space and may not park within any required setback areas of the lot or on adjacent streets.
 - i. The permitted home occupation use may display one sign, with a sign area of no greater than two square feet. The owner must obtain a sign permit per RDC 18.710.
5. The following activities are prohibited as home occupations:
- a. Activities which use fireworks, ammunition or explosives on site;
 - b. Repair, sales, parking, or storage of automobiles, trucks larger than two tons, heavy equipment or boats, including auto body work or painting;
 - c. Overnight lodging;
 - d. Kennels and catteries;
 - e. Marijuana production, processing, or retail;
 - f. Medical cannabis collective gardens.
6. A home occupation shall not use electrical or mechanical equipment that results in:
- a. A change to the fire rating of the structure used for the home occupation, unless approved by the building department;
 - b. Visual or audible interference in radio or television receivers, or electronic equipment located off-premises;
 - c. Fluctuations in line voltage off-premises; or
 - d. Emissions such as dust, odor, bright lighting or noises greater than what is typically found in a neighborhood setting.
7. Business License Required. The operator of a home occupation use shall apply annually for a Ridgefield business license. A home occupation use permit shall expire if the business license is not renewed within two months of its expiration.

8. A home occupation permit shall expire if the home occupation for which it is granted does not operate as a business for a period of twelve consecutive months.

S. I Hospital.

1. In the CCB, CRB, and E zones, hospitals are allowed only following city council approval of a development agreement between the applicant and the city. A development agreement is required to describe mitigation for potential impacts on neighboring uses and public services consistent with any land use and environmental approvals and permits. The development agreement shall meet the requirements of RDC 18.310.150, address the full range of impacts of the proposed use and may address other matters associated with the hospital use, including but not limited to:
 - i. Description of proposed uses and facilities, including building sites, size and bulk.
 - ii. Circulation, transportation and parking plans.
 - iii. Any requested variances to the RDC.
 - iv. Plans for minimizing impacts on neighboring users.
 - v. Plans for storage and disposal of hazardous materials meeting the applicable requirements of RCW 70.105.
 - vi. Trip reservation.
 - vii. Vesting.
 - viii. System development charge and impact fee credits.
 - ix. The development agreement shall also include a site plan satisfying all requirements of RDC 18.500.040 if the proposed project requires site plan approval.
2. When located in the CMU and CNB zones, hospitals are allowed only as a re-use of a nonresidential facility; and burning of refuse or hazardous waste is prohibited.

~~T.~~ U Interim Recycling Facility.

1. In the RLD-4, RLD-6, RLD-8, RMD-16, CNB and CMU zones, only drop box facilities accessory to a public or community use such as a school, fire station or community center shall be allowed as a permitted use.
2. In the CCB, CRB, OFF, E and PF zones:
 - a. Drop box facilities for the collection and temporary storage of recyclable materials are allowed outright as an accessory use.
 - b. For all other facilities, all processing and storage of material shall be within enclosed buildings. Yard waste processing is not permitted. Proposed facilities shall be processed as a Type II limited use review.
3. In the E and PF zones, any other facilities not meeting the standards of subsection (2) may be permitted conditionally.

~~U.~~ V Motor Vehicle Related Uses. In the WMU and WLS zones, only sales, rental, leasing, repair and service of watercraft are permitted outright. Sales, rental, leasing, repair and service of automobiles, light trucks, mobile homes, and recreational vehicles are prohibited.

~~V.~~ W Multifamily Residential.

1. In the CNB, CCB, and OFF zones, residential uses are allowed conditionally. Residential uses are limited to upper stories and shall achieve a minimum density of eight dwelling units per acre and a maximum density of sixteen dwelling units per acre.

2. In the WLS zones, residential uses are limited to upper stories and shall achieve a minimum density of eight dwelling units per acre and a maximum density of sixteen dwelling units per acre.
3. In the WMU zone, no ground floor residences or residential uses are permitted. Multifamily residential uses are permitted only as upper story living units, not less than four units per net acre nor more than eighteen units per net acre.
4. In the CMU zone ground floor residential is only permitted as part of a horizontal mixed use development. Ground floor residential uses are not permitted for buildings with frontage on Pioneer Street or Main Avenue.

~~W~~ X Office.

1. In the WMU zone, drive-through banks are prohibited.

~~X~~ Y Park and Ride Lots.

1. In the RLD-4, RLD-6, RLD-8, RMD-16, CNB and CMU zones, park and ride lots are subject to a Type I limited use review and must meet the following standards:
 - a. Park and ride lots may be sited on an existing parking lot or in conjunction with a publicly owned or nonprofit facility (i.e., church, social service agency, etc.) as a permitted use.
 - b. New park and ride lots (not including new park and ride facilities located on existing parking lots) are subject to site plan review pursuant to RDC 18.500 and shall:
 - i. Be limited to fifty stalls in the RLD or RMD zones;
 - ii. Provide screening and/or landscaping on interior setbacks that abut residentially zoned properties; and
 - iii. Provide additional landscaping along street frontages; and
 - iv. Direct lighting to the interior of the site and away from adjacent residentially zoned properties, as required by RDC 18.715.

~~Y~~ Z Public Agency or Utility Yard.

1. In the CRB, WLS and E zones, utility yards are permitted only when co-located with utility offices.
2. In the WMU zone, public agency and utility yards may include storage of port-related machinery and equipment, and production and assembly of materials and equipment for port business. Port-related use may include fabrication of parts and storage of materials for use in fabrication of parts as a permitted use.

~~Z~~ AA Recreational Vehicle (Single). Persons may occupy a recreational vehicle (RV), parked on a lot, for up to two weeks per year with the permission of the property owner. The following standards apply:

1. Only one RV may be occupied on a lot at any time.
2. Occupancy is subject to the city's animal, public health, and nuisance standards.
3. An occupied RV shall be parked on-street or in allowed off-street parking areas outside of required setbacks.
4. Commercial activity is not permitted in the RV.
5. RVs shall not use generators while parked in a residential zone.
6. Unoccupied RVs may be parked off-street in any zone in any parking areas meeting the requirements of RDC 18.720. In the RLD zones, RV parking is subject to the provisions of RDC 18.210.030.C.3.

~~AA.~~ BB. Recreational Vehicle Parks. In the WMU zone, recreational vehicle parks are limited to no more than twenty-five percent of the total area zoned WMU, whether in a single location or multiple locations within the zone.

~~BB.~~ CC. School: Elementary/Middle/High. In the PF zone, schools are a permitted use. Modular classroom units shall be reviewed through a Type I limited use review and site plan review, consistent with RDC 18.500.

~~CC.~~ DD. Self-Storage.

1. Self-storage facilities within the Ridgefield corporate boundary shall not exceed eight and thirty-two-hundredths square feet per capita based on the Washington State Office of Financial population estimate for the current year. This calculation is to be construed as the total allowable self-storage space within Ridgefield, not on a single site basis.
2. The planning horizon population numbers shall be updated during the Comprehensive Land Use Plan periodic update.
3. In addition to Conditional Use Permit criteria found in RDC 18.340 a Conditional Use review for self-storage shall include the following:
 - a. Self-storage units shall gain access from the interior of the building(s) or site. No unit doors may face public right-of-way.
 - b. Self-storage facilities shall not be located on a principal or minor arterial street or a corner where a principal or minor arterial street intersects with another road of a different classification. Self-storage facilities shall not be located adjacent to, or visible from, Interstate 5.
 - c. Self-storage facilities shall comply with all design requirements in the Employment (E) zone.
4. Manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances, or other electrical equipment, or any other industrial activity is prohibited.
5. Conducting garage or estate sales is prohibited. This does not preclude auctions or sales for the disposition of abandoned or unclaimed property.
6. Storage of flammable, perishable, or hazardous materials or the keeping of animals is prohibited.
7. Outdoor storage is prohibited. All goods and property stored at a self-storage facility shall be stored in an enclosed building. No outdoor storage of boats, RVs, vehicles, or similar, or storage pods or shipping containers is permitted.

~~DD.~~ EE. Single-Family Attached Residential.

1. Single-family attached dwellings in the RLD-4, RLD-6, RLD-8 and RMD-16 zones must meet the standards of RDC 18.220.140.
2. In the RLD-4, RLD-6, RLD-8, and RMD-16 zones, single-family attached residential development must meet the density standards of the zone.
3. In the WMU zone, only live/work units where the associated business is allowed as a permitted or limited use are allowed, provided the residence is not located on the ground floor. No ground floor residences or residential uses are permitted.
4. In the CMU zone ground floor residential is only permitted as part of a horizontal mixed use development. Ground floor residential uses are not permitted for buildings with frontage on Pioneer Street or Main Avenue.

~~EE.~~ FF. Single-Family Detached Residential.

1. In the RMD zone, single-family detached residential development shall only be approved if the minimum density standard of the RMD-16 zone are met.

~~FF.~~ GG. Specialized Instruction and Vocational School.

1. In the RLD-4, RLD-6, RLD-8 and RMD-16 zones, specialized instruction schools are permitted conditionally provided:
 - a. The number of students is limited to twelve at one time; (Schools serving four or fewer students are permitted as a home occupation.)
 - b. Fifty percent or more of the instruction area shall be within an enclosed structure; and
 - c. Structures and areas used for instruction must be set back a minimum of twenty-five feet from property lines.

~~GG.~~ HH. Tent Cities.

1. The use shall be authorized by a temporary and revocable use permit reviewed through a Type II decision, not to exceed ninety days during one calendar year.
2. A minimum of two weeks prior to application submittal, the applicant shall hold a neighborhood information meeting on, or as close to as possible, the site on which the tent city will be located. The city manager shall approve the time and location of the meeting and the applicant shall notify all property owners within one thousand feet of the proposed site by U.S. Mail at least fourteen days prior to the information meeting. This meeting shall supersede the notification required for a Type II review by RDC 18.310.070.
3. The applicant shall provide sanitary portable toilets, potable water, trash receptacles, hand-washing facilities, and food and security facilities sufficient to satisfy applicable local and county health regulations.
4. Tent cities are not permitted in critical areas or buffers.
5. Permanent structures are prohibited.
6. The maximum size of a tent city is one hundred occupants. The city may limit the size of the tent city based upon site conditions and public health and safety regulations.
7. Parking for vehicles shall be adequate to serve the numbers of vehicles generated by the use and shall be fully contained on-site.
8. The tent city shall be adequately buffered and screened from adjacent right-of-way and residential properties. Screening shall be a minimum height of six feet and may include, but is not limited to, a combination of fencing, landscaping, or existing buildings.

~~HH.~~ II Utility Facility.

1. In the RLD-4, RLD-6, RLD-8, RMD-16, CNB, CMU, WMU, WLS, OFF and P/OS zones:
 - a. Minor utilities are permitted outright subject to the site plan review requirements of RDC 18.500.
 - b. Major utility facilities are permitted conditionally.
2. In the WMU zone, municipal wastewater treatment facilities are prohibited.

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

1. No burning of refuse or dead animals is allowed.
2. The portion of the building or structure in which animals are kept or treated shall be constructed so as to prevent incursion of noise from animals into any residential zone.
3. All run areas shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material.
4. The provisions of RMC Chapter 7 relative to animal keeping are met.

5. Clinics and hospitals whose activities are conducted wholly indoors shall be reviewed through a Type I limited use process, while those with any outdoor uses, excluding parking or landscaping, shall be reviewed through a Type II limited use process.

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

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

18.205.020 - Master use table.

A. Table 18.205.020-1 details uses for the following zones:

1. RLD-4, 6, 8: Residential Low Density 4, 6, 8.
2. RMD 16: Residential Medium Density 16.
3. CNB: Commercial Neighborhood Business.
4. CCB: Commercial Community Business.
5. CRB: Commercial Regional Business.
6. CMU: Central Mixed Use.
7. WMU: Waterfront Mixed Use.
8. WLS: Waterfront Low Scale.
9. E: Employment.
10. Reserved.
11. P/OS: Parks/Open Space.
12. PF: Public Facilities.

Table 18.205.020-1

RESIDENTIAL GENERAL											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU 1	WLS	E	P/OS	PF
Single-Family Attached Residential	P-L	P-L	N	N	N	P-L	P-L	N	N	N	N
Single-Family Detached Residential	P	P-L	N	N	N	N	N	N	N	N	N
Duplex	P	P-L	N	N	N	N	N	N	N	N	N
Accessory Dwelling Unit	L	L	N	N	N	N	N	N	N	N	N
Home Occupation	L	L	L	L	N	L	L	L	N	N	N
Multifamily Residential	N	P	C-L	C-L	N	P-L	P-L	P-L	C-L	N	N
Manufactured Home Park	P	P	N	N	N	N	N	N	N	N	N

GROUP RESIDENCES											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Boarding House	P-L	C	C	P	P	P	N	N	C	N	N
Community Residential Facility	C-L	P	P-L	P-L	P	P-L	N	N	N	N	N

TEMPORARY LODGING											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Bed and Breakfast	C-L	C-L	P-L	P-L	P-L	P-L	P-L	P-L	N	N	N
Hotel and Motel	N	N	N	P	P	C	P	P	N	N	N
Recreational Vehicle (Single)	P-L	P-L	P-L	P-L	P-L	P-L	P-L	P-L	N	N	N
Recreational Vehicle Park	N	N	N	C	C	N	P-L	N	N	N	N
Tent City	L	L	L	L	L	L	L	L	L	L	L

RETAIL/SERVICE											
SPECIFIC LAND USE	RLD 4 RLD 6 RLD 8	RM D 16	CN B	CC B	CR B	CM U	WM U	WL S	E	P/O S	P F

General Retail Trade/Services	N	N	P	P	P	P	P-L	P	P-L	N	N
Marijuana Retail	N	N	N	N	N	N	N	N	N	N	N
Eating and Drinking Establishment	N	C-L	P	P	P	P	P-L	P	P-L	N	N
Artisan and Specialty Goods Production	N	N	L	L	L	L	L	L	N	N	N
Motor Vehicle Related Use	N	N	N	P	P	N	P-L	P-L	C	N	N
Electric Vehicle Infrastructure	P-L	P-L	P	P	P	P-L	P-L	P-L	P	P-L	P
Gasoline Service Station	N	N	P	P	P	P	P	N	N L	N	N
<u>Animal Kennel and Shelter</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u> <u>L</u>	<u>C-L</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u> <u>C</u> <u>-L</u>	<u>N</u>	<u>N</u>
Veterinary Clinic and Hospital	N	N	L	L	L	L	L	L	L	N	N
Daycare Facility	P-L/C-L	P-L/C-L	P	P	P	P	P	P-L	P	N	N
Funeral Home/Crematorium/Columbarium/Cemetery	C-L	C-L	N	P	P	N	N	N	N	P-L	P-L

EMPLOYMENT											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Office	N	N	P	P	P	P	P-L	P	P	N	P

Light Manufacturing	N	N	N	N	C	C	N ¹	C	P	N	N
Research and Development	N	N	N	C	C	C	P	N	P	N	N
Freight/Cargo Movement and Storage	N	N	N	C	C	N	N	N	C	N	N
Heavy Equipment and Truck Related Use	N	N	N	N	N	N	N	N	N	N	N
Fleet Service	N	N	N	C	C	C	N	N	C	N	N
Warehousing	N	N	N	N	N	N	N	N	C	N	N
Wholesale Retail	N	N	N	N	N	N	N	N	P	N	N
Marijuana Processing	N	N	N	N	N	N	N	N	N	N	N
Marijuana Production	N	N	N	N	N	N	N	N	N	N	N
Medical Cannabis Collective Gardens	N	N	N	N	N	N	N	N	N	N	N
Self-storage	N	N	N	N	N	N	N	N	C	N	N

ENTERTAINMENT AND RECREATION											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Adult Use Facility	N	N	N	L	L	L	N	N	N	N	N
Indoor Entertainment Facility	N	N	N	P	P	P	P	N	N	N	N
Community Recreation and Social Facility	C-L	C-L	C	P	P	P	P	P	P	P	P

Gambling Use	N	N	N	N	N	N	N	N	N	N	N
Outdoor Performance Center	N	N	N	N	C	N	P	N	C	N	N
Park or Trail ²	P	P	P	P	P	P	P	P	P	P	P

EDUCATION AND CULTURE												
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF	
College and University	N	N	N	P	P	P	P	P	P	N	C	
School: Elementary/Middle/High	C	C	N	N	N	P	P	N	P	N	P-L	
Specialized Instruction and Vocational School	C-L	C-L	C	P	P	P	P	P	P	N	C	
Conference Center	C-L	C-L	P-L	P	P	P	P	P	P	N	C	
Religious Institution	C	C	P	P	P	P	P	P	P	N	C	
Cultural Institution	C	C	P	P	P	P	P	P	P	N	C	

HEALTH											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Hospital	N	N	C-L	P-L	P-L	C-L	N	N	P-L	N	N
Medical Clinic/Laboratory	N	N	P	P	P	P	P	P	P	N	N

Nursing and Personal Care Facility	N	C	C	P	P	P	P	C	C	N	N
------------------------------------	---	---	---	---	---	---	---	---	---	---	---

INFRASTRUCTURE, CIVIC AND REGIONAL										
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	PF
Emergency Services	P-L	P-L	P-L	P	P	P	P	P	N	P
Public Agency or Utility Yard	N	N	N	N	P-L	N	P-L	P-L	N	P
Utility Facility	P-L/C-L	P-L/C-L	P-L/C-L	P	P	P-L/C-L	P-L/C-L	P-L/C-L	P-L/C-L	P
Wireless Communication Facility	P-L/C-L	P-L/C-L	P-L/C-L	P-L/C-L	P-L/C-L	P-L/C-L	P-L/C-L	P-L/C-L	P-L/C-L	P-L/C-L
Broadcasting and Telecommunications Facility	N	N	N	N	P	P	P	N	N	C
Interim Recycling Facility	P-L	P-L	P-L	P-L/L	P-L/L	P-L	N	N	N	C-L
Waste-Related Facility	N	N	N	C	C	N	N	N	N	C
Airport or Heliport	N	N	N	N	N	N	N	N	N	C
Bus Base	N	N	N	C	C	N	N	N	N	C
Park and Ride Lot	L	L	L	P	P	L	N	N	N	P
Detention and Post-detention Facility	N	N	N	N	C-L	N	N	N	N	N

MARINE													
SPECIFIC LAND USE	RLD4	RLD6	RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Floating Home Moorage	N			N	N	N	N	N	P	P	N	N	N
Marina or Boating Facility	N			N	N	N	N	N	P	P	N	N	N

Table Notes:

- (1) Additional uses for the WMU Zoning District are described in RDC Table 18.235.030-1. If there is a conflict between the two use tables, the more permissive shall apply.
- (2) Public and private parks and trails are allowed in all zoning districts and shall meet the standards of the P/OS zone established in RDC 18.265 regardless of the zoning district in which the facility is located.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1163, § 2(Att.), 10-23-2014; Ord. No. 1164, § 2(Att.), 10-23-2014; Ord. No. 1207, § 2(Exh. A), 5-26-2016; Ord. No. 1226, § 2(Exh. A), 12-15-2016; Ord. No. 1232, § 2(Exh. A), 4-27-2017; Ord. No. 1245, § 2(Exh. B), 11-2-2017; Ord. No. 1253, § 2(Exh. A), 12-7-2017)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: September 13, 2018

ITEM: BUSINESS

AGENDA ITEM TITLE: Declaring Certain Property as Surplus and Authorizing Its Disposition

GOVERNING LEGISLATION:

Revised Code of Washington Chapter 39.33 – Intergovernmental Disposition of Property

PREVIOUS COUNCIL ACTION TAKEN:

Council has previously adopted resolutions providing for the surplus of certain property and executing its sale or disposal

SUMMARY/BACKGROUND:

The City acquires various equipment and property as needed for staff to perform work responsibilities. As the equipment and property is used throughout its life to conduct City business, it ages, and eventually becomes obsolete and/or in disrepair.

A public hearing is not required due to this property not having a value that exceeds \$50,000.

Public Safety would like to surplus one patrol vehicle that has had a transmission failure, and was initially scheduled to be replaced in 2019, through the Equipment Replacement Fund. The vehicle is a 2008 Crown Victoria license plate #45084D (Exhibit "A"). Staff will return to council for budget authority to replace the vehicle in 2018.

Public Works would like to surplus a Rigid pipe threading machine and a speed shoring set, both valued at \$500 each.

The City plans to hold an auction in the 3rd quarter 2018 to auction these items and other items that have previously been declared surplus.

BUDGET/FINANCIAL IMPACTS:

City staff will recommend replacing the vehicle in 2018 instead of the scheduled 2019 replacement. Estimated cost is \$48,600 which has been set aside in the Equipment Replacement Fund for the original scheduled replacement in 2019.

RECOMMENDED ACTION OR MOTION:

Staff recommends that Council adopt resolution No. 545 as presented by making the following motion:

"I move to adopt Resolution No. 545 as presented."

STAFF CONTACT:

Kirk Johnson, Finance Director

ATTACHMENTS:

Surplus Items Exhibit A 9.13.2018

(DOCX)

Resolution No.545**DECLARING CERTAIN PROPERTY AS SURPLUS AND AUTHORIZING ITS DISPOSITION**

WHEREAS, the City of Ridgefield has acquired certain personal property and equipment and

WHEREAS, the property and equipment cannot be reassigned within the City and the surplus of this property and equipment will meet the needs of the City of Ridgefield,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF RIDGEFIELD, WASHINGTON as follows:

Section 1. Based upon the findings and recommendations of the City, the attached Exhibit A represents the list of property requesting to be declared surplus and no longer meets the needs of the City, and further, these items cannot be reassigned as an asset to other departments of the City.

Section 2. This property is deemed to no longer create a benefit for the residents of the City of Ridgefield.

Section 3. The Council authorizes the City Manager to sell, auction or scrap the items identified on the attached list for the best available price; or to properly dispose of the property to the best benefit of the City of Ridgefield.

ADOPTED AT A REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 13th DAY OF SEPTEMBER, 2018.

City of Ridgefield

Don Stose, Mayor

Attest:

Julie Ferriss,
City Clerk

Exhibit "A"

Department	Description	License#	Vin/Serial #	Estimated Value
Public Safety	2008 Ford Crown Victoria	45084D	2FAFP71V48X130603	\$1,000
Public Works	Rigid Pipe Threading Machine	N/A	N/A	\$500
Public Works	Speed Shoring Set	N/A	N/A	\$500

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 13, 2018

ITEM:

AGENDA ITEM TITLE: Discussion - Use of Roundabout Grapes

Discussion - Use of Roundabout Grapes

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS:

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: September 13, 2018

ITEM:

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington amending Chapters Within Title 18 of the Ridgefield Municipal Code amending Chapters 18.210 (Residential Low Density Districts).

GOVERNING LEGISLATION:

RCW 36.70A

PREVIOUS COUNCIL ACTION TAKEN:

Gee Creek Plateau sub-area plan adopted by Council December 7, 2017.

SUMMARY/BACKGROUND:

The Gee Creek Plateau sub-area plan was developed over the summer and fall of 2017 with extensive input from property owners in the area. The sub-area plan was ultimately adopted by City Council on December 7, 2017 following public hearings with the Planning Commission and Council. The implementation of the sub-area plan is part of the Planning Commission work program in 2018, and staff has developed the attached regulations for consideration that implement the sub-area plan principles and vision for the Gee Creek Plateau.

A major component of the sub-area plan, included in the attached development regulations, is the preservation of a rural feeling for the sub-area while developing the area at a density required under the Growth Management Act (GMA). The GMA allows for, and promotes, innovative zoning techniques which is what is attempted here.

Approximately half of the Plateau area is proposed for cluster type development in the future, and the attached regulations describe how the cluster areas will develop. The concept requires preservation of open space, and open areas along the current public roadways designed to maintain the feel of a rural area within an urban space. Additional elements include a special roadway cross section that allows for sidewalks on only one side of the road, and design details such as split rail fencing. Preservation of open space play a large role in the development of the cluster concept while allowing for 4 homes per acre with lot size ranging from 6,000 to 15,000 square feet.

BUDGET/FINANCIAL IMPACTS:

RECOMMENDED ACTION OR MOTION:

None. Second reading of Ordinance 1268 is scheduled before Council on October 11, 2018.

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS:

18.210.135___Special_provisions_for_the_Gee_Creek_Plateau_subarea
V.5 (DOC)
Gee Creek Plateau Subarea Plan Oct 2017 (PDF)

ORDINANCE NO. 1268**AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING CHAPTERS WITHIN TITLE 18 OF THE RIDGEFIELD MUNICIPAL CODE AMENDING CHAPTERS 18.210 (RESIDENTIAL LOW DENSITY DISTRICTS).**

WHEREAS, the City of Ridgefield, located in Clark County, Washington, is required to plan under the Growth Management Act (GMA), Revised Code of Washington (RCW) Chapter 36.70A; and

WHEREAS, Ridgefield adopted the Ridgefield Urban Area Comprehensive Plan (RUACP), as amended, consistent with the GMA; and

WHEREAS, RCW 36.70A.040 and WAC 367-195-800 require jurisdictions planning under the GMA to adopt development regulations that are consistent with the adopted Comprehensive Plan and which implement the Comprehensive Plan policies goals and policies; and

WHEREAS, Title 18 of the Ridgefield Municipal Code (RMC) was established in 1995 by Ordinance 676 and amended thereafter, and is intended to implement the Ridgefield Comprehensive Plan; and

WHEREAS, the Ridgefield City Council passed additional ordinances after this time period that revised the development regulations, including Ordinance Nos. 1230, 1234, 1253, and 1260; and

WHEREAS, the Ridgefield City Council adopted the Gee Creek Plateau sub-area plan after conducting public hearings on December 7, 2017; and

WHEREAS, the Ridgefield Planning Commission, after conducting public meetings and public hearings on the revisions to Title 18 on September 5, 2018, forwarded recommendations to amend Title 18 to the City Council; and

WHEREAS, the City of Ridgefield submitted notice of the proposed amendments to the Washington State Department of Commerce on August 8, 2018 consistent with RCW 36.70A; and

WHEREAS, consistent with WAC 197-11-340(2), on August 8, 2018 the City of Ridgefield issued a Determination of Non-significance regarding the proposed Ridgefield Development Code update; and,

WHEREAS, the public comment period expired on August 29, 2018 and the City addressed all comments received; and,

WHEREAS, pursuant to RCW 35A.14.330, the City is authorized to adopt proposed zoning regulations for any area which may reasonably be expected to be annexed at any future time, with such regulations to become effective upon the annexation of the area; and

WHEREAS, the Ridgefield City Council conducted a public hearing and the first reading of the amendments to Title 18 during a regularly scheduled City Council meeting held on September 13, 2018; and

WHEREAS, the Ridgefield City Council conducted a second ordinance reading on the proposed amendments to Title 18 during a regularly scheduled meeting held on October 11, 2018;

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

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest of health, safety and general welfare to adopt amendments to Title 18 to ensure that the City's development and zoning regulations continue to implement the Ridgefield Urban Area Comprehensive Plan.

Section 2. Amendments of Title 18 of the Ridgefield Municipal Code. The Ridgefield City Council hereby amends certain Chapters of Title 18 set forth below in the manner set forth in Exhibit A, attached hereto and incorporated by this reference:

Amends Title 18, Chapter: 18.210, Residential Low Density Districts.

Section 3. Compliance with RCW 36.70A.130. The City of Ridgefield has met its obligations under RCW 36.70A.130 and finds no additional compliance actions are necessary.

Section 4. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, zoning district names, ordinance numbering, section/subsection numbers and any references thereto.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance, or its application to or any other person or circumstance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this

Ordinance and each section, subsection or portion thereof, irrespective of the fact that any one or more of the other portions be declared invalid or unconstitutional.

Section 6. Applicability. This ordinance shall be applied within the sub area plan boundaries identified by Ordinance 1252, adopted by the Ridgefield City Council on December 7, 2017 and effective January 11, 2018.

Section 7. Effective Date. This ordinance shall be in full force and effect thirty (30) calendar days after adoption and publication pursuant to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 11th DAY OF OCTOBER, 2018.

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferris,
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading: September 13, 2018

Second Reading/Passage: October 25, 2018

Date of Publication:

Effective Date:

EXHIBIT A:

Amendments of Title 18 of the Ridgefield Municipal Code

18.210.135 - Special provisions for the Gee Creek Plateau sub-area (Cluster Development).

- A. Purpose. The purpose of the Gee Creek Plateau cluster development is to accommodate urban densities of the underlying zoning district while allowing residential development to utilize less land area. These provisions aim to allow greater flexibility in the design of subdivisions to ensure development is in harmony with the natural characteristics onsite and to preserve features such as critical areas, open space, recreation areas, or scenic vistas.
- B. District Boundaries. The Gee Creek Plateau sub-area cluster development area (hatched area in the figure below) is bounded by the S. 5th Way alignment to the north, approximately the S. 32nd Place alignment to the west, Gee Creek to the south, and approximately the alignment of S. 40th Street to the east. Cluster development within the district is required.

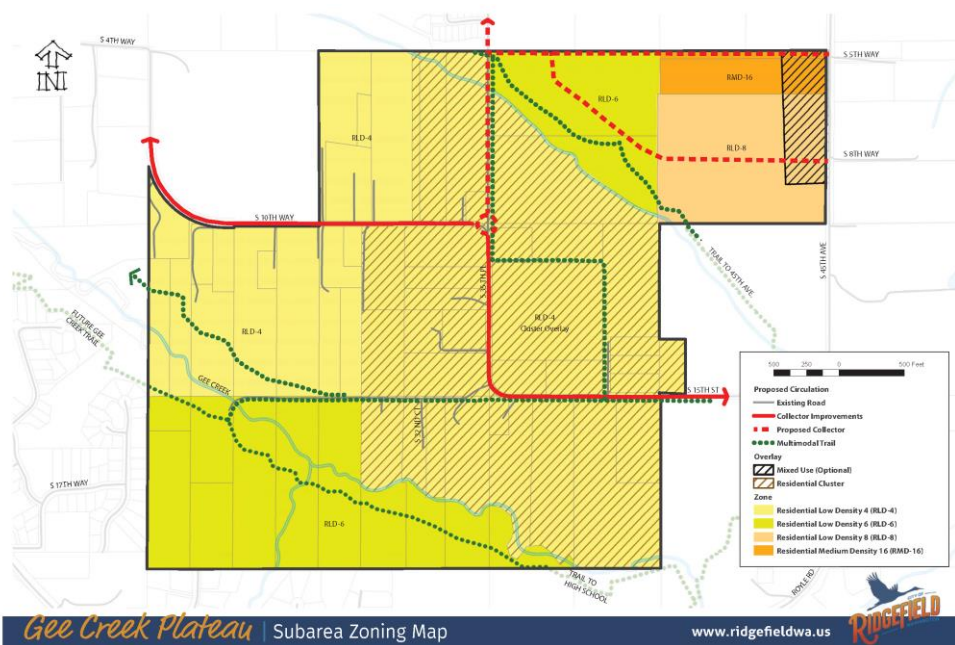


Figure 18.210.135-1

- C. Uses. The underlying base zone for all cluster development is Residential Low Density – 4 (RLD-4). Uses are those permitted in the RLD-4 zone.
- D. Review. The Community Development Director shall review all development proposed under the Gee Creek Plateau cluster provisions as a Planned Unit Development (RDC 18.401) and Procedures (RDC 18.310).
 1. The Gee Creek Plateau cluster development standards shall be required for development within the district boundaries identified by 18.210.135 B.
 2. The open space requirements in this section shall apply in lieu of the parks and open space requirements in 18.401.

3. Critical areas density transfer provisions shall not apply within the required cluster district.
 4. The PUD process shall not be used to create lots exceeding these limits. The minimum lot size is 6,000 square feet. The maximum lot size is 15,000 square feet.
- E. Development Standards. The clustering provisions of this code are required for any proposed development on parcels one (1) acre or larger in size. Subdivisions of land within the cluster overlay of four (4) lots or less shall follow the procedure outlined in RDC 18.610.
1. Single family home lots shall be no less than 6,000 and no more than 15,000 square feet with a minimum density of 4 dwelling units per acre based on net developable acres. For example, a 5 acre lot with 3.5 net developable acres will be required to produce 16 single family lots.
 2. The remainder parcel subject to covenant shall be no less than ten (10) percent of the net developable area. For the purposes of this section a “remainder parcel” means the remainder parcel of the cluster subdivision that contains the majority of the land within the development and is devoted to open space uses.
 3. The remainder parcel shall be subject to a recorded covenant prohibiting any future development other than proposed trail development as identified in the Parks and Recreation Capital Facilities Plan, or agricultural buildings. The purpose of the remainder parcel is to provide open space amenities to the development and preserve the unique nature of the Gee Creek Plateau.
 - a. The remainder parcel shall be contiguous.
 1. The remainder parcel is encouraged to abut any critical area.
 - b. The remainder parcel shall be dedicated to, and maintained by, the required Home Owners Association (HOA).
 4. At minimum 25% of the road frontage of the parent parcel shall remain undeveloped in open space, except split rail fence, road and pedestrian improvements, and associated stormwater facilities.
 - a. Corner lots may calculate the required 25% open space frontage by adding the total of both frontages. This requirement shall not be construed to require 25% of both frontages separately.
- F. This section becomes effective upon annexation.

Summary Report | October 2017



Gee Creek Plateau

Subarea Plan

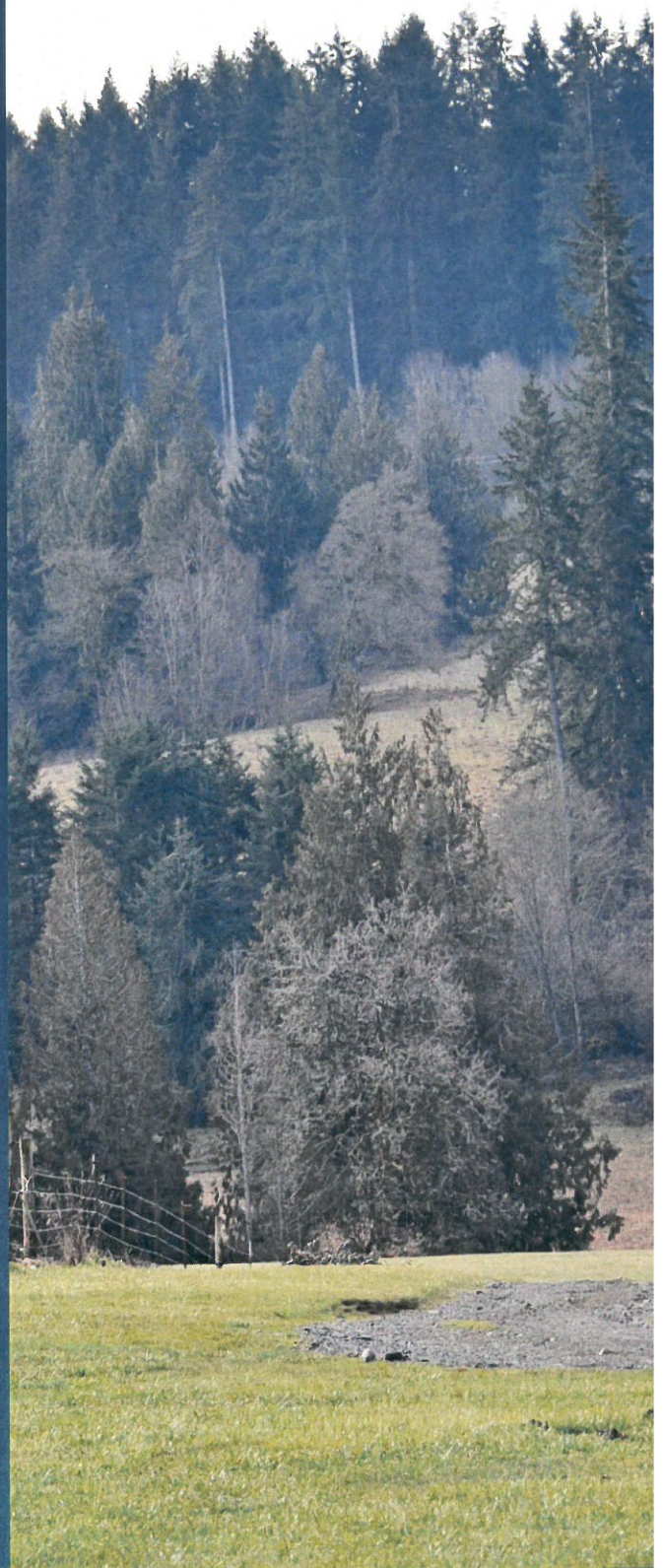
Attachment: Gee Creek Plateau Subarea Plan Oct 2017 (Gee Creek Plateau Cluster Development Code)

Gee Creek Plateau

Subarea Plan

Contents

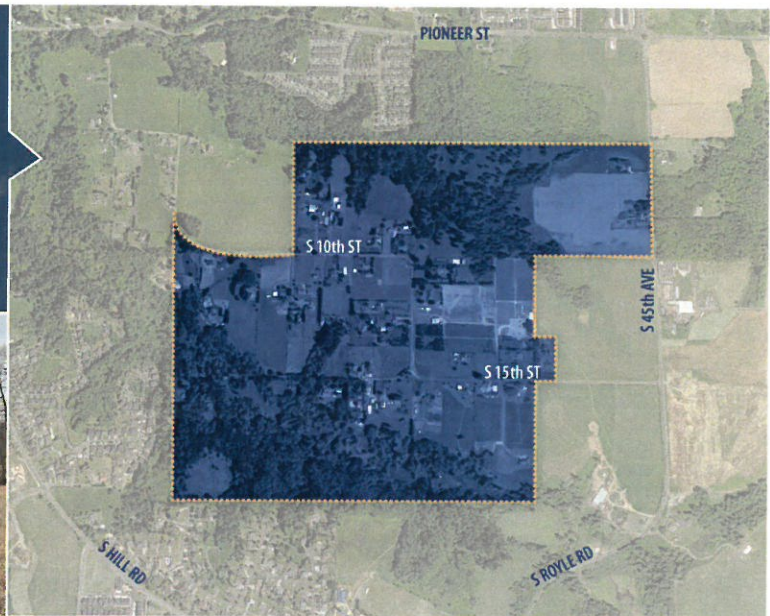
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Introduction

The Gee Creek Plateau is an approximately 359-acre area of unincorporated land within the urban growth boundary of the City of Ridgefield (City). The subarea is an island – it is an unincorporated area surrounded on all sides by the incorporated City. City Council initiated a subarea planning process in order to honor the requests of property owners to plan for something unique on the Plateau. The subarea plan establishes future residential densities, as well as required transportation and utility infrastructure improvements.

The Gee Creek Plateau subarea is located west of South 45th Avenue, south of Pioneer Street, and east and north of Gee Creek.



Planning Process

Throughout the subarea planning process, the consultant team worked with the City and subarea stakeholders to develop a plan that addresses the City's increasing residential needs while adhering to the stakeholders' desire to preserve the subarea's rural character and agricultural land.

The planning process consisted of three phases:

Framework	Vision	Implementation
• Interview stakeholders • Analyze existing conditions • Assess demographics and market conditions • Form a stakeholder advisory group	• Create a vision and guiding principles • Develop a draft concept plan • Finalize a preferred plan that reflects the vision, stakeholder feedback, and the community	• Recommend policy refinements and implementation strategies • Develop short-term and long-term action items with associated capital improvements

Framework

The subarea planning process began by talking to property owners within the subarea boundaries. The goal of the stakeholder interviews was to understand what current residents value most about the Gee Creek Plateau and solicit initial feedback on annexation.

It is important to the community to maintain the rural character of the area - and that future use retains agriculture uses, open space, and grazing land.



A consistent theme emerged in the stakeholder interviews – stakeholders understand that development is likely within the area, given the speed with which surrounding areas are developing, but they want to maintain the rural character of the subarea as development occurs. Stakeholders generally expressed support for annexation and were interested in working with the City to ensure that future development respects existing agricultural uses and retains open space and grazing land.

The framework for the subarea plan was further established through an analysis of existing conditions and a market assessment. The existing conditions analysis identified land use, zoning, and prospects for annexation; parks, trails, and open spaces; critical areas; utility (water and sewer) infrastructure and capacity; and the current transportation network and planned improvements. Critical areas comprise approximately 179 acres (or 50 percent of the land area) of the subarea. The critical areas include steep slopes and riparian habitat corridors associated with Gee Creek, which runs through the southern portion of the subarea, and an unnamed creek in the northeast portion of the subarea. Stakeholders identified the importance of protecting critical areas in conjunction with future development.

The market assessment addressed demographics, residential trends, opportunities, and fiscal considerations – and proved that the area is growing quickly.



2,785 new residential units have been approved and are in development



350% 

The estimated population increase over the next 20 years

With this projected population increase, the residential market in Ridgefield will continue to grow. Over a 20-plus year buildout, the subarea is anticipated to represent less than 10 percent of all new residential construction in the City; however, given the subarea's rural character and existing agricultural uses, future development in the Gee Creek Plateau could fill a one-of-a-kind niche.

At buildout, the subarea could reach an assessed valuation of \$377 million, as much as a one-third increase in the City's current taxable valuation.

At present, the property tax rates within the City are approximately six percent less than the current rates in the County. For the average-priced home in the subarea (approximately \$372,000), this equates to a property tax savings of about \$216/year.

Vision

To build on the framework established through phase 1 of the project, a stakeholder advisory group (SAG) was convened. The SAG included the same property owners that participated in the stakeholder interviews. The group met three times over the course of the project.

During the first SAG meeting, the group developed the vision and guiding principles for the Gee Creek Plateau.

Vision Statement

Gee Creek Plateau is a scenic neighborhood that reflects the rural heritage of Ridgefield. Residential developments are integrated within the natural environment and agricultural land is preserved to support family farms and maintain a working landscape.

Guiding Principles

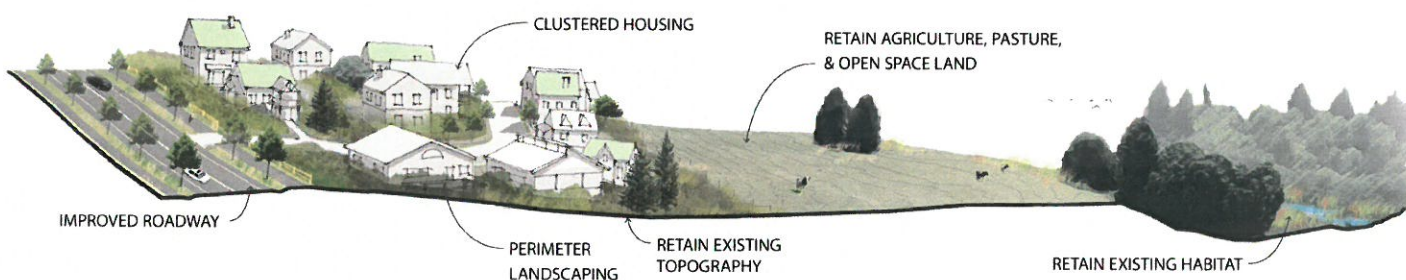
Future development in the Gee Creek Plateau will:

- Respect existing development and the community's desire to remain rural
- Maintain larger lot sizes and protect agricultural lands
- Support mobility with multimodal trails and new roadway connections within and outside of the subarea
- Protect the area's natural topography and critical areas
- Support local, community serving, small-scale commercial development in coordination with the 45th and Pioneer Subarea Plan
- Commercial development should complement and reflect the community's rural heritage

50%

Of the land within the subarea are critical areas including creeks and habitat corridors. These areas will be protected from future developments.

To implement the stakeholders' vision and support agricultural uses within new residential developments, the subarea plan recommends a residential-cluster overlay.



The overlay will apply to projects on parcels over 1 acre; will allow lots from 5,000 to 10,000 square feet with an average lot size of 6,000 square feet, clustered on a portion of the developable area; and will require perimeter landscaping that buffers new residential developments from agricultural land.

Concept Plan Review

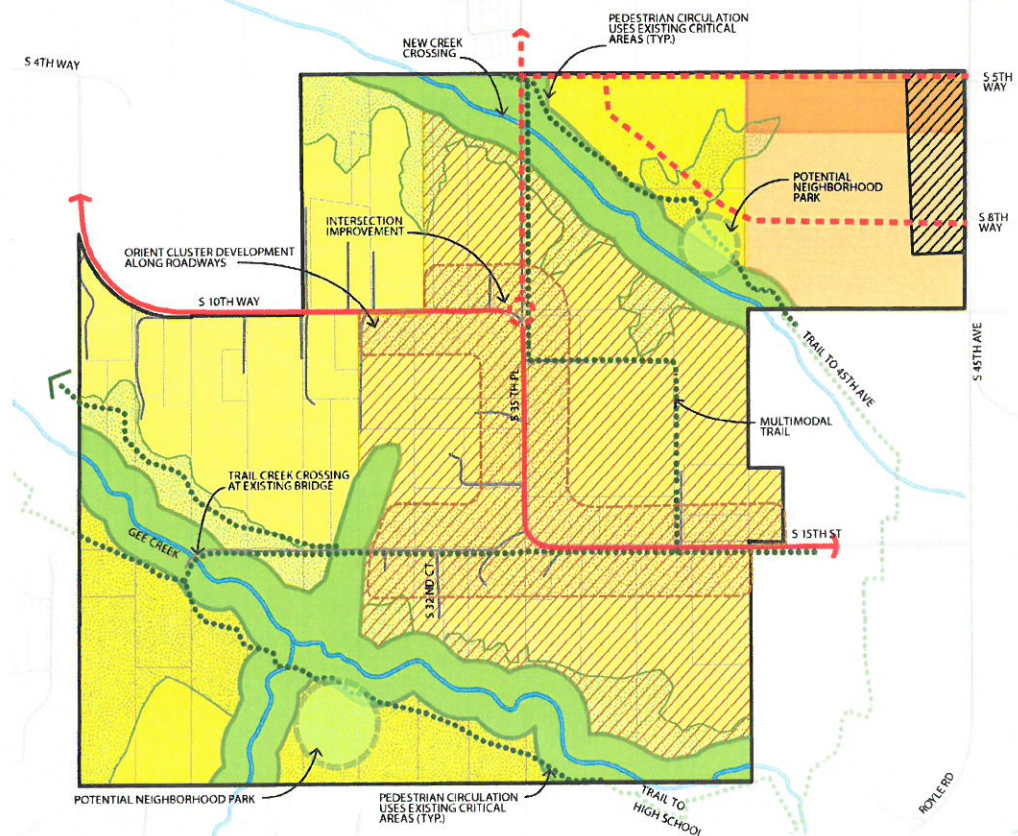
The City and the consultant team developed a concept plan based on the vision and guiding principles, as well as the information collected during the framework phase. The SAG evaluated the concept plan at its second and third meetings and a preferred concept plan was prepared.

The preferred plan identifies low-density residential development throughout the subarea, with higher density residential in the northeast corner of the subarea adjacent to 45th Avenue. A new residential low-density cluster overlay zone (RLD-C) is applied in portions of the subarea in order to maintain the area's rural character and protect agricultural and grazing land.

Concept Map Legend

-  Gee Creek Study Area
-  Neighborhood Parks (2-5 Ac.)
-  Cluster Development
- Proposed Circulation**
 -  Existing Road
 -  Collector Improvements
 -  Proposed Collector
 -  Multimodal Trail
- Overlays**
 -  Residential Cluster
 -  Mixed Use*
 -  Open Space
- Zoning Designations**
 -  Open Space/Park
 -  Residential Low Density - 4
 -  Residential Low Density - 6
 -  Residential Low Density 8*
 -  Residential Medium Density 16*

Note: * Included in 45th & Pioneer Subarea Plan



The density of the underlying zone, four units per net acre, will apply and new residential construction will require approval under a cluster planned unit development (PUD) to ensure the retention of large portions of land for open space, agriculture, or grazing.

To address connectivity within and beyond the subarea, which stakeholders identified as a key consideration, the preferred concept plan uses existing critical areas to provide off-street trail connections and includes recommended transportation improvements through the redevelopment of 5th Street and 8th Way and an extension of South 35th Place.

Implementation - Next Steps

Gee Creek Plateau is a special place - rural ambiance, scenic views, and agricultural uses make this a unique area within the growing Ridgefield community. To ensure these characteristics are maintained for future generations, this plan establishes a regulatory framework that supports a unique development pattern compatible with the existing rural character and agricultural.



The following steps are recommended to implement the subarea plan.

Adoption

The first step is to adopt the Gee Creek subarea plan and incorporate it into the comprehensive plan. The preferred alternative will be adopted as the subarea concept plan map. Through the adoption of the subarea plan, the City and property owners can ensure future development is consistent with the Gee Creek guiding principles, including the preservation of agricultural uses within the plan area.

Code Amendments

In order to integrate the subarea plan elements into the Ridgefield Development Code (RDC), amendments are recommended. Amendments will include establishing the new low-density residential overlay zone (RLD-C), additional use categories to address the keeping of animals and commercial uses associated with agriculture, and specific clustering standards within the planned unit development ordinance.

Annexation

The petition method of annexation, pursuant to RCW 35A.14.120, is anticipated to be used for the subarea. Under this method, annexation is initiated by landowners with 60 percent or more of the assessed property value within the proposed annexation area. An annexation petition will require City Council review and approval.

Annexation can occur in phases or the entire subarea can be annexed at one time. The timing and sequence of annexation will be driven by property owners' interest in developing their property and connecting to City services.

Capital Improvements

Capital improvements, including water, sewer, and transportation infrastructure, are required in conjunction with subarea development. Sewer pump stations are preliminarily proposed within the Gee Creek corridor within the subarea. A collection sewer is also proposed along 35th Avenue, 30th Place, 15th Street, and within the Gee Creek corridor with force mains proposed to connect the collection sewer to pump stations. A water line is proposed through the subarea along 15th Street, 35th Avenue, and 10th Way. Transportation improvements include improvements to 35th Avenue/Place, 5th Street, and 8th Way.

Attachments

The following technical documents support the Gee Creek plateau subarea plan and are on file with the Ridgefield Community Development Department.

- Stakeholder Interview Summary
- Stakeholder Advisory Group and Open House Meeting Summaries
- Existing Conditions Analysis
- Market Assessment
- Implementation Strategies Memorandum
- Recommended Design Guidelines

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: September 13, 2018

ITEM:

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Vacating a 0.089-Acre Portion of South Hillhurst Road Located in the Se ¼ of Section 30, T4n, R1e of the Willamette Meridian

HILLGOVERNING LEGISLATION: RCW 35.79: Streets – Vacation, RMC 12.20: Street and Alley Vacations

PREVIOUS COUNCIL ACTION TAKEN:

Adoption of resolution 543 to set time for public hearing.

SUMMARY/BACKGROUND:

On August 7 the City received a petition to vacate a portion of S. Hillhurst Road from PBS Engineering on behalf of Paul and New Vista Properties. The proposed vacation is within the Taverner Ridge phase 10 PUD that is nearing final plat. The area to be vacated is west of Hillhurst Road which is classified as a minor arterial requiring 80-foot of right-of-way in this area. At some time in the past, prior to Hillhurst Road being within the City of Ridgefield, the County re-aligned the roadway to the east giving a total right-of way width of over 120-feet in this area.

In October of 2016 the City worked with Paul DeBoni and New Vista Properties to adjust the plat and grading of Taverner Ridge Phase 10 to preserve a White Oak tree at the corner of S. Hillhurst Road and Nighthawk Road. The change in configuration reduced lot sizes in the area of the tree, and the City agreed to consider vacation of the excess right-of-way along the west side of S. Hillhurst Road to allow for some of this lost area to be reclaimed. The area to be vacated will be incorporated into an open space tract that contains the oak tree and landscape along Hillhurst Road. The open space will be owned and maintained by the Home Owner's Association.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

Staff recommends conducting a first reading and public hearing on ordinance 1269.

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS:

PLZ-18-0092 PBS Request to Vacate submittals (PDF)

PLZ-18-0092 PBS Request to Vacate - Plat (PDF)

ORDINANCE NO. 1269**AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON VACATING A 0.089-ACRE PORTION OF SOUTH HILLHURST ROAD LOCATED IN THE SE ¼ OF SECTION 30, T4N, R1E OF THE WILLAMETTE MERIDIAN**

WHEREAS, street vacations within the City of Ridgefield are regulated by Chapter 35.79 Revised Code of Washington (RCW) entitled Streets-vacation; and

WHEREAS, Hillhurst Road is established as a 120-foot width right-of-way in the vicinity of South Nighthawk Road; and

WHEREAS, Hillhurst Road is classified as a minor arterial requiring an 80-foot wide right-of-way in the vicinity of South Nighthawk Road; and

WHEREAS, the City of Ridgefield has received a petition to vacate a portion of Hillhurst Road and retains the petition and related information as File No. PLZ-18-0092; and

WHEREAS, the portion of Hillhurst Road that is proposed to be vacated will be incorporated into an open space tract owned and maintained by the Taverner Ridge HOA; and

WHEREAS, the excess right-of-way that is proposed to be vacated no longer serve a useful purpose; and

WHEREAS, the City Clerk has not received an objection, as provided in RCW 35.79.020, to the proposed road vacation; and

WHEREAS, the City Council is required by RCW 35.79.020 to pass a resolution setting a date and place for a hearing of the petition, and the City Council passed Resolution No. 543 setting September 13, 2018 at the City Council's regularly-scheduled meeting to hear testimony for or against the proposed vacation of a portion of Hillhurst Road; and

WHEREAS, on September 13, 2018, the City Council of the City of Ridgefield held and closed a public hearing on the proposed vacation of a portion of Hillhurst Road; and

WHEREAS, RCW 35.79.030 provides that after the public hearing, if the legislative body determines to grant the petition, it shall be done by ordinance, and shall have the authority to require that the ordinance shall not become effective until compensated in the amount not to exceed one-half of the appraised value of the area so vacated, and the legislative body may provide by the ordinance that the city retain an easement or right to exercise and grant easements in respect to the vacated land for construction, repair, and maintenance of public utilities and services; and

WHEREAS, the City of Ridgefield will obtain a 20-foot width utility easement through the proposed road vacation; and

WHEREAS, the parcels of land adjoining the proposed road vacation are within the Medium Density Residential RMD16 zoning district.

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

SECTION 1. Road vacation. The City of Ridgefield hereby vacates a portion of 120-foot width Hollhurst Road right-of-way as described in Exhibit 1 and as shown in Exhibits 2 and 3.

SECTION 2. Trail easement. The City of Ridgefield hereby retains a 20-foot wide public utility easement over existing utilities within the vacated Sevier Road right-of-way.

SECTION 3. Compensation. No compensation will be required for one-half of the value of the vacated Hillhurst Road right-of-way. The vacated right-of-way will be incorporated into an openspace tract containing an Oregon White Oak that will be preserved by the vacation of this right-of-way.

SECTION 4. Zoning. The zoning of the vacated Sevier Road right-of-way shall revert to the adjoining zoning district which is Medium Density Residential –RMD16, and be subject to the same conditions of approval as for the remainder of Taverner Ridge PUD subdivision.

SECTION 5. City filing of certified copy of ordinance. As required per RCW 35.79.030, the City Clerk shall file a certified copy of this ordinance in the office of the Clark County Auditor. A courtesy copy may be provided to the Clark County Department of Assessment and GIS.

SECTION 6 Severability. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

SECTION 7. Effective Date. This ordinance shall be in full force and effect thirty (30) calendar days after adoption and publication pursuant to law.

SECTION 8. 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.

ADOPTED AT A REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 27th DAY OF SEPTEMBER 2018

THE CITY OF RIDGEFIELD

Don Stose, Mayor

Attest:

Julie Ferris,
City Clerk

Approved as to Form:

Janean Parker, City Attorney

First reading:	September 13, 2018
Adoption:	September 27, 2018
Date of Publication:	October 3, 2018
Effective Date:	November 2, 2018

RECEIVED



LETTER OF TRANSMITTAL

AUG 07 2018

FROM: City of Ridgefield Community Development PBS Engineering and Environmental Inc. 415 W 6th Street, Suite 601 Vancouver, Washington 98660 360.695.3488 Main 866.727.0140 Fax	DATE: August 7, 2018 PROJECT NO. 71072.000 ATTN: Bryan Kast RE: Taverner Ridge Phase 10-11 Hillhurst Road ROW Vacation Request
TO: Bryan Kast 301 N 3rd Avenue Ridgefield, WA 98642	

Document(s) Sent

- ☒ Attached
 ☐ Under separate cover via: _____
- ☐ Shop Drawings
 ☐ Prints
 ☒ Plans
 ☐ Specifications
- ☐ Copy of letter
 ☐ Change Order
 ☐ Samples
 ☐ Other: _____

COPIES (QTY.)	DATED	DESCRIPTION
1	8-7-18	ROW Vacation Request
1	8-7-18	Legal Description
1	8-7-18	Survey Map

Purpose of Transmittal

- ☒ For approval
 ☐ Approved as submitted
 ☐ Resubmit _____ copies for approval
- ☐ For your use
 ☐ Approved as noted
 ☐ Submit _____ copies for distribution
- ☐ As requested
 ☐ Returned for corrections
 ☐ Return _____ corrected prints
- ☐ For review/comment
 ☐ Prints returned after loan to PBS
- ☐ For bids due _____
 ☐ Other: _____

Remarks

--

Copy to: _____ Signed: Rich Darland

RECEIVED

AUG 07 2018



August 7, 2018

City of Ridgefield Community Development

Bryan Kast
City of Ridgefield
230 Pioneer Street
Ridgefield, WA 98642

Regarding: Taverner Ridge Phases 10 & 11
Petition for Hillhurst Road Right of Way Vacation
PBS Project No. 71072.000

Dear Mr. Kast:

This letter is to petition the City of Ridgefield to vacate a portion of the Hillhurst Road right of way adjacent to the Taverner Ridge Phase 10 and 11 subdivision. The location of the desired vacation is shown on the attached plans and legal descriptions. This petition is compiled in conformance with Ridgefield City Code Chapter 12.20 "Street and Alley Vacations".

Taverner Ridge Phase 10 and 11 will construct frontage improvements in accordance with the City of Ridgefield Staff Report and Hearings Examiner Decision. Due to changes to the alignment of Hillhurst Road over time, there is additional space between the existing right of way line and the right of way required to be dedicated for the half width improvement of Hillhurst Road. The developer, New Vista Properties requests that this additional land area be vacated to the adjacent property for use in improving the subdivision lots and providing a consistent look along the frontage of Hillhurst Road. The Taverner Ridge Phase 10 and 11 Subdivision will construct Hillhurst Road frontage improves to the full width required by code and consistent with improvements constructed for previous phases of Taverner Ridge and other adjacent development. Since Taverner Ridge is the only development adjacent to the requested vacation, there are no other property owners that would be impacted by this request.

In keeping with the requirements outlined in Ridgefield City Code Chapter 12.20.070 we believe that the requested vacation satisfies the required criteria:

- In the public's best interest – provides a uniform frontage improvement along Hillhurst Road
- No longer required for public use or access
- A new or different right of way is not required along Hillhurst Road
- Conditions will not change such that this right of way would be required by the City
- No objections from adjacent property owners

A portion of the area to be vacated is currently occupied by a City of Ridgefield Water Main and overhead utility lines. The overhead utility lines will be relocated to an underground installation with construction of Taverner Ridge Phase 10 and 11, however, the conduit will still lie within the vacated area. The water main will also remain in service. We recommend a blanket utility easement be preserved over the vacated Right of Way to preserve access for both franchise utilities and the City.

Attachment: PLZ-18-0092 PBS Request to Vacate submittals (Vacation of ROW of S. Hillhurst Road)

City of Ridgefield
Petition for Hillhurst ROW Vacation
August 1, 2018
Page 2 of 2

Please feel free to contact me at 360.567.2118 or rich.darland@pbsusa.com with any questions or comments.

Sincerely,



Digitally signed by
Richard Darland
Date: 2018.08.07
10:32:16 -07'00'

Rich Darland
Sr. Project Manager

cc: New Vista Properties, file

Attachment(s):
Hillhurst Road Right of Way Vacation Map
Right of Way Vacation Legal Description and Exhibit

Attachment: PLZ-18-0092 PBS Request to Vacate submittals (Vacation of ROW of S. Hillhurst Road)

PLZ-18-0092

RECEIVED

AUG 07 2018

City of Ridgefield Community Development



EXHIBIT "A"
South Hillhurst Road Right-Of-Way Vacation
Legal Description

A tract of land located in the Southeast Quarter of Section 30, Township 4 North, Range 1 East, Willamette Meridian, City of Ridgefield, Clark County, Washington, being a portion of Lot 4 of that Short Plat recorded in Book 3, Page 735 of the records of Clark County, said tract of land being more particularly described as follows:

BEGINNING at the Eastern most corner of the Plat "Taverner Ridge Planned Unit Development Phase 7";

Thence along the arc of a 330.00 foot radius curve to the left (said curve being 30.00 feet Southeasterly of and parallel with the centerline of South Nighthawk Road), through a central angle of $04^{\circ}52'53''$ (the chord of which bears North $62^{\circ}21'49''$ East, 28.11 feet) an arc distance of 28.11 feet to an angle point;

Thence South $77^{\circ}40'27''$ East, for a distance of 3.77 feet to a point that bears 40.00 feet Southwesterly of when measured perpendicular to the centerline of South Hillhurst Road, and the beginning of a 4240.00 foot radius non-tangent curve to the left;

Thence along the arc of said non-tangent curve to the left (said curve being 40.00 feet Southwesterly of and parallel with the centerline of South Hillhurst Road), through a central angle of $03^{\circ}04'53''$ (the chord of which bears South $38^{\circ}01'24''$ East, 228.00 feet), an arc distance of 228.03 feet to a point on the existing Southwesterly right-of-way line of S Hillhurst Road;

Thence North $47^{\circ}13'49''$ West, along said southwesterly right-of-way line, 128.13 feet to the beginning of a 746.20 foot radius curve to the right;

Thence along said curve to the right and said southwesterly right-of-way line, through a central angle of $08^{\circ}26'48''$ (the chord of which bears North $43^{\circ}00'25''$ West, 109.91 feet), an arc distance of 110.01 feet to the **POINT OF BEGINNING**;

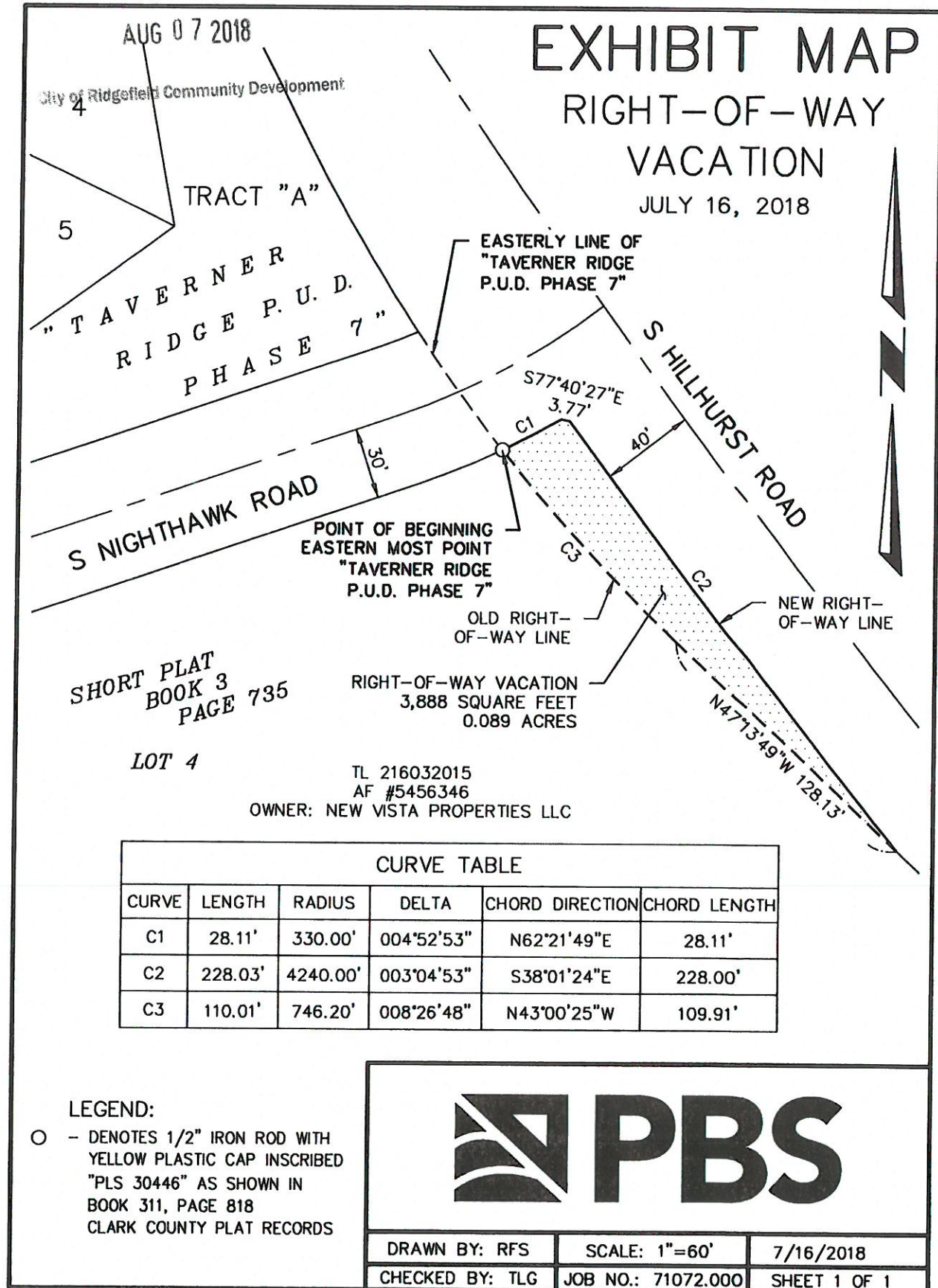
Containing 3,888 square feet
 or 0.089 acres, more or less.



7.18.18

Attachment: PLZ-18-0092 PBS Request to Vacate submittals (Vacation of ROW of S. Hillhurst Road)

PLZ-18-0092
RECEIVED



Attachment: PLZ-18-0092 PBS Request to Vacate submittals (Vacation of ROW of S. Hillhurst Road)

PLZ-18-0092

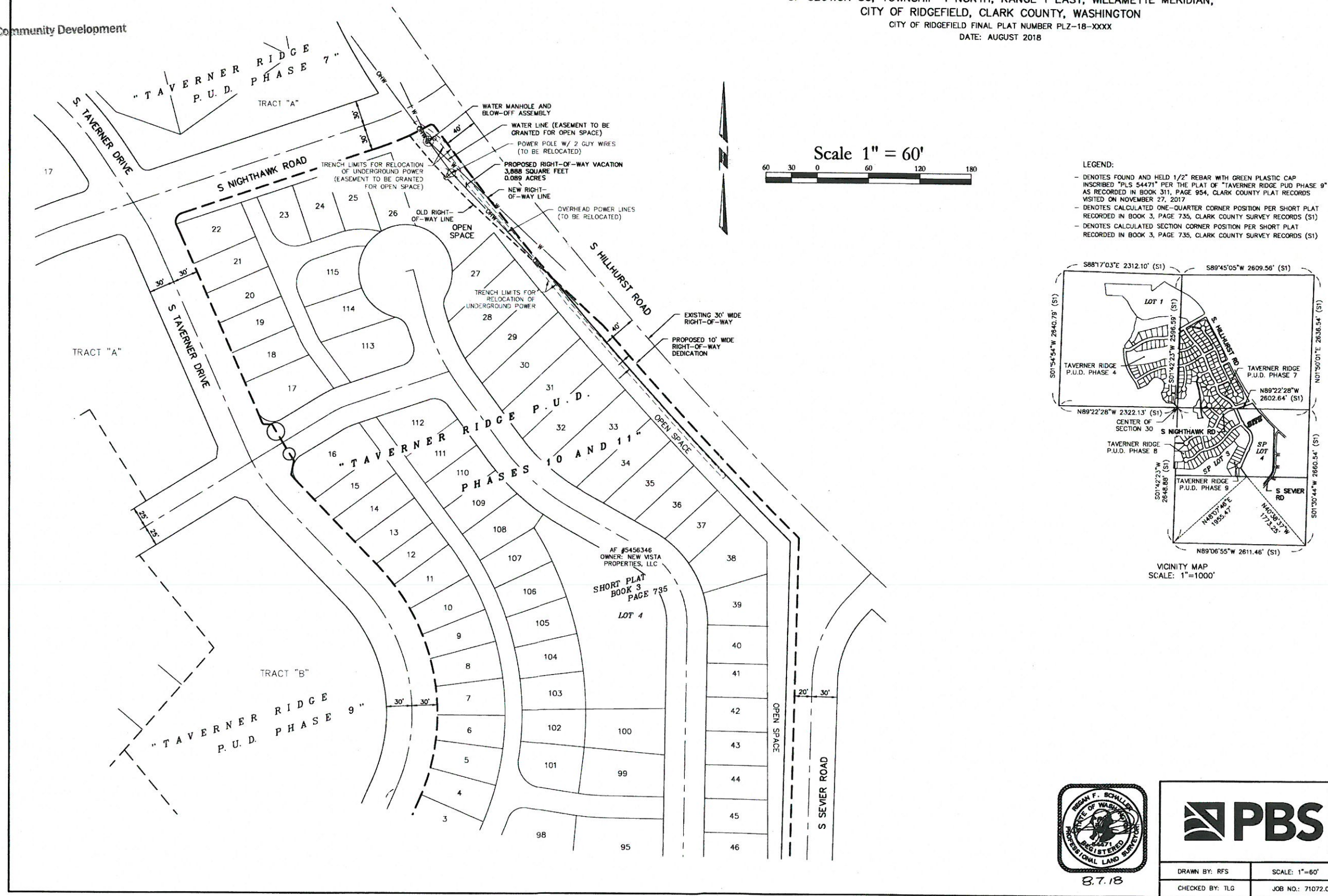
RECEIVED

AUG 07 2018

City of Ridgefield Community Development

TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASES 10 AND 11

A REPLAT OF A PORTION OF LOT 4 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735
 LOCATED IN THE NW AND NE 1/4 OF THE SE 1/4 AND THE SW AND SE 1/4 OF THE NE 1/4
 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
 CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
 CITY OF RIDGEFIELD FINAL PLAT NUMBER PLZ-18-XXXX
 DATE: AUGUST 2018



B.T. 18

PBS

PBS Engineering and
 Environmental Inc.
 415 W 8th Street Suite 601
 Vancouver, WA 98660
 360.995.3488
 pbsusa.com

DRAWN BY: RFS	SCALE: 1"=60'	8/7/2018
CHECKED BY: TLG	JOB NO.: 71072.000	SHEET 3 OF 4