



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, August 13, 2026
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

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

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

II. PUBLIC COMMENT

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

III. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the July 16, 2026 and July 23, 2026 Meeting**
- 3. Approval of EMS Interlocal Cooperation Agreement**
- 4. Approval to Submit a Department of Justice Grant Application for Drone Purchase**
- 5. Approval of Clark County Maintenance Interlocal Agreement**

IV. PRESENTATION

- 1. 2nd Quarter 2026 Budget to Actual and Economic Update - Kirk Johnson, Finance Director**
- 2. Clark County Commission on Aging Annual Report - Claire Lust, Community Development Director**

V. BUSINESS

- 1. Motion to Approve Greely Farms Phase 4 Final Plat - Claire Lust, Community Development Director**

2. **Second Reading of Ordinance No. 1484 - Critical Areas Ordinance Amendments - Claire Lust, Community Development Director**

VI. PUBLIC HEARING/BUSINESS

1. **Public Hearing and Approval of Resolution No. 681 (2026) and Resolution No. 682 (2027) Transportation Improvement Plans - Bryan Kast, City Engineer**
2. **Public Hearing and First Reading of Ordinance No. 1485 - Amending the Transportation Impact Fee Project List - Bryan Kast, City Engineer**

VII. PUBLIC COMMENT

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

VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

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

IX. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: August 13, 2026

AGENDA ITEM NAME: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION

Revised Code of Washington Title 35A – Optional Municipal Code

PREVIOUS COUNCIL ACTION TAKEN:

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

SUMMARY/BACKGROUND:

Vendor claims

BUDGET/FINANCIAL IMPACTS:

See vendor details attached

RECOMMENDED ACTION OR MOTION:

Approve the claims and/or payroll by making the following motion:

"I move to approve the consent agenda as presented."

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

1. August 13, 2026 Claims Report

City of Ridgefield

Claims Payment Report

For Approval on:

August 13th, 2026

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
AKS ENGINEERING & FORESTRY LLC	3908	11586-17	Public Works	06.2026 Hall & Elm Improvements	7,407.50
AKS ENGINEERING & FORESTRY LLC Total					7,407.50
ARBORSCAPE LTD INC	3562	26-70713	Public Works	Gee Creek Loop Dead Trees Removal - Streets	640.92
		26-71305	Public Works	Arborist Report - Eastside Elevation Water Reservoir	381.50
ARBORSCAPE LTD INC Total					1,022.42
ARDAN MAC GROUP LLC	2371	55962	Genl Govt/Facilities	Uniforms - PW Shop	18.47
			Public Works	Uniforms - PW Shop	340.93
				Uniforms - Panko	199.17
ARDAN MAC GROUP LLC Total					558.57
Barber Andre & Pamela	UB*01339	(blank)	Genl Govt/Facilities	Refund Check 014143-000 1850 S Pintail Ct	128.47
Barber Andre & Pamela Total					128.47
BLUE KEY PROPERTY MANAGEMENT INC	4285	4285-20260731	Genl Govt/Facilities	Rental Assistance - Chavez	1,076.80
BLUE KEY PROPERTY MANAGEMENT INC Total					1,076.80
BRENT DANIELS	3825	3479	Genl Govt/Facilities	Brush Debris Pickup - PW Shop	(38.91)
			Public Works	Brush Debris Pickup - PW Shop	1,183.91
BRENT DANIELS Total					1,145.00
BSK ASSOCIATES	2119	VJ01817	Public Works	07.2026 Coliform Testing	620.00
BSK ASSOCIATES Total					620.00
CASCADE CENTERS INC.	3969	CAN080326137-01	Genl Govt/Facilities	08.2026 Employee Assistance Program	11.00
			Public Safety	08.2026 Employee Assistance Program	133.16
			Public Works	08.2026 Employee Assistance Program	205.16
			Community Development	08.2026 Employee Assistance Program	105.26
			Human Resources	08.2026 Employee Assistance Program	15.23
			Finance	08.2026 Employee Assistance Program	38.33
			Administration	08.2026 Employee Assistance Program	35.53
			Executive	08.2026 Employee Assistance Program	6.33
CASCADE CENTERS INC. Total					550.00
CFM STRATEGIC COMMUNICATIONS INC.	2551	30377	Genl Govt/Facilities	07.2026 Lobbyist	5,200.00
CFM STRATEGIC COMMUNICATIONS INC. Total					5,200.00
CHRISTEN ROBERTS	4298	4298-20260720	Genl Govt/Facilities	Tire Damage	576.39
CHRISTEN ROBERTS Total					576.39
CIMCO-GC SYSTEMS LLC	3454	47578	Public Works	Well 11 Parts - CRL-60 Stem Guide - Water	58.78
CIMCO-GC SYSTEMS LLC Total					58.78
CINNAMON BAY INC.	4042	198663-1	Public Works	Chlorinated Tabs - Splash Pad	412.96
CINNAMON BAY INC. Total					412.96
CINTAS CORPORATION NO 2	3497	5351295803	Genl Govt/Facilities	08.2026 First Aid Supplies - PW Bldg	22.76
			Public Works	08.2026 First Aid Supplies - PW Bldg	419.53
			Community Development	08.2026 First Aid Supplies - PW Bldg	27.88
		5351612007	Genl Govt/Facilities	08.2026 First Aid Supplies - RACC	51.06
			Community Development	08.2026 First Aid Supplies - RACC	91.90
		5351612008	Genl Govt/Facilities	08.2026 First Aid Supplies - CH	167.94
		5351612010	Public Safety	08.2026 First Aid Supplies - PD	8.75

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CINTAS CORPORATION NO 2 Total					789.82
CITY OF RIDGEFIELD - EPAY PERMITS	0095	PLZ-26-0097	Public Works	Eastside Water Reservoir Post Decision Review Type I	175.00
CITY OF RIDGEFIELD - EPAY PERMITS Total					175.00
CLARK COUNTY	0102	CI089153	Public Works	01.2026-05.2026 Traffic Signals & ITS Services	2,933.78
		CI088668	Judicial	06.2026 Pretrial Supervision & Investigations	1,291.98
		CI088555	Public Safety	Q2.2026 NetMotion Support	1,155.96
		CI089148	Public Safety	Q1.2026 Jail Beds	14,154.59
CLARK COUNTY Total					19,536.31
COLUMBIA RESOURCE COMPANY	0114	51300B051	Public Works	Yard Debris Removal - Streets	104.08
COLUMBIA RESOURCE COMPANY Total					104.08
COLUMBIAN PUBLISHING CO	0116	56952	Genl Govt/Facilities	Transportation Impact Fee Update	84.60
			Public Works	2026 & 2027 Transportation & Improvement Plan Updates	79.20
		56885	Public Works	Public Hearing Cancelled - S 35th Corridor Extension	106.20
		56864	Public Works	Ord 1483 - Stormwater Municipal Code Amendment	50.40
COLUMBIAN PUBLISHING CO Total					320.40
CONSOR NORTH AMERICA INC.	3949	W260585WA.00-3	Public Works	06.2026 Eastside Elevated Water Reservoir Construction Mgmt	32,535.64
		C240750WA.00-26	Public Works	06.2026 Pioneer Widening Construction Mgmt	2,184.51
CONSOR NORTH AMERICA INC. Total					34,720.15
CONTECH ENGINEERED SOLUTIONS LLC	3498	34244130	Public Works	Stormwater Vault Replacement Filters	10,894.55
CONTECH ENGINEERED SOLUTIONS LLC Total					10,894.55
CORE & MAIN LP	2906	INV0033050	Public Works	Hydrant Portable Valve Exerciser	5,014.00
CORE & MAIN LP Total					5,014.00
DEPARTMENT OF ECOLOGY	0144	27-WAR313959-1	Public Works	07.2026-06.2027 MS4 Stormwater Permits	13,186.00
DEPARTMENT OF ECOLOGY Total					13,186.00
DEPARTMENT OF LABOR AND INDUSTIRES	3504	01210400-2026	Genl Govt/Facilities	2026 Worker & Community Right to Know Program	9.89
			Public Works	2026 Worker & Community Right to Know Program	182.61
DEPARTMENT OF LABOR AND INDUSTIRES Total					192.50
DEPARTMENT OF LICENSING - EPAY	0154	RG0002098-2026	Genl Govt/Facilities	CPL Fees	18.00
		RG0002099-2026	Genl Govt/Facilities	CPL Fees	18.00
		RG0002103-2026	Genl Govt/Facilities	CPL Fees	18.00
		RG0002101-2026	Genl Govt/Facilities	CPL Fees	18.00
		RG0002100-2026	Genl Govt/Facilities	CPL Fees	18.00
		RG0002097-2026	Genl Govt/Facilities	CPL Fees	18.00
		RG0002102-2026	Genl Govt/Facilities	CPL Fees	18.00
DEPARTMENT OF LICENSING - EPAY Total					126.00
ELCOR INC	2081	20885	Public Safety	2026-2027 Microsoft 365 CoPilot Annual Fee	190.00
			Public Works	2026-2027 Microsoft 365 CoPilot Annual Fee	287.71
			Community Development	2026-2027 Microsoft 365 CoPilot Annual Fee	60.19
			Information Technology	2026-2027 Microsoft 365 CoPilot Annual Fee	246.90
		MSG-20884	Public Safety	07.2026 IT Services	5,726.07
			Public Works	07.2026 IT Services	8,670.70
			Community Development	07.2026 IT Services	1,814.08
			Information Technology	07.2026 IT Services	7,440.81
		O365-20886	Public Safety	07.2026 GCC Microsoft Teams Premium	33.52
			Public Works	07.2026 GCC Microsoft Teams Premium	50.77
			Community Development	07.2026 GCC Microsoft Teams Premium	10.62

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ELCOR INC	2081	0365-20886	Information Technology	07.2026 GCC Microsoft Teams Premium	43.55
		OCBF-20887	Public Safety	07.2026 DNSFilter	87.08
			Public Works	07.2026 DNSFilter	131.87
			Community Development	07.2026 DNSFilter	27.59
			Information Technology	07.2026 DNSFilter	113.16
ELCOR INC Total					24,934.62
ENCORE ONE LLC	3890	742732	Genl Govt/Facilities	07.2026 Janitorial Services - 487 S 56th Pl	33.10
				07.2026 Janitorial Services - 230 Pioneer Street	278.69
				07.2026 Janitorial Services - 101 Mill Street Ste 210	350.00
			Public Safety	07.2026 Janitorial Services - 101 Mill Street Ste 110	681.71
			Public Works	07.2026 Janitorial Services - 487 S 56th Pl	610.19
			Community Development	07.2026 Janitorial Services - 487 S 56th Pl	40.55
ENCORE ONE LLC Total					1,994.24
EVERGREEN RURAL WATER OF WA	0176	53967	Genl Govt/Facilities	Cross Connection Control & Backflow Basics Add. Sales Tax - Stri	2.66
EVERGREEN RURAL WATER OF WA Total					2.66
EWING IRRIGATION PRODUCTS INC.	2374	31138848	Public Works	Irrigation Repair Parts - Streets	61.01
EWING IRRIGATION PRODUCTS INC. Total					61.01
FERGUSON ENTERPRISES INC # 8423	0181	1381451	Public Works	Water Meters	29,401.90
FERGUSON ENTERPRISES INC # 8423 Total					29,401.90
GENERAL PACIFIC	2942	1548283	Public Safety	2026 GPD Responder Cast Annual Renewal	543.91
GENERAL PACIFIC Total					543.91
GLOBAL SECURITY & COMMUNICATIONS INC.	3447	4736456	Genl Govt/Facilities	08.2026 Alarm Monitoring Services - PW Bldg	6.21
			Public Works	08.2026 Alarm Monitoring Services - PW Bldg	114.68
			Community Development	08.2026 Alarm Monitoring Services - PW Bldg	7.62
GLOBAL SECURITY & COMMUNICATIONS INC. Total					128.51
GMP CONSULTANTS LLC	4306	26-267	Human Resources	Deputy City Manager Search	2,533.33
			Administration	Deputy City Manager Search	3,800.00
GMP CONSULTANTS LLC Total					6,333.33
GRAPHIC INFORMATION SYSTEMS INC.	2811	297050	Public Safety	Business Cards - Manseau	300.30
GRAPHIC INFORMATION SYSTEMS INC. Total					300.30
GRAY AND OSBORNE INC	0207	26248.00-1	Public Works	07.2026 Kennedy Well	98.29
		23231.27-2	Community Development	07.2026 Paradise Point PH 11 PLZ-26-0061	101.17
		26240.01-1	Public Works	07.2026 Risk and Resiliency Assessment & Emergency Response Plan	491.45
		26201.00-7	Public Works	07.2026 Water Systems Plan Analysis Update	786.32
		23231.26-2	Community Development	07.2026 Greely Farms Phase 4A PLZ-26-0060	303.51
		23231.25-2	Community Development	07.2026 Ridgefield Elementary Short Plat PLZ-26-0051	101.17
GRAY AND OSBORNE INC Total					1,881.91
GROUNDWATER SOLUTIONS INC.	2971	00727.002-6	Public Works	Hydrological Study - General Water Rights	18,984.39
				Hydrological Study - Kennedy Water Rights	1,565.50
GROUNDWATER SOLUTIONS INC. Total					20,549.89
H.D. FOWLER CO. INC.	2036	17384849	Public Works	Water Meter Gaskets/Lids/Joint Couplings & D-Chlor Tablets	919.90
H.D. FOWLER CO. INC. Total					919.90
HD SUPPLY INC.	3886	INV01113016	Public Works	Water Meter Globe Valve	141.65
		INV01112772	Public Works	Hydrant Meter Parts - Brass Valve & Nipple	519.89
		INV01116729	Public Works	Vest Style Harness - Smith & Marosi	606.60
		INV01107455	Public Works	Chlorine Reagent Set - Water	292.56

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HD SUPPLY INC.	3886	INV01092131	Public Works	Wasp Spray - Storm	63.84
				Inverted Paint & Wasp Spray - Water	308.81
		INV01116631	Public Works	Boots - Marosi	223.74
HD SUPPLY INC. Total					2,157.09
HI-SCHOOL PHARMACY INC	4191	27748-1	Public Works	Water Nozzle & Cleaning Spray - Abrams Park	27.96
		27762-1	Public Works	Goof Off Cleaner - Parks	73.39
		27749-1	Public Works	Water Treatment Plant Toilet Repair Parts	7.93
		27756-1	Public Works	STIHL Cutting Wheel D-B10 - Water	271.89
		27822-1	Public Works	Door Repair Parts - Overlook Park	20.34
		27793-1	Public Works	Door fasteners & Cleaning Supplies - Parks	233.69
HI-SCHOOL PHARMACY INC Total					635.20
HOME DEPOT VISA - EPAY	1805	4902423	Genl Govt/Facilities	Pliers - PW O&M	2.49
				Tape - Events	69.52
			Public Works	Pliers - PW O&M	12.02
				Bathroom Repair Part - Overlook Park	35.25
HOME DEPOT VISA - EPAY Total					119.28
HONEY BUCKETS	0223	0555656193	Public Works	07.10.2026-08.06.2026 Port-a-Potty - Storybook Hallow Park	265.00
		0555675863	Genl Govt/Facilities	07.21.2026-08.17.2026 Port-a-Potty - PW Shop	53.92
			Public Works	07.21.2026-08.17.2026 Port-a-Potty - PW Shop	995.08
		0555656192	Public Works	07.10.2026-08.06.2026 Port-a-Potty - Davis Park	373.00
HONEY BUCKETS Total					1,687.00
HUMANE SOCIETY FOR SW WASHINGTON	0526	5885	Public Safety	Q2.2026 Animal Control	6,440.00
HUMANE SOCIETY FOR SW WASHINGTON Total					6,440.00
INTERMEDIA.NET INC.	3804	2608041091	Information Technology	07.2026 Voice Service Charges	93.16
INTERMEDIA.NET INC. Total					93.16
J2 BLUE PRINT SUPPLY CO	0243	AR183567	Genl Govt/Facilities	Musicians in the Park & No Parking Signs	335.72
		AR184165	Community Development	07.2026 Plotter Contract	67.62
		AR184324	Genl Govt/Facilities	Mural Signages	313.92
		AR183775	Genl Govt/Facilities	Storybook Hollow Signages	139.52
		AR184323	Genl Govt/Facilities	Main St & Mill St Mural Signage	296.48
J2 BLUE PRINT SUPPLY CO Total					1,153.26
JAMES J. MAUL	3987	0000244	Genl Govt/Facilities	07.2026 Park Laundry Environmental Support	1,925.00
JAMES J. MAUL Total					1,925.00
JOHN SCHULTZ	4274	2026-006	Public Safety	Background Investigations - PD New Hires	4,659.75
		2026-007	Public Safety	Background Investigations - PD New Hires	3,460.75
		2026-005	Public Safety	Background Investigations - PD New Hires	872.00
JOHN SCHULTZ Total					8,992.50
KERRY-ANN G RYLANDER	3986	1784018800	Genl Govt/Facilities	2026 F2T Floral Arrangements	3,368.40
KERRY-ANN G RYLANDER Total					3,368.40
KILLA BITES	3727	2942	Genl Govt/Facilities	Chief of Police Interview Panel Catering	(8.85)
			Public Safety	Chief of Police Interview Panel Catering	687.57
		2940	Genl Govt/Facilities	2026 F2T Gratuity	1,681.87
				2026 F2T Catering	16,818.70
KILLA BITES Total					19,179.29
KIRK JOHNSON	1716	1716-20260813	Finance	06.2026-07.2026 Mileage Reimb - Kirk Johnson	139.20
KIRK JOHNSON Total					139.20

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KITTELSON & ASSOCIATES INC	2441	0167279	Public Works	06.2026 I-5 South Connector Planning	16,289.42
KITTELSON & ASSOCIATES INC Total					16,289.42
L.N. CURTIS AND SONS	3075	INV1093014	Public Safety	PD Uniforms - Durham	394.01
		INV1087476	Public Safety	ID Plus Custom - Manseau	35.43
		INV1093958	Public Safety	Short Sleeve Polo Shirts - Marvitz	127.07
		INV1096767	Public Safety	Pants - Marvitz	118.81
		INV1096899	Public Safety	Short Sleeve Polo Shirts - Newman	57.77
L.N. CURTIS AND SONS Total					733.09
LAKESIDE INDUSTRIES	0264	370341	Public Works	EZ Street Asphalt Mix - Water	374.04
LAKESIDE INDUSTRIES Total					374.04
Lapie Kelsey & Hugo	UB*01335	(blank)	Genl Govt/Facilities	Refund Check 012409-001 3715 S 42nd Pl	11.55
Lapie Kelsey & Hugo Total					11.55
LEADSONLINE PARENT LLC	3824	426376	Genl Govt/Facilities	07.2026-09.2026 Mobile Nighthawk Subscription	(75.60)
			Public Safety	07.2026-09.2026 Mobile Nighthawk Subscription	915.62
		427045	Public Safety	10.2026-09.2027 PowerPlus Investigation System - Pawn Search	2,586.57
		426431	Genl Govt/Facilities	10.2026-09.2027 Mobile Nighthawk Subscription	(356.00)
			Public Safety	10.2026-09.2027 Mobile Nighthawk Subscription	4,311.54
LEADSONLINE PARENT LLC Total					7,382.13
LES SCHWAB GROUP HOLDINGS LLC	4006	43700095655	Public Safety	2021 Ford Explorer 72002D - Oil Change	56.34
		43700094740	Public Safety	2021 Ford Explorer 72002D - Tire Pressure Monitoring Sensor/Rebu	101.35
LES SCHWAB GROUP HOLDINGS LLC Total					157.69
Lite Brian	UB*01322	(blank)	Genl Govt/Facilities	Refund Check 017479-000 2804 N 3rd Way	44.84
Lite Brian Total					44.84
MACKAY AND SPOSITO INC.	0899	16514	Public Works	06.2026 PROS Plan Update and Regional Trails	14,280.50
MACKAY AND SPOSITO INC. Total					14,280.50
MAGNET FORENSICS LLC	4296	SIN096756	Genl Govt/Facilities	Magnet Forensics User Training & Annual Software	(460.78)
			Public Safety	Magnet Forensics Mobile User Training	72,073.50
				Magnet Forensics Annual Software	28,206.50
MAGNET FORENSICS LLC Total					99,819.22
MAUL FOSTER ALONGI INC.	0834	74925	Genl Govt/Facilities	07.2026 Park Laundry Cleanup & Environmental Services	17,736.68
MAUL FOSTER ALONGI INC. Total					17,736.68
MERAKAI LLC	4294	643464	Public Safety	Technology Evidence Storage	12,324.63
MERAKAI LLC Total					12,324.63
METROPOLITAN TRANSPORTATION COMMISSION	2115	4926-AR14473	Genl Govt/Facilities	08.2026-07.2027 Street Saver Software Support Annual Subscriptio	(247.50)
			Public Works	08.2026-07.2027 Street Saver Software Support Annual Subscriptio	2,997.50
METROPOLITAN TRANSPORTATION COMMISSION Total					2,750.00
MICHAEL SALTZ	4302	4302-20260813	Public Safety	Chief of Police Candidate Airfare & Lyft Reimb - Saltz	653.96
MICHAEL SALTZ Total					653.96
MJB CONSULTING INC	3117	2491	Genl Govt/Facilities	03.2026 State Lobbyist	3,000.00
		2530	Genl Govt/Facilities	07.2026 State Lobbyist	3,000.00
		2503	Genl Govt/Facilities	04.2026 State Lobbyist	3,000.00
MJB CONSULTING INC Total					9,000.00
Moog Amanda	UB*01333	(blank)	Genl Govt/Facilities	Refund Check 011210-000 3306 N 3rd St	57.37
Moog Amanda Total					57.37
MUSCLE MAMA LOADING LLC	4304	504463889	Genl Govt/Facilities	Business License Refund 504436889	50.00
MUSCLE MAMA LOADING LLC Total					50.00

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NAPA AUTO PARTS	0498	537175	Genl Govt/Facilities	Equipment Cleaners & Lube - PW Shop	9.70
			Public Works	Equipment Cleaners & Lube - PW Shop	179.08
		537584	Public Works	2015 Ford F350 - Ignition Coil - Water	108.44
			Community Development	2015 Ford F350 - Ignition Coil - Water	2.21
		537216	Genl Govt/Facilities	2011 Ford F350 Light Bulb - PWOM	0.93
			Public Works	2011 Ford F350 Light Bulb - PWOM	4.47
		538106	Public Works	Rags & Windshield Wash - Storm	89.70
				Sweeper DEF	58.87
				Sweeper DEF	25.22
			535579	Genl Govt/Facilities	2017 GMC Sierra 63637D Battery - PWOM
		Public Works	2017 GMC Sierra 63637D Battery - PWOM	115.40	
NAPA AUTO PARTS Total					617.96
NATIONAL SAFETY INC	3571	0794399-IN	Public Works	Calibration Gas - Storm	203.84
NATIONAL SAFETY INC Total					203.84
NORTH CASCADE EXCAVATING LLC	4270	C2026-031-2	Public Works	07.2026 Gee Creek Loop	238,469.22
NORTH CASCADE EXCAVATING LLC Total					238,469.22
NORTHSIDE FORD TRUCK SALES INC	3281	308675	Genl Govt/Facilities	2013 Ford F150 48617D Repair - PWOM	74.10
			Public Works	2013 Ford F150 48617D Repair - PWOM	685.49
		308221	Community Development	2022 Ford Escape 74579D Oil Change & Repairs - CDD	949.91
		305714-R	Genl Govt/Facilities	2021 Ford F150 72006D Maint. - PWOM - Inv 30517 Overpayment	(1.73)
			Public Works	2021 Ford F150 72006D Maint. - PWOM - Inv 30517 Overpayment	(8.31)
		308597	Community Development	2022 Ford Escape 74578D Repair - CDD	967.10
		308521	Community Development	2020 Ford Escape 70429D Oil Change & Repair - CDD	380.43
NORTHSIDE FORD TRUCK SALES INC Total					3,046.99
NORTHSTAR CHEMICAL INC.	1019	346761	Public Works	Sodium Hypochlorite	1,526.00
NORTHSTAR CHEMICAL INC. Total					1,526.00
NORTHWEST ONE-CALL SUBSURFACE WARNING SYS	4305	6079108	Public Works	07.2026 Excavation Notification/Modem Ticket Delivery	400.16
NORTHWEST ONE-CALL SUBSURFACE WARNING SYSTEM Total					400.16
ONESOURCE WIRELESS SOLUTIONS LLC	4293	41081473188	Genl Govt/Facilities	Radio Headsets - PD	(94.77)
			Public Safety	Radio Headsets - PD	1,147.77
ONESOURCE WIRELESS SOLUTIONS LLC Total					1,053.00
ON-HOLD CONCEPTS INC	2217	706595	Information Technology	08.2026 On Hold Music Services	27.95
ON-HOLD CONCEPTS INC Total					27.95
OTAK INC.	1787	72600132	Public Works	06.2026 Operations Yard SWPPP	1,552.25
OTAK INC. Total					1,552.25
Ottman Pamela	UB*01336	(blank)	Genl Govt/Facilities	Refund Check 014500-000 1890 S Harrier Rd	178.02
Ottman Pamela Total					178.02
PATRICK HILDRETH BRAND AND DESIGN	2372	3558	Genl Govt/Facilities	07.2026 Birdfest Illustration	30.79
			Public Safety	07.2026 Police Patch	30.79
			Public Works	07.2026 Storybook Hollow Park Sign	2,186.17
PATRICK HILDRETH BRAND AND DESIGN Total					2,247.75
PBS ENGINEERING AND ENVIRONMENTAL LLC	0342	25015144-17621	Public Works	06.2026 Royle Rd Culvert Desing	15,081.10
		26004894-17830	Public Works	06.2026 Royle Rd Hillhurst to Hay Field & Waterline	90,176.06
PBS ENGINEERING AND ENVIRONMENTAL LLC Total					105,257.16
PHOENIX ASPHALT MAINTENANCE COMPANY INC.	4046	66995	Public Works	Crosswalk Marking Supplies - Streets	380.80
PHOENIX ASPHALT MAINTENANCE COMPANY INC. Total					380.80

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PIONEER 45, LLC	4297	4297-20260720	Genl Govt/Facilities	Rental Assistance - Quiroz	4,484.98
PIONEER 45, LLC Total					4,484.98
PLATT ELECTRIC SUPPLY	0766	7017057	Public Works	Well 8 & 9 Exhaust Fans	7.24
PLATT ELECTRIC SUPPLY Total					7.24
PROGRESS SOFTWARE CORPORATION	4287	3300384888	Information Technology	05.2026-05.2027 Sharefile Advanced	2,805.66
PROGRESS SOFTWARE CORPORATION Total					2,805.66
PURCHASE POWER - EPAY	0356	81992179	Genl Govt/Facilities	07.16.2026 Postage Replenishment	502.25
PURCHASE POWER - EPAY Total					502.25
REGAN J. WAUGH	2926	2926-20260813	Genl Govt/Facilities Public Safety	Chief of Police Meet and Greet Catering Chief of Police Meet and Greet Catering	(4.57) 1,662.25
REGAN J. WAUGH Total					1,657.68
Renner Janelle	UB*01337	(blank)	Genl Govt/Facilities	Refund Check 014162-000 2101 N 2nd Way	8.86
Renner Janelle Total					8.86
RETIRERIDGEFIELD	4254	4254-20260312	Genl Govt/Facilities	2026 City Partnership Contribution	700.00
RETIRERIDGEFIELD Total					700.00
RIAN DAVIS	4099	4099-20260813	Council	04.2026-06.2026 Mileage Reimb - Davis	242.61
RIAN DAVIS Total					242.61
RODDA PAINT CO.	4140	7033578	Public Works	Traffic Calming Mural Paint Supplies - Main St & Mill St	3,137.05
RODDA PAINT CO. Total					3,137.05
RONALD D. SCHAUB	4301	4301-20260813	Public Safety	Chief of Police Candidate Airfare & Car Rental Reimb - Schaub	682.32
RONALD D. SCHAUB Total					682.32
Sager Samantha	UB*01338	(blank)	Genl Govt/Facilities	Refund Check 009475-000 2210 S White Salmon Dr	3.99
Sager Samantha Total					3.99
Serface Alexandra	UB*01332	(blank)	Genl Govt/Facilities	Refund Check 015385-001 5 N Cook St	134.52
Serface Alexandra Total					134.52
Stacey Mccully	UB*01215	(blank)	Genl Govt/Facilities	Refund Check 012537-000, 3628 S Willow Dr	25.87
Stacey Mccully Total					25.87
Starbird Properties LLC	UB*01334	(blank)	Genl Govt/Facilities	Refund Check 016187-000 1145 S Quail Run Pl	92.70
Starbird Properties LLC Total					92.70
STEVE STUART	2075	2075-20260811	Executive	WCMA Summer Conference Meals - Stuart	25.00
STEVE STUART Total					25.00
SUNBELT RENTALS INC.	0414	187216141-0001 187227960-0001	Genl Govt/Facilities Public Works Genl Govt/Facilities Public Works	Air Compressor Trailer Hose - PW Shop Air Compressor Trailer Hose - PW Shop Air Compressor Trailer Hose - PW Shop Air Compressor Trailer Hose - PW Shop	6.16 113.73 6.16 113.73
SUNBELT RENTALS INC. Total					239.78
SYSTEMS FOR PUBLIC SAFETY LLC	1788	50287 50285 50286	Public Safety Public Safety Public Safety	2026 Ford Explorer VIN# 73504 Upfitting 2026 Ford Explorer VIN# 73504 - Graphic Wrap 2026 Ford Explorer VIN# 73505 - Graphic Wrap	29,510.42 738.73 738.73
SYSTEMS FOR PUBLIC SAFETY LLC Total					30,987.88
T BAILEY LLC	4263	C2026-025-1	Public Works	07.2026 Eastside Elevated Water Reservoir Construction	506,850.00
T BAILEY LLC Total					506,850.00
TARGETSOLUTIONS LEARNING LLC	3939	INV147562	Genl Govt/Facilities Public Safety	08.2026-08.2027 Guardian Tracking Software 08.2026-08.2027 Guardian Tracking Software	(240.55) 2,913.36
TARGETSOLUTIONS LEARNING LLC Total					2,672.81
THE MASTER'S TOUCH LLC	1786	P103970	Public Works	07.2026 Backflow Letters - Postage	431.39

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THE MASTER'S TOUCH LLC	1786	103970	Public Works	07.2026 Backflow Letters	412.71
THE MASTER'S TOUCH LLC Total					844.10
THE PARR COMPANY	0964	1259624	Public Works	Hydrant Pad Concrete Mix - Water	86.15
		1236004	Public Works	Sign Installation Concrete Mix Streets	5.60
		1257110	Public Works	Sign Installation Concrete Mix - Streets	40.07
		1257193	Public Works	Crosswalk Install Supplies - Streets	40.65
		1259422	Public Works	Trash Can Base Concrete Mix - Boyce Park	44.82
THE PARR COMPANY Total					217.29
TIMOTHY BAKER	4136	311	Genl Govt/Facilities	Storybook Hollow Grand Opening - Facepainting	350.00
TIMOTHY BAKER Total					350.00
TLC TOWING AND RECOVERY INC	3940	181424	Public Works	2008 Kia Spectra Towing - Slurry Seal	140.00
TLC TOWING AND RECOVERY INC Total					140.00
TOWNZEN & ASSOCIATES INC.	3450	26-054	Community Development	06.2026 Building Plans Review	71,853.21
TOWNZEN & ASSOCIATES INC. Total					71,853.21
TOYER STRATEGIC ADVISORS INC.	4253	2026-121	Community Development	07.2026 Transfer of Development Rights Program	7,500.00
TOYER STRATEGIC ADVISORS INC. Total					7,500.00
TRAFFIC SAFETY SUPPLY CO INC.	0432	INV093276	Genl Govt/Facilities	Pioneer and 56th Rdbt Signs - Streets	(43.87)
			Public Works	Pioneer and 56th Rdbt Signs - Streets	531.27
		INV093683	Genl Govt/Facilities	Street Sign Replacement	(21.06)
			Public Works	Street Sign Replacement	255.06
TRAFFIC SAFETY SUPPLY CO INC. Total					721.40
UNIFIRST CORPORATION	3904	2240376536	Genl Govt/Facilities	07.21.2026 Floor Mats - RACC	5.74
			Community Development	07.21.2026 Floor Mats - RACC	10.33
		2240378996	Genl Govt/Facilities	07.28.2026 Uniforms - PWO&M	17.60
				07.28.2026 Floor Mats - PW Bldg	3.19
			Public Works	07.28.2026 Uniforms - PWO&M	84.84
				07.28.2026 Floor Mats - PW Bldg	58.97
				07.28.2026 Uniforms - PWSTW	20.10
				07.28.2026 Uniforms - PWWTR	0.75
			Community Development	07.28.2026 Floor Mats - PW Bldg	3.92
				07.28.2026 Uniforms - PWSTW	0.69
				07.28.2026 Uniforms - PWWTR	0.04
		2240376543	Genl Govt/Facilities	07.21.2026 Uniforms - PWO&M	17.05
				07.21.2026 Floor Mats - PW Bldg	3.15
			Public Works	07.21.2026 Uniforms - PWO&M	82.26
				07.21.2026 Uniforms - PWSTW	27.01
				07.21.2026 Floor Mats - PW Bldg	58.16
				07.21.2026 Uniforms - PWWTR	26.98
			Community Development	07.21.2026 Uniforms - PWSTW	0.93
				07.21.2026 Floor Mats - PW Bldg	3.86
				07.21.2026 Uniforms - PWWTR	1.42
		2240373914	Genl Govt/Facilities	07.14.2026 Uniforms - PWO&M	17.05
				07.14.2026 Floor Mats - PW Bldg	3.15
			Public Works	07.14.2026 Uniforms - PWO&M	82.26
				07.14.2026 Uniforms - PWSTW	31.31
				07.14.2026 Floor Mats - PW Bldg	58.16

City of Ridgefield

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UNIFIRST CORPORATION	3904	2240373914	Public Works	07.14.2026 Uniforms - PWWTR	5.83
			Community Development	07.14.2026 Uniforms - PWSTW	1.08
				07.14.2026 Floor Mats - PW Bldg	3.86
				07.14.2026 Uniforms - PWWTR	0.31
		2240376538	Public Safety	07.21.2026 Floor Mats - PD	51.40
		2240373900	Genl Govt/Facilities	07.14.2026 Floor Mats - RACC	5.74
			Community Development	07.14.2026 Floor Mats - RACC	10.33
		2240378989	Genl Govt/Facilities	07.28.2026 Floor Mats - RACC	5.74
			Community Development	07.28.2026 Floor Mats - RACC	10.33
		2240373903	Public Safety	07.14.2026 Floor Mats - PD	51.40
		2240376537	Genl Govt/Facilities	07.21.2026 Floor Mats - CH	23.33
		2240378990	Genl Govt/Facilities	07.28.2026 Floor Mats - CH	23.33
		2240378991	Public Safety	07.28.2026 Floor Mats - PD	51.40
		2240373901	Genl Govt/Facilities	07.14.2026 Floor Mats - CH	23.33
UNIFIRST CORPORATION Total					886.33
UNIT PROCESS COMPANY	1819	22055051916	Public Works	Water Plant Parts - Kopkits	786.65
UNIT PROCESS COMPANY Total					786.65
VIACHASLAU NIKULIN	4303	4303-20260727	Genl Govt/Facilities	Rental Assistance - Campbell	5,000.00
VIACHASLAU NIKULIN Total					5,000.00
WALTER E. NELSON COMPANY	3553	2040494	Public Safety	Sanitary Products - PD	146.84
		2039566	Public Works	Sanitary Products - Overlook Park	97.56
		2039560	Genl Govt/Facilities	Sanitary Products - PW Bldg	3.38
			Public Works	Sanitary Products - PW Bldg	62.38
			Community Development	Sanitary Products - PW Bldg	4.15
		2038209	Genl Govt/Facilities	Sanitary Products - CH	83.72
		2037450	Public Works	Sanitary Supplies - Parks	581.29
WALTER E. NELSON COMPANY Total					979.32
WASHINGTON STATE PATROL	0463	12700611	Genl Govt/Facilities	07.2026 Background Checks - CPL	96.00
WASHINGTON STATE PATROL Total					96.00
WELLWORKS FOR YOU	3414	45873	Genl Govt/Facilities	07.2026 Wellness Program	(65.70)
			Human Resources	07.2026 Wellness Program	795.70
WELLWORKS FOR YOU Total					730.00
WILCO FARM STORE	0655	743681-6	Genl Govt/Facilities	Shovels - PW Shop	5.88
			Public Works	Shovels - PW Shop	108.42
WILCO FARM STORE Total					114.30
WOODLAND SAW AND CYCLE INC.	2223	4945	Public Works	Stihl Gas Mix - Parks/Streets	64.72
		4956	Public Works	Blower Repair & Stihl Oil - Parks/Streets	767.07
		4985	Public Works	Weed Eaters Fuel Mix & Trimmer Line - Storm	359.29
		4969	Public Works	Bucket Pruner & Trimmer & Trimmer Repair Parts - Streets	448.71
WOODLAND SAW AND CYCLE INC. Total					1,639.79
WSP USA INC.	3338	40401382	Public Works	06.2026 S 35th Ave Extension/Gee Creek Environmental Planning	13,848.25
		40403014	Community Development	07.2026 Comprehensive Plan & System Plan Updates	27,950.15
WSP USA INC. Total					41,798.40
Grand Total					1,462,301.47

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: August 13, 2026

AGENDA ITEM NAME: Approval of Minutes from the July 16, 2026 and July 23, 2026 Meeting

GOVERNING LEGISLATION

N/A

PREVIOUS COUNCIL ACTION TAKEN:

N/A

SUMMARY/BACKGROUND:

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

BUDGET/FINANCIAL IMPACTS:

N/A

RECOMMENDED ACTION OR MOTION:

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

STAFF CONTACT:

ATTACHMENTS:

1. 07-16-2026
2. 07-23-2026



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
JULY 16, 2026**

Regular Meeting - 4:00 PM

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

Present:

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

1. Pavement Management Update - Miranda Lange, PW Infrastructure Deputy Director

Staff presented a Pavement Management Update to City Council and responded to Council questions.

II. ADJOURN

4:59PM

Julie Ferriss, City Clerk

Matt Cole, Mayor



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
JULY 23, 2026**

Regular Meeting - 6:30 PM

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

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

Present:

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

- 3. Late changes to the agenda**

II. APPOINTMENTS

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

Appointment of Mychal Hornbeck to Planning Commission, Position No. 5.

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

- 2. Appointment of a Citizen to Serve on the 2027 Budget Advisory Committee**

Appointment of Dianna Barnette to serve on the 2027 Budget Advisory Committee.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Hamilton
SECONDER:	[SECONDED_BY_TITLE_NAME] Council Member Davis

AYES:	Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman , Council Member Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton
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3. Appointment of Two Council Members to Serve on the 2027 Budget Advisory Committee

Appointment of Councilor Hamilton and Councilor Davis to the 2027 Budget Advisory Committee.

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

III. PUBLIC COMMENT

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

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

IV. CONSENT AGENDA

MOTION TO APPROVE AS PRESENTED.

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

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the July 9, 2026 Meeting**
- 3. Approval of Pioneer Slide Contract**
- 4. Approval of Whatley Facility Interlocal Agreement**
- 5. Motion to Approve an Interlocal Cooperation Agreement for 2027-2029 Community Development Block Grant and Home Investment Partnerships Programs**

V. BUSINESS

- 1. Motion to Approve - Paradise Pointe Phase 11 Final Plat - Claire Lust, Community Development Director**

The project is subject the Brown Development and Pre-Annexation Agreement (adopted by Council on September 8, 2016 – ORD 1216), as amended by Council on July 27, 2023 (ORD 1405) and March 13, 2025 (ORD 1444). The Hearing Examiner approved the preliminary plat for the Paradise Found Planned Unit Development via final order on December 31, 2018. The approved preliminary plat had 296 single-family residential lots. The project has since been renamed to Paradise Pointe. Phase 11 is in the northernmost portion of the site, adjacent to Phases 6-10 to the south and east, NW 289th

Street to the north, and neighboring residential properties to the west. The proposal for Phase 11 is to create 3 single-family detached residential lots on approximately 2.77 acres. The lots are 21,041 square feet, 16,065 square feet, and 11,500 square feet. Tracts A, B, and C are for future roadway improvements.

As a condition of approval, prior to obtaining City signatures on the final plat mylar, the applicant shall amend the plat to dedicate Tracts A, B, and C to the City. As a further condition of approval to be added to the plat or otherwise agreed by the City and Developer, the City and Developer agree that dedication of Tract C entitles Developer to TIF credits in amounts consistent with those set forth in Section 7 of the Second Amendment to the Development and Pre-Annexation Agreement (AFN 6238772), to be issued on all of Tract C, excluding the area of one half street width (including the area of the curb, gutter, and sidewalk) along NW 289th and North Royle Road, which half widths City and Developer agree are related to the impacts of the development. Part of the proposal is to simultaneously lift the Urban Holding 10 (UH-10) zoning overlay from Phase 11 per RDC 18.270.060.

MOTION: MOVED TO APPROVE PARADISE POINTE PHASE 11 FINAL PLAT SUBJECT TO THE CONDITION OF APPROVAL IDENTIFIED BY STAFF DURING THE STAFF REPORT.

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

VI. PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1484 - Critical Areas Ordinance Amendments - Claire Lust, Community Development Director

Staff presented the proposed updates to Chapter 18.280 (Critical Areas), which are required by state law approximately every ten years. The amendments incorporate changes in state legislation, Best Available Science, stakeholder input, and staff recommendations to strengthen critical area protections and provide clearer, more objective development standards. Staff reviewed the Planning Commission's process, including consultant presentations, stakeholder interviews, review of proposed code amendments, and the public hearing held on April 1, 2026, which resulted in a recommendation of approval with comments. Staff incorporated the Planning Commission's feedback into the draft before submitting it to the Department of Commerce for the required 60-day review and initiating the SEPA review process. Staff also summarized comments received during the state review process and the revisions made to the proposed code amendments in response.

City Council conducted a discussion and asked questions regarding the proposed amendments.

Mayor Cole Opened the Public Hearing: 7:28PM

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

Mayor Cole Closed the Public Hearing: 7:33PM

The first reading of the ordinance was conducted.

VII. PUBLIC COMMENT

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

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

VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Wells reported attending two ribbon-cutting events, the Police Chief candidate meet-and-greet, and a City Manager briefing.

Council Member Burkle reported attending two ribbon-cutting events and participating in the Police Chief candidate city tour with Mayor Cole and Council Member Favela.

Council Member Hamilton reported attending a ribbon-cutting event, a YWCA Clark County event, the Raptors' Christmas in July game, and the Police Chief candidate meet-and-greet.

Council Member Favela reported volunteering at the Fire Department Girls Camp and participating in the Police Chief candidate city tour with Mayor Cole and Council Member Burkle. Council Member Favela also addressed the public comments received regarding the Waterfront project during the Public Comment portion of the meeting.

Council Member Davis gave a shout-out to Public Works employee Zach for assisting a citizen with a flat tire and remaining with them until help arrived to complete the repair.

Mayor Pro Tem Chipman reported attending the Police Chief candidate meet-and-greet.

2. Mayor

Reported attending the Vancouver Metro Government Leaders Discussion meeting.

3. City Manager

City Manager Steve Stuart provided an update on the Police Chief candidate selection process.

Public Works Director Ryan Thamert expressed appreciation for Public Works employee Zack Rader and stated he would share the recognition with him.

Community Development Director Claire Lust announced that the department was selected as a winner of the Building Safety Month contest.

Deputy City Manager Lee Knottnerus provided an update on upcoming city events.

IX. ADJOURN

7:56PM

Julie Ferriss, City Clerk

Matt Cole, Mayor

**Amendment to EMS Interlocal
Cooperation Agreement
Amendment No 1**

Clark County Emergency Medical Service District #2 (“EMSD2”), an emergency medical services district authorized under RCW 36.32.480, Clark County (“County”), and the cities of Battle Ground, La Center, Ridgefield, and Woodland (“Cities”), entered into an EMS Interlocal Cooperation Agreement (“Interlocal”) on January 1, 2026, for EMSD2 for the provision of ambulance transport services.

RECITALS

WHEREAS pursuant to RCW 39.34.080 of the Interlocal Cooperation Act, one or more public agencies may contract to perform any government service, activity, or undertaking that each public agency is authorized by law to perform;

WHEREAS the Interlocal stated EMSD2 obligations to budget the revenue and expenses for EMSD2 and participate in the County’s budgeting processes, in order to allocate and spend District funds;

WHEREAS in January 2026 the EMSD2 Board Bylaws were amended to include two additional members. The Clark County Council no longer has majority membership on the EMSD2 Board. Therefore, the Clark County Council shall no longer approve or deny the EMSD2 Board budget;

WHEREAS EMSD2 Bylaws will be updated to reflect the change in budget process and shall outline EMSD2’s internal budget process going forward; and

WHEREAS the Interlocal allowed for amendments executed in writing as mutually agreed by all parties.

NOW, THEREFORE, EMSD2, THE COUNTY, AND THE CITIES HEREBY AMEND THE INTERLOCAL AS FOLLOWS:

1. Recitals: The recitals are incorporated herein by reference into the body of the Interlocal Agreement between the parties.

2. EMSD2 Obligations: Section 5e is hereby amended as follows:

e. To budget the revenue and expenses for EMSD2 ~~and participate in the County's budgeting process,~~ in order to allocate and spend District funds.

3. Effective: This amendment will be effective on June 30, 2026, so that the Clark County 2027 annual budget process is not impacted.

4. Effect of Amendment: Except as specifically amended herein, all remaining terms and conditions of the original agreement remain in full force and effect.

[Signature pages to follow.]

CITY OF BATTLE GROUND

Attest:

By: Kristina Swanson
City Manager

Elizabeth Halili
City Clerk

Approved only as to form:

Kirk A. Ehlis
City Attorney

CITY OF LA CENTER

Attest:

By: Thomas Strobehn
Mayor

Peter Boyce
City Clerk

Approved only as to form:

Janean Parker
City Attorney

CITY OF RIDGEFIELD

Attest:

By: Steve Stuart
City Manager

Julie Ferriss
City Clerk

Approved only as to form:

Janean Parker
City Attorney

CITY OF WOODLAND

Attest:

By: Todd Dinehart
City Mayor

Amanda Hougan
City Clerk

Approved only as to form:

Emily Guildner
City Attorney

CLARK COUNTY

Attest:

By: Kathleen Otto
County Manager

Rebecca Messinger
Clerk to the Council

Approved only as to form:
ANTHONY F. GOLIK
Clark County Prosecuting Attorney

Katie L. Jolma
Deputy Prosecuting Attorney

CLARK COUNTY EMERGENCY
MEDICAL SERVICE DISTRICT #2

Attest:

By: Sue Marshall
Board Chair

Rebecca Messinger
Clerk to the Board

Approved only as to form:
ANTHONY F. GOLIK
Clark County Prosecuting Attorney

Katie L. Jolma
Deputy Prosecuting Attorney

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: August 13, 2026

AGENDA ITEM NAME: Approval to Submit a Department of Justice Grant Application for Drone Purchase

GOVERNING LEGISLATION

Revised Code of Washington Title 35A – Optional Municipal Code
Financial Policy #07: Budget; and Financial Policy #15: Grant Management.

PREVIOUS COUNCIL ACTION TAKEN:

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

SUMMARY/BACKGROUND:

The U.S. Department of Justice is offering its annual Community Policing Development Microgrant Program. One of the prioritized categories of funding this year is drones for local law enforcement agencies. Ridgefield PD's current drones are aging, and their parts are no longer readily available, which would make repair difficult. Grant funding would allow Ridgefield PD to replace older drones with new models as well as support training for officers. In July 2026, the Grants Steering Committee reviewed this opportunity and recommended it for Council review.

BUDGET/FINANCIAL IMPACTS:

The grant request will be for \$198,016, which will cover the cost of the new drones, training, their warranties, and data plans for two years. There is no local matching requirement for this grant.

RECOMMENDED ACTION OR MOTION:

If the Council chooses to approve this grant application, a motion would be:
"I move to adopt the consent agenda as proposed."

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

None

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: August 13, 2026

AGENDA ITEM NAME: Approval of Clark County Maintenance Interlocal Agreement

GOVERNING LEGISLATION

Washington's Interlocal Cooperation Act, chapter 39.34 RCW

PREVIOUS COUNCIL ACTION TAKEN:

Approval of the previous interlocal agreement in August 2019.

SUMMARY/BACKGROUND:

This inter local agreement sets up the framework for contracting with the Clark County to do repairs and maintenance for Ridgefield's infrastructure. When a service is requested from the City- a billable service request will be submitted to the County. The County will put together a price for the requested service and respond to the City with the price and availability of County crews. This will allow the City to review the costs for services before work is authorized. The City will also reserve the right to solicit bids from the private sector to ensure the best possible price and level of service.

Some of the services that will be available through this ILA are:

- Operations and Maintenance- Paving, Drainage Maintenance, Street Sweeping, Snow/Ice Control, Traffic Control
- Striping and Pavement Markings
- Traffic Signals
- School Flasher Systems
- Regional Computer Traffic Network and County Servers- Participants in the regional traffic system network include WSDOT, Clark County, Camas, Washougal, Battle Ground, and Ridgefield.

BUDGET/FINANCIAL IMPACTS:

This ILA does not have an budget impacts unless Service Requests are submitted and the budget impact will be based on those specific requests at time of the request.

RECOMMENDED ACTION OR MOTION:

STAFF CONTACT: Ryan Thamert, Public Works Director

ATTACHMENTS:

1. ILA_for_Public_Work_Maintenance_and_Projects_for_City_of_Ridgefield_2026



INTERLOCAL AGREEMENT
between
CLARK COUNTY and CITY OF RIDGEFIELD, WA
for
PUBLIC WORKS MAINTENANCE and PROJECTS

THIS IS AN INTERLOCAL AGREEMENT (Agreement) made and executed by and between Clark County, political subdivision in the State of Washington (County), and the City of RIDGEFIELD, municipal corporation of the State of Washington (City).

WHEREAS, pursuant to Washington's Interlocal Cooperation Act, chapter 39.34 RCW, authorizes local governments to contract with other public agencies via interlocal agreements (ILAs) that enable them to work together to provide services or facilities to the public; and

WHEREAS, the County and City are charged with the responsibility of constructing and maintaining their facilities, streets, roads, traffic signal and transportation systems; utilizing staff, equipment, material and resources to perform the necessary work; and

WHEREAS, it is mutually beneficial to include Public Works Transportation related work needed by one party in the other party's maintenance or capital project; and

WHEREAS, the City has asked the County to provide technical expertise, testing, inspection, oversee new construction, provide access to computer networks, and perform maintenance activities on its behalf; and

NOW, THEREFORE, pursuant to RCW 39.34 and in consideration of the terms, conditions, covenants, and performances contained herein, and per the attached Exhibits,

incorporated and made a part hereof:

THE PARTIES AGREE TO AS FOLLOWS:

1. **PURPOSE.** The purpose of this agreement is for the County to provide professional engineering services related to the City's traffic signal system, engineering, construction management, testing, inspection and computer network operation. Scope of work to be performed by the County is described in Exhibit A.
2. **WORK REQUESTS.**
 - 2.1. Written requests for routine or planned work: The City shall deliver a written request to the County for the work to be performed.
 - 2.2. Verbal requests in case of an emergency: In cases of emergency or unforeseen circumstances necessitating prompt action, (provided the cost for the work is estimated to be less than the current contract expenditure limit), a request may be made verbally; however, must be memorialized in writing within 48 hours of the verbal request.
 - 2.3. Reimbursable Work Order: A Reimbursable Work Order (RWO), attached herein as Exhibit B, shall be completed by the County and provided to the City to document the specific work within the RWO and will include an itemized, not-to-exceed, cost estimate, timelines, reimbursable costs, administration and overhead charges for the City. Work may commence once the document is signed by both parties.
 - 2.4. The County agrees to provide services as described in Exhibit A; with specific work defined in separate, signed RWOs; The City agrees to compensate the County for project or program costs within this not-to-exceed limit.
 - 2.5. The City agrees to make monthly progress payments of work defined in each RWO upon billing by the County. Progress billings will be submitted by the County on the 10th date of the month. The City will provide payment within sixty (60) calendar days of receipt of the payment. The final payment for the remaining RWO's costs shall be submitted within sixty (60) days after receipt of billing from the County.
 - 2.6. If the City desires to add to or change work under an approved RWO, it shall give written notice to the County. The County shall respond to the City's request with an acceptance or rejection as soon as practicable but no more than five (5) working

days after receipt of the request. If accepted, the County may proceed with work in the normal course. If rejected, the County must halt work on any aspect of the project directly impacted by the proposed addition/change until the City approves the County's response in writing. If the City and County cannot come to an agreement on the proposed addition/change, the County may decline the City's work request.

2.7. Payments will reference the approved RWO and will be remitted to the Clark County Treasurer at the following address:

Clark County Treasurer
PO Box 5000
Vancouver, WA 98666-5000

3. RESPONSIBILITIES OF PARTIES.

3.1. The parties will comply with all applicable state and federal laws regarding non-discrimination. This specifically includes 49 CFR Part 21, which is incorporated herein by reference as though set forth in full at this point. The parties shall not discriminate against any employee, applicant for employment, vendor, contractor, or subcontractor, on the basis of race, color, national origin, religion, sex, gender identity, sexual orientation, age, disability, or marital status.

3.2. Right of Entry. If necessary to carry out the Work, the City agrees to arrange for rights of entry in favor of the County and its contractors upon all privately owned lands upon which the county requires access to safely perform the work. The rights of entry may include reasonable entry and use restrictions. The City will provide the County with written documentation of such rights of entry at least five (5) working days prior to the work begin date.

3.3. Independent Contractor. Both parties shall be deemed independent contractors for all purposes, and the employees of each party and any of its contractors, subcontractors, consultants, and the employees thereof, shall not in any manner be deemed to be the employees of the other party. Each party shall retain all authority for provision of services, standards of performance, discipline and control of its own personnel, and other matters incident to its performance of services pursuant to this Agreement. Nothing in this Agreement shall make any employee of the County an employee of the City or any employee of the City an employee of the County for any

purpose, including but not limited to, withholding of taxes, payment of benefits, workers' compensation pursuant to Title 51 RCW, or any other rights or privileges accorded their respective employees by virtue of their employment.

4. NEW CONSTRUCTION, INSPECTION, AND ACCEPTANCE.

4.1. The City is responsible for administering the overall project.

4.2. Where the City intends to contract with the County for maintenance and operation of the completed project, the City agrees to utilize only traffic signal equipment specified by the County, as set forth in Exhibit A. The City agrees to notify the County of any change orders affecting signal work.

4.3. County agrees to provide technical support to the project, as detailed in Exhibit A. County agrees to inform City of progress, delays, and interactions with City inspectors, consultants, and contractors throughout project delivery. County will communicate with City project staff to ensure integrity of designs and progress toward completion.

4.4. County agrees to provide technical inspections that lead to successful activation of the completed project. County agrees to provide a punch list following construction to help City finalize the project.

4.5. Upon completion and acceptance of the work, the City agrees that it shall be solely responsible for all future ownership, operation and maintenance costs of any constructed facilities.

5. **LIABILITY.** No liability shall be attached to the City or the County for reason of entering into this Agreement except as expressly provided herein. This Agreement is executed for the benefit of the parties and the public generally. This Agreement is not intended and shall not be construed as creating any third-party beneficiary.

6. **HOLD HARMLESS/INDEMNIFICATION.** To the fullest extent permitted by law, City agrees to indemnify, defend and hold County, its elected and appointed officials, employees, and agents, harmless from and against any and all claims, damages, losses and expenses, including but not limited to court costs, attorney's fees and alternative dispute resolution costs, which (i) are caused in whole or in part by any negligent act or omission, reckless, wanton, or intentionally tortious conduct, on the

part of the City, its employees, or agents. This indemnification obligation of City shall not apply if the claim, damage, loss or expense is caused by the sole negligence, reckless, wanton, or intentionally tortious conduct of County. In the event of the concurrent negligence of City, inclusive of its employees or agents, and the County, inclusive of its employees or agents, then this indemnification obligation of City shall be valid and enforceable only to the extent of the negligence of City and its employees and agents. This indemnification obligation shall not be limited in any way by the Washington State Industrial Insurance Act, RCW Title 51, or by application of any other worker's compensation act, and City hereby expressly waives any immunity afforded by such acts.

7. **CYBER SECURITY:** Clark County recognizes the need for cyber protection for Critical Infrastructure devices and Critical Infrastructure Key Resources (CIKR). Traffic systems per (42 USC 5195c:) and Presidential Directive (63 FR 41804), original and updated in PPD-21, define traffic systems as a key sector of Critical Infrastructure, and thus they fall under the guidance of the Department of Homeland Security for protections methods. Clark County will align with the Federal NIPP (National Infrastructure Protection Plan), The Washington Statewide Homeland Security Strategic Plan and WIPP (Washington State Infrastructure Protection Plan). Clark County has adopted the prescribed National Institute of Standards of Technology (NIST) Cyber Security Framework as a basis for Security Controls, so we require that any connection to and between Clark County and an external agency meet the minimum level of requirement and controls set forth above. Records related to the foregoing are covered under the Revised Code Washington, (RCW 42.56.420). For Equipment list standards please see attached Technical Equipment Specifications, (Exhibit A).
8. **NOTICE.** Notices, request, demands, consent, approval or other communication required or relating to this Agreement shall be in writing and will be deemed to have been given when personally delivered, sent by email, sent by facsimile with a sent confirmation page, or deposited in any depository regularly maintained by the United States Postal Service, postage prepaid, addressed to the party for whom it is intended at the addresses listed below. Any Party to this Agreement may add additional addresses or change its address for purpose of receipt of any such communication by giving ten (10) days' prior written notice of such change to the other party in the manner prescribed in this section. Unless otherwise

directed in writing, notices shall be made to the following address:

To the City: CITY OF RIDGEFIELD
 230 Pioneer Street
 Ridgefield, WA 98642
 Attention: Public Works Director

To the County: CLARK COUNTY PUBLIC WORKS
 PO Box 9810
 Vancouver, WA 98666-9810
 Attention: Public Works Director

The name and address to which notices shall be directed may be changed by either party giving the other notice of such change.

9. **WAIVER.** No waiver by either party of any term or condition of this Agreement shall be deemed or construed to constitute a waiver of any other term or condition or of any subsequent breach.
10. **TERM.** The term of this Agreement is for a period of five (5) years, from August 1, 2026, through July 31, 2031.
11. **AMENDMENT.** Except as otherwise provided herein, any modification to this Agreement must be in writing and signed by each party. The County agrees to not exceed the estimated budget amounts as described in the RWO for each category of work including Preliminary Engineering, Right-of-Way, Construction or Construction Engineering, without first providing an explanation for exceeding the estimated amount and receiving written permission (email acceptable) from the City.
12. **EXTENSIONS.** The term of this Agreement may be extended in five-year increments, up to a maximum of fifteen (15) additional years or through July 31, 2046. Each request for extension must be in writing. Approval of the requested extensions must be provided by the County Council or the City Council, whichever is receiving the request. Either party may affirmatively terminate the option of extension by notifying the other party in writing ninety (90) days prior to expiration of the current contract term.
13. **TERMINATION.** Either party may terminate this Agreement by providing to the other party notice of proposed termination 90 (ninety) days prior to the proposed date of termination. Actual termination must be accompanied by payment in full of any

uncontested balance owing for services rendered as of the date of termination. Written notice shall be deemed effective three days post presentation, either through mail notice or email notice.

14. ENTIRE AGREEMENT. This Agreement contains all of the agreements of the parties with respect to the subject matter covered herein, and no prior Agreements shall be effective to the contrary.

15. AUDIT AND RECORDS. During the progress of the work and for a period of not less than three (3) years from the date of final payment, both parties shall maintain the records and accounts pertaining to the work and shall make them available during normal business hours and as often as necessary , for inspection and audit by the other Party, State of Washington, and/or Federal Government, and copies of all records, accounts, documents or other data pertaining to the work will be furnished upon request. The requesting party shall pay the cost of copies produced. If any litigation, claim or audits are commenced, the records and accounts along with supporting documentation shall be retained until any litigation, claim or audit finding has been resolved even though such litigation, claim or audit continues past the three-year retention period.

16. DOCUMENT EXECUTION AND FILING. The County and the City agree that there shall be three (3) duplicate originals of this Agreement procured and distributed for signature by the necessary officials of the County and the City. Upon execution, one executed original of this Agreement shall be retained by the RIDGEFIELD City Clerk and one shall be retained by the County. The RIDGEFIELD City Clerk shall cause a copy of this agreement to be posted on the City website pursuant to RCW 39.34.040. Upon execution of the originals and posting of a copy on the city' s website, each such duplicate original shall constitute an agreement binding upon all parties. One each of the duplicate originals shall be distributed to the designated agents of the parties, named as follows:

Public Works Director
City of Ridgefield
230 Pioneer Street
Ridgefield, WA 98642

Director of Public Works
Clark County
PO Box 9810
Vancouver, WA 98666-9810

17.**RATIFICATION.** Acts taken in conformity with this Agreement prior to its execution are hereby ratified and affirmed.

18.**SEVERABILITY.** If any section or part of this Agreement is held by a court to be invalid, it shall be deemed stricken from this Agreement and the remaining parts shall remain in full force and effect.

IN WITNESS WHEREOF, the County and City have caused this Agreement to be executed in their respective names by their duly authorized officers and have caused this Agreement to be dated as of the __day of ____, 2026.

CLARK COUNTY

CITY OF RIDGEFIELD

Kathleen Otto, County Manager

Matt Cole, City Mayor

Approved only as to form:
ANTHONY F. GOLIK
Prosecuting Attorney

Attest:

Kevin McDowell

Julie Ferriss, City Clerk

Kevin A. McDowell
Senior Deputy Prosecuting Attorney

Approved only as to form:

Janean Parker, City Attorney

EXHIBIT A: SCOPE OF SERVICES TO BE PROVIDED ON A WORKLOAD PERMITTING BASIS and STANDARDIZED EQUIPMENT LIST

OPERATIONS AND MAINTENANCE

(Contact: Josh Lipscomb, Operations Division Manager)

1. Paving & Pavement Repairs:
 - Patching Crack Filling
 - Pre-levelling
2. Drainage Maintenance:
 - Catch Basin / Structure Cleaning Storm Pipe Cleaning
 - Storm Treatment Facility Repairs / Maintenance
3. Street Sweeping
4. Snow & Ice Control
5. Traffic Control
6. Other related drainage and right-of-way activities

STRIPING AND PAVEMENT MARKINGS

(Contact: Nikki Olsen, Operations Superintendent)

1. New Construction and Maintenance Activities Striping
 - Pavement Markings
 - Thermoplastic; RPM's
 - Traffic Control

TRAFFIC SIGNALS, INTELLIGENT TRANSPORTATION SYSTEMS & SCHOOL FLASHERS

(Contact: Bryan Curtis, Traffic Signals Team Supervisor)

Standardized Equipment

Clark County has specific equipment for traffic signal controllers, vehicle detection systems, network communications equipment, and equipment within the traffic signal, Intelligent Transportation Systems (ITS) and school flasher systems. Should the City elect to use equipment that is not listed below or otherwise approved by the County, the City assumes full responsibility for operation and maintenance of that equipment. This helps to

assure the County has the expertise and spare parts needed for all deployed equipment.

The standardized list is used to allow the county traffic signal staff to be experts in a limited set of potential equipment, along with ensuring cybersecurity needs for the networked equipment.

The list of standardized equipment may change over time, but at a minimum, any equipment that the City requests the County to maintain, program or manage shall include:

- County Standard NEMA TS2-1 Signal Cabinets
- County Standard Caltrans Style ITS cabinet, Single or Double-wide
- Caltrans / ATC 2070 Traffic Signal Controller, with 1C CPU
- Traffic signal controller software - Trafficware
- Malfunction Management Units - Reno AE
- Radar detection systems - Wavetronix
- Video detection systems – Gridsmart or Miovision
- Ethernet switches and routers - Ruggedcom (Siemens)
- Emergency vehicle preemption - Miovision
- School Flashers - Eltec
- Modems—Cisco, Comcast

Maintenance

County Public Works staff may provide technical expertise to assist City staff in maintaining their traffic signal systems. Work may include scheduled preventative maintenance, one-call utility locates, responding to trouble calls requested by the agency (such as replacing burned out bulbs, addressing field wiring issues, changing defective equipment (processing Return Materials Authorizations (RMA's) with the equipment vendors for equipment the County also uses, or immediate collision repair (making the signal safe after a collision, prior to getting a contractor on site) and so forth. For equipment not conforming to County standard, City shall maintain their own inventory and manage their own equipment repair processes with vendors (County may assist with removal of defective/installation of repaired non-conforming equipment as requested by City). The County will not maintain an inventory of City specific equipment/components/materials. When replacement equipment/components/materials are utilized from County stock, the City will be responsible for full replacement costs for a new item to be purchased to restock County inventory if items are not repairable. If items are repairable, City will be required to pay all repair costs.

Lightning strikes, other natural weather events or collisions that destroy equipment in a signal cabinet could result in the need to replace tens of thousands of dollars of equipment. The City is fully responsible for costs to replace damaged equipment. The County agrees to work with City to restore traffic signal operations as quickly as it can be done.

Signal Timing

County agrees to provide assistance to the City to configure and operate traffic signals and associated networks. County may assist with installation of City approved controller timing. County agrees to help update controller timing to address operational needs.

All public records requests for City signal operation will be initiated by the City to the County via email.

Cabinet Testing

County agrees to process and test equipment, including signal cabinets as requested by the City. County agrees to help City remedy problems found in equipment.

SCHOOL FLASHER SYSTEMS

Maintenance

County agrees to respond to outages affecting school zone flashers. County agrees to coordinate with City and Schools to update the flasher schedules in the timeclocks. County agrees to accommodate schedule updates for changes in the school operation and for special events. City agrees to repair or replace any equipment that fails or is damaged at their cost.

School Flasher Construction Inspection/ Testing

Upon request by the City, County staff may review field construction of new school flashers. This includes programming the time clock for the first time operation along with setting up communications to the remote school flasher from an existing communication point or a new communications point.

REGIONAL COMPUTER TRAFFIC NETWORK AND COUNTY SERVERS

Participants in the regional traffic system network include Washington State Department of Transportation, Clark County, the cities of Camas, Washougal, Battle Ground and Ridgefield. The County maintains multiple servers that include the following software as of July 2018:

- Trafficware ATMS.now Central Management System
 - Maintains databases for all traffic signal controllers
- Network switch and router management
 - SINEC Network Management Software
- Emergency Vehicle Preemption system monitoring
 - Opticom Central Management Software
- School Flasher programming
 - DLPRO 3000 (Eltec)
- Regional Camera Sharing
 - TKH Sense + VDG VMS
- Wavetronix permanent count stations
 - Data collector
 - Data View
 - Data Translator
- Traffic Detection camera systems
 - Atlas
 - Miovision One

The County may add additional software, or software modules.

Where the City signal systems are incorporated into the County's network, each signal will be billed for the proportional share of the software licenses and support agreements used. Other County software packages extended to the City may have support costs that will be shared and billed to the City.

Software and support costs may change from year to year and passed along to the City.

Maintenance Costs for Networks

Providing network access to the City's traffic signals and ITS systems requires networking hardware and special purpose servers to provide this capability. Remote access is a regional standard for traffic operations. These systems require regular maintenance to preserve function, efficiency and network security. The City will deploy only the types of equipment specified by the County. Once built, the County agrees to maintain the final system under the terms of this agreement. The City will be billed directly for these services when provided.

Software and Network System Security

Clark County employs the latest cyber security practices across the entire network. When changes are required, expected costs will be reported to the City and work will be pending approval to proceed. Where the City refuses security upgrades, the County reserves the right to remove the City equipment from the network until security needs are met.

Supporting links showing regulations and guidelines:

- 42 USC 5195c: Critical infrastructures protection AKA "Critical Infrastructures Protection Act of 2001/ US Patriot Act".
- <https://www.law.cornell.edu/uscode/text/42/5195c> See also the latest PPD:
- [PRESIDENTIAL POLICY DIRECTIVE/PPD-21](#)
- <https://obamawhitehouse.archives.gov/the-press-office/2013/02/12/presidential-policy-directive-critical-infrastructure-security-and-resil>

This then leads us to the DHS/DOT Sector specific information.

- Transportation systems security cyber security framework implementation guide <https://www.dhs.gov/publication/tss-cybersecurity-framework-implementation-guide> This in turn points to the NIST cyber security Framework.
- "The Transportation Systems Sector Cybersecurity Framework Implementation Guidance and its companion workbook provide an approach for [Transportation Systems Sector](#) owners and operators to apply the tenets of the [National Institute of Standards and Technology Cybersecurity Framework](#) to help reduce cyber risks. Specifically, organizations may use the implementation guidance to:"

Work Book:

- <https://www.dhs.gov/sites/default/files/publications/tss-cybersecurity-framework-workbook-2016-508.xlsx>

Guide:

- https://www.dhs.gov/sites/default/files/publications/tss-cybersecurity-framework-implementation-guide-2016-508v2_0.pdf

Also:

- Washington Statewide Homeland Security Strategic Plan [http://okanogandem.org/HLS Data/fd-01-21-05-wa-hs-strat-pln.pdf](http://okanogandem.org/HLS/Data/fd-01-21-05-wa-hs-strat-pln.pdf) Washington State Infrastructure Protection plan
- <https://www.commerce.wa.gov/wp-content/uploads/2016/05/Energy-WA-Infrastructure-Protection-Plan-2008.pdf>
- RCW 42.56.420
- <http://app.leg.wa.gov/rcw/default.aspx?cite=42.56.420>

EXHIBIT B**BILLABLE SERVICE REQUEST**

Check all that apply:

- ☐ **PROJECT:** This work is time-limited with a start and estimated end date
☐ This work will be a reimbursable task within an existing capital project - PRJ _____
☐ **ACTIVITY:** This work is ongoing in nature with no foreseeable end date

Tracking number

Project/Activity Name: Reimbursable -

Department/Division Performing Work: Clark County Public Works – [DIVISION]

Project/Activity Supervisor:

Phone:

Start Date:

Estimated End Date:

Estimated Cost:

Expense/ Revenue Coding	Fund	Cost Center	Program	Basub	Spend/Rev Category	Description

AUTHORIZATION	Division Manager:	Finance Manager:
	Budget Manager:	Public Works Director:
	Required for OCE divisions	Required for external agreements
	County Engineer:	County Manager:

ORGANIZATION REQUESTING WORK

Customer Name (to be used for invoicing):

Address:

Phone:

City, State Zip:

Email:

Contact Name:

☐ External Customer ☐ County Department

Social Security # or TIN #

INSURANCE CLAIM # or PO #

CONTRACT/AGREEMENT: ☐ Y ☐ N
(If yes, please attach)

I HEREBY REQUEST THE FOLLOWING SERVICE FROM THE DEPARTMENT PERFORMING WORK:

-

If customer is a county department, please provide expense coding for internal service delivery:

Expense Coding	Fund	Cost Center	Program	Basub	Spend/Rev Category	Description

I UNDERSTAND AND AGREE THAT A BILLING FOR REIMBURSEMENT FOR THESE SERVICES AND / OR MATERIALS INCLUDING ANY OVERHEAD CHARGES AND TAXES THAT ARE APPLICABLE, WILL BE MADE TO MY DEPARTMENT, AGENCY, FIRM OR ORGANIZATION AND THAT WE WILL ARRANGE FOR A TRANSFER OF FUNDS OR MAKE PAYMENT WITHIN 30 DAYS AFTER RECEIPT OF SAID BILLING. FINANCE CHARGES WILL BE ASSESSED TO ALL AMOUNTS 30 DAYS PAST DUE.

Customer Signature: _____ Date: _____

Printed Name: _____

1 – Internal staff: For instructions on submitting a completed request form refer to the Public Works intranet Forms page or ask your section/division Program Assistant.

2 – Finance Team Distribution List: Requester, Project/Activity Supervisor, Compliance Services Parks O&M (Suzie Wick), Financial Operations Management AR O&M (Katy Price), and Financial Operations Program Manager (Josh Gossage). Activity and Misc Project Form Repository (WO Folder in S Drive)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: August 13, 2026

AGENDA ITEM NAME: 2nd Quarter 2026 Budget to Actual and Economic Update

GOVERNING LEGISLATION

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

PREVIOUS COUNCIL ACTION TAKEN:

The council routinely reviews financial reports. An economic update occurs annually at the beginning of the following year's budget process.

SUMMARY/BACKGROUND:

Review the budget to actual results for the first half of 2026. Review Ridgefield economic indicators for the upcoming 2027 annual budget development.

BUDGET/FINANCIAL IMPACTS:

No financial impact presentation only.

RECOMMENDED ACTION OR MOTION:

No action requested presentation only.

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

1. 2nd Qtr 2026 Budget Report and Economic Update



2nd Quarter 2026 Budget Report and Economic Update



2026 Reserves Per Policy

	O&M	Revenue Stab.	Debt Service	Separation	Capital	Capital Repair & Replace	2026 Reserves	2025 Reserves	% Change
General Fund	1,545,164	1,199,701	141,113	-	1,268,689	-	4,154,667	4,165,939	-0.27%
Building & Permitting	538,626	-	-	-	1,644	-	540,270	552,158	-2.15%
Water Fund	608,300	-	-	21,699	309,352	1,073,843	2,013,194	1,818,822	10.69%
Storm Fund	264,093	-	19,323	-	295,458	471,807	1,050,681	975,492	7.71%
Total	2,956,183	1,199,701	160,436	21,699	1,875,143	1,545,650	7,758,812	7,512,411	3.28%
Capital Repair and Replacement Minimum Target (2% of Historical Cost)									
	Historical	Target	Total	Balance	Variance	% Target			
Water Fund	30,628,889	2%	612,578	1,073,843	461,265	175%			
Storm Fund	29,253,299	2%	585,066	471,807	(113,259)	81%			

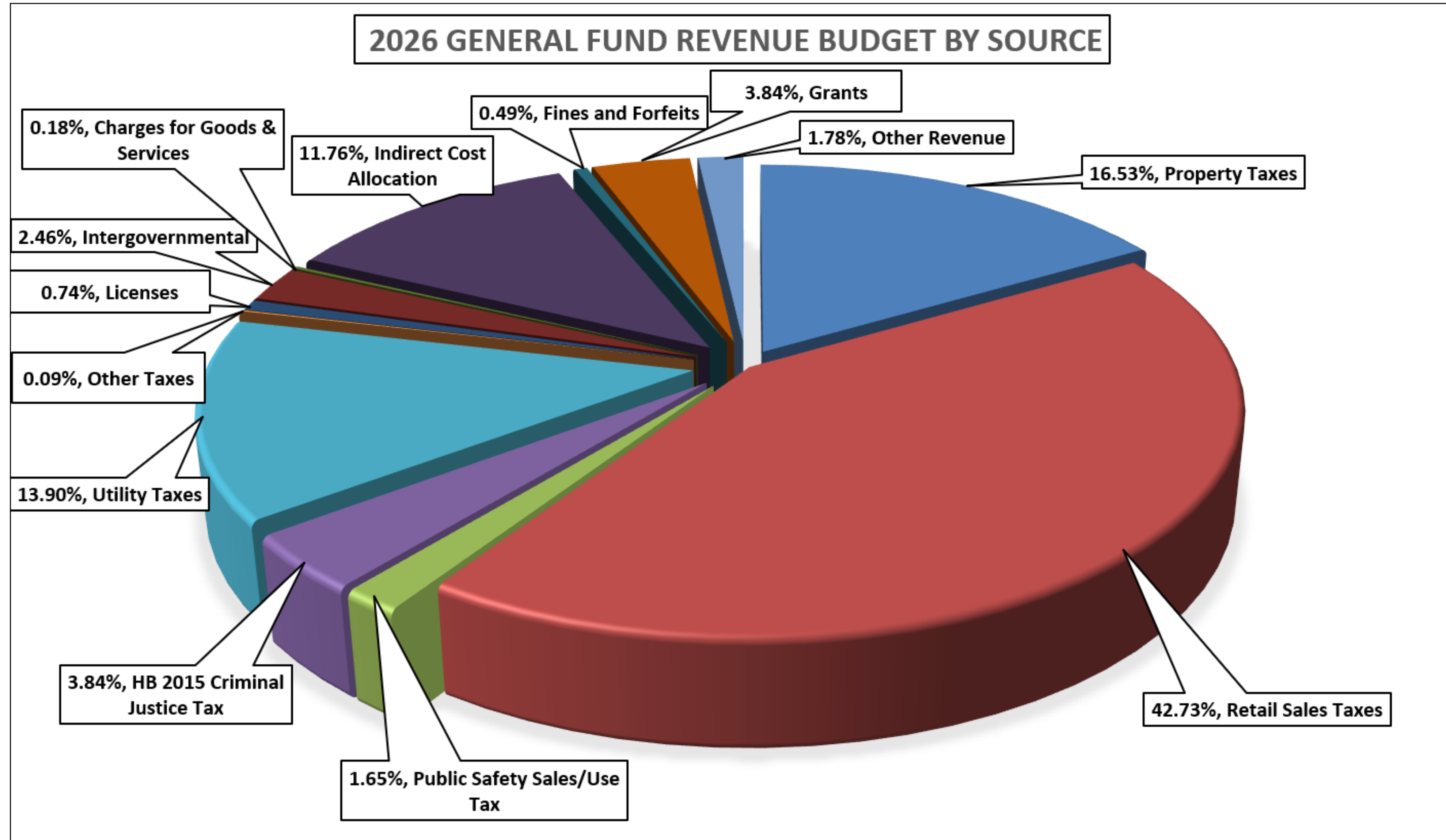


2nd Quarter 2026 General Fund Revenue

Revenue	2Q 2026 YTD Actual	2026 Budget	2Q % of Budget	2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Property Taxes	\$ 1,409,704	\$ 2,650,000	53.2%	\$ 1,335,073	5.6%
Retail Sales Taxes	2,158,203	6,784,500	31.8%	1,727,042	25.0%
Utility and Other Taxes	864,007	2,325,000	37.2%	869,686	-0.7%
Licenses and Permits	54,823	115,240	47.6%	52,664	4.1%
Fines Forfeits and Restitution	28,864	83,200	34.7%	31,517	-8.4%
Charges for Goods and Services	10,778	40,950	26.3%	21,831	-50.6%
Interfund Charges for Goods and Services	1,019,690	2,064,200	49.4%	745,390	36.8%
Intergovernmental/Grants/Other	374,655	1,542,070	24.3%	467,385	-19.8%
Total General Fund Revenue	\$ 5,920,724	\$15,605,160	37.9%	\$ 5,250,588	12.8%



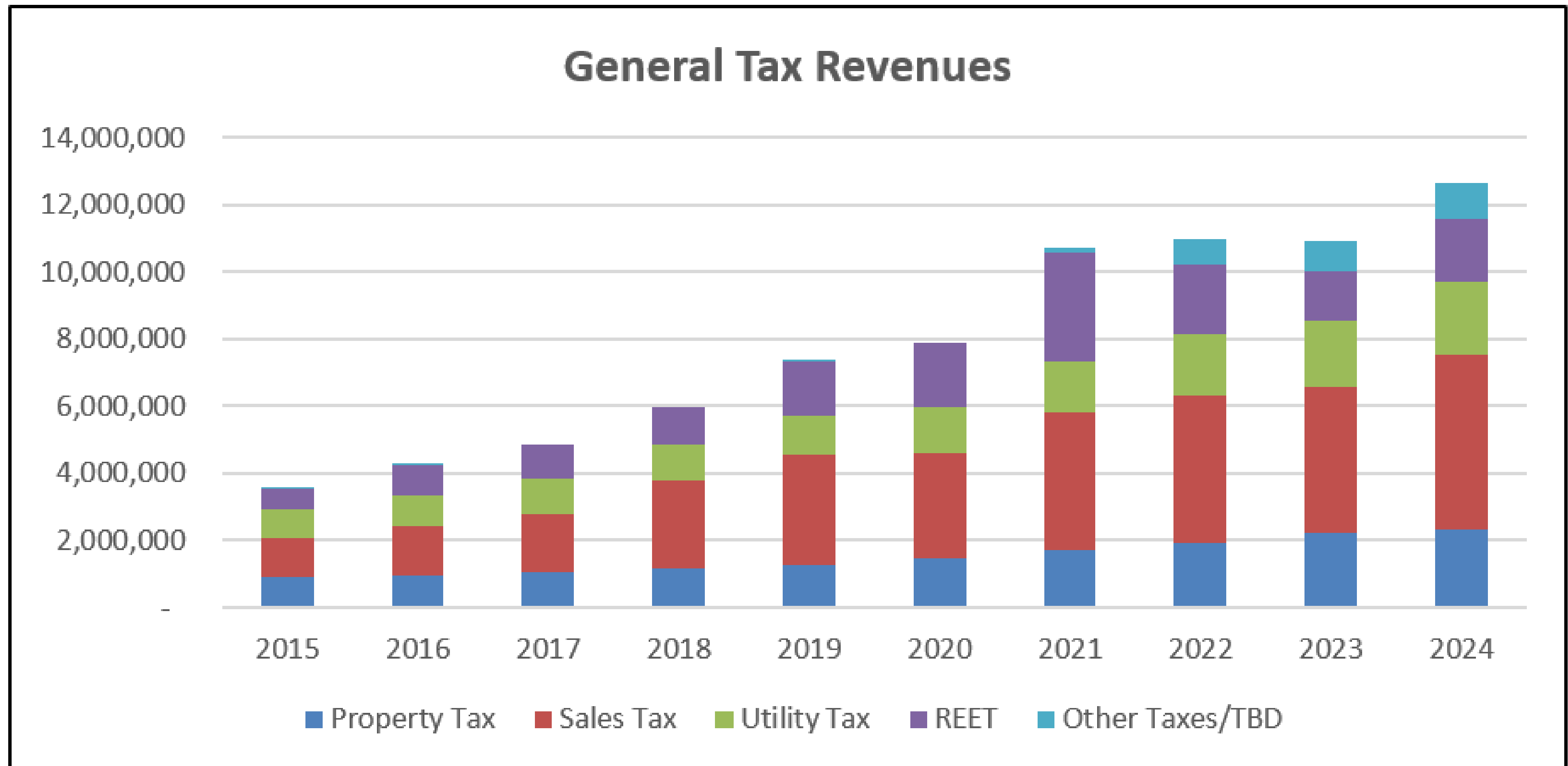
General Fund Revenue Sources



Source: City of Ridgefield Finance Department



Tax Revenue Sources

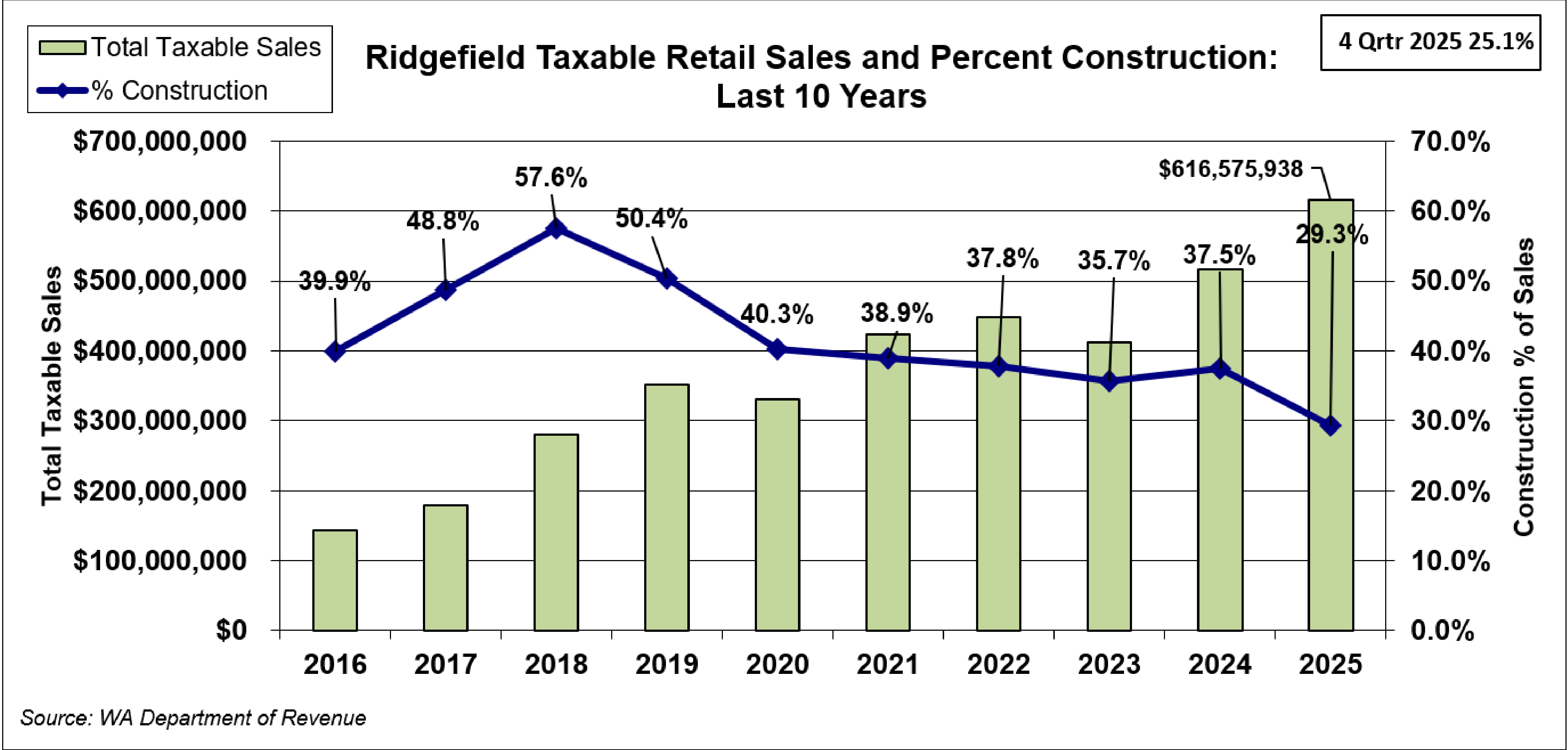


Source: City of Ridgefield Finance Department



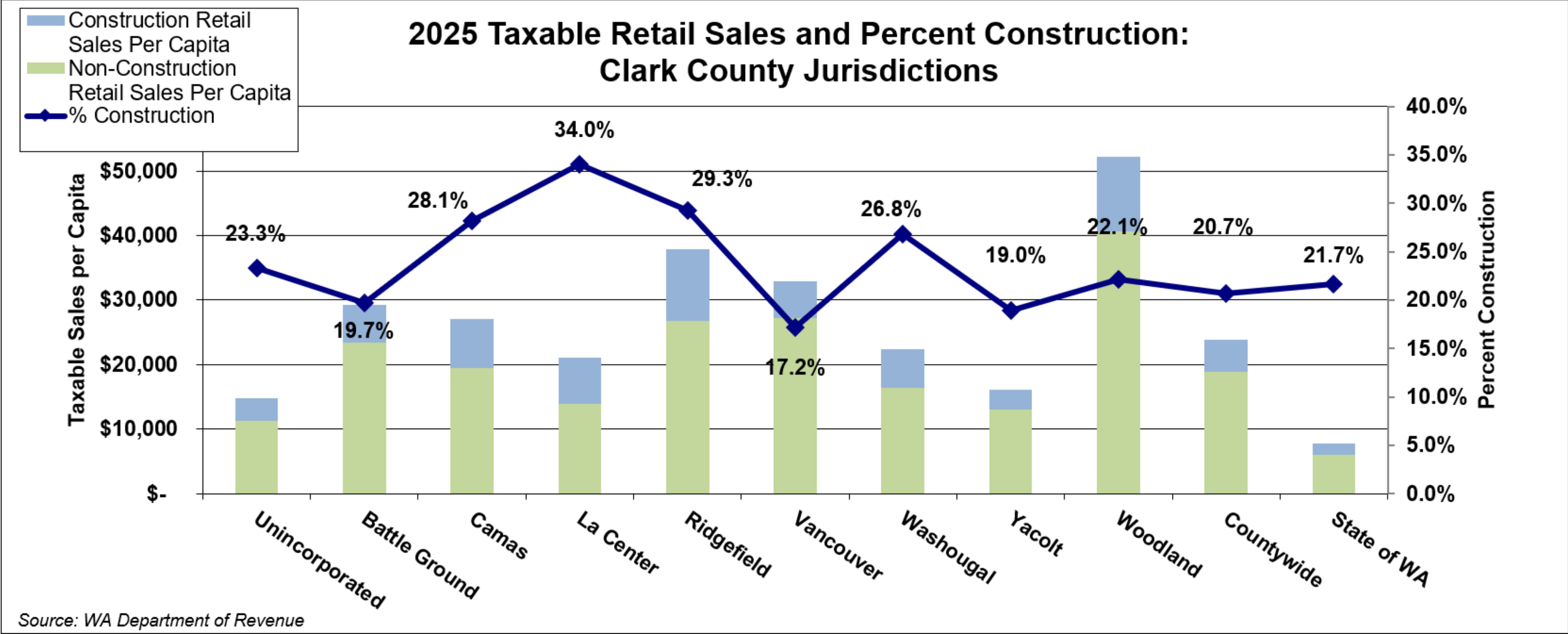
General Fund Sales & Use Tax Revenue

Retail Sales & Construction Comparison



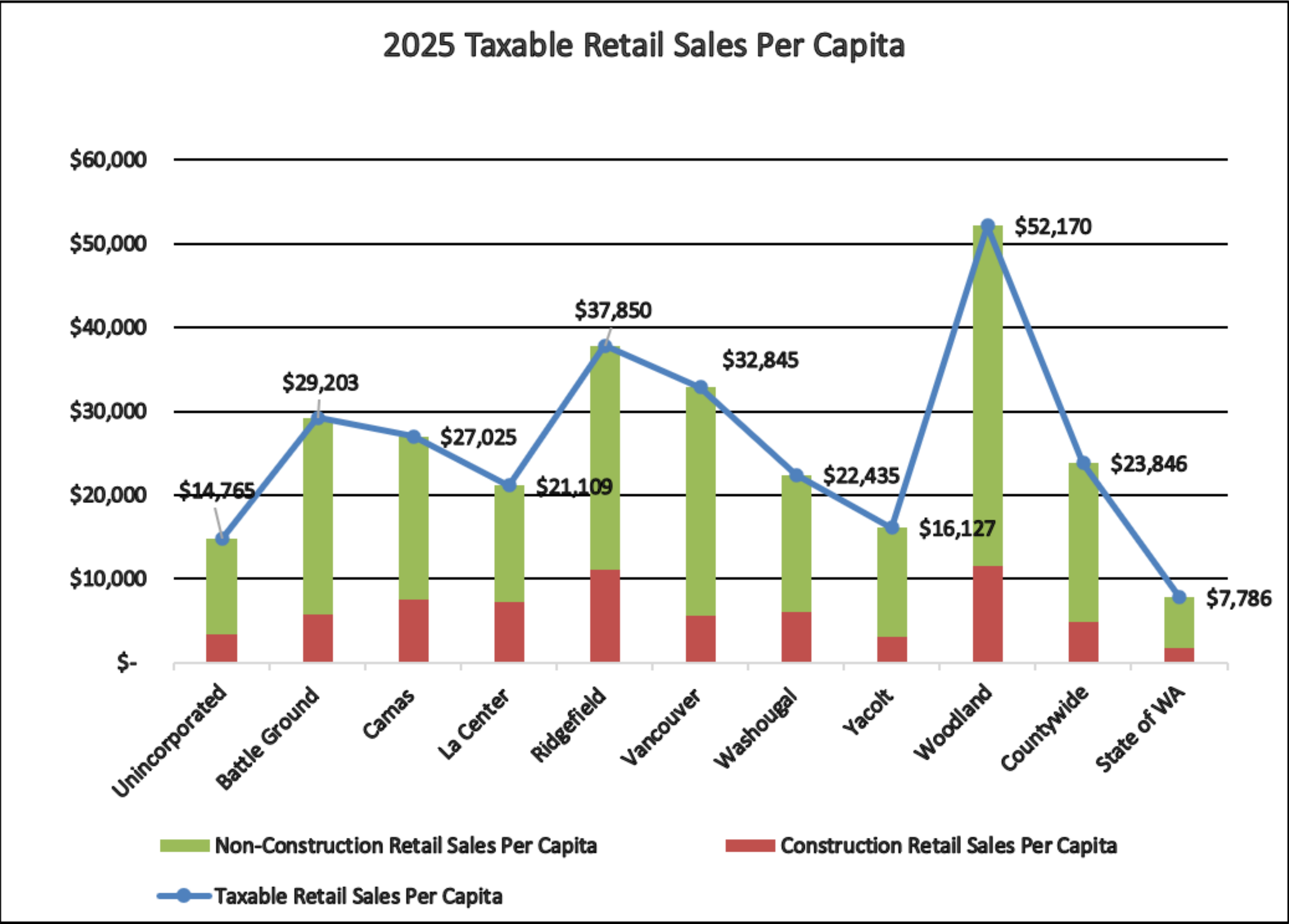
General Fund Sales & Use Tax Revenue

Retail Sales & Construction Comparison



General Fund Sales & Use Tax Revenue

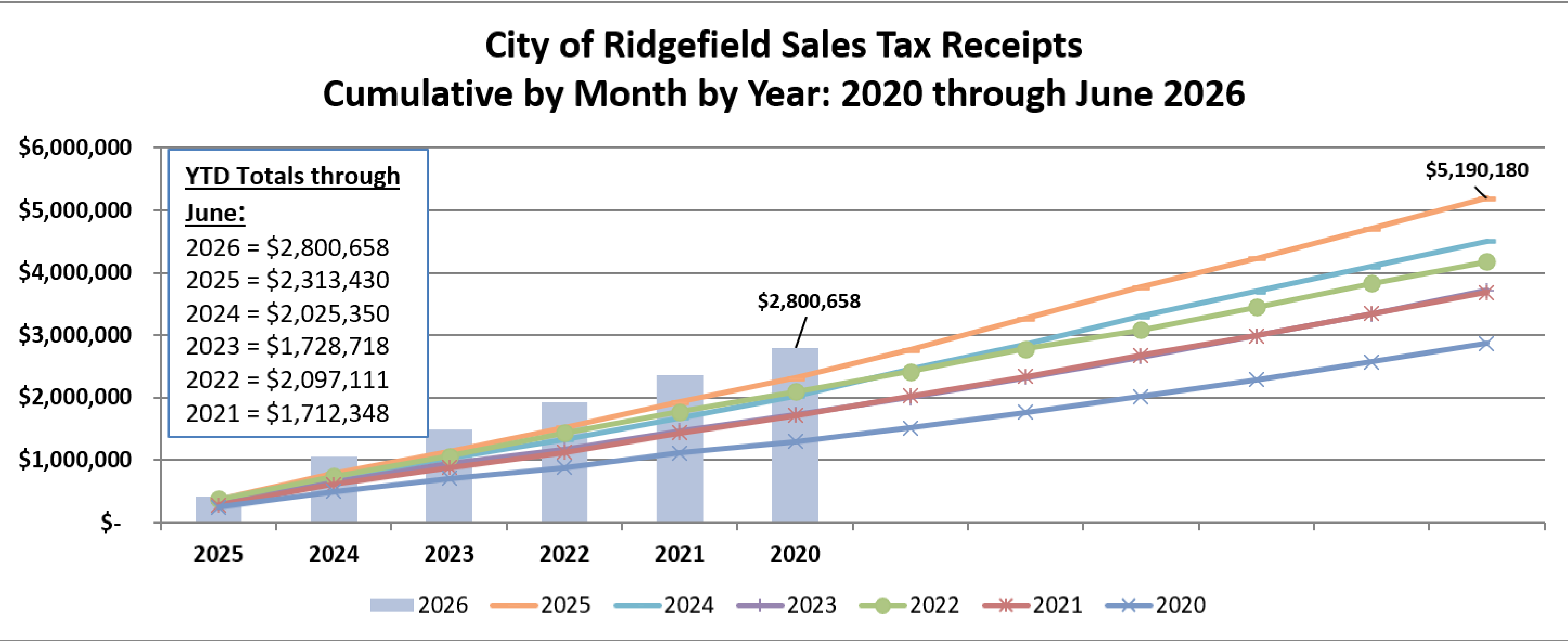
Taxable Retail Sales Per Capita



Retail Sales Tax Per-Capita			
Entity	Constructi	Non-Cons	Total
Unincorporate	\$ 3,441	\$ 11,325	\$ 14,765
Battle Ground	\$ 5,756	\$ 23,447	\$ 29,203
Camas	\$ 7,602	\$ 19,423	\$ 27,025
La Center	\$ 7,180	\$ 13,928	\$ 21,109
Ridgefield	\$ 11,089	\$ 26,761	\$ 37,850
Vancouver	\$ 5,643	\$ 27,202	\$ 32,845
Washougal	\$ 6,015	\$ 16,420	\$ 22,435
Yacolt	\$ 3,060	\$ 13,067	\$ 16,127
Woodland	\$ 11,537	\$ 40,634	\$ 52,170
Countywide	\$ 4,930	\$ 18,916	\$ 23,846
State of WA	\$ 1,687	\$ 6,099	\$ 7,786



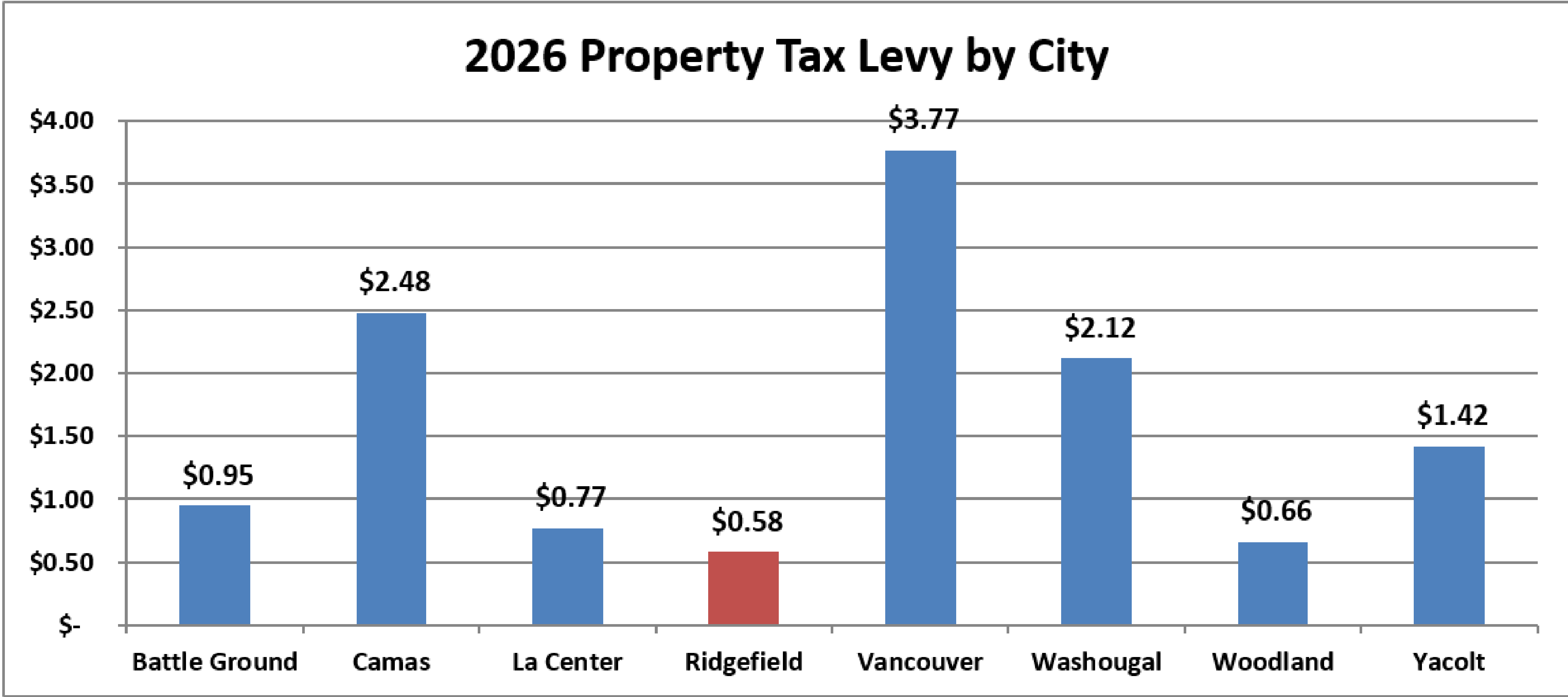
General Fund Sales & Use Tax Revenue



Source: City of Ridgefield Finance Department
WA Department of Revenue



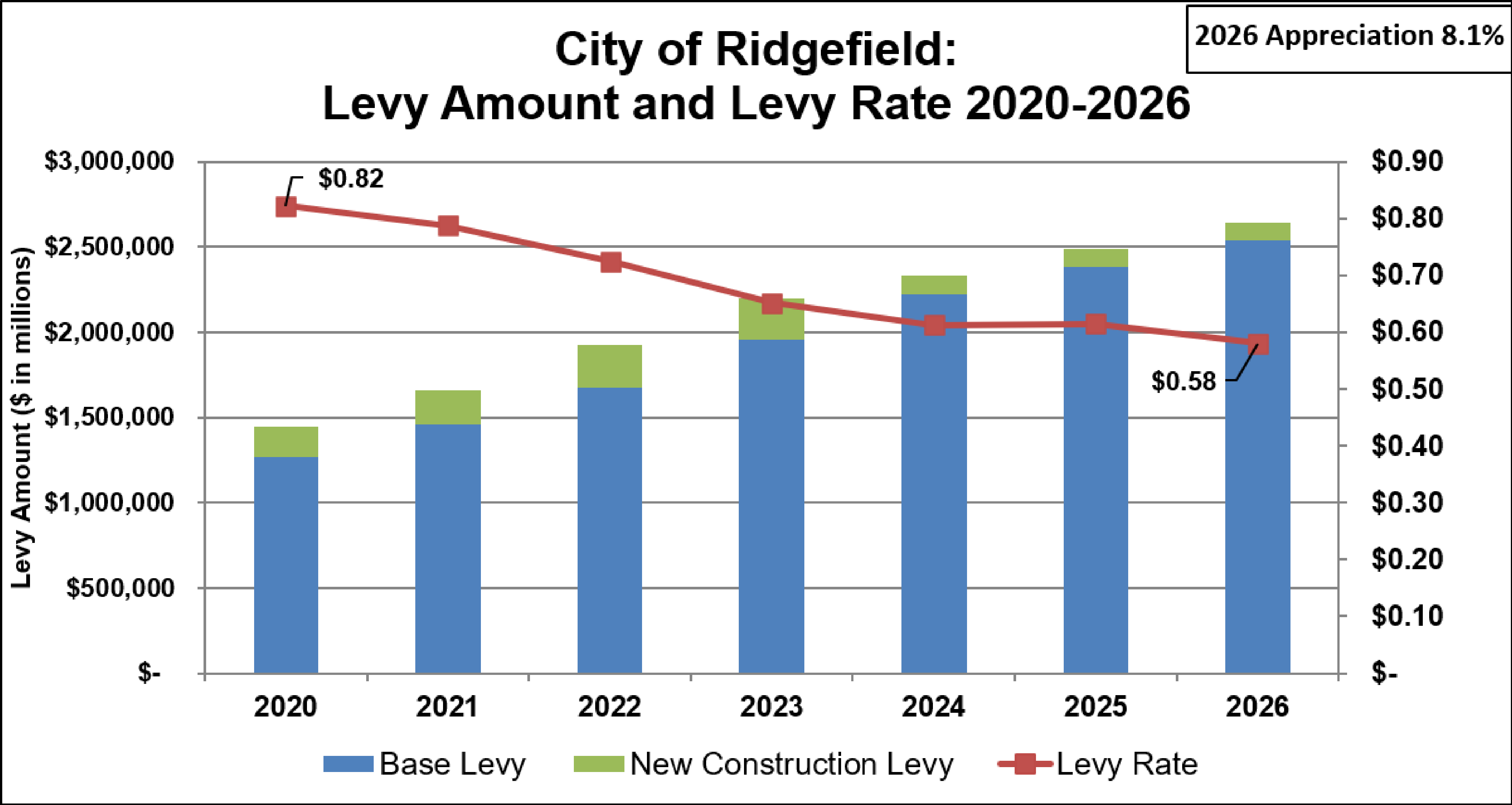
Property Tax Levy Comparison to Clark County Cities



Source: Clark County Assessors Office



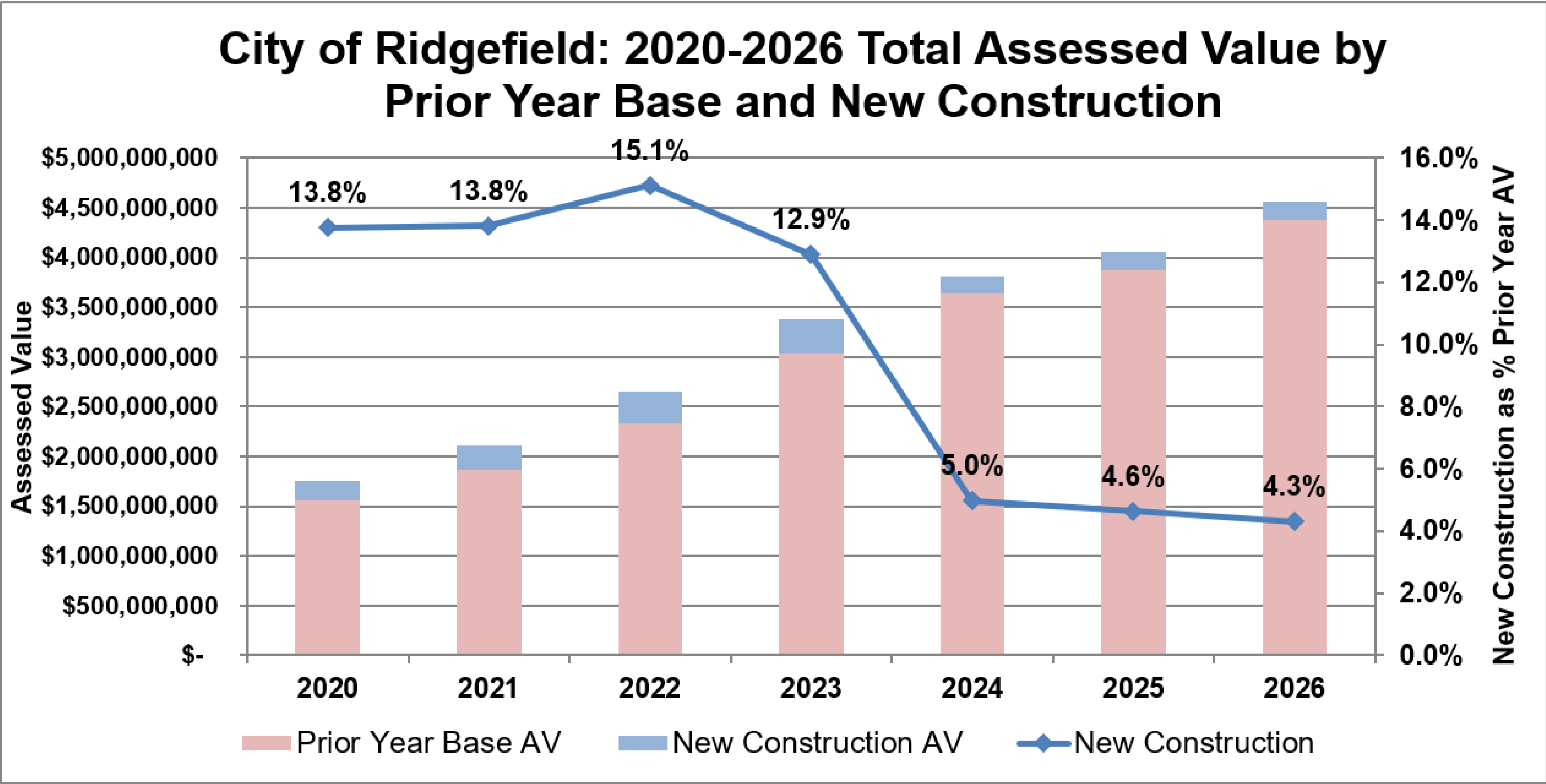
Property Tax Levy



Source: Clark County Assessors Office



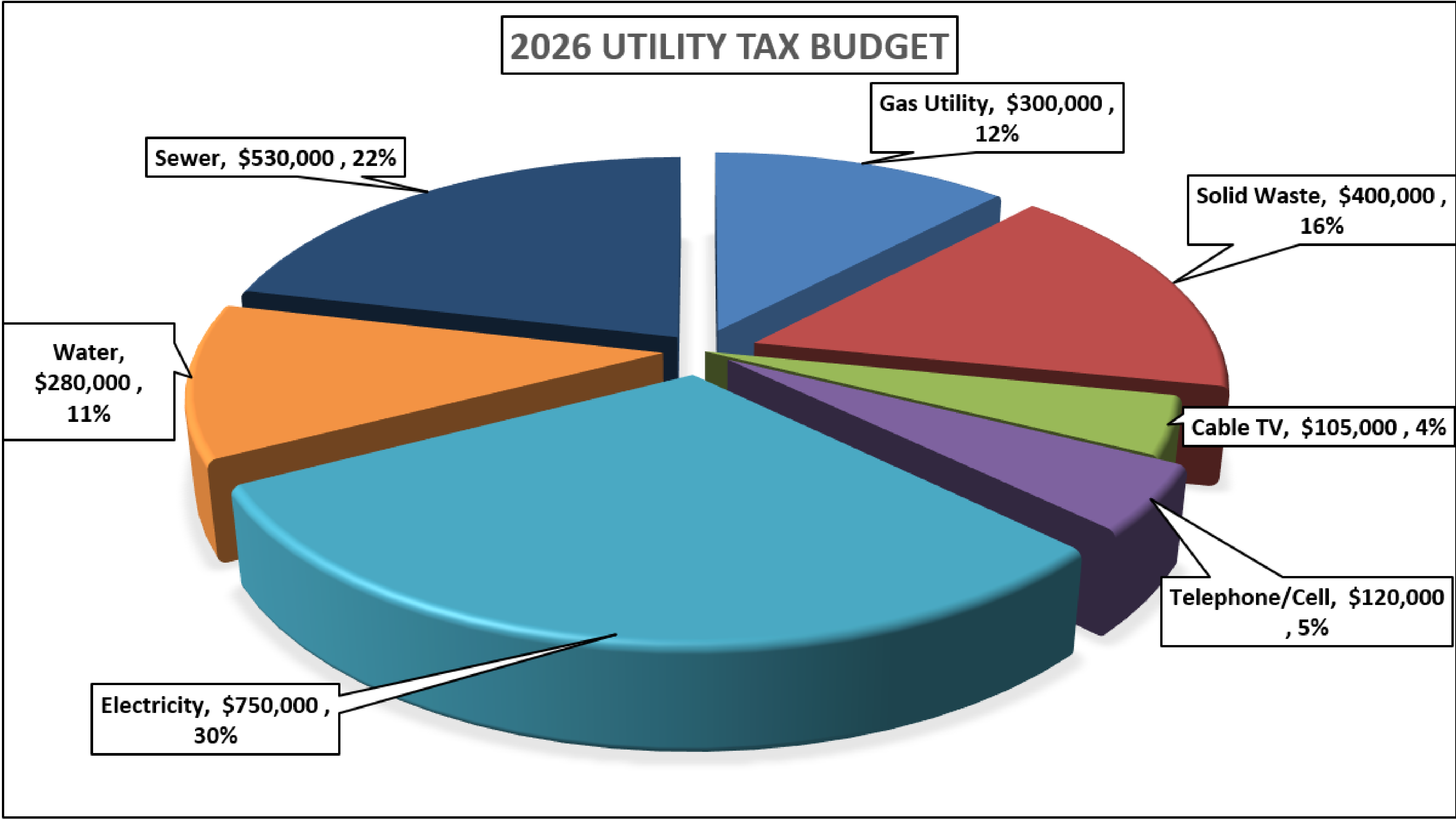
Property Tax Levy



Source: Clark County Assessors Office



2026 Utility Tax Revenue Budget



Source: City of Ridgefield Finance Department

Total utility tax budget: \$2,485,000

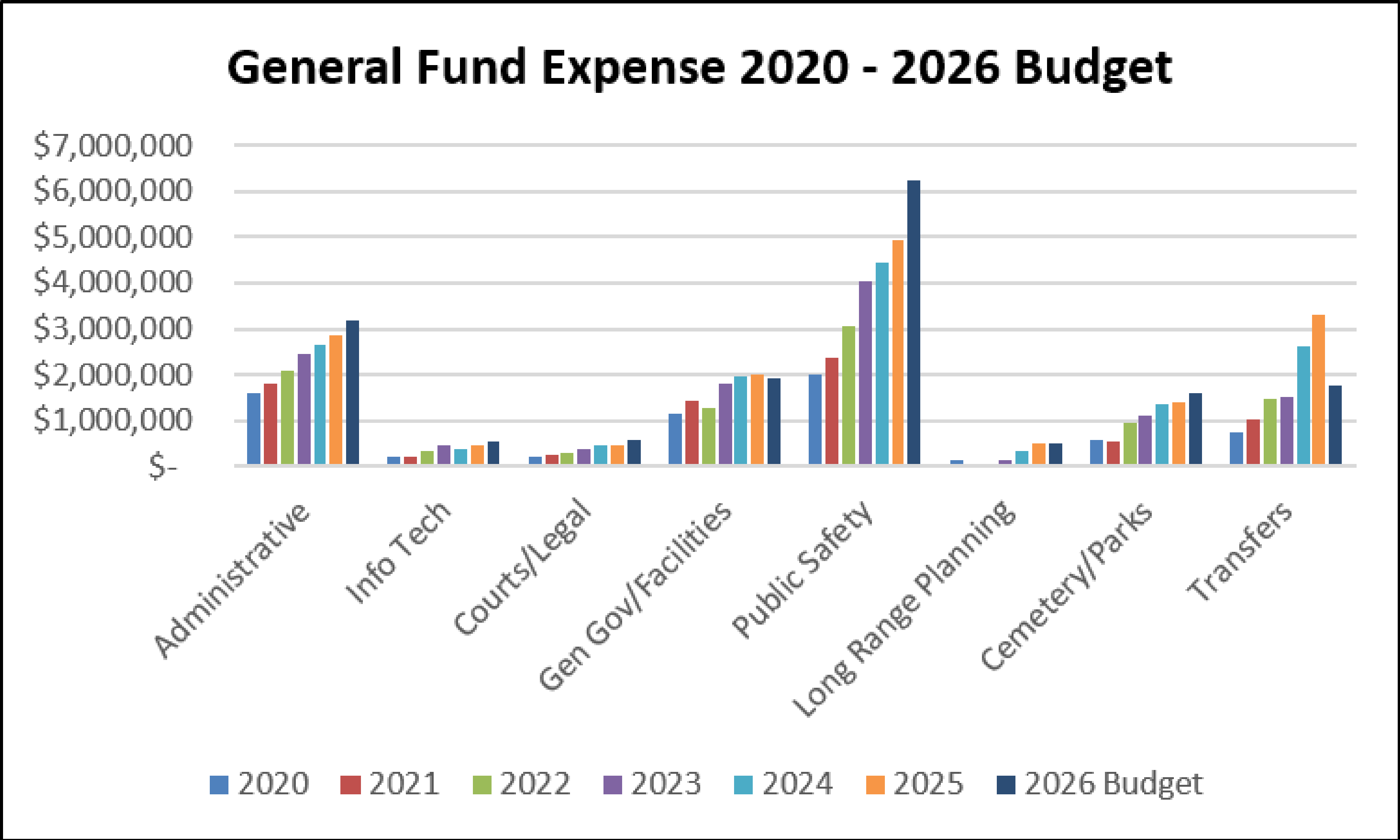


2nd Quarter 2026 General Fund Expense

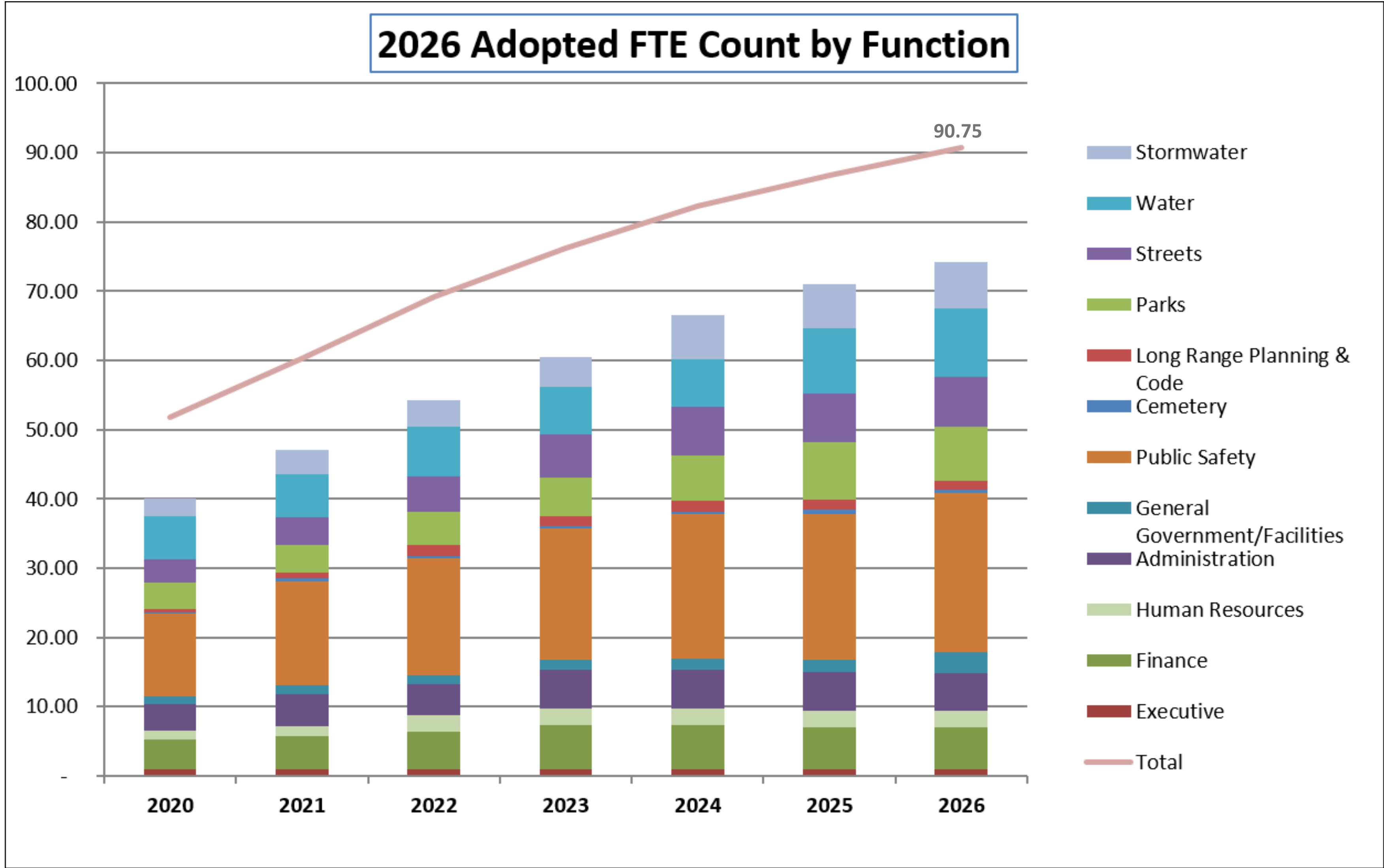
Expense	2Q 2026 YTD Actual	2026 Budget	2Q % of Budget	2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Department					
City Council	\$ 88,798	\$ 177,750	50.0%	\$ 113,559	-21.8%
Judicial	110,633	360,000	30.7%	118,493	-6.6%
Executive	160,755	405,550	39.6%	158,300	1.6%
Finance	512,863	1,128,350	45.5%	533,509	-3.9%
Legal	123,552	225,575	54.8%	26,475	366.7%
Human Resources	234,387	562,500	41.7%	234,977	-0.3%
Administration	384,812	921,500	41.8%	347,230	10.8%
General Government/Facilities	1,242,954	1,937,350	64.2%	1,323,439	-6.1%
Information Tech	302,657	523,550	57.8%	301,007	0.5%
Public Safety	2,535,748	6,234,550	40.7%	2,349,411	7.9%
Cemetery	20,981	73,350	28.6%	32,298	-35.0%
Community Development (Long Range Planning)	219,783	486,900	45.1%	178,512	23.1%
Parks	601,510	1,538,290	39.1%	494,201	21.7%
Transfers - To Debt Service	141,112	141,200	99.9%	65,884	114.2%
Transfers - To Equip Replace Fund	-	-		40,000	-100.0%
Transfers - To Street Fund	552,370	1,084,740	50.9%	452,500	22.1%
Transfers - To Capital Facilities	-	-		-	
Transfers - To Capital - Streets	124,800	265,600	47.0%	176,911	-29.5%
Transfers - To Capital - Parks	-	269,000	0.0%	524,576	-100.0%
Total General Fund Expense	\$ 7,357,715	\$16,335,755	45.0%	\$ 7,471,282	-1.5%
Total Net Revenue (Loss)	\$ (1,436,991)	\$ (730,595)	196.7%	\$ (2,220,694)	-35.3%



General Fund Expense Comparison 2020 – 2026 Budget



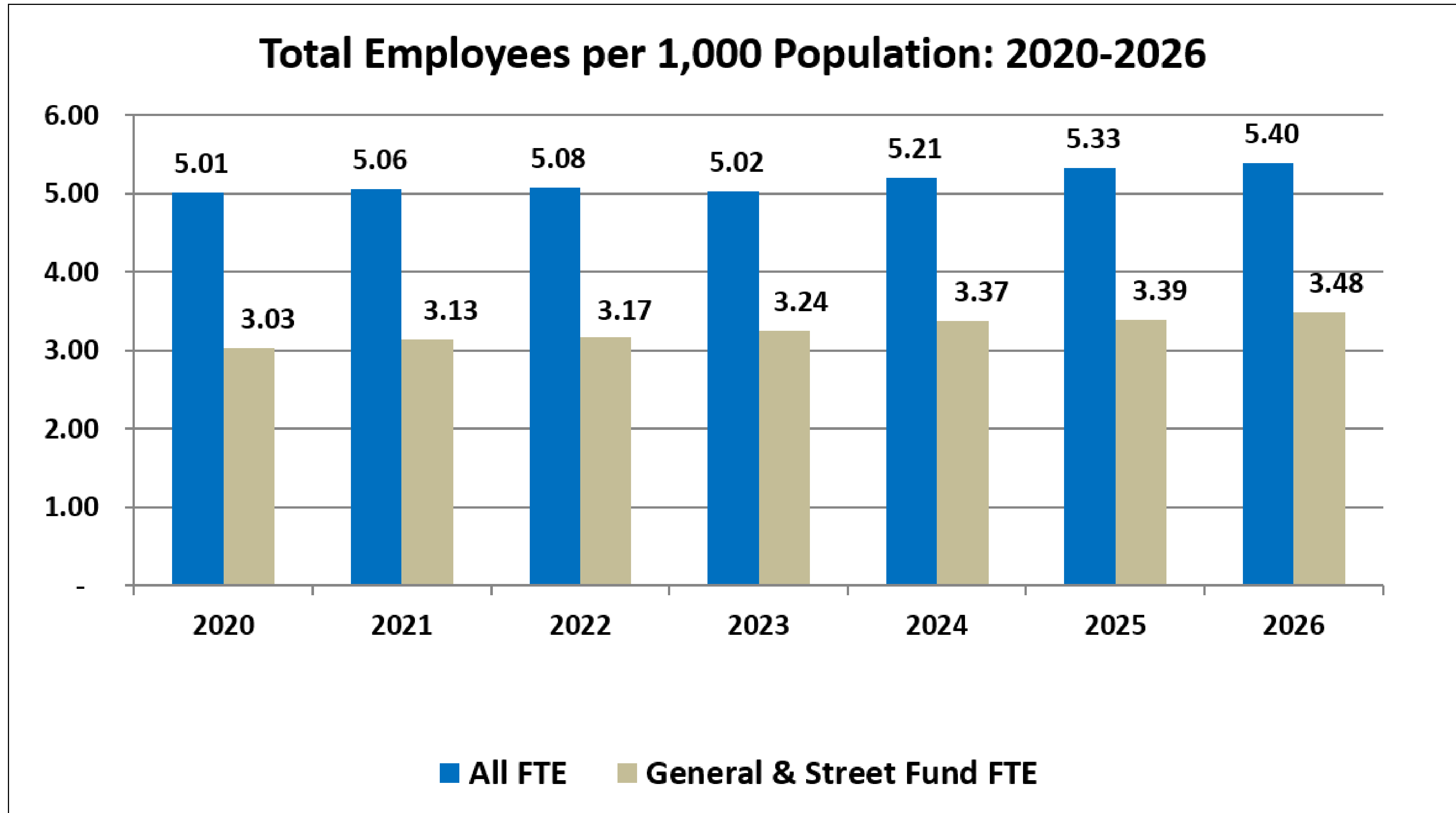
Adopted FTE Count



Full-time 89
Part-time 3



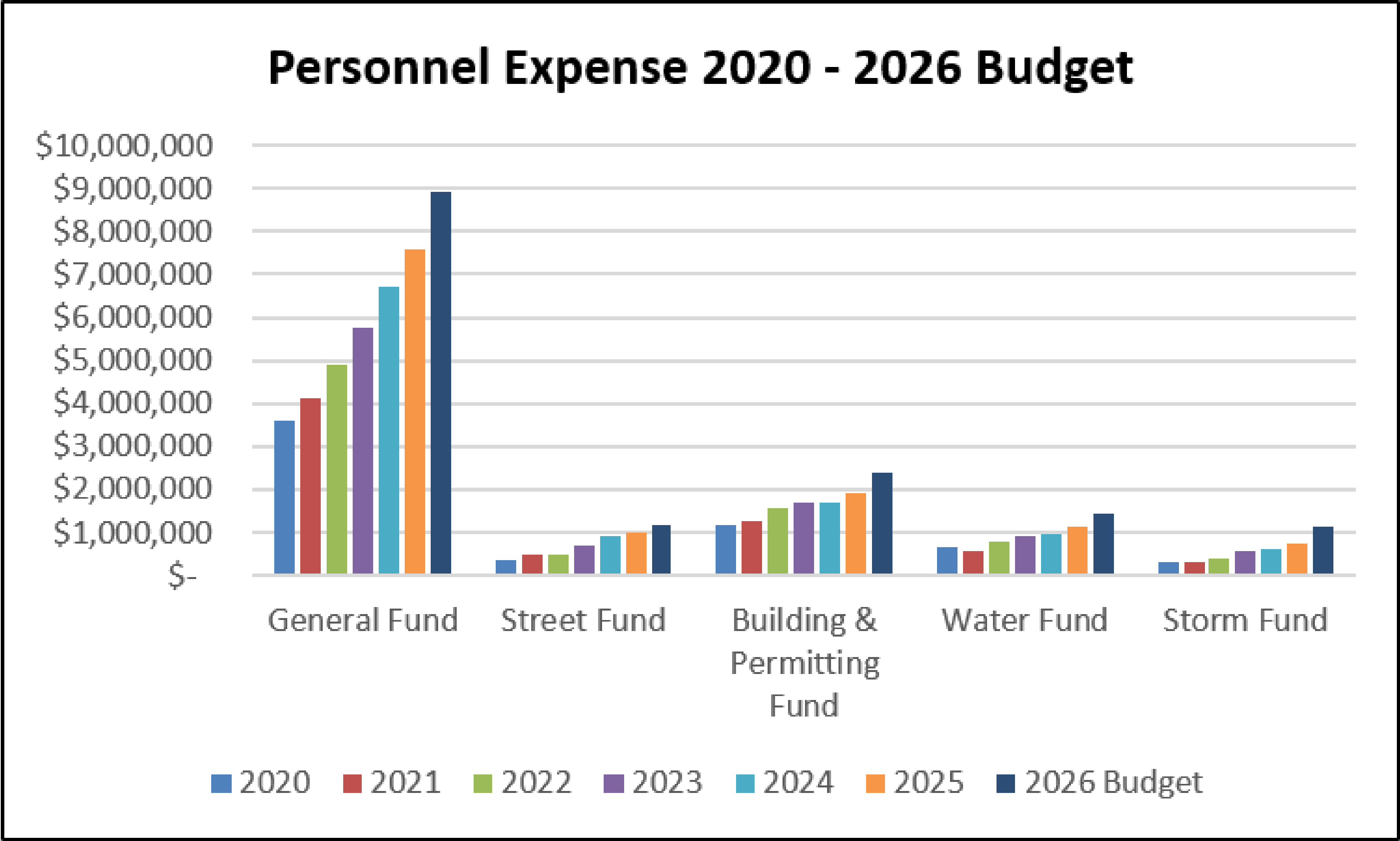
2026 Adopted FTE Count



Source: City of Ridgefield Finance Department



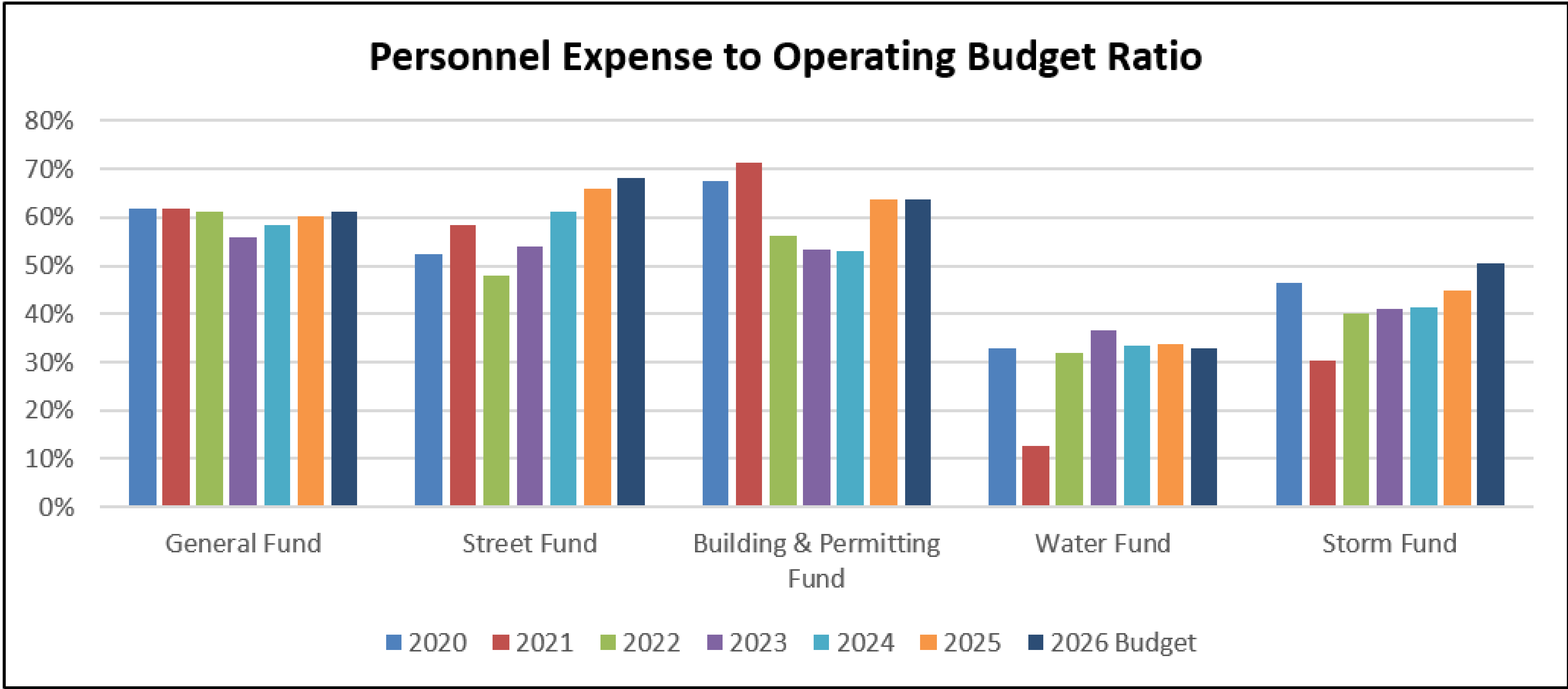
Personnel Expense Comparison 2020 – 2026 Budget



Source: City of Ridgefield Finance Department



General Fund Expense Comparison 2020-2026 Budget



Source: City of Ridgefield Finance Department



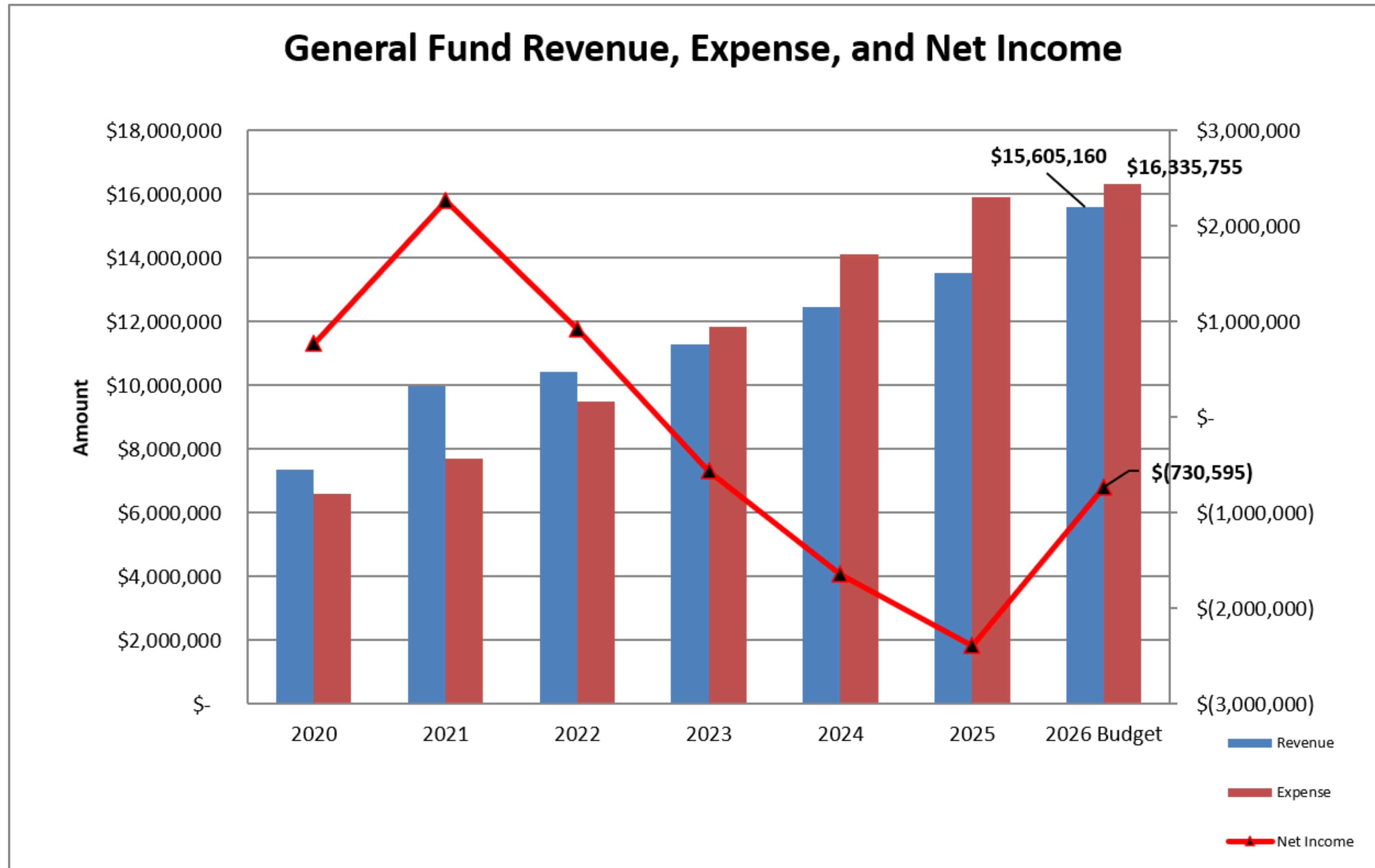
2nd Quarter 2026

General Fund - Fund Balance

Fund Balance	2Q 2026 YTD Actual	2026 Budget	2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Beginning Balance	\$ 4,349,422	\$ 4,349,422	\$ 6,734,778	-35.4%
Net Increase (Decrease)	(1,436,991)	(730,595)	(2,220,694)	-35.3%
Ending Balance	2,912,431	3,618,827	4,514,084	-35.5%
Less: Reserved Amounts *	4,154,667	4,154,667	4,165,939	-0.3%
Net Ending Available Fund Balance	\$ (1,242,236)	\$ (535,840)	\$ 348,145	-456.8%
* Includes Street Fund Reserves				



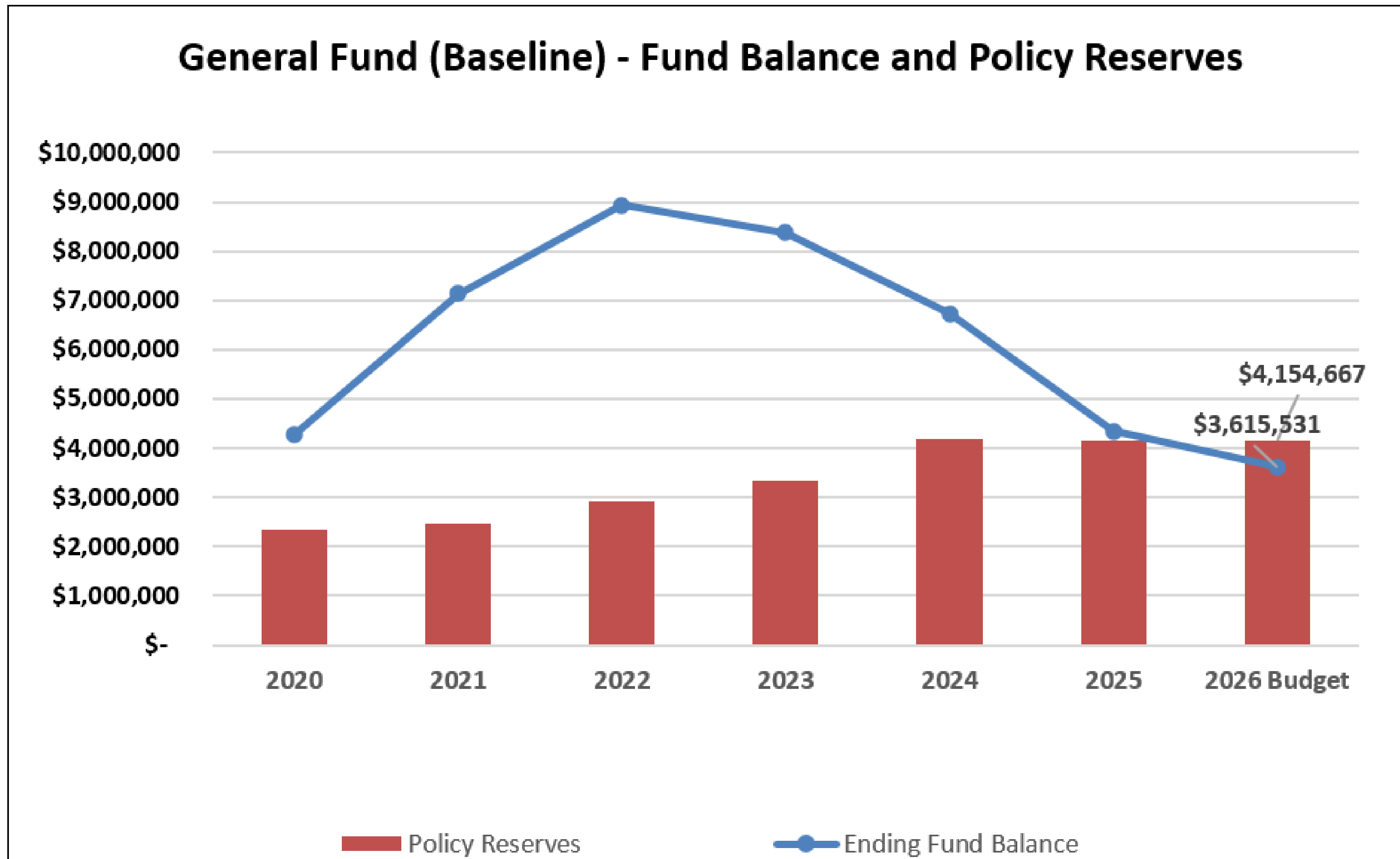
2nd Quarter 2026 General Fund - Fund Balance



Source: City of Ridgefield Finance Department



2nd Quarter 2026 General Fund - Fund Balance



Source: City of Ridgefield Finance Department



2nd Quarter 2026 Street Fund

Revenue	2Q 2026 YTD Actual	2026 Budget	2Q % of Budget	2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Tax/Franchise Fees	\$ 60,006	\$ 175,000	34.3%	\$ 61,075	-1.8%
Vehicle Motor Fuel Tax	107,330	303,100	35.4%	96,833	10.8%
Grants	19,481	22,000	88.6%	11,411	0.0%
Permits	13,940	20,000	69.7%	10,887	28.0%
Transfer In - General Fund	552,370	1,104,740	50.0%	452,500	22.1%
Other Revenue	2,685	11,000	24.4%	4,598	-41.6%
Total Street Fund Revenue	\$ 755,812	\$ 1,635,840	46.2%	\$ 637,304	18.6%
Expense	2Q 2026 YTD Actual	2026 Budget	2Q % of Budget	2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Street Fund	\$ 831,016	\$ 1,698,840	48.9%	\$ 657,228	26.4%
Total Street Fund Expense	\$ 831,016	\$ 1,698,840	48.9%	\$ 657,228	26.4%
Total Net Revenue (Loss)	\$ (75,204)	\$ (63,000)	119.4%	\$ (19,924)	277.5%
Fund Balance	2Q 2026 YTD Actual	2026 Budget		2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Beginning Balance	\$ (5,536)	\$ (5,536)		\$ 80,077	-106.9%
Net Increase (Decrease)	(75,204)	(63,000)		(19,924)	277.5%
Ending Balance	(80,740)	(68,536)		60,153	-234.2%
Less: Reserved Amounts *	-	-		-	
Net Ending Available Fund Balance	\$ (80,740)	\$ (68,536)		\$ 60,153	-234.2%
*Reserves Maintained in General Fund					



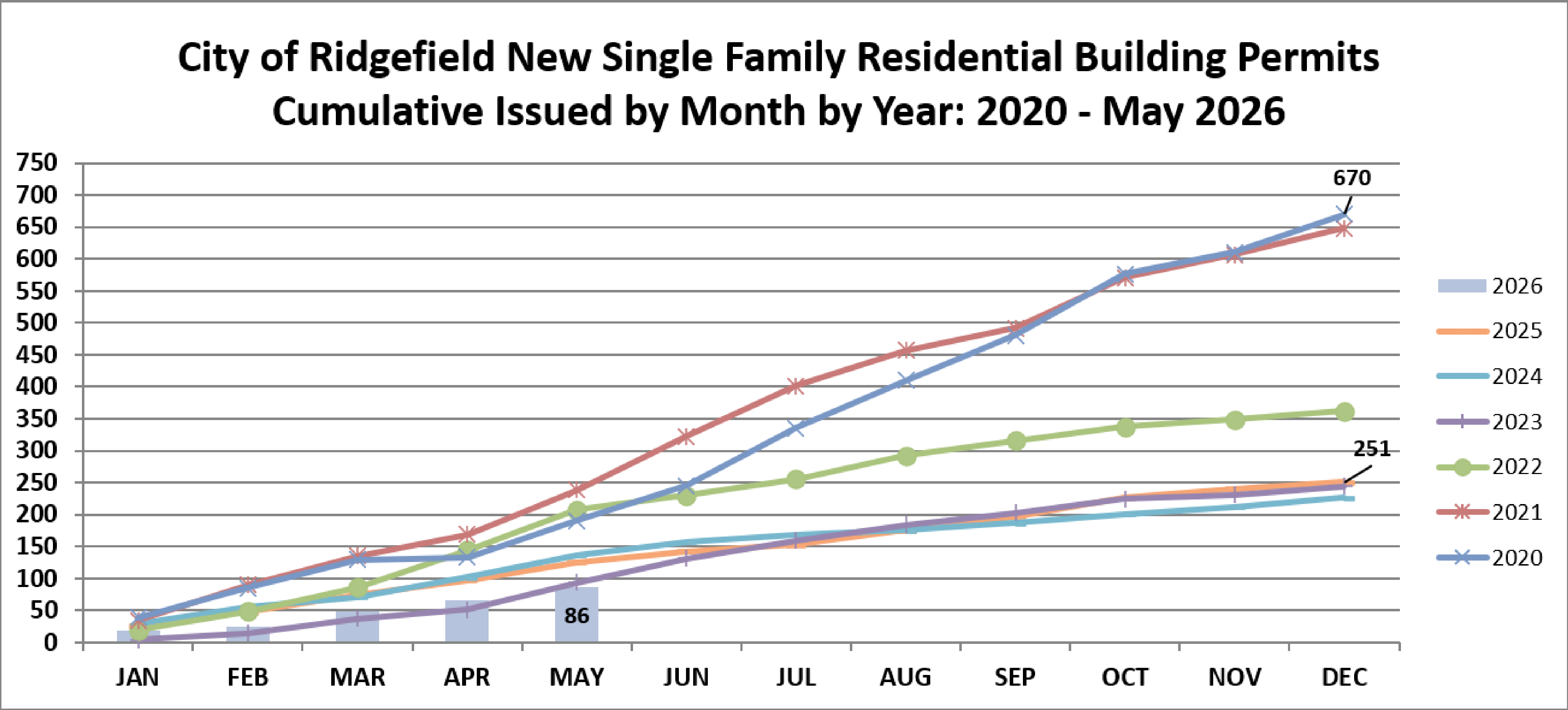
2nd Quarter 2026

Building and Permitting Fund

Revenue	2Q 2026 YTD Actual	2026 Budget	2Q % of Budget	2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Permits	\$ 731,169	\$ 1,803,000	40.6%	\$ 755,840	-3.3%
Planning and Development	812,229	1,737,500	46.7%	517,038	57.1%
Other Revenue	5,895	15,000	39.3%	8,058	-26.8%
Total Building & Permitting Fund Revenue	\$ 1,549,293	\$ 3,555,500	43.6%	\$ 1,280,936	21.0%
Expense	2Q 2026 YTD Actual	2026 Budget	2Q % of Budget	2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Building and Permitting	\$ 1,501,237	\$ 3,711,380	40.4%	\$ 1,390,521	8.0%
Total Building & Permitting Fund Expense	\$ 1,501,237	\$ 3,711,380	40.4%	\$ 1,390,521	8.0%
Total Net Revenue (Loss)	\$ 48,056	\$ (155,880)	-30.8%	\$ (109,585)	-143.9%
Fund Balance	2Q 2026 YTD Actual	2026 Budget		2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Beginning Balance	\$ 135,917	\$ 135,917		\$ 750,048	-81.9%
Net Increase (Decrease)	48,056	(155,880)		(109,585)	-143.9%
Ending Balance	183,973	(19,963)		640,463	-71.3%
Less: Reserved Amounts	540,270	540,270		552,158	-2.2%
Net Ending Available Fund Balance	\$ (356,297)	\$ (560,233)		\$ 88,305	-503.5%



Ridgefield - SFR Permitting



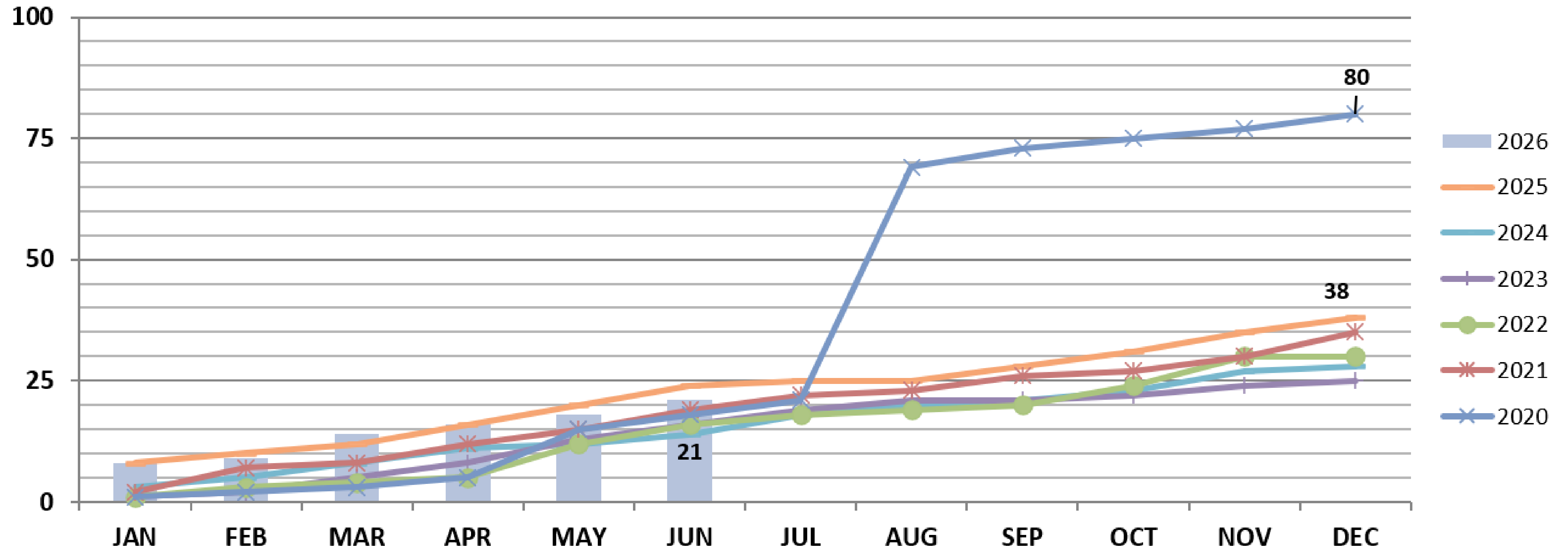
Source: City of Ridgefield Community Development Department

New housing starts down 2.3% nationally in June compared to June 2025 and down 2.4% compared to May 2026.



Ridgefield - Commercial Permitting

**City of Ridgefield New Commercial Building Permits
Cumulative Issued by Month by Year: 2020 - June 2026**



Source: City of Ridgefield Community Development Department

Commercial permits are down 12.5% compared to June 2025 and show a 50% increase compared to June 2024.



2nd Quarter 2026

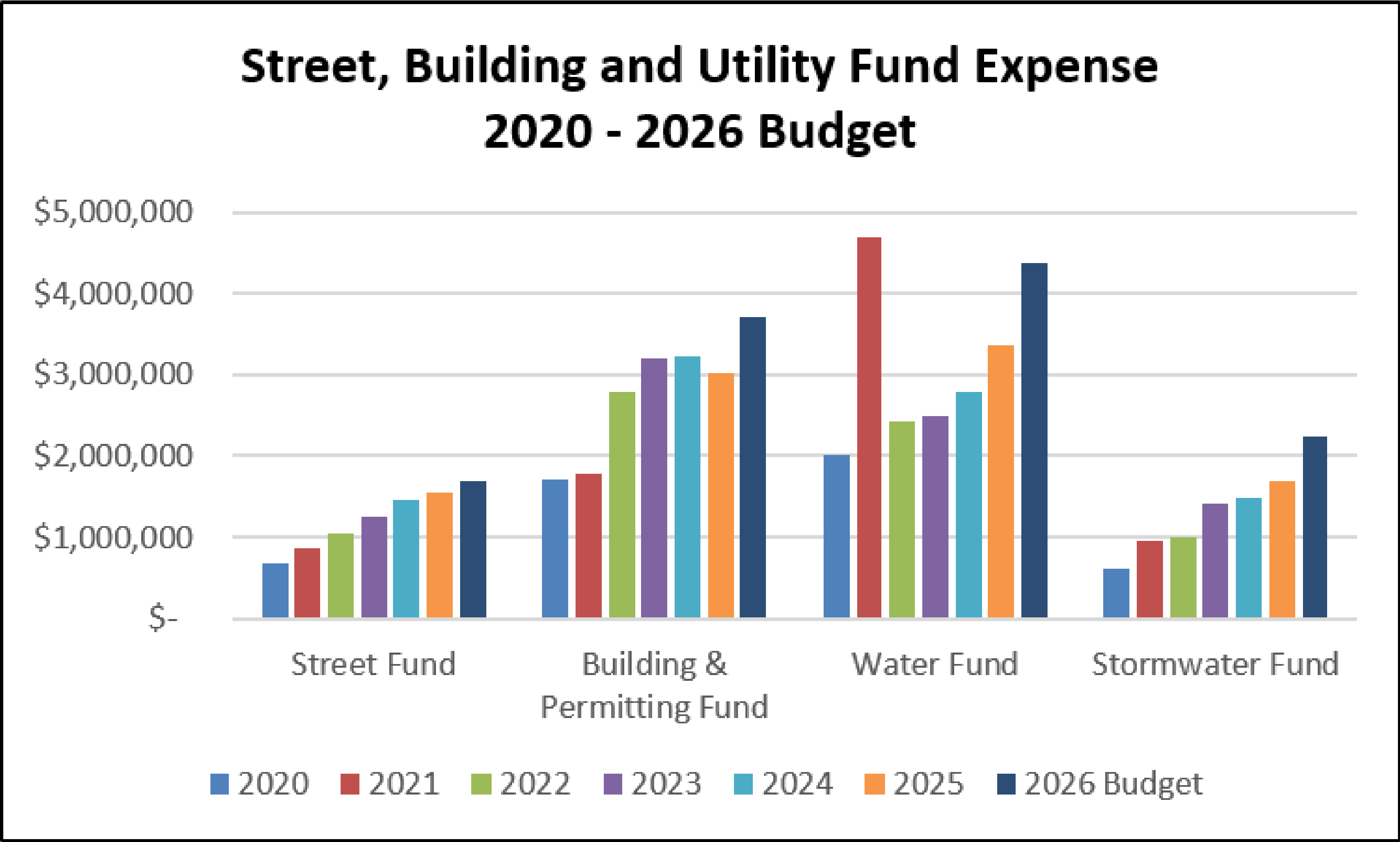
Water and Stormwater Operating Funds

Water Utility O&M	2Q 2026 YTD Actual	2026 Budget	2Q % of Budget	2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Revenue	\$ 1,504,139	\$ 3,907,700	38.5%	\$ 1,502,214	0.1%
Expense	1,404,752	4,378,305	32.1%	1,430,408	-1.8%
Total Net Revenue (Loss)	\$ 99,387	\$ (470,605)	-21.1%	\$ 71,806	38.4%
Fund Balance	2Q 2026 YTD Actual	2026 Budget		2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Beginning Balance	\$ 3,705,270	\$ 3,705,270		\$ 3,641,207	1.8%
Net Increase (Decrease)	99,387	(470,605)		71,806	38.4%
Ending Balance	3,804,657	3,234,665		3,713,013	2.5%
Less: Reserved Amounts	2,013,194	2,013,194		1,818,822	10.7%
Net Ending Available Fund Balance	\$ 1,791,463	\$ 1,221,471		\$ 1,894,191	-5.4%
Stormwater Utility O&M	2Q 2026 YTD Actual	2026 Budget	2Q % of Budget	2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Revenue	\$ 1,006,792	\$ 2,158,125	46.7%	\$ 878,884	14.6%
Expense	1,006,743	2,242,435	44.9%	763,343	31.9%
Total Net Revenue (Loss)	\$ 49	\$ (84,310)	-0.1%	\$ 115,541	-100.0%
Fund Balance	2Q 2026 YTD Actual	2026 Budget		2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Beginning Balance	\$ 708,071	\$ 708,071		\$ 795,209	-11.0%
Net Increase (Decrease)	49	(84,310)		115,541	-100.0%
Ending Balance	708,120	623,761		910,750	-22.2%
Less: Reserved Amounts	1,050,681	1,050,681		975,492	7.7%
Net Ending Available Fund Balance	\$ (342,561)	\$ (426,920)		\$ (64,742)	429.1%



Street, Building and Utility Fund Expense Comparison

2020-2026 Budget



2021 Water Fund expense included a \$2.5 million payment to pay off remaining water debt.

2026 Water Fund budget includes new debt service payments for the Eastside reservoir.

2026 Stormwater Budget includes debt service for the Downtown Storm project.

Source: City of Ridgefield Finance Department



2nd Quarter 2026

Special Revenue & Debt Service Funds

Drug Fund	2Q 2026 YTD Actual	2026 Budget	2Q % of Budget	2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Revenue	\$ 24	\$ 1,510	1.6%	\$ 45	-46.7%
Expense	-	500	0.0%	-	
Total Net Revenue (Loss)	\$ 24	\$ 1,010	2.4%	\$ 45	-46.7%
Fund Balance	2Q 2026 YTD Actual	2026 Budget		2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Beginning Balance	\$ 11,010	\$ 11,010		\$ 9,889	11.3%
Net Increase (Decrease)	24	1,010		45	-46.7%
Net Ending Available Fund Balance	\$ 11,034	\$ 12,020		\$ 9,934	11.1%
Tax Increment Area	2Q 2026 YTD Actual	2026 Budget	2Q % of Budget	2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Revenue	\$ 258,255	\$ 250,000	103.3%	\$ 74,056	248.7%
Expense	300,000	306,000	0.0%	-	100.0%
Total Net Revenue (Loss)	\$ (41,745)	\$ (56,000)		\$ 74,056	-156.4%
Fund Balance	2Q 2026 YTD Actual	2026 Budget		2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Beginning Balance	\$ 113,729	\$ 113,729		\$ -	100.0%
Net Increase (Decrease)	(41,745)	(56,000)		74,056	-156.4%
Net Ending Available Fund Balance	71,984	\$ 57,729		\$ 74,056	-2.8%



2nd Quarter 2026

Special Revenue & Debt Service Funds

Affordable Housing	2Q 2026 YTD Actual	2026 Budget	2Q % of Budget	2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Revenue	\$ -	\$ 24,000	0.0%	\$ -	
Expense	12,817	50,000	0.0%	-	100.0%
Total Net Revenue (Loss)	\$ (12,817)	\$ (26,000)		\$ -	-100.0%
Fund Balance	2Q 2026 YTD Actual	2026 Budget		2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Beginning Balance	\$ 138,482	\$ 138,482		\$ 114,740	20.7%
Net Increase (Decrease)	(12,817)	(26,000)		-	-100.0%
Net Ending Available Fund Balance	125,665	\$ 112,482		\$ 114,740	9.5%

Debt Service Fund	2Q 2026 YTD Actual	2026 Budget	2Q % of Budget	2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Revenue	\$ 1,297,559	\$ 3,476,450	37.3%	\$ 1,200,503	8.1%
Expense	1,297,559	3,476,450	37.3%	1,200,503	8.1%
Total Net Revenue (Loss)	\$ -	\$ -		\$ -	
Fund Balance	2Q 2026 YTD Actual	2026 Budget		2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Beginning Balance	\$ -	\$ -		\$ -	
Net Increase (Decrease)	-	-		-	
Net Ending Available Fund Balance	-	\$ -		\$ -	



2nd Quarter 2026 REET and TBD

Real Estate Excise Tax (REET)	2Q 2026 YTD Actual	2026 Budget	2Q % of Budget	2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Revenue	\$ 997,495	\$ 2,540,000	39.3%	\$ 784,304	27.2%
Expense	856,447	3,205,250	26.7%	1,634,619	100.0%
Total Net Revenue (Loss)	\$ 141,048	\$ (665,250)	-21.2%	\$ (850,315)	-116.6%
Fund Balance	2Q 2026 YTD Actual	2026 Budget		2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Beginning Balance	\$ 1,964,594	\$ 1,964,594		\$ 4,377,763	-55.1%
Net Increase (Decrease)	141,048	(665,250)		(850,315)	-116.6%
Ending Fund Balance	2,105,642	1,299,344		3,527,448	-40.3%
Debt Service Reserve	2,810,070	2,810,070		2,350,435	19.6%
Net Ending Available Fund Balance	\$ (704,428)	\$ (1,510,726)		\$ 1,177,013	-159.8%
Transportation Benefit District (TBD)	2Q 2026 YTD Actual	2026 Budget	2Q % of Budget	2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Revenue	\$ 421,702	\$ 1,228,000	34.3%	\$ 365,106	15.5%
Expense	22,876	1,603,230	1.4%	39,765	-42.5%
Total Net Revenue (Loss)	\$ 398,826	\$ (375,230)	-106.3%	\$ 325,341	100.0%
Fund Balance	2Q 2026 YTD Actual	2026 Budget		2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Beginning Balance	\$ 1,546,210	\$ 1,546,210		\$ 727,134	112.6%
Net Increase (Decrease)	398,826	(375,230)		325,341	22.6%
Net Ending Available Fund Balance	1,945,036	\$ 1,170,980		\$ 1,052,475	84.8%



2nd Quarter 2026 Impact Fee Funds

Park Impact Fee (PIF)	2Q 2026 YTD Actual	2026 Budget	2Q % of Budget	2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Revenue	\$ 85,751	\$ 480,500	17.8%	\$ 133,019	-35.5%
Expense	-	311,309	0.0%	5,400	-100.0%
Total Net Revenue (Loss)	\$ 85,751	\$ 169,191	50.7%	\$ 127,619	-32.8%
Fund Balance	2Q 2026 YTD Actual	2026 Budget		2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Beginning Balance	\$ 475,967	\$ 475,967		\$ 1,247,965	-61.9%
Net Increase (Decrease)	85,751	169,191		127,619	-32.8%
Net Ending Available Fund Balance	\$ 561,718	\$ 645,158		\$ 1,375,584	-59.2%
Traffic Impact Fee (TIF)	2Q 2026 YTD Actual	2026 Budget	2Q % of Budget	2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Revenue	\$ 193,153	\$ 751,000	25.7%	\$ 1,058,570	-81.8%
Expense	-	700,000	0.0%	-	
Total Net Revenue (Loss)	\$ 193,153	\$ 51,000	378.7%	\$ 1,058,570	-81.8%
Fund Balance	2Q 2026 YTD Actual	2026 Budget		2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Beginning Balance	\$ 1,379,283	\$ 1,379,283		\$ 5 27585560.0%	
Net Increase (Decrease)	193,153	51,000		1,058,570	-81.8%
Net Ending Available Fund Balance	\$ 1,572,436	\$ 1,430,283		\$ 1,058,575	48.5%

June 2026 Impact Fee
Credit Balance

TIF \$12,276,217
PIF \$5,784,650



2nd Quarter 2026

General Capital & Equipment Replacement Funds

General Capital Projects	2Q 2026 YTD Actual	2026 Budget	2Q % of Budget	2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Revenue	\$ 615,573	\$ 44,437,645	1.4%	\$ 4,643,532	-86.7%
Expense	3,117,747	47,379,645	6.6%	8,337,244	-62.6%
Total Net Revenue (Loss)	\$ (2,502,174)	\$ (2,942,000)	-100.0%	\$ (3,693,712)	-32.3%
Fund Balance	2Q 2026 YTD Actual	2026 Budget		2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Beginning Balance	\$ 3,098,530	\$ 3,098,530		\$ 17,513,376	-82.3%
Net Increase (Decrease)	(2,502,174)	(2,942,000)		(3,693,712)	-32.3%
Net Ending Available Fund Balance	\$ 596,356	\$ 156,530		\$ 13,819,664	-95.7%

Equipment Replacement (ERF)	2Q 2026 YTD Actual	2026 Budget	2Q % of Budget	2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Revenue	\$ 28,250	\$ 46,500	60.8%	\$ 71,025	-60.2%
Expense	72,479	264,000	27.5%	351,209	-79.4%
Total Net Revenue (Loss)	\$ (44,229)	\$ (217,500)	20.3%	\$ (280,184)	-84.2%
Fund Balance	2Q 2026 YTD Actual	2026 Budget		2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Beginning Balance	\$ 646,962	\$ 646,962		\$ 773,003	-16.3%
Net Increase (Decrease)	(44,229)	(217,500)		(280,184)	-84.2%
Net Ending Available Fund Balance	\$ 602,733	\$ 429,462		\$ 492,819	22.3%



2nd Quarter 2026

Water SDC and Utility Capital Fund

Water SDC	2Q 2026 YTD Actual	2026 Budget	2Q % of Budget	2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Revenue	\$ 658,409	\$ 1,850,000	35.6%	\$ 840,153	-21.6%
Expense	135,591	2,084,000	6.5%	865,180	-84.3%
Total Net Revenue (Loss)	\$ 522,818	\$ (234,000)	-223.4%	\$ (25,027)	-2189.0%
Fund Balance	2Q 2026 YTD Actual	2026 Budget		2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Beginning Balance	\$ 8,437,545	\$ 8,437,545		\$ 7,513,601	12.3%
Net Increase (Decrease)	522,818	(234,000)		(25,027)	-2189.0%
Net Ending Available Fund Balance	\$ 8,960,363	\$ 8,203,545		\$ 7,488,574	19.7%

Water Utility Capital Projects	2Q 2026 YTD Actual	2026 Budget	2Q % of Budget	2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Revenue	\$ 154,021	\$ 20,429,500	0.8%	\$ 1,155,029	-86.7%
Expense	186,063	20,429,500	0.9%	857,549	-78.3%
Total Net Revenue (Loss)	\$ (32,042)	\$ -		\$ 297,480	
Fund Balance	2Q 2026 YTD Actual	2026 Budget		2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Beginning Balance	\$ -	\$ -		\$ (283,464)	-100.0%
Net Increase (Decrease)	(32,042)	-		297,480	-110.8%
Net Ending Available Fund Balance	\$ (32,042)	\$ -		\$ 14,016	-328.6%

Storm Utility Capital Projects	2Q 2026 YTD Actual	2026 Budget	2Q % of Budget	2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Revenue	\$ 127,607	\$ 1,881,000	6.8%	\$ 43,133	195.8%
Expense	99,671	1,881,000	5.3%	43,133	131.1%
Total Net Revenue (Loss)	\$ 27,936	\$ -		\$ -	
Fund Balance	2Q 2026 YTD Actual	2026 Budget		2Q 2025 YTD Actual	2Q 2026 v 2Q 2025
Beginning Balance	\$ (27,936)	\$ (27,936)		\$ -	
Net Increase (Decrease)	27,936	-		-	100.0%
Net Ending Available Fund Balance	\$ -	\$ (27,936)		\$ -	



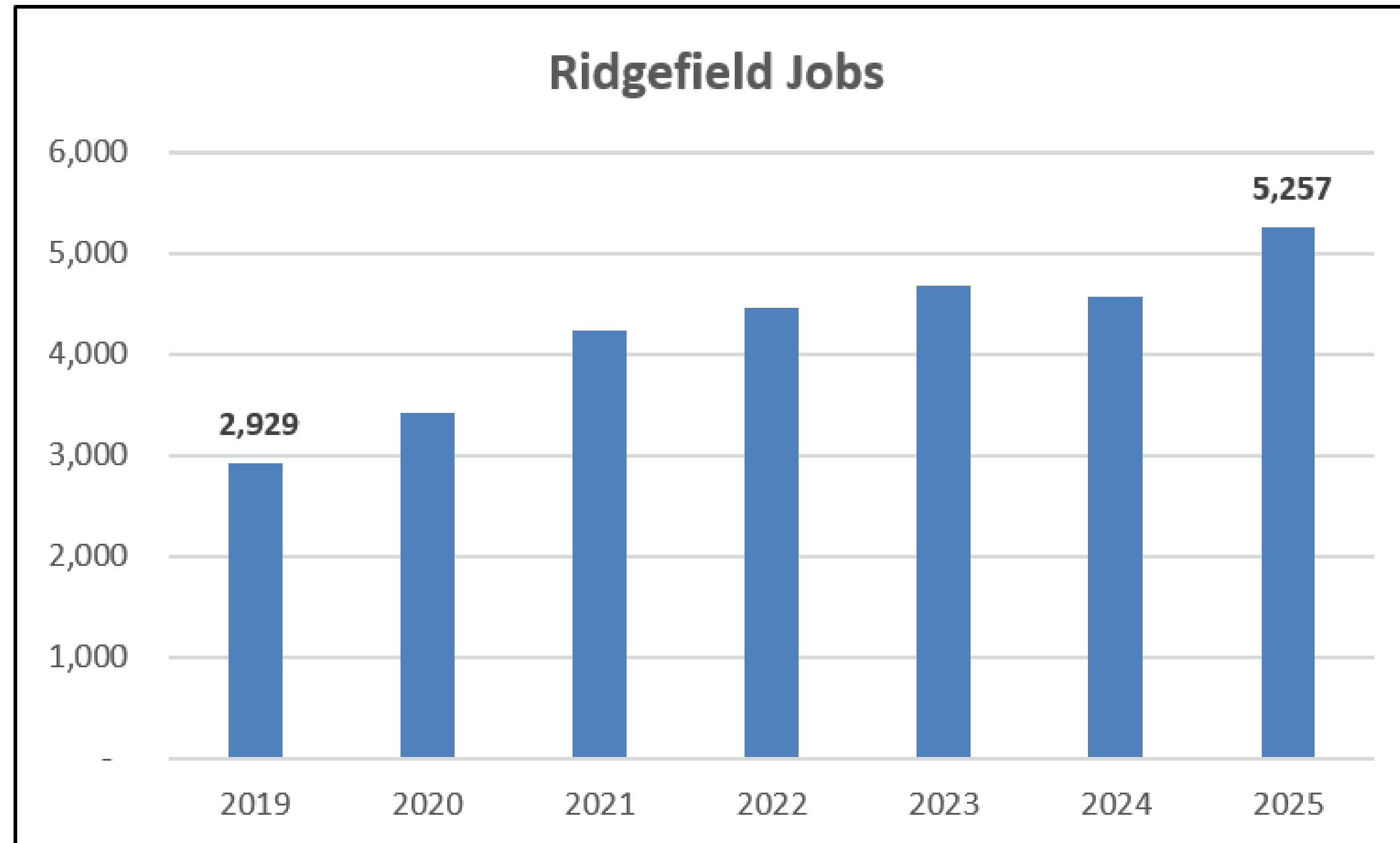
2nd Quarter 2026

Cash and City Investments (Market Value)

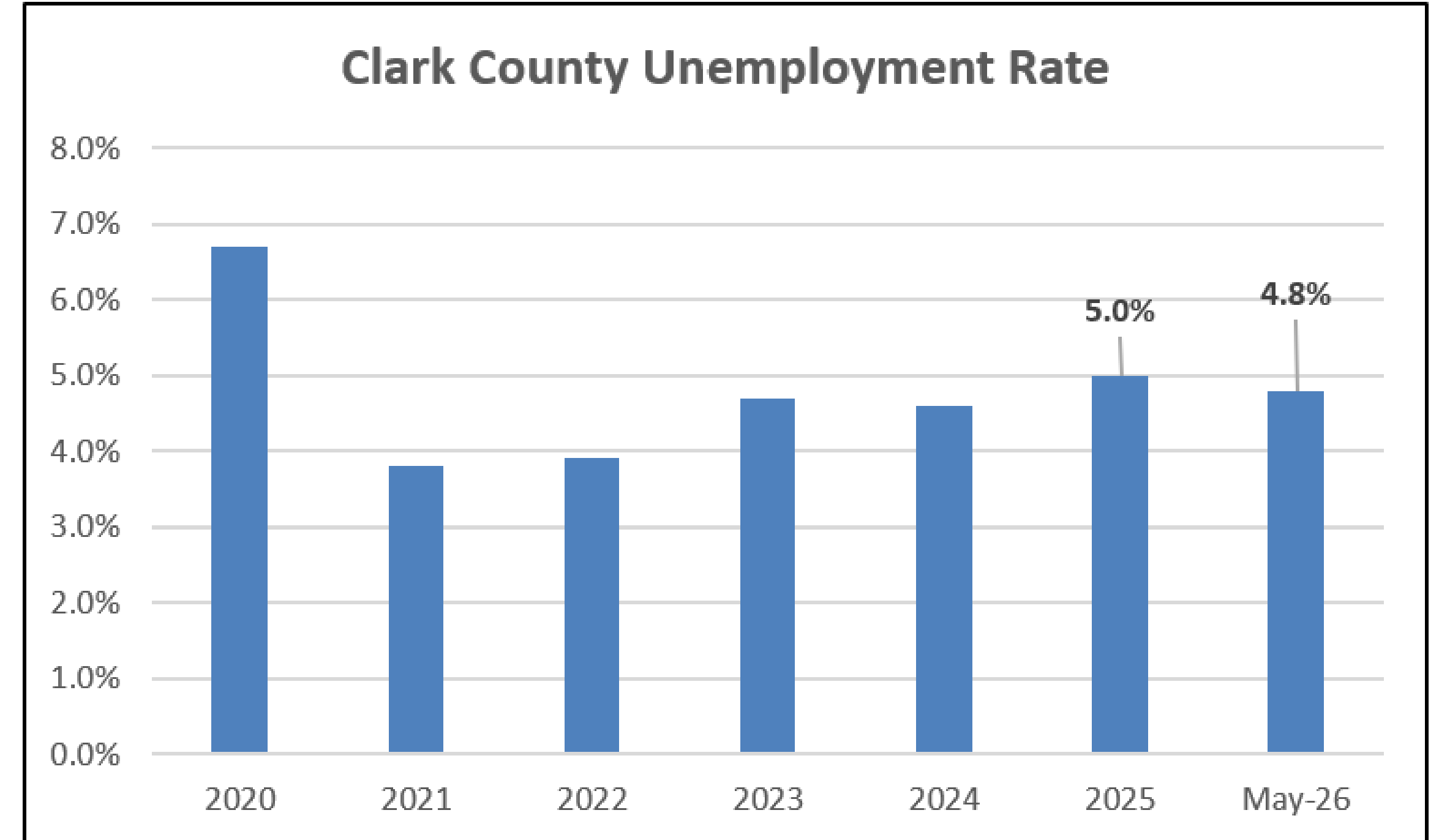
- Total Cash on Hand \$4,174,787
- Total investment portfolio \$19,493,058
 - Municipal bonds \$762,420
 - US Agency bonds \$7,000,000
 - Clark County investment pool \$4,591,099
 - Washington State local government investment pool \$7,139,539
 - Current yield on investment 3.61%. Goal is 2%
- Weighted average maturity 15.83 months



City of Ridgefield Economic Indicators



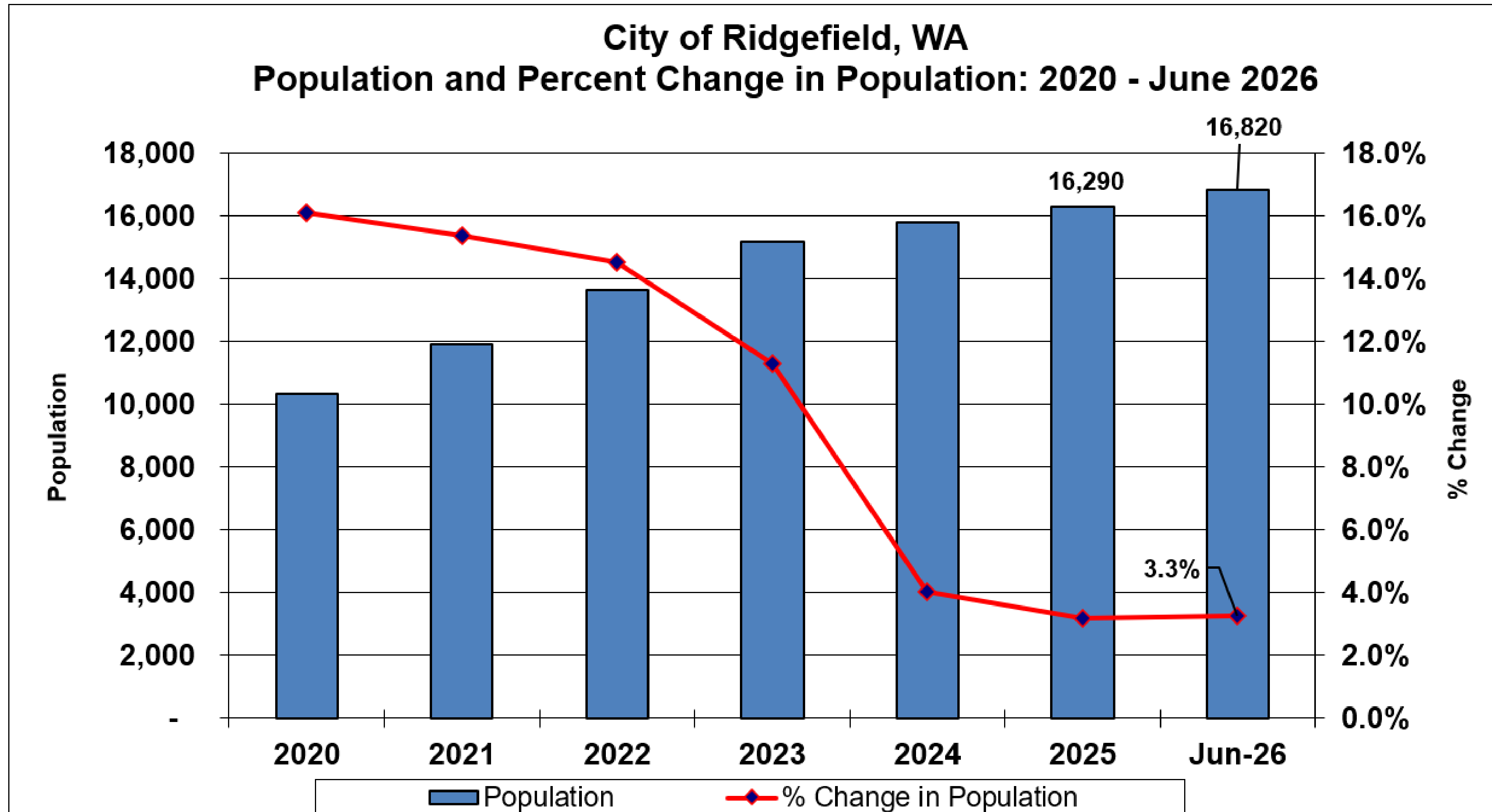
Source: WA State Department of Revenue
City of Ridgefield Finance Department



Source: WA State Employment Security Department



City of Ridgefield Economic Indicators



Ridgefield is the 16th fastest growing city in Washington and 3rd fastest in Clark County in 2026 compared to 2025.

Clark County is the second fastest growing county in the state behind King County.

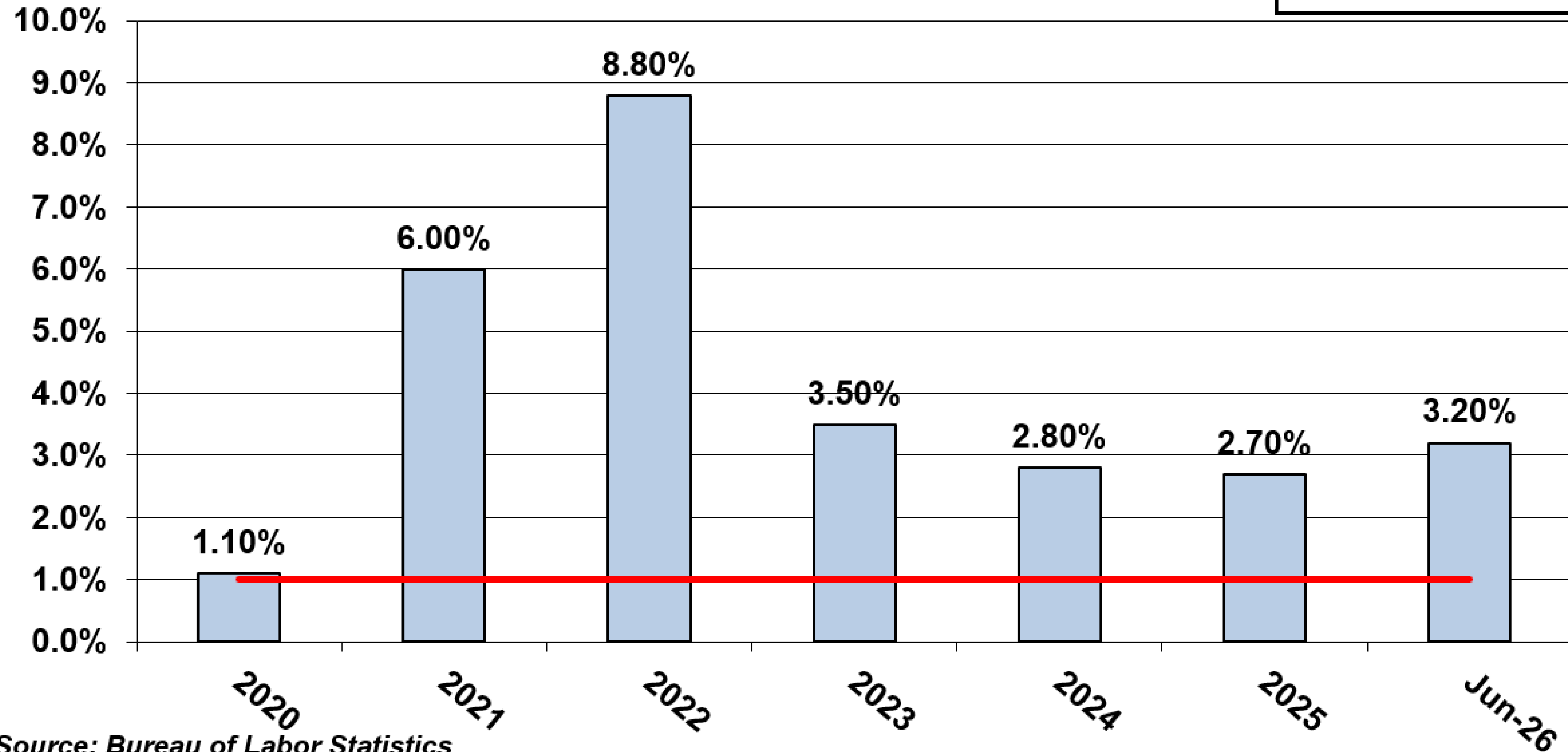


City of Ridgefield Economic Indicators

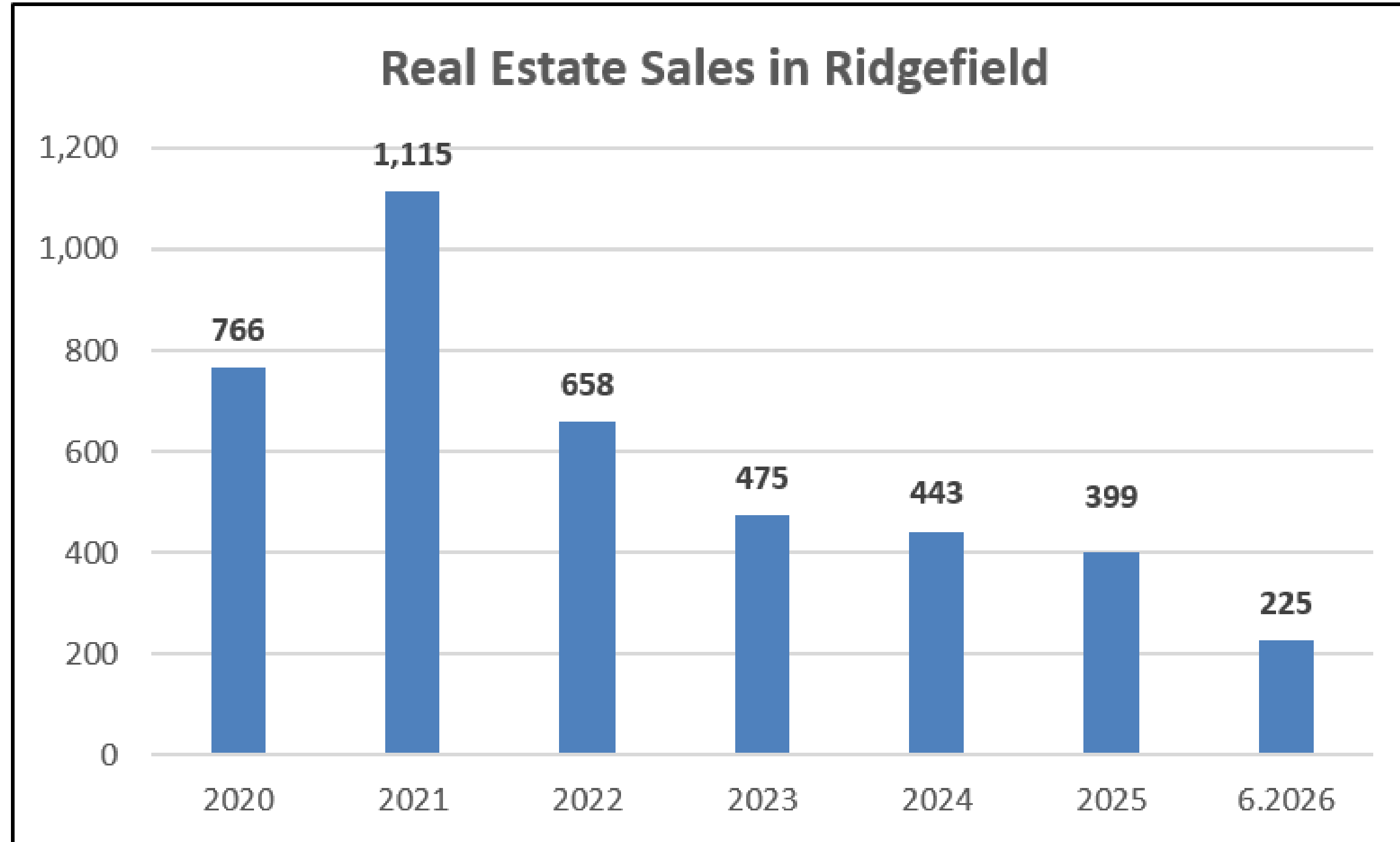
2020 - June 2026 Ave.
Annual Inflation = 4.01%

West Region - CPI-U: 2020 - June 2026

June 2026 index for all
items less food and energy
increased 2.3%



City of Ridgefield Economic Indicators

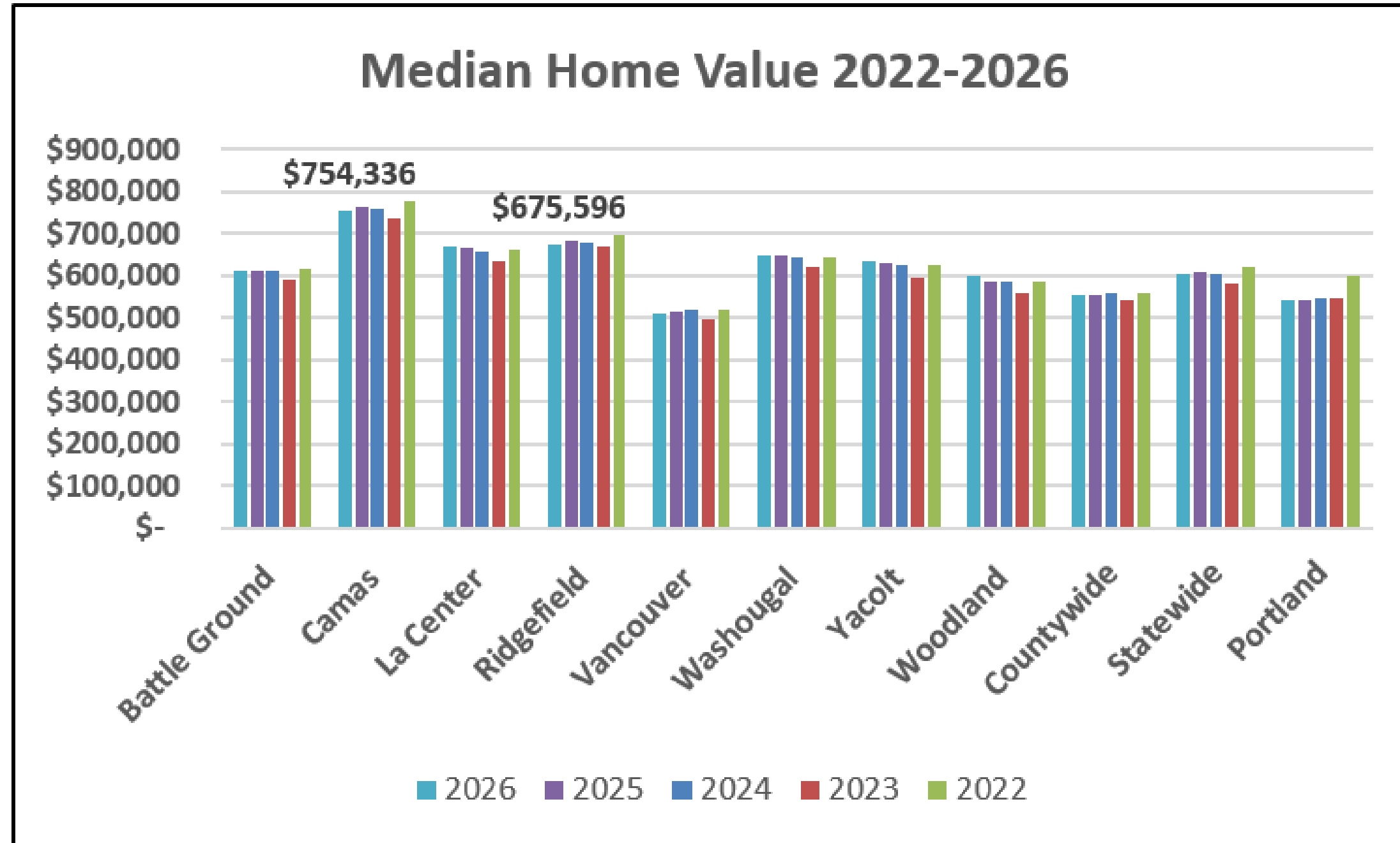


Source: Clark County Assessor's Office

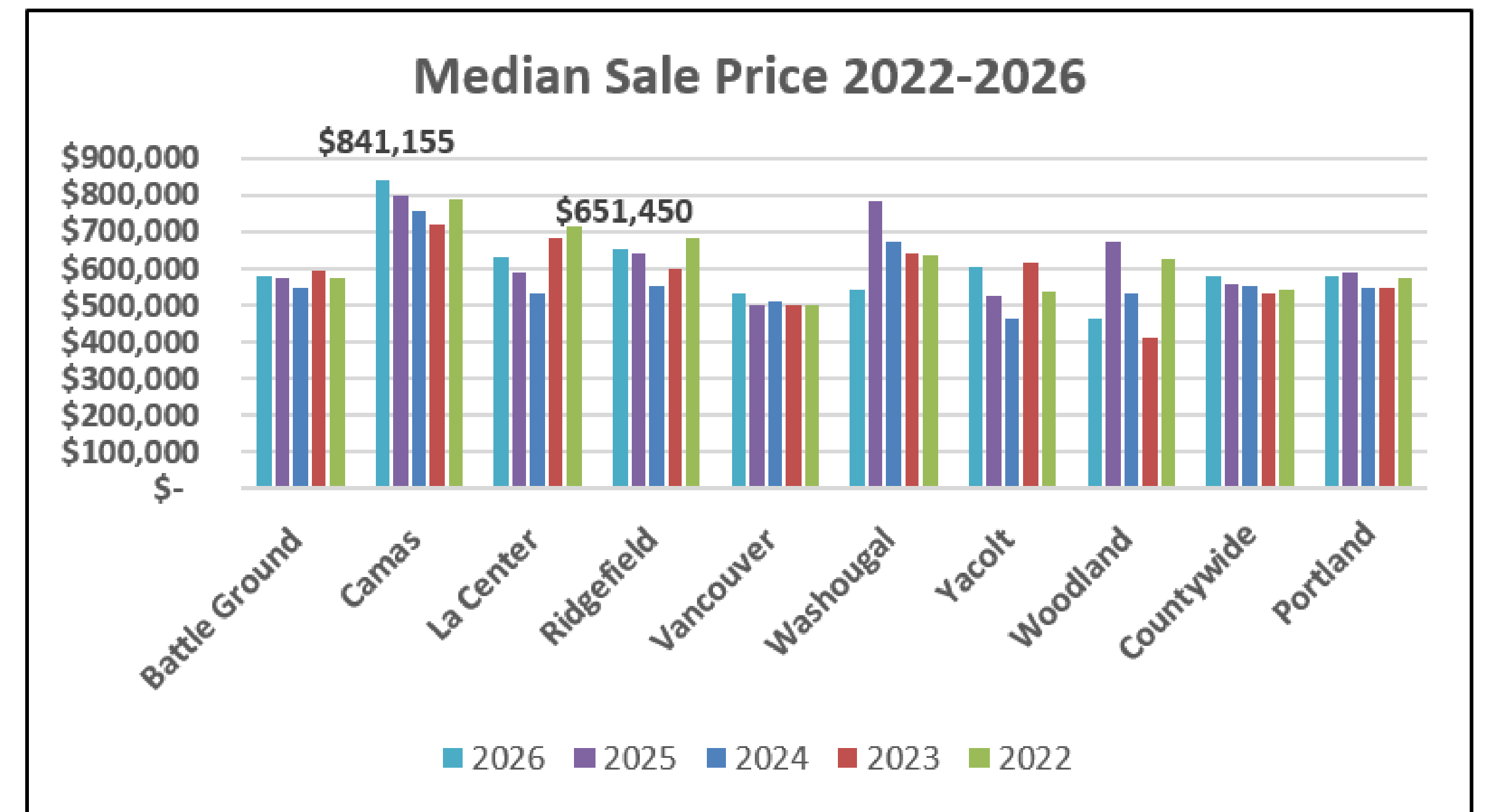
- Real estate sales through June 2026 are up 16% compared to June 2025.
- As of July 21, 2025, the average 30-year fixed rate mortgage per Freddie Mac is 6.55% compared to one year ago at 6.75%.
- July 2026 median list price for homes in Ridgefield is \$690,192, with 154 homes listed for sale, 59 homes under contract and a median time of 74 days on the market.
- The median sale price in June was \$665,000 up 5% from May 2026 and matching June 2025. 35 homes sold in June for a total sales volume of \$24.2 million.
- There are 4.2 months of current inventory in Ridgefield. A balanced market is between 4 – 6 months of inventory.



City of Ridgefield Economic Indicators



Source: Zillow Home Value Index



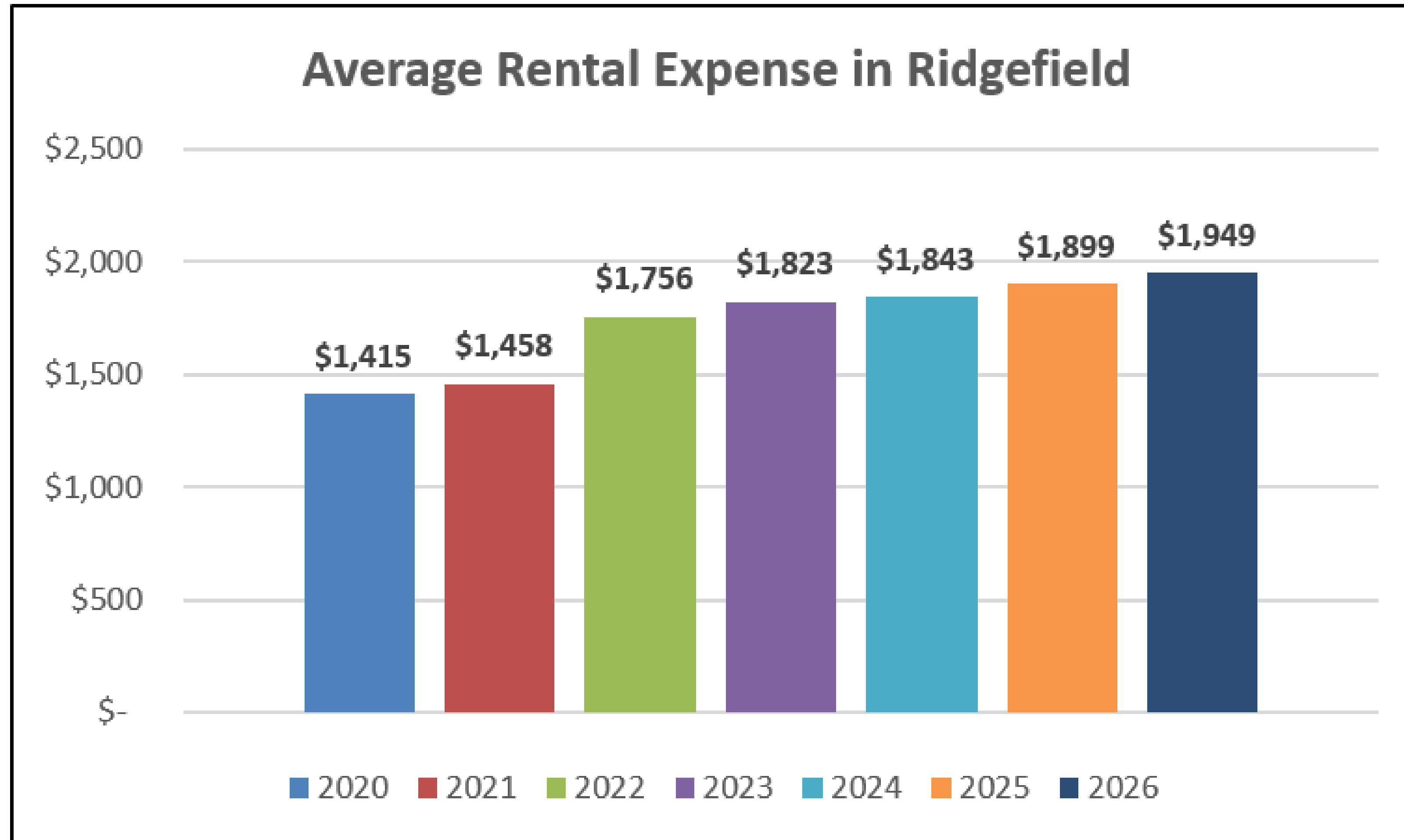
Source: Realtor.com

Price per Sq Ft:
Ridgefield \$319
Camas \$338
Clark County \$309
Portland \$324

A mortgage payment for the median sale price of \$651,450 with 20% down (\$130,290) would be \$3,657 per month with excellent credit. Mortgage rate of 6.55%



City of Ridgefield Economic Indicators



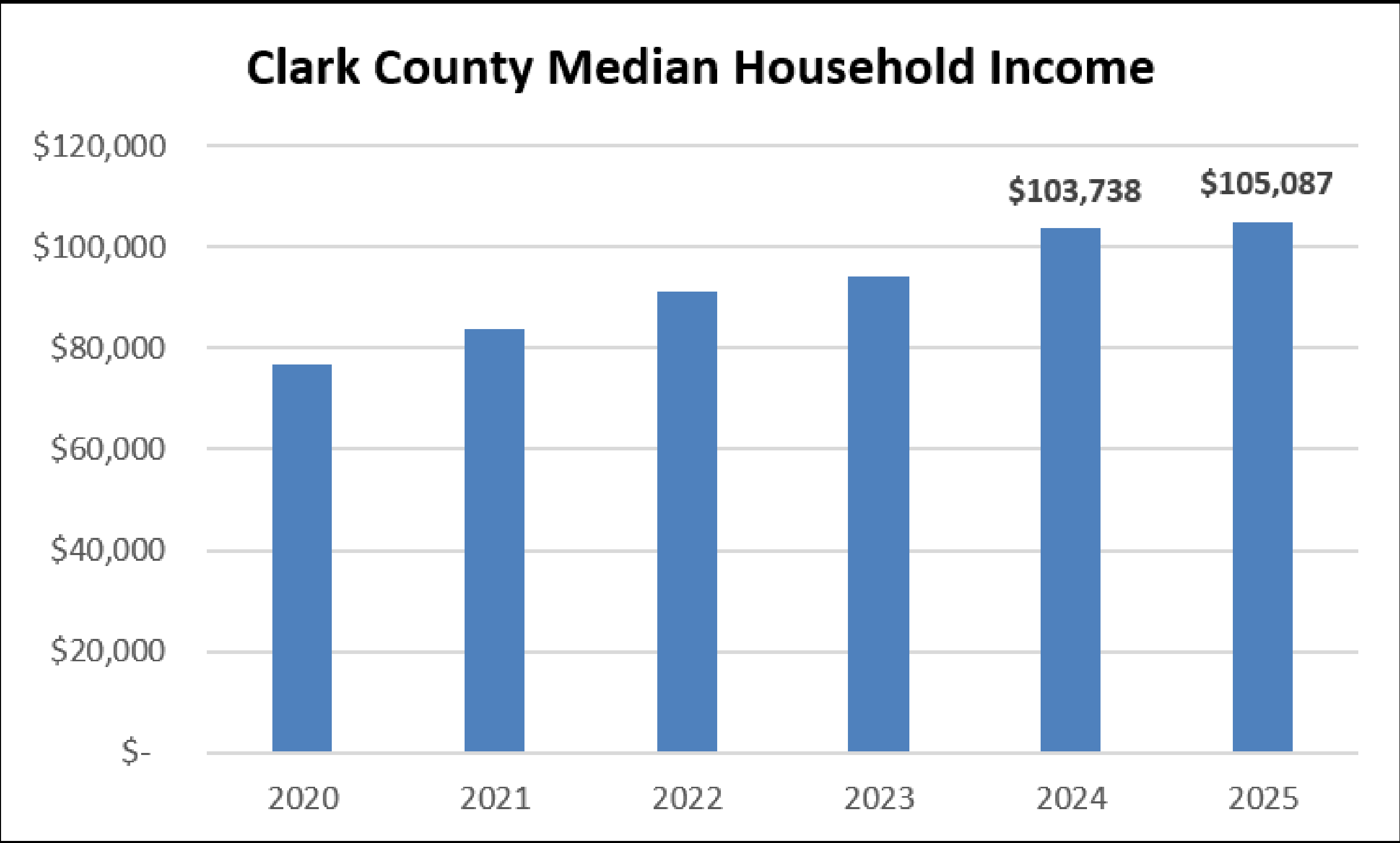
Per Zillow.com average rent on a house in Ridgefield is \$2,615.

The average rental expense includes all rentals from studio apartments to houses.

Source: University of Washington Center for Real Estate Research



City of Ridgefield Economic Indicators



Per U.S. Census Bureau 2024 Median Household Income in Ridgefield is \$116,389

Source: Washington State Office of Financial Management





THANK YOU

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: August 13, 2026

AGENDA ITEM NAME: Clark County Commission on Aging Annual Report

GOVERNING LEGISLATION

N/A

PREVIOUS COUNCIL ACTION TAKEN:

N/A

SUMMARY/BACKGROUND:

Clark County Commission on Aging members Ellen Rogers and Julie Donovan will present the commission's annual report.

BUDGET/FINANCIAL IMPACTS:

N/A

RECOMMENDED ACTION OR MOTION:

N/A

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. 2026 Annual Report to Cities V1



Annual Presentation to Clark County Council



2025 Focus on
Healthy
Communities &
Civic Engagement

Agenda



- Commission on Aging (COA)
- Aging Readiness Plan (ARP)
- 2025 – Focus on Healthy Communities & Civic Involvement
- Silver Citizen Award
- Other achievements



Background and 2025 Annual Report



Commission on Aging (COA)

- Nine-member volunteer commission.
- Provide leadership in addressing the special needs of the aging population
- Manage and assist with implementation of the Aging Readiness Plan (ARP)
- Update the ARP as needs change



Aging Readiness Plan (ARP)

- ARP updated in 2023
- Significant outreach and engagement
 - What makes an age friendly place
 - What improvements can be made



Aging Readiness Plan (ARP)



- ARP updated in 2023
- Significant outreach
- Governor's Smart Communities Award



Aging Readiness Plan (ARP) Chapters

- ARP Chapters:
 - Healthy communities
 - Housing
 - Transportation and mobility,
 - Civic involvement
 - Emergency preparedness



Aging Readiness Plan (ARP) Implementation

Focus for 2025

- Healthy Communities
- Civic Involvement



Implementation – Healthy Communities



Issues Explored:

- Improving Access to Healthy Food
- Focus on Mental Health
- Focus on Health & Fitness
- Wrap-Around Care and Aging in Place

Implementation – Healthy Communities



Issues Explored:

- Improving Access to Healthy Food
- Focus on Mental Health
- Focus on Health & Fitness
- Wrap-Around Care and Aging in Place



Implementation – Healthy Communities

Topics Explored:

- Improving Access to Healthy Food
- Focus on Mental Health
- **Focus on Health & Fitness**
- Wrap-Around Care and Aging in Place



*Photo credit: City of Vancouver, Parks, Recreation and Cultural Service Department

Implementation – Healthy Communities



Topics Explored:

- Improving Access to Healthy Food
- Focus on Mental Health
- Focus on Health & Fitness
- **Wrap-Around Care and Aging in Place**



Implementation – Social Connection



Topics Explored:

- Intergenerational Connection
- Focus on Social Connection
- Volunteering and Social Connection



Implementation – Social Connection

Topics Explored:

- Intergenerational Connection
- Focus on Social Connection
- **Volunteering and Social Connection**



Commission on Aging (COA)

Other Issues covered:

- Options for Senior Housing
- Senior Property Tax Options



Silver Citizen Award



2025 Winner

Sharon Wodtke



Additional Commission Work

- Community presentations
- Letters of Support
- Proclamations



Thank you!

More information:

Commission on Aging

Webpage: <https://clark.wa.gov/aging>

Email: Cnty.Comm-aging@clark.wa.gov

Phone: 564-397-4516 or 564-397-4913

Staff: Susan Ellinger & Amy Wooten

Resources for older adults & caregivers:

Aging & Disability Resource Center (ADRC)

Webpage: <https://www.helpingelders.org/>

Email: clarkadrc@dshs.wa.gov

Phone: 360-694-8144



**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: August 13, 2026

AGENDA ITEM NAME: Motion to Approve Greely Farms Phase 4 Final Plat

GOVERNING LEGISLATION

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

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

See attached staff report.

BUDGET/FINANCIAL IMPACTS:

N/A

RECOMMENDED ACTION OR MOTION:

To approve the final plat:

"I move to approve the Greely Farms Phase 4 Final Plat as presented."

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. Staff Report
2. Greely 4A_Final Plat_pg1_060526
3. Greely 4A_Final Plat_pg2_060526
4. Greely 4A_Final Plat_pg3_070226
5. Greely 4A_Final Plat_pg4_060526
6. Greely 4A_Final Plat_pg5_070226
7. Greely 4A_Final Plat_pg6_060526



COMMUNITY DEVELOPMENT DEPARTMENT

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

Greely Farms Phase 4A Final Plat

Staff Report

File No. PLZ-26-0060

August 13, 2026

I. Basic Facts

Application date: On April 30, 2026, the City received an application for final plat approval for Greely Farms Phase 4A (24 lots).

Property Owner/Applicant: Holt Holdings OR, LLC. 1301 SE Tech Center Dr., Ste 150, Vancouver, WA 98683.
Contact: Dave Templeton & Aarica Johnson, 360-977-8622, aarica.johnson@shus.com

Applicant's Representative: Chicago Title. 655 W Columbia Way #200, Vancouver, WA 98660. Contact: Deanna Haake, 360-601-9146, deanna.haake@fnf.com

Property Information: No address. PIN 986072799, Helens View PH 2 #2A Lot 26 11.79 acres (PEND 2129 GREELY FARMS PH 4A)

Zoning: Residential Low Density (RLD-6)

Comprehensive Plan: Urban Low (UL)

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

Council date: August 13, 2026

II. Documents Received

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

III. Background and Proposal

The project is subject the Rohrer-Walker-Schuster Development Agreement (June 30, 2008), as amended on January 20, 2017. The Hearing Examiner approved the preliminary plat for Greely Farms Phase 4 Planned Unit Development (PUD) via final order on February 15, 2024, as PLZ-23-0080-0083.

Figure 1. Greely Farms (area established through Rohrer-Walker-Schuster DA)

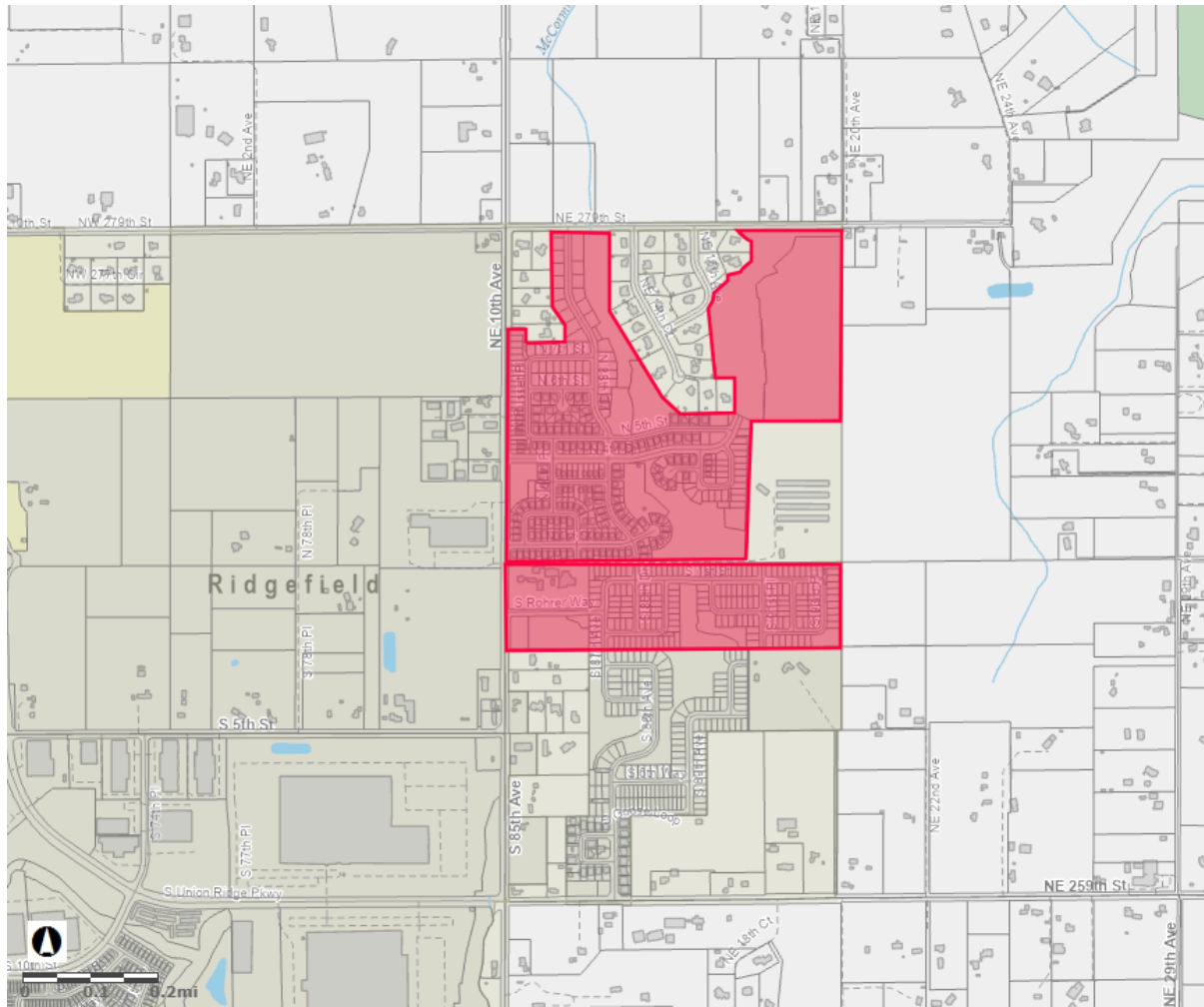


Figure 2. Greely Farms Phase 4

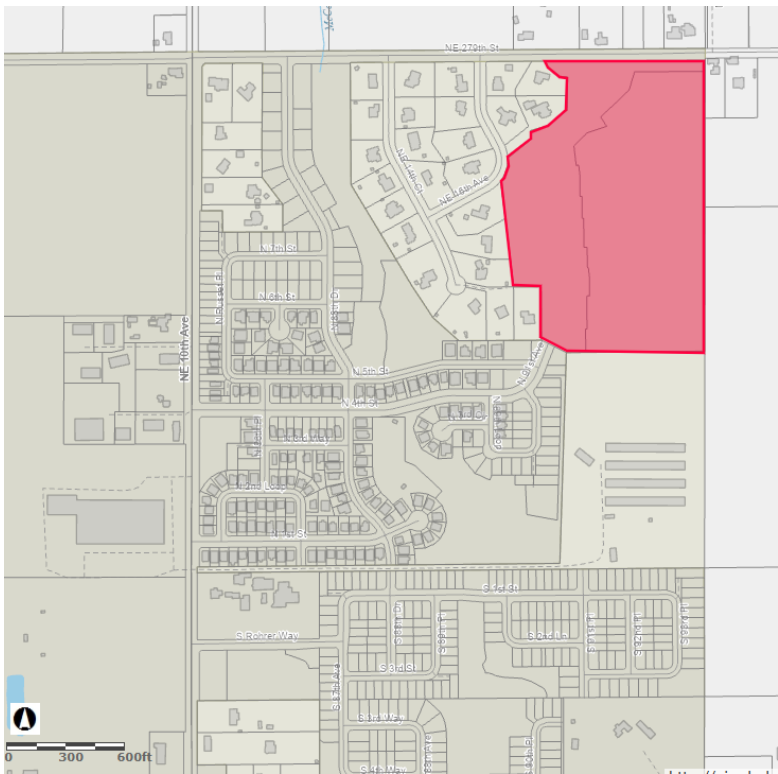
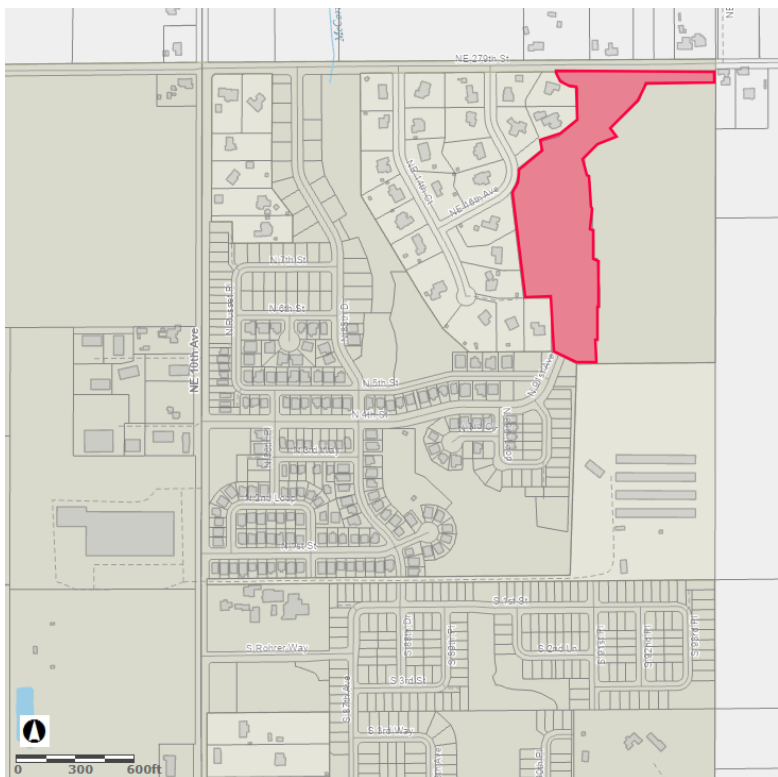


Figure 3. Greely Farms Phase 4A



Greely Farms Phase 4 is in the northeast portion of the project, with Phase 4A adjacent to the Helens View Subdivision (Clark County) to the west and NE 279th Street to the north. Phase 4A is accessed from Greely Farms Phase 2C using N 91st Avenue. See Figures 2-3.

The Phase 4A proposal is to subdivide Assessor's Parcel #986072799 into 24 single-family detached residential lots. The lots range from 4,000 square feet to 15,545 square feet, consistent with the lot dimensions approved through the PUD. The average lot area is 8,623 square feet. The larger lots are located adjacent to Helens View. See Figure 4.

Figure 4. Phase 4A final plat (North is to the left; full plan set included as an attachment)

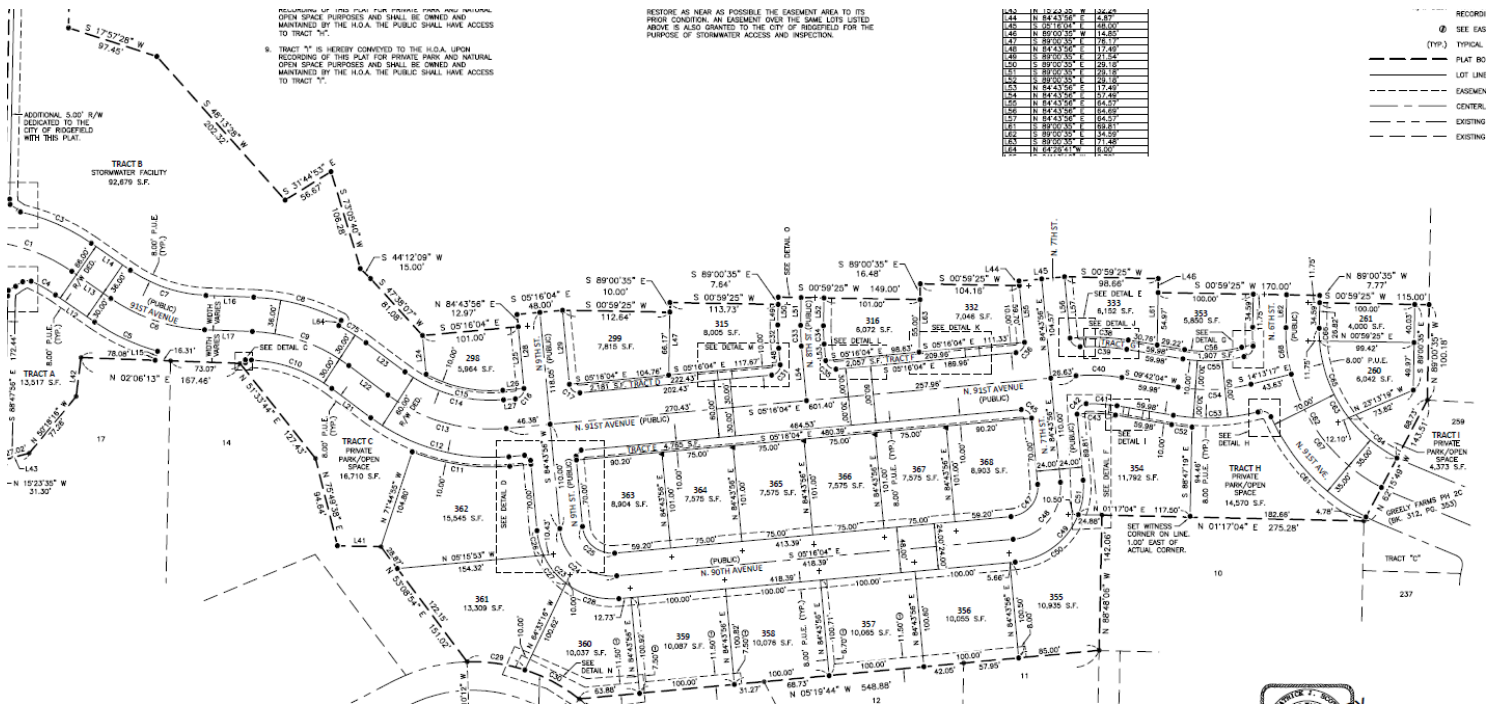
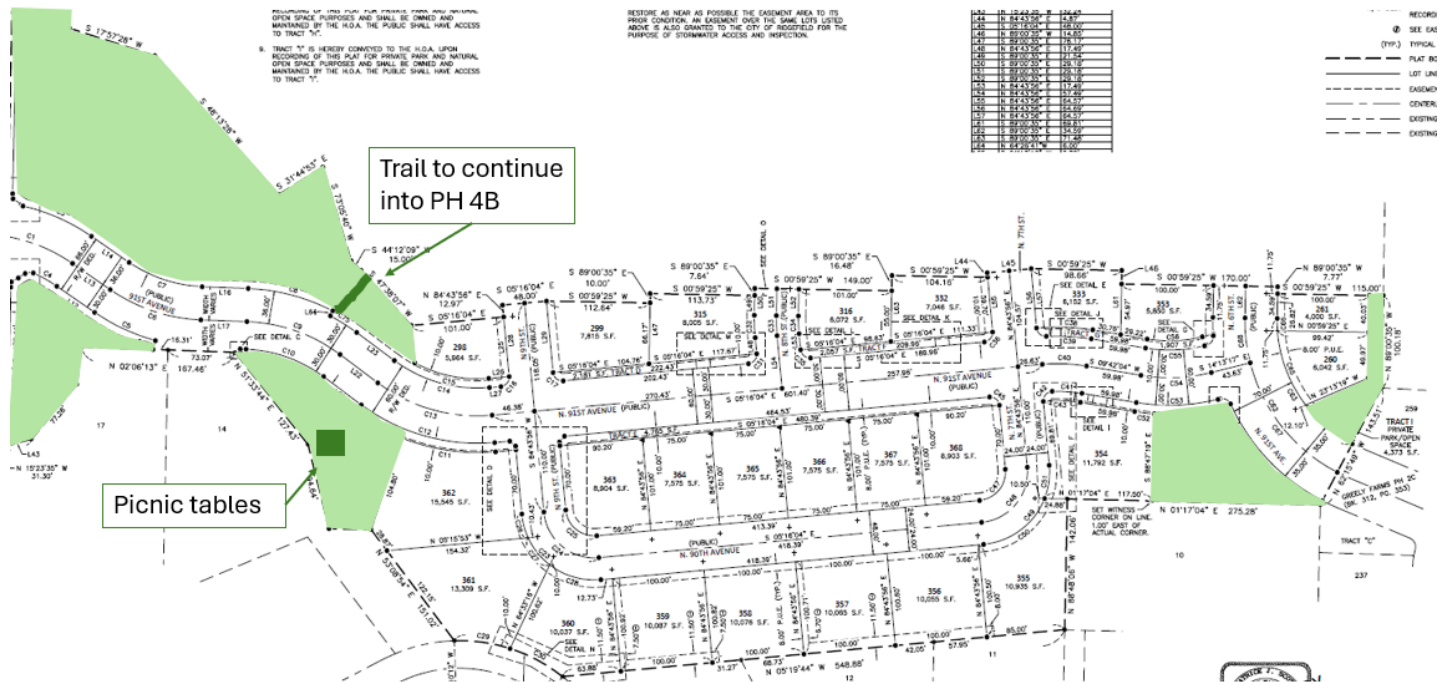


Figure 6. Phase 4A open space (North is to the left)



IV. Staff Review

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

Survey Review

All survey review comments have been addressed.

Engineering Review

All site construction is complete and the project received engineering construction acceptance on July 22.

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

Land Use Review

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

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

V. Recommendation

Staff recommends City Council **APPROVE** the Greely Farms Phase 4A Final Plat subject to the following **conditions of approval**:

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

GREELY FARMS, A PLAT COMMUNITY

APPROVED AS GREELY ACRES PUD PHASE 4 BY CITY OF RIDGEFIELD
FINAL ORDER PLZ-23-0080 - 23-0083 (MASTER -23-0050)
A SUBDIVISION IN LOT 26, HELEN'S VIEW PHASE 2, BOOK J OF PLATS,
PAGE 356 IN THE NE 1/4 AND SE 1/4 OF THE NW 1/4 OF SECTION 23,
TOWNSHIP 4 NORTH, RANGE 1 EAST, W.M.
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
JUNE, 2026

	X
X	
23	

SURVEY REFERENCES

1. PLAT OF HELEN'S VIEW PHASE 2 BY MINSTER AND GLAESER SURVEYING, INC. RECORDED IN BOOK J OF PLATS, AT PAGE 356, DECEMBER 1996, RECORDS OF CLARK COUNTY, WASHINGTON.
2. PLAT OF HELEN'S VIEW PHASE 1 BY MINSTER AND GLAESER SURVEYING, INC. RECORDED IN BOOK J OF PLATS, AT PAGE 022, JULY 1994, RECORDS OF CLARK COUNTY, WASHINGTON.
3. RECORD OF SURVEY BY HAGEDORN, INC. FOR CLIFF AND DON TIBELL RECORDED IN BOOK 19 OF SURVEYS, AT PAGE 143, MARCH 1986, RECORDS OF CLARK COUNTY, WASHINGTON.
4. RECORD OF SURVEY BY HAGEDORN, INC. FOR FOSTER FARMS, INC. RECORDED IN BOOK 26 OF SURVEYS, AT PAGE 83, FEBRUARY 1990, RECORDS OF CLARK COUNTY, WASHINGTON.
5. PLAT OF GREELY FARMS PHASE 1 BY OLSON ENGINEERING, INC. RECORDED IN BOOK 312, AT PAGE 057, SEPTEMBER 2019, RECORDS OF CLARK COUNTY, WASHINGTON.
6. PLAT OF GREELY FARMS PHASE 2A BY OLSON ENGINEERING, INC. RECORDED IN BOOK 312, AT PAGE 197, FEBRUARY 2022, RECORDS OF CLARK COUNTY, WASHINGTON.
7. PLAT OF GREELY FARMS PHASE 2B BY MACKAY SPOSITO RECORDED IN BOOK 312, AT PAGE 361, JUNE 2023, RECORDS OF CLARK COUNTY, WASHINGTON.
8. PLAT OF GREELY FARMS PHASE 2C BY MACKAY SPOSITO RECORDED IN BOOK 312, AT PAGE 353, APRIL 2025, RECORDS OF CLARK COUNTY, WASHINGTON.

DEED REFERENCE

BARGAIN AND SALE DEED
GRANTOR: RIDGEFIELD EAST DEVELOPMENT, LLC
GRANTEE: CITY OF RIDGEFIELD
AT #: 6253786.0
DATE: JUNE 6, 2025

EXHIBIT "D" (PARCEL 986059796 REMAINDER)

PREPARED FOR

HOLT HOLDINGS OR, LLC
(SUCCESSOR BY MERGER TO HOLT HOLDINGS WA, LLC)
1301 SE TECH CENTER DR, SUITE 150
VANCOUVER, WA, 98683

PROCEDURE

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

MINIMUM BUILDING SETBACKS			
	LOT 261 315.1, 260, 298, 353, 353, 363-368 (B' TYPE)	LOT 354-362 315.1, 260, 298, 353, 353, 363-368 (C' TYPE)	
FRONT YARD	10'	10'	10'
GARAGE	18'	18'	18'
SIDE YARD	0'/3' *	5'	5'
STREET SIDE YARD	10'	10'	10'
REAR YARD	10'	10'	10'
MAX BUILDING COVERAGE	60%	50%	60%

A MAXIMUM HEIGHT OF 35.00' IS ALLOWED FOR

- * 0.00' SETBACK FOR MULTIPLE DWELLINGS
- * 0.00' SETBACK FOR MULTIPLE DWELLINGS
- THREE (3) WITH A SIX (6) MINIMUM BUILDING SEPARATION

PLAT NOTES

1. THIS PLAT IS SUBJECT TO THAT DEVELOPMENT AGREEMENT RECORDED UNDER AF# 4470184 AGR AND THE 1ST AMENDMENT THERETO RECORDED UNDER AF# 5369316 AMD, RECORDS OF CLARK COUNTY, WASHINGTON.
2. A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE HOA BYLAWS AND DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) SHALL BE SUBMITTED AND ON FILE WITH THE CITY AND RECORDED WITH THIS PLAT. THE HOA SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL COMMON AREAS AND UTILITIES HELD IN COMMON AND NOT DEDICATED TO THE CITY OF RIDGEFIELD.
3. LOT 261 IS DESIGNATED AS "A" TYPE LOT AND SHALL HAVE A MAXIMUM LOT COVERAGE OF 60%. LOTS 260, 298, 299, 315, 316, 332, 333, 353, 363-368 ARE DESIGNATED AS "B" TYPE LOTS AND SHALL HAVE A MAXIMUM LOT COVERAGE OF 50%. LOTS 354-362 ARE DESIGNATED AS "C" TYPE LOTS AND SHALL HAVE A MAXIMUM LOT COVERAGE OF 60%.
4. THE MAXIMUM IMPERVIOUS SURFACE AREA FOR THIS PLAT SHALL NOT EXCEED 60% OF THE TOTAL AREA OF THIS PLAT.
5. A MINIMUM OF ONE AND A MAXIMUM OF FOUR OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR EACH DWELLING UNIT.
6. PURSUANT TO R.C.W. 27.53.060, IT IS UNLAWFUL TO REMOVE OR ALTER ANY ARCHAEOLOGICAL RESOURCE ON SITE WITHOUT HAVING OBTAINED A WRITTEN PERMIT FROM THE WASHINGTON STATE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION. UPON ANY DISCOVERY OF POTENTIAL OR KNOWN ARCHAEOLOGICAL RESOURCES AT THE SUBJECT SITE PRIOR TO OR DURING ON-SITE CONSTRUCTION, THE DEVELOPER, CONTRACTOR, AND/OR ANY OTHER PERSONS INVOLVED IN THE CONSTRUCTION OF THIS PLAT SHALL STOP ALL CONSTRUCTION, SHALL ACT TO PROTECT THE POTENTIAL OR KNOWN HISTORICAL AND CULTURAL RESOURCES AREA FROM OUTSIDE INTRUSION, AND SHALL NOTIFY, WITHIN A MAXIMUM PERIOD OF 24 HOURS FROM THE TIME OF DISCOVERY, THE CITY OF RIDGEFIELD COMMUNITY DEVELOPMENT DEPARTMENT OF SAID DISCOVERY.
7. ALL DWELLING UNITS ON THE SITE SHALL INCLUDE AT LEAST TWO PRACTICES IDENTIFIED IN RDC 18.21035.B1-6, GREEN DESIGN AND SUCH PRACTICES SHALL BE SHOWN IN ALL BUILDING PERMIT APPLICATIONS FOR DWELLINGS ON THE SITE.
8. THE PRIMARY FACADE OF ALL GARAGES SHALL BE SETBACK A MINIMUM OF 18 FEET FROM THE INTERIOR EDGE OF THE SIDEWALK.
9. ANY PARKS, OPEN SPACE, AND TRAILS OWNED BY THE HOA SHALL BE MADE AVAILABLE FOR PUBLIC USE AND BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE CITY SHALL BE GRANTED THE RIGHT OF THIRD-PARTY ENFORCEMENT TO ENSURE THAT THE PARKS, OPEN SPACE, AND TRAILS ARE MAINTAINED TO THE STANDARDS UNDER WHICH THEY WERE APPROVED AND CREATED.
10. ALL FENCES AND WALLS WITHIN THE SUBDIVISION TO COMPLY WITH RDC 18.740.
11. ARCHITECTURAL ELEVATIONS COMPLIANT WITH THE VERSION OF RDC 18.206 IN EFFECT AT THE PRELIMINARY PLAT VESTING DATE (PLZ-23-0080) ARE THE RESPONSIBILITY OF THE BUILDER/DEVELOPER AND ARE REQUIRED IN ORDER TO OBTAIN CITY OF RIDGEFIELD BUILDING PERMIT APPROVAL.
12. ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 18.715.
13. THIS DEVELOPMENT IS VESTED TO THE VERSION OF THE RIDGEFIELD DEVELOPMENT CODE (RMC TITLE 18) IN EFFECT ON NOVEMBER 13, 2023.

ACKNOWLEDGMENT

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

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

DEDICATION

KNOWN TO ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN DESCRIBED HAVE CAUSED THE SAME TO BE PLATTED ACCORDING TO THE PLAT HERETO ANNEXED, SAME TO BE KNOWN AS GREELY FARMS - PHASE 4A, AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN THEREON TO THE PUBLIC USE FOREVER.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

HOLT HOLDINGS OR, LLC A DELAWARE LIMITED LIABILITY COMPANY
BY: SENSU HOUSE PMW, A COLORADO CORPORATION
ITS: SOLE MEMBER

BY: _____
NAME: _____
TITLE: _____

DECLARANT DECLARATION

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST PLAT COMMUNITY AND HEREBY DEDICATE THE SAME TO THE PUBLIC USE FOREVER. THE UNDERSIGNED HEREBY WARRANTS AND AGREES THAT THE PLAT IS A PLAT COMMUNITY AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR GREELY FARMS RECORDED UNDER CLARK COUNTY RECORDING NO. _____

HOLT HOLDINGS OR, LLC A DELAWARE LIMITED LIABILITY COMPANY
BY: SENSU HOUSE PMW, A COLORADO CORPORATION
ITS: SOLE MEMBER

BY: _____
NAME: _____
TITLE: _____

ACKNOWLEDGMENT

STATE OF _____ } SS
COUNTY OF _____ }

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

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

CITY OF RIDGEFIELD LAND SURVEYOR'S CERTIFICATE

I, PATRICK J. SCOTT, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF GREELY FARMS PHASE 4A, IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT THE MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

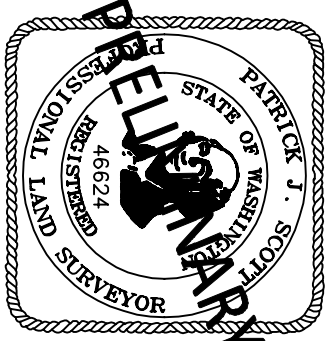
PATRICK J. SCOTT
PROFESSIONAL LAND SURVEYOR NO.46624

LAND SURVEYOR'S CERTIFICATION

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN OBTAINING THE REQUIRED MEASUREMENTS OF THE SURVEY. I HEREBY RECORDING ACT AT THE REQUEST OF THE HOLT GROUP, INC. ON JULY 23, 2021, I HEREBY CERTIFY THAT THIS MAP FOR GREELY FARMS IS BASED UPON ON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN, AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

PATRICK J. SCOTT
PROFESSIONAL LAND SURVEYOR NO. 46624

DATE



CITY OF RIDGEFIELD MAYOR

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

MAYOR, CITY OF RIDGEFIELD _____ DATE _____

ATTESTED BY: _____ CITY CLERK

CITY OF RIDGEFIELD COMMUNITY DEVELOPMENT

CITY COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CITY OF RIDGEFIELD PUBLIC WORKS

CITY PUBLIC WORKS DIRECTOR _____ DATE _____

CITY OF RIDGEFIELD ENGINEER

CITY OF RIDGEFIELD ENGINEER _____ DATE _____

CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1961, TO BE KNOWN AS
GREELY FARMS PHASE 4A

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

CLARK COUNTY ASSESSOR _____

CLARK COUNTY AUDITOR

ATTESTED BY _____ CLARK COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2026 AT _____ AM/PM.

AUDITORS FILE NO. _____ BOOK OF PLATS _____ PAGE _____

CLARK REGIONAL WASTEWATER DISTRICT

DEVELOPMENT MANAGER _____ DATE _____



18405 SE MILL PLAIN BLVD., SUITE 100
VANCOUVER, WA 98683
PHONE: (360) 695-3411

ENERGY PUBLIC WORKS LAND DEVELOPMENT
www.greemackay.com

PERMIT REQUIRED

Calc. By: PJS
Checked By: PJS

Drawn By: JKT
DWG. Name: GREELY PH4A

Job No.: 9170
SHEET 1 OF 6

FINAL ORDER PLZ-23-0080 - 23-0083 (MASTER-23-0050)

CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
JUNE, 2026

PUBLIC LAND SURVEY SYSTEM SECTION CORNER MONUMENT (AS NOTED)

PUBLIC LAND SURVEY SYSTEM QUARTER SECTION CORNER MONUMENT (AS NOTED)

● FOUND AND HELD 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MINSTER 12563" AS SET IN REFERENCE #1 (UNLESS NOTED OTHERWISE) ALL MONUMENTS TIED JUNE, 2015

() PARENTHETICAL DIMENSIONS ARE THE PLAT OF MEASNS VIEW PHASE 2 BOOK 4, PAGE 356 SEE REFERENCE #1 (UNLESS NOTED OTHERWISE)

REF# SURVEY REFERENCE NUMBER

P.C. POINT OF CURVATURE

L.C.R. LAND CORNER RECORD

ROW RIGHT OF WAY

W/PTC W/PTC

YELLOW PLASTIC CAP

PLAT BOUNDARY PHASE 4A

PLAT LOT LINE

PUBLIC LAND SURVEY SYSTEM SECTION & SECTION SUBDIVISION LINE

CENTRELINE RIGHT OF WAY

RIGHT OF WAY LINE

EXISTING TAX LOT LINE

0 150 300
SCALE 1" = 150'

PUBLIC LAND SURVEY SYSTEM SECTION CORNER MONUMENT (AS NOTED)

PUBLIC LAND SURVEY SYSTEM QUARTER SECTION CORNER MONUMENT (AS NOTED)

● FOUND AND HELD 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MINSTER 12563" AS SET IN REFERENCE #1 (UNLESS NOTED OTHERWISE) ALL MONUMENTS TIED JUNE, 2015

() PARENTHETICAL DIMENSIONS ARE THE PLAT OF MEASNS VIEW PHASE 2 BOOK 4, PAGE 356 SEE REFERENCE #1 (UNLESS NOTED OTHERWISE)

REF# SURVEY REFERENCE NUMBER

P.C. POINT OF CURVATURE

L.C.R. LAND CORNER RECORD

ROW RIGHT OF WAY

W/PTC W/PTC

YELLOW PLASTIC CAP

PLAT BOUNDARY PHASE 4A

PLAT LOT LINE

PUBLIC LAND SURVEY SYSTEM SECTION & SECTION SUBDIVISION LINE

CENTRELINE RIGHT OF WAY

RIGHT OF WAY LINE

EXISTING TAX LOT LINE

0 150 300
SCALE 1" = 150'

THAT PORTION OF LOT 26 OF HELEN'S VIEW PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK J OF PLATS, AT PAGE 356, RECORDS OF CLARK COUNTY, WASHINGTON, IS LOCATED IN THE NORTHEAST AND SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

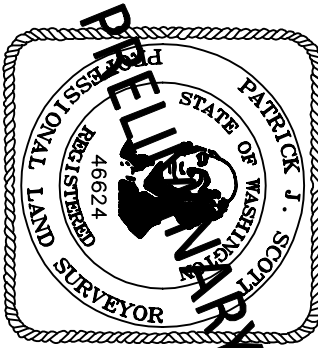
LINE TABLE	
LINE	BEARING AND DISTANCE
L1	S 19° 37' 40" W 50.00'
L2	S 19° 37' 40" W 50.00'
L3	S 19° 37' 40" W 50.00'
L4	S 18° 13' 58" W 202.32'
L5	S 11° 45' 5" E 56.67'
L6	S 20° 05' 00" W 116.28'
L7	S 19° 37' 40" W 50.00'
L8	S 17° 48' 07" W 81.08'
L9	S 05° 16' 54" E 100.00'
L10	S 05° 16' 54" E 46.00'
L11	S 05° 16' 54" E 46.00'
L12	S 05° 09' 25" W 112.64'
L13	S 09° 00' 35" E 100.00'
L14	S 09° 00' 35" E 100.00'
L15	S 09° 00' 35" E 100.00'
L16	S 05° 09' 25" W 148.00'
L17	S 09° 00' 35" E 16.48'
L18	S 09° 00' 35" E 16.48'
L19	N 84° 43' 56" E 4.87'
L20	S 05° 16' 54" E 48.00'
L21	S 05° 09' 25" W 98.66'
L22	S 05° 09' 25" W 98.66'
L23	S 05° 09' 25" W 170.00'
L24	N 09° 00' 35" W 77.77'
L25	N 09° 00' 35" W 148.00'
L26	S 05° 09' 25" W 100.00'
L27	N 88° 48' 06" W 142.08'
L28	N 33° 08' 54" E 151.07'
L29	N 33° 08' 54" E 151.07'
L30	N 52° 48' 48" E 94.64'
L31	N 51° 51' 34" E 127.43'
L32	N 51° 51' 34" E 127.43'
L33	N 02° 06' 12" E 167.50'
L34	N 02° 06' 12" E 167.50'
L35	N 50° 17' 30" W 77.22'
L36	N 50° 17' 30" W 77.22'
L37	N 52° 35' 5" W 32.24'
L38	N 52° 35' 5" W 32.20'

RECORD PLAT DIMENSIONS	
SECTION	DISTANCE
THENCE SOUTH 09° 00' 35" WEST, A DISTANCE OF 170.00 FEET;	170.00
THENCE SOUTH 05° 09' 25" WEST, A DISTANCE OF 148.00 FEET;	148.00
THENCE SOUTH 05° 09' 25" WEST, A DISTANCE OF 142.00 FEET;	142.00
THENCE SOUTH 05° 09' 25" WEST, A DISTANCE OF 148.00 FEET;	148.00
THENCE SOUTH 09° 00' 35" WEST, A DISTANCE OF 104.16 FEET;	104.16
THENCE NORTH 84° 43' 56" EAST, A DISTANCE OF 4.87 FEET;	4.87
THENCE NORTH 05° 16' 54" EAST, A DISTANCE OF 46.00 FEET;	46.00
THENCE NORTH 05° 16' 54" EAST, A DISTANCE OF 46.00 FEET;	46.00
THENCE NORTH 89° 00' 35" WEST, A DISTANCE OF 14.65 FEET;	14.65
THENCE SOUTH 02° 06' 12" EAST, A DISTANCE OF 170.00 FEET;	170.00

THAT PORTION OF LOT 26 OF PHASE 2, ACCORDING TO THE PLAT THEREOF LOCATED IN BOOK J OF PLATS, AT PAGE 358, RECORDS OF CLARK COUNTY, WASHINGTON, LOCATED IN THE NORTHEAST AND SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLACETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 23, THENCE SOUTH 17° 48' 07" WEST, A DISTANCE OF 81.08 FEET; THENCE SOUTH 19° 37' 40" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 19° 37' 40" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 19° 37' 40" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 18° 13' 58" WEST, A DISTANCE OF 202.32 FEET; THENCE SOUTH 11° 45' 05" EAST, A DISTANCE OF 56.67 FEET; THENCE SOUTH 20° 05' 00" WEST, A DISTANCE OF 116.28 FEET; THENCE SOUTH 17° 48' 07" WEST, A DISTANCE OF 81.08 FEET; THENCE SOUTH 05° 16' 54" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05° 16' 54" EAST, A DISTANCE OF 46.00 FEET; THENCE SOUTH 05° 16' 54" EAST, A DISTANCE OF 46.00 FEET; THENCE SOUTH 05° 09' 25" WEST, A DISTANCE OF 112.64 FEET; THENCE SOUTH 09° 00' 35" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 09° 00' 35" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 09° 00' 35" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05° 09' 25" WEST, A DISTANCE OF 148.00 FEET; THENCE SOUTH 09° 00' 35" WEST, A DISTANCE OF 16.48 FEET; THENCE SOUTH 09° 00' 35" WEST, A DISTANCE OF 16.48 FEET; THENCE SOUTH 84° 43' 56" EAST, A DISTANCE OF 4.87 FEET; THENCE SOUTH 05° 16' 54" EAST, A DISTANCE OF 46.00 FEET; THENCE SOUTH 05° 16' 54" EAST, A DISTANCE OF 46.00 FEET; THENCE SOUTH 02° 06' 12" EAST, A DISTANCE OF 170.00 FEET;

THAT PORTION OF LOT 26 OF HELEN'S VIGN PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED BOOK J OF PLATS, AT PAGE 356, RECORDS OF CLARK COUNTY, WASHINGTON, LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

[illegible]

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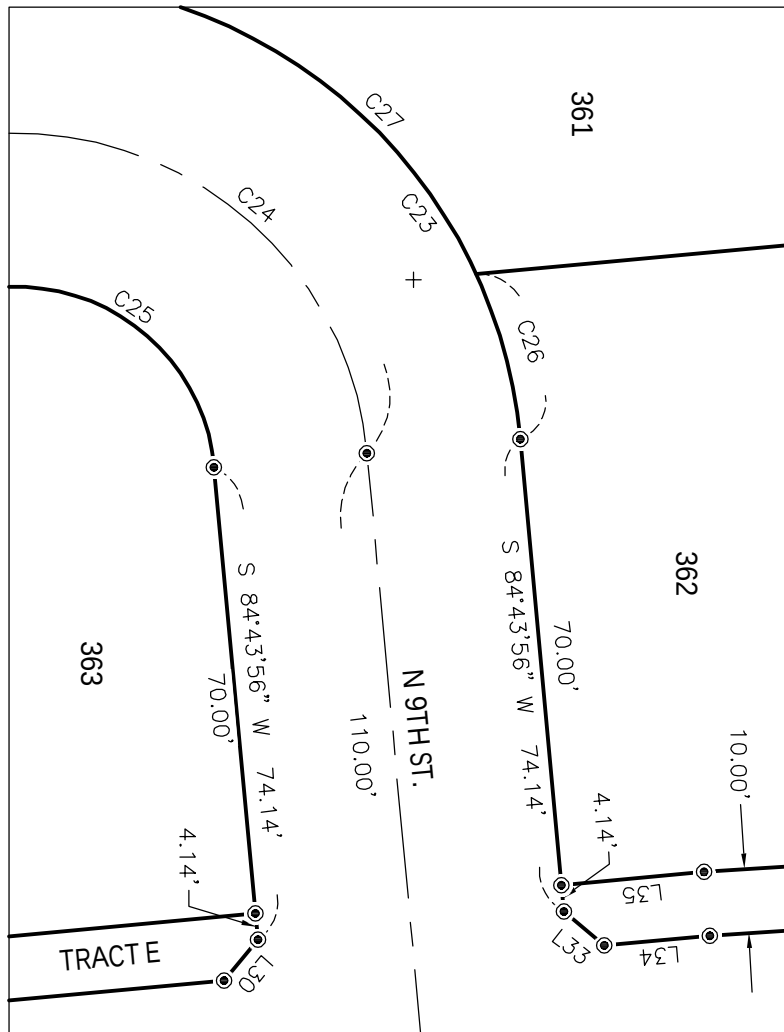
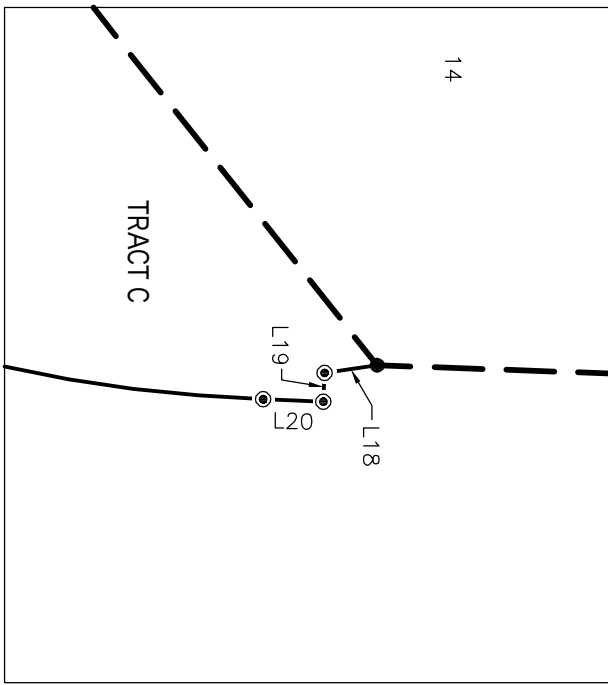
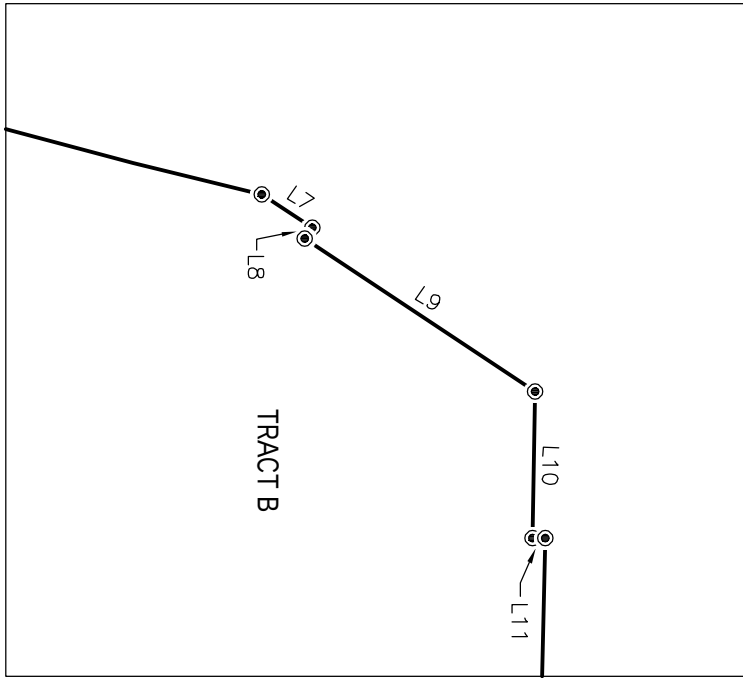
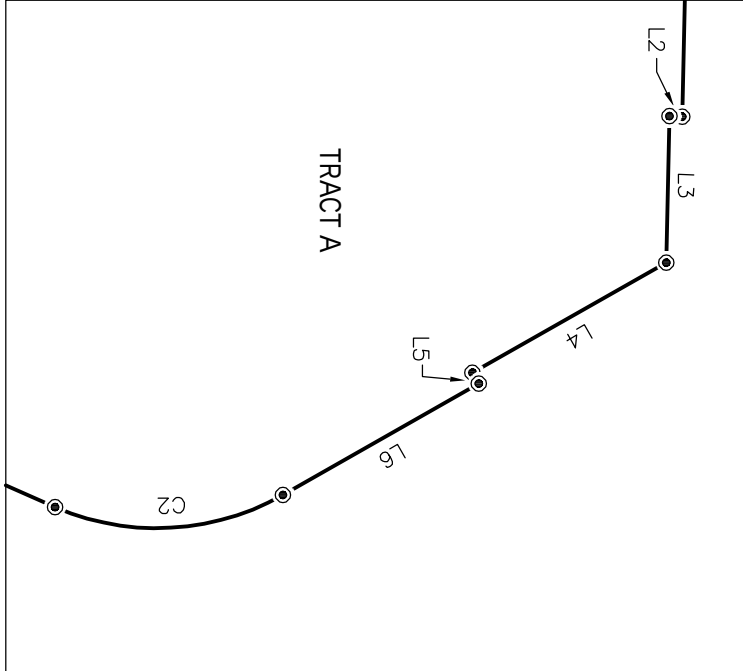
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GREELY FARMS, A PLAT COMMUNITY

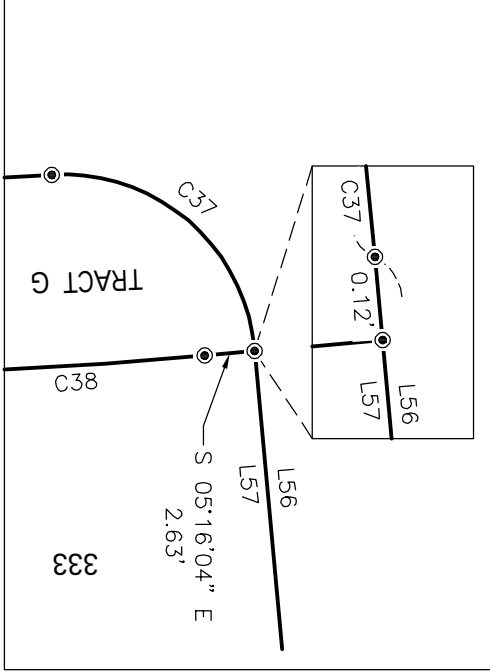
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FINAL ORDER PLZ-23-0080 - 23-0083 (MASTER -23-0050)
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SECTION 23, TOWNSHIP 4 NORTH, RANGE 1 EAST, W.M.
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
JUNE, 2026

BASIS OF BEARINGS

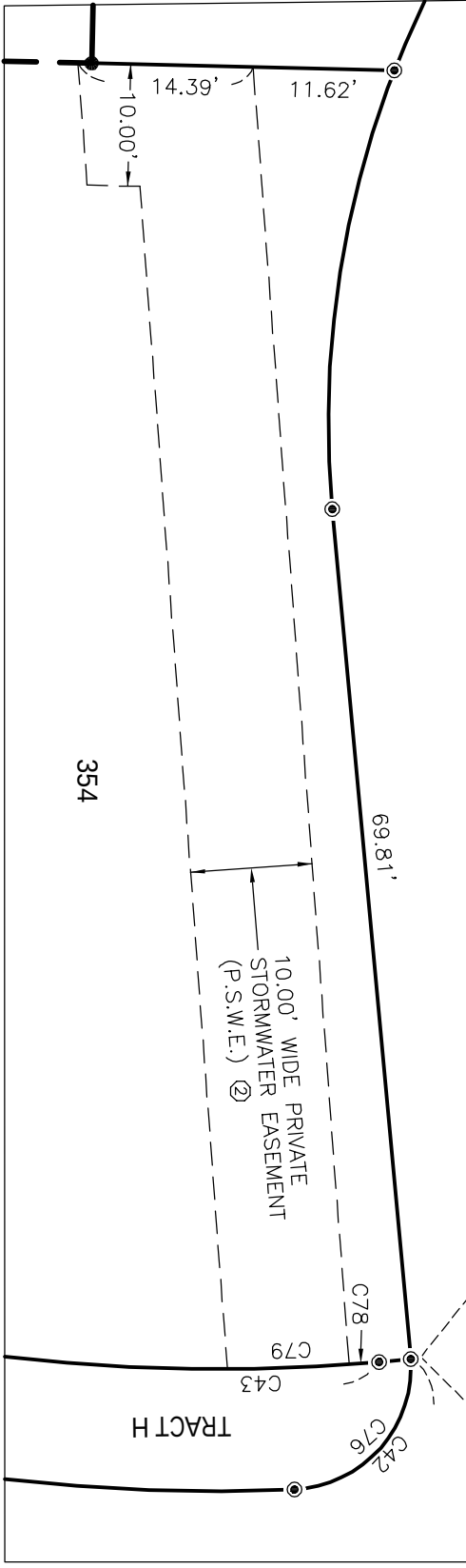
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THE SW 1/4 SECTION 23, TOWNSHIP 4 NORTH,
RANGE 1 EAST, W.M.



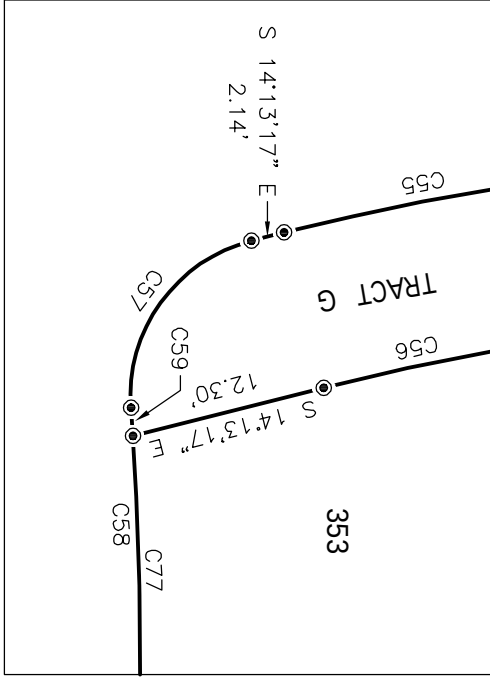
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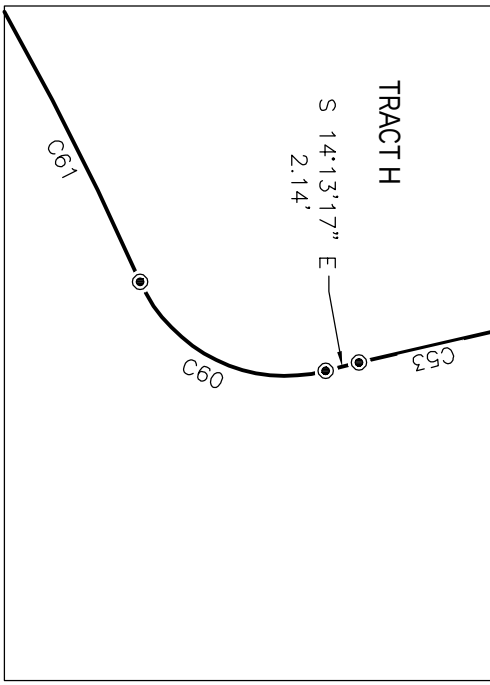
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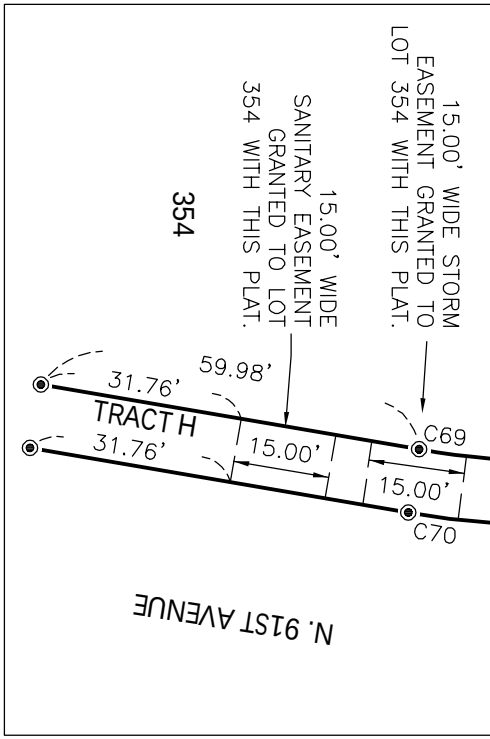
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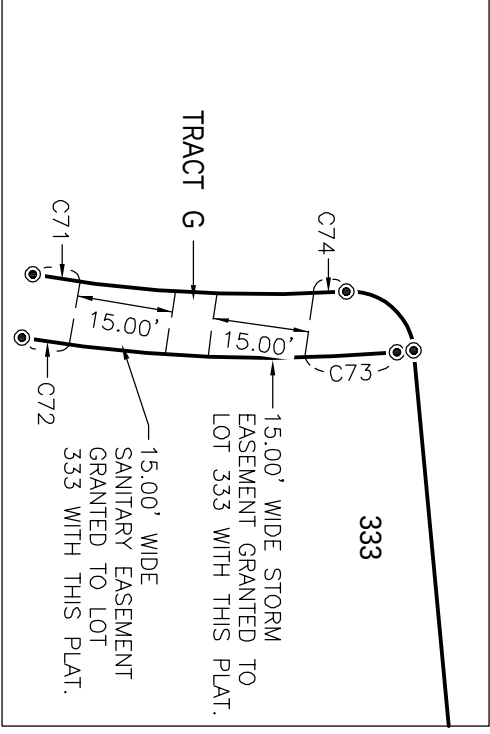
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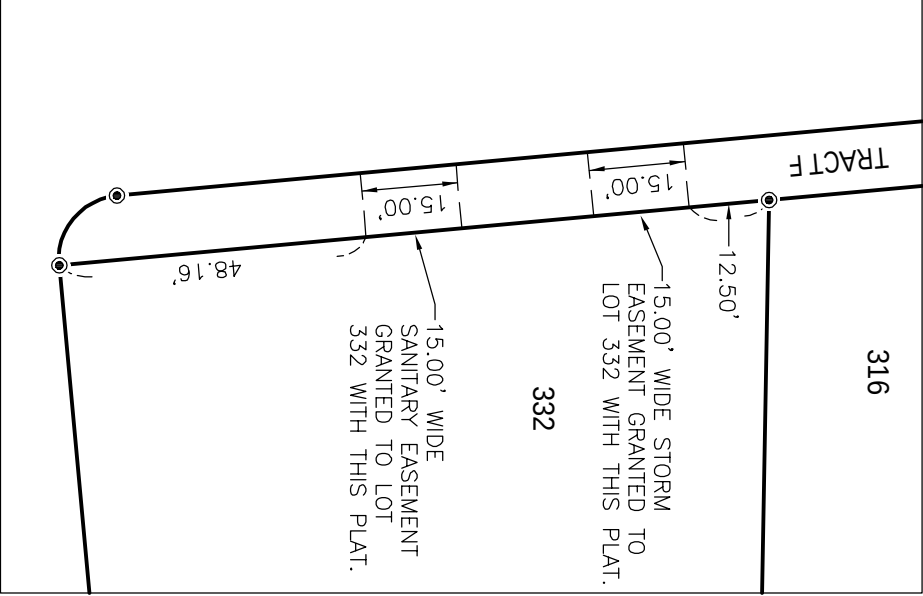
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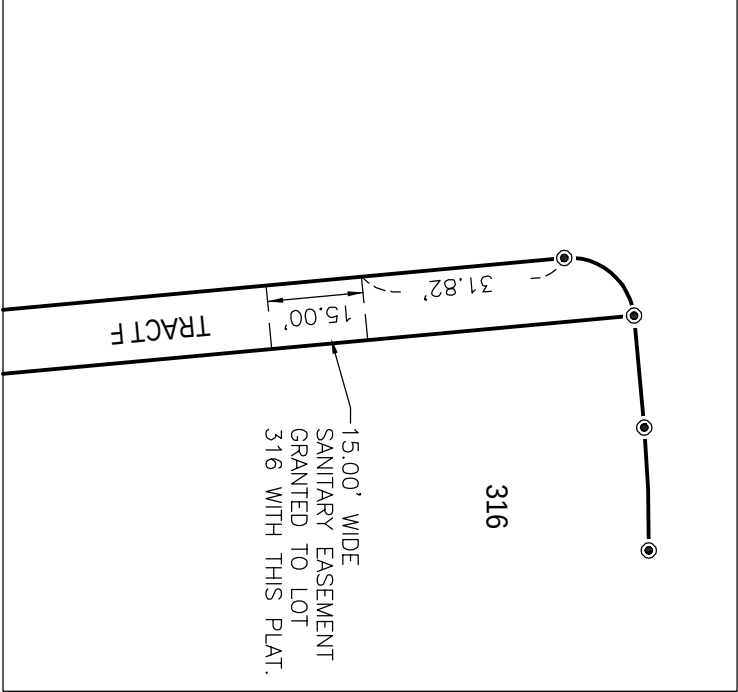
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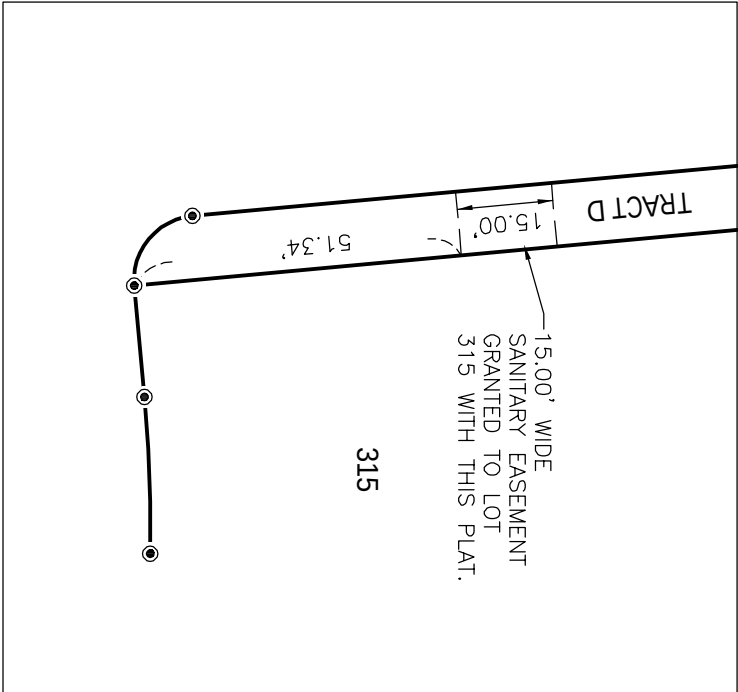
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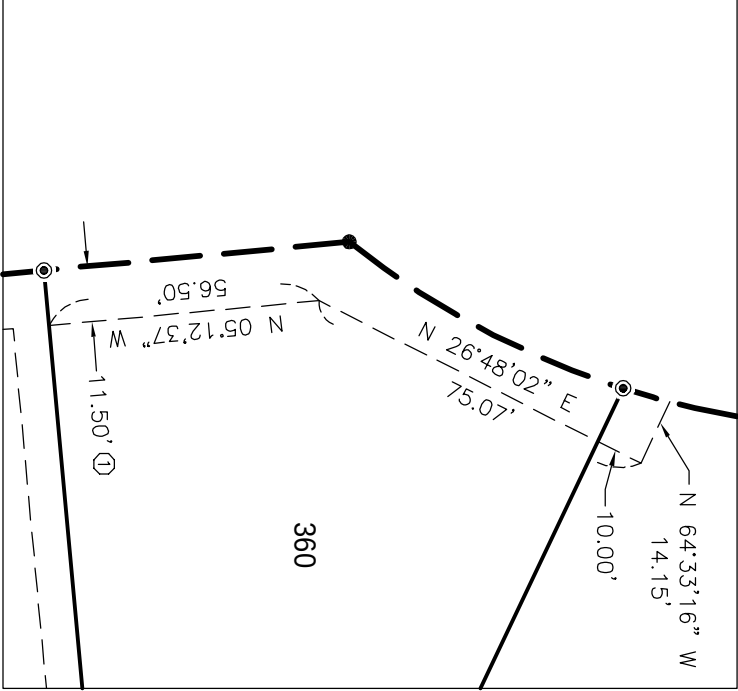
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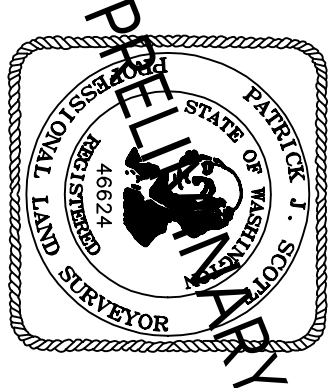
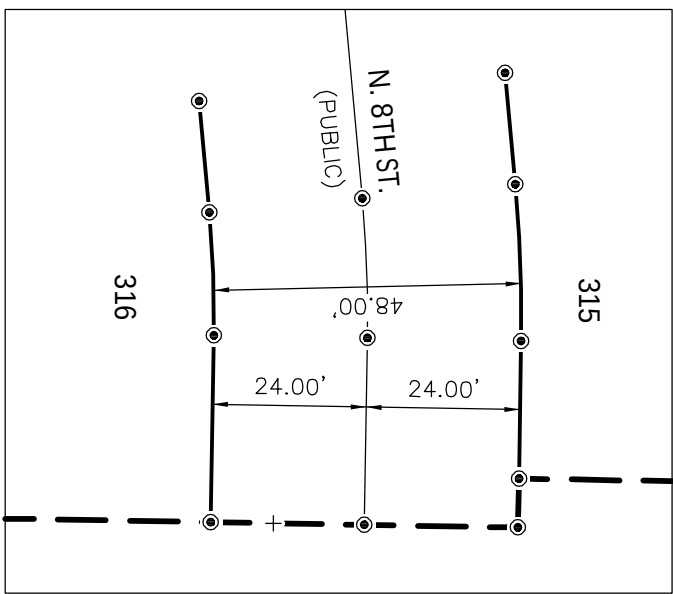
DETAIL M NOT TO SCALE



DETAIL N NOT TO SCALE



DETAIL O NOT TO SCALE



06/05/26



18405 SE MILL PLAIN BLVD., SUITE 100
VANCOUVER, WA 98683
PHONE: (360) 695-3411
PSC070@MACKAY.COM

ENERGY PUBLIC WORKS LAND DEVELOPMENT
www.gomackay.com

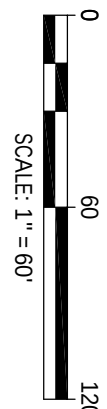
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Drawn By: JKT
Checked By: PJS
DWG. Name: GREELY PH4A
Job No.: 9170
SHEET 4 OF 6

GREELY FARMS, A PLAT COMMUNITY

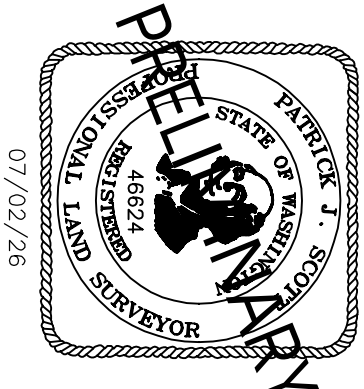
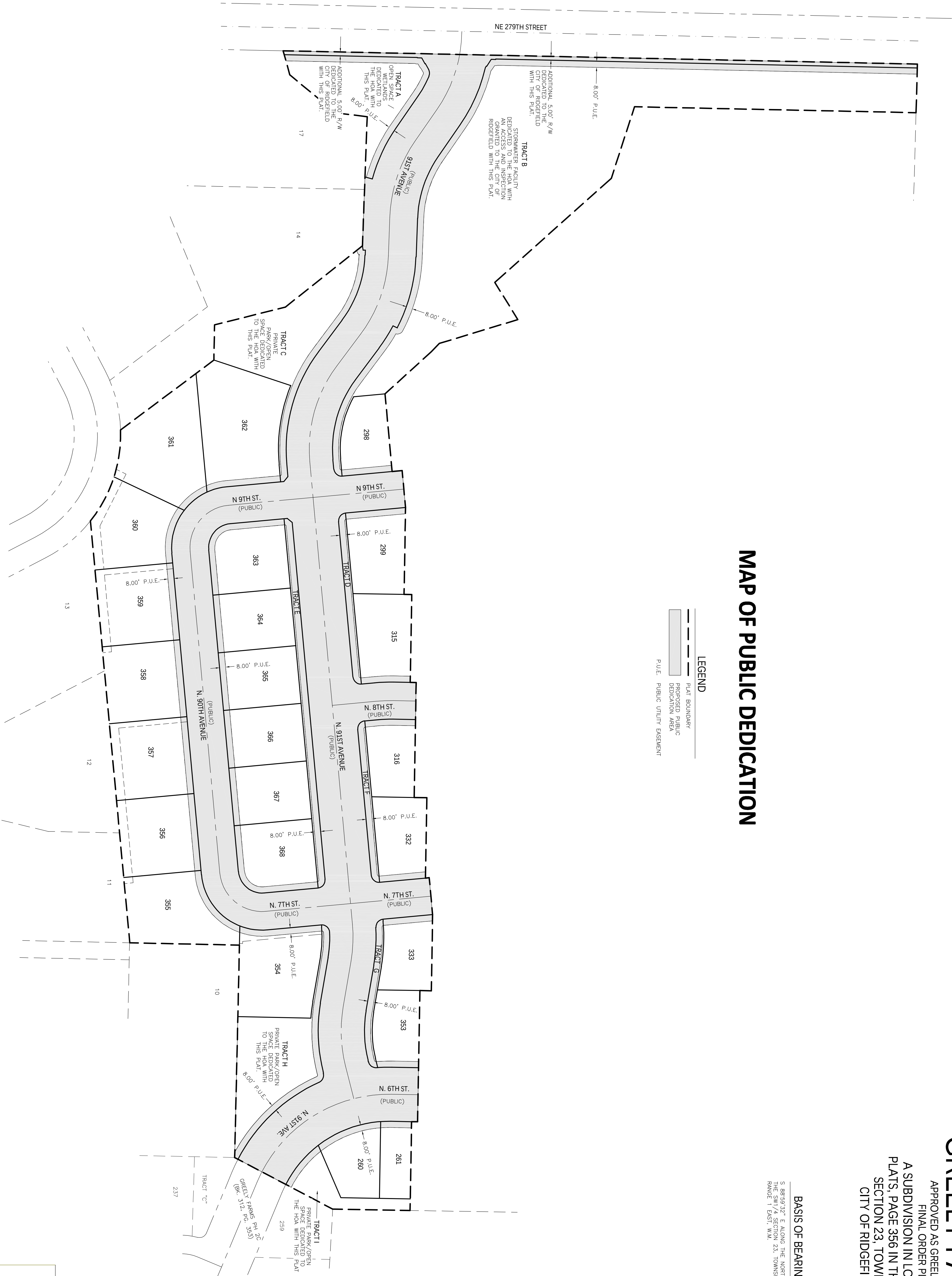
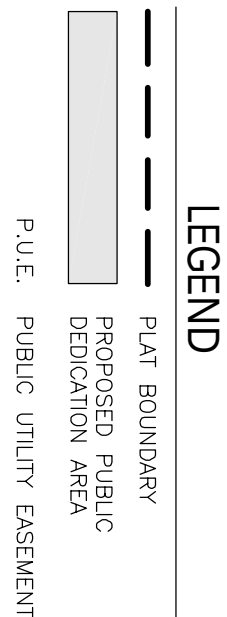
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CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
JULY, 2026

BASIS OF BEARINGS

S 88.59'32" E ALONG THE NORTH LINE OF THE SW1/4 SECTION 23, TOWNSHIP 4 NORTH, RANGE 1 EAST, W.M.



MAP OF PUBLIC DEDICATION



07/02/26



18405 SE MILL PLAIN BLVD., SUITE 100
VANCOUVER, WA 98663
PHONE: (360) 695-3411

PSCOTT@GOMACKAY.COM

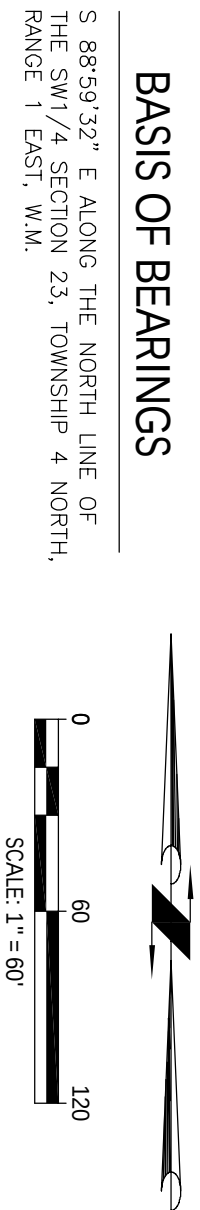
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Checked By: PJS DWG. Name: GREELY PH4A SHEET **5** OF **6**

Job No.: 9170
SHEET 5 OF 6

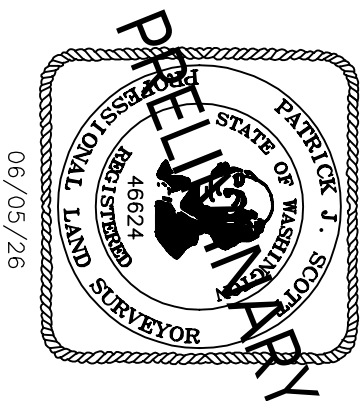
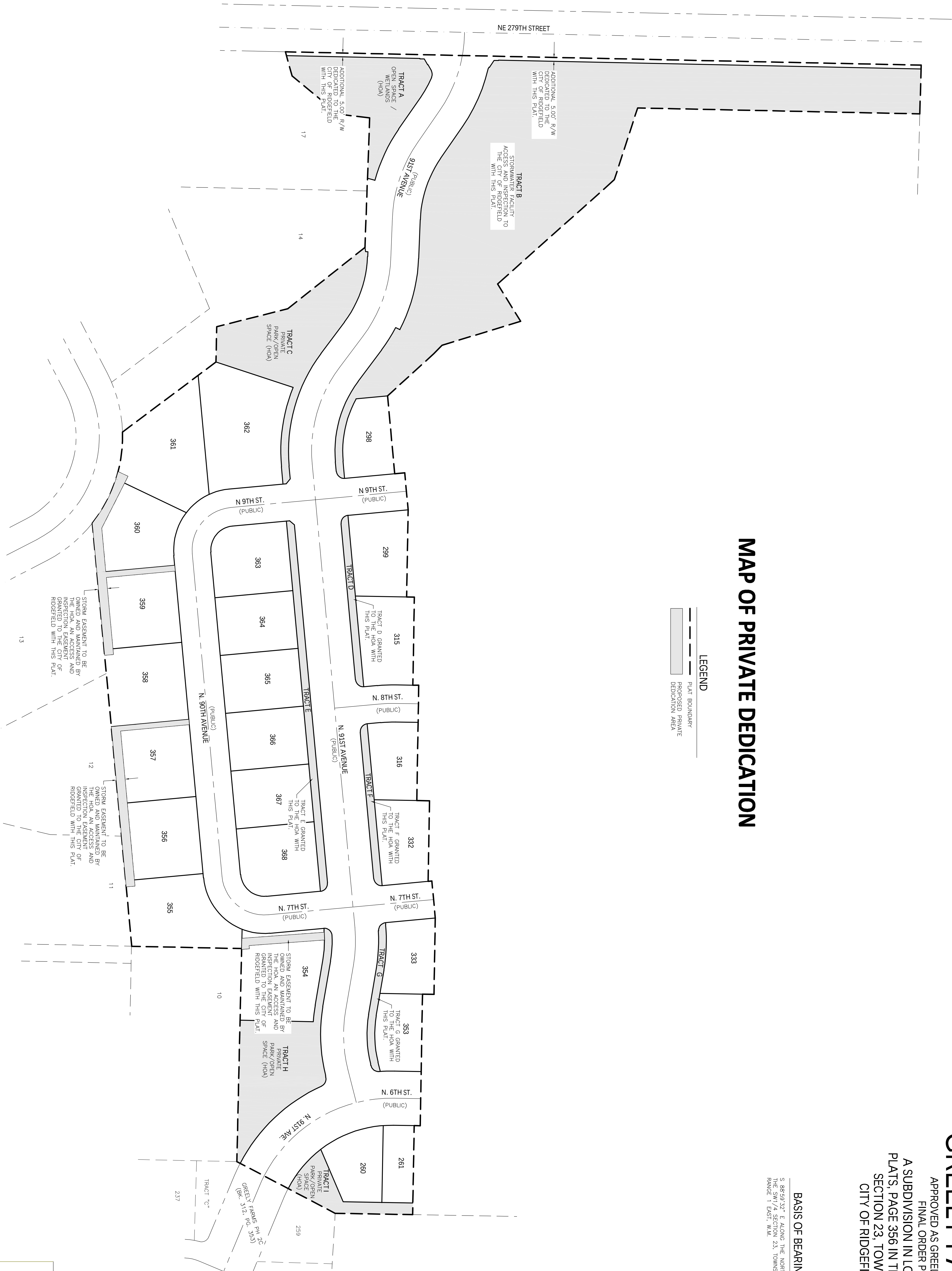
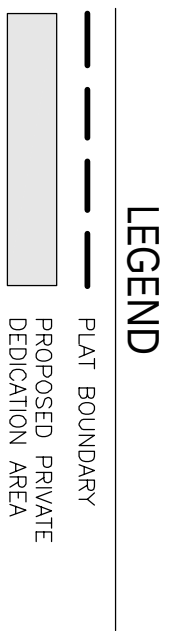
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CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
JUNE, 2026

BASIS OF BEARINGS



MAP OF PRIVATE DEDICATION



06/05/26



19405 SE MILL PLAIN BLVD., SUITE 100
VANCOUVER, WA 98683
PHONE: (360) 695-3411

PSCOTT@GOMACKAY.COM

Calc. By: PJS Drawn By: JKT Job No.: 9170
Checked By: PJS DWG. Name: GREELY PHA SHEET **6** OF **6**

Job No.: 9170
SHEET 6 OF 6

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: August 13, 2026

AGENDA ITEM NAME: Second Reading of Ordinance No. 1484 - Critical Areas Ordinance Amendments

GOVERNING LEGISLATION

RCW 36.70A Growth Management

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

State law requires local jurisdictions to update their critical area regulations approximately every ten years. The city's consultant team prepared a set of potential amendments to the Ridgefield Development Code, Chapter 18.280, Critical Areas, for consideration by Planning Commission and City Council. The topics addressed in the amendment package are the result of staff input, changes in state legislation, changes to Best Available Science (BAS) guidelines, and stakeholder interviews (including state agencies, Clark County staff, and representatives of the development community). The goals of the proposed amendments are to better protect and manage critical areas locally and to provide clear and objective critical area standards for future development of the city.

In the February 4, 2026 Planning Commission packet, staff shared a report, prepared by the consultants, which outlined key issues relating to the current update of Chapter 18.280 including Avoidance, Mitigation, Buffer widths, and Critical aquifer recharge areas. The report provided a thematic synopsis, as well as detailed interview notes, of the central observations the stakeholder raised during the interview process. The report introduced several questions the Planning Commission might consider during their deliberations regarding amendments to Chapter 18.280.

In the March 4th Planning Commission packet, staff shared the final stakeholder interview notes, a table outlining proposed amendments to Chapter 18.280, and the First Draft of the amendments presented in legislative underline/strikethrough format. The consultants presented their key findings and proposals at the March 4th Planning Commission meeting and Commissioners provided feedback.

Planning Commission conducted a public hearing on the proposed amendment package and made a recommendation of approval with comments to Council on April 1, 2026.

Staff incorporated Planning Commission's comments into an updated draft and sent the proposed amendments to the Department of Commerce for a mandatory 60-day review on April 14, 2026. Staff initiated a 21-day State Environmental Policy Act (SEPA) review and comment period on April 20, 2026. A summary of comments received and updates to the proposed code amendments based on those comments is included as an attachment.

Council held a public hearing on the proposed amendments on July 23, 2026. No changes were made to the attached version of the amendments based on the July 23 meeting.

BUDGET/FINANCIAL IMPACTS:

N/A

RECOMMENDED ACTION OR MOTION:

None. Public hearing and first ordinance reading only.

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. July 23, 2026 Critical Areas Ordinance City Council Presentation
2. CAO comment letter compilation June-22-2026
3. Summary of CAO 18.280 Development Amendments Thematic Matrix 6-10-26
4. Chapter_18.280___CRITICAL_AREAS_PROTECTION AMENDED June-26-2026

ORDINANCE NO. 1484

An Ordinance of the City of Ridgefield, Washington AMENDING Chapter 18.280 OF THE RIDGEFIELD MUNICIPAL CODE RELATING TO the regulation of Critical Areas within the City

WHEREAS, the City's Critical Areas regulations, codified in Chapter 18.280 of the City's Municipal Code, relates to the designation, classification, and protection of ecologically sensitive and hazardous areas with the City to protect the functions and values of the critical areas; and

WHEREAS, the Growth Management Act requires local jurisdictions to update their critical areas regulations every ten years; and

WHEREAS, the City staff has prepared amendments to the Critical Areas Ordinance to reflect changes in state legislation, changes to Best Available Science guidelines, stakeholder interviews and industry best practices; and

WHEREAS, the Planning Commission considered potential amendments to the Critical Areas Ordinance at their February 4, 2026, and March 4, 2026, public meetings and held a public hearing on the proposed amendments on April 1, 2026; and

WHEREAS, the City submitted notice of the proposed amendments to the Washington State Department of Commerce on April 14, 2026, consistent with RCW 36.70A; and

WHEREAS, the City issued a preliminary SEPA Determination of Non-significance regarding the proposed amendments on April 20, 2026, consistent with WAC 197-11-340(2) and the public comment period closed on May 11, 2026; and

WHEREAS, the City has addressed all the comments received, and proposed certain additional amendments based on those comments, and has issued its final SEPA Determination of Non-significance on July 14, 2026; and

WHEREAS, the City Council conducted a public hearing and the first reading of the proposed amendments to Chapter 18.280 during a regularly scheduled meeting held on July 23, 2026;

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

Section 1. **Public Interest.** The City Council for the City of Ridgefield, Washington finds that it is in the public interest to adopt amendments to the City's Critical Areas Ordinance at Chapter 18.280 of the Ridgefield Municipal Code.

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

Section 3. **Amendments to RMC Chapter 18.280.** The Ridgefield City Council hereby amends Chapter Title 18.280 of the Ridgefield Municipal Code as set forth in Exhibit A, attached hereto and incorporated by this reference:

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, ordinance numbering, section/subsection numbers and any references thereto.

-
Section 5. **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 6. **Effective Date.** This ordinance shall be in full force and effect thirty (30) calendar days after adoption and publication pursuant to law.

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

CITY OF RIDGEFIELD

-

Matt Cole, Mayor

ATTEST:

-

Julie Ferriss

City Clerk

APPROVED AS TO FORM:

-

Janean Parker, City Attorney

First reading: July 23, 2026

Second Reading: August 13, 2026

Passage:

Date of Publication:

Effective Date:

Agenda

Ridgefield City
Council

Critical Areas
Update

July 23, 2026

Critical Areas - Proposed Amendments to RDC 18.280



Central GMA Directions

- Designate and protect critical areas
- No net loss of ecosystem functions and values
- Best available science (BAS) foundation
- Support viable, connected wildlife populations over the long term
- Give special consideration to anadromous fisheries

Basis of Proposed Amendments

- Department of Commerce Critical Area Checklist
- Review of Best Available Science Literature
- Stakeholder Interviews & follow-up
- Review of Comprehensive Plan Policies
- Review of Ridgefield Shoreline Master Program
- Planning Commission Work Sessions and Public Hearing
- Consultation with City Staff: Planning, Engineering, Parks
- City Council Work Session

Record to Date

- BAS Literature Review, Commerce Checklist, Stakeholder interviews
- Planning Commission Work Sessions (January and March)
- Draft – Proposed Amendments to RDC 18.280
- Planning Commission Public Hearing – April 1, 2026
- City Council Work Session - April 30, 2026
- Dept. of Commerce – 60-day comment period – April 13, 2026 – June 13, 2026
- Threshold SEPA DNS (Preliminary DNS) - April 20, 2026 – May 11, 2026
- Final SEPA DNS released July 14, 2026

Comprehensive Plan Policies

RUACP Chapter 6, Environment (2016)

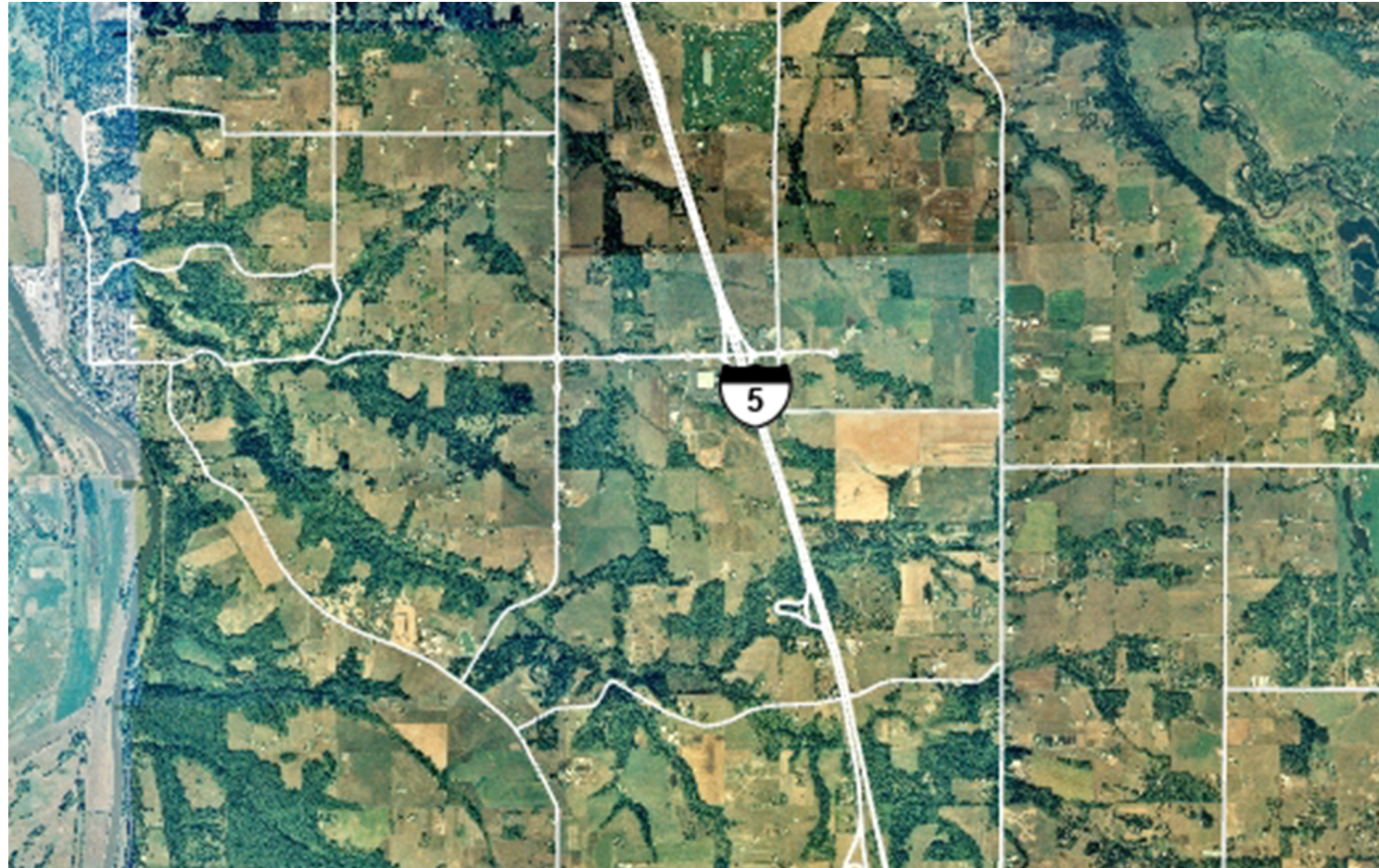
EN-3 Restoration and enhancement - Promote and facilitate ecosystem restoration and enhancement. (Emphasis added.)

EN-5 Habitat - Protect riparian areas, wetlands, and other fish and wildlife habitat. Link fish and wildlife habitat areas to form contiguous networks. Support sustainable fish and wildlife populations. (Emphasis added.)

Envision Ridgfield (2045)

Policy 7.3.3 Identify opportunities to expand habitat protection and improve habitat quality and connectivity through invasive species management and enhancing the resilience of open spaces and habitat areas to natural hazards. (Emphasis added.)

Ridgefield 1994 Aerial



Ridgefield 2024 Aerial



Proposed Changes to RDC 18.280

No Changes

18.280.070 – Density transfer

18.280.100 - Unauthorized critical areas alterations and enforcement

18.280.120 – Frequently flooded areas

18.280.160 – Appeal procedures

Substantive Changes

18.280.110 – Fish and Wildlife Areas (Avoidance, Buffer widths, Local mitigation)

18.280.140 – CARA (Repeal and replace)

18.280.150 – Wetland (Avoidance, Buffer widths, Local mitigation)

Other Changes

18.280.130 – Geohazards and slopes

18.280.170 – 3rd party review

Major Themes

Avoidance. **Ecology** - An applicant must demonstrate how they attempted to avoid impacts to critical areas before they propose mitigation.

Buffers. **WDFW & Ecology** Adopt new BAS buffers but **(City)** create an option for the property owner to use today's narrower buffer widths if they enhance the buffer.

Mitigation. **City & Stakeholder** – Encourage mitigation on site if that is feasible.

3rd Party Review. **Stakeholder** - Create a mechanism for the city to resolve disputes between an owner/applicant and an agency's interpretation of the city code.

CARA. **Health & City** - Repeal and Replace Critical Area Aquifer Recharge Area section.

Major Theme - Avoidance

Demonstrate avoidance prior to allowing mitigation Ecology & WDFW

- The city strongly encourages avoiding adverse impacts to critical areas and their buffers.
- The degradation of potable groundwater quality is strictly prohibited. (18.280.010.D - Purpose)

During Development Review

- Submittal requirements – Address avoidance in application narrative (18.280.050)
- Approval criteria – Evaluate feasibility of avoidance efforts (18.280.060.A & B)
- Develop strategies for avoiding impacts (18.280.150.C.2.iv.F)
- Mitigation Sequence – Discuss feasibility of avoidance first (18.280.150.C.3.a&b)

Major Theme - Buffers

- Avoiding impacts to buffers is a priority – (18.280.010.D, Purpose) **Ecology**
- Add no-net loss of buffer function and values as review element (18.280.060, Approval criteria)
- Fish and wildlife buffers – Adopt SPTH200 buffer (18.280.110.B.1&2) **WDFW**
- But: Smaller riparian buffer are an alternative to SPTH200 IF they are enhanced (18.280.110.D.2.c – e) **City**
- Functionally isolated wetlands – May exclude functionally isolated wetland buffer from permitting (18.280.150.F.2.a.ii(F)) **Ecology**
- **Ecology** strongly disfavors wetland buffer width reduction – may allow reduction up to 25% of the width if avoidance is not feasible (18.280.150.F.2.iv)
- **Ecology** strongly disfavors using buffer reduction and buffer averaging in combination
- Strategies for avoiding or reducing impacts to wetlands and buffers (Table 18.280.150-7)

Habitat Buffer Widths

Per BAS:

- Buffer widths based on Site Potential Tree Height (SPTH) and range from **100 to 235** feet.

Proposed compromise (vetted with WDFW):

- If buffer enhancement is proposed to equal the function and value of the SPTH buffer, existing buffer widths can be used. Existing buffer widths range from **100 to 150** feet.

Wetland Buffer Widths

- Wetlands rated Category 1 (highest function) through Category IV (lowest function)
- Category III and IV are the most common

Per BAS:

- No buffer changes proposed for Category I or Category IV wetlands
- Buffer changes proposed for Category II wetlands:

**Table 18.280.150-4:
Category II Wetland Buffer Widths**

Wetland Characteristics	Land Use Intensity	Buffer Width (in feet)
High habitat function	High	200 <u>300</u>
	Moderate	150 <u>225</u>
	Low	100
Moderate habitat function	High	100
	Moderate	75
	Low	50
Low habitat function	High	100 <u>90</u>
	Moderate	65 <u>100</u>
	Low	35 <u>150</u>

Wetland Buffer Widths

Per BAS:

- Buffer changes proposed for Category III wetlands:

**Table 18.280.150-5:
Category III Wetland Buffer Widths**

Wetland Characteristics	Land Use Intensity	Buffer Width (in feet)
Moderate habitat function	High	100 <u>150</u>
	Moderate	75 <u>110</u>
	Low	50 <u>100</u>
Low habitat function	High	80
	Moderate	60
	Low	40

Wetland Buffer Averaging and Reduction

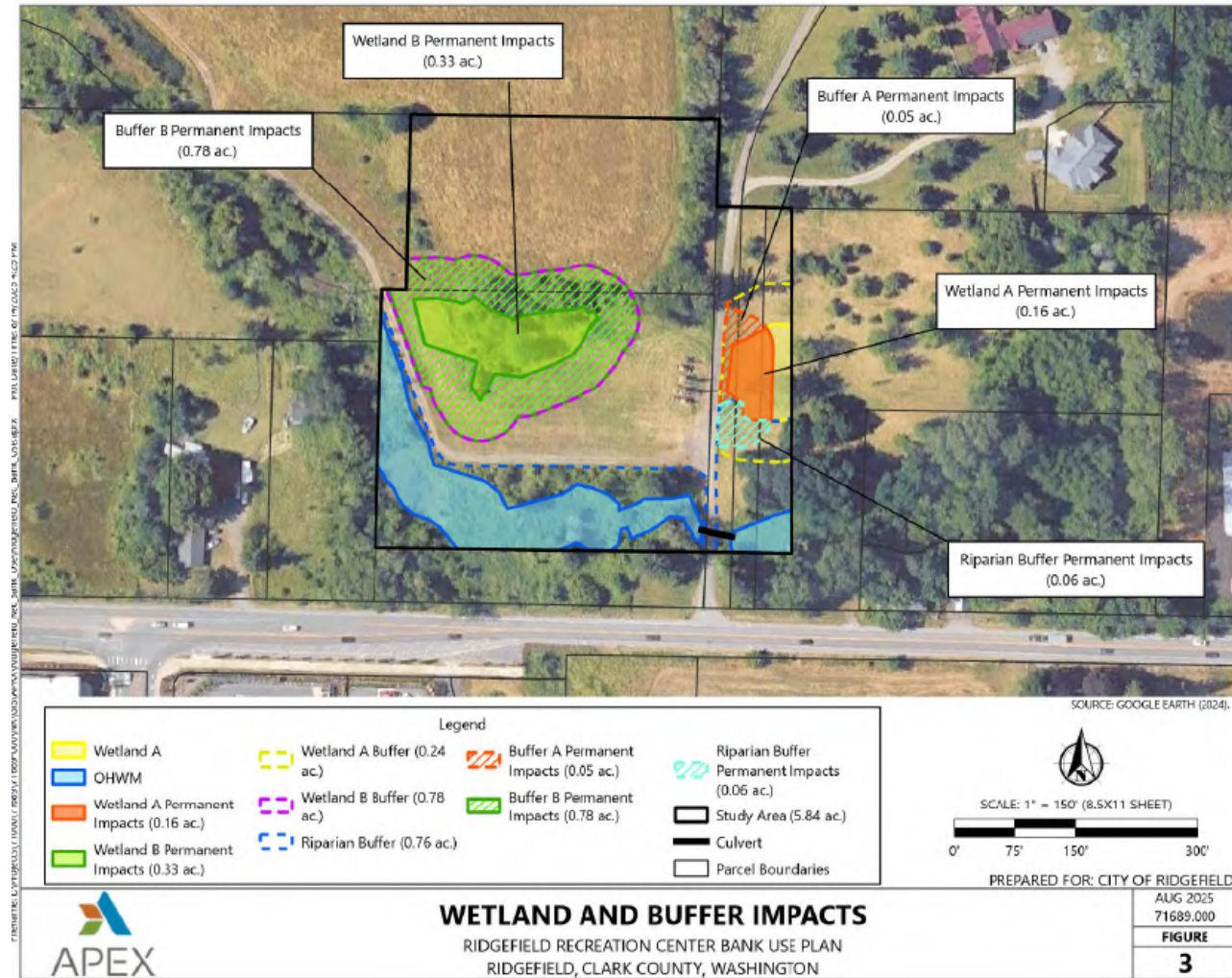
Existing Code	BAS (Ecology)	Proposed Code, vetted with ECY
Buffer averaging must reduce width by no more than 50% of the standard width, to no less than 25 feet.	Buffer averaging must reduce width by no more than 25% of the standard width, to no less than 25 feet.	Match BAS (25%).
Buffer reduction allowed when authorized by Director and meeting approval criteria.	Buffer reduction disfavored .	Buffer reduction limited to no more than a 25% reduction when authorized by Director and meeting approval criteria.
Combined buffer averaging and buffer reduction allowed on the same wetland resource but not the same buffer segment.	Combined buffer averaging and buffer reduction on the same wetland resource disfavored .	Combined buffer averaging and buffer reduction allowed on the same wetland resource but not the same buffer segment, BUT reduction of fully vegetated buffers not allowed.

Major Theme - Mitigation

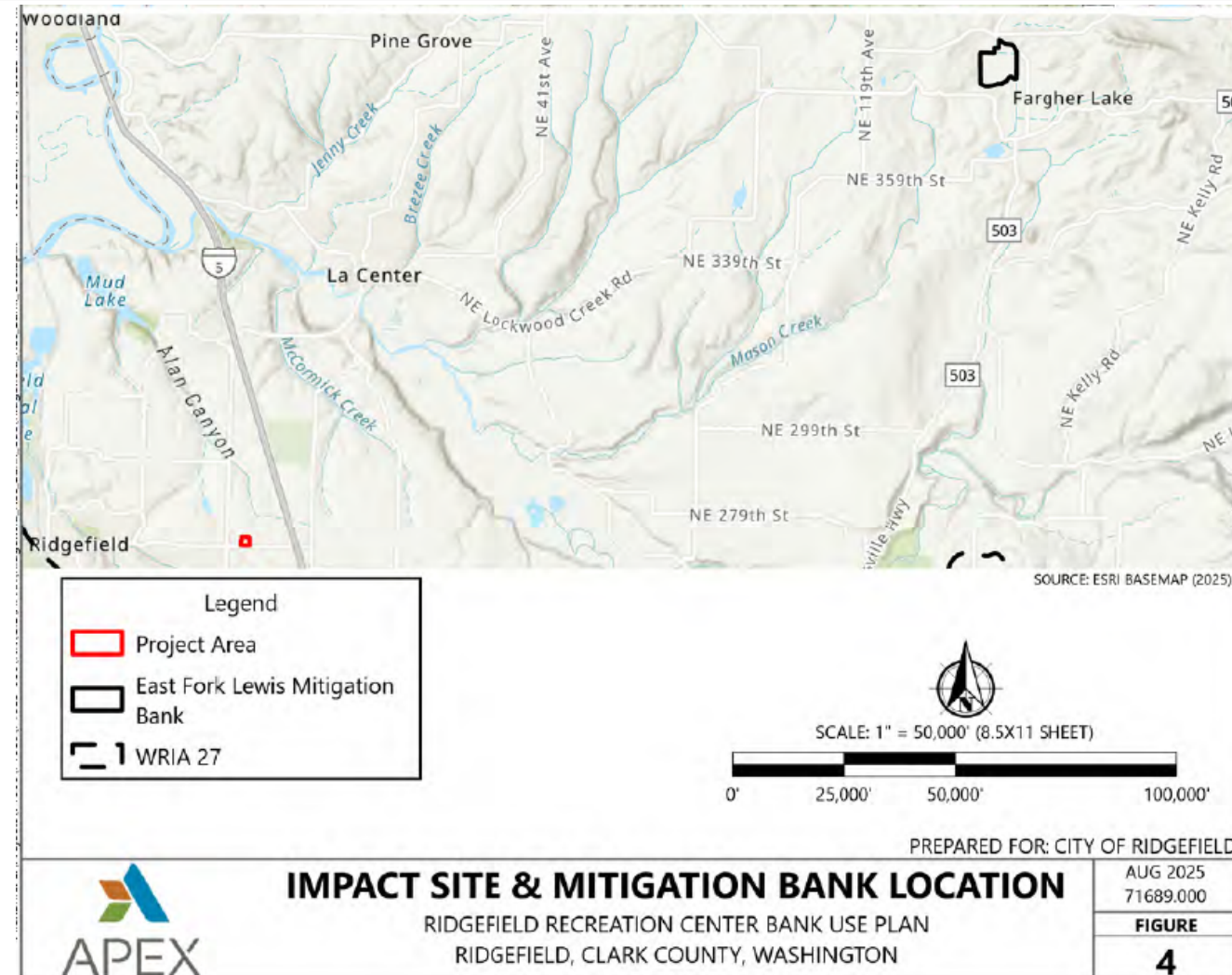
- If the city permits impacts to critical areas the city encourages (but does not require) mitigation to occur on the project site. (18.280.010.E, Purpose) **City** (Ecology & WDFW do not object to this approach)
- 18.280.030.B.22, Exemptions - Functionally isolated wetlands & buffers from mitigation standards **Ecology**
- 18.280.050,E, Submittal requirements – Mitigation plans are not required for impacts to drinking water sources because impacts are not allowed **Health**
- Demonstrate whether some on-site mitigation is possible then follow mitigation sequencing protocol. (18.280.150.C.4) **City**
- New mitigation ratios (Table 18.280.150-8) **Ecology**

Mitigation Bank Credits – Option A

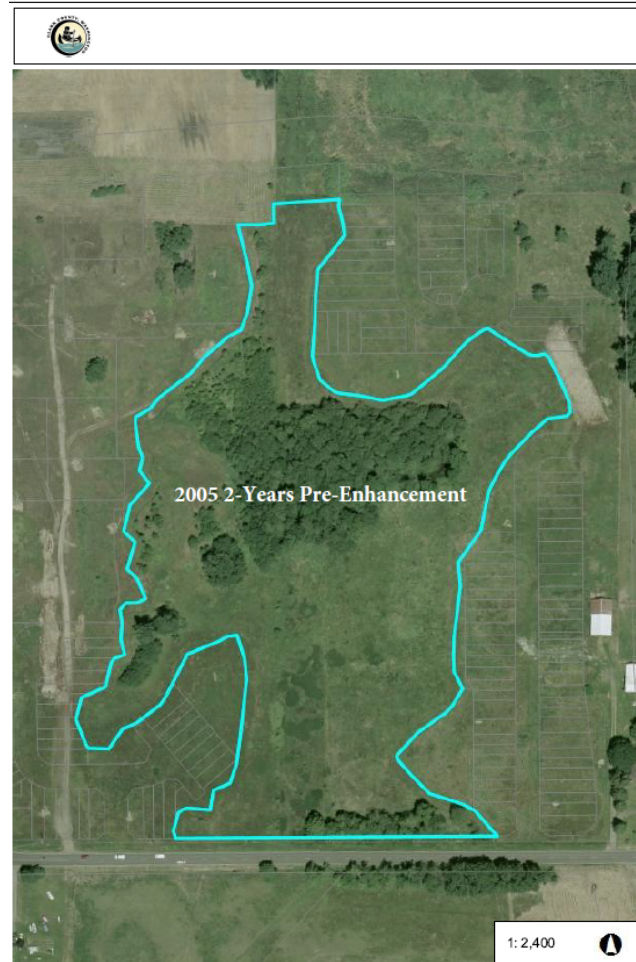
Recreation and Community Center



East Fork Lewis Mitigation Bank



Mitigation – On-Site Enhancement Option B



Major Theme - 3rd Party Review

Critical area reports (18.280.050.D.2) City & Stakeholder

When the community development director or designee determines that 3rd party independent review of one or more critical area reports is necessary to implement the purpose and requirements of this chapter, the city may hire a professional consultant, qualified in the subject matter at issue, whose fee shall be paid by the applicant, to review and comment on the applicant's critical area report. The community development director, after review of all reports, may thereafter adopt findings to resolve the dispute.

(The city would internally establish a cap on the maximum fee for the 3rd party consultant.)

Major Theme - CARA

Repeal and replace the section. (18.280.140) **Health & City**

The two driving forces behind a repeal and re-write of the CARA section are:

- (1) Protect the city's public drinking water sources, and
- (2) Clarify and streamline the CARA review process within the city.

The new section will:

- Designate the entire city limits as a CARA II [the least restrictive CARA] because the entire city limits are within the Troutdale Sole Source Aquifer;
- Exempt many uses, including residential use [not mixed use] from CARA review;
- Establish CARA I protection around wellheads and one-year time of travel zones for groundwater movement;
- Limit uses that could degrade public drinking water within the one-year zone;
- Establish the requirements for a criteria for CARA critical area report.
- The last section updates reference to the WAC and RCW provisions relating to clean water.

Lesser Changes - Themes

18.100.110 – Definitions – Agencies & City

Avoidance

Enhancement

Wellhead protection area

Qualified professional

Procedures

Demonstrate avoidance as a first effort

Assess feasibility of some on-site mitigation

Impacts to drinking water are not allowed and cannot be mitigated

Next Steps

- City Council public hearing and 1st reading
- City Council 2nd reading and adoption
- Send final report and ordinance to the Department of Commerce

Q & A

CRITICAL AREA CODE UPDATE (RDC 18.280):

Comments received during the SEPA and 60-day review periods

June 22, 2026

REGULATORY BACKGROUND

The Growth Management Act (GMA) mandates cities and counties to adopt regulations protecting critical areas, preserving the environment, wildlife habitats, and drinking water. ([RCW 36.70.A.050\(1\)](#).) Critical areas are (a) wetlands, (b) areas with a critical recharging effect on aquifers used for potable water, (c) fish and wildlife habitat conservation areas (including rivers, lakes and streams), (d) frequently flooded areas, and (e) geologically hazardous areas.¹ ([RCW 36.70.A.030.12](#))

The City of Ridgefield protects and regulates development in or near critical areas via [Chapter 18.280](#) of the Ridgefield Development code. Ridgefield protects and regulates development in or near frequently flooded areas via [Chapter 18.750](#). The city protects and regulates Shorelines of the State under its [Shoreline Master Program](#) (SMP) last updated in 2021.

Washington's Growth Management Act (GMA, [RCW 36.70A](#)) requires cities and counties to review and update their critical areas policies and regulations about every ten years. Generally, jurisdictions that fully plan under the GMA update these critical area regulations in conjunction with their comprehensive plan's periodic revision. The City of Ridgefield last performed a complete update of Chapter 18.280 in July 2013. Since that time, there have been changes in legislation and regulation, updates to best available science, and changes in local policies or development patterns. To remain in compliance with current scientific knowledge and regulatory standards, the city must finish its next periodic update to the critical area regulations.

SEPA

Preliminary Threshold DNS

On April 20, 2026, the City of Ridgefield issued a preliminary Threshold Determination of Non-significance (DNS) for the city's Critical Area Code Update Non-project Action. The preliminary Threshold DNS was issued under WAC 197-11. The city, as lead agency,

¹ "Fish and wildlife habitat conservation areas" do not include artificial features or constructs such as irrigation facilities that are maintained by a port district or an irrigation district or company. RCW 36.70A.030(12) Footnote 1.

announced that it would not take action on the DNS for a minimum of 21 days from the date of issuance. The comment period closed at 4:30 PM on May 11, 2026.

The city clerk received the following comments during the 21-day comment period:

- Morgan, David, May 7, 2026 (Morgan)
- Andreotti, Michael, AKS Engineering and Forestry, May 11, 2026 (AKS)
- Brabec, Kyle, Hurley Development, May 11, 2026 (Hurley)
- Morgan, David, Plas Newydd Farm, May 11, 2026 (PN Farm)
- Rotschy, Cornell, Terrace Mitigation Bank, May 11, 2026 (Terrace)
- Woodward, Zac, Habitat Bank, May 11, 2026 (Habitat)
- Morgan, David, Plas Newydd Farm, May 11, 2026 (PN Farm DNS APPEAL)

The City received one comment after the close of the advertised comment period which is not part of the SEPA record but which the city will consider in conjunction with the on-going public participation element of this periodic update.

- Naglich, Francis, Ecological Land Services, May 11, 2026 (ELS)

A summary and response of the SEPA comments are included below.

SEPA Appeal

On May 11, 2026, prior to the close of the 21-day comment period, Mr. David Morgan, Plas Newydd Farm, appealed the preliminary Threshold DNS. The Ridgefield Community Development Director acknowledged the receipt of the SEPA appeal in an email to Camille Aspittle, Plas Newydd Mitigation Lead/Aquatic Ecologist, dated May 11, 2026. The City responded to the appeal, stating that it would formally respond to all comment received during the comment period and that it would share a preliminary version with all commentors before issuing the final SEPA determination.

Regarding the SEPA appeal, the Community Development Director wrote:

Because the final threshold determination has not been issued, the appeal submitted with your comment letter is not yet ripe for review. However, the City can simply hold your appeal until the final determination then process it as an appeal of that decision. In the alternative, you may withdraw the May 11 appeal and be refunded the appeal fee, then choose whether to resubmit after issuance of the final SEPA determination and response to comments.

The city issued its final Threshold determination on **June XX**, 2026.

GMA 60-DAY COMMENTS

Counties and cities city planning under the GMA must provide the Washington State Department of Commerce (Commerce) with notice of its intent to adopt comprehensive plan and development regulation amendments 60 days prior to the final adoption date. State agencies may provide comments to the county or city on the proposed comprehensive plan, or proposed development regulations, during the public review

process prior to adoption. Counties and cities must also provide notice of adoption not more than ten days after adoption. (See [RCW 36.70A.106](#) and [WAC 369-196-630](#).)

On April 14, 2026, the City of Ridgefield provided Commerce with a formal “Notice of Intent to Adopt Critical Area Development Regulation Amendments”. (See Commerce Submittal ID #2026-S-12705.) The 60-day comment period closed on June 12, 2026. The Ridgefield City Council will conduct a public hearing on the proposed amendments to RDC 18.280 on July 23, 2026.

During the 60-day comment period, the City received comments from the following state agency representatives:

- Sears, Tricia, WA Department of Natural Resources, April 20, 2026 (DNR)
- Atkins, Emily, WA Department of Ecology, May 8, 2026 (Ecology) and via virtual meetings on June 9, 2026 and June 18, 2026
- Gossett, Brittney, WA Department of Fish and Wildlife, May 11, 2026 (WDFW)
- Johnson, Deborah, Washington Department of Health, June 11, 2026 (Health)

A summary and response of the 60-day comments are included below.

SYNOPSIS OF SEPA COMMENTS AND CITY RESPONSES

The City of Ridgefield received several comment letters relating to the SEPA preliminary Threshold DNS for the proposed amendments to Chapter 18.280.

SEPA objections to proposed code amendment language

The primary focus of the SEPA comments letters (AKS, ELS, Habitat, Hurley, PN Farm, and Terrace) is the proposal to evaluate opportunities for on-site or local mitigation prior to authorizing purchase of wetland mitigation bank credits. The specific draft code language that is the target of the comments area is:

18.280.010 *Purposes*

E. If avoidance is not feasible, the city may permit impacts in critical areas or their buffers to the extent that mitigation measures implement the goals and policies of Chapter 6, Environment, of the Ridgefield Comprehensive Plan, by restoring or enhancing critical areas and their buffers within the Ridgefield City limits. To implement the goal of restoring or enhancing critical areas and their buffers within the city limits, the following guidelines shall inform the critical area permitting process:

1. The city may require a project to install a minimum of 25% of the required mitigation on the project site, if on-site mitigation is feasible;

2. If full or partial on-site mitigation is not feasible, the city may require the applicant to mitigate project impacts on city-owned or city-controlled property within the city limits;
3. After evaluation of opportunities for on-site or on city-owned or city-controlled properties, the city may authorize the purchase of bank use credits at approved mitigation banks in Clark County.

18.280.060 Approval criteria

E. Compensation.

Does the proposal adequately compensate for the impact by replacing, enhancing, or providing substitute resources or environments?

1. Section 18.280.010 found that management of critical areas is necessary to implement the city's Comprehensive Plan and to provide a variety of valuable and beneficial biological and physical functions that benefit the city and its residents. Therefore, compensatory mitigation should occur within the city's corporate limits when feasible.
2. Twenty five percent (25%) of compensatory mitigation shall occur on the project site, or, if it is not possible to achieve 25% compensatory mitigation on-site, then compensatory mitigation off-site within the city limits is permissible.
3. The city shall authorize wetland or habitat mitigation bank credits only after the applicant has demonstrated that any form of compensatory mitigation is not feasible on-site or elsewhere within the city limits.

18.280.110 Fish and wildlife habitat conservation areas.

C. Additional Critical Areas Report Requirements.

1. *A critical areas report for a fish and wildlife habitat conservation area shall include evaluation of the habitat functions using the Clark County Habitat Conservation Ordinance Riparian Habitat Field Rating Form.*

"Best available science includes requirements that any mitigation eliminate temporal loss as shown in the Best Management Practices for Mitigating impacts to Oregon white oak from WFDW [https://wdfw.wa.gov.publicatoin/02465](https://wdfw.wa.gov/publicatoin/02465) Mitigation for any impact should be in perpetuity with funding for the maintenance of habitat values over time." (Morgan May 7th)

Synopsis of SEPA objections

The following is a synopsis of the primary points and or assertions the comment letters contained. (The full text of each comment letter is contained in the city record.)

- Opposition to stipulating that a minimum of 25% of required compensatory be performed on a project site, within the city, or on city-owned sites is contrary to best available science (BAS) and is a "regressive action" compared to watershed-based approaches.

- The preference for mitigation within the city prioritizes geography over watershed functions and fragments mitigation in an urban environment creating a patchwork of mitigation.
- The approach “undermines the preference for approved mitigation banks.”
- Mitigation banks provide better certainty over time and provide better uplift.
- On-site mitigation efforts often perform more poorly over time than mitigation banks.
- The 25% preference is an “Outsized Land Tax”.
- A city preference for on-site mitigation removes or constrains land already zoned for urban uses and growth.
- The proposal complicates permitting without improving mitigation outcomes and confuses permit-required compensatory mitigation with broader city habitat restoration goals.
- The proposed preference for local mitigation is an “Erosion of By-Right Development” and “Robs Peter to Pay Paul.”
- If the city’s goal is to ensure local mitigation, the city should establish its own mitigation bank.
- The 2008 Federal Mitigation Rule (33 CFR Part 332.3[b] and 40 CFR Part 230.93[b]) establishes a preference hierarchy for the different type of compensatory mitigation available to an applicant. The order of preference (1 through 5) outlined in the 2008 Federal Mitigation Rule recommends mitigation bank credits as the first preference in the hierarchy, Permittee-responsible mitigation under a watershed approach as the third priority and Permittee-responsible mitigation on-site mitigation as the fourth level of preference.
- The Habitat Bank LLC and ELS support the following language:
“Compensatory mitigation shall be selected using a watershed-based approach and shall prioritize replacement of lost wetland functions in a manner consistent with applicable federal and state mitigation guidance. Where approved mitigation bank credits or in-lieu fee credits are available and appropriate for the impacted resource type and service area, such credits shall be considered a preferred mitigation option. Permittee-responsible mitigation, including mitigation located within City limits, may be considered where the applicant demonstrates that it will provide equal or greater ecological function, long-term protection, financial assurance, management certainty, and likelihood of success compared to available third-party mitigation options.”

City Response to the SEPA Comments

- Criticisms of the proposal to encourage on-site or within-city mitigation came from members of the development community, consultants and operators of mitigation banks. During the stakeholder interviews and in their respective 60-day comment letters, neither the Department of Ecology nor the Department of Fish and Wildlife,

which promulgate BAS guidance upon which jurisdictions rely, objected to encouraging compensatory mitigation within the city limits.

- The SEPA comment letters raise important points and illuminate potential problems with the draft language regarding the preference for local mitigation. The goal of the proposed local mitigation was to encourage applicant to consider compensatory mitigation locally rather than to forbid purchase of mitigation bank credits. On-site or city-based mitigation implements several goals and policies of the Chapter six, Environment, in the city's comprehensive Plan.
- An applicant's critical area report and mitigation plan would demonstrate whether on-site mitigation is feasible. Similar to GMA Best Practices, the City wanted applicants to "show their work" regarding avoidance and on-site mitigation before automatically opting for purchase of mitigation bank credits.

Revised draft code language

As a result of the comments received during the advertised SEPA comment period, the project team proposes to modify the proposal regarding on-site and within-city mitigation as follows.

18.280.010 Purposes (New section E.)

E. If avoidance is not feasible, the city may permit impacts in critical areas or their buffers to the extent that mitigation measures implement the goals and policies of Chapter 6, Environment, of the Ridgefield Comprehensive Plan, by restoring or enhancing critical areas and their buffers within the Ridgefield city limits. To implement the goal of restoring or enhancing critical areas and their buffers within the city limits, the following guidelines shall inform the critical area permitting process:

1. The city encourages compensatory mitigation to be conducted on-site when feasible.
2. Critical area mitigation plans shall evaluate the opportunity and feasibility of on-site permittee-responsible compensatory mitigation considering whether on-site mitigation will provide equal or greater ecological function, long term protection, financial assurance, management certainty and the likelihood of success compared to available off-site third party mitigation options such as mitigation banks.

18.280.060 Approval criteria

E. Compensation.

An applicant's mitigation report shall consider whether the proposed mitigation adequately compensates for the impacts to critical areas and buffers by replacing, enhancing, or providing substitute resources or environments.

1. Section 18.280.010 found that management of critical areas is necessary to implement the city's Comprehensive Plan and to provide a variety of valuable and beneficial biological and physical functions that benefit the city and its residents.
2. The 2008 Federal Mitigation Rule (33 CFR Part 332.3[b] and 40 CFR Part 230.93[b]) establishes a preference hierarchy for the different type of compensatory mitigation available to an applicant. The order of preference (1 through 5) outlined in the 2008 Federal Mitigation Rule recommends mitigation bank credits as the first preference in the hierarchy, Permittee-responsible mitigation under a watershed approach as the third priority and Permittee-responsible mitigation on-site mitigation as the fourth level of preference.
3. The city encourages compensatory mitigation to be conducted on-site when feasible.
4. Critical area mitigation plans shall evaluate the opportunity and feasibility permittee-responsible compensatory mitigation at the project site considering whether on-site mitigation will provide equal or greater ecological function, long term protection, financial assurance, management certainty and the likelihood of success compared to available off-site third party mitigation options such as mitigation banks.

SEPA Appeal

Mr. David Morgan representing Plas Newydd Farm, appealed the preliminary Threshold DNS. The letter of appeal asked the City to “reverse the DNS and proceed with full SEPA review, including an EIS.” The city attorney concluded that an appeal of a Final DNS may be allowed but that an appeal of a preliminary Threshold DNS is not timely. A jurisdiction issues a preliminary Threshold DNS and seeks comments on the proposed project or non-project action. At the close of the public comment period, a jurisdiction must review those comments and consider whether the proposed DNS should be approved without changes, modified, or withdrawn and reissued as a DNS or DS (Determination of significance resulting in an Environmental Impact Statement). The city attorney recommended holding the appeal in abeyance until the city issues a Final SEPA decision on this non-project action.

SYNOPSIS OF GMA 60-DAY COMMENTS AND CITY RESPONSES

During the 60-day comment period, the City received the following comments from the Washington State Departments of Fish and Wildlife (WDFW), Ecology (Ecology), Health, and Natural Resources (DNR).

18.280.010 Purpose

E. The City encourages on-permittee-responsible compensatory (on-site) mitigation, when feasible

Ecology does not object to this provision. Fish and Wildlife did not object to this provision.

18.280.020 *General Provisions*

A. Add “geologic hazard areas” to the no-net-loss of functions and values section. (DNR)

A & B. Impacts to drinking water functions and values are not permitted. (Health)

City Response: The City will make the suggested change to the proposed code amendments.

18.280.030 *Applicability and Exemptions*

A.4. Clarify that where critical area regulations overlap, the more restrictive applies. (Health)

B.5&7. Clarify that a critical area permit is not required to apply pesticides, consistent with labeling, outside of the one-year time of travel zone. (Health)

City Response: The City will make the suggested change to the proposed code amendments.

18.280.040 *Approval Process*

B.1.f. Add requirement for a Type I permit of vegetation within a geologic hazard area. (DNR)

B.1.b. Clarify that a critical area permit is required to apply pesticides with the wellhead one-year time of travel zone. (Health)

I. A five foot setback is not required from the wellhead one-year time of travel zone. (Health)

City Response: The City will make the suggested change to the proposed code amendments.

18.280.050 *Submittal requirements*

D. *Critical Area Report*

2. For third party review, the professional consultant should be a “qualified professional” – a term defined in this chapter. (DNR)

City Response: The City will make the suggested change to the proposed code amendments.

E. *Mitigation Plan Requirements.*

1. *Detailed Construction Plans. The mitigation plan shall include descriptions of the mitigation proposed, such as:*
 - g. A description of how the mitigation plan layout will be protected in perpetuity. (DNR)

City Response: The City will make the suggested change to the proposed code amendments.

18.280.060 Approval Criteria

Correct conflicting use of tenses in the list of approval criteria. (Health)

City Response: The City will make the suggested change to the proposed code amendments.

18.280.110 Fish and Wildlife Habitat Conservation Areas Designation

A. Designation

2. Fish and wildlife habitat conservation areas do not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of, and are maintained by, a port district or an irrigation district or company. The exclusion of said artificial features must be established by a qualified professional on a case-by-case basis. (DNR)

City Response: The City will make the suggested change to the proposed code amendments.

B. Fish and Wildlife Habitat Conservation Areas and Riparian Buffers.

3. If impervious surfaces from previous development completely functionally isolate the designated stream type and associated buffer the regulated fish and wildlife habitat conservation shall extend from the ordinary high water mark to the impervious surfaces. An example would be an existing industrial paved area and warehouses in the riparian buffer.

A determination of functional isolation shall consider the applicable functions and values identified in [Riparian Management Recommendations Volume 1: Science Synthesis and Management Implications](#) (WDFW 2020). Physical structures should be evaluated on a case-by-case basis to determine if they are functionally isolating riparian habitat. An applicant shall demonstrate consultation with WDFW has occurred prior to the city approving a claim of functional isolation. (DNR)

City Response: The City will make the suggested change to the proposed code amendments.

C. Additional Critical Areas Report Requirements.

1. A critical areas report for a fish and wildlife habitat conservation area shall include evaluation of the habitat functions using the Clark County Habitat Conservation Ordinance Riparian Habitat Field Rating Form. ~~or another habitat evaluation tool approved by the Washington Department of Fish and Wildlife.~~ (DNR)

City Response: The City will make the suggested change to the proposed code amendments.

D. Performance Standards.

2. Fish and Wildlife Habitat Conservation Areas and Riparian Buffers.

c. Alternative riparian buffer. (DNR)

WDFW has concerns regarding the absence of specific metrics to define the level of Riparian Management Zone (RMZ) degradation that would make a buffer eligible for reduction. Without a clearly defined baseline condition or threshold for degradation, there is a risk that high-functioning buffers could qualify for reduction, which does not appear to align with the intent of the provision. WDFW recommends adding language to establish a minimum degradation standard that must be met before this alternative pathway can be used. This would help ensure the provision is applied consistently and limited to areas where buffer reduction is appropriate.

City Response: See City response regarding the Alternative riparian buffer method.

c. Alternative riparian buffer. (City Proposal)

- i. The community development director may allow an applicant to reduce the SPTH₂₀₀ riparian buffer to no less than the minimum buffer described in Table 18.280.110-1b if the critical area report demonstrates that the reduced buffer will be enhanced to a state that equals the functions and values of the recommended SPTH₂₀₀ riparian buffer.
- ii. Fully vegetated (native species), multi-canopy riparian conservation zones (rcz) cannot be reduced through buffer averaging or reduction.
- iii. RCZs that have been destroyed (total loss), fragmented, and/or degraded - dominated by non-native herbaceous or woody plant species and contain no priority habitats as defined by WDFW shall be allowed to be reduced either through buffer averaging or reduction.

18.280.130 Geologic Hazard Areas (DNR)

A. Add steep slope hazard areas to the definition of geologic hazard areas.

- 4. Steep Slope Hazard Area. "Steep slope hazard areas are areas where there is not a mapped or designated landslide hazard, but where there are steep slopes equal to or greater than forty percent (40%) slope. Steep slopes which are less than ten (10) feet in vertical height and not part of a larger steep slope system, and steep slopes created through previous legal grading activity are not regulated steep slope hazard areas. The presence of steep slope suggests that slope stability problems are possible."

C Performance Standards

- 1. Add the term Steep Slope Hazard Areas to this section.

3. Steep Slope Hazard Areas. Add language to govern Steep Slope Hazard Areas and their buffers.

City Response: The City will make the suggested change to the proposed code amendments.

18.280.140 Critical Aquifer Recharge Area (CARA)

E.4.iii. Other prohibited activities. New on-site sewage systems.

Does the city intend to prohibit new on-site sewage systems? Also see Table 18.280.040-1. (Health)

City Response: The City requires new development to connect to the sewer system. See RDC 18.13.040

G. CARA Reporting.

Clarify that a qualified professional for critical aquifer recharge areas must be a hydrologist, geologist, engineer, or other scientist with experience in preparing hydrological assessments, licensed in the State of Washington.

City Response: The City will make the proposed adjustment.

18.280.150 Wetlands

Generally:

- On balance, our code provisions are acceptable.
- Change Publication date #14-06-029 to #23-06-009 relating to the State Wetland Rating system for Western Washington. (Ecology)
- Make the definition of a qualified professional ecologist and biologist consistent throughout the code. (Ecology)

City Response: The City will make the suggested change to the proposed code amendments.

A. Designating and Rating Wetlands. (add reference to USACE manual)

1. Designating Wetlands. Wetlands are those areas, designated in accordance with the U.S. Army Corps of Engineers' (Corps) manual (U.S. Army Corps of Engineers, 1987) and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0), US Army Corps of Engineers, 2010 or as revised (Ecology)

City Response: The City will make the suggested change to the proposed code amendments.

C. Performance standards

2. Wetland buffers

b. iii. Buffer width averaging.

Ecology prefers buffer averaging as a method for providing flexibility while maintaining the total buffer area before averaging. Ecology does not recommend the use of buffer reductions as this may reduce the ability of buffers to protect wetlands from adjacent impacts. Ecology “very strongly” does not recommend that buffer averaging and buffer reductions to be allowed on the same wetland.

City Response: The proposed amendments do not allow a combination of buffer reduction and buffer averaging on the same resource.

2. b iv. *Buffer Width Reduction.* Buffer width reduction is disfavored. However, the community development director or designee may authorize the reduction of required buffer widths by no more than 25% provided that an applicant demonstrates why avoidance is not possible and also compliance with the following:

(D) *Buffer width reduction shall not be used in combination with buffer width averaging on the same buffer segment but can be used in combination with the same wetland resource.*

Ecology “Very strongly” recommends removing criteria D that allows for the combination of buffer width averaging and buffer reductions on the same wetland resource. Ecology recommends that this effectively is a “double buffer reduction” and is not consistent with BAS.

Ecology does not believe that the city's wetland buffer reduction provision is consistent with their BAS guidance. However, Ecology does not necessarily believe that our buffer reduction provision is inconsistent with the GMA. If the city retains the buffer reduction provision, which it has used for years, the provision could be appealed. Ecology, however, will not be the appellant, but they would testify that the buffer reduction section is not consistent with their guidance.

Ecology raised concerns about the City allowed buffer reduction of different segments of the same wetland. Ecology disfavors reducing wetland buffers that are fully vegetated; however, the majority of the remaining wetlands in Ridgefield are no longer fully vegetated.

City Response: The proposed amendments do not allow a combination of buffer reduction and buffer averaging on the same resource.

Regarding allowing buffer reduction of different segments of a wetland, the City prepared a graphic showing how that was possible. Ecology appreciated seeing the graphic. The City proposes to insert the graphic into the draft code. In addition, the City will develop regulations that it would require the applicant to follow the avoidance / minimization / mitigation sequencing not only for the entire wetland and buffer but also for the reduction of the buffer segment/fragment itself.

(D) Buffer width reduction shall not be used in combination with buffer width averaging on the same buffer segment but can be used in combination with the same wetland resource.

- i. A fully vegetated wetland buffer, as defined by Department of Ecology guidance, may not be reduced.
- ii. A buffer segment is a specific mapped portion or fragment of a wetland buffer. (See illustration below.) The character of a wetland buffer segment may be determined by topography, vegetation, hydrology, and current use, as well as proposed development.
- iii. An applicant seeking to reduce a wetland buffer must address the need for the proposed buffer reduction using the avoidance, minimization, compensation sequence in RDC 18.280.060.A through G.

Wetland buffer segment diagram

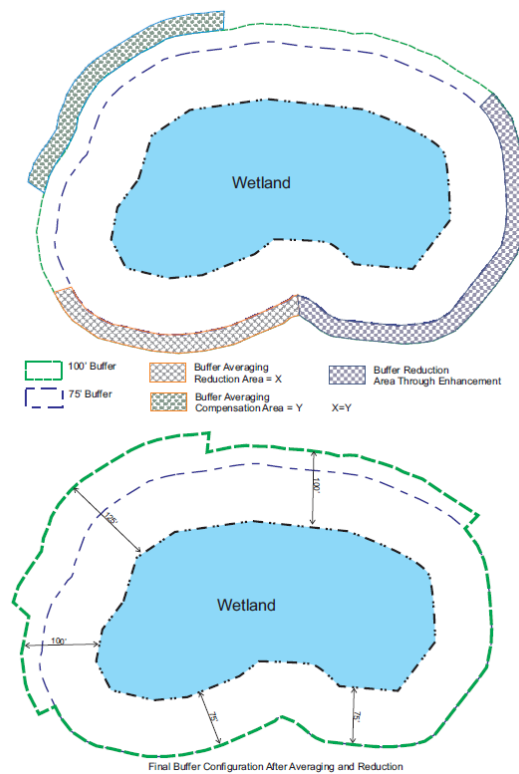


Table 18.280.150-8 Wetland mitigation ratios.

The wetland buffer ratios are consistent with Ecology guidance. However, the table does not include bogs which have higher replacement ratios. Ecology recommends adding bogs and their higher ratios to the table.

City Response: The City will make the suggested change to the proposed code amendments.

18.280.170 Definitions

Qualified professional. For consistency in chapter 18.280, a professional qualified to prepare geologic hazards reports must be a geotechnical engineer or geologist licensed in the state of Washington. (DNR)

City Response: The City will make the suggested change to the proposed code amendments.

-- end --

Critical Areas, RDC 18.280: Matrix of proposed amendments and reason for the change (Thematic)

June 10, 2026

Code Section	Proposed Amendment
Definitions	Several definitions are proposed. Some of the proposed definitions change the description of existing definitions. For example, several state agency representatives suggested that we more carefully define “qualified professional” and adopt agency language defining “Avoidance” and “CARA.” Some new definitions are the result of amending substantive code sections. For example, “Wellhead protection area” and “Enhancement” are concepts that take on more meaning in the proposed amendments.
18.100.110-A and 18.280.170 – New Definitions	<u>New definition.</u> Avoidance. Avoidance means the act of refraining from committing an act such as refraining from adversely impacting critical areas.
	<u>New definition.</u> Enhancement means an increase or improvement in quality or extent of the functions and values of critical areas or their buffers. (See Ridgefield Comprehensive Plan, Policy EN-3, Restoration and enhancement. “Promote and facilitate ecosystem restoration and enhancement.”)
	<u>New Definition.</u> Wellhead protection area (WHPA)" means protective areas associated with public drinking water sources established by water systems and approved or assigned by the state department of health. WAC 365-190-030(23).
18.280.030 – Applicability and exemptions	A.1. Link critical area terms to the Definition section.
18.280.030 - Exemptions	B.4.b. Minor syntax change.
18.280.050 – Submittal requirements	A. Add reference to the definition of a ‘qualified professional.’
	B.1. Tie the need for a ‘Critical Area Report’ to the definitions for critical areas in 18.280.015.A.
18.280.170 - Definitions	Qualified professional. Amends language regarding licensing and qualifications recommended by several state agencies.
Purposes and Procedures	Many of the changes proposed in this section are the result of conversations with agency representatives; the item is marked (<i>AGENCY</i> – identify the agency). There are a few changes that are the result of existing city practices or policies that, as a result of development review issues, we suggest should be corrected. These changes are marked (<i>CITY</i>) which are explained briefly. <i>STAKEHOLDERS</i> proposed some changes.
18.280.010 - Purposes	A. Clarify that Chapter 18.280 applies to land within the city limits, not the UGA. (<i>HEALTH</i>)
	D. <u>New section.</u> The city strongly encourages avoiding adverse impacts to critical areas and their buffers. The degradation of potable groundwater quality is strictly prohibited. (<i>ECOLOGY & HEALTH</i>)
	E. <u>New section.</u> When the city permits impacts to critical areas, the city encourages the applicant to mitigate on site, when feasible. A critical area report and mitigation plan must include an analysis of the potential for on-site mitigation, comparing the values of on-site mitigation versus off-site mitigation. (<i>CITY – this new purpose section supports the policy of encouraging some of the required mitigation to on site or within the city. It helps implement the Comprehensive Plan policy ENF-3 that encourages enhancement of critical areas.</i>)

18.280.015 – Critical Areas	<u>New section.</u> Identify the five types of critical areas chapter 18.280 covers and tie the lit to the RCW and to the definition section of 18.280. <i>(HEALTH)</i>
18.280.020 – General Provisions, No Net Loss	A. Identify critical areas no net loss applies to. No net loss of critical area function does not apply to wellhead protection areas because adverse impacts to potable drinking water are not acceptable. <i>(HEALTH)</i>
18.280.020 – Relationship to other regulations	B. Clarify that when Chapter 18.280 and the city’s Shoreline Master Program (SMP) overlap, the SMP governs. Clarify that when regulations in chapter 18.280 are in conflict with other regulations in the RDC, the regulation which provides the greater protection of a critical area control. Insert Washington State Pollution Control Act. <i>(HEALTH)</i>
18.280.020 – Regulatory flexibility	D. Delete the last two sentences which exempt domestic use site conditions from the critical area review process. The section is in conflict with state agency recommendations regarding Best Available Science (BAS) because it provided an exemption to BAS without a scientific basis. <i>(CITY & ECOLOGY - these sentences allow circumvention of BAS requirements. Also, the city experienced some issue wherein an applicant attempted to eliminate a required buffer to a wetland altogether.)</i>
18.280.030 - Exemptions	A.5 Increase area of buffer where harmful chemicals are prohibited from 25-feet to 50 feet. <i>(HEALTH)</i>
18.280.040 – Approval Process	B.6. Allow use of walk-behind motorized equipment for vegetation removal that does not cause ground compaction. <i>(STAKEHOLDER – use of this type of equipment is an agency recognized standard. Requiring hand removal greatly increases time required to maintain a buffer.)</i>
	B.7. Exempt application of pesticides, fungicides and herbicides beyond 50 feet of a critical area, other than a wellhead protection area, when applied by an applicator licensed in the State of Washington and subject to a city-issued permit. <i>(HEALTH - clarify where such materials could safely be used, particularly if used according to the label instructions.)</i>
	B.22 Adopt Ecology’s BAS recommendations for exempting wetlands 4,000 S.F. or smaller from critical area review. <i>(ECOLOGY -new BAS recommendation for small wetlands. Change from 5,000 s.f. to 4,000 s.f.)</i>
	A.2.b. Add WA Department of Health to list of agencies to consult for scientific opinions. <i>(HEALTH)</i>
	A.5. Minor text change. <i>(CITY)</i>
	B.1.b. Clarify that application of pesticides within a wellhead one year time of travel zone may require a critical area permit. <i>(HEALTH & CITY – Health is concerned that chemicals can enter the groundwater supply too quickly. The city suggests using the 1-year time of travel as a metric.)</i>
	F.1. Exclude wellhead one year time of travel zone from requiring a critical area marker. <i>(HEALTH – did not see the value in such signs as the zone of travel is not a regular polygon.)</i>
	F.3. Allow community development director to modify standards for critical area and buffer markers. <i>(CITY – provide the CD director with discretion to allow signage location based on characteristics of the buffer.)</i>
18.280.050 – Submittal	I. Eliminate requirement for a 5-foot building or structure setback from a wellhead one-year time of travel zone. <i>(HEALTH – the 5-foot standard is not meaningful and could prohibit public works from constructing needed well and pump structures.)</i>
	J.1.b. Increase the required financial security from 110% to 125%. <i>(MULTIPLE – suggested the higher value is a more widely used practice.)</i>
18.280.050 – Submittal	B.6. A written response outlining how a project will avoid probable impacts to critical areas and buffers and will cause no net loss of critical area functions and values. <i>(AGENCY – ECOLOGY & WDFW – the agencies suggest that Avoidance is the</i>

requirements	<i>first step best practice supporting BAS. Procedurally, staff at the pre-app stage would instruct the applicant to provide written and/or visual evidence of how they first tried to avoid impacts on critical areas. The city may require an internal alternatives analysis to determine if the avoidance criteria have been met. At the development review stage, an application that does propose to impact critical areas but which does not include an analysis of avoidance would be technically incomplete.</i> B.7. If the written response demonstrates that avoidance is not feasible, the application must include a rationale for minimizing impacts that cannot be avoided. C. Other Reports. Clarify that a critical area report may be required for critical areas that are listed in 18.280. <i>(HEALTH – alert potential applicants what types of critical; area reports might be necessary.)</i> D.2. Critical; area report review. Allow third party review of critical area report if the applicant and a reviewing agency disagree about the scope, nature, findings, and recommendations of a critical area. Applicant shall pay for third party review. The community development director is authorized to make findings resolving the disagreement. <i>(STAKEHOLDER – This would establish a city-based mechanism to potentially resolve disputes between an applicant and a regulatory agency about critical area management. The Stakeholder believed that this would provide both flexibility regarding mitigation measures and certainty that there would be a final decision within a specific timeframe. Staff would set and administrative, rather than code based, cap on the cost of third party review.)</i> E. Mitigation plans. Mitigation plans do not apply to wellhead protection areas because the city prohibits adverse impacts to public drinking water. <i>(HEALTH – clarifies when mitigation plans are appropriate.)</i> Title. Add “Avoid, minimize, compensate, no net loss.” <i>(ECOLOGY & HEALTH – housekeeping change to put these actions under one heading.)</i>
18.280.060 – Approval criteria	Adds two approval criteria. A technically complete critical area report must address subsections A through G. <i>(ECOLOGY & CITY)</i> A. Avoidance. Prior to the city authorizing minimization of impacts or compensatory compensation, the applicant shall demonstrate that Avoidance is not feasible. <i>(ECOLOGY – Affirms the policy that an applicant must first consider Avoidance. To implement this policy, staff could develop a methodology that includes metrics to evaluate feasibility such as size of the project area, amount and type of impacts, cost to the applicant, and consistency with relevant Comprehensive Plan policies.)</i> B. Minimize the impact. Avoid fragmentation of the resource. C. Rectify or eliminate the impact. Repair or rehabilitate the resource. D. Reduce or eliminate the impact. The temporal life of the impact. E. Compensation. The city encourages Permittee-responsible mitigation to be conducted on-site when feasible. F. Monitoring – measure success over time. G. Consistency with the Comprehensive Plan and purposes of Chapter 18.280
18.280.080 – Minor exceptions	A. clarify that the process for reviewing a request for a minor exception is governed by RDC 18.350 – Adjustments. <i>(CITY – clarifies which regulatory process the staff will use to evaluate a request to modify compliance with a standard – RDC 18.350 is the long-standing procedure process.</i>

	B.6. The city may not grant a minor exception that would allow impacts to public drinking water. <i>(HEALTH)</i>
18.280.090 – Reasonable use and public utility exceptions	B. Public utilities may not receive a minor exception that would allow adverse impacts to public drinking water. <i>(HEALTH)</i>
18.280.110 – Fish and Wildlife habitat conservation areas	B. Fish and Wildlife Habitat Conservation Areas and Riparian Buffers. This section adopts the WDFW Site Specific Tree Height 200 (SPTH₂₀₀) recommendations as the base line for establishing riparian buffers which will result in wider buffers for non-fish bearing streams. As an alternative, the section allows an applicant to use the current buffer widths if they enhance the buffer to equal the anticipated functions and values of the SPTH₂₀₀ guidance. <i>(AGENCY – WDFW & CITY – This section demonstrates the city’s willingness to adopt the new BAS recommendation regarding riparian buffers. It also acknowledges that the current BAS riparian buffers may be used IF the applicant enhances to functions and values of the buffers. WDFW staff did not object outright to the proposal.)</i> Table 18.280.110-1 . Increase the minimum buffer width for Type Np and Ns — Perennial or seasonal streams with low mass wasting potential from 50 feet to 100 feet based on WDFW guidelines. New Table 18.280.110-1b establishes an alternative minimum buffer width based on current riparian buffer width. New Table. Table 18.280.110-3 provides examples of techniques that might be used to enhance an alternative buffer in addition to additional plants and materials. <i>(WDFW & CITY – The changes to buffers widths to these smaller streams is based on recent agency BAS. Again, the City proposes a compromise measure that an applicant may use IF the applicant enhances the stream buffers.)</i> D.2.e. Performance standards – buffer reduction. WDFW strongly disfavors using double buffer adjustments. As an alternative, this section provides: Buffer width reduction shall not be used in combination with buffer width averaging on the same buffer segment of a multi-segment riparian buffer but can be used in combination with the same wetland resource. For example, the lineal distance of a buffer segment, if eligible for buffer reduction, is not eligible for buffer averaging. Double reduction of a segment of a buffer is not allowed. However, one segment of a buffer may be reduced and a separate segment of a buffer may be averaged. <i>(WDFW – The regulatory agency recommends adopting the updated BAS. The city offers a compromise that is based on its practice of allowing buffer adjustment in some circumstances but accepts that ‘double’ reductions are not allowed.)</i>
18.280.130 – Geologic Hazards	A. Designation, Landslide hazards. <i>(DNR – The current ordinance does not adequately recognize that landslides are also geologic hazards.)</i> A.1.b. Identifies the Washington State Department of Natural Resources Geologic Information Portal as a technical resource. <i>(DNR – The subsection points the user to the WDNR’s very useful web mapping portal.)</i> B.1. Information requirements, Critical area report. The geotechnical report must be authored by a geologist licensed in the State of Washington and must also address public safety. <i>(DNR – Two separate points: (1) require that the qualified professional be licensed in Washington and (2) ensure that a geotechnical critical area report also considers public safety as a criterion for evaluating slope stability.</i> C. Performance standards.

	C.1.a.v. Repeats need for a report authored by a qualified professional licensed in the State of Washington. <i>(DNR – that the qualified professional consultant be licensed in the State of Washington is a significant concern for WDNR staff.)</i>
18.280.140 – Critical aquifer recharge areas (CARAs)	Repeal and replace the section. <i>(CITY & HEALTH) The two driving forces behind a repeal and re-write of the CARA section are: (1) Protect the city’s public drinking water sources and (2) clarify and streamline the CARA review process within the city. The new Section will:</i> <i>Designate the entire city limits as a CARA II [the least restrictive CARA] because the entire city limits are within the Troutdale Sole Source Aquifer; exempt many uses, residential use [not mixed use] from CARA review; establish CARA I protection around wellheads and one-year time of travel zones for groundwater movement; limits uses that could degrade public drinking water within the one-year zone; establish the requirements for a criteria for CARA critical area report. The last section updates reference to the WAC and RCW provisions relating to clean water.)</i>
18.280.150 - Wetlands	A. Written evidence prepared by a qualified ecologist or biologist addressing the proposed buffer width reduction and demonstrating how the reduced buffer will enhance the functions and values of the adjacent wetland <u>to the level and intensity of the wider buffer</u>. <i>(CITY & ECOLOGY.– The agency provided guidance on the nature of a qualified professional and the city linked buffer reduction to the new enhancement policy.)</i> A.2. Reference change to identify the most current wetland rating guidance. <i>(ECOLOGY – based on most recent BAS rating metrics.)</i> B. Reference change to identify the most current wetland rating guidance. <i>(ECOLOGY – based on most recent BAS rating metrics.)</i> C. Performance standards. 1. C.1.a.ii. Trails and wildlife viewing structures that have no impact on water quality and are located in the outer 25% of the wetland buffer may be permitted. Trails and walkways should be generally parallel to the perimeter of the wetland and located to avoid removal of significant mature trees. They should be limited to pervious surfaces and designed for pedestrian use only. <i>(ECOLOGY - Based on BAS; seeks to reduce uses allowed within wetland buffers and limit them to the outer 25% of the buffer. This might have an impact on the city’s’ trail plans. The Parks and Recreation Manager suggests that if the city amends RDC 18.280.150.C.1, it should also consider amending the Engineering Standards Vol. 3 to reference the new code, specifically in Chapter 2 - Trails.</i> <i>(https://ridgefieldwa.us/DocumentCenter/View/3061/2025-Engineering-Standards-Volume-3-PDF)</i> C.2. Wetland buffers. The buffer widths in the table assume that the buffer is fully vegetated with a native plant community appropriate for the ecoregion. If the existing buffer is unvegetated, sparsely vegetated, or vegetated with invasive species that do not perform needed functions, the buffer should either be planted to create the appropriate plant community or the buffer should be widened to ensure that adequate functions of the buffer are provided. <i>(ECOLOGY - Amends the section to conform to current Ecology guidance.)</i> C.2.a. Deletes reference to outdated Ecology publication <i>(ECOLOGY)</i> Table 18.280.150-1: Land Use Intensities. Deletes outdated classification and adopts current Ecology land use classification matrix. <i>(ECOLOGY – The result of the revised rating system elevates the classification of some types of uses. The table is</i>

	<i>more expansive and now provides more examples to refer to. This will be addressed on a case-by-case basis during development review.)</i>
	Table 18.280.150-2: Rating System. Adopts current Ecology habitat rating levels. <i>(ECOLOGY – The result of the revised rating system might increase the habitat score for some wetlands which might increase when classification and buffer width. It will be resolved on a case-by-case basis during development review.)</i>
	Tables 18.280.150 – 4 and 5. Adopts current Ecology buffer width increases for Category II and III wetlands. <i>(ECOLOGY – The Upgrade is based on current BAS recommendations. In the undeveloped areas of the Ridgefield Junction, most, though not all, wetlands are classified as Category III or IV. Because of the changes to the habitat rating system, the recommended buffers for Category III wetlands might increase. Consequently, the city proposes an alternative option that is based on a lower buffer width IF enhancement is provided.)</i>
	C.2.b.ii(F). Adopts Ecology’s current definition of a functionally isolated wetland which differs from the city’s current definition. <i>(ECOLOGY - Functionally isolated wetlands often occur when a portion of a wetland is cut off from the main body by a road, building or other impervious surface. The impact of this change is unknown. The applicant’s professional critical area report may raise this issue which the city staff and regulatory agencies will consider.)</i>
	C.2.b.iv. Buffer Reduction. Allows the community development director to reduce a wetland buffer by no more than 25% of the required width and prohibits using both buffer averaging and buffer reduction on the same buffer. <i>(ECOLOGY - Limiting the reduction of a buffers to no more than 25% might reduce a project’s amount of buildable land.)</i>
	New section. C.4. Mitigation sequencing. Adopts Ecology’s mitigation sequencing matrix. <i>(AGENCY – ECOLOGY - The city currently follows the Ecology mitigation sequencing. This amendment brings the issue to the forefront of the mitigation conversation. Avoidance is the lead mitigation measure which is consistent with the discussion of Avoidance in other sections of the chapter.)</i>
	C.6. Mitigation action. Authorize certain types of mitigation actions permissible after an applicant demonstrates that avoidance is not feasible. <i>(ECOLOGY - The sequencing of mitigation actions after avoidance is not substantially different from current city practices. The questions of whether Avoidance is feasible will be based on the metrics recommended in 18.280.050.B.6, Submittal requirements.)</i>
	• New Table 18.280.150-7 Strategies for avoiding or reducing impacts to wetlands and buffers. • Table 18.280.150-8 Mitigation ratios. Adjusts mitigation ratios based on current Ecology guidelines. <i>(ECOLOGY - Not considered a significant change.)</i>
No Changes	
	18.280.070 – Density transfer, 18.280.100 - Unauthorized critical areas alterations and enforcement, 18.280.120 – Frequently flooded areas and 18.280.160 – Appeal procedures

Chapter 18.280 CRITICAL AREAS PROTECTION¹

18.280.010 Purposes.

- A. This chapter complies with the Washington State Growth Management Act (GMA) specified in RCW 36.70.A pertaining to the designation, classification and protection of ecologically sensitive and hazardous areas more specifically referred to as critical areas within the existing ~~and future~~ municipal limits of the city of Ridgefield. For the purposes of this chapter critical areas are identified as wetlands, fish and wildlife habitat conservation areas, geologically hazardous areas, critical aquifer recharge areas and frequently flooded areas.
- B. This chapter implements applicable goals and policies of the Ridgefield Comprehensive Plan by promoting the reasonable economic use of property while protecting the functions and values of critical areas within the city.
- C. The city of Ridgefield finds that critical areas provide a variety of valuable and beneficial biological and physical functions that benefit the city and its residents. The beneficial functions and values provided by critical areas include but are not limited to water quality protection and enhancement, fish and wildlife habitat, food chain support, food storage, conveyance and attenuation of flood waters, groundwater recharge and discharge, erosion control, protection from hazards, historical, archaeological and aesthetic value protection and recreation. These beneficial functions are not listed in order of priority; however, the degradation of potable ground water is strictly prohibited.
- D. The city strongly encourages avoiding adverse impacts to critical areas and their buffers.
- E. If avoidance is not feasible, the city may permit impacts in critical areas or their buffers to the extent that mitigation measures implement the goals and policies of Chapter 6, Environment, of the Ridgefield Comprehensive Plan, by restoring or enhancing critical areas and their buffers and by linking fish and wildlife habitat areas to form contiguous networks within the Ridgefield City limits. To implement the goals and policies of Chapter 6, the following guidelines shall inform the critical area permitting process:
 - 1. The city encourages compensatory mitigation to be conducted on-site when feasible.
 - 2. Critical area mitigation plans shall evaluate the opportunity and feasibility of on-site permittee-responsible compensatory mitigation considering whether on-site mitigation will provide equal or greater ecological function, long term protection, financial assurance, managements certainty and the likelihood of success compared to available off-site third party mitigation options such as mitigation banks.

18.280.015 Critical Areas and Mitigation Sequence

- A. This Chapter adopts the meaning of the term "Critical Areas" as defined in RCW 36.70A.030(12), "Critical areas" include the following areas and ecosystems:
 - 1. Wetlands;
 - 2. Areas with a critical recharging effect on aquifers used for potable water;
 - 3. Fish and wildlife habitat conservation areas;
 - 4. Frequently flooded areas; and
 - 5. Geologically hazardous areas.

"Fish and wildlife habitat conservation areas" does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company.

¹Editor's note(s)—Ord. No. 1132, § 2(Exh. A), adopted July 11, 2013, amended Ch. 18.280 in its entirety to read as herein set out. Former Ch. 18.280, §§ 18.280.010—18.280.170, pertained to similar subject matter, and derived from Ord. No. 1111, § 2(Exh. A), 8-9-2012; Ord. 903 § 2(part), 2006.
Prior ordinance history: Ords. 676, 716, 744 and 802.

B. Mitigation Sequence. The following are the steps in the mitigation sequence according to the implementing rules of SEPA (Chapter 197-11-768 WAC). Applicants shall demonstrate that they have taken these actions:

- a. Avoiding the impact altogether by not taking a certain action or parts of an action;
- b. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;
- c. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
- d. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;
- e. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and/or
- f. Monitoring the impact and taking appropriate corrective measures.

18.280.020 General provisions.

- A. No Net Loss of Functions. Land development and uses within the city shall result in no net loss of functions and values of wetlands, riparian areas, priority habitat, frequently flooded areas, geologically hazardous areas, and their buffers, in the critical areas. A loss of function and value of wellhead protection areas is prohibited. Since values are difficult to measure no net loss of functions and values means no net loss of functions. The beneficial functions provided by critical areas include, but are not limited, to water quality protection and enhancement, fish and wildlife habitat, food chain support, flood storage; conveyance and attenuation of flood waters; ground water recharge and discharge; erosion control; and wave attenuation. These beneficial functions are not listed in order of priority. This chapter is also intended to protect residents from hazards and minimize risk of injury or property damage.
- B. Relationship to Other Regulations. These critical area regulations shall apply in addition to zoning and other regulations adopted by the city. When there is a conflict between any provisions of this chapter and or any other regulations, Shorelands managed under the Ridgefield Shoreline Master Program, the SMP shall apply. Where there is a conflict between provisions of this chapter and other regulations, the city shall enforce both regulations giving priority to that which provides the most protection to the subject critical area shall apply. Conditions of approval of a project affecting critical areas may be supplemented by a review under the State Environmental Policy Act (SEPA), as locally adopted. Compliance with the provisions of this chapter does not constitute compliance with other federal, state, and local regulations and permit requirements (for example, Shoreline Substantial Development Permits, Hydraulic Project Approval (HPA) permits, the Washington State Pollution Control Act, Section 106 of the National Historic Preservation Act, U.S. Army Corps of Engineers Section 404 permits, or National Pollution Discharge Elimination System permits). The applicant is responsible for complying with other state and federal requirements in addition to the requirements of this chapter. Obtaining all applicable state and federal permits shall be made a condition of a critical areas permit and such permits shall be obtained prior to issuance of permits for construction or site disturbance.
- C. Implementation of Best Available Science. The regulations of this chapter are intended to protect critical areas in accordance with the Growth Management Act (GMA) through the application of best available science as determined according to WAC 365-195-900 through 365-195-925, and in consultation with state and federal agencies, Tribes, and other qualified professionals.
- D. Regulatory Flexibility. This chapter is to be administered with flexibility and attention to site-specific characteristics. This chapter is not intended to make a property in the city unusable by denying its owner reasonable economic use of the property or to prevent the provision of public facilities and services necessary to support existing or planned development. When property that is identified as being within a critical area or the proposed buffers has been used by the property owner for domestic uses such as lawns, buildings and

~~similar uses other than being left in its natural state that land shall not be considered as critical as intended by this code. These areas shall also be exempt from the critical area permitting process.~~

- E. General Public Interest Served. The city's enactment and enforcement of this chapter shall not be construed for the benefit of any individual person or group of persons other than the general public.
- F. Warning and Disclaimer of Liability. The standards established herein are minimum standards. The standards are established for regulatory purposes only. Minimum compliance with these standards may not be sufficient protection from identified or unidentified hazards. city-establishment of these minimum standards is not a representation that these standards are sufficient protection from any hazard. Critical areas development should be based on sound scientific and engineering considerations that may be more stringent than this chapter. The city assumes no liability if these established standards prove to be insufficient protection.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013)

18.280.030 Applicability and exemptions.

A. Applicability.

- 1. All areas within the city meeting the definition of one or more critical areas in RDC 18.280.170, Definitions and RCW 36.70A.030(12), whether mapped or not, are hereby designated critical areas and with their buffers are subject to the provisions of this chapter.
- 2. Unless exempted the provisions of this chapter shall apply to all lands, all land uses, clearing and development activity, and all structures and facilities in the city located within a critical area or buffer or on a site containing a critical area or buffer.
- 3. The provisions of this chapter shall apply whether or not a permit or authorization is required.
- 4. Any individual critical area that overlaps another type of critical area shall meet the requirements that provide the most protection to the critical areas involved.
- 5. No person, company, agency, or applicant shall alter a critical area or buffer (including removal of downed woody vegetation from or application of chemicals harmful to fish and wildlife within ~~twenty-five~~fifty feet of wetlands, ponds, lakes, streams or rivers) except as consistent with the requirements of this chapter.
- 6. The critical areas permit required pursuant to this chapter shall be obtained prior to undertaking any activity regulated by this chapter, unless exempted.

B. Exemptions. The following activities shall be considered exempt from the permit provisions of this chapter:

- 1. Development or clearing, not within a floodway or floodplain and other than tree removal, as minimally necessary to remodel an existing structure, provided:
 - a. The activity will increase the footprint of structures including impervious surfaces by less than five hundred square feet from the footprint size at the time of the adoption of this chapter; and
 - b. If the structure or impervious surface is within a critical area or buffer, the distance from the nearest structure or impervious surface to lakes, streams, rivers, wetlands or geological hazards is not decreased; and
 - c. All vegetation disturbed as a result of the development shall be replaced one-to-one. Native vegetation shall be used where feasible.
 - d. Impacts to critical areas and buffers shall be minimized and mitigated.
- 2. Development activity on the portions of sites with existing structures or impervious surfaces which does not increase the impervious surface area within the riparian management area or riparian buffer shall be exempt from the provisions of RDC 18.280.110 (Fish and Wildlife Habitat Conservation Areas). The applicant is encouraged to provide enhancement to the extent feasible. Such enhancement activities may include, but are not limited to, landscaping using native plants, additional treatment of stormwater as appropriate, and implementation of best management [practices].

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3. Mitigation for those impacts consistent with the requirements of this chapter.
 4. Emergencies. Those activities necessary to prevent an immediate threat to public health, safety, or welfare, or that pose an immediate risk of property damage and that require remedial or preventative action in a timeframe too short to allow for compliance with the requirements of this chapter, so long as all of the following apply:
 - a. The emergency action uses reasonable methods to address the emergency.
 - b. The emergency action must have the minimum possible impact ~~to~~on the critical area or its buffer.
 - c. The property owner, person or agency undertaking such action shall notify the city within one working day following commencement of the emergency activity.
 - d. Within fourteen days the community development director or designee shall determine if the action taken was within the scope of the emergency actions allowed in this section. If the community development director or designee determines that the action taken, or any part of the action taken was beyond the scope of an allowed emergency action, then enforcement provisions of RDC 18.280.090 shall apply.
 - e. After the emergency, the property owner, person or agency undertaking the action shall fully fund and conduct necessary restoration and/or mitigation for any impacts to the critical area and buffers resulting from the emergency action in accordance with an approved critical area report and mitigation plan. The property owner, person or agency undertaking the action shall apply for review. The alteration, critical areas report, and mitigation plan shall be reviewed by the city in accordance with the review procedures contained in this chapter.
 - f. Restoration and/or mitigation activities must be initiated and completed within one year of the date of the emergency and instituted within the timeframe determined by the community development director or designee.
 5. Landscape maintenance including application of pesticides, herbicides, fungicides or fertilizers consistent with product labels and accepted horticultural practices, such as those recommended by the Washington State University Extension Service, within the boundaries of an existing lawn, garden or landscaped area and not associated with development; excluding removal of native trees or use of pesticides, herbicides, fungicides or fertilizers applied within fifty feet of a jurisdictional wetland or stream.
 6. Clearing of noxious weeds using hand-held, electric or non-motorized equipment, or walk-behind motorized equipment that does not cause compaction. A copy of the Clark County Weed Management Department list of noxious weeds is available from the community development director or designee.
 7. Use of pesticides, herbicides, fungicides or fertilizers intended to control noxious weeds or invasive species applied by an applicator licensed in the State of Washington, further than ~~twenty-five~~ fifty feet from any wetland, pond, lake, stream or river or in a manner specified in a valid city-issued permit.
 8. State or federally approved conservation or preservation of soil, water, vegetation, fish, shellfish, and other wildlife that does not entail changing the structure or functions of the existing critical area or buffer.
 9. The harvesting of wild crops in a manner that is not injurious to natural reproduction of such crops or other native vegetation and provided the harvesting does not require tilling of soil, planting of crops, chemical applications, or alteration of the critical area or buffer by changing existing topography, water conditions or water sources.
 10. Passive outdoor activities such as recreation, education, and scientific research activities that do not degrade the critical area or buffer, including fishing, hiking and bird watching.
 11. Work necessary for land use submittals, such as surveys, soil sampling, percolation tests, and other related activities. In every case, impacts to the critical area or buffer shall be minimized and disturbed areas shall be stabilized immediately.

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12. Construction or modification of navigational aids and boundary markers. Impacts to the critical area or buffer shall be minimized and disturbed areas shall be restored within seventy-two hours.
 13. Existing and ongoing agricultural activities protected under the federal Food Security Act occurring in wetland areas provided that these activities use appropriate best management practices for agriculture.
 14. Existing and ongoing agriculture within fish and wildlife habitat conservation areas so long as livestock and application of pesticides, herbicides, fungicides and fertilizers are kept twenty-five feet from any state classified stream body.
 15. Implementation of a city, state or federally approved stand-alone restoration or enhancement project.
 16. Operation, repair and maintenance of existing structures, infrastructure, roads, sidewalks, railroads, trails, dikes, or levees or water, sewer, stormwater, electric, gas, telephone, cable, or fiber optic cable facilities if the activity does not further increase the impact to, or encroach further within, the critical area or buffer and there is no increased risk to life or property as a result of the proposed operation, repair, or maintenance.
 17. In ground shaking or liquefaction areas, repair or construction of roads, sidewalks or trails (except where there are structures), or water, sewer, stormwater, gas, electric, cable, or fiber optic cable facilities shall be exempt from the ground shaking and liquefaction permitting requirements.
 18. Public improvement projects located within existing impervious surface areas.
 19. Implementation of a city, state or federally approved stand-alone "critical area" creation project that is not mitigation. A "critical area" created under these circumstances that would not otherwise have met the definition of that type of critical area is exempt from the provisions of this chapter.
 20. Emergency or hazard tree removal that presents an immediate threat to personal or real property conducted in a manner approved by the city to minimize critical areas impacts.
 21. Development activities in artificial wetlands intentionally created from non-wetland sites, including, but not limited to irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands that were unintentionally created as a result of the construction of a road, street or highway.

22. Exemptions and Allowed Uses in Wetlands

Wetlands that meet the following criteria are not subject to the avoidance and minimization requirements of the mitigation sequence in Section 18.280.060 may be filled if the impacts are fully mitigated. Impacts should be mitigated through on-site mitigation, mitigation on city-owned or controlled lands, or by the purchase of credits from a mitigation bank or in-lieu fee program, if available, consistent with the terms and conditions of the bank or program. In order to verify whether the following criteria are met, it is essential that a critical area report for wetlands meeting the requirements of this Chapter be submitted.

a. All Category IV wetlands less than 4,000 square feet that:

- i. Are located in the areas covered by the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (U.S. Army Corps of Engineers, 2010),
- ii. Are not associated with riparian areas or their buffers,
- iii. Are not associated with shorelines of the state or their associated buffers, and
- iv. Are not part of a wetland mosaic

b. Do not score 6 or more points for habitat function based on the Washington State Wetland Rating System for [Western] Washington: 2014 Update (Ecology Publication [#23-06-009]), or as revised by Ecology).

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- ~~c. Do not contain a Priority Habitat or a Priority Area for a Priority Species identified by the Washington Department of Fish and Wildlife and do not contain state or federally listed species or their critical habitat or species of local importance identified in the [City/County] code [if there is a locally adopted regulation].~~
 - ~~d. Wetlands less than 1,000 square feet that meet the above criteria are exempt from the buffer provisions contained in this Chapter.~~
 - ~~a. Wetlands less than two thousand five hundred square feet in size may be exempted where it has been shown by a qualified professional that they are not associated with a riparian corridor, are a functionally isolated wetland, and do not contain habitat identified as essential for local populations of priority species identified by Washington Department of Fish and Wildlife.~~
 - ~~b. Wetlands between two thousand five hundred square feet and five thousand square feet in size may be exempted when compliance to the following is fully demonstrated by a qualified professional:~~
 - ~~i. The requirement to avoid impacts may be dropped for Category III and IV wetlands between two thousand five hundred square feet and five thousand square feet that meet all of the following criteria:~~
 - ~~a. Wetland is not associated with a riparian corridor; and~~
 - ~~b. Wetland is a functionally isolated wetland; and~~
 - ~~c. Wetland does not score five points or greater for habitat in the 2014 Western Washington Wetland Rating System; and~~
 - ~~d. Wetland does not contain habitat identified as essential for local populations of priority species identified by Washington Department of Fish and Wildlife.~~
 - ~~ii. Impacts allowed under this provision to these wetlands will be fully mitigated as required by this chapter.~~
 - ~~iii. All Category I and II wetlands between two thousand five hundred square feet and five thousand square feet shall be evaluated with full mitigation sequencing and buffer establishment. Any approved impacts should be adequately compensated by mitigation.~~
 - ~~c. Wetlands larger than five thousand shall be evaluated using standard procedures for wetland review identified in Section 18.280.150 of this chapter.~~

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1207, § 2(Exh. A), 5-26-2016)

18.280.040 Approval process.

A. Initial Critical Areas Determination Process.

1. The community development director or designee shall review submitted information, conduct a site inspection, review other information available pertaining to the site and the proposal, and make a determination as to whether a critical areas permit is required.
2. Decision Indicators. The community development director or designee shall use the following indicators whenever available, to assist in determining the need for a critical areas permit:
 - a. Indication by the city's critical area location information of a critical area or buffer that may be impacted by the proposed activity.
 - b. Information and scientific opinions from appropriate agencies, including but not limited to the Washington Departments of Fish and Wildlife, Natural Resources, Health and Ecology.

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- c. Documentation, from a scientific or other reasonable source, of the possible presence of a critical area or buffer.
 3. Interpretation of Critical Area Boundaries. The community development director or designee shall be authorized to interpret the exact location of the critical area boundary. Final designations shall be based on site conditions and other available data or information. A person who disagrees with the interpretation may appeal the interpretation pursuant to the city's currently adopted appeal procedures for administrative decision-making.
 4. Critical Areas Permit Not Required. If the community development director or designee's analysis indicates that there is no critical area or buffer on the subject property, then the community development director or designee shall determine that the initial critical area review is complete and that no further review is required.
 5. Critical Areas Permit Required. If the community development director or designee determines that a critical area or its buffer may be located on the subject property, the community development director or designee shall determine that a critical areas permit is ~~required, and~~required and shall indicate each of the critical area types to be addressed in the critical areas report.
 6. Reconsideration of Initial Critical Area Determination. The community development director or designee's determination may be reconsidered if new information is received. If the applicant wants greater assurance of the accuracy of the critical area review determination, the applicant may choose to hire a qualified professional to provide such assurances.
- B. Critical Areas Permit.
1. Type I Application. The following activities shall be processed as a Type I permit:
 - a. New single-family and duplex residences, alterations to existing single-family and duplex residences, or new accessory structures located within a critical area or buffer, or on a property containing a critical area or buffer.
 - b. Application of pesticides, herbicides, fungicides or fertilizers within ~~twenty-five~~ fifty feet of ponds, lakes, streams, rivers, or wetlands.
 - c. Approval of agricultural activities within twenty-five feet of ponds, lakes, streams or rivers.
 - d. Critical area enhancement projects, unless otherwise exempted.
 - e. Public improvement projects located entirely within existing right-of-way, not otherwise exempted.
 - f. Clearing vegetation within a critical area or buffer, including grading, uprooting or other activities that impair the soil stabilization function of vegetation in landslide-geologic hazard areas and including the removal of downed woody vegetation from wetlands, lakes, streams or rivers. Provided, vegetation removal within the floodplain outside of the riparian setback and in seismic hazard areas shall not require a permit.
 - g. Approval of management plans for activities within critical areas and buffers.
 2. Other Application Types. All other activities proposed within any critical area or buffer shall be reviewed according to the procedures of the underlying land use application.
- C. Review Procedure. The community development director or designee shall make a determination as to whether a proposed activity is exempt or is subject to compliance with this chapter. The community development director or designee's determination shall be based on the approval criteria of this chapter. The critical areas permit shall be valid for as long as the underlying land use permit or as otherwise specified by the community development director or designee.
- D. Critical Area Inspections. Reasonable access to the site shall be provided to the city, state, and federal agency review staff for the purpose of inspections during any proposal review, restoration, emergency action, or monitoring period.

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- E. Reconsideration of Permit Determination. If, within five calendar days following the date of mailing of a critical areas permit, new information relevant to the decision is made available, any party may request that the decision be reconsidered. If the new information is found to be substantial and relevant to the critical area review, the community development director or designee may reopen the critical area review and make a new determination based on the revised report. The critical areas permit shall not be considered final and subject to appeal until the decision on the request for reconsideration, if applied for, has been issued.
- F. Critical Area Markers and Signs.
1. The boundary of the outer edge of critical areas tracts and easements, excluding wellhead protection areas, shall be delineated with permanent survey stakes using iron or concrete markers as established by local survey standards.
 2. The boundary at the outer edge of the critical area or buffers shall be identified with temporary signs prior to any site alteration. Such temporary signs shall be replaced with permanent signs or fencing as determined by the community development director or designee prior to occupancy or use of the site.
 3. The community development director may modify these sign and marker requirements as necessary to ensure protection of sensitive features or wildlife needs critical areas and buffers.
- G. Notice on Title.
1. In order to inform subsequent purchasers of real property of the existence of critical areas, the owner of any property containing a critical area or buffer on which a development proposal is approved shall file a notice with the county auditor's office according to the direction of the city. The notice shall state the presence of the critical area or buffer on the property, the application of this chapter to the property, and the fact that limitations on actions in or affecting the critical area or buffer may exist. The notice shall "run with the land."
 2. The applicant shall submit proof that the notice has been filed for public record before the city approves any site development or construction for the property or, in the case of subdivisions, short subdivisions, planned unit developments, and binding site plans, at or before recording.
- H. Critical Areas Tracts or Conservation Easement. Critical areas tracts or conservation easements shall be used in subdivisions, planned unit developments, site plans and binding site plans to delineate protected critical areas comprising identified landslide hazard areas and buffers, identified wetlands and buffers and identified habitat conservation areas and buffers.
- I. Building Setbacks. Unless otherwise authorized through the project approval process, buildings and other structures shall be set back a minimum of five feet from the edges of all critical areas, excluding wellhead one-year time of travel zones, and buffers. Uses allowed in this minimum setback area include landscaping, uncovered decks, building overhangs that extend no more than twenty-four inches into the setback area and impervious ground surfaces such as driveways and patios provided that these surfaces comply with the city's stormwater regulations as applicable.
- J. Financial Assurances.
1. When mitigation required pursuant to a development proposal is not completed prior to the city final permit approval, such as final plat approval, final building inspection or final occupancy issuance, the city shall require the applicant to provide security in a form and amount deemed acceptable by the city. If the development proposal is subject to mitigation, the applicant shall provide security in a form and amount deemed acceptable by the city to ensure mitigation is fully functional subject to the following:
 - a. The security shall be in the amount of one hundred ~~ten-twenty-five~~ percent (125%) of the estimated cost of restoring the functions of the critical area that are at risk.
 - b. The security authorized by this section shall remain in effect until the city determines, in writing, that the standards bonded for have been met. Bonds or other security shall be held by the city for a minimum of five years to ensure that the required mitigation has been fully implemented and demonstrated to function and may be held for longer periods when necessary.

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- c. Depletion, failure, or collection of bond funds shall not discharge the obligation of an applicant or violator to complete required mitigation, maintenance, monitoring, or restoration.
 - d. Public development proposals shall be relieved from having to comply with the bonding requirements of this section if public funds have previously been committed in the project budget or capital improvement budget for mitigation, maintenance, monitoring, or restoration.
 - e. Failure to satisfy any critical area requirements established by law or condition including, but not limited to, the failure to provide a monitoring report within thirty calendar days after it is due or comply with other provisions of an approved mitigation plan shall constitute a default, and the city may demand payment of any financial guarantees or require other action authorized by the city code or any other law.
 - f. Any funds recovered pursuant to this section shall be used to complete the required mitigation. Excess funds shall be returned to the applicant.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1325, § 2(Exh. A), 9-24-2020)

18.280.050 Submittal requirements.

- A. Preparation by Qualified Professional. Any required critical areas report shall be prepared by a qualified professional, as defined in RDC 18.280.170, Definitions.~~herein.~~
- B. General Critical Areas Report Contents. The community development director may require a critical area report if proposed development might impact any of the critical areas listed in section 18.280.015.A. At a minimum, the critical areas report shall have been prepared within five years prior to submittal and contain the following:
 - 1. The name and contact information of the applicant, a description of the proposal, and identification of the permit requested.
 - 2. A copy of the site plan for the development proposal including:
 - a. A map to scale depicting critical areas, buffers, the development proposal, and any areas to be cleared; and
 - b. Proposed stormwater management and sediment control plan for the development including a description of any impacts to drainage alterations.
 - 3. The dates, names, and qualifications of the persons preparing the report and documentation of any fieldwork performed on the site.
 - 4. Identification and scientific characterization of all critical areas and buffers.
 - 5. An assessment of the probable impacts to critical areas and buffers, public safety, and risk of injury or property damage including permanent, temporary, temporal, and indirect impacts resulting from development of the site and the operations of the proposed development.
 - 6. A written response outlining how a project will avoid ~~and minimize~~ probable impacts to critical areas and buffers and will result in no net loss of critical area functions and values. -and a rationale when impacts cannot be avoided and minimized.
 - 7. If the written response demonstrates that avoidance is not feasible, the application must include a rationale for minimizing impacts that cannot be avoided.
 - ~~8.~~ 98. A written response to each of the approval criteria in RDC 18.280.060.
 - ~~9.~~ 910. Plans for adequate mitigation, as needed, to offset any impacts, in accordance with RDC 18.280.050.E (Mitigation Plan Requirements).
 - ~~10.~~ A copy of the SEPA checklist, if required by RDC 18.810.
- C. Other Reports or Studies. Unless otherwise provided, a critical area report for a regulated critical area may be supplemented by or composed, in whole or in part, of any reports or studies required by other laws and

regulations or previously prepared for and applicable to the development proposal site, as approved by the community development director or designee. Provided, the site conditions shall not have changed since the earlier report or study was completed.

- D. Critical Areas Report—Modifications to Requirements. The applicant may consult with the community development director or designee prior to or during preparation of the critical areas report to obtain city approval of modifications to the required contents of the report where, in the judgment of a qualified professional, more or less information is required to adequately address the potential impacts to any critical areas or buffers and the required mitigation.
1. The community development director or designee may also initiate a modification to the required report contents by requiring either additional or less information, when determined to be necessary to the review of the proposed activity in accordance with this chapter.
 2. When the community development director or designee determines that 3rd party independent review of one or more critical area reports is necessary to implement the purpose and requirements of this chapter, the city may hire a qualified professional, knowledgeable in the subject matter at issue, whose fee shall be paid by the applicant, to review and comment on the applicant's critical area report. The community development director, after reviewing all reports, may thereafter adopt findings to resolve the dispute.
- E. Mitigation Plan Requirements. When impacts to regulated critical areas require mitigation~~mitigation is required~~, the applicant shall submit a mitigation plan as part of the critical areas report. Mitigation does not apply to wellhead protection areas because adverse impacts to the city's drinking water supply are prohibited. The mitigation plan shall include:
1. Detailed Construction Plans. The mitigation plan shall include descriptions of the mitigation proposed, such as:
 - a. The proposed construction sequence, timing, and duration.
 - b. Grading and excavation details.
 - c. Erosion and sediment control features.
 - d. A planting plan specifying native plant species, quantities, locations, size, spacing, and density.
 - e. Measures to protect and maintain plants until established.
 - f. These written descriptions shall be accompanied by detailed site diagrams, scaled cross-sectional drawings, topographic maps showing slope percentage and final grade elevations, and any other drawings appropriate to show construction techniques or anticipated final outcome.
 - g. A description of how the mitigation plan layout will be protected in perpetuity.
 2. Monitoring Program. The mitigation plan shall include a program for monitoring construction of the mitigation project and for assessing a completed project. A protocol shall be included outlining the schedule for site monitoring, and how the monitoring data will be evaluated to determine if the performance standards are being met. A monitoring report shall be submitted as needed to document milestones, successes, problems, and contingency actions of the mitigation project. The mitigation project shall be monitored for a period necessary to establish that performance standards have been met, but not for a period less than five years. For example, ten years or more of monitoring are typically needed for forested wetlands or scrub-shrub communities. The city shall notify the responsible party in writing once the conditions of the monitoring plan are met.
 3. Adaptive Management. The mitigation plan shall include identification of potential courses of action, and any corrective measures to be taken if monitoring or evaluation indicates project performance standards are not being met.
- F. One original copy of all application materials is required. Electronic copies of all materials that include graphic and text files are required.
- G. Tree Preservation and Protection Plan. The applicant shall submit a tree preservation and protection plan consistent with the requirements in RDC 18.840.

18.280.060 Approval criteria – Avoid, minimize, compensate, no net loss.

Any activity subject to this chapter, unless otherwise provided for in this chapter, shall be reviewed and approved, approved with conditions, or denied based on the proposal's ability to comply with all of the following criteria. The city may condition the proposed activity as necessary to mitigate impacts to critical areas and their buffers and to conform to the standards required by this chapter. Adverse impacts to potable water sources in the wellhead one-year time of travel zone are prohibited. Activities shall ensure that the development results in no net loss of the functions and values of the resource and buffers on the site. A technically complete application shall address approval criteria 18.280.060.A through G, below. Activities shall protect the functions of the critical areas and buffers on the site.

- A. Avoidance. Is it feasible to avoid impacts altogether by not taking a certain action or parts of an action? Prior to the city authorizing minimization of impacts or compensatory compensation, does the application demonstrate that Avoidance is not feasible. This may necessitate redesigning the proposal. Impacts to wellhead one-year time of travel areas are prohibited.
- B. Minimizing impacts. How does the proposal limit the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts? Does the application minimize fragmentation of the resource to the greatest extent possible?
- C. Rectifying the impact. What actions are proposed to repair, rehabilitate, restore, or enhance the affected environment?
- D. Reducing or eliminating the impact. How does the proposal reduce or eliminate the impact over time by preservation and maintenance operations during the life of the action?
- E. Compensation.

An applicant's mitigation report shall consider whether the proposed mitigation adequately compensates for the impacts to critical areas and buffers by replacing, enhancing, or providing substitute resources or environments.

 - 1. Section 18.280.010 found that management of critical areas is necessary to implement the city's Comprehensive Plan and to provide a variety of valuable and beneficial biological and physical functions that benefit the city and its residents.
 - 2. The 2008 Federal Mitigation Rule (33 CFR Part 332.3[b] and 40 CFR Part 230.93[b]) establishes a preference hierarchy for the different type of compensatory mitigation available to an applicant. The order of preference (1 through 5) outlined in the 2008 Federal Mitigation Rule recommends mitigation bank credits as the first preference in the hierarchy, Permittee-responsible mitigation under a watershed approach as the third priority and Permittee-responsible mitigation on-site mitigation as the fourth level of preference.
 - 3. The city encourages Permittee-responsible mitigation to be conducted on-site when feasible.
 - 4. Critical area mitigation plans shall evaluate the opportunity and feasibility permittee-responsible compensatory mitigation at the project site considering whether on-site mitigation will provide equal or greater ecological function, long term protection, financial assurance, management certainty and the likelihood of success compared to available off-site third party mitigation options such as mitigation banks.
- F. Monitoring. What is the type and term of the proposed monitoring measures and what appropriate corrective measures are proposed over time. The mitigation plan shall outline goals and objectives for the mitigation. Mitigation success will be determined by meeting specific performance standards outline in the plan

G. General purposes. Is the proposal consistent with the general purposes of this chapter and does it pose a significant threat to public health, safety, and welfare on or off the development site?

- ~~A. Avoid Impacts. The applicant shall first seek to avoid all impacts that degrade the functions and values of (a) critical area(s). This may necessitate a redesign of the proposal.~~
- ~~B. Minimize Impacts. Where avoidance is not feasible, the applicant shall minimize the impact of the activity and mitigate to the extent necessary to achieve the activity's purpose and the purpose of this ordinance. The applicant shall seek to minimize the fragmentation of the resource to the greatest extent possible.~~
- ~~C. Compensatory Mitigation. The applicant shall compensate for the unavoidable impacts by replacing each of the affected functions to the extent feasible. The compensatory mitigation shall be designed to achieve the functions as soon as practicable. Compensatory mitigation shall be sufficient to maintain the functions of the critical area consistent with the mitigation provisions of this ordinance, and to prevent risk from a hazard posed by a critical area to a development or by a development to a critical area.~~
- ~~1. The city found in section 18.280.010 that management of critical areas is necessary to implement the city's Comprehensive Plan and to provide a variety of valuable and beneficial biological and physical functions that benefit the city and its residents. Therefore, it is essential that compensatory mitigation occur within the city's corporate limits and UGA when feasible.~~
- ~~2. Twenty five percent (25%) of compensatory mitigation shall occur on the project site, or, if it is not possible to achieve 25% compensatory mitigation on site, then compensatory mitigation elsewhere within the city limits is permissible.~~
- ~~3. The city shall authorize wetland or habitat mitigation bank credits shall only after the applicant has demonstrated that any form of compensatory mitigation is not feasible on site or elsewhere within the city limits, be utilized when consistent with the provisions of this ordinance.~~
- ~~D. No Net Loss. The proposal protects the critical area functions and values and results in no net loss of critical area functions and values.~~
- ~~E. Consistency With General Purposes. The proposal is consistent with the general purposes of this chapter and does not pose a significant threat to the public health, safety, or welfare on or off the development proposal site.~~

(Ord. No. 1132, § 2(Exh. A), 7-11-2013)

18.280.070 Density transfer allowance.

- A. The city shall encourage the protection and retention of identified critical areas through the allowance of density transfer. The transfer of density opportunity from identified critical areas and required buffers shall only be authorized if the critical area is to be protected and retained and is not modified through the buffer width reduction or buffer averaging allowed elsewhere in RDC 18.280.
- B. Process. Density transfer shall be reviewed as part of the Planned Unit Development, subdivision, or short plat process for the subject property. Applicants shall submit density calculations detailed in subsection (C) below and a narrative describing how critical areas and buffers will protect, enhance, and preserve critical areas.
- C. Density Transfer Calculations. Density attributable to the critical areas and buffers may be transferred to a buildable portion of the same site or property subject to all of the following requirements;
1. Properties in the RLD-4, RLD-6, RLD-8, and RMD-16 are eligible for density transfer.
 2. The density credit can only be transferred within the development proposal site, within the same parcel or same property, within the same zoning classification, and under the same ownership. Density credits cannot be transferred off-site.
 3. Density transfer credits shall be calculated at 50 percent of the minimum density allowed in the zone for the total acreage of protected critical areas and buffers. In no case shall the site as a whole, including buildable and unbuildable lands, exceed the maximum density.

D. Site Development. Development within the property utilizing density transfer may reduce the minimum lot size and minimum lot width dimensions for the zone by up to ten percent in order to accommodate the additional lots transferred. Within PUDs, any further reduction to lot size or width greater than ten percent shall comply with RDC 18.401.100.A. Outside of PUDs, any further reduction to lot size or width greater than ten percent shall be processed as a variance consistent with RDC 18.350.

E. Requirements.

1. Critical areas and buffers from which density is transferred shall be protected from future development. Areas shall either be dedicated to the city for public use or protected as an unbuildable area by means of deed restriction, conservation easement, or other mechanism approved by the planning director or his designee.
2. Critical areas and buffers from which density is transferred shall be enhanced to improve their functions and restore native species. Such enhancement activities may include, but are not limited to, landscaping using native plants, removal of invasive species, additional treatment of stormwater, and implementation of best management practices. Proposed critical areas enhancement shall be detailed in the applicant's critical areas report required by RDC 18.280.050. The burden is on the applicant to demonstrate the enhancements are proportionate to the increase in density.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1178, § 2(Exh. A), 2-12-2015; Ord. No. 1207, § 2(Exh. A), 5-26-2016; Ord. No. 1253, § 2(Exh. A), 12-7-2017; Ord. No. 1260, § 2(Exh. A), 4-26-2018; Ord. No. 1325, § 2(Exh. A), 9-24-2020)

18.280.080 Minor exceptions.

- A. Minor Exceptions Authorized. Minor exceptions of no greater than twenty percent from the standards of this chapter may be authorized by the city in accordance with the procedures set forth in RDC 18.350 for an adjustment or variance, as amended, provided that minor exceptions shall not be permitted in combination with buffer averaging permitted elsewhere in this chapter.
- B. Minor Exception Criteria. A minor exception from the standards of this chapter may be granted only if the applicant demonstrates that the requested action conforms to all of the following criteria. Unusual conditions or circumstances exist that are peculiar to the intended use, the land, the lot, or something inherent in the land, and that are not applicable to all other lands in the same vicinity or district:
 1. The unusual conditions or circumstances do not result from the actions of the applicant.
 2. Granting the minor exception requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings under similar circumstances.
 3. The minor exception is necessary for the preservation and enjoyment of a substantial property right of the applicant such as is possessed by the owners of other properties in the same vicinity or district.
 4. The minor exception requested is the least necessary and no greater than twenty percent of the subject standard.
 5. The granting of the minor exception or the cumulative effect of granting more than one minor exception is consistent with the general purpose and intent of the city of Ridgefield Comprehensive Plan, this title, this chapter, and the underlying zoning district.
 6. Degradation of the functions (including public health and safety) of the subject critical areas and any other adverse impacts resulting from granting the minor exception will be minimized and mitigated to the extent feasible in accordance with the provision of this chapter. Degradation of the city's potable water supply is not permitted.
 7. Granting the minor exception will not otherwise be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity of the subject property.
 8. The proposed development complies with all other applicable standards.

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- C. Conditions May be Required. In granting any minor exception, the city may attach such conditions and safeguards as are necessary to secure adequate protection of critical areas and developments from adverse impacts, and to ensure conformity with this chapter.
 - D. Time Limit. The city shall prescribe a time limit within which the action for which the minor exception is required shall be begun, completed, or both. Failure to begin or complete such action within the established time limit shall void the minor exception.
 - E. Burden of Proof. The burden of proof shall be on the applicant to bring forth evidence in support of the application and upon which any decision has to be made on the application.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013)

18.280.090 Reasonable use and public agency and utilities exceptions.

- A. Reasonable Use Exception Request and Review Process. Reasonable use exceptions do not apply to wellhead protection Hareas. If the application of this chapter would deny all reasonable economic use of the subject property, the property owner may apply for an exception pursuant to this section. Exceptions from the standards of this chapter may be authorized by the city provided that the following is complied with:
 - 1. An application for a reasonable use exception shall be made to the city and shall include a critical areas report, including mitigation plan, if necessary; and any other related project documents, such as permit applications to other agencies, special studies, and environmental documents prepared pursuant to the State Environmental Policy Act (RCW 43.21C). The community development director or designee shall issue a written determination based on review of the submitted information, a site inspection, and the proposal's ability to comply with reasonable use exception criteria.
 - 2. The city shall approve applications for reasonable use exceptions when all of the following criteria are met:
 - a. The application of this chapter would deny all reasonable economic use of the property.
 - b. No other reasonable economic use of the property has less impact on the critical area.
 - c. The proposed impact to the critical area is the minimum necessary to allow for reasonable economic use of the property.
 - d. The inability of the applicant to derive reasonable economic use of the property is not the result of actions by the applicant after the effective date of this chapter, or its predecessor.
 - e. The proposal does not pose a significant threat to the public health, safety, or welfare on or off the development proposal site.
 - f. The proposal mitigates for the loss of critical area functions to the greatest extent feasible. A proposal may not result in a loss of drinking water functions and values.
 - g. The proposal is consistent with other applicable regulations and standards.
 - h. The burden of proof shall be on the applicant to bring forth evidence in support of the application and to provide sufficient information on which any decision has to be made on the application.
- B. Public Agency and Utility Exception Request and Review Process. Public agency and utility exceptions do not apply to wellhead protection areas. If the application of this title would prohibit a development proposal by a public agency and utility, the public agency or utility may apply for an exception pursuant to this section. Exceptions from the standards of this chapter may be authorized by the city provided that the following is complied with:
 - 1. An application for a public agency and utility exception shall be made to the city and shall include a critical areas report, including mitigation plan, if necessary; and any other related project documents, such as permit applications to other agencies, special studies, and environmental documents prepared pursuant to the State Environmental Policy Act (RCW 43.21C). The community development director or designee shall issue a written determination based on review of the submitted information, a site inspection, and the proposal's ability to comply with the public agency and utility exception criteria.

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2. The city shall approve applications for public agency and utility exceptions when all of the following criteria are met:
 - a. There is no other practical alternative to the proposed development with less impact on the critical areas.
 - b. The application of this title would unreasonably restrict the ability to provide utility services to the public.
 - c. The proposal does not pose a significant threat to the public health, safety, or welfare on or off the development proposal site.
 - d. The proposal attempts to protect and mitigate impacts to the critical area functions and values consistent with other applicable regulations and standards.
 - e. The proposal is consistent with other applicable regulations and standards.
 - f. The burden of proof shall be on the applicant to bring forth evidence in support of the application and to provide sufficient information on which any decision has to be made on the application.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013)

18.280.100 Unauthorized critical areas alterations and enforcement.

A. Enforcement.

1. It shall be unlawful to violate the provisions of RDC 18.280. Any violation of this chapter shall constitute a public nuisance subject to code enforcement pursuant to the city's adopted code enforcement regulations.
2. The city may impose any of the remedies, requirements or corrective actions contained in this chapter. In lieu of or in addition to the city's code enforcement provisions the city may also seek injunctive or other relief from any court of competent jurisdiction.

B. Requirement for Restoration Plan. In the event the city initiates enforcement action or files a complaint in court, the city may require a restoration plan consistent with the requirements of this chapter. Such a plan shall be prepared by a qualified professional using the best available science and shall describe how the actions proposed meet the minimum requirements described in RDC 18.280.100.C. The community development director or designee shall, at the violator's expense, seek expert advice in determining whether the plan restores the affected area to its pre-existing condition or, where that is not possible, restores the functions of the affected area. Inadequate plans shall be returned to the applicant or violator for revision and re-submittal.

C. Minimum Performance Standards for Restoration.

1. For alterations to frequently flooded areas, wetlands, and fish and wildlife habitat conservation areas, the following minimum performance standards shall be met for the restoration of a critical area, provided that if the violator can demonstrate that greater functional and habitat values can be obtained, these standards may be modified:
 - a. The structure and functions of the critical area or buffer prior to violation shall be restored, including water quality and habitat functions.
 - b. The soil types and configuration prior to violation shall be replicated.
 - c. The critical area and buffers shall be replanted with native vegetation.
 - d. Information demonstrating compliance with the requirements in RDC 18.280.050.E (Mitigation Plan Requirements) shall be submitted to the community development director or designee.
2. For alterations to frequently flooded and ~~geologie~~**geological** hazard areas, the following minimum performance standards shall be met for the restoration of a critical area or buffer, provided that, if the violator can demonstrate that greater safety can be obtained, these standards may be modified:
 - a. The hazard shall be reduced to a level equal to, or less than, the pre-violation hazard.

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- b. The risk of personal injury resulting from the alteration shall be eliminated or minimized.
 - c. Drainage patterns shall be restored to those existing before the alteration.
 - d. The hazard area and buffers shall be replanted consistent with pre-violation conditions with native vegetation sufficient to minimize the hazard.
- D. Site Investigations. The community development director or designee is authorized to make site inspections and take such actions as are necessary to enforce this chapter. As a condition of the restoration plan, the applicant shall grant reasonable access to the property.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013)

18.280.110 Fish and wildlife habitat conservation areas.

A. Designation.

1. There are established in the city the following identified fish and wildlife habitat conservation areas:
 - a. Habitat for any life stage of state or federally designated endangered, threatened, and sensitive fish or wildlife species. A current list of federally and state identified species is available from the community development director or designee.
 - b. Priority habitats and areas associated with priority species. Current lists of priority habitats and species and applicable management recommendations promulgated by the Washington Department of Fish and Wildlife are available from the community development director or designee.
 - c. Water bodies including lakes, streams, rivers and naturally occurring ponds.
2. Fish and wildlife habitat conservation areas do not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of, and are maintained by, a port district or an irrigation district or company. The exclusion of said artificial features must be established by a qualified professional on a case-by-case basis.
3. Habitat Location Information. Information on the approximate location and extent of habitat conservation areas is available from the community development director or designee. The habitat location information is based on:
 - a. Washington Department of Fish and Wildlife Priority Habitat and Species Maps.
 - b. Washington Department of Fish and Wildlife Anadromous and Resident Salmonid Distribution Maps in the Salmon and Steelhead Habitat Inventory Assessment Program (SSHAP).
 - c. Washington Department of Natural Resources Official Water Type Reference Maps.
 - d. Other information acquired by the city.

- B. Fish and Wildlife Habitat Conservation Areas and Riparian Buffers. Riparian management zones (RMZs) within the city shall be established pursuant to the Site Specific Tree Height 200 (SPTH₂₀₀) recommendations described in “Guidelines for Determining Site Potential Tree Height from Field Measurements”, Washington Department of Fish and Wildlife, 2025. Olympia, WA. RMZs and wildlife habitat conservation areas shall be established by a qualified professional and shall be measured to include the land in each direction from the ordinary high water mark of the designated stream type.

Table 18.280.110-1

Minimum Riparian Buffer Widths for Fish and Wildlife Habitat Conservation Areas—based on SPTH₂₀₀ DNR Stream Typing System

<u>Site Class</u>	<u>Type S and F Waters (feet)</u>	<u>Type Np Waters (feet)</u>	<u>Type Ns Waters (feet)</u>
<u>II</u>	<u>235</u>	<u>155</u>	<u>100</u>
<u>III</u>	<u>205</u>	<u>135</u>	<u>100</u>
<u>IV</u>	<u>165</u>	<u>105</u>	<u>100</u>
<u>V</u>	<u>150</u>	<u>100</u>	<u>100</u>

~~Fish and wildlife habitat conservation areas within the city shall be established pursuant to the Washington State Department of Natural Resources Stream Typing System, as amended. Fish and wildlife habitat conservation areas shall be established by a qualified professional and shall be measured to include the land in each direction from the ordinary high water mark of the designated stream type.~~ 1. Minimum riparian buffers based on SPTH₂₀₀ may not be reduced or averaged.

2. Riparian buffers may be reduced or averaged only when conducted consistent with Table 18.280.110-1b Alternative buffers to SPTH₂₀₀ buffer width if enhancement is approved.

2. Fish and wildlife habitat conservation areas and associated buffers shall be identified on the face of plat maps site plans or other development plans, and shall be protected in perpetuity with conservation covenants, deed restrictions or other legally binding mechanisms.
3. If impervious surfaces from previous development functionally isolate completely, the designated stream type and associated buffer the regulated fish and wildlife habitat conservation shall extend from the ordinary high water mark to the impervious surfaces. An example would be an existing industrial paved area and warehouses in the riparian buffer.

A determination of functional isolation shall consider the applicable functions and values identified in *Riparian Management Recommendations Volume 1: Science Synthesis and Management Implications (WDFW, 2020)*. Physical structures should be evaluated on a case-by-case basis to determine if they are functionally isolating riparian habitat. An applicant shall demonstrate consultation with WDFW has occurred prior to the city approving a claim of functional isolation.

C. Additional Critical Areas Report Requirements.

1. A critical areas report for a fish and wildlife habitat conservation area shall include evaluation of the habitat functions using the Clark County Habitat Conservation Ordinance Riparian Habitat Field Rating Form ~~or another habitat evaluation tool approved by the Washington Department of Fish and Wildlife.~~
2. If the clearing or development activity is in the fish and wildlife habitat conservation area, the critical areas report shall contain the following information, if applicable, in addition to the general critical areas report requirements of RDC 18.280.050.B:
 - a. How the clearing or development activity constitutes a water-dependent, water-related or water-enjoyment use.
 - b. How the clearing or development activity cannot feasibly be located on the site outside of the fish and wildlife habitat conservation area.
 - c. How the proposal meets the fish and wildlife habitat conservation area width averaging standard.
 - d. How the proposal will not adversely affect the connectivity of habitat functions.

D. Performance Standards.

1. General.
 - a. Development or clearing activities shall protect the functions of the fish and wildlife habitat conservation areas on the site. The activity shall result in no net loss of functions. Protection can

be provided by avoiding (the preferred protection) or minimizing and mitigating. Functions include:

- i. Providing habitat for breeding, rearing, foraging, protection and escape, migration, and overwintering.
 - ii. Providing complexity of physical structure, supporting biological diversity, regulating stormwater runoff and infiltration, removing pollutants from water, and maintaining appropriate temperatures.
 - b. An applicant shall replace any lost functions by enhancement to other functions, so long as the applicant demonstrates that enhancement of the other functions provides no net loss in overall functions and maintains habitat connectivity. An example of unavoidable loss of function would be interruption of a travel corridor in a fish and wildlife habitat conservation area and its associated buffer. To the maximum extent feasible, enhancement shall be undertaken on-site.
 - c. If development or clearing activity is within a priority habitat and species area the applicant shall follow Washington Department of Fish and Wildlife Management Guidelines or other standards approved by the Washington Department of Fish and Wildlife.
 - d. Signs for Fish and Wildlife Conservation Areas:
 - i. Temporary Markers. The location of the outer perimeter of the fish and wildlife habitat conservation area shall be marked in the field, and such marking shall be approved by the community development director or designee prior to the commencement of permitted activities. Such field markings shall be maintained throughout the duration of the permit.
 - ii. Permanent Signs. Wood or metal signs shall be posted at an interval of one per lot for single family residential uses or at a maximum interval of two hundred feet or as otherwise determined by the community development director or designee, and must be perpetually maintained by the property owner. The sign shall be worded as follows or with alternative language approved by the community development director or designee: "The area beyond this sign is a fish and wildlife habitat conservation area. Alteration or disturbance is prohibited by law. Please call the city of Ridgefield for more information."
2. Fish and Wildlife Habitat Conservation Areas and Riparian Buffers.
- a. Fish and Wildlife Habitat Conservation Areas. Development or clearing activity may occur in fish and wildlife habitat conservation areas for the following:
 - i. A water-dependent, water-related or water-enjoyment activity where there are no feasible alternatives that would have a less adverse impact on the fish and wildlife habitat conservation area or riparian buffer. The applicant shall minimize the impact and mitigate for any unavoidable impact to functions; or
 - ii. A road, railroad, trail, dike, or levee or a water, sewer, stormwater conveyance, gas, electric, cable, fiber optic cable, or telephone facility that cannot feasibly be located outside of the fish and wildlife habitat conservation area, that minimizes impacts, and that mitigates for any unavoidable impact to functions; or
 - iii. Trails and wildlife viewing structures provided that the trails and structures are constructed to minimize impacts.
 - b. Riparian Buffer. Development or clearing activity may occur in the riparian buffer, provided that mitigation is conducted that results in no net loss of riparian habitat functions on the site, and further, that functionally significant habitat, defined as habitat that cannot be replaced or restored within twenty years, shall be preserved unless the clearing or development activity cannot feasibly be located on the site outside of the riparian buffer. An example of habitat that cannot be replaced within twenty years would be a stand of mature trees or a peat bog.
 - c. Alternative riparian buffer.

- i. The community development director may allow an applicant to reduce the SPTH₂₀₀ riparian buffer to no less than the minimum buffer described in Table 18.280.110-1b if the critical area report demonstrates that the reduced buffer will be enhanced to a state that equals the functions and values of the recommended SPTH₂₀₀ riparian buffer.
- ii. Fully vegetated (native species), multi-canopy riparian conservation zones (rcz) cannot be reduced through buffer averaging or reduction.
- iii. RCZs that have been destroyed (total loss), fragmented, and/or degraded - dominated by non-native herbaceous or woody plant species and contain no priority habitats as defined by WDFW shall be allowed to be reduced either through buffer averaging or reduction.

Table 18.280.110-1b Alternative buffers to SPTH₂₀₀ buffer width if enhancement is approved

<u>Fish and Wildlife Habitat Conservation Areas—DNR Stream Typing System</u>	<u>Minimum Riparian Buffer Width</u>
<u>Type S - Shorelines of the state</u>	<u>150 feet</u>
<u>Type F - Fish-bearing streams (>5 feet wide)</u>	<u>150 feet</u>
<u>Type F - Fish-bearing streams (<5 feet wide)</u>	<u>125 feet</u>
<u>Type Np and Ns — Perennial or seasonal streams with high mass wasting potential</u>	<u>100 feet</u>
<u>Type Np and Ns — Perennial or seasonal streams with low mass wasting potential</u>	<u>100 feet</u>

- de. Buffer Width Averaging. The community development director or designee may allow buffer width averaging on a case-by-case basis in accordance with Table 18.280.110-1b. an approved critical area report on a case-by-case basis. Buffer width averaging shall not be used in combination with buffer width reduction or a minor exception on the same buffer segment to reduce the minimum buffer width below that specified in this chapterTable 18.280.110-1b. Averaging of buffer widths may only be allowed where a qualified professional ecologist or biologist demonstrates that:
 - i. Such averaging will not reduceenhance the functions or functional performance of the riparian buffer equal to or greater than the functional values of rerecommended SPTH(200) buffer required in Table 18.280.110-1; and
 - ii. The fish and wildlife habitat conservation area varies in sensitivity due to existing physical characteristics or the character of the buffer varies in slope, soils, or vegetation, and the wetland would benefit from a wider buffer in places and would not be adversely impacted by a narrower buffer in other places; and
 - iii. The total area contained in the buffer area after averaging is no less than that which would be contained within the-standard SPTH₍₂₀₀₎ buffer; and
 - iv. The buffer width is not reduced below the stream widths in Table 18.280.110-1reduced by no more than fifty percent of the standard width and at no point to less than twenty-five feet.
- ed. Buffer Width Reduction. The community development director or designee may allow buffer width reduction on a case-by-case basis in accordance with Table 18.280.110-1b The community development director or designee may authorize the reduction of required buffer widths to a lesser width provided that an applicant demonstrates compliance with the following:
 - i. Written evidence prepared by a qualified professional ecologist or biologist addressing the proposed buffer width reduction and demonstrating how the reduced buffer will enhance- the riparian buffer equal to or greater than the functional values of rerecommended SPTH(200) buffer required in Table 18.280.110-1;the functions and values of the fish and wildlife habitat conservation area.
 - ii. In addition to the use of enhanced native riparian plants and materials, other techniques and measures that might enhance the riparian area and buffer are described in Table 18.280.110-3.

Table 18.280.110-3 Additional Buffer Enhancement Strategies.

<u>Examples of Disturbance</u>	<u>Activities and Uses that Cause Disturbances</u>	<u>Examples of Measures to Minimize Impacts</u>
<u>Lights</u>	• <u>Parking lots</u> • <u>Warehouses</u> • <u>Manufacturing</u> • <u>Residential</u>	• <u>Direct lights away from the riparian area</u>
<u>Noise</u>	• <u>Manufacturing</u> • <u>Residential</u>	• <u>Locate activity that generates noise away from the riparian area</u>
<u>Toxic runoff*</u>	• <u>Parking lots</u> • <u>Roads</u> • <u>Manufacturing</u> • <u>Residential areas</u> • <u>Application of agricultural pesticides</u> • <u>Landscaping</u>	• <u>Route all new untreated runoff away from the riparian area</u> • <u>Establish covenants limiting use of pesticides within 150 ft of the riparian area</u> • <u>Apply integrated pest management</u>
<u>Stormwater runoff</u>	• <u>Parking lots</u> • <u>Roads</u> • <u>Manufacturing</u> • <u>Residential areas</u> • <u>Commercial</u> • <u>Landscaping</u>	• <u>Retrofit stormwater detention and treatment for roads and existing adjacent development</u> • <u>Prevent channelized flow from lawns that directly enters the buffer</u>
<u>Change in water regime</u>	• <u>Impermeable surfaces</u> • <u>Lawns</u> • <u>Tilling</u>	• <u>Infiltrate or treat, detain, and disperse into buffer new runoff from impervious surfaces and new lawns</u>
<u>Pets and human disturbance</u>	• <u>Residential areas</u>	• <u>Use privacy fencing, plant dense vegetation to delineate buffer edge and to discourage disturbance using native vegetation appropriate for the ecoregion and place the riparian area and its buffer in a separate tract</u>
<u>Dust</u>	• <u>Tilled fields</u>	• <u>Use best management practices to control dust</u>

iii. The remaining buffer area shall be intensely planted with a mixture of native vegetation pursuant to an approved landscape plan prepared by a registered landscape architect in the State of Washington and reviewed and certified by a qualified professional ecologist or biologist certifying that the plantings to be used in the remaining buffer area will compliment and support the functions and values of the fish and wildlife habitat conservation area equal to or greater than the functional values of the recommended SPTH₍₂₀₀₎ buffer.

iiii. The remaining buffer area shall be managed by the applicant or applicant's successor in interest for a minimum of three years following the city's final acceptance of any portion or phase of the project. A detailed management plan prepared by a qualified professional ecologist or biologist shall be submitted for city review and approval prior to the city's authorization of any on-site construction, unless otherwise authorized by the community development director or designee. The detailed management plan shall address among other things the replanting of dead or dying plant material, the contents and submittal to the city of annual monitoring report prepared by a qualified professional ecologist or biologist with the cost of this report to be borne entirely by the applicant or applicant's successor in interest

and methods to address any identified problems with the buffer's support of the functional value of the fish and wildlife habitat conservation area.

- fe.** Buffer width reduction shall not be used in combination with buffer width averaging on the same buffer segment of a multi-segment riparian buffer but can be used in combination with the same wetland resource. For example, the lineal distance of a buffer segment, if eligible for buffer reduction, is not eligible for buffer averaging. Double reduction of a segment of a buffer is not allowed. However, one segment of a buffer may be reduced and a separate segment of a buffer may be averaged. Where multiple resources exist on a property or site, the community development director or designee may authorize the use of buffer width averaging and buffer width reduction on different resources on the property or site provided that any required scientific analysis or reporting addresses and supports the separate use.
 - gf.** Buffer Maintenance. Except as otherwise specified or allowed in accordance with this chapter, buffers for fish and wildlife habitat conservation areas shall be maintained according to the approved critical area permit.
 - hg.** Buffer Uses. The following uses may be permitted within a buffer for a fish and wildlife habitat conservation area in accordance with the review procedures of this chapter; provided, they are not prohibited by any other applicable law or regulation and they are conducted in a manner so as to minimize impacts to the buffer and the wetland:

 - i. Activities allowed under the same terms and conditions as in the associated fish and wildlife habitat conservation areas.
 - ii. Enhancement and restoration activities aimed at protecting the soil, water, vegetation or wildlife.
 - iii. Passive recreation facilities including trails and wildlife viewing structures, provided that the trails and structures are constructed with a surface that does not interfere with wetland stream hydrology.
 - iv. Stormwater management facilities limited to detention facilities, constructed wetlands, stormwater dispersion outfalls and bioswales, may be constructed in accordance with an approved critical area report.
3. Signs and Fencing of Fish and Wildlife Habitat Conservation Areas:
- a. The location of the outer perimeter of the fish and wildlife habitat conservation areas and its buffer shall be marked in the field, and such marking shall be approved by the community development director or designee prior to the commencement of permitted activities. Such field markings shall be maintained throughout the duration of the permit.
 - b. A permanent physical demarcation along the upland boundary of the fish and wildlife habitat conservation area buffer shall be installed and thereafter maintained. Such demarcation may consist of fencing, hedging or other prominent physical marking that allows wildlife passage, blends with the wetland environment, and is approved by the community development director or designee.
 - c. Permanent fencing of the fish and wildlife habitat conservation area buffer on the outer perimeter shall be erected and thereafter maintained when there is a substantial likelihood of the presence of domestic grazing animals within the property unless the community development director or designee determines that the animals would not degrade the functions of the fish and wildlife habitat conservation area or buffer.
 - d. Wood or metal signs shall be posted at an interval of one per lot for single family residential uses or at a maximum interval of two hundred feet or as otherwise determined by the community development director or ~~designee, and~~ designee and must be perpetually maintained by the property owner. The sign shall be worded as follows or with alternative language approved by the community development director or designee: "The area beyond this sign is a fish and wildlife

habitat conservation area or fish and wildlife habitat conservation area buffer. Alteration or disturbance is prohibited by law. Please call the city of Ridgefield for more information."

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1207, § 2(Exh. A), 5-26-2016)

18.280.120 Frequently flooded areas.

Refer to RDC Chapter 18.750, Flood Control, for all requirements and standards regarding frequently flooded areas.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013)

18.280.130 Geologic hazard areas.

- A. Designation. Designated or potential geologic hazard areas include landslide, seismic, steep slope hazard, and erosion hazard areas. With the exception of bank erosion hazard areas and fault rupture hazard areas, their potential locations are shown on maps available from the community development director or designee. Final designations shall be based on site conditions and other available data or information.
1. Landslide Hazard Areas. Potential landslide hazard areas are identified from the sources listed below:
 - a. Slopes greater than twenty-five percent on the property and adjacent areas within fifty feet except engineered slopes such as cut and fill slopes along transportation routes (including trails), railroad and other berms, or dikes.
 - b. Areas of historic or active landslides, potential instability, or older landslide debris identified on the 1975 map by Allen Fiksdal of the Washington State Department of Natural Resources entitled, Slope Stability: Clark County Washington as revised or superseded or identified on the Washington State Department of Natural Resources Geologic Information Portal.
 - c. Identified from other available data or in the field by a qualified professional and adjacent areas within fifty feet.
 2. Seismic Hazard Areas. Seismic hazard areas include liquefaction or dynamic settlement, ground shaking amplification, and fault rupture hazard areas:
 - a. Liquefaction or Dynamic Settlement. The following are designated liquefaction or dynamic settlement hazard areas:
 - i. Areas with low to moderate, moderate, moderate to high, or high liquefaction susceptibility or peat deposits as indicated on the Alternative Liquefaction Susceptibility Map of Clark County, Washington based on Swanson's Groundwater Model by Stephen P. Palmer, Sammantha L. Magsino, James L. Poelstra, and Rebecca A. Niggemann, September, 2004, as revised or superseded.
 - ii. Areas of fill (Fn) identified by the 1972 USDA Soil Conservation Service Soil Survey of Clark County Washington and by the community development director, based on other reliable evidence.
 - b. Ground Shaking Amplification. Designated ground shaking amplification hazard areas: include site classes C to D, D, D to E, E and F as indicated on the Site Class Map of Clark County, Washington by Stephen P. Palmer, Sammantha L. Magsino, James L. Poelstra, and Rebecca A. Niggemann, September, 2004 as revised or superseded.
 - c. Fault Rupture Hazard Areas. Potential fault rupture hazard areas are faults identified on geological maps prepared and maintained by the Washington Department of Natural Resources (DNR), U.S. Geological Survey (USGS), Oregon Department of Geology and Mineral Industries (DOGAMI), Clark County, Washington, or identified from other available data or in the field by a qualified professional and adjacent areas within fifty feet.
 3. Erosion Hazard Areas. Erosion hazard areas include soil erosion and bank erosion hazard areas.

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- a. Soil Erosion Hazard Areas. Soil erosion hazard areas are those areas with soils identified as having a severe erosion hazard by the 1972 USDA Soil Conservation Service Soil Survey of Clark County Washington.
 - b. Bank Erosion Hazard Areas. Bank erosion hazard areas are areas along lakes, streams, and rivers that are subject to regression or retreat due to lacustrine or fluvial processes and adjacent land within fifty feet.

4. Steep Slope Hazard Area. "Steep slope hazard areas are areas where there is not a mapped or designated landslide hazard, but where there are steep slopes equal to or greater than forty percent (40%) slope. Steep slopes which are less than ten (10) feet in vertical height and not part of a larger steep slope system, and steep slopes created through previous legal grading activity are not regulated steep slope hazard areas. The presence of steep slope suggests that slope stability problems are possible.

B. Additional Critical Areas Report Requirements.

1. In addition to the requirements of 18.280.050.B, the following are critical areas report requirements to be prepared by a ~~registered~~-geotechnical engineer or ~~registered~~-geologist, licensed in the State of Washington, for development proposals in ~~geologic~~geologic hazard areas. These requirements may be adjusted as appropriate by the community development director or designee. The required report shall address factors of public safety. A critical areas report is not required for placement or replacement of roads, sidewalks, and trails where there are no structures, gas, electric, cable, fiber optic cable, stormwater, sewer, or water facilities in areas with only ground shaking or liquefaction hazards:
 - a. Identification of the site and project area, topography in one foot contours (or other increment at the discretion of the community development director or designee), gas, electric, cable, fiber optic cable, telephone, sewer, water, and stormwater management facilities, wells, on-site septic systems, dikes, levees, and existing structures on the site plan.
 - b. Detailed review of field investigations, published data and references, data and conclusions from past geologic studies or investigations, site-specific measurements, tests, investigations, or studies, and the methods of data analysis and calculations that support the results, conclusions, and recommendations.
 - c. Field investigation and evaluation of the areas on-site for liquefaction or dynamic settlement, ground shaking amplification, fault rupture, and soil erosion hazards; and on or within fifty feet of the site for landslide and bank erosion hazards.
 - d. A description of the surface and subsurface geology, hydrology, drainage patterns, soils, and vegetation on-site for liquefaction or dynamic settlement, ground shaking amplification, fault rupture, and soil erosion hazards; and on or within fifty feet of the site for landslide and bank erosion hazards.
 - e. Identification of the hazard area indicators that were found (if any) on-site for liquefaction or dynamic settlement, ground shaking amplification, fault rupture, and soil erosion hazards; and on or within fifty feet of the site for landslide and bank erosion hazards.
 - f. Conclusion as to whether there is a geologic hazard area on-site or for landslide and bank erosion hazards on or within fifty feet of the site.
 - g. If a liquefaction, dynamic settlement, ground shaking amplification, fault rupture, or soil erosion hazard is found to exist on site or if a landslide or bank erosion hazard is found to exist on or within fifty feet of the site the following shall be specified on a site plan:
 - i. The location(s), extent, and type(s) of geologic hazard area(s) identified.
 - ii. The location(s) and extent of any area(s) that must be left undisturbed to protect the proposed development from damage or destruction and to protect the hazard area(s) from the impacts of the proposed development.
 - iii. The boundaries of the area that may be disturbed.

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- iv. The dimension of the closest distance(s) between the geologic hazard area(s) and the project area.
 - v. The dimension of the closest distance(s) between any non-disturbance area and the project area.
 - h. For bank erosion hazard areas, show these areas, boundaries, and dimensions based upon natural processes and, if applicable, proposed bank stabilization measures.
 - i. Analysis of the erosion processes on-site for soil erosion hazard areas and on or within one hundred feet of the site for bank erosion hazard areas.
 - j. Evaluation of the impact of the geologic hazard area(s) on the proposed development, other properties, and other critical areas as follows:
 - i. Landslide Hazard Areas. The impact of the run-out hazard of landslide debris from both upslope and downslope shall be included in the evaluation.
 - ii. Bank Erosion Hazard Areas. Evaluation of impacts on other properties shall include properties both upstream and downstream of the subject property.
 - iii. Evaluation of the impact of the proposed development on the geologic hazard area(s).
 - iv. Assessments and conclusions regarding geologic hazard(s) for both existing and proposed (post-development) site conditions. The ultimate build-out scenarios must be considered and addressed in cases such as land division and master planning where build-out is not scheduled to occur as a direct or immediate result of project approval.
 - v. Written discussion of the risk of damage or destruction from the geologic hazard(s) with respect to human health and safety; infrastructure; the proposed development; other properties (both upstream and downstream for bank erosion hazard areas); and other critical areas; and whether and to what degree the proposed development would increase the risk from the geologic hazard(s), such as the occurrence of a landslide or the rate of regression.
 - vi. Recommendations for mitigation of impacts to protect human health and safety; infrastructure; the proposed development; other properties (both upstream and downstream for bank erosion hazard areas); other critical areas; and the hazard area during construction and for the anticipated life of the proposed development. The ultimate build-out scenarios must be considered and addressed in cases such as land division and master planning where build-out is not scheduled to occur as a direct or immediate result of project approval.
 - k. An analysis of how the standards of RDC 18.280.130.C applicable to each geologic hazard area will be met.

C. Performance Standards.

- 1. Landslide, Soil Erosion, ~~and~~ Bank Erosion Hazard Areas, ~~and~~ Steep Slope Hazard Areas. Development in designated non-disturbance areas shall be prohibited. Where such areas have not been identified, development, including elimination of a landslide hazard area through grading, in landslide, soil erosion, and bank erosion hazard areas and their buffers shall be prohibited except where the applicant has demonstrated compliance with or satisfaction of the following standards or requirements.
 - a. The applicant has demonstrated that the use, activity, and structure(s) cannot feasibly be located outside the geologic hazard area or buffer given the physical limitations of the site; and that during construction and for the anticipated life of the proposed development the following will be satisfied:
 - i. Will not increase the threat of the geological hazard beyond pre-development conditions;
 - ii. Will not adversely impact other critical areas wherever feasible given the type of critical areas involved and the characteristics of the site;

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- iii. Are designed so that the hazard to the proposed project is eliminated or mitigated to a level equal to or less than pre-development conditions;
 - iv. The life safety risk is minimal or eliminated; and
 - v. Are certified by a ~~registered~~ geotechnical engineer or ~~registered~~ geologist, licensed in the State of Washington, as safe as designed and under anticipated conditions.
 - vi. A plan for revegetation and landscape maintenance to ensure soil stabilization shall be developed and implemented in accordance with the mitigation plan requirements of RDC 18.280.050.E.
 - vii. Clearing, grading, uprooting, or otherwise impairing the soil stabilizing function of vegetation shall be prohibited during the wet season (November 1 to May 1), except as authorized under a valid state or federal permit or a city Type I permit.
 - viii. Drainage patterns shall not be altered such that potential for damage or risk to the proposed project, the geologic hazard area, or other critical areas or buffers is increased.
 - ix. The city's adopted erosion control requirements shall be met.
 - x. Trails shall be for pedestrian and non-motorized vehicular use only and shall be the minimum width necessary to meet applicable regulations and for the ability to conduct required operations and maintenance.
- b. Roads in Landslide and Bank Erosion Hazard Areas. A road through or across a landslide or bank erosion hazard area shall meet the standards of RDC 18.280.130.C.1.a and shall not be:
- i. The sole access for a proposed subdivision (not including short plat) or critical facility.
 - ii. Longer than two hundred feet.
 - iii. Steeper than a twenty percent grade.
- c. Markers and Signs in Landslide Hazard Areas.
- i. The boundary at the outer edge of landslide area tracts and easements shall be delineated with permanent survey stakes, using iron or concrete markers as established by local survey standards.
 - ii. The boundary at the outer edge of the farthest of the landslide hazard area, non-disturbance area or buffer shall be identified with temporary signs prior to any site alteration. Such temporary signs shall be replaced with permanent signs prior to occupancy or use of the site.
 - iii. These provisions may be modified by the community development director or designee as necessary to ensure protection of sensitive features or wildlife needs.
- d. Bank Stabilization for Existing Development in Bank Erosion Hazard Areas.
- i. Bank stabilization measures may be employed to protect an existing structure when a critical areas report conclusively demonstrates all of the following:
 - (A) Bank erosion threatens an established use or existing structure(s).
 - (B) The threatened structure(s) cannot be relocated landward of any non-disturbance area.
 - (C) Where applicable, bank stabilization measures are necessary to the operation and location of water-dependent, water-related, or water enjoyment activities consistent with the city's shoreline management master program.
 - (D) Bank stabilization measures will not cause a significant adverse impact on upstream or downstream properties or an impact that cannot be mitigated without developing bank stabilization measures for those properties.

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- (E) Bank stabilization measures will not cause a significant adverse impact on fish, wildlife, or their habitats protected by this chapter.
 - ii. When bank stabilization is allowed, it shall be accomplished using beach nourishment, bioengineering (soft armoring) techniques, or a combination of the two. Other techniques may be used when an approved critical areas report demonstrates conclusively that beach nourishment, bioengineering (soft armoring) techniques, or a combination of the two will not provide sufficient protection for the remaining useful life of the structure(s) to be protected.
 - iii. When bank stabilization is allowed, the pertinent policies and regulations of the city's shoreline management master program shall apply in addition to the requirements of this section. The terms and conditions of any other required state or federal permit or approval shall also apply.
- e. Buffer. The following regulations apply to landslide and bank erosion hazard area buffers. No buffer is required for soil erosion hazard areas. Buffers may be included in non-disturbance areas and required planting and maintenance activities may be undertaken within them:
- i. Buffer width shall be measured on a horizontal plane from a perpendicular line established at all edges of the geologic hazard area, except for those instances where there is a physical grade separation of ten feet or greater between the geologic hazard area and an upland area. In this instance, the buffer area measurement shall take into account this physical grade separation.
 - ii. A vegetated buffer shall be maintained around all landslide and bank erosion hazard areas. No alteration to the buffer shall be undertaken without a city approved erosion control plan. New plantings shall consist of native vegetation. Maintenance shall be the responsibility of the property owner.
 - iii. The minimum buffer width for bank erosion hazard areas shall be the distance recommended in an approved critical areas report.
 - iv. The minimum buffer width for landslide hazard areas shall be the minimum distance(s) recommended in an approved critical areas report.
 - v. A modified buffer width may be authorized for landslide and bank erosion hazard areas at the discretion of the community development director or designee when recommended in an approved critical areas report prepared by a qualified professional.
2. Seismic Hazard Areas.
- a. Liquefaction or Dynamic Settlement Hazard Areas. All building structures in liquefaction or dynamic settlement hazard areas shall comply with the city's adopted building code regulations, as applicable. No buffer is required for liquefaction or dynamic settlement hazard areas.
 - b. Ground Shaking Amplification Hazard Areas. All building structures in ground shaking amplification hazard areas shall comply with the city's adopted building code regulations applicable to the NEHRP soil classification of the subject property. No buffer is required for ground shaking amplification hazard areas.
 - c. Fault Rupture Hazard Areas.
 - i. A road through or across a fault rupture hazard area shall not be:
 - (A) The sole access for a proposed subdivision (not including short subdivision) or critical facility.
 - (B) Longer than two hundred feet.
 - (C) Steeper than a twenty percent grade.

- ii. Structures for human habitation and critical facilities shall be prohibited within fault rupture hazard areas and buffers.
- d. Buffer.
 - i. Buffer width shall be measured on a horizontal plane from a perpendicular line established at all edges of the geologic hazard area, except for those instances where there is a physical grade separation of ten feet or greater between the geologic hazard area and an upland area. In this instance, the buffer area measurement shall take into account this physical grade separation.
 - ii. The minimum buffer width for landslide hazard areas shall be the minimum distance(s) recommended in an approved critical areas report.
 - iii. A modified buffer width may be authorized for landslide and bank erosion hazard areas at the discretion of the community development director or designee when recommended in an approved critical areas report prepared by a qualified professional.

3. Steep Slope Hazard Areas.

- a. Applicability. Except for mineral extraction practices, development activity on or within one hundred (100) feet of slopes forty percent (40%) or greater that do not have a mapped or designated landslide hazard shall comply with the requirements of this section.
- b. Buffer and Setback Distances.
 - i. Activities at the base of ascending slopes (building at the bottom of a steep slope):
 - (A) Buffers shall extend a distance away from the toe of the slope that is equal to the vertical height of the slope divided by two, but not to exceed fifteen (15) feet
 - (B) The setback from the buffer shall be determined by a qualified geotechnical engineer.
 - ii. Activities at the tops of descending slopes (building at the top of a steep slope):
 - (A) Buffers shall extend a distance back from the top of the slope equal to the vertical height of the slope divided by three (3), but not to exceed forty (40) feet. The top of the slope is defined as a distinct break in slope at the top of a steep slope.
 - (B) The setback shall be determined by a qualified geotechnical engineer.
 - iii. The responsible official may increase buffers or setbacks where necessary to meet requirements of the International Building Code.
 - iv. All portions of steep slope hazard areas and steep slope buffers on the site which are planned to be undisturbed by permitted development activities shall be designated as landslide protection areas in accordance with Section 40.430.030(B).
 - v. Vegetation removal is not allowed on slopes forty percent (40%) or greater without an approved geologic hazard area study.

18.280.140 Critical aquifer recharge areas. NEW CHAPTER Replaces Prior Chapter

A. Designation of Critical Aquifer Recharge Areas (CARAs). (See 18.280.170 – Definitions)

For purposes of RDC 18.280.140, the following designation shall apply:

- 1. **Sole Source Aquifers.** Sole source aquifers are areas that the U.S. Environmental Protection Agency designated pursuant to the Federal Safe Water Drinking Act.
 - a. The Ridgefield corporate limits are in the Troutdale Aquifer System Source Area Sole Source Aquifer.

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- b. In accordance with WAC 365-190-100, the entirety of the city of Ridgefield is designated as a CARA to preserve the volume of recharge available to the aquifer system and to protect groundwater from contamination.
 - B. Classification. For regulatory purposes, lands within the overall CARA designation are classified as either Category I CARA or Category II CARA.
 - 1. Category I CARA means the highest priority CARA, represented by the one (1) year time-of-travel wellhead protection area for Group A public water system sources. (See 18.280.170, Definition of “Wellhead protection area.”)
 - 2. Category II CARA means the remainder of the designated CARA.
 - 3. Parcels that are partly within Category I and Category II shall be subject to the Category I provisions in this section.
 - C. Mapping of Critical Aquifer Recharge Areas.
 - 1. The approximate location and extent of CARAs are shown on the adopted critical areas maps. (See: Ridgefield Community Development Department, Clark County MapsOnline, and Washington State Department of Health Source Water Assessment Program Mapping Tool.)
 - 2. These maps are to be used as a guide for the city, project applicants, and/or property owners and may be continuously updated as new critical areas are identified. They are a reference and do not provide a final critical area designation.
 - D. Exempt activities. The following activities are exempt from CARA permit review and do not require submission of a critical area report:
 - 1. Existing activities that currently and legally existed on January 1, 2026.
 - 2. Construction of structures and improvements, including additions, resulting in less than five percent or two thousand five hundred square feet (whichever is greater) total site impervious surface area that does not result in a change of use or increase the use of a hazardous substance.
 - 3. Development and improvement of parks, recreation facilities, open space, or conservation areas resulting in less than five percent total site impervious surface area that do not increase the use of a hazardous substance.
 - 4. Existing or replacement on-site domestic septic systems releasing less than fourteen thousand five hundred gallons of effluent per day and that are limited to a maximum density of one system per one acre.
 - 5. Residential uses, including typical residential accessory structures, excluding mixed-use development.
 - 6. Group A public water system source development and associated infrastructure including public water pipelines; and public water supply storage structures;
 - 7. Activities already permitted and regulated by the state or the Clark County Health Department to incorporate best management practices; and
 - 8. Uses where containment is provided and approved by the city of Ridgefield and Clark County Fire and Rescue.
 - E. Prohibited Activities. The following uses are prohibited in Category I and Category II CARAs:
 - 1. Landfills, including hazardous or dangerous waste, municipal solid waste, special waste, wood waste, and inert and demolition waste landfills;
 - 2. Class I-IV Underground Injection Wells (See WAC 173-218-040)
 - 3. Mining, wood treatment and radioactive substances.
 - a. Metals and hard rock mining.

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- b. Sand and gravel mining, prohibited from critical aquifer recharge areas determined to be highly susceptible or vulnerable.
 - c. Wood Treatment Facilities. Wood treatment facilities that allow any portion of the treatment process to occur over permeable surfaces (both natural and manmade).
 - d. Storage, Processing, or Disposal of Radioactive Substances. Facilities that store, process, or dispose of radioactive substances except for medical equipment or materials that are used in a medical or dental facility, and medical waste as defined in RCW 70A.390.020 that is generated within a medical facility and held for lawful disposal.
4. Other Prohibited Uses or Activities.
- i. Activities that would significantly reduce the recharge to aquifers currently or potentially be used as a potable water source.
 - ii. Activities that would significantly reduce the recharge to aquifers that are a source of significant baseflow to a regulated stream.
 - iii. New on-site sewage systems.
 - iv. Application of agricultural wastewater on land, not otherwise allowed as a non-conforming or conditional use.
- F. Performance Standards—Critical Aquifer Recharge Areas. Non-exempt activities may only be permitted, subject to city review and approval of a critical area permit. The applicant must show that the proposed activity will not cause contaminants to enter the aquifer and that the proposed activity will not adversely affect the recharging of the aquifer.
1. Storage Tanks. All storage tanks proposed to be located in a CARA must comply with local building code requirements and must conform to the following requirements:
- a. Underground Tanks. All new underground storage facilities proposed for the storage of hazardous substances or hazardous wastes shall be designed and constructed so as to:
 - i. Prevent releases due to corrosion or structural failure for the operational life of the tank;
 - ii. Be protected against corrosion, constructed of non-corrosive material, steel clad with a non-corrosive material, or designed to include a secondary containment system to prevent the release or threatened release of any stored substances; and
 - iii. Use material in the construction or lining of the tank that is compatible with the substance to be stored.
 - b. Aboveground Tanks. All new aboveground storage facilities proposed for the storage of hazardous substances or hazardous wastes shall be designed and constructed so as to:
 - i. Not allow the release of a hazardous substance to the ground, ground waters, or surface waters; and,
 - ii. Have a primary containment area enclosing or underlying the tank or part thereof; and
 - iii. A secondary containment system either built into the tank structure or a dike system built outside the tank for all tanks.
 - c. Vehicle Repair and Servicing.
 - i. Vehicle repair and servicing, excluding repair or service of less than two personal vehicles on a residential lot, must be conducted over impermeable pads and within a covered structure capable of withstanding normally expected weather conditions. Chemicals used in the process of vehicle repair and servicing must be stored in a manner that protects them from weather and provides containment should leaks occur.

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- ii. Dry wells shall not be used for vehicle repair and servicing. Dry wells existing on the site prior to facility establishment must be abandoned using techniques approved by the state department of Ecology prior to commencement of the proposed activity.
 - d. Residential Use of Pesticides and Nutrients. Application of household pesticides, herbicides, and fertilizers shall not exceed times and rates specified on the packaging.
 - G. Critical Aquifer Recharge Areas Assessment and Reporting. In addition to the general critical area report requirements of RDC 18.280.050, critical area reports for CARAs must meet the requirements of this section. Critical area reports for two or more types of critical areas must meet the report requirements for each relevant type of critical area.
 - 1. Preparation by a Qualified Professional. A critical area report for a use in a CARA shall be prepared by a qualified professional who is currently a licensed Washington State geologist holding a current specialty license in hydrogeology or an engineer currently licensed in the State of Washington who, in the opinion of the community development director or designee, has hydrogeology experience consistent with the intent of WAC 308-15-053(2).
 - 2. Hydrogeologic Assessments.
 - a. Level One Hydrogeological Assessment. For development outside of a Category I CARA, the critical area report shall contain a level one hydrogeological assessment which, at a minimum, shall include the following site and proposal-related information:
 - i. Available information regarding geologic and hydrogeologic characteristics of the site including the permeability of the unsaturated zone.
 - ii. Ground water depth, flow direction, and gradient based on available information.
 - iii. Location of other critical areas, including surface waters, within one thousand three hundred feet of the project area.
 - iv. Available historic water quality data for the area affected by the proposed activity.
 - v. Best management practices proposed to be utilized to avoid adverse impacts to the aquifer.
 - 3. Level Two Hydrogeologic Assessment.
 - a. A level two hydrogeologic assessment shall be required for any of the following proposed activities in a Category I:
 - i. Activities that result in ten percent or more impervious site area;
 - ii. Activities that divert, alter, or reduce the flow of surface or ground waters, or otherwise reduce the recharging of the aquifer;
 - iii. The use of hazardous substances, other than household chemicals used according to the directions specified on the packaging for domestic applications;
 - iv. Any other activity the community development director determines is likely to have an adverse impact on ground water quality or quantity or on the recharge of the aquifer.
 - b. A level two hydrogeologic assessment shall include the following site- and proposal-related information at a minimum, in addition to the requirements for a level one hydrogeological assessment:
 - i. Historic water quality data for the area to be affected by the proposed activity compiled for at least the previous five-year period.
 - ii. Ground water monitoring plan provisions for three years.
 - iii. Discussion of the effects of the proposed project on the ground water quality and quantity, including:

1. Predictive evaluation of ground water withdrawal effects on nearby wells and surface water features.
2. Predictive evaluation of contaminant transport based on potential releases to ground water.
3. A spill plan that identifies equipment and/or structures that could fail, resulting in an impact. Spill plans shall include provisions for regular inspection, repair, and replacement of structures and equipment that could fail.

H. Statutes, Regulations, and Guidance Pertaining to Ground Water Impacting Activities.

Table 18.280.140-1

Activity	Statute—Regulation—Guidance
Above ground storage tanks used to treat or store dangerous waste	Chapter 173-303-640 WAC
Automobile washers	Vehicle and Equipment Wash water Discharges/Best Management Practices Manual. Revised November 2012 Publication no. WQ-R-95-056
Below ground storage tanks	Chapter 173-360A WAC
Chemical treatment storage and disposal facilities	Chapter 173-303 WAC
Dangerous waste regulations	Chapter 173-303 WAC
Underground Injection control program	WAC Chapter 173-218
Functional standards for solid waste handling	Chapter 173-304 WAC, Vehicle Recyclers: A Guide for Implementing the Industrial Stormwater General National Pollutant Discharge Elimination System (NPDES) Permit Requirements, Publication no. 94-146
Oil and gas drilling	Chapter 332-12-450 WAC, Chapter 173-218 WAC
On-site sewage systems (large scale)	Chapter 246-272B WAC
On-site sewage systems (< 14,500 gal/day)	Chapter 246-272A WAC, Local Health Ordinances
Pesticide storage and use	Chapter 17.21 RCW

18.280.150 Wetlands.

A. Designating and Rating Wetlands.

1. Designating Wetlands. Wetlands are those areas, designated in accordance with the U.S. Army Corps of Engineers' (Corps) manual (U.S. Army Corps of Engineers, 1987) and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0), US Army Corps of Engineers, 2010 or as revised, that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created (but not as mitigation for impacts to wetlands) from non-wetland sites, including ditches constructed in non-wetlands areas that do not drain wetlands, but not limited to irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds and landscape amenities or those wetlands created after July 1990 that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands shall include those artificial wetlands intentionally created from non-wetland areas to mitigate

conversion of wetlands. Final designations shall be based on-site conditions and other available data or information (See RDC 18.280.030.A.1).

2. Wetland Ratings. Wetlands shall be rated according to the Washington State Department of Ecology (Ecology) wetland rating system found in ~~Hruby, 2014, Washington State Wetland Rating System for Western Washington, "Washington State Wetland Rating System For Western Washington: 2014 Update, Version 2.0 (Ecology Publication #23-06-009, or as revised and approved by Ecology". Ecology publication #14-06-029, or as revised by Ecology.~~ The rating system document contains the definitions and methods for determining if the criteria below are met.
3. Wetland Rating Categories.
 - a. Category I. Category I wetlands are those that meet one or more of the following criteria:
 - i. Wetlands of High Conservation Value as defined by the Washington State Department of Fish and Wildlife and the Natural Heritage Program at the Department of Natural Resources.
 - ii. Bogs;
 - iii. Mature and old growth forested wetlands larger than one acre;
 - iv. Wetlands that perform many functions well, as indicated by scoring twenty-three or more points (out of twenty-seven possible points) in the rating system.
 - b. Category II. Category II wetlands are those with a moderately high level of functions, as indicated by scoring twenty to twenty-two points in the Ecology rating system.
 - c. Category III. Category III wetlands are those with a moderate level of functions, as indicated by scoring sixteen to nineteen points in the Ecology rating system.
 - d. Category IV. Category IV wetlands are those with a low level of functions, as indicated by scoring less than sixteen points in the Ecology rating system.
- B. Additional Critical Areas Report Requirements. A critical area report for wetlands shall be prepared by a professional ecologist or biologist according to the current approved federal manual and supplements including the 1987 Corps of Engineers Wetlands Delineation Manual and Regional Supplements, or as revised, and ~~the "Washington State Wetland Rating System For Western Washington: 2014 Update, Version 2.0 (Ecology Publication #23-06-009, or as revised and approved by Ecology".~~ ~~he Hruby, 2014, Washington State Wetland Rating System for Western Washington, Ecology publication #14-06-029, or as revised by Ecology.~~ The critical area report shall contain an analysis of the wetlands including the following site- and proposal-related information:
 1. A written assessment, data sheets and accompanying maps of any wetlands or buffers on the site including the following information:
 - a. Hydrogeomorphic (HGM) classification.
 - b. Wetland category.
 - c. Wetland delineation and required buffers.
 - d. Existing wetland acreage.
 - e. Vegetative, faunal, and hydrologic characteristics.
 - f. Soil types and substrate conditions.
 - g. Topographic elevations, at one-foot contours.
 - h. A discussion of the water sources supplying the wetland and documentation of hydrologic regime (locations of inlet and outlet features, water depths throughout the wetland, evidence of recharge or discharge, evidence of water depths throughout the year - drift lines, algal layers, moss lines, and sediment deposits).

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2. Functional evaluation for the wetland and buffer using Ecology's most current approved method and including the reference of the method and all data sheets.
 3. Proposed mitigation, if needed, including a written description and accompanying maps of the mitigation area, including the following information:
 - a. Existing and proposed wetland acreage;
 - b. Existing and proposed vegetative and faunal conditions;
 - c. Surface and subsurface hydrological conditions of existing and proposed wetlands and hydrologically associated wetlands including an analysis of existing hydrologic regime and proposed hydrologic regime for enhanced, created, or restored mitigation areas;
 - d. Relationship to lakes, streams and rivers in the watershed;
 - e. Soil type and substrate conditions;
 - f. Topographic elevations, at one-foot contours; and
 - g. Required wetland buffers including existing and proposed vegetation.

C. Performance Standards.

1. General Requirements. Development or clearing activities shall protect the functions of wetlands and wetland buffers on the site. Activities shall result in no net loss of wetland or buffer functions. Protection may be provided by avoiding (the preferred protection) or minimizing and mitigating.
 - a. In Category I wetlands only the following activities may be allowed:
 - i. Installation of utilities such as water, sewer, stormwater conveyance, gas, electric, cable, fiber optic cable or telephone, expansion of existing roads, utilities and railroads and maintenance of existing levees or dikes, provided that impacts are minimized and that mitigation for any unavoidable impact to functions is conducted. New roads, dikes and levees shall only be allowed if compliance to Section 18.280.090 (Reasonable Use Exceptions) is demonstrated.
 - ii. Trails and wildlife viewing structures that have no impact on water quality and are located in the outer 25% of the wetland buffer may be permitted. Trails and walkways should be generally parallel to the perimeter of the wetland and located to avoid removal of significant mature trees. They should be limited to pervious surfaces and designed for pedestrian use only, when feasible.
 - b. In Category II wetlands the following activities may be allowed:
 - i. Activities allowed in Category I wetlands.
 - ii. Enhancement and restoration activities aimed at protecting the soil, water, vegetation or wildlife.
 - iii. Activities that are mitigated in accordance with an approved critical areas report and an approved mitigation plan.
 - c. In Category III and IV wetlands the following activities may be allowed:
 - i. Activities allowed in Category I and II wetlands.
 - ii. Activities that are mitigated in accordance with an approved critical areas report and an approved mitigation plan.
 - d. Mitigation for the loss of acreage and functions shall be provided pursuant to an approved mitigation plan prepared by a qualified professional.
2. Wetland Buffers. The buffer widths in the table assume that the buffer is fully vegetated with a native plant community appropriate for the ecoregion. If the existing buffer is unvegetated, sparsely vegetated,

or vegetated with invasive species that do not perform needed functions, the buffer should either be planted to create the appropriate native plant community or the buffer should be widened to ensure that adequate functions of the buffer are provided.

- a. Standard Buffer Widths. ~~Standard buffer widths are those determined by the Department of Ecology and described in Freshwater Wetlands in Washington State, Volume 2: Managing and Protecting Wetlands or as revised by Ecology.~~ Buffer widths are based on wetland category, wetland characteristics and land use intensity.
- b. Land use intensities are as follows:

Table 18.280.150-1: Land Use Intensities

(Based upon C: Guidance on Buffers and Ratios for Western Washington Wetlands in Washington State Volume 2 - Protecting and Managing Wetlands, Ecology Publication No. 05-06-008, Modified from Appendix 8-)

Land Use Intensity	Land Uses
High	Commercial • Urban • Industrial • Institutional • Retail sales • Residential (more than 1 unit/acre) • Conversion to high-intensity agriculture (dairies, nurseries, greenhouses, growing and harvesting crops requiring annual tilling and raising and maintaining animals, etc.) • High-intensity recreation (golf courses, ball fields, etc.) • Hobby farms Moderate • Residential (1 unit/acre or less))Residential, Commercial or Industrial
Moderate	Moderate-intensity open space (parks with biking, jogging, etc.) • Conversion to moderate-intensity agriculture (orchards, hay fields, etc.) • Paved trails • Building of logging roads • Utility corridor or right-of-way shared by several utilities and including access/maintenance road Low • Forestry (cutting of trees only)Park or Open Space Greenway
Low	Low-intensity open space (hiking, bird-watching, preservation of natural resources, etc.) • Unpaved trails • Utility corridor without a maintenance road and little or no vegetation management. * Local governments are encouraged to create land-use designations for zoning that are consistent with these examples Open Space Greenway or Open Space Natural

- i. Level of function for habitat, based on the 2014 Washington State Wetland Rating System, is as follows:

**Table 18.280.150-2:
Rating System**

Level of Function	Final Habitat Score in Rating System
High	8—9
Moderate	56 —7
Low	3— 45

- ii. Buffer widths are measured horizontally from the edge of the wetland and are as follows:
 - (A) Category I wetlands:

**Table 18.280.150-3:
Category I Wetland Buffer Widths**

Wetland Characteristics	Land Use Intensity	Buffer Width (in feet)
Natural heritage wetlands or bogs	High	250
	Moderate	190
	Low	125
Forested wetlands—High habitat function	High	300
	Moderate	225

	Low	150
Forested wetlands—Moderate habitat function	High	150
	Moderate	110
	Low	75
Forested wetlands—Low habitat function	High	100
	Moderate	75
	Low	50
Other Category 1 wetlands—High habitat function	High	300
	Moderate	225
	Low	150
Other Category 1 wetlands—Moderate habitat function	High	150
	Moderate	110
	Low	75
Other Category 1 wetlands—Low habitat function	High	100
	Moderate	75
	Low	50

(B) Category II wetlands:

**Table 18.280.150-4:
Category II Wetland Buffer Widths**

Wetland Characteristics	Land Use Intensity	Buffer Width (in feet)
High habitat function	High	200-300
	Moderate	150-225
	Low	100
Moderate habitat function	High	100
	Moderate	75
	Low	50
Low habitat function	High	100-90
	Moderate	65-100
	Low	35-150

(C) Category III wetlands:

**Table 18.280.150-5:
Category III Wetland Buffer Widths**

Wetland Characteristics	Land Use Intensity	Buffer Width (in feet)
Moderate habitat function	High	100-150
	Moderate	75-110
	Low	50-100
Low habitat function	High	80
	Moderate	60
	Low	40

(D) Category IV wetlands:

**Table 18.280.150-6:
Category IV Wetland Buffer Widths**

Wetland Characteristics	Land Use Intensity	Buffer Width (in feet)
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All Category IV wetlands	High	50
	Moderate	40
	Low	25

- (E) All buffers shall be measured from the wetland boundary as surveyed in the field.
- (F) "Functionally Disconnected Buffer Area. Buffers may exclude areas that are functionally and effectively disconnected from the wetland by an existing public or private road or legally established development, as determined by the community development director. Functionally and effectively disconnected means that the road or other significant development blocks the protective measures provided by a buffer.

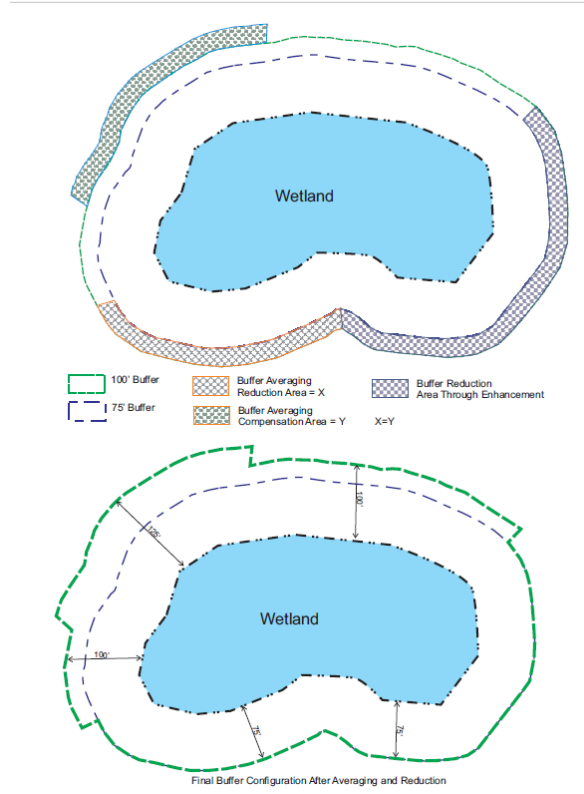
Significant developments shall include built public infrastructure such as roads and railroads, and private developments such as homes or commercial structures. The community development director shall evaluate whether the interruption will affect the entirety of the buffer. Individual structures may not fully interrupt buffer function. In such cases, the allowable buffer exclusion should be limited in scope to just the portion of the buffer that is affected. Where questions exist regarding whether a development functionally disconnects the buffer, or the extent of that impact, the community development director may require a critical area report to analyze and document the buffer functionality."Areas which are completely functionally separated from a wetland and do not protect the wetland from adverse impacts may be excluded from buffers otherwise required.

- iii. Buffer Width Averaging. The community development director or designee may allow buffer width averaging in accordance with an approved critical area report on a case-by-case basis. Buffer width averaging shall not be used in combination with buffer width reduction or a minor exception on the same buffer segment to reduce the minimum buffer width below that specified in this chapter. Averaging of buffer widths may only be allowed where a qualified professional wetland scientist demonstrates that:
- (A) Such averaging will not reduce wetland functions or functional performance; and
 - (B) The wetland varies in sensitivity due to existing physical characteristics or the character of the buffer varies in slope, soils, or vegetation, and the wetland would benefit from a wider buffer in places and would not be adversely impacted by a narrower buffer in other places; and
 - (C) The total area contained in the buffer area after averaging is no less than that which would be contained within the standard buffer; and
 - (D) The buffer width is reduced by no more than ~~fifty~~twenty-five percent of the standard width and at no point to less than twenty-five feet.
- iv. Buffer Width Reduction. Buffer width reduction is disfavored. However, tThe community development director or designee may authorize the reduction of required buffer widths by no more than 25% to a lesser width provided that an applicant demonstrates why avoidance is not possible and also compliance with the following:
- (A) Written evidence prepared by a qualified ecologist or biologist ~~-addressing the proposed buffer width reduction and demonstrating how the reduced buffer will enhance the functions and values of the adjacent wetland.~~
 - (B) The remaining buffer area shall be intensely planted with a mixture of native vegetation pursuant to an approved landscape plan prepared by a qualified professional ecologist or biologist or prepared by a registered landscape architect

licensed in the State of Washington and reviewed and certified by a qualified professional ecologist or biologist certifying that the plantings to be used in the remaining buffer area will compliment and support the functions and values of the adjacent wetland.

- (C) The remaining buffer area shall be managed by the applicant or applicant's successor in interest for a minimum of three years following the city's final acceptance of any portion or phase of the project. A detailed management plan prepared by a qualified professional ecologist or biologist shall be submitted for city review and approval prior to the city's authorization of any on-site construction, unless otherwise authorized by the community development director or designee. The detailed management plan shall address among other things the replanting of dead or dying plant material, the contents and submittal to the city of annual monitoring report prepared by a qualified professional ecologist or biologist with the cost of this report to be borne entirely by the applicant or applicant's successor in interest and methods to address any identified problems with the buffer's support of the functional value of the adjacent wetland.
- (D) Buffer width reduction shall not be used in combination with buffer width averaging on the same buffer segment but can be used in combination with the same wetland resource.
- i. A fully vegetated wetland buffer, as defined by Department of Ecology guidance, may not be reduced.
 - ii. A buffer segment is a specific mapped portion or fragment of a wetland buffer. (See illustration below.) The character of a wetland buffer segment may be determined by topography, vegetation, hydrology, and current use, as well as proposed development.
 - iii. An applicant seeking to reduce a wetland buffer must address the need for the proposed buffer reduction using the avoidance, minimization, compensation sequence in RDC 18.280.060.A through G.

Wetland buffer segment diagram



(E) The city will establish a list of qualified professionals through appropriate annual advertisement and receipt of statements of qualifications. Individuals or firms selected to be on the list of qualified professionals will be required to abide by professional performance standards established by the city, provided that the city retains the discretion to modify these standards as it deems appropriate. Qualified individual or firms that are recognized and accepted by the city shall not have to have their submitted work products reviewed by a third party. (F) Strategies for avoiding or reducing impacts to the wetlands and buffers are found in Table 18.280.150-7.

Table 18.280.150-7 Strategies for avoiding or reducing impacts to wetlands and buffers

Examples of Disturbance	Activities and Uses that Cause Disturbances	Examples of Measures to Minimize Impacts
<u>Lights</u>	<u>Parking lots</u> <u>Warehouses</u> <u>Manufacturing</u> <u>Residential</u>	<u>Direct lights away from the wetland</u> <u>Lights shall be aimed downward consistent with RDC 18.715.050 General standards and 18.715.100 Figures for acceptable shielding and direction of exterior light fixtures</u>
<u>Noise</u>	<u>Manufacturing</u>	<u>Locate activity that generates noise away from the wetland</u>

<u>Toxic runoff*</u>	• <u>Parking lots</u> • <u>Roads</u> • <u>Manufacturing</u> • <u>Residential areas</u> • <u>Application of agricultural pesticides</u> • <u>Landscaping</u>	• <u>Route all new` untreated runoff away from wetland while ensuring wetland is not dewatered</u> • <u>Establish covenants limiting use of pesticides within 150 ft of the wetland</u> • <u>Apply integrated pest management</u>
<u>Stormwater runoff</u>	• <u>Parking lots</u> • <u>Roads</u> • <u>Manufacturing</u> • <u>Residential areas</u> • <u>Commercial</u> • <u>Landscaping</u>	• <u>Retrofit stormwater detention and treatment for roads and existing adjacent development</u> • <u>Prevent channelized flow from lawns that directly enter the buffer</u>
<u>Change in water regime</u>	• <u>Impermeable surfaces</u> • <u>Lawns</u> • <u>Tilling</u>	• <u>Infiltrate, treat, or detain and disperse runoff from new impervious surfaces and lawns into a buffer</u>
<u>Pets and human disturbance</u>	• <u>Residential areas</u>	• <u>Use privacy fencing plant dense vegetation to delineate buffer edge and to discourage disturbance using native vegetation appropriate for the ecoregion and place the wetland and its buffer in a separate tract</u>
<u>Dust</u>	• <u>Tilled fields</u>	• <u>Use best management practices to control dust</u>

- v. Buffer Maintenance. Except as otherwise specified or allowed in accordance with this chapter, wetland buffers shall be maintained according to the approved critical area permit.
- vi. Buffer Uses. The following uses may be permitted within a wetland buffer in accordance with the review procedures of this chapter; provided, they are not prohibited by any other applicable law or regulation and they are conducted in a manner so as to minimize impacts to the buffer and the wetland:
 - (A) Activities allowed under the same terms and conditions as in the associated wetlands.
 - (B) Enhancement and restoration activities aimed at protecting the soil, water, vegetation or wildlife.
 - (C) Passive recreation facilities including trails and wildlife viewing structures, provided that the trails and structures are constructed with a surface that does not interfere with wetland hydrology. When practicable and appropriate trails may be constructed of permeable surfaces, should be located in the outer twenty-five percent of a buffer and should be designed to avoid the removal of significant trees. The city engineer shall have the discretion to determine the surface material and location of trails to ensure compliance to the city's engineering standards and state or federal accessibility requirements.
 - (D) Stormwater management facilities limited to detention facilities, constructed wetlands, stormwater dispersion outfalls and bioswales, may be constructed in the outer twenty-five percent of the wetland buffer for Category I or II wetlands, and in the outer fifty percent of the wetland buffer for Category III and IV wetlands in accordance with an approved critical area report.

3. Signs and Fencing of Wetlands.

- a. The location of the outer perimeter of the wetland and buffer shall be marked in the field, and such marking shall be approved by the community development director or designee prior to the commencement of permitted activities. Such field markings shall be maintained throughout the duration of the permit.
- b. A permanent physical demarcation along the upland boundary of the wetland buffer shall be installed and thereafter maintained. Such demarcation may consist of fencing, hedging or other prominent physical marking that allows wildlife passage, blends with the wetland environment, and is approved by the community development director or designee.
- c. Permanent fencing of the wetland buffer on the outer perimeter shall be erected and thereafter maintained when there is a substantial likelihood of the presence of domestic grazing animals within the property unless the community development director or designee determines that the animals would not degrade the functions of the wetland or buffer.
- d. Wood or metal signs shall be posted at an interval of one per lot for single family residential uses or at a maximum interval of two hundred feet or as otherwise determined by the community development director or designee and must be perpetually maintained by the property owner. The sign shall be worded as follows or with alternative language approved by the community development director or designee: "The area beyond this sign is a wetland or wetland buffer. Alteration or disturbance is prohibited by law. Please call the city of Ridgefield for more information."

4. Mitigation Sequencing. The following are the steps in the mitigation sequence according to the implementing rules of SEPA (Chapter 197-11-768 WAC). Applicants shall demonstrate that they have taken these actions:

- a. Avoiding the impact altogether by not taking a certain action or parts of an action;
- b. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;
- c. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
- d. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;
- e. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and/or
- f. Monitoring the impact and taking appropriate corrective measures

5. Compensatory Mitigation. Compensatory mitigation for impacts to wetlands shall be provided pursuant to Table 18.280-7 and shall be consistent with the Department of Ecology Guidance on Wetland Mitigation in Washington State, Part 1: Laws, Rules, Policies, and Guidance Related to Wetland Mitigation, Ecology publication # 04-06-013a, or as revised by Ecology. Compensatory mitigation actions shall address functions affected by the alteration to achieve functional equivalency or improvement and shall provide similar wetland functions as those lost, except when:

- a. The lost wetland provides minimal functions as determined by a site-specific function assessment, and the proposed compensatory mitigation action(s) will provide equal or greater functions or will provide functions shown to be limited within a watershed through a formal Washington state watershed assessment plan or protocol; or
- b. Out-of-kind replacement will best meet formally identified watershed goals, such as replacement of historically diminished wetland types.

65. Mitigation Actions. If the applicant demonstrates that preservation of the resource is not possible due to unique character of the land, the applicant may undertake the following mitigation actions

- a. **Creation.** The manipulation of the physical, chemical or biological characteristics present to develop a wetland on an upland or deepwater site where a biological wetland did not previously exist. Activities typically involve excavation of upland soils to elevations that will produce a wetland hydroperiod, hydric soils, and support the growth of hydrophytic plant species. Creation results in a gain in wetland acres and functions.
- b. **Re-establishment.** The manipulation of the physical, chemical or biological characteristics of a site with the goal of returning natural or historic functions to a former wetland. Activities could include removing fill material, plugging ditches or breaking drain tiles. Re-establishment results in a gain in wetland acres and functions.
- c. **Rehabilitation.** The manipulation of the physical, chemical or biological characteristics of a site with the goal of repairing natural or historic functions and processes of a degraded wetland. Activities could involve breaching a dike to reconnect wetlands to a floodplain, restoring tidal influence to a wetland, or breaking drain tiles and plugging drainage ditches. Rehabilitation results in a gain in wetland functions but not in wetland acres.
- d. **Enhancement.** The manipulation of the physical, chemical or biological characteristics of a biological wetland to increase or improve specific functions or to change the growth stage or composition of the vegetation present. Enhancement is undertaken for specified purposes such as water quality improvement, flood water retention or wildlife habitat. Activities typically consist of planting vegetation, controlling non-native or invasive species, modifying site elevations to result in open water ponds, or some combination of these. Enhancement results in a change in certain wetland functions and can lead to a decline in other wetland functions. It does not result in a gain in wetland acres.
- e. **Type and Location of Mitigation.** Unless it is demonstrated that a higher level of ecological functioning would result from an alternate approach, compensatory mitigation for ecological functions shall be either in-kind and on-site, or in-kind and within the same stream reach or watershed. Mitigation actions shall be conducted within the same watershed as the project site and on the same site as the alteration except when all of the following apply:
 - i. Based on a determination of the natural capacity of the site to mitigate for the impacts, there are no reasonable on-site or in-watershed opportunities or on-site and in-watershed opportunities do not have a high likelihood of success. Consideration shall include anticipated wetland mitigation replacement ratios, buffer conditions and proposed widths, hydrogeomorphic classes of on-site wetlands when restored, proposed flood storage capacity, and potential to impact riparian fish and wildlife habitat including connectivity.
 - ii. Off-site mitigation has a greater likelihood of providing equal or improved wetland functions than the impacted wetland.
 - iii. Off-site locations shall be in the same watershed unless:
 - (A) Watershed goals for water quality, flood or conveyance, habitat or other wetland functions have been established and strongly justify location of mitigation at another site; or
 - (B) Credits from a certified wetland mitigation bank are used as mitigation and the use of credits is consistent with the terms of the bank's certification.

76. Mitigation Ratios.

- a. **Acreage Replacement Ratios.**
 - i. The replacement ratios shall apply to wetland mitigation that is for the same hydrogeomorphic class (depressional, riverine, lacustrine or slope wetlands), on-site, the

same category, and timed prior to or concurrent with alteration and that has a high probability of success.

- ii. The ratios are based on replacing a Category I or II wetland with a Category II wetland and replacing a Category III or IV wetland with a Category III wetland.
- iii. The ratios do not apply to the use of credits from a state certified wetland mitigation bank. When credits from a certified bank are used, replacement ratios should be consistent with the requirements of the bank's certification.
- iv. If the wetland area impacted is replaced at a 1:1 ratio through re-establishment, creation or rehabilitation, the remainder of the area needed for mitigation can be replaced by enhancement.
- v. Mitigation Ratios. The mitigation ratios specified in Table 18.280-~~78~~ are to be considered target mitigation ratios that the city shall attempt to achieve, however, the city shall have the authority to determine the appropriate mitigation ratio on a case-by-case basis. The community development director or designee shall determine the appropriate mitigation ratio on a case-by case basis following review and consideration of the submitted mitigation plan. The mitigation ratio applied on a case-by-case basis may be greater or less than the target mitigation ratio as determined by the community development director or designee.

Table 18.280.150-~~78~~: Wetland mitigation ratios

Wetland Category & Type	Reestablishment Or Creation	Rehabilitation Only	Reestablishment or Creation (R/C) & Rehabilitation (RH)	Reestablishment Or Creation & Enhancement (E)	Enhancement Only
Category IV	1.5:1	3:1	1:1 R/C & 1:1 RH	1:1 R/C & 2:1 E	6:1
Category III	2:1	4:1	1:1 R/C & 2:1 RH	1:1 R/C & 4:1 E	8:1
Category II	3:1	6:1	1:1 R/C & 2:1 RH	1:1 R/C & 8:1 E	12:1
Category I Forested	6:1	12:1	1:1 R/C & 10:1 RH	1:1 R/C & 20:1 E	24:1
Category I Based on Functions Score	4:1	8:1	1:1 R/C & 6:1 RH	1:1 R/C & 12:1 E	16:1
Category I Natural Heritage Site	Considered Not Possible	6:1 RH of Natural Heritage Site	R/C Considered Not Possible	R/C Considered Not Possible	Case-by-Case
R/C Considered Not Possible	Case-by-Case	R/C Considered Not Possible	Case-by-Case	R/C Considered Not Possible	Case-by-Case

Note: There are no known Category I bogs in Ridgefield.

- b. Increased or Decreased Mitigation Ratios. The preceding table provides target mitigation ratios. Ratios may be increased or decreased to address site-specific situations. It is up to the project proponent to provide the justification for a decrease in the standard ratios.
 - i. Increased Replacement Ratio. The community development director or designee may increase the ratios under the following circumstances:
 - (A) Uncertainty exists as to the probable success of the proposed restoration or creation; or
 - (B) A significant period of time will elapse between impact and replication of wetland functions; or
 - (C) Proposed mitigation will result in a lower category wetland or reduced functions relative to the wetland being impacted; or

(D) The impact was an unauthorized impact.

ii. Decreased Replacement Ratio. The department may decrease the ratios under the following circumstances:

(A) Documentation by a qualified wetland specialist demonstrates that the proposed mitigation actions have a very high likelihood of success;

(B) Documentation by a qualified wetland specialist demonstrates that the proposed mitigation actions will provide functions and values that are significantly greater than the wetland being impacted; or

(C) The proposed mitigation actions are conducted in advance of the impact and have been shown to be successful.

78. Mitigation Timing. The mitigation shall be prior to or concurrent with alteration or as soon as feasible.

89. Wetland Mitigation Banks.

a. Credits from a wetland mitigation bank may be approved for use as mitigation for unavoidable impacts to wetlands when:

i. The bank is certified under Chapter 173-700 WAC; and,

ii. The community development director or designee determines that the wetland mitigation bank provides appropriate mitigation for the authorized impacts; and

iii. The proposed use of credits is consistent with the terms and conditions of the bank's certification.

b. Replacement ratios for projects using bank credits shall be consistent with replacement ratios specified in the bank's certification.

c. Credits from a certified wetland mitigation bank may be used to compensate for impacts located within the service area specified in the bank's certification. In some cases, bank service areas may include portions of more than one adjacent drainage basin for specific wetland functions.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1207, § 2(Exh. A), 5-26-2016; Ord. No. 1290, § 2(Exh. A), 4-25-2019)

18.280.160 Appeal procedure.

A. Appeals of administrative decisions issued pursuant to the provisions of this chapter shall be made to the city's hearing examiner pursuant to the city's currently adopted appeal procedures for administrative decision-making.

B. Appeals of a hearing examiner's final order addressing compliance to this chapter shall be made pursuant to the city's currently adopted appeal procedures for quasi-judicial decision-making.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013)

18.280.170 Definitions.

"Active fault" means a fault that is considered likely to undergo renewed movement within a period of concern to humans. Faults are commonly considered to be active if the fault has moved one or more times in the last ten thousand years.

"Adjacent" means immediately adjoining (in contact with the boundary of the influence area) or within a distance less than that needed to separate activities from critical areas to ensure protection of the functions and values of the critical areas. Adjacent shall mean any activity or development located:

A. On site immediately adjoining a critical area; or

B. A distance equal to or less than the required critical area buffer width and building setback.

"Alteration" means any human-induced [city option: anthropogenic] change in an existing condition of a critical area or its buffer. Alterations include, but are not limited to grading, filling, dredging, channelizing, clearing (vegetation), applying pesticides, discharging waste, construction, compaction, excavation, modifying for storm water management, relocating, or other activities that change the existing landform, vegetation, hydrology, wildlife, or habitat value, of critical areas.

"Anadromous fish" means fish that spawn in fresh water and mature in the marine environment.

"Applicant" means a person who files an application for a permit under this chapter and who is either the owner of the land on which that proposed activity would be located, a contract purchaser, or the authorized agent of such a person.

"Aquifer recharge area" means an area that, due to the presence of certain soils, geology, and surface water, acts to recharge ground water by percolation.

"Best available science" means current scientific information used in the process to designate, protect, or restore critical areas that is derived from a valid scientific process as defined by WAC 365-195-900 through WAC 365-195-925.

"Best management practices" means conservation practices or systems of practice and management measures that:

- A. Control soil loss and reduce water quality degradation caused by high concentrations of nutrients, animal waste, toxics, and sediment;
- B. Minimize adverse impacts to surface water and ground water flow, circulation patterns, and the chemical, physical, and biological characteristics of wetlands;
- C. Protect trees and vegetation designated to be retained during and following site construction; and
- D. Provides standards for proper use of chemical herbicides within critical areas.

"Buffer" means the zone contiguous with a critical area that is required for the continued maintenance, function, and structural stability of the critical area.

"Building setback line (BSBL)" means a line beyond which the foundation of a structure shall not extend.

"Channel migration zone (CMZ)" means the lateral extent of likely movement along a stream or river during the next one hundred years as determined by evidence of active stream channel migration movement over the past one hundred years.

"City" means the city of Ridgefield.

"Clearing" means the removal of vegetation by any means and includes cutting or grubbing vegetation.

"Community development director" means the community development director for the city of Ridgefield or his or her designee.

"Compensation project" means actions specifically designed to replace project-induced critical area and buffer losses. Compensation project design elements may include, but are not limited to, land acquisition, planning, construction plans, monitoring, and contingency actions.

"Compensatory mitigation" means types of mitigation used to replace project-induced critical area and buffer losses or impacts.

"Critical aquifer recharge area" ~~means (CARA) are those areas with a critical recharging effect on aquifers used for potable water. CARAs have prevailing geologic conditions associated with infiltration rates that create a high potential for contaminants of groundwater resources or contribute significantly to the replenishment of groundwater. See WAC 365-190-030(3). areas designated by WAC 365-190-080(2) that are determined to have critical recharging effect on aquifers used for potable water as defined by WAC 365-190-030(2).~~

"Critical areas" include the following areas and ecosystems: (a) Wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas. "Fish and wildlife habitat conservation areas" does not include such

artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company. (RCW 36.70A.030(12)) "Critical areas" means any of the following areas or ecosystems: wetlands, critical aquifer recharge areas, streams, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas as defined by the Growth Management Act (RCW 36.70A.170).

"Critical facility" means a facility for which even a slight chance of flooding, inundation, or impact from a hazard event might be too great. Critical facilities include, but are not limited to, schools, nursing homes, hospitals, police, fire and emergency installations, and installations that produce, use or store hazardous materials or hazardous waste.

"Developable area" means a site or portion of a site that may be utilized as the location of development, in accordance with the rules of this chapter.

"Erosion" means the process by which soil particles are mobilized and transported by natural agents such as wind, rain, frost action, or stream flow.

"Erosion hazard area" means those areas that because of natural characteristics, including vegetative cover, soil texture, slope gradient, and rainfall patterns, or human-induced changes to such characteristics, are vulnerable to erosion.

"Feasible/feasibility" means to determine the feasibility of avoiding impacts to critical areas or buffers, an applicant should evaluate site characteristic including topography, soil capacity, zoning, density, critical area functions and values and also transportation connectivity and circulation, extension of utilities, city Engineering Standards, construction costs, and market absorption rates.

"Fish and wildlife habitat conservation areas" means areas necessary for maintaining species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created as designated by WAC 365-190-080(5). These areas include:

- A. Areas with which state or federally designated endangered, threatened, and sensitive species have a primary association;
- B. Habitats of local importance, including, but not limited to, areas designated as priority habitat by the department of fish and wildlife;
- C. Naturally occurring ponds under twenty acres and their submerged aquatic beds that provide fish and wildlife habitat;
- D. Waters of the state, including lakes, rivers, ponds, streams, inland waters, underground waters, salt waters and all other surface water and watercourses within the jurisdiction of the State of Washington;
- E. Lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity;
- F. State natural area preserves and natural resources conservation areas; and
- G. Land essential for preserving connections between habitat blocks and open spaces.
- H. These areas do not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of, and are maintained by, a port district or an irrigation district or company.

"Flood or flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters and/or the unusual and rapid accumulation of runoff or surface waters from any source.

"Floodplain" means any land area susceptible to being inundated by floodwaters from any source.

"Formation" means an assemblage of earth materials grouped together into a unit that is convenient for description or mapping.

"Formation, confining" means the relatively impermeable formation immediately overlaying a confined aquifer.

"Frequently flooded areas" means lands in the floodplain subject to a one percent or greater chance of flooding in any given year. Designation on flood insurance rate maps (FIRM) always includes the letter A.

"Functions and values" means the beneficial roles served by critical areas, including, but not limited to, water quality protection and enhancement, fish and wildlife habitat, food chain support, flood storage, conveyance and attenuation, ground water recharge and discharge, erosion control, and recreation. This should be divided in to "functions" and also "values."

"Geologically hazardous areas" means areas that may not be suited to development consistent with public health, safety or environmental standards, because of their susceptibility to erosion, sliding, earthquake, or other geological events as designated by WAC 365-190-080(4). Types of geologically hazardous areas include erosion, landslide[s], steep slope hazard areas, seismic, volcanic hazards, and mine[s].

"Geotechnical report" means a comprehensive assessment of geological conditions of a particular area where construction or installation of any kind needs to be undertaken.

"Grading" means any excavation, clearing, filling, leveling, or contouring of the ground surface by human or mechanical means.

"Hazard areas" means areas designated as frequently flooded or geologically hazardous areas due to potential for erosion, landslide, seismic activity, mine collapse, or other geologically hazardous conditions, including steep slopes.

"High-intensity land use" means land uses consisting of commercial, urban, industrial, institutional, retail, residential with more than one unit per acre, agricultural (dairies, nurseries, raising and harvesting crops, requiring annual tilling, raising and maintaining animals), high-intensity recreation (golf courses, ball fields), and hobby farms.

"Heavy equipment" means such construction machinery as backhoes, treaded tractor, dump trucks, and front-end loaders.

"Hydraulic project approval (HPA)" means a permit issued by the State of Washington's Department of Fish and Wildlife for modification to waters of the state in accordance with RCW Chapter 75.20.

"Impervious surface area" means any non-vertical surface artificially covered or hardened so as to prevent or impede the percolation of water into the soil mantle including, but not limited to, roof tops swimming pools, paved or graveled roads and walkways or parking areas and excluding landscaping and surface water retention/detention facilities.

"Isolated wetland" means a Non-federally regulated wetland: A wetland that is not jurisdictional under the federal Clean Water Act. Sometimes referred to as "isolated wetlands," these wetlands remain regulated under state and local laws and rules, whether or not they are protected by federal law. those wetlands that are outside of and not contiguous to any one hundred-year floodplain, lake, river, or stream and have no contiguous hydric soil or hydrophytic vegetation between the wetland and any surface water.

"Lake" means an area permanently inundated by water in excess of two meters deep and greater than twenty acres in size measured at the ordinary high water mark.

"Landslide" means episodic down slope movement of a mass of soil or rock that includes, but is not limited to, rock falls, slumps, mudflows, and earth flows.

"Landslide hazard areas" means areas that are potentially subject to risk of mass movement due to a combination of geologic, topographic, and hydrologic factors.

"Low-intensity land use" means and includes, but is not limited to, forestry, open space (such as passive recreation and natural resources preservation).

"Minor utility project" means the placement of a utility pole, street sign, anchor, vault, or other small component of a utility facility, where the disturbance of an area is less than seventy-five square feet.

"Mitigation" means the process of minimizing or compensating for adverse environmental impact(s) of a proposal on a critical area.

"Monitoring" means the collection of data by various methods for the purpose of understanding natural systems and features, evaluating the impact of development proposals on such systems, and/or assessing the performance of mitigation measures imposed as conditions of development.

"Native vegetation" means plant species that are indigenous to the region.

"Ordinary high water mark" means on all lakes, streams, and tidal waters, the biological vegetation mark that indicates the "ordinary" high water level (WAC 173-22-030(11)).

"Practical alternative" means an alternative that is available and capable of being carried out after taking into consideration cost, existing technology, and logistics in light of overall project purposes, and having less impact to critical areas.

"Priority habitat" means habitat types or elements with unique or significant value to one or more species as classified by the state department of fish and wildlife.

"Qualified professional" means a person with experience and training in the pertinent scientific discipline who is licensed or certified in the State of Washington, and who is a qualified expert with expertise appropriate for the relevant critical area subject in accordance with WAC 365-195-905(4). A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology, engineering, environmental sciences, fisheries, geomorphology or related field, and two years of related work experience.

- A. A qualified professional for habitats ~~or wetlands~~ must have a degree in biology or a related environmental science and professional experience related to the subject.
- B. A qualified professional for a geological hazard must be a professional geotechnical engineer or geologist, licensed in the State of Washington.
- C. A qualified professional for critical aquifer recharge areas must be a licensed Washington State geologist holding a current specialty license in hydrogeology or an engineer currently licensed in the State of Washington who, in the opinion of the community development director or designee, has hydrogeology experience consistent with the intent of WAC 308-15-053(2).
- D. Qualified wetland professional: A person with professional wetland experience that meets the following criteria:
 - 1. Bachelor of Science or Bachelor of Arts or equivalent degree in hydrology, soil science, botany, ecology, resource management, or related field, or four years of full-time work experience as a wetland professional may substitute for a degree, and
 - 2. At least two additional years of full-time work experience as a wetland professional; including delineating wetlands, preparing wetland reports, conducting function assessments, and developing and implementing mitigation plans, and
 - 3. Completion of additional wetland-specific training programs. This could include a more comprehensive program such as the University of Washington Wetland Science and Management Certificate Program or individual workshops on topics such as wetland delineation, function assessment, mitigation design, hydrophytic plant or hydric soil identification.A person certified as a Professional Wetland Scientist through the Society of Wetland Scientists professional certification program meets the above criteria.

"Reasonable use" means a legal concept articulated by federal and state courts in regulatory taking cases.

"Riparian habitat" means areas adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems that mutually influence each other.

"Salmonid" means a member of the fish family Salmonidae. In King County, chinook, coho, chum, sockeye, and pink salmon; cutthroat, brook, brown, rainbow, and steelhead trout; kokanee; and native char (bull trout and Dolly Varden).

"Section 404 permit" means a permit issued by the Army Corp of Engineers for the placement of dredge or fill material waterward of the ordinary high water mark or clearing in waters of the United States, including wetlands, in accordance with 33 United State Code (USC) Section 1344.

"Seismic hazard areas" means area that are subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, or soil liquefaction.

"Species, threatened and endangered" means those native species that are listed in rule by the state department of fish and wildlife pursuant to RCW 77.12.070 as threatened (WAC 232-12-011) or endangered (WAC 232-12-014), or that are listed as threatened and endangered under the federal Endangered Species Act (16 U.S.C. 1533).

"Steep slopes" means those slopes forty percent or steeper within a vertical elevation change of at least ten feet. A slope is defined by establishing its toe and top and is measured by averaging the inclination over at least ten feet of vertical relief.

"Stream" means any portion of a watercourse, either perennial or intermittent, where the surface water flow is sufficient to produce a defined channel or bed. Streams also include natural watercourses modified by humans. Streams do not include irrigation ditches, canals, stormwater run-off facilities, or other entirely artificial watercourses.

"Topping" means the severing of main trunks or stems of vegetation at any place above twenty-five percent of the vegetation height.

"Unavoidable" means adverse impacts that remain after all appropriate and practicable avoidance and minimization have been achieved.

"Understory" means the vegetation layer of a forest that includes shrubs, herbs, grasses, and grass-like plants, but excludes trees.

"Utility" means a service and/or facility that produces, transmits, carries, stores, processes, or disposes of electrical power, gas, potable water, stormwater, communications (including, but not limited to, telephone and cable), sewage, oil and the like.

"Vegetation" means plant life growing below, at, and above the soil surface.

"Vegetation alteration" means any clearing, grading, cutting, topping, limbing, or pruning of vegetation.

"Water resources inventory area (WRIA)" means one of sixty-two watersheds in the state of Washington, each composed of the drainage areas of a stream or streams, as established in Chapter 173-500 WAC as it existed on January 1, 1997.

"Water typing system" means the system used to classify freshwater surface water systems. Current regulations establish "interim" water typing (1-5) until fish habitat water type maps are available for permanent water typing (S, F, Np, Ns) (WAC 222-16-031).

"Wellhead protection area (WHPA)" means protective areas associated with public drinking water sources established by water systems and approved or assigned by the state department of health. WAC 365-190-030(23).

"Wetland" means as defined by RCW 36.70 or as here after amended, those areas that are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway.

Wetlands may include those artificial wetlands intentionally created from non-wetland areas to mitigate conversion of wetlands.

"Wetlands rating system" means wetlands shall be rated according to the ~~Washington State Wetland Rating System for Western Washington, Department of Ecology, Ecology Publication #23-06-009, or as revised and approved by Ecology Publication #14-06-029, or as revised.~~

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1207, § 2(Exh. A), 5-26-2016)

-- end --

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: August 13, 2026

AGENDA ITEM NAME: Public Hearing and Approval of Resolution No. 681 (2026) and Resolution No. 682 (2027) Transportation Improvement Plans

GOVERNING LEGISLATION

Revised Code of Washington (RCW) Section 35.77.010.

PREVIOUS COUNCIL ACTION TAKEN:

In December 2024, Council approved the 2025 Transportation Improvement Program (TIP) update.

SUMMARY/BACKGROUND:

The TIP requires an annual update, which is currently needed for both 2026 and 2027.

BUDGET/FINANCIAL IMPACTS:

Approval of the TIP allows the City to remain eligible for federal funding.

RECOMMENDED ACTION OR MOTION:

Council action is requested on this item.

A suggested motion is: "I move to approve the 2026 and 2027 Transportation Improvement Programs as presented."

STAFF CONTACT: Bryan Kast, City Engineer

ATTACHMENTS:

1. RFCA-TIP Updates



2026 – 2032 TRANSPORTATION IMPROVEMENT PROGRAM



City of Ridgefield

Public Works Department
487 S 56th Place
Ridgefield, WA 98642
(360) 887-8251
www.RidgefieldWa.us



TRANSPORTATION IMPROVEMENT PROGRAM

2026-2032

City Council Members

Matt Cole, Mayor
Judy Chipman, Mayor Pro Tem
Clyde Burkle, Councilor
Lee Wells, Councilor
Katie Favella, Councilor
Rian Davis, Councilor
Meghan Hamilton, Councilor

City Staff Involved with Development of the Transportation Improvement Program

Steve Stuart, City Manager
Miranda Lange, Public Works Director
Bryan Kast, City Engineer
Kirk Johnson, Finance Director
Grant Williams, Capital Manager
Jason Van Dyke, Capital Projects Manager
Kristin Ashenfelter, Capital Projects Manager
Corey Crownhart, Parks Manager

TITLE VI COMPLIANCE

The City of Ridgefield assures that no person shall on the grounds of race, color, national origin, or sex, as provided by Title VI of the Civil Rights Act of 1964, and the Civil Rights Restoration Act of 1987 (P.L. 100.259) be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity. The Recipient further assures every effort will be made to ensure non-discrimination in all of its programs and activities, whether those programs and activities are federally funded or not.

In the event the City distributes federal aid funds to a sub-recipient, the City will include Title VI language in all written agreements and will monitor for compliance.

The Title VI Coordinator is responsible for initiating and monitoring Title VI activities, preparing reports and other responsibilities as required by 23 Code of Federal Regulation (CFR) 200 and 49 Code of Federal Regulation 21.

RESOLUTION NO. 681

2026-2031 TRANSPORTATION IMPROVEMENT PROGRAM

WHEREAS, pursuant to Revised Code of Washington (RCW) Section 35.77.010, City staff have prepared a revised and extended Comprehensive Six-Year Transportation Improvement Program for 2026-2031; and,

WHEREAS, the purpose of said revised and extended program is to ensure that the City of Ridgefield will have available advance plans for use as a guide in carrying out a coordinated street construction program; and,

WHEREAS, notice of the time and place for a hearing of said plan was published in accordance with laws requiring setting time and place for a hearing there on August 13, 2026 during a regular scheduled City Council meeting. At such time and place, City Council held a public hearing and considered said Comprehensive Six-Year Transportation Improvement Program for 2026-2031.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGEFIELD,
WASHINGTON DOES HEREBY**

RESOLVE AS FOLLOWS:

1. The City of Ridgefield Comprehensive Six-Year Transportation Improvement Program for 2026-2031 attached hereto as Exhibit “1” is adopted as the current transportation improvement program for the City of Ridgefield. The Public Works Director is hereby directed to forthwith file the revised and extended Comprehensive Six-Year Transportation Improvement Program for 2026-2031 with the Washington State Department of Transportation.

2. This resolution shall be in full force and effect on August 13, 2026.

ADOPTED AT A REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF RIDGEFIELD,
WASHINGTON THIS 13TH DAY OF AUGUST 2026.

CITY OF RIDGEFIELD

Matt Cole, Mayor

ATTEST/AUTHENTICATED

Julie Ferriss, City Clerk

RESOLUTION NO. 682

2027-2032 TRANSPORTATION IMPROVEMENT PROGRAM

WHEREAS, pursuant to Revised Code of Washington (RCW) Section 35.77.010, City staff have prepared a revised and extended Comprehensive Six-Year Transportation Improvement Program for 2027-2032; and,

WHEREAS, the purpose of said revised and extended program is to ensure that the City of Ridgefield will have available advance plans for use as a guide in carrying out a coordinated street construction program; and,

WHEREAS, notice of the time and place for a hearing of said plan was published in accordance with laws requiring setting time and place for a hearing there on August 13, 2026 during a regular scheduled City Council meeting. At such time and place, City Council held a public hearing and considered said Comprehensive Six-Year Transportation Improvement Program for 2027-2032.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGEFIELD,
WASHINGTON DOES HEREBY**

RESOLVE AS FOLLOWS:

1. The City of Ridgefield Comprehensive Six-Year Transportation Improvement Program for 2027-2032 attached hereto as Exhibit "1" is adopted as the current transportation improvement program for the City of Ridgefield. The Public Works Director is hereby directed to forthwith file the revised and extended Comprehensive Six-Year Transportation Improvement Program for 2027-2032 with the Washington State Department of Transportation.

2. This resolution shall be in full force and effect on August 13, 2026.

ADOPTED AT A REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF RIDGEFIELD,
WASHINGTON THIS 13TH DAY OF AUGUST 2026.

CITY OF RIDGEFIELD

Matt Cole, Mayor

ATTEST/AUTHENTICATED

Julie Ferriss, City Clerk

INTRODUCTION

The City of Ridgefield's 2026-2032 seven-year Transportation Improvement Program (TIP) is essential to implementing the goals of the City's Comprehensive Plan, 20-Year Transportation Capital Facilities Plan, and other adopted plans including the Multimodal Transportation Plan. The TIP uses objective criteria to evaluate and prioritize transportation improvement projects and provides a reasonably funded revenue plan projects to achieve those goals. While addressing city, regional and state transportation priorities, the TIP recognizes the vision set by the community and the Ridgefield City Council.

Per RCW 35.77.010, the legislative body of each city and town, pursuant to one or more public hearings thereon, shall prepare and adopt a comprehensive transportation program for the ensuing six calendar years. The seven-year program shall specifically set forth those projects and programs of regional significance for inclusion in the transportation improvement program within that region.

The 7-year Transportation Improvement Program (TIP) is a separate project list from the Transportation Capital Facilities Plan and does not have a bearing on Traffic Impact fees (TIF) or TIF credits.

WHAT IS IN THE TRANSPORTATION IMPROVEMENT PROGRAM?

The remainder of this document includes:

- How the TIP was developed and programmed
- Public involvement in the development of this TIP
- Available funding sources for projects contained in this TIP
- Six-year program funding matrix, and
- Where to find more information on key projects in this TIP.

TIP DEVELOPMENT

The development of the Transportation Improvement Program includes the following considerations:

- **Preserving the Current Infrastructure** – The voter-approved Transportation Benefit District (TBD) was initiated in April 2022, and revenues from the TBD are currently dedicated toward pavement management, preservation and repair.
- **Carrying out the City's Vision** – the City's long-term vision is established through the Comprehensive Plan. The infrastructure vision of the Comprehensive Plan is included the Transportation Capital Facilities Plan. Each year Council establishes goals and objectives for the annual budget. These all are referenced in developing the TIP.
- **Reviewing the Existing Program** – each year, the current TIP projects are reviewed and a work plan developed to complete them. A priority for each new TIP is to ensure previously programmed projects continue to move forward toward completion.
- **Evaluating New Projects** – each new project being considered for the TIP is evaluated against a holistic set of objectives:
 - Improving safety and mobility for all users
 - Providing an overall benefit to the community
 - Encouraging or supporting economic development consistent with the City's long-term vision
 - Ability to stretch local resources by leveraging grant funding and financing
 - Providing a set of Citywide multi-use and multi-purpose trails to encourage active transportation and alternatives to motor vehicles for travel
 - Ensuring compliance with state and federal requirements and regulations including the Americans with Disabilities Act and the Growth Management Act.

Capital improvement projects within the Transportation Improvement Program include new roadways, roadway widening and reconstruction, bridge and culvert replacement, repair and rehabilitation, pavement preservation, landslide repairs, and pedestrian and bicycle facilities. The City's vision is to ensure all major transportation projects are multimodal in nature; roadways are not just for cars and trucks, they also need to be designed for pedestrians, the ADA community, bicycles, transit (where applicable), and even



golf carts in certain areas of the City. The City also has an objective to increase access to Electric Vehicle charging stations around the City.

PUBLIC INVOLVEMENT PROCESS

An important component of the City's process is ensuring the public and stakeholders have ample opportunity to be involved. The TIP is made available for public review and comment before City Council holds a public hearing and takes final action. Ridgefield Roundtable, the City's community engagement platform, is used where possible for the public to find out more information on key projects and to ask questions about the transportation system in general. Social media (Nextdoor, X [formerly Twitter], Instagram and Facebook) are used to promote engagement opportunities. Active projects included in this TIP also have ongoing opportunities for community engagement.

FUNDING SOURCES

There are several funding sources available for engineering/design, right-of-way land acquisition, and construction of transportation improvements. These come from a variety of local, state and federal sources. New for this TIP are financing from the newly adopted Tax Increment Area as well as a new partnership with the Cowlitz Indian Tribe.

FEDERAL FUNDING SOURCES:

The federal and state gas taxes and other transportation fees and taxes are the major federal revenue sources for transportation grants used by the city. The Fixing America's Surface Transportation Act (FAST) was signed into law in December 2015, providing transportation funding for fiscal years 2016 to 2020. In late September 2021, the FAST Act was extended for another year through 2023. In Addition, the Congress approved an additional transportation bill and on November 15, 2021, the President signed into law a \$1.2 trillion bill that reauthorizes the nation's surface infrastructure, which provides additional billions of dollars into existing and new programs to support transportation and many other programs outside of transportation called the Infrastructure Investment and Jobs Act (IIJA), also known as the Bipartisan Infrastructure Bill (BIL). The IIJA includes approximately \$567.5 billion in new transportation funding over the 2023-2026 federal fiscal years.

Locally, the federal transportation funds that are apportioned to Washington state are divided among Regional Transportation Planning Organizations including the Southwest Washington Regional Transportation Council (RTC) which selects projects for funding. For additional details, see: <https://policy.transportation.org/surface-reauthorization/>. The most recent, approved RTC Transportation Improvement Program can be found here: [Transportation Improvement Program - RTC](#)

The FAST and MAP-21 programs focus on preserving the pavements and bridges of the National Highway System. The National Highway System (NHS) consists of major roads in the U.S. including the interstate system, other routes identified for their strategic defense characteristics, routes providing access to major ports, airports, public transportation and intermodal transportation facilities, and selected principal arterials.

The Infrastructure Investment and Jobs Act includes higher funding levels in existing programs for reconstruction projects and the creation of many new programs to support safety improvements, bridges repair/replacements, barrier/culverts enhancements, and other grants distributed through FHWA and WSDOT. For additional details, see: <https://narc.org/wp-content/uploads/2021/09/Bipartisan-IIJA-Analysis.pdf>

Surface Transportation Block Grant Program (STBG): The FAST Act converted the longstanding Surface Transportation Program into the Surface Transportation Block Grant Program. The STBG promotes flexibility in state and local transportation decisions and provides flexible funding to best address State and local transportation needs. This program provides flexible funding that may be used for projects to preserve and improve the conditions and performance of any Federal-aid highway, bridge, and tunnel on any public road. This includes improvements to roads, pedestrian and bicycle infrastructure, and transit capital projects.

In 2024, Ridgefield was designated as a Small City Urban Area by actions of the Regional Transportation Council. With this action, the Ridgefield federally designated urban area (primarily the Ridgefield Urban Growth Area) is now eligible for its own funding for the Carbon Reduction Program (CRP) and the Surface Transportation Block Grant (STBG) Program. Between the two programs, Ridgefield has an allocation target of approximately \$800,000 over a five-year period.

STP-Bridge Program (STP-Bridge): Bridges located on the National Highway System (NHS) are eligible for funding under the National Highway Performance (NHPP). However, that leaves the majority of local agency bridges on federally classified, non-NHS roads without dedicated funding.

In 2012, a Washington State MAP-21 Steering Committee created a set-aside for local agency bridges that do not qualify for NHPP funds. This program continues under the current FASTAct. The Highway Bridge Program uses a portion of the State's STBG and NHPP funds to preserve and improve these local structures.

Congestion Mitigation and Air Quality (CMAQ): The CMAQ program provides funding for transportation projects and programs to help meet National Air Quality Standards specified in the Clean Air Act. Funding is available to projects that reduce congestion and/or improve air quality. Bicycle and pedestrian facilities as well as travel demand management projects are eligible for CMAQ funds.

Highway Safety Improvement Program (HSIP): This program began in 2006 under MAP-21 and seeks to achieve a significant reduction in traffic fatalities and serious injuries on all public roads. States are required to develop and implement a strategic highway safety plan and submit annual reports to the Federal Government describing at least 5% of the state's most hazardous locations, progress in implementing projects and their effectiveness in reducing fatalities and injuries. HSIP funds can be targeted to programs addressing: 1) Railway/Highway Crossings, 2) Intersection and Corridor Safety, 3) Rural County Two-Lane Roadways.

The City's Local Road Safety Plan developed by the Regional Transportation Council provided the background to apply for HSIP projects in 2022. Ridgefield was awarded HSIP funds for projects in the previous TIP were awarded for:

- Systemic Horizontal Curves Safety Improvements
- S. Timm Road at S. 11th Street intersection improvements.

The National Highway Freight Program (NHFP): The National Highway Freight Program was established by Congress in the 2015 Fast Act as a federal-aid highway formula program to improve the efficient movement of freight. Per federal law, the Washington State Department of

Transportation (WSDOT) determines how the federal NHFP funds will be used for local projects in Washington state.

Transportation Alternatives Program (TAP): The Transportation Alternatives Program (TAP) combines previously separate grant programs for Transportation Enhancement, Safe Routes to Schools, recreational trails, and scenic byways.

Safe Routes to School Program (SRTS): This program seeks to enable and encourage children, including those with disabilities, to walk and bicycle to school; to make walking and bicycling to school safe and more appealing; and to facilitate the planning, development, and implementation of projects that will improve safety, and reduce traffic, fuel consumption, and air pollution in the vicinity of schools. SRTS funding may be either state or federal in nature. A new call for projects will occur in early 2024.



Federal Emergency Management Agency (FEMA): The Federal Emergency Management Agency grants support a broad scope of activities and may be used to recover from state or federally declared disasters and mitigate hazards. Ridgefield pursues grants from FEMA to assist with damage caused by severe storms.

Federal Lands Access Program (FLAP): The Federal Lands Access Program was established in 23 U.S.C. 204 to improve transportation facilities that provide access to, are adjacent to, or are located within federal lands. The FLAP supplements state and local resources for public roads, transit systems, and other transportation facilities, with an emphasis on high-use recreation sites and economic generators.

Current FLAP funded projects include:

- Gee Creek North Trail Project, Phase 1

Safe Streets for All Users (SS4A): Supports planning, infrastructure, behavioral, and operational initiatives to prevent death and serious injury on roads and streets involving all roadway users. The City partnered with the Cowlitz Indian Tribe and Clark County (through the Commission on Aging) to apply for and receive a SS4A grant to complete an ADA Transition and Mobility/Access to Services plan for the City. Also see the section on the Cowlitz Indian Tribe partnership for another partnership project for which grant applications are being discussed and developed.

STATE FUNDING SOURCES

In the State of Washington, the state motor vehicle fuel tax (MVFT), currently 49.4 cents per gallon, is shared among the cities, counties, and the State Department of Transportation. This includes dedicating a portion of the MVFT to grant programs managed by the Transportation Improvement Board (TIB).

Transportation Improvement Board (TIB): The Washington State Legislature created the Transportation Improvement Board to foster state investment in quality local transportation projects. The Transportation Improvement Board is an independent state agency that distributes and manages street construction and maintenance grants to cities and urban counties throughout Washington State.

Three cents of the statewide gas tax provide revenue for TIB's grant programs. TIB requires multi-agency planning and public/private cooperation to further the goal of achieving a balanced transportation system in Washington.

The City of Ridgefield competes with other jurisdictions in Washington State for funds from several TIB grant programs including urban arterial; urban sidewalk; and complete street programs. The current Royle Road improvements, S 15th Street to S 5th Way, received a TIB grant.

Urban Arterial Program (UAP): To qualify for UAP funding, projects must be consistent with state, regional and local transportation plans. The local match requirement is a minimum of 20%. Funds are distributed across five regions based on arterial lane miles and population.

Urban Sidewalk Program (SP): This program provides funding for pedestrian projects that improve pedestrian access and mobility. The selection criteria include safety, pedestrian generators, convenience, public support, and project cost.

Complete Streets: The Complete Streets program is a funding opportunity for local governments that have an adopted complete streets ordinance. TIB approved nominators may nominate an agency for showing practice of planning and building streets to accommodate all users, including pedestrians, access to transit, cyclists, and motorists of all ages and abilities. The City has an adopted Complete Streets policy and ordinance and is thus eligible to submit for grants under this program.



Pedestrian and Bicycle Program (Ped-Bike): This program strives to reduce pedestrian and bicycle collisions, enhancing safety and mobility for people who choose to walk or bike. Grant awards under this program may utilize state or federal funds at the discretion of WSDOT when awards are announced. The next round of grant applications will begin in the spring of 2024.

Community Economic Revitalization Board (CERB): This state board is focused on economic development through job creation in partnership with local governments. The board has the authority to finance public infrastructure improvements that encourage new private business development and expansion. In addition to construction projects, CERB provides limited funding for studies that evaluate high-priority economic development projects.

Public Works Fund (PWF): Created by the 1985 State Legislature and formerly known as the Public Works Trust Fund, the mission of the Washington State Public Works Board is “to assist Washington’s local governments and private water systems in meeting their public works needs to sustain livable communities.” The board is authorized to loan money to counties, cities, and special purpose districts to finance the repair, replacement, or creation of domestic water systems, sanitary sewer systems, storm water systems, roads, streets, solid waste and recycling facilities, and bridges.

The Public Works Board offers the following programs, subject to annual approval of funding by the Washington State Legislature:

Public Works Fund (PWF) Construction Loan Program: The PWF Construction Loan Program provides funds to repair, replace, or create a facility. These loans have a 20-year term with interest now at market rates. The City has received awards under this program for the following projects:

- Gee Creek Loop storm drainage improvements, enhanced pedestrian crossing (of SR 501/ Pioneer Street) and pavement repairs
- Downtown Stormwater and Water Improvements, including Old Pioneer Way, Riverview Drive and Lake River Outfall. Because these are not transportation projects, they are not included in this TIP.

Public Works Fund (PWF) Pre-Construction Loan Program: The PWF Preconstruction Loan Program provides funds for right-of-way acquisition, design, engineering, permit acquisition, environmental review, and public notification. These loans have a five-year term, with an interest rate as low as 0.5 percent. The maximum for any agency is \$1 million per biennium.

The City has received Pre-Construction loan financing for completion of design, permitting and right-of-way acquisition for the South Royle Road, S 19th Street to Hillhurst Road project.

LOCAL FUNDING SOURCES

Local funding sources are not administered through state or federal agencies. These funds are generated through taxes, private contributions, and other methods described below.

Traffic Impact Fees (TIF): New real-estate developments and re-developments are assessed transportation impact fees based on their impact to the transportation system. To be eligible for TIF funding, a project must be listed in the City's 20-Year Transportation Capital Facilities Plan's Traffic Impact Fee project list, last updated in March 2023.

Real Estate Excise Taxes (REET II): A portion of excise taxes collected by the City when property is sold may be dedicated to specific improvement projects with the approval of

the City Council. The REET II funding is based upon RCW 82.46.035.

Tax Increment Area (TIA): The City of Ridgefield adopted Ordinance No. 1410 on November 2, 2023 designating the Ridgefield Tax Increment Area (TIA) to support the development of Ridgefield as a regional employment center. The Ridgefield TIA includes developable land suitable for commercial and employment land uses. The TIA serves as an investment in critical infrastructure for future development of living-wage employment and desired services. The City will form a separate fund dedicated to the tax allocation revenues the increment area generates. Bonds will be generated to cover the costs of eligible improvements. Transportation projects eligible for TIA financing include:



- Pioneer Widening, 50th Avenue Roundabout and N 50th/51st Avenue
- South 10/11th Street Corridor and I-5 overpass 2028
- Royle Road corridor
- Build Pioneer Canyon Drive
- N 56th Ave north of Pioneer Street
- Discovery Drive (also known as S 50th/51st Ave)
- New east-west collector south of Pioneer
- Build new north-south connector east of I-5 (Union Ridge Parkway extension).

Frontage Improvement Funding Contribution Agreements (Developer): A developer may enter into a frontage improvement agreement with or provide financial contributions to the city where the developer pays the city for improvements in lieu of constructing the improvements. In cases where the development abuts a proposed road improvement project, it is often beneficial for the City to construct the improvements as part of the capital project.

COWLITZ INDIAN TRIBE

Title 25, Part 170 of the United States Code of Federal Regulations establishes the Tribal Transportation Program (TTP). The purpose of the TTP, according to the United States Department of Transportation, is to “provide safe and adequate transportation and public road access to and within Indian reservations, Indian lands, and Alaska Native Village communities.” Pursuant to a Memorandum of Understanding between the City of Ridgefield and the Cowlitz Indian Tribe completed in April 2023, several critical transportation corridors within the City have been included

in a request from the Cowlitz Indian Tribe to the United States Department of Transportation to be included in the National Tribal Transportation Facility Inventory (NTTTFI).

The Tribal Transportation Program provides a variety of funding programs administered by the Secretaries of the Interior and Transportation for which the Cowlitz Indian Tribe are eligible. The National Tribal Transportation Facility Inventory (NTTTFI) establishes which transportation corridors are eligible for funding under this program. As noted in the CFR, these corridors can extend off of Indian reservations where they provide direct access to or are contiguous with Tribal-owned lands or can be shown to provide transportation access to reservations.

The MOU with the Cowlitz Indian Tribe identified portions of the City of Ridgefield's roadway system in the request to be added to the National Tribal Transportation Facility Inventory (NTTTFI). The Cowlitz Tribe has noted that the roads and transportation corridors are crucial to the Tribe's access to goods and services, existing and potential economic development, and emergency evacuation and response. Tribal members use the roads for daily living needs, to include but not exclusive of: access to schools, employment, mail, shopping, healthcare, and traditional and recreational activities. The Bureau of Indian Affairs recently directed the Cowlitz Indian Tribe to limit their NTTTFI corridors to those directly connecting to or contiguous with Tribal lands. The following corridors are to be considered eligible for TTP grant funding:

These corridors include:

- N. Royle Road (NW 31st Avenue in unincorporated Clark County) between Pioneer Street and the Cowlitz Reservation and Ilani Casino.
- N 20th Street/NW 289th Street from N Royle Road to N 85th Avenue, pending completion of a land acquisition by the Cowlitz Indian Tribe from Clark County.

Included in this TIP, the Cowlitz Indian Tribe has partnered with the City on grant applications under a variety of programs, including the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) and other programs to plan and fund improvements for North Royle Road/ NW 31st Avenue. The North Royle Road project is anticipated to include: road improvements, a roundabout at NW 289th Street and Royle Road, a new water main, storm drainage, sidewalks/bike lanes or a multi-use trail, and other improvements.

REASONABLY FUNDED PROJECTS

“Reasonably Funded” projects are those identified with full funding to be completed within this six year TIP. Improvements adding transportation capacity and included on the City’s Traffic Impact Fee project list are considered fully funded transportation capacity under the City’s concurrency program.

The following projects are considered reasonably funded in this TIP:

- Pioneer Widening/ Discovery Drive (50th Place) Roundabout Project
- Royle Road from S 15th Street to S 5th Way
- South Royle Road from S 19th Street to Hillhurst Road (grants and federal spending requests pending)
- S 35th Avenue Extension Project
- Hillhurst School Zone Pedestrian and Bike Safety Project
- Gee Creek North Trail Project
- CDBG Projects: Gee Creek Loop, Hall and Elm
- Carty Road Multi-purpose Trail Phase 1: Enhanced Crosswalk at Hillhurst Road and Carty Road
- ADA Transition and Mobility/Access Plan.



FUTURE FUNDED PROJECTS

These are projects which may begin or continue planning or pre-design phases in the 2026-2032 time frame, with full funding and completion expected beyond the 2032 horizon year for this TIP.

- S. 10th/ 11th Street I-5 Overcrossing Project
- Ridgefield I-5 South Connector Project
- Discovery Drive at S. Wells Drive/ S 11th Street, roundabout.

DEVELOPMENT FUNDED PROJECTS

These are projects which are anticipated to be completed by economic development projects.

Portions of these corridors may be eligible for Traffic Impact Fee credits. The projects included in the TIP funding table are assumed to be substantially completed within the 2026-2032 time frame of this TIP.

LONG-TERM TRANSPORTATION PROJECTS

These are projects which are programmed to begin after the 2029 horizon year for this TIP and be completed within the 20-year horizon of the Transportation Capital Facilities Plan. These are the remainder of projects contained in the Transportation Capital Facilities Plan but are not listed here because they are not receiving funding within the six-year time from of this TIP. Should funding opportunities become available to fund some or all of these projects, they will be added via the annual TIP amendment process.

PROJECT INFORMATION

Project pages for the City's highest priority projects are located on Ridgefield Roundtable at <https://ridgefieldroundtable.org/>.

Projects highlights on Ridgefield Roundtable include:

- [Pioneer Street I-5 to Royle Road Transportation Improvements](#) (Pioneer Widening and 50th Avenue Roundabout project)
- [Tax Increment Area](#) (financing of major transportation investments supporting economic development)
- [Comprehensive Plan Update](#) (includes updates to the Transportation Capital Facilities Plan)
- [Pavement Preservation](#): updated annually for pavement preservation and repair projects funded by the Transportation Benefit District fund
- [Pioneer Street Jurisdiction Transfer](#): updated regularly to follow the progress of the City's request to take over ownership of the Pioneer Street corridor
- [Royle Road Corridor](#): three phases of Royle Road Improvement Projects between Pioneer Street and Hillhurst Road
- Hillhurst Transportation Safety Project
- Gee Creek North Trail, Heron Drive to Main Street/Wildlife Refuge
- [Ridgefield South I-5 Connector Project](#)

Project Name/Description	Description	Year First Funded	STP Number	Evaluation Criteria	Improvement Type(s)	Utility Cutoff(s)	Phase	2025				2027				2028				2029				2030				Total 2025-2030	Cost to Complete	Total Includes Pre-2023 Expenditures	Funding Sources
								Local	TP	Grants/Lease Bonds	REET/Other	Local	TP	Grants/Lease Bonds	REET/Other	Local	TP	Grants/Lease Bonds	REET/Other	Local	TP	Grants/Lease Bonds	REET/Other	Local	TP	Grants/Lease Bonds	REET/Other				
REASONABLY FUNDED PROJECTS																															
Pioneer Milling and Discovery Drive (20th Phase) Roundabout Project	New roundabout at Pioneer Street at Discovery Drive, widening of Pioneer Street from Royal Road to 10th Place, new Discovery Drive (formerly 20th Place) and Pioneer Canyon Drive.	2021	None	Safety, Multimodal, Economic Development, Support Future Development	01, 03, 04, 12	C, S, W, G, P, T, O	PEI/Permits Other Expenditures CON			\$ 300,000																\$ 400,000	\$ 2,400,000	\$ 2,800,000	LYGO Bond, Developer		
Royal Road South (S 18th Street to Hillhurst Road) Phase 1: Culvert Replacement	Complete corridor. Culvert replacement full barrier removal at Gas Creek. Two lanes plus center median turn lanes, sidewalks, bike lanes, shade/pole improvements, stormwater, water line, potentially wetland areas, other safety improvements.	2023	STP ID: 904-15732	Safety, Multimodal, Economic Development, Support Future Development, Infrastructure Resiliency	03, 04, 09	C, G, P, T, W, S	PEI/Environmental Other Expenditures CON			\$ 400,000	\$ 400,000	\$ 3,800,000														\$ 4,100,000	\$ 4,800,000		Local, REET, TP		
S 10th Avenue Extension, Pioneer St to S 10th St.	Evaluate alternatives, conduct environmental impact study, select preferred alternative, design and build a new connection between Pioneer Street and S 10th Way.	2023		Safety, Multimodal, Economic Development, Support Future Development, Connectivity, ART Reduction	01	C, S, W, G, P, T, O	PL/PEI/Environmental Other Expenditures CON			\$ 400,000																\$ 4,000,000	\$ 1,900,000	\$ 1,900,000	TP Surcharge, Private (Developer), State/Federal (TSD)		
Gas Creek Trail (North): Haven Drive to Main Avenue	Extend the existing Gas Creek Trail north and west from Haven Drive to connect with Main Avenue near the northern end of city limits and the Ridgefield Wildlife Refuge Carly Unit. The project will also develop a preliminary design for a multimodal crossing of the RMRF retained along Division Street in current direction to be retained.	2022	STP ID: 907-026	Bike/Pedestrian Mobility, Safety, Trail System Connectivity, ART Reduction	12	To be determined	PEI/Permits Other Expenditures CON			\$ 31,214	\$ 200,000																\$ 451,214	\$ 518,214		FLAP	
Carly Road Multipurpose Trail, Phase 3	Multipurpose trail along Carly Road consistent with Carly Road Subarea Plan, Phase 1 Design, Acquisition and Construction of Wetland at Carly Road enhanced crosswalks including 100%.	2025	STP ID: 905-10227	Multimodal, Safety, Connectivity	01	C, S, W, G, P, T	PEI/Permits Other Expenditures CON			\$ 100,000				\$ 101,100	\$ 740,907												\$ 850,505	\$ 850,505		Local to be determined, State (Capital grant)	
ADA Transition and Access Mobility Plan	Develop an ADA Transition and Mobility/Access Plan within City rights-of-way resulting in a prioritized program of improvements.	2024		Support Planned Development, Multimodal, Connectivity, Resiliency	01	C, G, P, S, T, W	PL			\$ 14,000	\$ 50,000															\$ 140,000	\$ 140,000		Local, Federal, State Bonds for AI		
COMMUNITY DEVELOPMENT BLOCK GRANT PROJECTS																															
Gas Creek Loop	Installation of storm-drainage, pavement repair and enhanced pedestrian crossing of Pioneer St.	2022		Preservation, Environmental Benefits, Neighborhood Improvements	03, 07	To be determined	PEI/Permits Other Expenditures CON			\$ 117,200	\$ 10,000																\$ 200,000	\$ 823,000	\$ 823,000	Local (TSD), CBGG, PMP	
Hill and Elm	Installation of storm-drainage, pavement repair, waterline, sidewalk	2023		Preservation, Environmental Benefits, Neighborhood Improvements	03, 07	To be determined	PEI/Permits Other Expenditures CON			\$ 495,000	\$ 20,000	\$ 100,000															\$ 615,000	\$ 1,087,100		Local (TSD, Water), CBGG	
Bergant Street, Main to 3rd	Installation of storm-drainage, pavement repair, waterline, new signal, sidewalk	2024		Preservation, Environmental Benefits, Neighborhood Improvements	03, 07	To be determined	PEI/Permits Other Expenditures CON			\$ 41,000	\$ 15,000	\$ 100,000			\$ 234,470	\$ 301,500											\$ 551,000	\$ 1,030,000	\$ 1,030,000	Local (Water, TSD), CBGG	
TRANSPORTATION BENEFIT DISTRICT																															
Pavement Management Program (includes Annual Striping Program)	Annual pavement management program including pavement repairs, slurry seals, and other treatments to extend pavement life and maintain good pavement condition index. Also includes the annual striping program.	2022		Preservation	03, 07	S, W	ALL			\$ 600,000					\$ 1,000,000											\$ 750,000	\$ 400,000	\$ 4,000,000	TSD		
Annual Sidewalk/ADA Program.	Sidewalk repairs and improvements. Programmed improvements to be guided by the ADA Transition and Mobility Access Plan, anticipated in fall 2025.	2022		Multimodal, safety, ADA accessibility	12	N/A	ALL			\$ 20,000					\$ 100,000												\$ 50,000	\$ 200,000	\$ 200,000	TSD	
Annual Traffic Calming Program.	Speed bumps and other traffic calming treatments based on prioritized list	2022		Safety	12	N/A	ALL			\$ 25,000					\$ 30,000												\$ 30,000	\$ 170,000	\$ 170,000	TSD	
Matching Funds (for CBGG and other projects involving pavement repair)	Transportation Benefit District funds used to match pavement repair elements of CBGG and other grant funded projects.	2025		Preservation, multimodal, safety	To be determined	To be determined	ALL			\$ 500,000					\$ 200,000											\$ 150,000	\$ 1,050,000	\$ 1,050,000	TSD		
FUTURE FUNDED PROJECTS																															
Royal Road South, S 18th St to Hillhurst Rd., Phase 2 Complete Corridor?	Complete corridor. Culvert replacement full barrier removal at Gas Creek. Two lanes plus center median turn lanes, sidewalks, bike lanes, shade/pole improvements, stormwater, water line, potentially wetland areas, other safety improvements.	N/A	STP ID: 904-15732	Safety, Multimodal, Economic Development, Support Future Development, Infrastructure Resiliency	03, 04, 09	C, G, P, T, W, S	PEI/Permits Other Expenditures CON			\$ 474,000					\$ 3,800,000												\$ 4,274,000	\$ 5,073,000	\$ 5,073,000	REET, PMP, Federal (RCMA-Culvert Replacement fund)	
N. Royal Road, N 10th St to City limits along with NW 2nd Ave. Ridgefield to Castle Indian Reservation, joint with Castle Indian Tribes?	Includes roundabout at Royal Road and NW 205th Street, water main, multimodal improvements.	N/A		Safety, Multimodal, Economic Development, Support Future Development, Infrastructure Resiliency	03, 09	C, G, P, T, W, S	PEI/Permits Other Expenditures CON																			\$ 400,000	\$ 400,000	\$ 1,000,000	City's portion shown. Federal, RCN, Local shares include Water Fund and others to be determined. Castle Tribe shares to be determined.		
S 18th/11th Street Overcrossing at S. Fern Road to Union Ridge Parkway	New crossing, multimodal connection, complete corridor and install roundabout at Union Ridge Parkway and S. 10th Street	2026?	STP ID: 904-10238	Economic Development, Support Planned Development, Connectivity	01, 08	C, G, P, T, W, S	PL/PEI/Permits Other Expenditures CON			\$ 100,000																	\$ 1,000,000	\$ 3,301,000	\$ 3,301,000	TA, Federal grant to be determined	
Discovery Drive at S Wells Drive/S 11th Street	Construct new roundabout	N/A		Safety, Connectivity, Support Planned Development	12	C, G, P, T, W, S	PEI/Permits Other Expenditures CON																				\$ 20,000	\$ 80,000	\$ 80,000	TP, Developer, City, Federal CRP	
Hillhurst/20th Avenue at Pioneer Street	Install new traffic signal or compact roundabout?	N/A		Safety, Connectivity, Support Planned Development	12	G, P	PEI/Permits Other Expenditures CON			\$ 10,000	\$ 40,000	\$ 40,000			\$ 15,000												\$ 1,000,000	\$ 1,000,000		TP, Developer, City, HSP	
S-6 Ridgefield South Connector NW 210th St. Extension, new corridor?	Complete alternatives analysis, select preferred alternative, environmental studies for new corridor connecting S-6 and 225th St 11 interchange with Hillhurst Road on south side of City.	N/A	STP ID: 904-10235	Economic Development, Support Planned Development, Connectivity	01	C, S, W, G, P, T	PEI/Permits Other Expenditures CON			\$ 300,000	\$ 100,000	\$ 100,000			\$ 100,000												\$ 400,000	\$ 601,000	\$ 601,000	Local to be determined, Federal PL, State Planning, State (Capital grant)	
Albans Park Entrance Bridge Replacement?	Replacement of existing entrance bridge with a new bridge or culvert	N/A		Safety, Bridge Condition, Park Access	09	TSD	ALL																				\$ -	\$ 5,000,000	\$ 5,000,000	State/Federal Bridge Replacement, REET, Local	
Gas Creek Trail (South): Albans Park to Royal Road?	Extension of Gas Creek Regional Multi-Use Trail from Albans Park to Royal Road. Includes slope stabilization along main, including Canyon Ridge.	N/A		Multimodal, Trail System Connectivity, Active Transportation	13	TSD	ALL																				\$ -	\$ 4,000,000	\$ 4,000,000	State/RCN, State/Federal Bike/Pedestrian, REET, Local	
Pioneer Street, 35th Ave to Royal Road?	Complete widening to four lanes, median, multi-purpose trails.	N/A		Safety, Multimodal, Economic Development, Support Future Development	01, 03, 04, 12	C, S, W, G, P, T, O	ALL																			\$ 500,000	\$ 500,000	\$ 5,140,000	\$ 5,640,000	TP, Grant TSD, Developer	
PROJECTS ANTICIPATED TO BE BUILT WITH DEVELOPMENT																															
Royal Road Improvements, N 10th St to Pioneer St.	Complete frontage improvements including street, sidewalks, bike lanes, stormwater and other utilities, and street lights.	N/A		Multimodal, Support Planned Development, Connectivity	05	C, G, P, T, W, S	ALL			\$ 1,300,000																	\$ 3,300,000	\$ 3,300,000		Developer (subject to TP needs)	
885 Ave. Improvements, S 5th St to N 10th St.	Complete frontage improvements including street, sidewalks, bike lanes, stormwater and other utilities, and street lights.	N/A		Multimodal, Support Planned Development, Connectivity	05	C, G, P, T, W, S	ALL			\$ 2,230,000																	\$ 4,230,000	\$ 4,230,000		Developer (subject to TP needs)	

Project Name/Description	Description	Year First Funded	STP Number	Evaluation Criteria	Improvement Type(s)	Utility Code(s)	Phase	2027				2028				2029				2030				Total 2025-2030	Cost to Complete	Total (Includes Pre-2025 Expenditures)	Funding Sources					
								Local	TIF	Grants/ Loans/ Bonds	REET/ Other	Local	TIF	Grants/ Loans/ Bonds	REET/ Other	Local	TIF	Grants/ Loans/ Bonds	REET/ Other	Local	TIF	Grants/ Loans/ Bonds	REET/ Other									
REASONABLY FUNDED PROJECTS																																
Royle Road South (S 19th Street to Hillhurst Road) Phase 1: Culvert Replacement	Complete corridor. Culvert replacement/ fish barrier removal at Goe Creek. Two lanes plus center median turn lanes, sidewalks, bike lanes, streetscape improvements, stormwater, water line, potentially sanitary sewer, other safety improvements.	2023	STIP ID: WA-15732	Safety, Multimodal, Economic Development, Support Future Development, Infrastructure Resiliency	03, 04, 09	C, G, P, T, W, S	PEI/ Environmental																	\$ -	4,180,000	\$ -	4,180,000	Local, REET, TIF				
							ROW/ Easements																				\$ -		-	\$ -		
							CON																						\$ -	13,000,000		13,000,000
S 38th Avenue Extension, Pioneer St to S 15th St.	Evaluate alternatives, conduct environmental impact study, select preferred alternative, design and build a new connection between Pioneer Street and S 10th Way.	2023		Safety, Multimodal, Economic Development, Support Future Development, Connectivity, VMT Reduction	01	C, S, W, G, P, T, O	PL/PEI/ Environmental																	\$ -	2,900,000	\$ -	2,900,000	TIF Surcharge, Private (Development), State/Federal (TBD)				
							ROW/ Easements																				\$ -		1,000,000	\$ -	1,000,000	
							CON																						\$ -	10,500,000		10,500,000
Goe Creek Trail (North): Haron Drive to Main Avenue	Extend the existing Goe Creek Trail north and west from Haron Drive to connect with Main Avenue near the northern end of city limits and the Ridgefield Wildlife Refuge Carly Unit. The project will develop a preliminary design for a multimodal crossing of the BQFP culvert along Division Street to connect downtown to the waterfront.	2022	STIP ID: RP-028	Bike/Pedestrian Mobility, Safety, Trail System Connectivity, VMT Reduction	12	To be determined	PEI/ Permits																		\$ -	451,214	\$ -	451,214	FLAP			
							ROW/ Easements																				\$ -	-		\$ -		
							CON																							\$ -	850,800	
Carly Road Multipurpose Trail, Phase 1	Multipurpose trail along Carly Road consistent with Carly Road Subarea Plan, Phase 1 Design, Acquisition and Construction of Hillhurst at Carly Road enhanced crosswalk including ROPS.*	2025	STIP ID: WA-16237	Multimodal, Safety, Connectivity	01	C, S, W, G, P, T	PEI/ Permits																		\$ -	300,000	\$ -	300,000	Local to be determined, State (Capital grant)			
							ROW/ Easements																				\$ -	40,000		\$ -	40,000	
							CON																							\$ -	115,800	
ADA Transition and Access/ Mobility Plan	Develop an ADA Transition and Mobility/Access Plan within City rights-of-way resulting in a prioritized program of improvements.	2024		Support Planned Development, Multimodal, Connectivity, Resiliency	01	C, G, P, S, T, W	PL																		\$ -	140,000	\$ -	140,000	Local, Federal Safe Streets for All			
																										\$ -	-	\$ -				
																												\$ -		-	\$ -	
COMMUNITY DEVELOPMENT BLOCK GRANT PROJECTS																																
Goe Creek Loop	Installation of storm drainage, pavement repair and enhanced pedestrian crossing of Pioneer St.	2022		Preservation, Environmental Benefits, Neighborhood Improvements	03, 07	To be determined	PEI/ Permits																			\$ -	235,000	\$ -	235,000	Local (TBD), CDBG, PWW		
							ROW/ Easements																				\$ -	40,000	\$ -		40,000	
							CON																					\$ -	1,481,000			1,481,000
Hill and Elm	Installation of storm drainage, pavement repair, waterline, sidewalk	2023		Preservation, Environmental Benefits, Neighborhood Improvements	03, 07	To be determined	PEI/ Permits																			\$ -	240,000	\$ -	240,000	Local (TBD, Water), CDBG		
							ROW/ Easements																				\$ -	20,000	\$ -		20,000	
							CON																					\$ -	1,497,446			1,497,446
Burgent Street, Main to 3rd	Installation of storm drainage, pavement repair, waterline, new hydrant, sidewalk	2024		Preservation, Environmental Benefits, Neighborhood Improvements	03, 07	To be determined	PEI/ Permits																			\$ -	70,800	\$ -	70,800	Local (Water, TBD), CDBG		
							ROW/ Easements																				\$ -	160,000			160,000	
							CON																					\$ -	260,500			260,500
TRANSPORTATION BENEFIT DISTRICT																																
Pavement Management Program (includes Annual Striping Program)	Annual pavement management program including pavement repairs, slurry seals, and other treatments to extend pavement life and maintain good pavement condition index. Also includes the annual striping program.	2022		Preservation	03, 07	S, W	ALL																			\$ -	450000	\$ -	450,000	TBD		
																												\$ -	-		\$ -	
																													\$ -		-	\$ -
Annual Sidewalk/ ADA Program.	Sidewalk repairs and improvements. Programmed improvements to be guided by the ADA Transition and Mobility/ Access Plan, anticipated in fall 2025.	2022		Multimodal, safety, ADA accessibility	12	NA	ALL																			\$ -	260,000	\$ -	260,000	TBD		
																												\$ -	-		\$ -	
																													\$ -		-	\$ -
Local Traffic Calming Program.	Speed bumps and other traffic calming treatments based on prioritized list	2022		Safety	12	NA	ALL																			\$ -	170,000	\$ -	170,000	TBD		
																												\$ -	30,000		\$ -	30,000
																													\$ -		-	\$ -
Matching Funds (for CDBG and other projects involving pavement repair)	Transportation Benefit District funds used to match pavement repair elements of CDBG and other grant funded projects.	2025		Preservation, multimodal, safety	To be determined	To be determined	ALL																			\$ -	1,650,000	\$ -	1,650,000	TBD		
																												\$ -	-		\$ -	
																													\$ -		-	\$ -
FUTURE FUNDED PROJECTS																																
Royle Road South, S. 19th St to Hillhurst Rd., Phase 2 Complete Corridor*	Complete corridor. Culvert replacement/ fish barrier removal at Goe Creek. Two lanes plus center median turn lanes, sidewalks, bike lanes, streetscape improvements, stormwater, water line, potentially sanitary sewer, other safety improvements.*	NA	STIP ID: WA-15732	Safety, Multimodal, Economic Development, Support Future Development, Infrastructure Resiliency	03, 04, 09	C, G, P, T, W, S	PEI/ Permits																			\$ -	3,248,000		3,963,000	REET, PWW, Federal (NDAA Culvert Replacement Fund)		
							ROW/ Easements																				\$ -	1,000,000			1,000,000	
							CON																					\$ -	13,000,000			13,000,000
N. Royle Road, N 18th St to City limits (along with NW 21st Ave, Ridgefield to Coositz Indian Reservation, joint with Coositz Indian Tribes)*	Includes roundabout at Royle Road and NW 28th Street, water main, multimodal improvements.*	NA		Safety, Multimodal, Economic Development, Support Future Development, Infrastructure Resiliency	03, 09	C, G, P, T, W, S	PEI/ Permits																			\$ -	850,000	\$ -	850,000	City's portion shown. Federal: RCN, Local shares include Water Fund and others to be determined. Coositz Tribe shares to be determined.		
							ROW/ Easements																				\$ -	500,000	\$ -		500,000	
							CON																						\$ -		-	\$ -
S 19th/15th Street Guecrossing of I-5, Timm Road to Union Ridge Parkway*	New crossing, multimodal connection, complete corridor and install roundabout at Union Ridge Parkway and S. 10th Street.*	2026*	STIP ID: WA-16238	Economic Development, Support Planned Development, Connectivity	01, 08	C, G, P, T, W, S	PL/PEI/ Permits																			\$ -	15,000,000	\$ -	15,000,000	TIA, Federal grant to be determined		
							ROW/ Easements																				\$ -	3,301,000			3,301,000	
							CON																					\$ -	1,600,000			1,600,000
Discovery Drive at S Wells Drive/S 15th Street*	Construct new roundabout*	NA		Safety, Concurrency, Support Planned Development	12	C, G, P, T, W, S	PEI/ Permits																			\$ -	80,000		80,000	TIF, Developer, City, Federal CRP		
							ROW/ Easements																				\$ -	20,000	\$ -		20,000	
							CON																					\$ -	40,000			40,000
Hillhurst/15th Avenue at Pioneer Street*	Install new traffic signal or compact roundabout*	NA		Safety, Concurrency, Support Planned Development	12	G, P	PEI/ Permits	\$ -	20,000	\$ -	40,000															\$ -	100,000		100,000	TIF, Developer, City, HSP		
							ROW/ Easements	\$ -	15,000	\$ -	15,000																\$ -	60,000			60,000	
							CON	\$ -	50,000	\$ -	200,000																	\$ -	450,000			450,000
I-5 Ridgefield South Connector/ NW 219th St. Extension, new corridor*	Complete alternatives analysis, select preferred alternative, environmental studies for new corridor connecting I-5 at 9th St/22nd St/ 11 interchange with Hillhurst Road on south side of City.*	NA	STIP ID: WA-16235	Economic Development, Support Planned Development, Connectivity	01	C, S, W, G, P, T	PEI/ Permits	\$ -	20,973			\$ -	134,333													\$ -	621,704		621,704	Local to be determined, Federal (PL, State Planning, State (Capital grant))		
							ROW/ Easements																				\$ -	4,000,000			4,000,000	
							CON																					\$ -	54,000,000			54,000,000
Abrams Park Entrance Bridge Replacement*	Replacement of existing entrance bridge with a new bridge or culvert	NA		Safety, Bridge Condition, Park Access	09	TBD	ALL																			\$ -	-	\$ -	8,000,000	\$ -	8,000,000	State/Federal Bridge Replacement, REET, Local
Goe Creek Trail (South), Abrams Park to Royle Road*	Extension of Goe Creek Regional Multi-Use Trail from Abrams Park to Royle Road. Includes slope stabilization along route including Garrison Ridge.	NA		Multimodal, Trail System Connectivity, Active Transportation	13	TBD	ALL																			0	\$ -	4,000,000	\$ -	4,000,000	State RCO, State/Federal Bike/Pedestrian, REET, Local	
Pioneer Street, 38th Ave to Royle Road*	Complete widening to four lanes, median, multi-purpose trails.*	NA		Safety, Multimodal, Economic Development, Support Future Development	01, 03, 04, 12	C, S, W, G, P, T, O	ALL																			\$ -	500,000	\$ -	500,000	TIF, Grant TBD, Developer		

PROJECTS ANTICIPATED TO BE BUILT WITH DEVELOPMENT																													
Royce Road Improvements, N 10th St to Pioneer St.	Complete frontage improvements including street, sidewalks, bike lanes, stormwater and other utilities, and street lights.	N/A		Multimodal, Support Planned Development, Connectivity	05	C, G, P, T, W, S	ALL																\$	3,300,000		\$	3,300,000	Developer (subject to TIF credits)	
89th Ave. Improvements, S. 6th St to N 10th St.	Complete frontage improvements including street, sidewalks, bike lanes, stormwater and other utilities, and street lights.	N/A		Multimodal, Support Planned Development, Connectivity	05	C, G, P, T, W, S	ALL																\$	4,230,000		\$	4,230,000	Developer (subject to TIF credits)	
Hillhurst Rd. Improvements, Pioneer Street to Sevier Rd	Complete frontage improvements including street, sidewalks, bike lanes, stormwater and other utilities, and street lights.	N/A		Multimodal, Support Planned Development, Connectivity	05	C, G, P, T, W, S	ALL																\$	2,000,000		\$	2,000,000	Developer (subject to TIF credits)	
Hillhurst Rd. Improvements, Sevier Rd to UGA Boundary	Complete frontage improvements including street, sidewalks, bike lanes, stormwater and other utilities, and street lights.	N/A		Multimodal, Support Planned Development, Connectivity	05	C, G, P, T, W, S	ALL																\$	3,000,000		\$	3,000,000	Developer (subject to TIF credits)	
89th Ave. Improvements, Pioneer St. to N. 20th St.	Complete frontage improvements including street, sidewalks, bike lanes, stormwater and other utilities, and street lights.	N/A		Multimodal, Economic Development, Support Planned Development, Connectivity	05	C, G, P, T, W, S	ALL																\$	1,130,000		\$	1,130,000	Developer (subject to TIF credits)	
Rebuild S 18th Street,S 39th Ave to Royce Road	Complete frontage improvements including street, sidewalks, bike lanes, stormwater and other utilities, and street lights.	N/A		Multimodal, Support Planned Development, Connectivity	05	C, G, P, T, W, S	ALL																\$	4,830,000		\$	4,830,000	Developer (subject to TIF credits)	
Union Ridge Parkway Extension, Pioneer Street roundabout to N 10th Street.	Extend collector and complete frontage improvements including street, sidewalks, bike lanes, stormwater and other utilities, and street lights.	N/A		Multimodal, Support Planned Development, Connectivity	1	C, G, P, T, W, S	ALL																\$	5,900,000		\$	7,372,500	Clark College (Development Agreement), Developer (subject to TIF credits)	
Carly Road Multipurpose Trail, Phase 2 (Hilhurst east 1/2 mile)*	Multipurpose trail along Carly Road consistent with Carly Road Subarea Plan; Phase 2: Multipurpose trail from Hilhurst Road west for approximately 1/2 mile.	N/A	STP ID: WA-16227	Multimodal, Safety, Connectivity	01	C, S, W, G, P, T	ALL																\$	390,000		\$	390,000	Developer (built with frontage improvements), TBD BluePrint/Traffic grant	
																								\$	277,500		\$	277,500	
																								\$	-		\$	-	
																								\$	154,305,913		\$	76,145,000	\$ 278,418,589
Project Name/ Description - CURRENT	Description	Year First Funded	STP Number	Evaluation Criteria	Improvement Type(s)	Utility Code(s)	Phase	Local	TIF	Grants/ Loans/ Bonds	REET/ Other	Local	TIF	Grants/ Loans/ Bonds	REET/ Other	Local	TIF	Grants/ Loans/ Bonds	REET/ Other	Local	TIF	Grants/ Loans/ Bonds	REET/ Other	Total 2025-2039	Cost to Complete	Total (Includes Pre-2025 Expenditures)	Funding Sources		
L&B Ridgely/South Connector NW 279th St., Extension, new corridor*	Complete alternatives analysis, select preferred alternative, environmental studies for new corridor connecting US at SR 52/NMP 11 interchange with Hillhurst Road on south side of City.*	N/A	STP ID: WA-16235	Economic Development, Support Planned Development, Connectivity	01	C, S, W, G, P, T	POLY Permits, ECON Leases/CON	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	275,364		\$	275,364	Local to be determined, Federal PL, State Planning, State Capital grant
																								\$	-	\$	-		
																								\$	-	\$	54,000,000	Local to be determined, Federal PL, State Planning, State Capital grant	
FUTURE FUNDED PROJECTS - PROPOSED																													
L&B Ridgely/South Connector NW 279th St., Extension, new corridor*	Complete alternatives analysis, select preferred alternative, environmental studies for new corridor connecting US at SR 52/NMP 11 interchange with Hillhurst Road on south side of City.*	N/A	STP ID: WA-16235	Economic Development, Support Planned Development, Connectivity	01	C, S, W, G, P, T	POLY Leases/CON	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	311,000		\$	311,000	Local to be determined, Federal PL, State Planning, State Capital grant
																								\$	-	\$	-		
																								\$	-	\$	54,000,000	Local to be determined, Federal PL, State Planning, State Capital grant	
PRIORITY CODES T = Transportation CDMO = Community Development Block Grant TRD = Transportation Benefits District F = Future		* Conditioned upon receiving grant funding FUNDING SOURCES Local: General Fund, TRD (Transportation Benefit District), Water/Water fund, TF (Traffic Impact Fees), REET (Real Estate Excise Tax), TRA (Tax Increment Area), Developer contributions (Developer) State: PMF (Public Works Fund, TRA(Transportation Improvement Board), Fuel Allow (PMDOT Buydown Program)), DRTS (Safe Routes to School Program) Federal: SBTS (Safe Routes to School Program), STBG (Surface Transportation Block Grant), CRP (Carbon Reduction Program), CLAP (Federal Lands Access Program), DMA (State Disaster Grants)					* IMPROVEMENT TYPE CODES 00 No Classification 01 New construction or new alignment 02 Rebuilding/replacement 03 Rehabilitation 04 Major widening 05 Minor widening 07 Resurfacing 08 New Bridge Construction 09 Bridge Replacement 10 Bridge Rehabilitation 11 Minor Bridge Rehabilitation 12 Safety/Traffic Operation/TRM 13 Active Transportation/Traffic																						
UTILITY CODES C-Cable TV, S-Sewer, T-Telephone, G-Gas, O-Other, P-Power, W-Water																													

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: August 13, 2026

AGENDA ITEM NAME: Public Hearing and First Reading of Ordinance No. 1485 - Amending the Transportation Impact Fee Project List

GOVERNING LEGISLATION

Revised Code of Washington Chapter 36.70A

Revised Code of Washington Chapter 39.92

Growth Management – Planning by Selected Counties and Cities

PREVIOUS COUNCIL ACTION TAKEN:

Multiple ordinances and resolutions throughout the years; most recently adoption of Ordinance 1310 establishing a separate TIF Project list on February 13, 2020 and ordinance 1454 amending the TIF project list on June 23, 2025.

SUMMARY/BACKGROUND:

In 2020 Ordinance 1310 was passed that separated the Traffic Impact Fee (TIF) list from the CFP to allow better flexibility to amend or update the list. Since then, multiple updates to the TIF list have been approved to remove projects that have been completed, update project costs and add projects that have been identified as new priorities.

This update to the TIF list will and will update the Carty Road project cost between Hillhurst and I-5 from 25,000,000 to \$75,000,000, and the Carty/Hillhurst Roundabout costs from \$2,500,000 to \$3,200,000, to reflect updated costs from completing a preliminary design of these projects. Based on the preliminary design the sharp bends where Carty Road crosses Gee Creek will be re-aligned to improve safety. The funding shares of these projects will also be adjusted to reflect modeled traffic volumes on these roadways from the Carty Road Subarea and the rest of the City.

BUDGET/FINANCIAL IMPACTS:

Based on the current update the Carty Road TIF Overlay rate will increase from \$256.60 to \$1,073.00 per trip to reflect the updated project costs and funding shares.

RECOMMENDED ACTION OR MOTION:

Staff recommends Council conduct a public hearing and first reading of Ordinance No. 1485

STAFF CONTACT: Bryan Kast, City Engineer

ATTACHMENTS:

1. 2026 TIF Project List

ORDINANCE NO. 1485

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING THE TRAFFIC IMPACT FEE PROJECT LIST

WHEREAS, impact fees are authorized for those jurisdictions planning under the Growth Management Act (GMA) and the Revised Code of Washington Chapter 39.92 and are charges assessed by local governments against new development projects that attempt to recover the cost incurred by government in providing the public facilities required to serve new development; and

WHEREAS, pursuant to the GMA and RCW 39.92, the City has adopted a Capital Facilities Plan that sets out the long range plan for the City's transportation system including the transportation projects, forecasts, and potential funding needed to meet the City's long range transportation goals to accommodate growth; and

WHEREAS, the City has amended the Capital Facilities Plan by Ordinance No. 1305. to remove the traffic impact fee project list and fee calculation from the City's comprehensive plan and has by ordinance 1310 adopted a separate traffic impact fee project list to give greater flexibility to the City in responding to changes in funding and development; and

WHEREAS, the City most recently amended the traffic impact fee by ordinance 1454, adding traffic impact fee overlays for the Carty Road and Gee Creek subareas; and

WHEREAS, the City Council finds that the traffic impact fee project list is consistent with the City's adopted Capital Facilities Plan as set forth in the City's Comprehensive Plan;

NOW THEREFORE, the City Council for the City of Ridgefield ordains as follows:

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest to adopt an updated traffic impact fee project list and fee.

Section 2. Adoption of Traffic Impact Fee Project List. The City Council hereby adopts the revised Traffic Impact Fee Project List as set forth in Exhibit A, attached hereto and incorporated fully by this reference based on the City's capital facilities plan for purposes of calculation of the Traffic Impact Fee under the City's adopted impact fee program at RMC Chapter 18.070, and pursuant to the authority set forth in RCW 82.02.060 and RCW 39.92.030.

Section 3. Carty Road Subarea Transportation Impact Fees Overlay. The Carty Road Subarea Transportation Impact Fee is hereby updated as follows on the basis of the calculations set forth in the Transportation Impact Fee Project List adopted herein and the formula set forth in RMC 18.070.080, with such rates to be annually adjusted as provided for in RMC 19.070.080; these TIFs will be assessed in addition to the Citywide TIFs:

Single Family Per Dwelling Unit: \$10,268.41

Multi Family Per Dwelling Unit: \$6,287.65

Commercial Per Average Daily Trip: \$1,073.00

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, 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. 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 ____ DAY OF _____, 2026.

Matt Cole, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss, City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading/Passage:

Second reading/Passage:

Date of Publication:

Effective Date:

Project ID	Description	From	To	TIF	Total Project Cost	Grant Percent	TIF Overlay Percent*	Tax Increment Area Percent	Public Share Percent	TIF Percent	Private Share Percent	Total
1	Widen Pioneer Street (4 lanes)	35th Ave.	Royle Road	Yes	\$5,640,000	0%	0%	80%	0%	20%	0%	100%
2	Widen Pioneer Street (4 lanes)	Royle Road	Discovery Drive (50th Place)	Yes	\$6,000,000	0%	0%	80%	0%	20%	0%	100%
3	Widen Pioneer Street (4 lanes)	Discovery Drive (50th Place)	56th Place	Yes	\$8,000,000	0%	0%	80%	0%	20%	0%	100%
4	Pioneer Street at Discovery Drive roundabout, extend to N Pioneer Canyon Drive	Pioneer Street	N Pioneer Canyon Drive	Yes	\$2,500,000	0%	0%	80%	0%	20%	0%	100%
5	Improve S 10th Street/NE 259th Street to collector road	S 85th Avenue	S 105th Avenue	Yes	\$3,500,000	0%	0%	0%	30%	30%	40%	100%
6	Widen S Royle Road to minor arterial	Hillhurst Road	S 19th Street	Yes	\$13,800,000	40%	0%	0%	35%	25%	0%	100%
7	Build new east-west collector roadway west of Royle (S 3rd/6th Way)	S 35th Ave	S Royle	No	\$4,000,000	0%	0%	0%	0%	0%	100%	100%
8	Widen Hillhurst Road to minor arterial	Pioneer Street	Sevier Road	Yes	\$7,500,000	20%	0%	0%	20%	30%	30%	100%
9	Complete Hillhurst Road to principal arterial	Sevier Road	UGA/NW 229th Street	Yes	\$1,800,000	0%	0%	0%	20%	35%	45%	100%
10	Replace and improve Pioneer Street through Slide Area	Reiman Road	35th Avenue	Yes	\$8,000,000	30%	0%	0%	70%	0%	0%	100%
11	Build Pioneer Canyon Dr as collector with bridge over canyon (2 lanes)	32nd Avenue	Reiman Road	Yes	\$8,000,000	0%	0%	0%	30%	40%	30%	100%
12	Construct roundabout at Pioneer Street and Hillhurst Road (9th Avenue)			Yes	\$2,000,000	0%	30%	0%	30%	40%	0%	100%
13	Build S 15th Street to Collector	S Royle Road (45th Avenue)	S 35th Avenue	Yes	\$2,000,000	0%	0%	0%	30%	30%	40%	100%
14	Widen N 65th Avenue to minor arterial	Pioneer Street	N 20th Street (NW 289th Street)	Yes	\$11,000,000	0%	0%	0%	30%	30%	40%	100%
15	Build new Minor Arterial overpass over I-5 (NE 279th/N 10th or NE 289th/N 20th)	N Royle Road	N 65th Avenue	No	\$22,500,000	50%	0%	0%	30%	0%	20%	100%
16	New Roundabout, NW 289th Street/N 20th Street at N Royle Rd.	UGA/N 43rd Ave	N Royle Rd.	Yes	\$4,500,000	30%	0%	0%	20%	40%	10%	100%
17	Widen N 10th Street/NE 279th Street to collector	N 65th Avenue	N 85th Avenue	Yes	\$7,100,000	0%	0%	0%	10%	30%	60%	100%
18	Widen N 10th Street/NE 279th Street to collector	N 85th Avenue	N 105th Avenue	No	\$3,500,000	0%	0%	0%	10%	0%	90%	100%
19	Build new 105th Avenue collector	NE 259th Street/ S 10th Street	NE 279th Street/ N 10th Street	No	\$7,000,000	0%	0%	0%	10%	0%	90%	100%
20	Build new east-west collector roadway (N 4th Street)	N 85th Avenue	N 105th Avenue	No	\$1,500,000	0%	0%	0%	0%	0%	100%	100%
21	Widen 85th Avenue to minor arterial	S Union Ridge Pkwy/S 10th Street	NE 279th Street	Yes	\$7,700,000	0%	0%	0%	30%	30%	40%	100%
22	Build a signal or roundabout at Union Ridge Parkway and 85th Avenue	-	-	Yes	\$2,500,000	0%	0%	0%	40%	60%	0%	100%
23	Widen S 85th Avenue to minor arterial (3 lanes)	S 10th St.NE 259th Street	UGA	Yes	\$1,900,000	0%	0%	0%	30%	30%	40%	100%
24	Build a roundabout at Union Ridge Parkway and S 10th/11th Street crossing corridor	-	-	Yes	\$2,500,000	20%	0%	30%	20%	30%	0%	100%
25	Widen S 5th Street to collector (2 lanes)	Union Ridge Parkway	N 85th Avenue	Yes	\$5,300,000	0%	0%	0%	20%	30%	50%	100%
26	Extend 74th Place as new north-south Industrial/Commercial collector roadway	S 5th Street	N 10th Street/NE 279th Street	Yes	\$4,200,000	0%	0%	0%	10%	30%	60%	100%
27	New east-west Commercial/Industrial collector (extension of Pioneer Street)	Union Ridge Parkway	N 74th Place Collector Extension	No	\$1,700,000	0%	0%	0%	0%	0%	100%	100%
28	New North-South "Campus Collector" (Union Ridge Parkway)	Pioneer Street	N 10th Street/NE 279th Street	Yes	\$3,400,000	20%	0%	0%	10%	20%	50%	100%
29	Build new east-west industrial/commercial collector	N 65th Avenue	N 85th Avenue	No	\$7,900,000	0%	0%	0%	0%	0%	100%	100%
30	Build S 10th/11th Street overcrossing over I-5	Timm Road	Union Ridge Parkway	Yes	\$18,000,000	30%	0%	30%	20%	20%	0%	100%
31	Widen S 65th Avenue/ S 5th Street to collector	Pioneer Street	Union Ridge Parkway	Yes	\$2,000,000	0%	0%	0%	10%	30%	60%	100%
32	Widen Timm Road/ S 20th Way to industrial/commercial collector	S 11th Street	Discovery Drive (50th Place)	No	\$7,300,000	0%	0%	0%	0%	0%	100%	100%
33	S 35th Avenue/Gee Creek Plateau Extension	Pioneer Street	S 15th Street/Gee Creek east-west collector	Yes	\$40,000,000	25%	35%	0%	30%	0%	10%	100%
34	Pioneer Street at Bertsinger/Reiman Road roundabout			Yes	\$3,000,000	0%	0%	0%	50%	50%	0%	100%
35	Widen N Royle Road to minor arterial	Pioneer Street	N 20th Street/ NW 289th Street	Yes	\$5,600,000	0%	0%	0%	30%	30%	40%	100%
36	Widen N 10th St to industrial/commercial collector	Royle Road	N 56th Place	Yes	\$4,400,000	0%	0%	0%	10%	30%	60%	100%
37	Extend Pioneer Canyon Drive as collector	Discovery Drive (50th Place)	N Royle Road	Yes	\$6,913,000	0%	0%	0%	20%	40%	40%	100%
38	Extend N 56th Place as industrial/commercial collector	Pioneer Canyon Drive	N 10th Street	Yes	\$3,600,000	0%	0%	0%	10%	40%	50%	100%
39	Build S. 6th Way as industrial/commercial collector	S 56th Place	S Discovery Drive	Yes	\$2,000,000	0%	0%	0%	10%	40%	50%	100%
40	Build S Discovery Drive (50th Avenue) as minor arterial	Pioneer Street	S Wells Drive/S 11th Street	Yes	\$9,000,000	0%	0%	0%	20%	40%	40%	100%
41	Build S Discovery Drive as minor arterial	S Wells Drive/S 11th Street	S 20th Way	Yes	\$3,400,000	0%	0%	0%	20%	30%	50%	100%
42	Construct roundabout at S Wells Drive/ S 11th Street and Discovery Drive			Yes	\$2,000,000	20%	0%	0%	40%	30%	10%	100%
43	Build N 13th Street/east-west collector road	N 35th Avenue	Royle Road	Yes	\$9,150,000	0%	0%	0%	0%	50%	50%	100%
44	Complete N 35th Avenue as collector road	Pioneer Canyon Drive	N 13th Street/east-west collector road	Yes	\$1,200,000	0%	0%	0%	0%	70%	30%	100%
45	Upgrade Carty Road to Carty Road Subarea collector standard	Hillhurst Road	I-5	Yes	\$75,000,000	25%	25%	0%	10%	10%	30%	100%
46	Upgrade Carty Road at Hillhurst Road intersection to roundabout or signal			Yes	\$3,200,000	25%	25%	0%	10%	10%	30%	100%
47	Build new east-west collector/NW 229th Street	Hillhurst Road	new rural minor collector roadway	Yes	\$4,300,000	0%	0%	0%	0%	50%	50%	100%
48	Build new north-south rural minor collector roadway outside UGA (2 lanes)	Carty Road	New east-west collector/NW 229th Street	No	\$2,500,000	0%	0%	0%	0%	0%	100%	100%
49	South Ridgefield Connection/NW 219th Street extension as rural major collector outside UGA	I-5	South UGA/Hillhurst Road at NW 229th Street	No	\$40,000,000	30%	0%	0%	70%	0%	0%	100%
50	Upgrade Gee Creek Plateau Collector (S 25th Place/S 10th Way/S 35th Place)	S 4th Way	S 15th Street	No	\$6,000,000	0%	0%	0%	0%	0%	100%	100%
T-1	Gee Creek Multi-modal transportation trail	S Royle Road	Pioneer Street/ Abrams Park	Yes	\$10,000,000	30%	0%	0%	65%	5%	0%	100%
T-2	Pioneer Street/Union Ridge Multi-modal transportation trail (minus costs included in #1, #2, #3, #30, #40)	Hillhurst Road	Union Ridge Parkway	Yes	\$5,000,000	30%	0%	0%	65%	5%	0%	100%
T-3	Hillhurst Multi-Modal Trail/Golf Cart lanes	Pioneer Street	Ridgefield Outdoor Recreation Complex	Yes	\$5,150,000	30%	0%	0%	65%	5%	0%	100%
T-4	Division Street multi-modal transportation trail/BNSF overpass	Abrams Park	Waterfront	Yes	\$15,000,000	30%	0%	0%	65%	5%	0%	100%
T-5	Carty Road Multi-modal trail (cost included in #46)	Hillhurst Road	Discovery Drive (50th Place)	Yes	N/A	0%	0%	0%	0%	0%	0%	0%