# RIDGEFIELD CITY COUNCIL
# MEETING AGENDA

**Thursday, September 14, 2017**
**Ridgefield Community Center**
**210 N. Main, Ridgefield, WA 98642**

**I. STUDY SESSION - 5:30 P.M.**

1. **Washington State Legislative Update - Mark Brown, Connections Public Affairs**

**II. GENERAL SESSION CALL TO ORDER - 6:30 PM**

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

**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 address. Comments are limited to three minutes. Written comments may be submitted to the City Clerk prior to the meeting.*

**IV. CONSENT AGENDA**

1. **Approval of Claims And/Or Payroll**
2. **Approval of Minutes from the August 24, 2017 Meeting**

**V. PRESENTATION**

1. **Self Storage Draft Zoning Controls - Jeff Niten, Community Development Director**

**VI. BUSINESS**

1. **Motion - Approval of Final Plat for Quail Hills Phase 1 - Jeff Niten, Community Development Director**

**VII. PUBLIC HEARING/BUSINESS**

1. **Public Hearing and First Reading of Ordinance No. 1244 –Amendment to Ridgefield Municipal Code Chapter 10.12 (Parking)-John Brooks, Police Chief**

**VIII. PUBLIC COMMENT**

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

**IX. COUNCIL/PRESIDING OFFICER/STAFF REPORTS**

1. **Council**
2. **Mayor**

   **Proclamation - Constitution Week**

3. **City Manager**

X. **FROM THE COUNCIL**

XI. **ADJOURN**

# CITY OF RIDGEFIELD
# REQUEST FOR COUNCIL ACTION

**MEETING DATE:** September 14, 2017

**ITEM:** STUDY SESSION - 5:30 P.M.

**AGENDA ITEM TITLE:** Washington State Legislative Update - Mark Brown, Connections Public Affairs

**Washington State Legislative Update**

**STAFF CONTACT:** Julie Ferriss, City Clerk

**ATTACHMENTS:** Ridgefield Final PP2 Sept 2017 (PDF)

# City Council Workshop
# City of Ridgefield
# September 14, 2017
# Brian Enslow and Mark Brown

- Session Overview
- 2017-18 Legislative Agenda Review
- How did we do?
- Questions and Comments



Attachment: Ridgefield Final PP2 Sept 2017 (Washington State Legislative Update)

# Overview/Bottom line

- Overall Good Session
- Capital Budget delay big disappointment
- Collaborative delegation
- Epicenter of McCleary era
- Op budget includes revenue windfall
- Historic PFD Extension
- Historic Public Records reform
- Beat back preemptions
- Transportation Budget good



Attachment: Ridgefield Final PP2 Sept 2017 (Washington State Legislative Update)

# 2017 State Agenda approach

- Be Flexible/things change
- Look for  Ridgefield specific items
- Identify issues impacting all/most cities that are a priority for the City of Ridgefield
- Consider priorities of affiliates like AWC



Attachment: Ridgefield Final PP2 Sept 2017 (Washington State Legislative Update)

# 2017-18 Legislative Agenda

- RORC - $750,000 capital budget ask towards multi-year multi-million dollar project
- Clark College – support $5.2 million request for pre-design costs associated with the Ridgefield campus at Boschma Farm



Attachment: Ridgefield Final PP2 Sept 2017 (Washington State Legislative Update)

# 2017 -18 Legislative Agenda

- Washington Main Street tax credit – support increase in Main Street cap from $1.5 to $3 million
- Protect existing state shared revenues
- Monitor any proposals to update GMA
- CJTC Funding Supplemental Budget Request
  - $2.4 M for 8 additional classes
  - Full funding for the 17-9 biennium



Attachment: Ridgefield Final PP2 Sept 2017 (Washington State Legislative Update)

# 2017-18 State Legislative Agenda

- Support the 2017-18 Policy State of the CCTA
  - Address I-5 corridor including I-5 bridge replacement
  - Reposition CW projects
  - Advance funding for CW projects
  - Support public transit/ports and freight mobility



Attachment: Ridgefield Final PP2 Sept 2017 (Washington State Legislative Update)

# 2017-18 Legislative Agenda

- Support "reform" of Public Works Assistance account including preservation of existing fund balance and future loan repayments; authorize interim grants and convene task force to look at all state infrastructure programs (HB 1677)
- Stabilize MTCA funding. Restore Funding Cuts and help ensure new projects
- Oppose preemption of local control and imposition of unfunded and underfunded mandates (SB 5287/Lodging tax; SB 5711/G-5 deployment; SB 5445/eminent domain; HB 1952/electrical inspections)
- Support top 2017 priorities of the Association of Washington Cities



Attachment: Ridgefield Final PP2 Sept 2017 (Washington State Legislative Update)

# AWC 2017 Priorities

- Public Records – update so cities can provide open and transparent government services –HB's 1594 and 1595
- Social infrastructure – support and enhance affordable housing, decrease homelessness and improve mental and behavioral health system
- Hard infrastructure – revitalize key infrastructure assistance to spur job creation, health and safety, economic vitality and quality of life
- Local Control – respect local authority with regards to revenue, taxes, licensing and home rule
- Shared revenues – maintain to fund key services
- CJTC – fund high quality training for law enforcement
- MRSC – maintain funding



Attachment: Ridgefield Final PP2 Sept 2017 (Washington State Legislative Update)

# 2017-18 State Legislative Agenda

- Support the 2017-18 Policy State of the CCTA
  - Address I-5 corridor including I-5 bridge replacement
  - Reposition CW projects
  - Advance funding for CW projects
  - Support public transit/ports and freight mobility



Attachment: Ridgefield Final PP2 Sept 2017 (Washington State Legislative Update)

# How did we do?

- Windfall revenue gains –
  - Internet taxation - $237,000 + over next five years
    - Offset by SST phase out
    - Net gain ($192,000 vs. $237,000)
  - Bottled water sales tax exemption repealed
  - Natural/manufactured gas via pipeline exemption user tax
- MRSC fully funded $5.6M
- PWAA Reform advances (HB 1677); some funds protected and those swept will be redirected back to PWAA downstream



Attachment: Ridgefield Final PP2 Sept 2017 (Washington State Legislative Update)

# How did we do?

- Unfunded mandates/cost shifts – beat back LEOFF II cost shifts and loss of FIPT support for LEOFF I obligations (no direct to Ridgefield/indirect thru FD)
- CJTC/BLEA 8 supplemental/6 new 17-19/no cost shift
- Main Street – cap raised to $2.5 million
- Housing/homelessness – document recording fee renewed along with REET flexibility (SB 5254); +$ mental health +$ Housing and Essentials + $ implement Medicaid 1115 waiver



Attachment: Ridgefield Final PP2 Sept 2017 (Washington State Legislative Update)

# How did we do?

- Beat back all preemptions including eminent domain, lodging tax, G5 deployment, homeless encampments siting, electrical inspections and more



Attachment: Ridgefield Final PP2 Sept 2017 (Washington State Legislative Update)

# How did we do?

- Historic Public Records reform
  - Fee for electronic copies
  - Authority to deny "bot" requests
  - Prohibits overly broad "all" request
  - Extra fee for exceptionally complex requests
  - New grant program of PRR management
  - AG/State Archives "best practices" initiative



Attachment: Ridgefield Final PP2 Sept 2017 (Washington State Legislative Update)

# How did we do?

- Transportation
  - CCTA – bi-state working group created to advance I-5/Columbia River bridge replacement effort; projects were repositioned; project funding advanced
  - Transpo budget at $8.5B, first full year CW funding
    - $27M for Regional Mobility Grant Program
    - $14.7M for Complete Street Program
    - Other grant programs funded (FMSIB/TIB)



Attachment: Ridgefield Final PP2 Sept 2017 (Washington State Legislative Update)

# How did we do

- Capital requests/Capital Budget (agreed-to budget)
  - $750,000 for RORC
  - $80M for WWRP
  - PWAA Project list authorized
  - MTCA: Capital Budget includes $60M in bonds for projects. Allows Ecology to begin the projects that were delayed as part of the 2016 session and continue existing projects. Includes $25 m in bonds for new round of stormwater projects



Attachment: Ridgefield Final PP2 Sept 2017 (Washington State Legislative Update)

# Odds and ends

- Paid family and medical leave bills approved (SB 5775)+/- $1500 per $1 million annual payroll – 2020 effective date
- Beat back all preemptions including eminent domain, lodging tax, G5 deployment, homeless encampments, electrical inspections and more
- Deadly Force Task Force/no legislative action/I-940 filed



Attachment: Ridgefield Final PP2 Sept 2017 (Washington State Legislative Update)

# Odds and ends

- Gubernatorial vetoes:
  - Sec. 610(13) – city, county constitutional and statutory obligations/revenue capacity of local governments study
  - Sec. 964(3) LEOFF II retirement fund intent to move $ to LEOFF Retirement System benefits Improvement Account
  - B and O rate reduction or manufacturer's



Attachment: Ridgefield Final PP2 Sept 2017 (Washington State Legislative Update)

# Questions & Comments

- brian@arbutusllc.com
- markobrown@comcast.net



Attachment: Ridgefield Final PP2 Sept 2017 (Washington State Legislative Update)

# CITY OF RIDGEFIELD
# REQUEST FOR COUNCIL ACTION

**MEETING DATE:** September 14, 2017

**ITEM:** CONSENT AGENDA

**AGENDA ITEM TITLE:** Approval of Claims And/Or Payroll

## GOVERNING LEGISLATION:

Revised Code of Washington Title 35A

## PREVIOUS COUNCIL ACTION TAKEN:

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

## BACKGROUND:

Vendor claims

## BUDGET/FINANCIAL IMPACTS:

See vendor detail attached

## RECOMMENDED ACTION OR MOTION:

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

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

**STAFF CONTACT:** Kirk Johnson, Finance Director

**ATTACHMENTS:** September 14 2017 Claims Report (PDF)

# City of Ridgefield

*Claims Payment Report*

*For Approval on: September 14, 2017*

| Sum of Amount<br>Vendor Name | Vendor Number | Invoice Number | Resp. Department | Description | Total |
|---|---|---|---|---|---|
| 2Kg Contractors | UB*00028 | 1 | Genl Govt/Facilities | Refund Check | 232.84 |
| **2Kg Contractors Total** | | | | | **232.84** |
| 3PEAKS PUBLIC HOUSE & TAPROOM | 2664 | 6 | Genl Govt/Facilities | Farm to Table Catering Services | 926.22 |
| **3PEAKS PUBLIC HOUSE & TAPROOM Total** | | | | | **926.22** |
| ACCELA INC. | 2779 | INV-ACC33803 | Public Works | Web Payments with Online-Bills.com | 325.00 |
| **ACCELA INC. Total** | | | | | **325.00** |
| AMERICAN PAYROLL ASSOCIATION | 1026 | 8/16/2017167075 | Human Resources | APA Membership Renewal | 219.00 |
| **AMERICAN PAYROLL ASSOCIATION Total** | | | | | **219.00** |
| ARAMARK UNIFORM SERVICES | 32 | 863038166 | Genl Govt/Facilities | PW Uniforms & Floor Mats | 2.02 |
| | | | Public Works | PW Uniforms & Floor Mats | 45.18 |
| | | | Community Development | PW Uniforms & Floor Mats | 0.70 |
| | | 863069291 | Genl Govt/Facilities | PW Uniforms/Floor Mats | 2.03 |
| | | | Public Works | PW Uniforms/Floor Mats | 45.38 |
| | | | Community Development | PW Uniforms/Floor Mats | 0.70 |
| | | 863058899 | Genl Govt/Facilities | PW Utiforms & Floor Mats | 2.05 |
| | | | Public Works | PW Utiforms & Floor Mats | 45.95 |
| | | | Community Development | PW Utiforms & Floor Mats | 0.70 |
| | | 863048575 | Genl Govt/Facilities | PW Uniforms & Floor Mats | 2.07 |
| | | | Public Works | PW Uniforms & Floor Mats | 46.82 |
| | | | Community Development | PW Uniforms & Floor Mats | 0.70 |
| | | 863069290 | Genl Govt/Facilities | City Hall/CDD/PD Floor Mats | 7.09 |
| | | | Public Safety | City Hall/CDD/PD Floor Mats | 4.47 |
| | | | Public Works | City Hall/CDD/PD Floor Mats | 3.91 |
| | | | Community Development | City Hall/CDD/PD Floor Mats | 3.92 |
| | | 863048574 | Genl Govt/Facilities | CDD/PD/City Hall Floor Mats | 7.09 |
| | | | Public Safety | CDD/PD/City Hall Floor Mats | 4.47 |
| | | | Public Works | CDD/PD/City Hall Floor Mats | 3.91 |
| | | | Community Development | CDD/PD/City Hall Floor Mats | 3.92 |
| | | 863058898 | Genl Govt/Facilities | PD/CDD/City Hall Floor Mats | 7.09 |
| | | | Public Safety | PD/CDD/City Hall Floor Mats | 4.47 |
| | | | Public Works | PD/CDD/City Hall Floor Mats | 3.91 |
| | | | Community Development | PD/CDD/City Hall Floor Mats | 3.92 |
| | | 863038165 | Genl Govt/Facilities | CDD/PD/City Hall Floor Mats | 7.09 |
| | | | Public Safety | CDD/PD/City Hall Floor Mats | 4.47 |
| | | | Public Works | CDD/PD/City Hall Floor Mats | 3.91 |
| | | | Community Development | CDD/PD/City Hall Floor Mats | 3.92 |
| **ARAMARK UNIFORM SERVICES Total** | | | | | **271.86** |
| ASSOCIATION OF WASHINGTON CITIES | 41 | 54224 | Executive | 2017 Mayors Exchange Reg-Stuart/Onslow | 45.00 |
| | | | Council | 2017 Mayors Exchange Reg-Stuart/Onslow | 45.00 |
| **ASSOCIATION OF WASHINGTON CITIES Total** | | | | | **90.00** |

Attachment: September 14 2017 Claims Report (Approval of Claims And/Or Payroll)

# City of Ridgefield

***Claims Payment Report***

***For Approval on: September 14, 2017***

| | | | | | |
|---|---|---|---|---|---|
| **BERGERABAM** | **1708** | 319811 | **Community Development** | Gee Creek Plateau Subarea Plan | 16,023.96 |
| **BERGERABAM Total** | | | | | **16,023.96** |
| **BOB'S PAINTLAND** | **59** | 9232A | **Public Works** | Traffic Paint | 151.65 |
| | | 9281A | **Public Works** | Traffic Paint | 130.03 |
| | | 9246A | **Public Works** | Traffic Paint | 108.18 |
| | | 9229A | **Public Works** | Traffic Paint | 81.14 |
| **BOB'S PAINTLAND Total** | | | | | **471.00** |
| **Bottemiller Brent & Jauna** | **UB*00032** | 1 | **Genl Govt/Facilities** | Refund Check | 215.68 |
| **Bottemiller Brent & Jauna Total** | | | | | **215.68** |
| **BRENDA HOWELL** | **2875** | 2875201708-01B | **Genl Govt/Facilities** | Mileage Reimbursement - Howell | 9.15 |
| | | | **Public Works** | Mileage Reimbursement - Howell | 128.08 |
| | | | **Community Development** | Mileage Reimbursement - Howell | 45.74 |
| **BRENDA HOWELL Total** | | | | | **182.97** |
| **BSK ASSOCIATES** | **2119** | V702898 | **Public Works** | Lab Analysis - Alkalinity & Coliform | 609.50 |
| **BSK ASSOCIATES Total** | | | | | **609.50** |
| **Burggraff Joseph** | **UB*00036** | 1 | **Genl Govt/Facilities** | Refund Check | 5.77 |
| **Burggraff Joseph Total** | | | | | **5.77** |
| **CFM STRATEGIC COMMUNICATIONS INC.** | **2551** | 24141 | **Genl Govt/Facilities** | Lobbyist | 4,530.00 |
| **CFM STRATEGIC COMMUNICATIONS INC. Total** | | | | | **4,530.00** |
| **CITY OF BATTLE GROUND** | **92** | 200-2017 | **Public Works** | 2017 Summer Playground Program | 2,400.00 |
| | | 935 | **Judicial** | Court Costs | 1,060.00 |
| **CITY OF BATTLE GROUND Total** | | | | | **3,460.00** |
| **CITY OF RIDGEFIELD** | **95** | COM-17-0044 | **Public Works** | New Roof for S. 56th Well Building | 15.00 |
| | | PLZ-17-0094 | **Public Works** | N. Main Ave - Shoreline Permit | 8,300.00 |
| **CITY OF RIDGEFIELD Total** | | | | | **8,315.00** |
| **CITY OF RIDGEFIELD-W/S** | **96** | 96-201709-08 | **Public Works** | 2311 N 5th Way Crows Nest Park - Water | 454.23 |
| | | 96-201709-20 | **Public Works** | Water Tower (Cemetery) | 49.38 |
| | | 96-201709-16 | **Public Works** | 109 W Division WWTP - Storm | 691.32 |
| | | 96-201709-30 | **Public Works** | 618 Lark Dr Lark Park - Water | 505.90 |
| | | 96-201709-22 | **Public Works** | Columbia Hills Irrigation Tract B Wind River | 527.86 |
| | | 96-201709-37 | **Public Works** | 301 N 3rd Ave CDD - Water | 30.55 |
| | | | **Community Development** | 301 N 3rd Ave CDD - Water | 30.56 |
| | | 96-201709-29 | **Public Works** | 1-5/SR501 NE Interchange Irrigation | 1,412.75 |
| | | 96-201709-26 | **Genl Govt/Facilities** | 111 S Main - Water | 735.48 |
| | | 96-201709-19 | **Public Works** | Green Gables Tract-Q Irrigation M | 252.24 |
| | | 96-201709-27 | **Public Works** | Green Gables Tract-C Irrigation M | 527.19 |
| | | 96-201709-10 | **Public Works** | 1308 N Heron Dr Hayden Park - Water | 279.83 |
| | | 96-201709-06 | **Public Works** | 1-5/SR501 NE Interchange Irrigation | 883.52 |
| | | 96-201709-02 | **Public Works** | Abrams Park Kitchen & Irrigation - Water | 115.24 |
| | | 96-201709-14 | **Public Works** | 109 W Division WWTP - Water | 235.94 |
| | | 96-201709-39 | **Genl Govt/Facilities** | 111 S Main - Storm | 49.38 |
| | | 96-201709-07 | **Public Works** | Abrams Park Chloine Injector - Storm | 16.46 |
| | | 96-201709-40 | **Genl Govt/Facilities** | 230 Pioneer Street City Hall - Water | 558.98 |
| | | 96-201709-41 | **Genl Govt/Facilities** | 707 Abrams Park Rd. - Water & Storm | 62.40 |

Attachment: September 14 2017 Claims Report (Approval of Claims And/Or Payroll)

# City of Ridgefield

***Claims Payment Report***

***For Approval on: September 14, 2017***

| | | | | | |
|---|---|---|---|---|---|
| **CITY OF RIDGEFIELD-W/S** | **96** | 96-201709-23 | **Public Safety** | 116 N Main Ave PD - Storm | 65.84 |
| | | 96-201709-17 | **Public Works** | Abrams Park Kitchen - Storm | 345.66 |
| | | 96-201709-36 | **Public Works** | 301 N 3rd Ave CDD - Storm | 16.46 |
| | | | **Community Development** | 301 N 3rd Ave CDD - Storm | 16.46 |
| | | 96-201709-42 | **Public Works** | 6007 N Ridgefield Woods Dr. - Irrigation | 290.92 |
| | | 96-201709-01 | **Public Works** | Park & Ride Lot - Storm | 181.06 |
| | | 96-201709-38 | **Public Works** | 618 Lark Dr Lark Park - Storm | 16.46 |
| | | 96-201709-34 | **Public Works** | Green Gables Tract-D Irrigation M | 607.60 |
| | | 96-201709-32 | **Public Works** | Abrams Park Restrooms - Storm | 16.46 |
| | | 96-201709-31 | **Public Works** | Cemetery Water Spigots - Water | 44.71 |
| | | 96-201709-15 | **Public Safety** | 116 N Main Ave PD - Water | 57.33 |
| | | 96-201709-24 | **Genl Govt/Facilities** | 230 Pioneer Street City Hall - Storm | 115.22 |
| | | 96-201709-05 | **Public Works** | 119 N 3rd Ave Community Park - Water | 330.26 |
| | | 96-201709-09 | **Public Works** | Abrams Park Restrooms - Water | 128.73 |
| | | 96-201709-03 | **Public Works** | Columbia Hills Irrigation Tract D Cispus Way | 881.70 |
| | | 96-201709-11 | **Public Works** | 1308 N Heron Dr Hayden Park - Storm | 16.46 |
| | | 96-201709-13 | **Public Works** | Cedar Ridge Park - Storm | 16.46 |
| | | 96-201709-12 | **Public Works** | 2311 N 5th Way Crows Nest Park - Storm | 32.92 |
| | | 96-201709-25 | **Public Works** | Abrams Soccer Field | 1,450.80 |
| | | 96-201709-04 | **Public Works** | 119 N 3rd Ave Community Park - Storm | 32.92 |
| | | 96-201709-18 | **Public Works** | Green Gables Tract-D Irrigation MET | 566.11 |
| | | 96-201709-35 | **Public Works** | Cedar Ridge Park - Water | 301.13 |
| | | 96-201709-33 | **Public Works** | Blue Heron Community Garden - Water | 278.23 |
| | | 96-201709-28 | **Public Works** | 315 N 3rd Avenue Davis Park - Water | 1,283.23 |
| | | 96-201709-21 | **Public Works** | Junction Well & Reservoir - Storm | 115.22 |
| **CITY OF RIDGEFIELD-W/S Total** | | | | | **14,627.56** |
| **CLACKAMAS THREE LLC** | **2881** | ENG-17-0064 | **Genl Govt/Facilities** | Refund ENG-17-0064 | 75.00 |
| **CLACKAMAS THREE LLC Total** | | | | | **75.00** |
| **CLARK AND SONS EXCAVATING INC.** | **2848** | 2848-GCT-1 | **Genl Govt/Facilities** | Gee Creek Trail Project - Less 5% Retainage | (2,367.50) |
| | | | **Public Works** | Gee Creek Trail Project - Less 5% Retainage | 48,959.90 |
| **CLARK AND SONS EXCAVATING INC. Total** | | | | | **46,592.40** |
| **CLARK COUNTY** | **102** | 130008014 | **Public Works** | July 2017 Lab Analysis & Biosolids Disposal | 5,950.69 |
| | | 220004817 | **Judicial** | July 2017 Supervisions & Pretrials | 301.24 |
| | | 160003479 | **Community Development** | Inspection for Tenant Improvement | 75.00 |
| **CLARK COUNTY Total** | | | | | **6,326.93** |
| **CLARK COUNTY AUDITOR** | **109** | E5428540/E54286 | **Public Works** | E-Recording Fees - Gee Creek/Cascade West Boundary | 199.68 |
| **CLARK COUNTY AUDITOR Total** | | | | | **199.68** |
| **CLARK PUBLIC UTILITIES** | **110** | 110-201709-05 | **Public Works** | 109 W Division St - Electricity | 3,084.71 |
| | | 110-201709-09 | **Public Works** | 301 N 3rd Ave | 131.85 |
| | | | **Community Development** | 301 N 3rd Ave | 103.60 |
| | | 110-201709-04 | **Public Works** | 109 W Division St - Electricity | 160.36 |
| | | 110-201709-07 | **Public Works** | 400 N Abrams Park Rd | 1,342.58 |
| | | 110-201709-10 | **Public Works** | City Park/Water Well | 5,507.11 |
| | | 11193103 | **Public Works** | Lightpole Replacement - 145 N 40th Ave | 2,758.42 |

Attachment: September 14 2017 Claims Report (Approval of Claims And/Or Payroll)

# City of Ridgefield

***Claims Payment Report***

***For Approval on: September 14, 2017***

| | | | | | |
|---|---|---|---|---|---|
| **CLARK PUBLIC UTILITIES** | **110** | 110-201709-06 | **Public Works** | 255 S 56th Pl - Electricity | 4,968.22 |
| | | 11193102 | **Public Works** | Lightpole Repair - 158 N 44th Pl | 2,411.54 |
| | | 110-201709-08 | **Public Works** | N Abrams Park/E Division | 196.27 |
| | | 110-201709-01 | **Genl Govt/Facilities** | 230 Pioneer Ave | 300.74 |
| | | 110-201709-03 | **Public Safety** | 116 N Main Avenue | 239.44 |
| | | 110-201709-02 | **Public Works** | N 1st Cir & N 65th Ave - Park & Ride | 69.60 |
| | | 110-201709-11 | **Public Works** | 214 S Riverview Dr | 62.41 |
| **CLARK PUBLIC UTILITIES Total** | | | | | **21,336.85** |
| **CLARK REGIONAL WASTEWATER DISTRICT** | **741** | 0741-201709-707 | **Genl Govt/Facilities** | Sewer - 707 Abrams Park Rd. | 122.54 |
| **CLARK REGIONAL WASTEWATER DISTRICT Total** | | | | | **122.54** |
| **Columbia Pacific Construction** | **UB*00037** | 1 | **Genl Govt/Facilities** | Refund Check | 390.74 |
| **Columbia Pacific Construction Total** | | | | | **390.74** |
| **COMCAST** | **2271** | 2271-201709-301 | **Genl Govt/Facilities** | CDD Communications | 1.90 |
| | | | **Public Works** | CDD Communications | 30.54 |
| | | | **Community Development** | CDD Communications | 34.55 |
| **COMCAST Total** | | | | | **66.99** |
| **COMDATA NETWORK INC.** | **1101** | 20276317 | **Genl Govt/Facilities** | PW/CDD Fuel - XN173 | 69.37 |
| | | | **Public Works** | PW/CDD Fuel - XN173 | 1,254.77 |
| | | | **Community Development** | PW/CDD Fuel - XN173 | 214.49 |
| | | 20275630 | **Genl Govt/Facilities** | PW & CDD Fuel | 69.23 |
| | | | **Public Works** | PW & CDD Fuel | 1,252.32 |
| | | | **Community Development** | PW & CDD Fuel | 260.75 |
| | | 20276333 | **Public Safety** | PD Fuel - XN795 | 755.38 |
| **COMDATA NETWORK INC. Total** | | | | | **3,876.31** |
| **CURLY'S LOCK AND KEY** | **128** | 84913 | **Genl Govt/Facilities** | Keys - City Hall/Parks/Tad's Truck | 18.41 |
| | | | **Public Works** | Keys - City Hall/Parks/Tad's Truck | 59.51 |
| **CURLY'S LOCK AND KEY Total** | | | | | **77.92** |
| **DEPARTMENT OF COMMERCE STATE OF WASHINGT** | **2889** | DWSRF-339060 | **Public Works** | DM13-952-193 Loan Payment | 2,105.45 |
| | | DWSRF-339152 | **Public Works** | DM13-952-193 Loan Payment | 90,230.32 |
| | | DWSRF-338968 | **Public Works** | DM13-952-173 Loan Payment | 41,557.61 |
| | | DWSRF-339106 | **Public Works** | DM13-952-193 Loan Payment | 36,965.44 |
| | | DWSRF-339014 | **Public Works** | DM13-952-173 Loan Payment | 41,386.66 |
| | | DWSRF-338922 | **Public Works** | DM13-952-173 Loan Payment | 1,622.78 |
| **DEPARTMENT OF COMMERCE STATE OF WASHINGTON Total** | | | | | **213,868.26** |
| **DEPARTMENT OF LICENSING** | **154** | RG0000200-2017 | **Genl Govt/Facilities** | CPL Late Renewal - Walker | 21.00 |
| **DEPARTMENT OF LICENSING Total** | | | | | **21.00** |
| **DICK'S TIRE FACTORY** | **158** | D70934 | **Genl Govt/Facilities** | PW FTE - Backhoe Repair | 29.20 |
| | | | **Public Works** | PW FTE - Backhoe Repair | 487.59 |
| | | D70362 | **Public Works** | PD Vehicle Maintenance | 33.55 |
| **DICK'S TIRE FACTORY Total** | | | | | **550.34** |
| **DKS ASSOCIATES** | **1565** | 64356 | **Public Works** | On Call Review Services | 540.00 |
| | | | **Community Development** | On Call Review Services | 540.00 |
| **DKS ASSOCIATES Total** | | | | | **1,080.00** |
| **Doud David & Virginia** | **UB*00035** | 1 | **Genl Govt/Facilities** | Refund Check | 20.18 |

Attachment: September 14 2017 Claims Report (Approval of Claims And/Or Payroll)

# City of Ridgefield

*Claims Payment Report*

*For Approval on: September 14, 2017*

| | | | | | |
|---|---|---|---|---|---|
| **Doud David & Virginia Total** | | | | | **20.18** |
| Eastty Gary & Maryann | UB*00041 | 1 | Genl Govt/Facilities | Refund Check | 40.67 |
| **Eastty Gary & Maryann Total** | | | | | **40.67** |
| ENTEK CORPORATION | 2646 | 2646-201709-01 | Genl Govt/Facilities | Park Refundable Deposit | 100.00 |
| **ENTEK CORPORATION Total** | | | | | **100.00** |
| FERGUSON ENTERPRISES INC # 8423 | 181 | 598961 | Public Works | WWTP Supplies | 38.04 |
| | | CM096520 | Public Works | Credit for meters not received | (35,902.08) |
| | | 058224-3 | Public Works | Water Meters - Meter Replacement Program | 51,147.46 |
| **FERGUSON ENTERPRISES INC # 8423 Total** | | | | | **15,283.42** |
| FOOD 4 YOU | 2882 | 2882-201709-01 | Public Works | Tuesday in the Park - Shaved Ice | 627.00 |
| **FOOD 4 YOU Total** | | | | | **627.00** |
| Garcia James & Anna | UB*00031 | 1 | Genl Govt/Facilities | Refund Check | 85.09 |
| **Garcia James & Anna Total** | | | | | **85.09** |
| Ghiasvand Azar & Hashemi Mo & Elaine | UB*00034 | 1 | Genl Govt/Facilities | Refund Check | 34.49 |
| **Ghiasvand Azar & Hashemi Mo & Elaine Total** | | | | | **34.49** |
| GLORIA KOPMAN | 2880 | 2880-201709-01 | Public Works | Park Refundable Deposit - Less $85.00 Rental Fee | 15.00 |
| **GLORIA KOPMAN Total** | | | | | **15.00** |
| GRAINGER | 206 | 9529123540 | Public Works | WWTP Supplies | 258.34 |
| **GRAINGER Total** | | | | | **258.34** |
| GREEN PRO SOLUTIONS | 2868 | 9955 | Genl Govt/Facilities | Pothole Patching Materials Kit | 541.91 |
| **GREEN PRO SOLUTIONS Total** | | | | | **541.91** |
| GROVER ELECTRIC AND PLUMBING | 210 | HA55264 | Public Works | Overlook Park Electrical Supplies | 230.05 |
| | | HA55304 | Public Works | Parks Supplies | 17.99 |
| **GROVER ELECTRIC AND PLUMBING Total** | | | | | **248.04** |
| H.D. FOWLER COMPANY | 2036 | I4600037 | Public Works | Water Supplies - Rubber Meter Gasket | 65.04 |
| **H.D. FOWLER COMPANY Total** | | | | | **65.04** |
| HARRY'S LAWN AND POWER EQUIPMENT | 214 | 126940 | Public Works | Parks Equipment Maintenance | 57.93 |
| **HARRY'S LAWN AND POWER EQUIPMENT Total** | | | | | **57.93** |
| HOME DEPOT CREDIT CARD SERVICES | 1805 | 5011783 | Genl Govt/Facilities | Storm/Parks/Streets Supplies/Tad Tools | 16.10 |
| | | | Public Works | Storm/Parks/Streets Supplies/Tad Tools | 297.97 |
| | | 6110348 | Genl Govt/Facilities | Events Supplies | 172.25 |
| | | | Public Works | Parks Supplies | 44.38 |
| | | | | Storm Supplies | 20.60 |
| **HOME DEPOT CREDIT CARD SERVICES Total** | | | | | **551.30** |
| HONEY BUCKETS | 223 | 550412145 | Public Works | Davis Park Port-a-Potty | 298.00 |
| **HONEY BUCKETS Total** | | | | | **298.00** |
| INDX INC. | 1755 | 2017239 | Genl Govt/Facilities | Storage Unit Rental | 450.00 |
| **INDX INC. Total** | | | | | **450.00** |
| INTERNATIONAL CODE COUNCIL INC. | 540 | 3168609 | Community Development | ICC Membership Renewal - Perry | 135.00 |
| **INTERNATIONAL CODE COUNCIL INC. Total** | | | | | **135.00** |
| INTERNATIONAL GRAPHICS INC. | 2859 | 174735 | Public Works | Stakes for Street Signs | 327.20 |
| **INTERNATIONAL GRAPHICS INC. Total** | | | | | **327.20** |
| J2 BLUE PRINT SUPPLY | 243 | AR33735 | Public Works | Gee Creek Trail Bid Job | 366.77 |
| | | AR34461 | Public Works | Gee Creek Trail Bid Job | 366.93 |

Attachment: September 14 2017 Claims Report (Approval of Claims And/Or Payroll)

# City of Ridgefield

*Claims Payment Report*

*For Approval on: September 14, 2017*

| | | | | | |
|---|---|---|---|---|---|
| **J2 BLUE PRINT SUPPLY Total** | | | | | **733.70** |
| JAMES H BARHITTE | 1682 | 1682-201709-01 | Genl Govt/Facilities | Park Refundable Deposit | 50.00 |
| **JAMES H BARHITTE Total** | | | | | **50.00** |
| JANEAN Z PARKER | 2199 | 161 | Public Works | Legal Services | 393.75 |
| | | | Community Development | Legal Services | 2,800.00 |
| | | | Legal | Legal Services | 1,481.25 |
| **JANEAN Z PARKER Total** | | | | | **4,675.00** |
| JASON FERRISS | 1663 | 1663-201709-01 | Public Safety | Supplies Reimbursement - Ferris | 9.75 |
| **JASON FERRISS Total** | | | | | **9.75** |
| JERILYNN GREGG | 1578 | 1578-201709-01 | Genl Govt/Facilities | Park Refundable Deposit | 50.00 |
| **JERILYNN GREGG Total** | | | | | **50.00** |
| JESSICA KIPP | 2099 | 2099-201709-01 | Genl Govt/Facilities | Mileage Reimbursement - General | 25.72 |
| | | | | Mileage Reimbursement - Events | 50.60 |
| **JESSICA KIPP Total** | | | | | **76.32** |
| Kirschenman Shelly & Bryan | UB*00033 | 1 | Genl Govt/Facilities | Refund Check | 11.47 |
| **Kirschenman Shelly & Bryan Total** | | | | | **11.47** |
| KITTELSON AND ASSOCIATES INC. | 2441 | 90144 | Public Works | 5TH Avenue Improvements | 4,462.78 |
| **KITTELSON AND ASSOCIATES INC. Total** | | | | | **4,462.78** |
| LAKESIDE INDUSTRIES | 264 | 23060 | Public Works | Asphalt - Streets/Water | 768.51 |
| | | 22587 | Public Works | Asphalt - Streets | 667.11 |
| **LAKESIDE INDUSTRIES Total** | | | | | **1,435.62** |
| LARCH CORRECTIONS CENTER | 2088 | LCC1707.523 | Public Works | Parks/Streets/Storm Clean Up | 1,022.76 |
| **LARCH CORRECTIONS CENTER Total** | | | | | **1,022.76** |
| Levanen Jodi | UB*00025 | 1 | Genl Govt/Facilities | Refund Check | 85.70 |
| **Levanen Jodi Total** | | | | | **85.70** |
| LOWES HOME IMPROVEMENT | 279 | 901889 | Public Works | Park Caretaker House Maint. | 616.85 |
| **LOWES HOME IMPROVEMENT Total** | | | | | **616.85** |
| LYNCH JANITORIAL AND CLEANING LLC | 2197 | 2001 | Genl Govt/Facilities | Janitorial Services - August 2017 | 202.67 |
| | | | Public Safety | Janitorial Services - August 2017 | 159.92 |
| | | | Public Works | Janitorial Services - August 2017 | 113.98 |
| | | | Community Development | Janitorial Services - August 2017 | 163.10 |
| **LYNCH JANITORIAL AND CLEANING LLC Total** | | | | | **639.67** |
| MARIUS L MALATTIA | 1817 | 1817-201709-01 | Community Development | Ridgefield Intermediate/VRMS Review | 1,622.50 |
| | | 1817-201708-01 | Community Development | Plan Checks and Inspections | 2,502.50 |
| **MARIUS L MALATTIA Total** | | | | | **4,125.00** |
| MARK O BROWN | 567 | 2017-09 | Genl Govt/Facilities | August 2017 - Lobbyist | 1,500.00 |
| **MARK O BROWN Total** | | | | | **1,500.00** |
| MASONS SUPPLY COMPANY | 2051 | 6030358-00 | Public Works | Streets & Sidewalks Repair | 154.43 |
| **MASONS SUPPLY COMPANY Total** | | | | | **154.43** |
| Melvin William Jr. & Melinda | UB*00029 | 1 | Genl Govt/Facilities | Refund Check | 18.00 |
| **Melvin William Jr. & Melinda Total** | | | | | **18.00** |
| MESA LLC | 2888 | 1541080 | Public Works | Inspection for Parkland Purchase-5054 Pioneer | 1,260.00 |
| **MESA LLC Total** | | | | | **1,260.00** |
| MUNICIPAL CODE CORP. | 1185 | 294438 | Genl Govt/Facilities | Codification | 2,896.36 |

Attachment: September 14 2017 Claims Report (Approval of Claims And/Or Payroll)

# City of Ridgefield

*Claims Payment Report*

*For Approval on: September 14, 2017*

| | | | | | |
|---|---|---|---|---|---|
| **MUNICIPAL CODE CORP. Total** | | | | | **2,896.36** |
| **NAPA AUTO PARTS** | **498** | 785 | **Genl Govt/Facilities** | PW Shop Supplies | 0.73 |
| | | | **Public Works** | PW Shop Supplies | 8.09 |
| | | | **Community Development** | PW Shop Supplies | 4.17 |
| | | 3073 | **Genl Govt/Facilities** | PW Shop Supplies | 4.26 |
| | | | **Public Works** | PW Shop Supplies | 68.85 |
| | | | **Community Development** | PW Shop Supplies | 2.37 |
| | | 3018 | **Genl Govt/Facilities** | PW FTE - Vehicle Maint. | 13.63 |
| | | | **Public Works** | PW FTE - Vehicle Maint. | 219.99 |
| | | | **Community Development** | PW FTE - Vehicle Maint. | 7.57 |
| | | 999916 | **Genl Govt/Facilities** | Vehicle Maint - Hundis Ford Ranger | 6.95 |
| | | | **Public Works** | Vehicle Maint - Hundis Ford Ranger | 108.92 |
| | | 960 | **Genl Govt/Facilities** | PW Shop Supplies | 1.19 |
| | | | **Public Works** | PW Shop Supplies | 13.16 |
| | | | **Community Development** | PW Shop Supplies | 6.76 |
| | | 4291 | **Genl Govt/Facilities** | Vehicle Maint - Eli Truck | 21.58 |
| | | | **Public Works** | Vehicle Maint - Eli Truck | 194.17 |
| | | 592 | **Genl Govt/Facilities** | PW FTE - Equipment Maint. | 6.42 |
| | | | **Public Works** | PW FTE - Equipment Maint. | 103.69 |
| | | | **Community Development** | PW FTE - Equipment Maint. | 3.57 |
| | | 2257 | **Public Works** | Hydrant Maintenance | 64.08 |
| | | 2847 | **Public Works** | Water Supplies | 37.57 |
| | | 596 | **Genl Govt/Facilities** | PW FTE - Pressure Washer Maint. | 4.04 |
| | | | **Public Works** | PW FTE - Pressure Washer Maint. | 65.15 |
| | | | **Community Development** | PW FTE - Pressure Washer Maint. | 2.24 |
| | | 88 | **Genl Govt/Facilities** | Water Equip & Case Backhoe Maintenance | 1.04 |
| | | | **Public Works** | Water Equip & Case Backhoe Maintenance | 17.83 |
| | | | **Community Development** | Water Equip & Case Backhoe Maintenance | 0.58 |
| **NAPA AUTO PARTS Total** | | | | | **988.60** |
| **NORTHSTAR CHEMICAL INC.** | **1019** | 107822 | **Public Works** | Sodium Hydroxide | 2,856.51 |
| | | 107522 | **Public Works** | Sodium Hypochlorite | 713.33 |
| | | 107590 | **Public Works** | Resin Compound | 829.26 |
| | | 108002 | **Public Works** | Sodium Hypochlorite | 680.21 |
| **NORTHSTAR CHEMICAL INC. Total** | | | | | **5,079.31** |
| **NORTHWEST NATURAL GAS** | **315** | 315-201709-02 | **Public Works** | PW Shop - Natural Gas | 20.83 |
| | | 315-201709-01 | **Public Safety** | Police Department - Natural Gas | 16.88 |
| **NORTHWEST NATURAL GAS Total** | | | | | **37.71** |
| **NORTHWEST STAFFING** | **522** | 4080002 | **Public Works** | Temp Services - Lopez | 1,049.44 |
| | | 4079726 | **Public Works** | Temp Services - Week Ending 8/27/2017 - Lopez | 616.55 |
| **NORTHWEST STAFFING Total** | | | | | **1,665.99** |
| **NW OCCUPATIONAL MEDICAL CENTER** | **794** | 42214 | **Genl Govt/Facilities** | DOT Exam - Crippen/Strickler | 3.00 |
| | | | **Public Works** | DOT Exam - Crippen/Strickler | 147.00 |
| **NW OCCUPATIONAL MEDICAL CENTER Total** | | | | | **150.00** |
| **OFFICE OF MINORITY/WOMEN** | **322** | 30312752 | **Genl Govt/Facilities** | Political Subdivision Fee - 7/2017-6/2019 | 100.00 |

Attachment: September 14 2017 Claims Report (Approval of Claims And/Or Payroll)

# City of Ridgefield

*Claims Payment Report*

*For Approval on: September 14, 2017*

| | | | | | |
|---|---|---|---|---|---|
| **OFFICE OF MINORITY/WOMEN Total** | | | | | **100.00** |
| **OFFICIAL PAYMENTS CORPORATION** | **1701** | INVINT000050957 | **Public Works** | Utilities E-Pay Fees | 15.60 |
| **OFFICIAL PAYMENTS CORPORATION Total** | | | | | **15.60** |
| **ONE CALL CONCEPTS** | **326** | 7089091 | **Public Works** | Excavation Notifications & Modem Ticket Delivery | 112.20 |
| **ONE CALL CONCEPTS Total** | | | | | **112.20** |
| **ON-HOLD CONCEPTS INC** | **2217** | 437661 | **Information Technology** | On-Hold Music Service | 24.95 |
| **ON-HOLD CONCEPTS INC Total** | | | | | **24.95** |
| **PACIFIC LIFESTYLE HOMES** | **2883** | 2883-201709-01 | **Genl Govt/Facilities** | Park Refundable Deposit | 50.00 |
| **PACIFIC LIFESTYLE HOMES Total** | | | | | **50.00** |
| **PACIFIC OFFICE AUTOMATION** | **1564** | 55737596 | **Genl Govt/Facilities** | City Hall Copier/PW Printer Lease | 732.22 |
| | | | **Public Works** | City Hall Copier/PW Printer Lease | 46.79 |
| | | | **Community Development** | City Hall Copier/PW Printer Lease | 1.61 |
| **PACIFIC OFFICE AUTOMATION Total** | | | | | **780.62** |
| **PARKS FOUNDATION OF CLARK COUNTY** | **1099** | 11462 | **Public Works** | Parks Foundation Membership Fees | 250.00 |
| **PARKS FOUNDATION OF CLARK COUNTY Total** | | | | | **250.00** |
| **PATRICIA GOIN** | **2887** | 2887-201709-01 | **Genl Govt/Facilities** | Park Refundable Deposit | 100.00 |
| **PATRICIA GOIN Total** | | | | | **100.00** |
| **PATRICK HILDRETH BRAND AND DESIGN** | **2372** | 777 | **Genl Govt/Facilities** | Newsletter/Web Maint./Utility Brochure | 200.00 |
| | | | **Public Works** | Newsletter/Web Maint./Utility Brochure | 275.00 |
| | | | **Information Technology** | Newsletter/Web Maint./Utility Brochure | 75.00 |
| | | 748 | **Information Technology** | Website Security/Maint | 575.00 |
| **PATRICK HILDRETH BRAND AND DESIGN Total** | | | | | **1,125.00** |
| **PBS ENGINEERING AND ENVIRONMENTAL** | **342** | 0070940.001-9 | **Public Works** | RORC Phase II | 45,244.58 |
| **PBS ENGINEERING AND ENVIRONMENTAL Total** | | | | | **45,244.58** |
| **PETERSON CAT** | **1767** | PC130236930 | **Genl Govt/Facilities** | PW FTE - Equipment Maintenance | 17.49 |
| | | | **Public Works** | PW FTE - Equipment Maintenance | 282.39 |
| | | | **Community Development** | PW FTE - Equipment Maintenance | 9.72 |
| | | PC130236931 | **Genl Govt/Facilities** | PW FTE - Equipment Maint. | 33.94 |
| | | | **Public Works** | PW FTE - Equipment Maint. | 547.91 |
| | | | **Community Development** | PW FTE - Equipment Maint. | 18.86 |
| **PETERSON CAT Total** | | | | | **910.31** |
| **PIONEER PEST MANAGEMENT** | **2040** | 245352 | **Community Development** | CDD Rodent Management | 107.32 |
| | | 245135 | **Community Development** | CDD Pest Management | 197.40 |
| **PIONEER PEST MANAGEMENT Total** | | | | | **304.72** |
| **PITNEY BOWES** | **341** | 3304322225 | **Genl Govt/Facilities** | Postage Machine Lease | 405.12 |
| **PITNEY BOWES Total** | | | | | **405.12** |
| **PLATT ELECTRIC SUPPLY** | **766** | N813870 | **Public Works** | Overlook Park Electrical Cover | 41.76 |
| **PLATT ELECTRIC SUPPLY Total** | | | | | **41.76** |
| **POSTMASTER** | **348** | 0348-201709-01 | **Genl Govt/Facilities** | First Class Presort - Permit #40 | 225.00 |
| **POSTMASTER Total** | | | | | **225.00** |
| **PURCHASE POWER** | **356** | 0356-201709-01 | **Genl Govt/Facilities** | Postage | 500.00 |
| **PURCHASE POWER Total** | | | | | **500.00** |
| **REFLECTOR** | **369** | I1315089 | **Public Works** | Ord. No. 1243 - Ad #99633 | 52.03 |
| | | I1315087 | **Community Development** | Pub. Hrg. Notice - Ad# 99631 | 66.01 |

Attachment: September 14 2017 Claims Report (Approval of Claims And/Or Payroll)

# City of Ridgefield

*Claims Payment Report*

*For Approval on: September 14, 2017*

| | | | | | |
|---|---|---|---|---|---|
| REFLECTOR | 369 | I1315088 | Community Development | Pub Hrg. Notice - Ad# 99632 | 66.01 |
| **REFLECTOR Total** | | | | | **184.05** |
| RICOH USA INC. | 1662 | 99336616 | Public Safety | PD Copier Lease | 188.03 |
| **RICOH USA INC. Total** | | | | | **188.03** |
| RIDGEFIELD COMMUNITY CENTER | 373 | 0373-201709-01 | Genl Govt/Facilities | Community Center Rental - August 2017 | 637.50 |
| | | | Community Development | Community Center Rental - August 2017 | 212.50 |
| **RIDGEFIELD COMMUNITY CENTER Total** | | | | | **850.00** |
| RIDGEFIELD MAIN STREET | 2212 | 2212-201709-01 | Genl Govt/Facilities | Farm to Table Catering Services | 775.00 |
| **RIDGEFIELD MAIN STREET Total** | | | | | **775.00** |
| RODNEY DALLUM | 2886 | 2886-201709-01 | Genl Govt/Facilities | Park Refundable Deposit | 50.00 |
| **RODNEY DALLUM Total** | | | | | **50.00** |
| ROGER'S MACHINERY | 518 | 1092562 | Public Works | WWTP Roots Blower Repair | 7,739.76 |
| **ROGER'S MACHINERY Total** | | | | | **7,739.76** |
| Scott Christy | UB*00026 | 1 | Public Works | Refund Check | 296.89 |
| **Scott Christy Total** | | | | | **296.89** |
| Sheline David | UB*00038 | 1 | Genl Govt/Facilities | Refund Check | 8.50 |
| **Sheline David Total** | | | | | **8.50** |
| Sigmon Richard | UB*00030 | 1 | Genl Govt/Facilities | Refund Check | 0.15 |
| **Sigmon Richard Total** | | | | | **0.15** |
| SOUTHWEST CLEAN AIR AGENCY | 417 | 0417-201709-01 | Community Development | 2017 Budget Assessment Share | 2,112.00 |
| **SOUTHWEST CLEAN AIR AGENCY Total** | | | | | **2,112.00** |
| STAPLES ADVANTAGE | 2884 | 8046196161 | Public Safety | PD Office & Operational Supplies | 61.95 |
| **STAPLES ADVANTAGE Total** | | | | | **61.95** |
| STEVE STUART | 2075 | 2075-201709-01 | Executive | Mileag Reimbursement - WCMA Conf. | 394.83 |
| **STEVE STUART Total** | | | | | **394.83** |
| SYMBOL ARTS | 1866 | 0289153-IN | Genl Govt/Facilities | PD Promotional Supplies | (84.50) |
| | | | Public Safety | PD Promotional Supplies | 1,090.50 |
| **SYMBOL ARTS Total** | | | | | **1,006.00** |
| Tapani Inc | UB*00027 | 1 | Public Works | Refund Check | 361.41 |
| **Tapani Inc Total** | | | | | **361.41** |
| THE MASTERS TOUCH LLC | 1786 | A170483 | Public Works | Delinquent Notice - Stock | 338.21 |
| **THE MASTERS TOUCH LLC Total** | | | | | **338.21** |
| THE PARR COMPANY | 964 | 26378609 | Public Works | Parks Supplies - Trail Posts | 49.30 |
| | | 26378513 | Genl Govt/Facilities | PW Small Tools | 4.62 |
| | | | Public Works | PW Small Tools | 74.64 |
| | | | Community Development | PW Small Tools | 2.57 |
| | | 26378518 | Public Works | S. 56th Roofing | 10.83 |
| | | 26378507 | Public Works | Trails Supplies | 156.94 |
| | | 26374823 | Community Development | Safety Glasses - Newbill | 10.18 |
| | | 26376493 | Public Works | Streets Supplies | 6.70 |
| | | 26378774 | Public Works | Parks/Trails Supplies | 138.26 |
| | | 26377727 | Public Works | Parks & Trails Supplies | 152.36 |
| | | 26378511 | Public Works | S. 56th Roofing | 10.83 |
| | | 26377166 | Public Works | Streets Supplies | 3.35 |

Attachment: September 14 2017 Claims Report (Approval of Claims And/Or Payroll)

# City of Ridgefield

***Claims Payment Report***

***For Approval on: September 14, 2017***

| | | | | | |
|---|---|---|---|---|---|
| THE PARR COMPANY | 964 | 26378496 | Public Works | Trails Supplies | 499.23 |
| | | 26377658 | Public Works | Streets Supplies | 6.70 |
| | | 26379022 | Public Works | S. 56th Roofing | 15.60 |
| **THE PARR COMPANY Total** | | | | | **1,142.11** |
| TLC TOWING | 431 | 106234 | Public Safety | PD Vehicle Tow | 48.78 |
| **TLC TOWING Total** | | | | | **48.78** |
| TRABUCCO CONSULTING LLC | 2236 | 6857 | Genl Govt/Facilities | October 2017 First Saturday Postcards | 309.50 |
| **TRABUCCO CONSULTING LLC Total** | | | | | **309.50** |
| TRIBECA TRANSPORT LLC | 747 | COR-1710 | Public Works | Sludge Hauling | 1,525.00 |
| | | COR-1709 | Public Works | Sludge Hauling | 2,745.00 |
| **TRIBECA TRANSPORT LLC Total** | | | | | **4,270.00** |
| Tuscany Homes Llc | UB*00040 | 1 | Genl Govt/Facilities | Refund Check | 67.14 |
| **Tuscany Homes Llc Total** | | | | | **67.14** |
| USA BLUEBOOK | 444 | 354176 | Public Works | Water Chemicals & Well Maint | 626.69 |
| | | 345371 | Public Works | Water Operational Supplies | 327.70 |
| | | 354032 | Public Works | Well Maintenance | 442.45 |
| **USA BLUEBOOK Total** | | | | | **1,396.84** |
| VANCOUVER AUTO GROUP | 451 | CM98615 | Public Safety | Returned PD Vehicle Maintenance Supplies | (90.58) |
| | | 99946 | Public Safety | PD Vehicle Maintenance | 198.55 |
| **VANCOUVER AUTO GROUP Total** | | | | | **107.97** |
| WESTERN STAR NORTHWEST RIDGEFIELD | 2794 | PC201017318:01 | Genl Govt/Facilities | 10yd Dump Truck Supplies | 4.40 |
| | | | Public Works | 10yd Dump Truck Supplies | 71.07 |
| | | | Community Development | 10yd Dump Truck Supplies | 2.45 |
| **WESTERN STAR NORTHWEST RIDGEFIELD Total** | | | | | **77.92** |
| WILCO FARM STORE | 655 | 691502/6 | Public Works | Storm Supplies | 21.67 |
| | | 691554/5 | Public Works | Streets Supplies | 170.18 |
| **WILCO FARM STORE Total** | | | | | **191.85** |
| WOODFEATHERS ROOFING | 2879 | X171377 | Public Works | S. 56th Booster Station - New Roof | 10.60 |
| | | X171169 | Information Technology | S. 56th Booster Station New Roof | 829.79 |
| **WOODFEATHERS ROOFING Total** | | | | | **840.39** |
| WOODLAND SAW AND CYCLE INC. | 2223 | 2223-201708-01B | Public Works | Storm Equipment Maintenance | 262.24 |
| **WOODLAND SAW AND CYCLE INC. Total** | | | | | **262.24** |
| WOODLAND TRUE VALUE HARDWARE | 1507 | A183561 | Public Works | Water Supplies | 47.84 |
| **WOODLAND TRUE VALUE HARDWARE Total** | | | | | **47.84** |
| Wray Family Trust | UB*00039 | 1 | Genl Govt/Facilities | Refund Check | 32.18 |
| **Wray Family Trust Total** | | | | | **32.18** |
| YOUR PARTY & EVENT CENTER | 2885 | 27834-4 | Genl Govt/Facilities | Farm to Table 2017 Event Rental Supplies | 1,872.07 |
| **YOUR PARTY & EVENT CENTER Total** | | | | | **1,872.07** |
| **Grand Total** | | | | | **471,198.42** |

Attachment: September 14 2017 Claims Report (Approval of Claims And/Or Payroll)

# CITY OF RIDGEFIELD
# REQUEST FOR COUNCIL ACTION

**MEETING DATE:** September 14, 2017

**ITEM:** CONSENT AGENDA

**AGENDA ITEM TITLE:** Approval of Minutes from the August 24, 2017 Meeting

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## AGENDA ITEM TITLE:

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

## GOVERNING LEGISLATION:

Not applicable

## PREVIOUS COUNCIL ACTION TAKEN:

Not applicable

## SUMMARY/BACKGROUND:

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

## BUDGET/FINANCIAL IMPACTS:

Not applicable

## RECOMMENDED ACTION OR MOTION:

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

**1. "I move to approve the consent agenda"**

**STAFF CONTACT:** Julie Ferriss, City Clerk

**ATTACHMENTS:** 08-24-2017 Meeting Minutes (PDF)

# CITY OF RIDGEFIELD, WASHINGTON
## City Council MEETING MINUTES
**August 24, 2017**

**Regular Meeting - 6:30 PM**

**GENERAL SESSION CALL TO ORDER - 6:30 PM** - 6:32 PM

**FLAG SALUTE**

**ROLL CALL**

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

MOTION: Council member Don Stose moved to excuse Mayor Ron Onslow from the meeting.
SECOND: Council member John Main.
Vote - Yes: Council member Day, Wertz, Taylor, Main, Stose and Mayor Pro Tem Wells.
Vote - No: None.
Motion Passed.

**Late changes to the agenda** - **6:06 PM**

None.

**PUBLIC COMMENT** - 6:33 PM

None received.

**CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED** - 6:11 PM

| | |
|---|---|
| **RESULT:** | **ADOPTED [UNANIMOUS]** |
| **MOVER:** | Don Stose, Councilor |
| **SECONDER:** | Darren Wertz, Councilor |
| **AYES:** | Taylor, Wells, Stose, Wertz, Main, Day |
| **ABSENT:** | Onslow |

1. **Approval of Claims And/Or Payroll** - **6:11 PM**
2. **Approval of Minutes from August 10, 2017 Meeting** - **6:11 PM**

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**BUSINESS**

**1. Resolution No. 531 – Update to Master Fee Schedule-Kirk Johnson, Finance Director**

City staff periodically review the Master Fee Schedule to insure fees are appropriate to cover services provided. Community Development staff have identified a few minor changes to the fee schedule that will more closely match permit and land use applications and/or add language that clarifies fee types. As a companion to recent Ordinance changes for Title 13.30.020 language in the fee schedule needs to be changed to allow for payment plans for customers asking to move from a well source to municipal water source. Due to recent legislative changes regarding the ability to charge fees for public records requests has also been added.

**MOTION: MOVED TO ADOPT ORDINANCE NO. 531 AS PRESENTED.**

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

**2. Motion - Approval of 35Th Ave Roundabout Inspection Contract** - **6:37 PM**

In late 2015 the City applied for and received a TIB Grant for the design and construction of the 35th Avenue Roundabout. The project will construct a 2-lane roundabout and associated bicycle, pedestrian and stormwater improvements. In 2016 the City put out a request for proposals and selected HDJ Design Group to complete the design of the project. During design HDJ was acquired by PBS Engineering. In June the construction contract for the project was awarded to NW General Contracting, and construction is scheduled to begin shortly. The City's design proposal request included a possible future construction management component, and because of their familiarity with the project and knowledge of WSDOT requirements PBS Engineering is the staff's recommendation to complete construction inspection of the project.

City Council discussion.

**MOTION: MOVED TO AWARD THE CONSTRUCTION MANAGEMENT CONTRACT OF THE 35TH AVENUE ROUNDABOUT TO PBS ENGINEERING AS AMENDED.**

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

**3. Motion - Approval of RORC Grading Inspection Contract** - **6:41 PM**

The City's Parks Plan identifies a Community Park in the Southern portion of the City off Hillhurst Road. This park has come to be known as the Ridgefield Outdoor Recreation Complex, or RORC. The City has been working with the Ridgefield School District, community stakeholders, and the public since 2015 on the master planning for this park. The project will be a partnership with the School District and will share a site with the planned 5-6 and 7-8 schools campus. The park will feature 6 multi-use sports fields, a community building, playground, trails, and picnic shelters. The project has been broken into several phases of construction to allow the project to be completed by August of 2018. The construction contract for the Grading and Utility work portion of the project was awarded on July 27, and the

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contractor, Tapani started work this week. The city requested qualifications for construction management and inspection services from the on-call consultant roster. Two proposals were received and scored by staff, with Otak receiving the highest ranking. Staff is working with Otak to negotiate the final scope and fee for the work.

City Council discussion.

**MOTION: MOVED TO AWARD THE RORC CONSTRUCTION MANAGEMENT AND INSPECTION CONTRACT TO OTAK NOT TO EXCEED $200,000.00.**

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

**4. Motion - Approval Award for LED Street Light Conversion Project** - 6:44 PM

In 2013 the City completed a pilot project with the Transportation Improvement Board (TIB) to covert a portion of the City's Streetlights to LED. This project was successful, and in 2015 TIB launched the Relight Washington program to allow Cities throughout the state to covert streetlights to LED to reduce energy costs. In 2016 Clark Public Utilities adopted reduced rates for LED street lights making Clark County eligible for the Relight Washington Program. In 2017 The City of Ridgefield, along with Battle Ground and Washougal applied for and received TIB Relight Washington Funds to complete the conversion of all streetlights to LED. Together the three Cities advertised for construction of the LED streetlight conversion project in July and received two bids, with the low bid submitted by DJ's Electric of Battle Ground.

City Council discussion.

**MOTION: MOVED TO AWARD THE LED STREET LIGHT CONVERSION PROJECT TO DJ'S ELECTRIC IN THE AMOUNT OF $117,414.00.**

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

**5. Motion - Approval of Interlocal Agreement with CPU for Purchase of LED Lights** - 6:50 PM

The City has received funds from the TIB Relight Washington program to convert all City Streetlights to LED. In partnership with Battle Ground and Washougal the City has received bids for labor and materials to upgrade acorn type lights and labor for replacing cobrahead type lights. Materials to replace the cobrahead lights are planned to be purchased using a piggyback agreement with Clark Public Utilities' contract with Seatac Lighting. Utilizing the CPU contract will allow the City to take advantage of quantity pricing received by CPU giving the City a lower price per light than would otherwise be available.

City Council discussion.

**MOTION: MOVED TO APPROVE THE INTERLOCAL AGREEMENT WITH CLARK PUBLIC UTILITIES.**

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

**6. Motion - Approval Award of Construction Contract for Gee Creek Trail** - 6:54 PM

The Gee Creek Trail has been included in the City's parks planning documents for over 15 years. In 2013 the City hired Mackay Sposito to evaluate alignments and complete a plan for the North Segments of the trail from Abram's Park to Heron Drive, and from Heron Drive to N. Main Ave. In 2016 Mackay and Sposito was retained to complete the final design of the segment between Abrams Park and Heron Drive. The project was advertised for bid in July and during the bid the City was awarded a Transportation Alternatives Program or TAP grant for the project. To accommodate the timeline for the grant construction of the trail was broken in to two phases, with this first phase to include clearing, grading and construction of the gravel base of the trail. In early 2018 phase 2 will pave the trail and complete restoration plantings adjacent to the trail. The City received six bids for the project with the low bid submitted by Clark and Sons Excavating of Battle Ground.

City Council discussion.

**MOTION: MOVED TO AWARD THE GEE CREEK TRAIL PROJECT TO CLARK AND SONS IN THE AMOUNT OF $167,475.83.**

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

**7. Motion - Approval Award of 45Th Ave Design Contract** - 7:01 PM

The City's transportation capital facilities plan identifies S. 45th Avenue and Royal Road as a minor arterial with two travel lanes, center turn lane or planted median, bike lanes, curb, gutter and sidewalk. Currently the street is two lanes with ditches on either side. With the large amount of development proposed along this corridor the Council allocated funds for the design of improvements to S. 45th Ave and Royal Road in the 2017 budget. The City requested proposals for the design of the roadway in May and received four proposals. Staff scored and raked the proposals and selected PBS as the most qualified.

City Council discussion.

**MOTION: MOVED TO AWARD THE DESIGN CONTRACT FOR THE S 45TH AVENUE IMPROVEMENT PROJECT TO PBS ENGINEERING AND ENVIRONMENTAL UP TO THIS YEAR'S BUDGETED AMOUNT OF $500,000.00.**

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

**PUBLIC COMMENT** - 7:09 PM

Judy Hintz -Main Street Program
Introduced executive director, Marykay Lamoureaux to City Council.

**COUNCIL/PRESIDING OFFICER/STAFF REPORTS**

**Council** - **7:11 PM**

Council member Taylor - No report.
Council member Day - Attended 2 CREDC meetings, Port of Ridgefield meeting, 2 pre application conference meetings, Fort Vancouver Regional Library District board meeting.
Council member Stose - Attended school board meeting.
Council member Wertz - Attended Fort Vancouver Regional Library District board meeting, City staff eclipse watching party.
Council member Main - Attended Fort Vancouver Regional Library District board meeting.

**Mayor** - **7:15 PM**

Mayor Pro Tem Wells - Port of Ridgefield meetings, Main Street Overpass project dates provided.

**City Manager** - **7:16 PM**

Deputy City Manager Lee Knottnerus- City Manager Steve Stuart is attending a conference in Spokane, welcome Marykay Lamoureaux, RORC groundbreaking ceremony is August 31st at 1PM.

Public Works Director Bryan Kast - N 5th Avenue construction project update provided.

Finance Director Kirk Johnson - Offer accepted on Abrams Park house, investment portfolio report provided. Budget advisory committee meeting updates.

Community Development Director Jeff Niten - Gee Creek subarea plan update provided.

Police Chief John Brooks- SWAT training at the house located on Pioneer was today, parking ordinance amendment is scheduled for the meeting.

**FROM THE COUNCIL**

**ADJOURN** - 7:23 PM

_____ _____

Julie Ferriss, City Clerk Ron Onslow, Mayor

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# CITY OF RIDGEFIELD
# REQUEST FOR COUNCIL ACTION

**MEETING DATE:** September 14, 2017

**ITEM:** STUDY SESSION - 5:30 P.M.

**AGENDA ITEM TITLE:** Self Storage Draft Zoning Controls

**GOVERNING LEGISLATION**

R.C.W. 35A.63.220 and 36.70A.390

**PREVIOUS COUNCIL ACTION TAKEN:**

Council adopted an emergency moratorium, Ordinance 1238, on June 22, 2017. On August 10, 2017 at a regularly scheduled meeting City Council directed staff to develop new zoning controls.

**SUMMARY/BACKGROUND:**

During City Council consideration of Ridgefield Development Code updates the topic of self-storage facilities was discussed and identified as a concern by several council members. Since July 2016 two self- storage facilities have been permitted in the city, and staff has been approached regarding permit requirements for at least three additional facilities. Because of the rapid expansion of self-storage facilities contemplated in the city and the need for council to consider the overall impact of self-storage uses city wide council adopted Ordinance 1238 which immediately implemented a moratorium on the acceptance, processing or approval of any new self-storage facilities in Ridgefield. The adoption of a moratorium is permitted for 6 months, provided a public hearing is held within 60 days of adoption. Ordinance 1238 was adopted in June, 2017 and the moratorium will end in December, 2017.

A draft of proposed zoning controls applicable to self-storage facilities are attached. The main changes from previous regulatory designs include a limit of 8.32 square feet of self-storage space for each person currently residing in the city limits according to the Office of Financial Management population estimate. Currently, based on the 2017 population estimate of 7,235 Ridgefield residents, 60,195 square feet of self-storage space would be permitted. There is 112,172 square feet of self-storage space under development.

Another feature of the draft proposal is allowing an applicant to submit a Conditional Use permit application and show that additional self-storage space is necessary to serve

Ridgefield. A Conditional Use permit application is a public hearing before the Hearings Examiner. Based on our 2035 anticipated population of 25,474 residents a total of 211,944 square feet of space would be the maximum allowed under the proposal.

**STAFF CONTACT:** Jeff Niten, Community Development Director

**ATTACHMENTS:**
Self Storage Council Presentation (PDF)
Self storage code update (DOCX)
18.205.030___Limitations. Ex C (DOCX)
18.205.020___Master_use_table. Ex B (DOCX)

CITY OF
RIDGEFIELD
WASHINGTON

# DRAFT Self-Storage Zoning Controls

# Background

- During City Council consideration of Ridgefield Development Code updates the topic of self-storage facilities was discussed and identified as a concern by several council members. Since July 2016 two self- storage facilities have been permitted in the city, and staff has been approached regarding permit requirements for at least three additional facilities.
- Because of the rapid expansion of self-storage facilities contemplated in the city and the need for council to consider the overall impact of self-storage uses city wide council adopted Ordinance 1238 which immediately implemented a moratorium on the acceptance, processing or approval of any new self-storage facilities in Ridgefield.
- The adoption of a moratorium is permitted for 6 months, provided a public hearing is held within 60 days of adoption. Ordinance 1238 was adopted in June, 2017 and the moratorium will end in December, 2017.



Attachment: Self Storage Council Presentation (Self Storage Draft Zoning Controls)

# Current Code language

## Warehouse definition 18.100.054

Warehousing. The storage of large quantities of materials or products indoors and/or outdoors. Includes self-storage and storage of shipping containers.

Warehousing is permitted in the Employment Zone with Conditional Use Permit approval. Conditional Use Permit approval criteria include:

- Is suitable for the proposed site considering size, shape, location, topography, existence of improvements and natural features;
- Is timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use;

# Conditional Use Permit criteria con't.

- The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have minimal impact on the livability and development opportunities in the neighboring area;
- Is not inconsistent with the applicable goals and policies of the RUACP and the purpose of the underlying zone;
- Complies with all applicable site plan review requirements; and
- Does not have significant environmental consequences when compared with other permitted uses in the underlying zone which cannot be mitigated through conditions of approval.

# Ordinance 1238

Ordinance 1238 was adopted by City Council on June 22, 2017.

- The ban instituted an immediate moratorium on the on the filing, acceptance, processing, and/or approval of all new self-storage facility applications or permits within all zoning districts within the corporate boundary of the City of Ridgefield.
- A public hearing is required within 60 days of the adoption of an emergency moratorium, and that public hearing was held before City Council on August 10, 2017.
- The moratorium is in place for 180 days from June 22, 2017 and will expire December 19, 2017.



Attachment: Self Storage Council Presentation (Self Storage Draft Zoning Controls)

# Calendar

Calendar for adoption of zoning controls for self-storage facilities

June 22, 2017: Ordinance 1238 adopted by City Council

August 10, 2017: Public hearing held to consider Ordinance 1238

September 1, 2017: DRAFT zoning controls for self-storage facilities.

September 1, 2017: 60 day notice to Dept. of Commerce, SEPA.

October 4, 2017: Planning Commission public hearing to consider recommendations to City Council on self-storage facilities.

October 26, 2017: City Council public hearing to consider Planning Commission recommendations.

November 2, 2017: Second reading and adoption of new zoning controls applicable to self-storage facilities.



Attachment: Self Storage Council Presentation (Self Storage Draft Zoning Controls)

# Employment Zone Design Standards

# 18.240.060 – Site and Building Design

## Employment District Standards.

1. Building design shall reinforce the building's location adjacent to street edge and public space.
2. All blank walls facing an arterial, minor arterial or collector street shall be articulated in one or more of the following ways:
   a. Installing a vertical trellis in front of the wall with climbing vines or planting materials.
   b. Providing a landscaped planting bed five feet wide in front of the wall with plant materials that can obscure at least twenty percent of the wall's surface within three years.
   c. Providing texture or artwork (mosaic, mural, sculpture, relief, etc.) over the blank wall surface.
   d. Other equivalent methods that provides for enhancement of the wall.



Attachment: Self Storage Council Presentation (Self Storage Draft Zoning Controls)

# Site and Building Design continued

3. Where the lot abuts an arterial, minor arterial or collector street, at least one main entrance of a building shall face directly onto a sidewalk along a street.

   Entrances shall be made physically and visually inviting by incorporating a minimum of two of the following entry enhancement features:

   a. Additional landscaping equal to ten percent of required site landscaping within ten feet of either side of the entry;

   b. At least two hundred square feet of paving materials different from the street sidewalk;

   c. At least one hundred square feet of awning, marquee, or arcade over the entry;

   d. At least two hundred square feet of pedestrian plaza with landscaping and benches that is attached to the entry;

   e. Entry recessed from the facade surface by at least three feet; or

   f. Accent lighting.



Attachment: Self Storage Council Presentation (Self Storage Draft Zoning Controls)

# Self-Storage DRAFT Code

# Definition

- Of, relating to, or being a commercial facility in which customers can rent space to store possessions.
- Previously, self-storage was incorporated into the Warehousing definition. In this DRAFT self-storage is specifically excluded.
- Warehousing. The storage of large quantities of materials or products indoors and/or outdoors. ~~Includes self-storage and storage of shipping containers.~~ Does not include self-storage.

# DRAFT Code Language

CC. Self-Storage.

1. Self-Storage facilities within the Ridgefield corporate boundary shall not exceed. 8.32 square feet per capita based on the expected population during the planning horizon.

2. Any new proposed self-storage use that exceeds 8.32 square feet per capita based on the current year population estimate provided by the Washington State Office of Financial Management must apply for and be granted a Conditional Use Permit.

3. Conditional Use Permit applications for new self-storage uses must provide a calculation showing a need for additional self-storage space by using the current year Office of Financial Management population estimate multiplied by 8.32 square feet to show a deficit of self-storage space within the Ridgefield corporate boundary.



Attachment: Self Storage Council Presentation (Self Storage Draft Zoning Controls)

# Continued

4. Self-Storage units shall gain access from the interior of the building(s) or site – no unit doors may face public right-of-way.

5. Self-Storage facilities shall not be located on a principal or minor arterial street or a corner where a principal or minor arterial street intersects with another road of a different classification.

6. Manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances, or other electrical equipment, or any other industrial activity is prohibited.

7. Conducting garage or estate sales is prohibited. This does not preclude auctions or sales for the disposition of abandoned or unclaimed property.

# Continued

8. Storage of flammable, perishable, or hazardous materials or the keeping of animals is prohibited.

9. Self Storage facilities shall not be permitted on a road with a classification of Arterial.

10. Self Storage facilities shall not be permitted on any corner where one alignment is classified as Arterial or higher.

11. Outdoor storage is prohibited. All goods and property stored at a self-storage facility shall be stored in an enclosed building. No outdoor storage of boats, RV's, vehicles, or similar, or storage pods or shipping containers is permitted.

12. Self-storage facilities shall comply with all design requirements in the Employment (E) zone.

THANK YOU

**Self Storage Code update**

Notes to interpret the matrix:

- Revisions noted in legislative format, underline and ~~strikeout~~.
- For reference, there is a link to the existing code on the City's webpage at: http://www.ci.ridgefield.wa.us/cd/page/planning-division.

| Code Section | Code Language | Rationale |
|---|---|---|
| RDC 18.100 – Definitions | | |
| 18.100.034 | Mini-Storage: See Self Storage. | Reference where definition can be found. |
| 18.100.046 | Self-Storage: Of, relating to, or being a commercial facility in which customers can rent space to store possessions. | Define term. |
| 18.100.054 | Warehousing. The storage of large quantities of materials or products indoors and/or outdoors. ~~Includes self-storage and storage of shipping containers.~~ Does not include self-storage. | Remove self-storage from warehousing definition, to reflect recommendation that self-storage facilities do not exceed 8.32 square feet per OFM population estimate. |

Attachment: Self storage code update (Self Storage Draft Zoning Controls)

18.205.030 - Limitations.

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

A. Accessory Dwelling Unit.

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

B. Adult Use Facility.

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

C. Artisan and Specialty Goods Production.

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

Attachment: 18.205.030___Limitations. Ex C (Self Storage Draft Zoning Controls)

a. Public viewing shall be accomplished with windows or glass doors covering at least twenty-five percent of the front of the building face abutting the street or indoor wall, allowing direct views of manufacturing; openings between the display or lobby area and manufacturing/work space may be reduced below twenty-five percent where fire rated separation requirements restrict opening size as determined by the planning official, or;

b. A customer service space includes, a showroom, tasting room, restaurant, or retail space.

c. Drive-through facilities are prohibited.

D. Animal Kennel and Shelter.

1. In the CRB and IND zones, animal kennels and shelters are allowed subject to a Type I limited use review provided the following standards are met:

a. Run areas shall be completely surrounded by an eight-foot solid wall or fence;

b. Kennels and shelters shall be on sites of thirty-five thousand square feet or more, and buildings used to house animals shall be a minimum distance of fifty feet from property lines abutting residential zones.

2. In the CCB and CMU zones, animal kennels and shelters are allowed conditionally. The standards in RDC 18.205.030.D.1.a and b must be met.

E. Bed and Breakfast.

1. In the RLD and RMD zones, bed and breakfasts are allowed conditionally provided that the proposed use meets the following requirements:

a. The use is an accessory to the permanent residence of the operator.

b. Serves only breakfast and only to paying lodgers.

c. On-site sign size is limited to one non-illuminated identification sign, not exceeding four square feet.

2. In the CNB, CCB, CRB, CMU, WMU and WLS zones, bed and breakfasts are permitted only as an accessory to residences lawfully established prior to the effective date of this code. Overnight lodging that does not include a permanent residence for the operator may be allowed as a hotel or motel.

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

G. Community Recreation and Social Facility.

1. In the residential zones, any lighted facilities shall be set back a minimum of fifty feet from abutting residentially zoned property.

H. Community Residential Facility (CRF).

1. In the RLD-4, RLD-6, and RLD-8 zones, CRF-I are a conditionally permitted use. CRF-I are required to be a single-family structure compatible with the surrounding area. CRF-II are a prohibited use.

2. In the CNB, CCB, and CMU zones, CRF-I and CRF-II are permitted uses, provided that uses are located in upper stories. No ground floor residential uses are allowed.

3. Household arrangements that consist of six or fewer people, including small group homes, are included in the definition of 'family' in RDC 18.100. In a group home the number of people includes residents and each twenty-four staff hours.

I. Conference Center.

Attachment: 18.205.030___Limitations. Ex C (Self Storage Draft Zoning Controls)

1. A conference center is permitted conditionally in the residential zones and permitted outright in the CNB zone within a building listed on the National Register of Historic Places, the Washington Heritage Register, or the Clark County Heritage Register.

J. Daycare facility.

1. Daycare I facilities are permitted in residential zones only as an accessory to residential use, subject to the following:

i. No outdoor play areas may be located within the front setback. All play areas shall be completely enclosed, with no openings except for gates, by a fence with a minimum height of forty-two inches.

ii. Hours of operation shall be restricted to ensure compatibility with surrounding development.

iii. Exterior alterations shall be in keeping with the residential character of the neighborhood.

iv. The site must provide a passenger loading area that is determined adequate by the Department of Early Learning (DEL) or other applicable state licensor.

v. Applicant shall obtain a city business license and concurrently obtain any required state license with the Washington State Department of Licensing with approval from the Washington State Department of Early Learning

vi. The permitted facility may display one sign, with a sign area of no greater than two square feet. The owner must obtain a sign permit per RDC 18.710.

2. Daycare II facilities are permitted conditionally in residential zones, provided the applicant:

i. Completely encloses all outdoor play areas, with no openings except for gates, and a minimum height of six feet; and

ii. Sets back outdoor play equipment a minimum of twenty feet from property lines adjoining residential zones.

iii. Restrict the hours of operation to ensure compatibility with surrounding development.

3. In the WLS zone, daycare I facilities are permitted only as an accessory to multifamily residential use, provided provisions of subsection (1) are met.

K. Detention and Post-Detention Facility.

1. No work release facility shall be located closer than one mile from any public or private school servicing kindergarten through grade twelve students.

2. SCTFs are permitted as an SCTF Special Use-Type III action granted by the city council, in the CRB and E zones provided:

a. The maximum number of residents in an SCTF shall be three persons, excluding resident staff.

b. SCTFs should be located in relationship to transportation facilities in a manner appropriate to their transportation needs.

c. In addition to meeting the noticing requirements specified in RDC 18.310.120, noticing for SCTF special use permit applications also includes mailing the notice of application to both residents and owners of real property located within one-half mile of the site.

d. In no case shall an SCTF be sited adjacent to, immediately across a street or parking lot from, or within six hundred feet of unobstructed sight distance or two hundred feet of risk potential activities or facilities as defined in this title in existence at the time a site is listed for consideration; provided, the two hundred-foot criteria shall not apply if the

Attachment: 18.205.030___Limitations. Ex C (Self Storage Draft Zoning Controls)

state department of social and health services determines it is not needed to protect public safety.

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

e. Each SCTF shall provide on-site dining, on-site laundry or laundry service, and on-site recreation to serve the residents.

f. Applicants shall submit the following items in addition to the standard permit application:

i. The siting process used for the SCTF, including alternative locations considered.

ii. An analysis showing that utmost consideration was given to potential sites such that siting of the facility will have no undue impact on any one racial, cultural, or socioeconomic group, and that there will not be an over concentration of similar facilities in the city or a particular neighborhood.

iii. Proposed mitigation measures including the uses of extensive buffering from adjoining uses.

iv. Demonstration of an approved interlocal agreement between DSHS and the city of Ridgefield regarding security and operational procedures.

v. A schedule and analysis of all public input solicited during the siting process.

g. Decision Criteria. A secure community transitional facility special use permit shall be granted by the city, only if the applicant demonstrates that:

i. The secure community transitional facility will not materially endanger the health, safety and welfare of the community;

ii. The siting of an SCTF shall not create an over-concentration within the city of Ridgefield, a particular neighborhood, or community of such uses as defined by Chapter 71.09 RCW, work release facilities, pre-release facilities or similar facilities including Level 1, 2, and 3 registered sex offender housing;

iii. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the essential public facility shall not hinder or discourage the appropriate development or use of neighboring properties; and

iv. The essential public facility will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding areas or conditions can be established to mitigate adverse impacts.

L. Duplex.

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

M. Eating and Drinking Establishment.

1. In the RMD-16 district the use must abut a public collector or arterial street. Access is not permitted through a residential local street.

2. In the E zone up to fifteen percent of the gross area of a property may be dedicated to eating and drinking establishments. The eating and drinking establishment shall be an accessory use to a primary use allowed outright or conditionally in the zone.

3. In the WMU zone, drive-through restaurants are prohibited.

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

Attachment: 18.205.030___Limitations. Ex C (Self Storage Draft Zoning Controls)

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

1. Any buildings from which firefighting equipment emerges onto a street shall maintain a distance of thirty-five feet from the street;

2. Outdoor storage is not permitted; and

3. If a fire facility abuts both an arterial and a non-arterial street, all access and egress shall be via the arterial.

P. Funeral Home/Crematorium/Columbarium/Cemetery.

1. In the residential zones:

   a. Funeral homes, crematoria, columbaria, and cemeteries are allowed conditionally as an accessory to a church or other religious use, provided that the area dedicated to the use may not be counted toward the required landscaping.

   b. Permanent structures must be set back a minimum of one hundred feet from adjoining residential zones and uses.

2. In the P/OS and PF zones, funeral homes, crematoria, columbaria and cemeteries are permitted outright, provided permanent structures are setback a minimum of one hundred feet from adjoining residential zones and uses.

Q. General Retail Trade/Services.

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

2. In the WMU zone, high-impact commercial uses such as outdoor nurseries, lumber and building materials, farm equipment and similar uses that have large outdoor storage areas, significant truck traffic, and often rely on heavy equipment are prohibited. Other retail uses are allowed outright.

R. Home occupation. Residents of a dwelling unit may conduct one or more home occupations as an accessory use(s), provided:

1. Exempted home occupations. Home occupations that occupy less than 25 percent of a residence (up to one thousand square feet of combined space) and generate no more than an average of one additional vehicle trip per day associated with the home occupation use, including trips by customers, delivery vehicles, employee vehicles for employees not residing at the residence, and vehicles used in association with the home occupation use excluding the residents' personal vehicles, are exempt from the home occupation permitting requirements of this section. The home occupation development standards of this section and the Ridgefield business license requirement still apply.

2. Type I review. The planning director shall review the following home occupation requests through a Type I process, unless otherwise exempt, provided there are no on-site sales associated with the use and the home occupation is located outside of the WMU zone.

   a. Offices, including but not limited to architects, engineers, lawyers, real estate agents, religious persons, salesmen, or authors.

   b. Studios, including but not limited to artists, tailors, composers, crafts such as wood work or weaving.

   c. Specialized instruction schools academic tutoring, foreign languages, art, dance, music, cooking, yoga, martial arts and related disciplines that do not exceed four students at any one time.

Attachment: 18.205.030___Limitations. Ex C (Self Storage Draft Zoning Controls)

d. Uses the planning director finds to be materially similar to the above-listed uses.

3. Type II Review.

   a. The planning director shall review all home occupation requests not described in subsections (1) or (2) as a Type II process for compliance with subsection (4) and other requirements of this section.

   b. The planning director may elevate a home occupation request described in subsection (2) to a Type II review process if the proposed use involves an issue of broad public interest warranting public notice.

   c. In addition to the notice requirements of RDC 18.310.070, the planning director shall provide notice of the pending application to:

      i. Any developer or active homeowners association for the subdivision in which the dwelling is located; and

      ii. Any neighborhood association registered with the city clerk's office, whose geographic boundaries include the subject dwelling.

   d. The planning director shall review all home occupation requests located in a dwelling within the WMU zone as a Type II process. For consideration of a home occupation in the WMU zone, a resolution in support of the proposed use adopted by the port commission stating the use is consistent with the master plan shall be required.

4. Site and Use Limitations. In addition to the applicable base zone standards, all home occupations are subject to the following limitations:

   a. The principal operator of the home occupation must be a full-time resident of the dwelling.

   b. A home occupation use may not employ more than one full-time equivalent employee who is not a resident of the dwelling unit.

   c. Except for articles produced on the premises, no stock in trade shall be displayed or sold on the premises.

   d. All home occupation business activity, including storage, shall be conducted indoors within the dwelling or accessory structures, except for plants and materials directly needed for the cultivation of plants essential to the home occupation use. No outdoor display of goods or outside storage of equipment or materials used in the home occupation shall be permitted.

   e. The total area devoted to all home occupation activity shall not exceed twenty-five percent of the combined floor area of the dwelling, garage and accessory structures, or one thousand square feet, whichever is less.

   f. No alteration to the exterior of the principal residential building shall be made which changes the residential character of a dwelling.

   g. The home occupation use may not increase vehicular traffic flow or on-street parking by more than two nonresident vehicles per hour, or an average of six total vehicles per day. Nonresident vehicles include customers, delivery vehicles, employee vehicles for employees not residing at the residence, and vehicles used in association with the home occupation use excluding the residents' personal vehicles.

   h. Vehicles used in association with the home occupation use and stored at the residence shall be restricted to standard non-commercial cars, trucks, and vans. Only one such vehicle is allowed per home occupation. Such vehicles shall park in a legal on-site parking space and may not park within any required setback areas of the lot or on adjacent streets.

Attachment: 18.205.030___Limitations. Ex C (Self Storage Draft Zoning Controls)

i. The permitted home occupation use may display one sign, with a sign area of no greater than two square feet. The owner must obtain a sign permit per RDC 18.710.

5. The following activities are prohibited as home occupations:

a. Activities which use fireworks, ammunition or explosives on site;

b. Repair, sales, parking, or storage of automobiles, trucks larger than two tons, heavy equipment or boats, including auto body work or painting;

c. Overnight lodging;

d. Kennels and catteries;

e. Marijuana production, processing, or retail;

f. Medical cannabis collective gardens.

6. A home occupation shall not use electrical or mechanical equipment that results in:

a. A change to the fire rating of the structure used for the home occupation, unless approved by the building department;

b. Visual or audible interference in radio or television receivers, or electronic equipment located off-premises;

c. Fluctuations in line voltage off-premises; or

d. Emissions such as dust, odor, bright lighting or noises greater than what is typically found in a neighborhood setting.

7. Business License Required. The operator of a home occupation use shall apply annually for a Ridgefield business license. A home occupation use permit shall expire if the business license is not renewed within two months of its expiration.

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

S. Hospital.

1. In the CCB, CRB, and E zones, hospitals are allowed only following city council approval of a development agreement between the applicant and the city. A development agreement is required to describe mitigation for potential impacts on neighboring uses and public services consistent with any land use and environmental approvals and permits. The development agreement shall meet the requirements of RDC 18.310.150, address the full range of impacts of the proposed use and may address other matters associated with the hospital use, including but not limited to:

i. Description of proposed uses and facilities, including building sites, size and bulk.

ii. Circulation, transportation and parking plans.

iii. Any requested variances to the RDC.

iv. Plans for minimizing impacts on neighboring users.

v. Plans for storage and disposal of hazardous materials meeting the applicable requirements of RCW 70.105.

vi. Trip reservation.

vii. Vesting.

viii. System development charge and impact fee credits.

ix. The development agreement shall also include a site plan satisfying all requirements of RDC 18.500.040 if the proposed project requires site plan approval.

Attachment: 18.205.030___Limitations. Ex C (Self Storage Draft Zoning Controls)

2. When located in the CMU and CNB zones, hospitals are allowed only as a re-use of a nonresidential facility; and burning of refuse or hazardous waste is prohibited.

T. Interim Recycling Facility.

1. In the RLD-4, RLD-6, RLD-8, RMD-16, CNB and CMU zones, only drop box facilities accessory to a public or community use such as a school, fire station or community center shall be allowed as a permitted use.

2. In the CCB, CRB, OFF, E and PF zones:

a. Drop box facilities for the collection and temporary storage of recyclable materials are allowed outright as an accessory use.

b. For all other facilities, all processing and storage of material shall be within enclosed buildings. Yard waste processing is not permitted. Proposed facilities shall be processed as a Type II limited use review.

3. In the E and PF zones, any other facilities not meeting the standards of subsection (2) may be permitted conditionally.

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

V. Multifamily Residential.

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

2. In the CMU and WLS zones, residential uses are limited to upper stories and shall achieve a minimum density of eight dwelling units per acre and a maximum density of sixteen dwelling units per acre.

3. In the WMU zone, no ground floor residences or residential uses are permitted. Multifamily residential uses are permitted only as upper story living units, not less than four units per net acre nor more than eighteen units per net acre.

W. Office.

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

X. Park and Ride Lots.

1. In the RLD-4, RLD-6, RLD-8, RMD-16, CNB and CMU zones, park and ride lots are subject to a Type I limited use review and must meet the following standards:

a. Park and ride lots may be sited on an existing parking lot or in conjunction with a publicly owned or nonprofit facility (i.e., church, social service agency, etc.) as a permitted use.

b. New park and ride lots (not including new park and ride facilities located on existing parking lots) are subject to site plan review pursuant to RDC 18.500 and shall:

i. Be limited to fifty stalls in the RLD or RMD zones;

ii. Provide screening and/or landscaping on interior setbacks that abut residentially zoned properties; and

iii. Provide additional landscaping along street frontages; and

iv. Direct lighting to the interior of the site and away from adjacent residentially zoned properties, as required by RDC 18.715.

Y. Public Agency or Utility Yard.

Attachment: 18.205.030___Limitations. Ex C (Self Storage Draft Zoning Controls)

1. In the CRB, WLS and E zones, utility yards are permitted only when co-located with utility offices.

2. In the WMU zone, public agency and utility yards may include storage of port-related machinery and equipment, and production and assembly of materials and equipment for port business. Port-related use may include fabrication of parts and storage of materials for use in fabrication of parts as a permitted use.

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

1. Only one RV may be occupied on a lot at any time.

2. Occupancy is subject to the city's animal, public health, and nuisance standards.

3. An occupied RV shall be parked on-street or in allowed off-street parking areas outside of required setbacks.

4. Commercial activity is not permitted in the RV.

5. RVs shall not use generators while parked in a residential zone.

6. Unoccupied RVs may be parked off-street in any zone in any parking areas meeting the requirements of RDC 18.720. In the RLD zones, RV parking is subject to the provisions of RDC 18.210.030.C.3.

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

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

CC. Self-Storage.

1. Self-Storage facilities within the Ridgefield corporate boundary shall not exceed. 8.32 square feet per capita based on the expected population during the planning horizon.

2. Any new proposed self-storage use that exceeds 8.32 square feet per capita based on the current year population estimate provided by the Washington State Office of Financial Management must apply for and be granted a Conditional Use Permit.

3. Conditional Use Permit applications for new self-storage uses must provide a calculation showing a need for additional self-storage space by using the current year Office of Financial Management population estimate multiplied by 8.32 square feet to show a deficit of self-storage space within the Ridgefield corporate boundary.

4. Self-Storage units shall gain access from the interior of the building(s) or site – no unit doors may face public right-of-way.

5. Self-Storage facilities shall not be located on a principal or minor arterial street or a corner where a principal or minor arterial street intersects with another road of a different classification.

6. Manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances, or other electrical equipment, or any other industrial activity is prohibited.

7. Conducting garage or estate sales is prohibited. This does not preclude auctions or sales for the disposition of abandoned or unclaimed property.

8. Storage of flammable, perishable, or hazardous materials or the keeping of animals is prohibited.

Attachment: 18.205.030___Limitations. Ex C (Self Storage Draft Zoning Controls)

9. Self Storage facilities shall not be permitted on a road with a classification of Arterial.

10. Self Storage facilities shall not be permitted on any corner where one alignment is classified as Arterial or higher.

11. Outdoor storage is prohibited. All goods and property stored at a self-storage facility shall be stored in an enclosed building. No outdoor storage of boats, RV's, vehicles, or similar, or storage pods or shipping containers is permitted.

12. Self-storage facilities shall comply with all design requirements in the Employment (E) zone.

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

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

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

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

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

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

GG~~FF~~. Tent Cities.

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

Attachment: 18.205.030___Limitations. Ex C (Self Storage Draft Zoning Controls)

7. Parking for vehicles shall be adequate to serve the numbers of vehicles generated by the use and shall be fully contained on-site.

8. The tent city shall be adequately buffered and screened from adjacent right-of-way and residential properties. Screening shall be a minimum height of six feet and may include, but is not limited to, a combination of fencing, landscaping, or existing buildings.

HH~~GG~~. Utility Facility.

1. In the RLD-4, RLD-6, RLD-8, RMD-16, CNB, CMU, WMU, WLS, OFF and P/OS zones:

   a. Minor utilities are permitted outright subject to the site plan review requirements of RDC 18.500.

   b. Major utility facilities are permitted conditionally.

2. In the WMU zone, municipal wastewater treatment facilities are prohibited.

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

1. No burning of refuse or dead animals is allowed.

2. The portion of the building or structure in which animals are kept or treated shall be constructed so as to prevent incursion of noise from animals into any residential zone.

3. All run areas shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material.

4. The provisions of RMC Chapter 7 relative to animal keeping are met.

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

II. Wireless Communication Facilities. See RDC 18.760 Wireless Communication Facilities for applicable regulations.

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

Attachment: 18.205.030___Limitations. Ex C (Self Storage Draft Zoning Controls)

# EXHIBIT B

18.205.020 - Master use table.

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

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

**Table 18.205.020-1**

| EMPLOYMENT | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| SPECIFIC LAND USE | RLD4 RLD6 RLD8 | RMD 16 | CNB | CCB | CRB | CMU | WMU | WLS | E | P/OS | PF |
| Office | N | N | P | P | P | P | P-L | P | P | N | P |
| Light Manufacturing | N | N | N | N | C | C | N [1] | C | P | N | N |
| Research and Development | N | N | N | C | C | C | P | N | P | N | N |
| Freight/Cargo Movement and Storage | N | N | N | C | C | N | N | N | C | N | N |
| Heavy Equipment and Truck Related Use | N | N | N | N | N | N | N | N | N | N | N |

Attachment: 18.205.020___Master_use_table. Ex B (Self Storage Draft Zoning Controls)

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Fleet Service | N | N | N | C | C | C | N | N | C | N | N |
| Warehousing | N | N | N | N | N | N | N | N | C | N | N |
| Wholesale Retail | N | N | N | N | N | N | N | N | P | N | N |
| Marijuana Processing | N | N | N | N | N | N | N | N | N | N | N |
| Marijuana Production | N | N | N | N | N | N | N | N | N | N | N |
| Medical Cannabis Collective Gardens | N | N | N | N | N | N | N | N | N | N | N |
| Self-storage | N | N | N | N | N | N | N | N | P-C | N | N |

Table Notes:

(1) Additional uses for the WMU Zoning District are described in RDC Table 18.235.030-1. If there is a conflict between the two use tables, the more permissive shall apply.

(2) Public and private parks and trails are allowed in all zoning districts and shall meet the standards of the P/OS zone established in RDC 18.265 regardless of the zoning district in which the facility is located.

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

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Attachment: 18.205.020___Master_use_table. Ex B (Self Storage Draft Zoning Controls)

# CITY OF RIDGEFIELD
# REQUEST FOR COUNCIL ACTION

**MEETING DATE:** September 14, 2017

**ITEM:** BUSINESS

**AGENDA ITEM TITLE:** Motion - Approval of Final Plat for Quail Hills Phase 1

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**GOVERNING LEGISLATION:**

RCW 36.70A

**PREVIOUS COUNCIL ACTION TAKEN:**

Development Agreement adopted by Council on March 9, 2017 with adoption of Ordinance 1228, and a second Development Agreement adopted by Council June 8, 2017 with adoption of Ordinance 1233.

**SUMMARY/BACKGROUND:**

Quail Hill phase 1 received preliminary plat approval (PLZ-07-0024) on July 11, 2007 and requested an extension of approval in early 2017. Extension of the preliminary plat approval was granted by City Council with the adoption of Ordinance 1228 in March, 2017.

**BUDGET/FINANCIAL IMPACTS**:

None.

**RECOMMENDED ACTION OR MOTION:**

None.

**STAFF CONTACT:** Jeff Niten, Community Development Director

**ATTACHMENTS:** QUAIL HILL AT UNION RIDGE PLZ-07-0024 (PDF)
7958.p.exhibit.DA.strip-5.24.17 (PDF)
Plat (PDF)

# BEFORE THE LAND USE HEARINGS EXAMINER
# CITY OF RIDGEFIELD, WASHINGTON

| | |
|---|---|
| REGARDING THE APPLICATION FOR A) PRELIMINARY PLAT TO SUBDIVIDE 9.02 ACRES) INTO 61 DETACHED TOWNHOUSE LOTS IN THE) MDR-16 ZONING DISTRICT IN THE CITY OF) RIGEFIELD, WA. ) | FINAL ORDER (REVISED 7-11-07) QUAIL HILL AT UNION RIDGE PLZ-07-0024 |

**APPROVED WITH CONDITIONS**

## INTRODUCTION

This is a Type III Subdivision application for 61 detached townhouse lots on approximately 9.02 acres zoned MDR-16. The development is proposed on Lot 8 of the Union Ridge Master Plan and is subject to the Union Ridge Development Standards and Design Guidelines. The average lot size is approximately 3,820 square feet.

**LOCATION:** The property is located along the southeast side of South 10th Street on Lot #8 of the Union Ridge Master Plan in the Northwest ¼ of Section 27, Township 4 North, Range 1 East of the Willamette Meridian. Account #215443-002. The site is addressed as 405 NE 259th Street, Ridgefield, WA.

**OWNER/APPLICANT:** Quail Construction LLC, 4501 NE Minnehaha, Suite 200, Vancouver, WA 98661.

**COMP PLAN/ ZONING:** Medium Density Residential (MDR-16), Union Ridge Master Plan

**APPROVAL CRITERIA:** RDC 13.08 (Development Charges for Water and Sewer Connections); RDC 18.070 (Impact Fees); RDC 18.220 (Medium Density Residential Districts – MDR-16); RDC 18.280 (Sensitive Lands/Density Transfer Overlay District); RDC 18.600 (Subdivisions); RDC 18.620 (Procedure for Subdivision); RDC 18.810 (Environmental Standards) and the Union Ridge Design Guidelines.

**APPLICATION PROCESSING:**

| | |
|---|---|
| Subdivision Application Submitted: | April 12, 2007 |
| Determination of Technical Completeness Issued | May 8, 2007 |
| Notice of Application w/ optional DNS: | May 16, 2007 |



Attachment: QUAIL HILL AT UNION RIDGE PLZ-07-0024 (Final Plat Quail Hills Phase 1)

| | |
|---|---|
| Notice of Public Hearing / DNS | June 13, 2007 |
| Staff Report and Notice of Decision Issued (5 days before hearing): | June 21, 2007 |
| Hearing before the Ridgefield Hearing Examiner | June 27, 2007 |

**SERVICES:**

| | |
|---|---|
| Streets: | South 10th Street |
| Sewer: | City of Ridgefield |
| Water: | City of Ridgefield |
| Fire District: | Clark County Fire District No. 12 |

## HEARING AND RECORD

The Public Hearing on this matter was held on June 27, 2007 and the record was closed at the conclusion of the hearing. A record of all testimony received into the record is included herein as Exhibit A (Parties of Record), Exhibit B (Taped Proceedings), and Exhibit C (Written Testimony). These exhibits are filed with the City of Ridgefield Recorder.

**Hearing:**

Erin Toman, the lead City Planner on this application, introduced the site, summarized the issues in the Staff Report and recommended approval. In doing so she testified that proposed condition A-3 should be stricken because Union Ridge Development Standards do not specify side yard setbacks. (See Exhibit 7)

Curt Stonex, the applicant's representative, accepted Staff's recommended conditions.

There was no other testimony.

## FINDINGS

The Hearing Examiner adopts as his own and incorporates by reference the findings and conclusions contained in the June 21, 2007 Staff Report and Recommendation, except to the extent expressly modified or supplemented herein. Only the issues and the approval criteria raised in the course of the application, at the hearing or before the close of the record, are discussed in this section. Any standard that might be deemed to be an applicable approval criteria but which was not raised by staff, the applicant or a party to the proceeding has been waived as a contested issue, and no argument with regard to any such issue or criterion can be raised in any subsequent appeal. Criteria not discussed specifically in these findings below are deemed to be met. The following findings support this decision and are related to the issues that were raised during these proceedings:

### A. COMPLIANCE WITH RDC 13.08 (DEVELOPMENTAL CHARGES FOR WATER & SEWER CONNECTIONS)

**Findings:**



Attachment: QUAIL HILL AT UNION RIDGE PLZ-07-0024 (Final Plat Quail Hills Phase 1)

Pursuant to RDC 13.08 the applicant is required to pay sewer and water system development charges for connections to the public sewer and public water system at time of or prior to building permit issuance. A **condition** of approval is warranted requiring the payment of sewer and water system development charges prior to the issuance of any building permits for the project.

## B. COMPLIANCE WITH RDC 18.070 (IMPACT FEES)

**Finding:**
Staff finds that RDC 18.070 (Impact Fees) grants the City the authority to charge traffic impact fees. A **condition** will require that prior to or at time of building permit issuance the applicant should pay the required traffic impact fee. This fee should be calculated by the City Engineer pursuant to RDC 18.070.080.C.

## C. COMPLIANCE WITH RDC 18.220 (MEDIUM DENSITY RESIDENTIAL DISTRICTS)

**Finding:**
The project is within the Union Ridge Master Plan, which is governed by the Union Ridge Master Plan Development Agreement effective June 30, 2006. Within the Development Agreement are Development Standards & Design Guidelines. Section 3 of the Development Agreement specifies that the Union Ridge Development Standards & Design Guidelines shall "apply to govern build out of all of the properties in the Union Ridge Master Plan listed in the Final Order in lieu of the development standards set forth in RDC 18.240.111(F). Furthermore, RDC 18.240.111(F) specifies that "any development standards contained in a development agreement adopted pursuant to RDC 18.310.150 apply in lieu of any other development standards contained in RDC, unless otherwise provided. Essentially, the Union Ridge Development Standards & Design Guidelines "apply and govern" over the Ridgefield Development Code as they relate to such things as: setbacks, landscaping, parking, lighting, fencing, screening and other standards. The Ridgefield Development Code applies in areas not addressed by the Design Guidelines. The City is not responsible for administering or enforcing standards or restrictions that exceed the requirements of the Ridgefield Development Code, such as the Building Design Guidelines. These are to be enforced by the Union Ridge Architectural Review Committee.

**Density**
The Union Ridge Master Plan is allocated 314 residential units. Residential housing may be constructed at a rate of 20% per year for the first 3 years from the date of the approved Master Plan (September 2, 2005). 63 units are allocated from September 2, 2005 to September 1, 2006. Beginning September 2, 2006 an additional 63 units may be allocated. The applicant is proposing 61 detached residential units which is within the density allocation for the Union Ridge Master Plan.

**Site Design Standards & Guidelines** (page 11, Design Guidelines)
Staff finds that the proposed site complies with the exterior setback requirements specified in the Union Ridge Development Standards, however, the interior side yard setback requirement



Attachment: QUAIL HILL AT UNION RIDGE PLZ-07-0024 (Final Plat Quail Hills Phase 1)

is not specified in the Design Guidelines as the applicant is proposing *detached* townhomes, not attached, as implied by the Design Guidelines. Therefore, the internal side yard setback requirement, should comply with the Ridgefield Development Code. RDC 18.220.065.B.3 states that the minimum side yard for a townhouse shall be 5 feet for the side yard that is not attached to another townhouse. The applicant is proposing 4 feet between structures, which does not comply. However, after further discussion with the Community Development Director, a 4 foot internal side yard setback is acceptable.

**Landscape Standard** (page 13, Design Guidelines)
The Landscaping standards as reference in the Union Ridge Design Guidelines are written to apply to industrial buildings. Therefore the requirements of the Ridgefield Development code apply. RDC 18.220.150 requires street trees to be planted at 25 foot intervals. A **condition** will require a final landscape plan be submitted prior to final plat approval to ensure that the street tree planting requirement is installed in accordance with the submitted final landscaping plan.

**Residential Buildings** (pages 31 & 35, Design Guidelines)
A **condition** of approval will require that this project go through the Design Review process to show compliance with the Residential Building requirements as specified in the Union Ridge Design Guidelines. Written compliance with the Design Review shall be submitted prior to Final Plat approval.

## D. COMPLIANCE WITH RDC 18.280 (CRITICAL AREAS)

Previous Critical Area work has occurred within the Union Ridge Master Development per a Wetland Delineation Report prepare by the JD White Company, Inc. dated June 2001 and two previous Wetland Delineation Reports prepared by The Resource Company, Inc., dated September 17, 1998 and November 30, 1998.

Based on the submitted Wetland and Habitat Determination Report and Buffer Modification Proposal prepared by Ecological Land Services, Inc. dated June, 2007, buffer averaging is proposed in those critical areas impacted by the platted lots on site. Because the applicant is proposing to impact the wetland and buffer area, they fall under the Critical Area Ordinance RDC 18.280.

Pursuant to RDC 18.280.150.C.1.c, public streets, sewer facilities and stormwater facilities may impact wetlands and their buffers, as long as the impacts are mitigated according to an approved mitigation plan. Ecological Land Services provided a Wetland and Buffer Modification Plan that outlines mitigation for the proposed impacts to these areas. Based on the submitted Modification Plan, mitigation to the buffer impacts of Wetland A will occur at a ratio of 1.8:1, and mitigation to the Type F stream buffer will occur at a ratio of 1:1, which meets or exceeds the standards listed in RDC Table 18.280-7 "Mitigation Ratios". The proposal avoids sensitive lands to the greatest extent possible and will comply with the RDC 18.280 subject to the following **conditions:**



Attachment: QUAIL HILL AT UNION RIDGE PLZ-07-0024 (Final Plat Quail Hills Phase 1)

1. The project shall comply with all recommendations made in the Wetland and Habitat Determination Report and Buffer Modification Proposal submitted by Ecological Land Services, Inc, dated June, 2007.
2. On the final plat, or within a conservation easement, identify the type of critical area, the buffer width, and a note stating that the identified critical areas are protected area subject to regulation by the City of Ridgefield, RDC 18.280.
3. In areas along residential lots, the boundary of the outer edge of the wetland buffer shall be delineated with permanent survey stakes using iron or concrete markers as established by local survey standards.
4. In areas along residential lots, the boundary at the outer edge of the wetland buffer shall be identified with temporary signs prior to any site alteration. Such temporary signs shall be replaced with permanent signs prior to occupancy of the site.
5. In critical areas along residential lots, permanent signs shall be installed and shall be wood or metal and the colors shall blend in with the natural environment. Signs shall be spaced a maximum interval of one sign per lot and at a minimum of every 200 feet. The sign shall state, "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."
6. Unless otherwise authorized, all buildings and other structures shall be set back a minimum of five (5) feet from the edges of all critical areas buffers. Uses allowed in this minimum setback area include landscaping, uncovered decks, and building overhangs that extend no more than twenty-four (24) inches into the setback.

## E. COMPLIANCE WITH RDC 18.810 (ENVIRONMENTAL STANDARDS-SEPA):

Pursuant to the State Environmental Policy Act (SEPA), RCW 43.21C, the Community Development Director, as the responsible official, issued a Determination of Non-Significance (DNS) for the proposal on June 13, 2007. The determination was based on a review of the environmental checklist and other pertinent documents, resulting in the conclusion that the proposal would not cause probable significant adverse impacts on the environment. Therefore, an environmental impact statement (EIS) was not required prior to proceeding with the review process. Agencies, affected tribes, and the public were offered the opportunity to comment on the determination for 14 days subsequent to published notice.

## ENGINEERING SECTION:

### F. General Description.

The site is located within Lot 8 of the Union Ridge Subdivision. The total area is approximately 9 acres, of which the applicant proposes to subdivide into 61 lots with detached residential homes within the Union Ridge Master Plan. The site is located in the northwest and northeast quarter of Section 27, Township 4 North, Range 1 East of the Willamette Meridian. The assessor's tax account number is 215443-002.



Attachment: QUAIL HILL AT UNION RIDGE PLZ-07-0024 (Final Plat Quail Hills Phase 1)

**G. Proposed Street Pattern and Circulation.**

The proposed access to the site will be provided from S. 5th Street S. 74th Place and South 10th Street which has recently been constructed as part of the previously approved Union Ridge Parkway project

Ridgefield Municipal Code (RMC) Section 18.630.060 and Engineering Standards Section 2.01 provide design criteria for street pattern and circulation. These sections require a maximum intersecting street spacing of 500 feet. The applicant proposes a roadway network to serve the lots created on the site that generally meets the intersecting street spacing criteria. The proposed street layout meets the requirements of the City's street pattern and circulation requirements by providing a network of local streets through the site and providing adequate connectivity to adjacent properties for potential through connections.

RMC 18.630.060.B discourages double fronted lots. Lots 53 through 61 are proposed as double frontage lots, with S 10th Street to the north and S. 11th Street to the south. Since S. 10th Street is classified as a minor arterial, this will be acceptable as long as no access is allowed from S. 10th Street.

**H. Street Design and Frontage Improvements (Chapter 2 of the Engineering Standards)**

The proposed project fronts on South 10th Street. The City's Transportation Capital Facility classifies S. 10th Street as a minor arterial. This roadway was designed and approved as part of the construction plans for the Union Ridge Parkway. Frontage improvements have been designed and almost entirely completed as part of the Union Ridge Development. Any remaining frontage improvements including sidewalks, curb and gutter, and landscaping, shall be completed by the developer in accordance with City of Ridgefield Engineering Design Standards.

Table 2.03A of the Engineering Standards provides criteria for street design. The proposed interior streets for the subdivision would be classified as Residential Local A streets based on their traffic volumes. The applicant proposes to construct these streets with a 28-foot paved width in a 50-foot right-of-way. Therefore the proposed interior streets would meet the requirements of Table 2.03A of the Engineering Standards.

**I. Transportation Concurrency**

A Trip Generation Letter was provided by Group Mackenzie in a letter dated December 4, 2006 to Steven Wall. The trip generation letter estimates a total of 584 average daily trips will be generated from this subdivision. Since this project is within the area previously analyzed in the Union Ridge Master Plan traffic analysis, no separate analysis of impacted intersections is provided. The trip generation letter demonstrates that traffic generated by the proposed project will be within the limits identified in the Union Ridge Traffic Analysis for



Attachment: QUAIL HILL AT UNION RIDGE PLZ-07-0024 (Final Plat Quail Hills Phase 1)

Phase 1 and Phase 2 improvements that have either been completed or are currently being constructed. Therefore, payment of Traffic Impact Fees will be adequate mitigation for this development. The City Engineer originally requested the following comments be addressed prior to Land Use Approval to ensure that total trips are being adequately tracked for the Union Ridge Development.

1. In Table 3, Union Ridge Development, Phase 2 Trip Accounting, the ADT, AM and PM peak trips for UNFI are different from those presented in the Ideal Foods Trip Generation letter, dated December 4, 2005 by Group Mackenzie. This difference should be reconciled.

2. It is unclear if some of the trips from Dollar Tree and Hinton Industrial are part of Phase 2. If so, these trips should be accounted for in Table 3. These two developments show up in a Table in the above Trip Generation Letter for Ideal Foods. This difference should be reconciled.

A letter, dated June 20, 2007, from Hopper Dennis Jellison was submitted to the city and does address these concerns. It was determined that the trip generation is satisfactory.

**J. Water Service (Chapter 5 of the Engineering Standards)**

The application materials indicated that this development will be served by a 10-inch water main along South 10th Street that was constructed as part of the Union Ridge Parkway project. Water will be provided to the site via an 8-inch water main connection to the existing water line.

According to the 2005 Water System Plan Update, the City has water rights to serve approximately 3,700 EDUs and existing well capacity to serve approximately 2,370 EDUs. Per the 2005 Water System Plan, the City served approximately 1,795 EDUs in 2005. With the addition of approximately 188 residential building permits issued in 2006, 28 residential building permits issued in 2007 and 57 residential building permits ready to be issued, the City currently serves approximately 2,068 EDUs. Therefore the City currently has adequate water capacity to serve the proposed development. However, the combination of previously approved developments and this development will create enough additional demand to approach the limit of existing water rights and source capacity. Additional source capacity will be necessary to provide water to meet the demands expected from all the developments now anticipated. The City is currently in the process of developing additional well sources in Abrams Park and in the Junction Area. These are projected to come on line in 2007 and 2008. The City is also negotiating with Clark Public Utilities to potentially supply water to the City in the future.

The proposed development site is within the Upper Pressure Zone and is served by the 600,000 gallon reservoir located near the high school and the 100,000 gallon Junction Reservoir. With the CPU emergency intertie the Upper Pressure Zone has adequate storage to serve this project. The construction of a second Upper Pressure Zone reservoir in the I-5



Attachment: QUAIL HILL AT UNION RIDGE PLZ-07-0024 (Final Plat Quail Hills Phase 1)

junction area is a high priority to balance out the system and to meet the projected demands for the Junction area. This new reservoir will be needed to provide adequate storage for all the developments currently anticipated in the Upper Pressure Zone. Design of this reservoir is currently scheduled for 2007 with construction in 2008.

**Based on current service commitments the city water system presently has source and storage capacity to meet the needs of this proposed development. However, there is no guarantee or set aside of service capacity with preliminary plat approval, as it is the City's policy that service commitment occurs when it is paid for at the time building permits are issued.**

**K. Sanitary Sewer Service. (Chapter 4 of the Engineering Standards)**

The application materials show gravity sanitary sewer service being provided by an 8-inch sanitary sewer line along South 10th Street that was constructed as part of the Union Ridge Parkway project. Sewer will be provided to the site via an 8-inch connection to the existing sewer line.

The City of Ridgefield provides wastewater treatment at its Lake River wastewater treatment plant (WWTP). The plant currently has a rated maximum month flow capacity of 0.5 million gallons per day (MGD). The maximum recorded average daily flow was 0.49 MGD in January 2006. The average flow from December 2005 to February 2006 was approximately 0.4 MGD, and the average flow from December 2006 to February 2007 was approximately 0.395 MGD. Since January 2006, the City has issued approximately 216 building permits and currently has 57 building permits that are ready to be issued. Assuming 375 gallons per day per residential connection, the 216 issued permits and the 57 pending permits will use approximately 102,375 gallons per day of capacity. The additional 78 EDUs from this project will produce 29,250 gpd. The City of Ridgefield has recently completed construction of an expansion of the WWTP to 0.7 MGD. This additional capacity became operational in February 2007 and is awaiting approval from Department of Ecology. Per the City's Capital Facilities Plan, further expansion of the WWTP to a capacity of 1.8 MGD is planned to be completed in 2009. With these planned expansions, the City has made adequate provision for wastewater treatment for this development. **However, there is no guarantee or set aside of service capacity with site plan approval, as it is the city's policy that service commitment occurs when it is paid for at the time building permits are issued.**

Wastewater from this site will drain to the City's existing Junction Lift Station. The City's Sewer Capital Facility Plan indicates that a gravity sewer main will be extended from this lift station to the Pioneer Canyon lift station that is currently being constructed. Until this gravity sewer main and lift station are constructed, the existing Junction Lift Station will need to continue to convey wastewater to the downtown gravity sewer system. The existing Junction Lift Station currently has a capacity of approximately 150 gpm, which is equal to approximately 200 equivalent dwelling units (EDUs). Based on 2005 operating records, the station is currently serving approximately 90 EDU's. Within the area tributary to this lift station, there are six buildings that have been constructed since 2005 or are currently under



Attachment: QUAIL HILL AT UNION RIDGE PLZ-07-0024 (Final Plat Quail Hills Phase 1)

construction. The buildings are as follows:

Clark Co. Fire District 12 Fire Station – 5 EDUs
Heron Gate – 15 EDUs
Hinton Building A – 8 EDUs
North Pacific Union Conference - 26 EDUs
Parr Lumber – 4 EDUs
Pacific Crest Custom Cabinets – 16 EDUs
UNFI – 8 EDUs (estimate based on meter size)
Ideal Foods – 5 EDUs (estimate based on meter size)

**TOTAL = 87 EDUS**

Therefore the Junction Lift Station has approximately 23 EDUs of capacity that have not been committed. The Pioneer Crossing development has recently obtained land use approval with a condition requiring them to evaluate and potentially upgrade the Junction Lift Station. The American's Body Company is pursuing a project that will use additional capacity in the lift station (the exact number of EDUs is yet to be determined). Since the Pioneer Crossing development will generate an additional 63 EDUs of wastewater, the capacity of this lift station is reaching its limit. Therefore, the applicant will need to provide an analysis of the Junction Lift Station that includes the previously committed capacity identified above and provide improvements to the lift station as necessary to support this development.

**L. Storm Drainage. (Chapter 3 of the Engineering Standards)**

The Engineering Standards require stormwater facilities to be designed in accordance with the Department of Ecology 1992 *Stormwater Management Manual for Puget Sound.* Information presented in the Preliminary Drainage Analysis dated April 5, 2007 for Quail Hill at Union Ridge demonstrates it is possible to comply with the Puget Sound manual treatment and detention requirements before discharge to a natural drainage course.

Prior to Engineering Plan approval, a Final Stormwater Report shall be prepared in accordance with the City Standards. The final stormwater report should be a stand-alone document. Accordingly, all reports previously prepared for facilities proposed to treat flows from this site should be included as an Appendix.

**M. Grading & Erosion Control. (Volume 3 of the Engineering Standards)**

Per Volume 3 of the Engineering Standards, a grading and erosion control plan will be required and proper erosion control measures must be maintained throughout construction. An NPDES construction stormwater permit will need to be obtained from the Department of Ecology.



Attachment: QUAIL HILL AT UNION RIDGE PLZ-07-0024 (Final Plat Quail Hills Phase 1)

Due to the location of the site adjacent to a Gee Creek tributary, construction within sensitive lands and buffers should be allowed only between May 1st and October 30th. Lots 1 through 12 abut a wetlands and stream buffer. As long as construction is performed outside these buffers, this restriction will not apply.

## COMMENTS

**FIRE DEPARTMENT REVIEW COMMENTS:**
Clark County Fire District No. 12 submitted comments for this land use review in their letter dated May 11, 2007. (Attachment A). A **condition** will require the site to be developed consistently with their recommendations.

**DEPARTMENT OF ECOLOGY COMMENTS:**
The Washington State Department of Ecology submitted comments in a letter dated May 30, 2007. A **condition** will require the applicant to follow the recommendations outlined in the Department of Ecology's May 30, 2007 letter (Attachment B).

**DEPARTMENT OF FISH AND WILDLIFE COMMENTS:**
The Washington Department of Fish and Wildlife submitted comments in an e-mail, dated May 30, 2007. A **condition** will require the applicant to follow the recommendation outlined in the Department of Fish and Wildlife's May 30, 2007 letter (Attachment C).

**PUBLIC COMMENTS:**
No public comments were received.

## DECISION

The Type III Subdivision application as proposed is consistent or can be made consistent through **conditions of approval** with RDC 13.08 (Development Charges for Water and Sewer Connections); RDC 18.070 (Impact Fees); RDC 18.220 (Medium Density Residential Districts – MDR-16); RDC 18.280 (Sensitive Lands/Density Transfer Overlay District); RDC 18.600 (Subdivisions); RDC 18.620 (Procedure for Subdivision); and RDC 18.810 (Environmental Standards) and Union Ridge Design Guidelines; therefore, the Examiner grants **APPROVAL** to PLZ-07-0024 subject to compliance with the following **CONDITIONS OF APPROVAL**:

**A. The following are general conditions of approval that apply to the project:**

1. Unless otherwise specified herein, at the time of construction and at all times thereafter, the development shall comply with all approval requirements established in applicable plans, policies, regulations and standards adopted at the time of this application, including but not limited to, the Ridgefield Urban Area Comprehensive Plan (RUACP), the Ridgefield Capital Facilities Plan (RCFP), the Ridgefield Development Code (RDC), the Ridgefield Engineering Standards for Public Works (Engineering Standards), current water and sanitary sewer plans, and the Stormwater Management Manual for the Puget Sound Basin (Puget Sound Manual), and Union Ridge Design Guidelines.



Attachment: QUAIL HILL AT UNION RIDGE PLZ-07-0024 (Final Plat Quail Hills Phase 1)

2. If no construction has begun within five (5) years of the date of preliminary approval, such approval shall expire and all permits and approvals shall become null and void, and a new application, subject to applicable laws and regulations then in effect, shall be required for any development on the subject property.

3. The project shall comply with all recommendations made in the Wetland and Habitat Delineation Report and Buffer Modification Plan submitted by Ecological Land Services, Inc, dated June 2007.

4. Pursuant to RCW 27.53.060 it is unlawful to remove or alter any archaeological resource or site without having obtained a written permit from the Washington State Office of Archaeology and Historic Preservation; Upon any discovery of potential or known archaeological resources at the subject site prior to or during on-site construction, the developer, contractor, and/or any other parties involved in construction shall immediately cease all on-site construction, shall act to protect the potential or known historical and cultural resources area from outside intrusion, and shall notify, within a maximum period of twenty-fours from the time of discovery, the City of Ridgefield Community Development Department of said discovery.

5. Comply with all requirements within the Fire Department letter dated May 11, 2007.

6. Comply with all requirements within the Department of Ecology letter dated May 30, 2007

7. Comply with all requirements within the Department of Fish and Wildlife e-mail dated May 30, 2007.

8. Prior to grading, the boundary at the outer edge of the wetland buffer shall be identified with temporary signs prior to any site alteration. Such temporary signs shall be replaced with permanent signs prior to occupancy of the site (see Condition E4)

**B. The following must be accomplished prior to Engineering Approval (Note: Engineering Approval is required prior to commencement of any on-site construction):**

1. With the exceptions of the modifications approved herein, all public improvements shall be designed and constructed in accordance with the City of Ridgefield Engineering Standards.

2. Street and Frontage Improvements must be designed as follows:

   a. Any remaining improvements to S. 10th Street shall meet the Minor Arterial Standard (RESPWC 2.03A).



Attachment: QUAIL HILL AT UNION RIDGE PLZ-07-0024 (Final Plat Quail Hills Phase 1)

b. South 11th Street, Quail Hill Parkway, South 12th Street, Quail Run Parkway and Quail Crossing Parkway shall be designed to the Residential Local A standard (RESPWC 2.03A)

3. All public utility infrastructure shall be designed and approved consistent with the City of Ridgefield Engineering Standards for Public Works Construction (RESPWC), subject to final engineering approval from the Ridgefield Public Works Department, including but not limited to the following:

   a. Submit plans for water and sewer infrastructure. Provide an engineering report for the Junction Lift Station and design improvements as necessary to support this development,
   b. Submit complete plans for stormwater management facilities including final Stormwater Technical Information report. Design all storm drainage facilities as shown on the site plan materials to comply with the 1992 Department of Ecology Puget Sound Surface Water Design Manual. Since the stormwater treatment facilities for this development are to be designed by others (Gee Creek Stormwater Facility), the final Stormwater Report shall include an analysis of those facilities' ability to treat runoff from this development.

4. Present engineered construction plans of all public improvements to Ridgefield Public Works Department and Clark County Fire District #12 for review and approval.

**C. The following must occur within 5 years of the date of preliminary plat approval and prior to Final Plat approval:**

1. Substantially complete all construction items listed in B-2 and B-3 above. Secure for any remaining construction items in accordance with City Standards.

2. In areas along residential lots, the boundary of the outer edge the wetland buffer shall be delineated with permanent survey stakes using iron or concrete markers as established by local survey standards.

3. Submit a Final Landscape Plan to be reviewed and approved by the Community Development Department.

4. Submit documentation that this development went through the Design Review process and is in compliance with the Residential Building requirements as specified in the Union Ridge Design Guidelines.

5. On the Final Plat, or within a covenant easement, identify the type of critical area, the buffer width, and a note stating that the identified critical area is a protected area and subject to regulation by the City of Ridgefield, RDC 18.280.



Attachment: QUAIL HILL AT UNION RIDGE PLZ-07-0024 (Final Plat Quail Hills Phase 1)

**D. The following must be accomplished prior to issuance of Building Permit:**

1. Submit information on water and sewer demands for proper sizing of services and calculation of SDCs. Pay water and sewer system development charges.

2. Pay all required impact fees and system development charges.

3. Unless otherwise authorized, all buildings and other structures shall be set back a minimum of five (5) feet from the edges of all critical areas buffers. Uses allowed in this minimum setback area include landscaping, uncovered decks, building overhangs that extend no more than twenty-four (24) inches into the setback.

5. Temporary signs delineating the wetland buffers shall be installed prior to development

**E. Prior to issuance of certificate of occupancy the applicant or successors in interest shall:**

1. Submit documentation that all outstanding planning, engineering, and building invoices have been paid to the City.

2. All landscaping shall be installed pursuant to the approved plans.

3. All street trees shall be planted at 25 feet on center in accordance with RDC 18.210.150.

4. In critical areas along residential lots, permanent signs shall be installed and shall be wood or metal and the colors shall blend in with the natural environment. Signs shall be spaced a maximum interval of one sign per lot and at minimum every 200 feet. The sign shall state, "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."

5. Comply with all Building, Clark County Fire District 12, and Americans with Disabilities Act requirements.

6. Construction must be consistent with the approved design review and building plans.

**Dated this __11__ day of July 2007**

J. Richard Forester

**J. Richard Forester**
**Hearing Examiner**



Attachment: QUAIL HILL AT UNION RIDGE PLZ-07-0024 (Final Plat Quail Hills Phase 1)

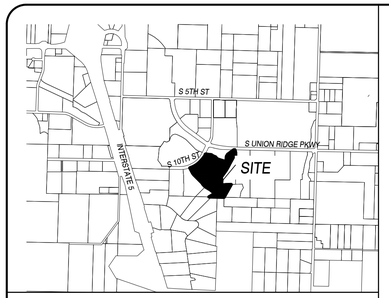
***NOTE:*** *Only the decision and the condition of approval are binding on the applicant as a result of this order. Other parts of the final order are explanatory, illustrative and/or descriptive. They may be requirements of local, state, or federal law, or requirements which reflect the intent of the applicant, the city staff, or the Examiner, but they are not binding on the applicant as a result of the final order unless included as a condition.*

**APPEAL:** Pursuant to Section 2.24.100 of RMC this decision of the Hearings Examiner is appealable to the Clark County Superior Court within **21** calendar days after the date of the issuance of this decision as provided in RCW 36.70C.

## EXHIBITS

1. Application Submittal Packet (Black Binders), Preliminary Plat, April 21, 2007
2. Noticing Materials
3. Comment Letter from Washington State Department of Ecology
4. Comment Letter from Fire District 12
5. Revised Preliminary Plat, June 2007
6. Revised Wetland and Habitat Determination and Buffer Modification Plan, June 2007

Attachment: QUAIL HILL AT UNION RIDGE PLZ-07-0024 (Final Plat Quail Hills Phase 1)




VICINITY MAP NTS SEC. 27 T4N R1E W.M.

NOTE:
THERE WILL BE ONE TOT-LOT IN EACH FUTURE PHASE.

CONTOURS SHOWN ARE FROM GIS INFORMATION.

S. 10TH STREET
QUAIL HILL PARKWAY
PHASE 1
S. 11TH STREET
#215443-002
QUAIL RUN PARKWAY
S. 12TH STREET
QUAIL CROSSING PARKWAY
TRACT A
TRACT B
SPORT COURT W/APPROX. 400'-450' LONG, PAVED, 5' WIDE TRAIL LOOP
PROP. BENCHES
PICNIC AREA W/TABLES
PROP. 5' WIDE PAVED TRAIL APPROX. 880' LONG
APPROX. BOTTOM OF SLOPE
EX. 10'-12' WIDE GRAVEL ACCESS ROAD APPROX. 237' LONG
PROP. PICNIC TABLES AND BENCHES
4'-5' WIDE NEW GRAVEL TRAIL
#215383-000
NATURE TRAIL CONNECTS TO PEDESTRIAN NETWORK IN FUTURE PHASE
EXISTING STORM POND #215443-008
OFF-SITE POND
APPROX. 1,330' LONG PROP. 4'-5' WIDE GRAVEL TRAIL CROSSES EXISTING EARTHEN BERM
END OF EX. ACCESS ROAD
BENCH/VIEWING AREA
4-5' WIDE GRAVEL PATH, APPROX 200' LONG

CONTACT:
OLSON ENGINEERING, INC.
ATTN: JOCELYN CROSS
222 E. EVERGREEN BLVD.
VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
jocelyn@olsonengr.com

N

GRAPHIC SCALE
0 30 60 120
( IN FEET )
1 inch = 60 ft.

PLOT: consultant3.ctb
FILE: j:/data/7000/7900/7950/7958.01.01/Planning/7958.p.exhibit.DA.strip.dwg

OPEN SPACE AMENITY PLAN

# Quail Hill

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360-695-1385
503-289-9936

CHANGES / REVISIONS

| DESCRIPTION: | DATE: |
|---|---|

DESIGNED:
DRAWN:
CHECKED: KFS
DATE: FEBRUARY 2017
SCALE: H: 1" = 60'
V:

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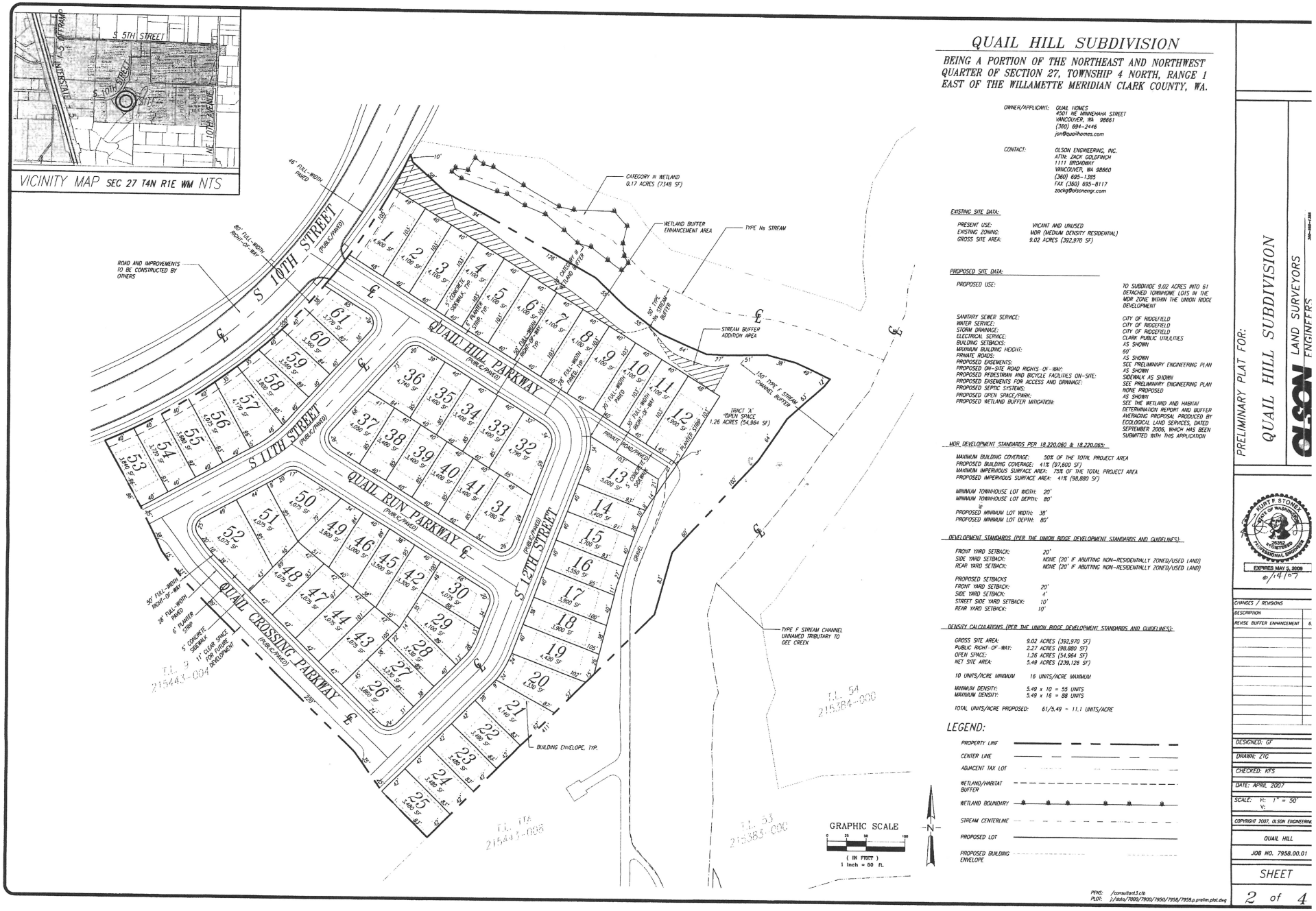
Quail Hill
JOB NO. 7958.01.01

SHEET
EX1

Attachment: 7958.p.exhibit.DA.strip-5.24.17 (Final Plat Quail Hills Phase 1)




Attachment: Plat (Final Plat Quail Hills Phase 1)

# CITY OF RIDGEFIELD
# REQUEST FOR COUNCIL ACTION

**MEETING DATE:** September 14, 2017

**ITEM:** PUBLIC HEARING/BUSINESS

**AGENDA ITEM TITLE:** AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING RIDGEFIELD MUNICIPAL CHAPTER 10.12 (Parking)

**GOVERNING LEGISLATION:** RCW 46.90.260 and 46.90.270, and Chapter 308-330 WAC, the Model Traffic Ordinance, Ridgefield Municipal Code Chapters 10.04 Motor Vehicle Code

**PREVIOUS COUNCIL ACTION TAKEN:** Passing of multiple Ordinances since 1975 creating and amending Chapter 10.12 (Parking); Ordinance No. 1150 (2014); Ordinance No. 1155 (2014).

**SUMMARY/BACKGROUND:** After recognizing that our current city ordinance is static and does supply room for growth despite the growth of the community. Additionally, the ordinance does not provide for a method to deal with abandoned or derelict vehicles. There have been three meetings involving members of the community to help refine the parking ordinance in a way that is useful for citizens and reasonable in its application. Once the parking stakeholders completed their process, the ordinance was reviewed by the city attorney and then the planning commission prior to being submitted to the City Council for approval.

**BUDGET/FINANCIAL IMPACTS:** No immediate impacts but possible future impacts as signage is requested

**RECOMMENDED ACTION OR MOTION:** Conduct public hearing and first reading of Ordinance No. 1244.

**STAFF CONTACT:** John Brooks, Police Chief

**ATTACHMENTS:** 2018 Parking Ord CC Presentation (PDF)
New Parking Ord Redlines (PDF)

**ORDINANCE NO. 1244**

**AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING RIDGEFIELD MUNICIPAL CHAPTER 10.12 (PARKING)**

WHEREAS, the City of Ridgefield has adopted the Washington State Model Traffic Ordinance (WAC 308-330) which provides authority of the Local Agency to modify areas of parking within the City Limits; and

WHEREAS, the City of Ridgefield has adopted previous Ordinances since 1975 pertaining to the regulation and enforcement of parking; and

WHEREAS, the existing Chapter 10.12 of the Ridgefield Municipal Code is outdated due to physical changes in the boundary of the City Limits and due to the significant development of residential, commercial and industrial zoned lands and requires amendment to correct previously established code sections; and

WHEREAS, the City Council declares parking restrictions for all areas within the current City Limits including those new subdivisions that have received engineering approval in which No Parking is required; and

WHEREAS, the existing Chapter 10.12 is amended in its entirety to not only declare parking restricted areas, but to also provide additional clarity on general parking restrictions within the City of Ridgefield.

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

**Section 1.** 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 2.** 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 3.** This ordinance shall take effect and be in full force thirty (30) days after adoption and publication pursuant to law.

Passed by the City Council of the City of Ridgefield, Washington this 28th day of September, 2017.

CITY OF RIDGEFIELD

_____

Ron Onslow, Mayor

ATTEST:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First reading: September 14, 2017
Public Hearing: September 14, 2017
Passed:
Published:
Effective Date:

# 2018 Parking Ordinance Revision

September 14, 2017



Attachment: 2018 Parking Ord CC Presentation (Amendment to Parking)

# 2018 Parking Ordinance

- The Need
- The Process
- The Changes
- The Implementation

Attachment: 2018 Parking Ord CC Presentation (Amendment to Parking)

# 2018 Parking Ordinance

## The Need

- Update
- Simplify
- Address Abandon Autos

Attachment: 2018 Parking Ord CC Presentation (Amendment to Parking)

# 2018 Parking Ordinance

Simplify

Chapter 10.12 - PARKING

10.12.010 - Purpose.

The provisions of this chapter regulate parking, standing and stopping of vehicles upon streets and ways open to the public within the city and provide for the establishment of residential parking zones and restrictions thereto. Pursuant to Chapter 10.04, the city has adopted by reference sections of certain state statutes, including sections of the model traffic ordinance, which provide for the regulation of parking, stopping or standing of vehicles in addition to the provisions of this chapter.

(Ord. 1004 § 1 (part), 2008).
(Ord. No. 1041, § 1, 12-3-2009; Ord. No. 1113, § 1, 9-13-2012)

10.12.020 - Parking restricted—General.

General parking restrictions are adopted to regulate parking with respect to common concerns found on city streets and ways and are generally applied. General parking restrictions include, but are not limited to, parking setback distances from driveways, intersections, fire hydrants, crosswalks, stop signs, yield signs, signals, and railroad crossings. General parking restrictions also prohibit the parking of any vehicle on a sidewalk, crosswalk, within an intersection, on a bridge, on railroad tracks, or in roadway medians. General parking restrictions are found within the model traffic ordinance, WAC Chapter 308-330.

(Ord. 1004 § 1 (part), 2008).
(Ord. No. 1041, § 1, 12-3-2009; Ord. No. 1113, § 1, 9-13-2012)

10.12.021 - Parking restricted—Specified streets.

The provisions of this chapter establish parking restrictions, including but not limited to no parking anytime, time of day restrictions, and time limits on all or portions of specified streets. Parking restrictions shall be as follows:

"No Parking" Areas

General:

- Division Street, N. 5th Avenue to Abrams Park.
- N. 5th Avenue, east side from Pioneer Street (SR 501) to Division Street.
- N. 8th Avenue, west side from Pioneer Street to dead end.
- S. Shobert Street, both sides, 4th Avenue to 8th Avenue.
- S. Hillhurst Road.
- Mill Street, northerly side from Main Avenue to the railroad tracks; southerly side from N. 1st Avenue to the railroad tracks.
- S. 65th Avenue, easterly side from Pioneer Street (SR 501) to S. 5th Street.
- S. 56th Place.
- S. 6th Way.
- S. 1st Circle.
- N. 45th Avenue, Pioneer Street (SR 501) to northerly city limits.
- N. 35th Avenue, Pioneer Street (SR 501) to Pioneer Canyon Drive.
- N. 32nd Avenue, Smythe Road to one block north of Pioneer Canyon Drive.
- N. 65th Avenue, west side adjacent to Fire Station south of N. 10th Street.
- S. 9th Avenue, Pioneer Street (SR 501) to Hillhurst Road.
- Timm Road, S. 6th Way north to the cul-de-sac.
- S. 5th Street, S. 65th Avenue to S. 85th Avenue.
- N. 10th Street, south side adjacent to Fire Station west of N. 65th Avenue.
- S. 7th Avenue.
- Union Ridge Parkway.
- S. 74th Place.
- S. 10th Street.
- Heron Drive, Main Avenue to N. 7th Place.
- Pioneer Street, west of Main Avenue.
- S. 11th Street.
- All culs-de-sac.
- All areas designated as a fire lane or within fifteen feet of a fire hydrant or fire department conne FDC

Subdivisions:

- Canyon View:
  - Sevier Road, west side from White Salmon Drive north to Hillhurst Road.
  - S. 21st Court, north side.
  - S. 19th Court, south side.
  - S. 18th Court, north side.
- Cassini View:
  - S. Phoebe Street, west side.
  - S. 16th Drive, south side.
- Cedar Ridge:
  - S. 1st Street, north side.
  - S. 2nd Street, north side.
  - S. 3rd Way, north side.
  - S. 1st Circle, north side and entire cul-de-sac.
  - S. 2nd Way, south side from S. 34th Place to S. 35th Place.
  - S. 4th Way, south side.
  - S. 5th Way, south side.
  - S. 31st Place.
  - S. 32nd Place, east side from Pioneer Street to Cedar Ridge Drive.
  - S. 34th Place, west side.

# 2018 Parking Ordinance

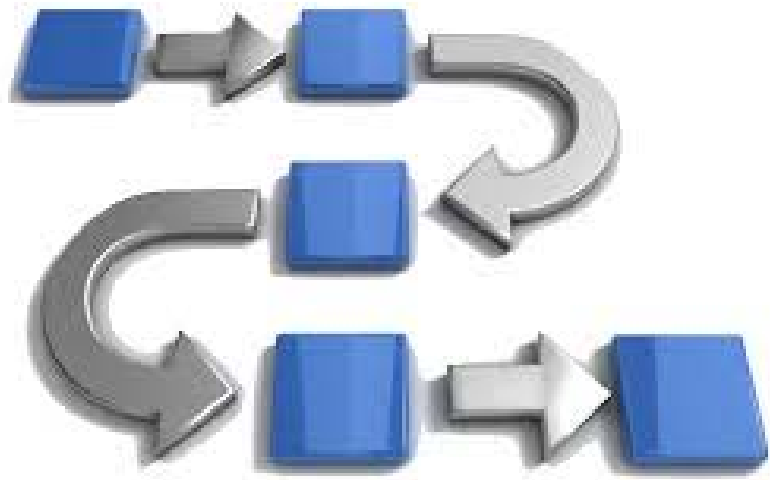
## Abandon Autos

Attachment: 2018 Parking Ord CC Presentation (Amendment to Parking)

# 2018 Parking Ordinance

## The Process

- Stake Holders meetings (6/21, 7/10, 7/25)
  - Citizens
  - CCFR
  - Public Works
  - Community Development



- Submission to City Attorney for Legal vetting
- Planning Commission (9/06/17)
- City Council



Attachment: 2018 Parking Ord CC Presentation (Amendment to Parking)

# 2018 Parking Ordinance

## HOA's

*Canterbury Trails HOA

*Canyon View

*Cassini View HOA

Cedar Creek HOA

*Columbia Hills HOA

Discovery Ridge HOA

Green Gables HOA

Hawks Landing HOA

*Heron Ridge HOA

Hillhurst HOA

Laurel Heights

*Osprey Point HOA

*Pioneer Canyon HOA

Pioneer Place

Ridgefield Woods HOA

*Taverner Ridge HOA

*Wishing Wells Estates HOA

Attachment: 2018 Parking Ord CC Presentation (Amendment to Parking)

# 2018 Parking Ordinance

## The Changes

- Change from listing specific streets to describing the environment
- Extended parking (Abandoned Autos)
- Changes made by the Traffic Engineer

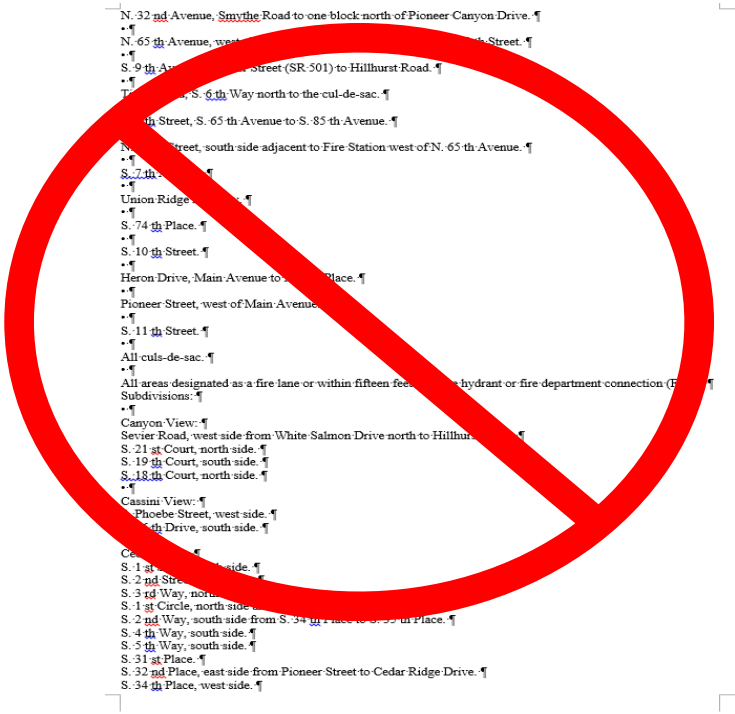
Attachment: 2018 Parking Ord CC Presentation (Amendment to Parking)

# 2018 Parking Ordinance

## The Changes

- Change from listing specific streets to describing the environment

26’ or less = No Parking
26’-32’ = Parking on one side
(*Side determined by least negative impact)*
32’ or more = Parking on both sides






Attachment: 2018 Parking Ord CC Presentation (Amendment to Parking)

# 2018 Parking Ordinance

## The Changes

- Extended Parking

7 consecutive days (24 hours downtown)
14 days per year for RVs, Trailers

Attachment: 2018 Parking Ord CC Presentation (Amendment to Parking)

# 2018 Parking Ordinance

## The Changes

- Traffic Engineer – Primary (appeals may go to council)

| Location | Neighborhood | Description | Date Effective | Justification | Comments |
|---|---|---|---|---|---|
| N 43rd Place | Pioneer Canyon | No parking on the east side of the street | 10/13/2012 | Driveway entrances | Prohibited according to RCW 46.61.570 |
| N 44th Place | Pioneer Canyon | No parking on the west side of the street | 10/13/2012 | Driveway entrances | Prohibited according to RCW 46.61.570 |
| N Kelsey Place | Pioneer Canyon | No parking on either side of the street | 10/13/2012 | Roadway too narrow for parking and emergency vehicles | Street is 48’ wide |
| N 2nd Way | Pioneer Canyon | No parking on the south side of the street | 10/13/2012 | Pre-existing in the ordinance prior to 2017 revision | Street is 48' wide |
| N 43rd Ct, and entire cul-de-sac | Pioneer Canyon | No parking on the east side of the street and in the cul- | 10/13/2012 | Roadway too narrow for parking and emergency | Street is 48' wide |



Attachment: 2018 Parking Ord CC Presentation (Amendment to Parking)

# 2018 Parking Ordinance

## Implementation

- Social Media
  - Facebook
  - Nextdoor



Attachment: 2018 Parking Ord CC Presentation (Amendment to Parking)

# 2018 Parking Ordinance

## Implementation

- Email to HOAs
- Newsletter (The Ridge)

THE RIDGE

News and information about the City we love.

RIDGEFIELD

THE OFFICIAL NEWSLETTER FROM THE CITY OF RIDGEFIELD, WASHINGTON SUMMER 2017

Summertime and the livin' is easy.

Connecting People and Place

In This Issue



Attachment: 2018 Parking Ord CC Presentation (Amendment to Parking)

# 2018 Parking Ordinance

## Implementation

- Website
  - Spread sheet link
  - Schedule for signage
  - Map

| Location | Neighborhood | Description | Date Effective | Justification | Comments |
|---|---|---|---|---|---|
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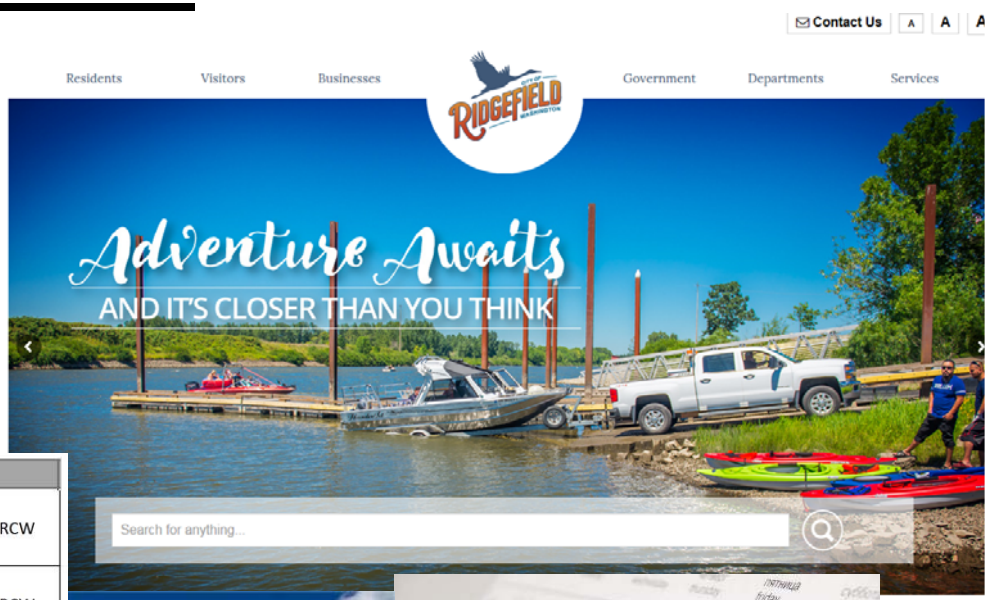
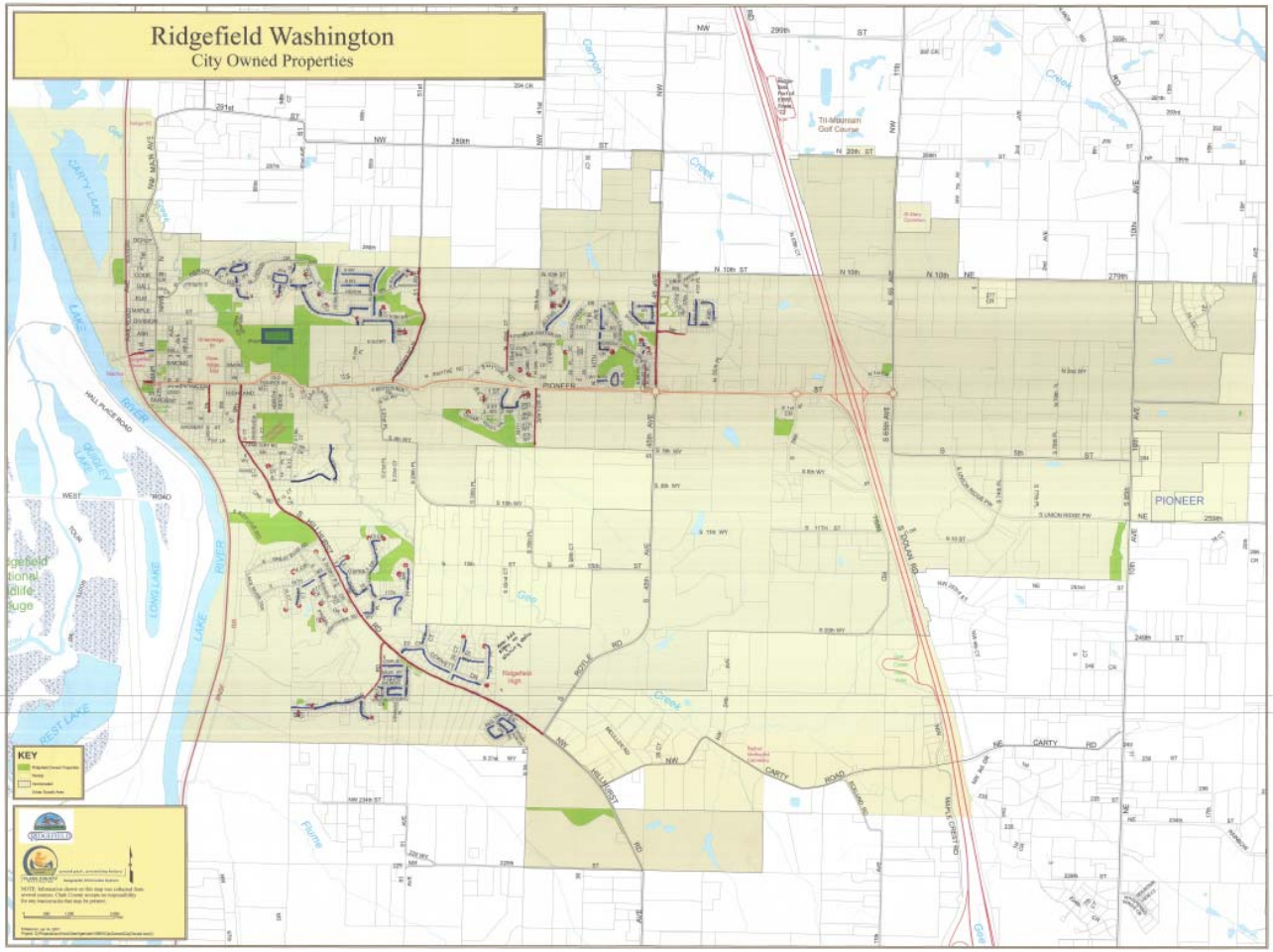


Attachment: 2018 Parking Ord CC Presentation (Amendment to Parking)

# 2018 Parking Ordinance

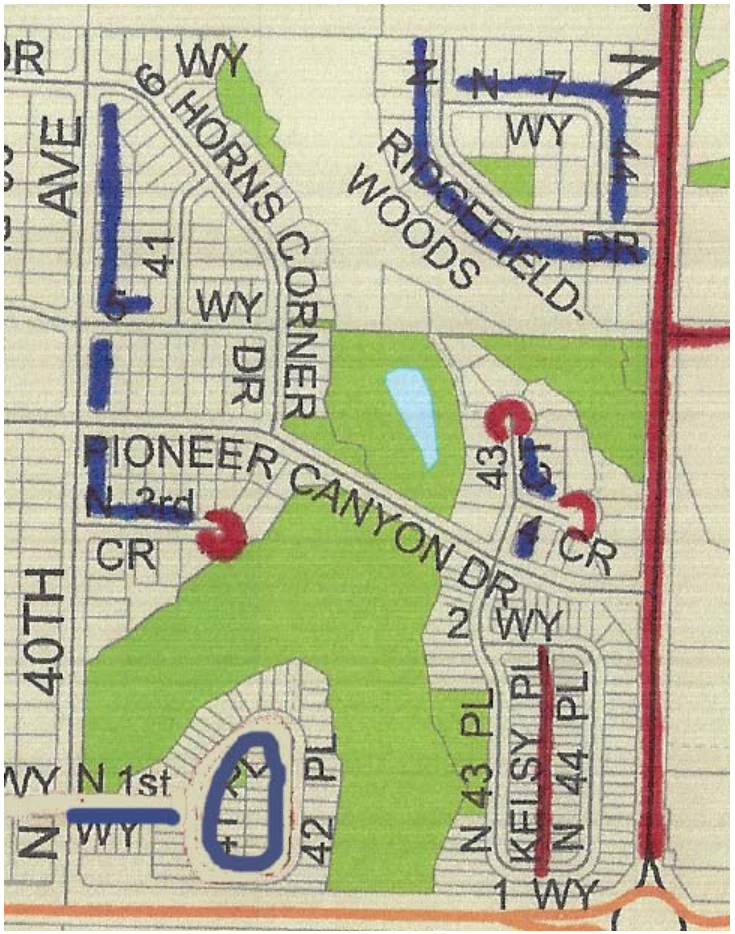



No Parking
Either side of the
Street

No Parking on
one side of the
Street

# 2018 Parking Ordinance

## Pioneer Canyon Close-up




No Parking Either side of the Street

No Parking on one side of the Street

Attachment: 2018 Parking Ord CC Presentation (Amendment to Parking)

# 2018 Parking Ordinance

## Implementation

- Educational Enforcement

THANK YOU

DRAFT REVISED CITY OF RIDGEFIELD PARKING ORD VER 073117—JP Edits

Chapter 10.12 - PARKING

10.12.010 - Purpose.
The provisions of this chapter regulate parking, standing and stopping of vehicles upon streets and ways open to the public within the city and provide for the establishment of residential parking zones and restrictions thereto. Pursuant to Chapter 10.04, the city has adopted by reference sections of certain state statutes, including sections of the model traffic ordinance, which provide for the regulation of parking, stopping or standing of vehicles in addition to the provisions of this chapter.
(Ord. 1004 § 1 (part), 2008).
(Ord. No. 1041, § 1, 12-3-2009; Ord. No. 1113, § 1, 9-13-2012)

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(Ord. 1004 § 1 (part), 2008).
(Ord. No. 1041, § 1, 12-3-2009; Ord. No. 1113, § 1, 9-13-2012)

10.12.021 - Parking restricted—~~Specified streets~~.

A. Prohibited Parking

It is a civil infraction to park or stand a motor vehicle in violation of the following parking prohibitions:

1. Curb is red, which shall mean no parking at any time;
2. Curb is yellow, which shall mean no parking due to use such as fire lane or delivery lane;
3. The area is marked with a City of Ridgefield placed sign that modifies parking permissions;~~.~~
4. There shall be no parking on either side of the street where the roadway is less than twenty-six feet wide unless otherwise regulated;~~.~~
5. Parking on one side of the street is permissible on roadways which are twenty-six feet to thirty two feet wide unless otherwise regulated;~~.~~ t~~T~~he side of the street will be determined by the City Engineer based on which side will have the least negative impact on driveways, mailboxes, fire h~~H~~ydrants, and limited sight distances;~~.~~
6. Parking on both sides of the street is permissible on roadways in excess of thirty two feet wide unless otherwise regulated.

B. The Traffic Engineer shall maintain a list of streets where parking is regulated based on street widths. Such list shall be ~~Street or areas regulated shall be~~on file with the City Clerk and posted on the city's website.

~~The provisions of this chapter establish parking restrictions, including but not limited to no parking anytime, time of day restrictions, and time limits on all or portions of specified streets. Parking restrictions shall be as follows:~~
~~"No Parking" Areas~~
~~General:~~

~~Division Street, N. 5 th Avenue to Abrams Park.~~

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Attachment: New Parking Ord Redlines (Amendment to Parking)

~~N. 5 th Avenue, east side from Pioneer Street (SR 501) to Division Street.~~

~~N. 8 th Avenue, west side from Pioneer Street to dead end.~~

~~S. Shobert Street, both sides, 4 th Avenue to 8 th Avenue.~~

~~S. Hillhurst Road.~~

~~Mill Street, northerly side from Main Avenue to the railroad tracks; southerly side from N. 1 st Avenue to the railroad tracks.~~

~~S. 65 th Avenue, easterly side from Pioneer Street (SR 501) to S. 5 th Street.~~

~~S. 56th Place.~~

~~S. 6th Way.~~

~~S. 1st Circle.~~

~~N. 45 th Avenue, Pioneer Street (SR 501) to northerly city limits.~~

~~N. 35 th Avenue, Pioneer Street (SR 501) to Pioneer Canyon Drive.~~

~~N. 32 nd Avenue, Smythe Road to one block north of Pioneer Canyon Drive.~~

~~N. 65 th Avenue, west side adjacent to Fire Station south of N. 10 th Street.~~

~~S. 9 th Avenue, Pioneer Street (SR 501) to Hillhurst Road.~~

~~Timm Road, S. 6 th Way north to the cul-de-sac.~~

~~S. 5 th Street, S. 65 th Avenue to S. 85 th Avenue.~~

~~N. 10 th Street, south side adjacent to Fire Station west of N. 65 th Avenue.~~

~~S. 7 th Avenue.~~

~~Union Ridge Parkway.~~

~~S. 74 th Place.~~

~~S. 10 th Street.~~

~~Heron Drive, Main Avenue to N. 7 th Place.~~

~~Pioneer Street, west of Main Avenue.~~

~~S. 11 th Street.~~

~~All culs-de-sac.~~

~~All areas designated as a fire lane or within fifteen feet of a fire hydrant or fire department connection (FDC).~~

~~Subdivisions:~~

~~Canyon View:~~
~~Sevier Road, west side from White Salmon Drive north to Hillhurst Road.~~
~~S. 21 st Court, north side.~~
~~S. 19 th Court, south side.~~
~~S. 18 th Court, north side.~~

~~Cassini View:~~
~~S. Phoebe Street, west side.~~
~~S. 16 th Drive, south side.~~

~~Cedar Ridge:~~
~~S. 1 st Street, north side.~~
~~S. 2 nd Street, north side.~~
~~S. 3 rd Way, north side.~~
~~S. 1 st Circle, north side and entire cul-de-sac.~~
~~S. 2 nd Way, south side from S. 34 th Place to S. 35 th Place.~~
~~S. 4 th Way, south side.~~
~~S. 5 th Way, south side.~~
~~S. 31 st Place.~~
~~S. 32 nd Place, east side from Pioneer Street to Cedar Ridge Drive.~~
~~S. 34 th Place, west side.~~
~~S. Cedar Ridge Drive, south side from S. 32 nd Place to and including cul-de-sac.~~
~~S. 35 th Place.~~

~~Columbia Hills:~~
~~S. Wind River Way, south side.~~
~~S. Cispus Way, south side.~~
~~S. Sauk Way, south side~~
~~S. White Salmon Drive, south side.~~
~~S. Methow Place, east side.~~
~~S. Nisqually Avenue, east side.~~

~~Diamond Meadows:~~
~~N. 38 th Place, west side.~~
~~N. 39 th Court, west side.~~
~~N. 1 st Way, south side.~~

~~Heron Ridge:~~
~~N. 13 th Place, east side.~~
~~N. 8 th Way, north side.~~
~~N. 12 th Circle, east side.~~
~~N. 13 th Way and N. 13 th Place, inside loop.~~

~~Hillhurst (Summit Park):~~
~~S. 6 th Way, south side.~~
~~S. 8 th Way, north side.~~
~~S. 14 th Place, west side.~~
~~S. 15 th Court, west side.~~
~~S. 5 th Circle, south side.~~

~~Osprey Pointe:~~
~~S. 15 th Circle, north side, stop bar to thirty feet east of stop bar.~~

~~Pioneer Canyon:~~
~~N. 43 rd Place, east side.~~
~~N. 44 th Place, west side.~~
~~N. Kelsey Place.~~
~~N. 2 nd Way, south side.~~
~~N. 43 rd Court, east side and entire cul-de-sac.~~
~~N. 4 th Circle, north side and entire cul-de-sac.~~
~~N. Kyle Place, Fire Lane.~~
~~N. 42 nd Place, west side.~~
~~N. 5 th Way, north side.~~
~~Allen Creek Drive, east side.~~
~~N. 3 rd Circle, north side and entire cul-de-sac.~~
~~N. 41 st Place and N. 42 nd Place, inside of loop.~~
~~N. 1 st Way, north side.~~
~~N. 6 th Way, fire lane.~~
~~N. 39 th Place, east side.~~
~~N. Horns Corner Drive, west side.~~
~~N. 41 st Avenue, east side.~~

~~Green Gables:~~
~~N. 2 nd Way.~~
~~N. 4 th Way.~~
~~N. 33 rd Court, east side.~~
~~N. 3 rd Street, south side.~~
~~N. 6 th Circle.~~
~~N. Helens View Drive cul-de-sac.~~
~~N. 38 th Place, west side.~~
~~N. 39 th Place, west side.~~
~~N. 39 th Court, west side.~~
~~N. 3 rd Circle, north side.~~
~~N. 1 st Street, north side.~~
~~Allen Creek Drive, east side.~~
~~Green Gables Loop, west side (inside edge of loop).~~

~~Taverner Ridge:~~
~~S. Dusky Drive, west side.~~
~~S. 17 th Circle.~~
~~S. 18 th Circle, north side.~~
~~S. 15 th Court, west side.~~
~~S. 14 th Court, west side.~~
~~S. Lake River Drive, south side, and north side adjacent to wetland, between S. Great Blue Road and storm pond access road.~~

~~Wishing Wells:~~
~~S. 29 th Court, east side.~~
~~S. 23 rd Way, south side.~~
~~S. 31 st Court, east side.~~
~~S. Cornett Drive, south side.~~
~~S. 26 th Avenue, west side.~~

~~S. 22 nd Circle, south side.~~
~~"No Truck Parking" Areas~~
~~•~~
~~S. 65 th Avenue, westerly side from Pioneer Street (SR 501) to S. 5 th Street.~~
~~"No Combination/Trailer Parking"~~
~~•~~
~~Mill Street, both sides between Main Avenue and Third Avenue.~~
~~•~~
~~Pioneer Street (SR 501), 4 th Avenue to Main Avenue.~~
~~•~~
~~N. Main Avenue, Pioneer Street (SR 501) to Mill Street.~~
~~•~~
~~S. Main Avenue, Pioneer Street (SR 501) to Sargent Street.~~
~~"No Parking Bus Zone"~~
~~Simon Street, south side; "From the immediate west side of the alley adjacent the skate park, to a point 50 feet west thereof."~~
~~"Time Restricted" Parking Areas~~
~~15 Minute Only Parking, Monday through Friday:~~
~~•~~
~~Pioneer Street (SR 501), north side in front of City Hall.~~
~~No Parking between Hours of 7:30 a.m. to 3:30 p.m.:~~
~~•~~
~~Pioneer Street (SR 501), north side, 5 th Avenue to S. 7 th Avenue.~~
~~Loading Zone, 15 Minute Parking, Monday through Friday 6:00 a.m. to 5:00 p.m.:~~
~~•~~
~~S. Main Avenue, east side, from Pioneer Street (SR 501) to a point 115 feet south. (Commercial vehicles actively loading/unloading permitted unrestricted time to complete loading/unloading, other vehicles 15 minute parking limit).~~
~~(Ord. 1004 § 1 (part), 2008).~~
~~(Ord. No. 1041, § 1, 12-3-2009; Ord. No. 1113, § 1, 9-13-2012; Ord. No. 1150, § 1, 2-13-2014; Ord. No. 1155, § 1, 7-10-2014)~~

~~10.12.022 City manager Authority.~~
~~The city manager is authorized to provide for up to two fifteen-minute parking spaces per block in the following area:~~
~~•~~
~~Pioneer Street (SR 501), 4 th Avenue to Main Avenue.~~
~~•~~
~~N. Main Avenue, Pioneer Street (SR 501) to Mill Street.~~
~~The City Manager may also establish the hours and days when such limit shall be effective.~~
~~(Ord. No. 1155, § 1, 7-10-2014)~~

10.12.023 - Limitation on prolonged parking.

A. No person shall stop, stand or park a vehicle upon any street in the city of Ridgefield for more than seven consecutive days, except as provided in RMC 10.12.033(C).

B. No person shall stop, stand or park a vehicle upon any street in the downtown core area ~~following area~~ for more than twenty-four hours.~~:~~

~~•~~

The down town core area is defined as Pioneer Street (SR 501)~~,~~ to Mill Street, 4 th Avenue to Main Avenue.

C. No person shall stop, stand or park a vehicle within the Ridgefield Park and Ride area for more than forty-eight hours.

D. ~~.~~ Procedure for notification and removal.

1. A law enforcement officer discovering an unauthorized vehicle left upon a street shall visibly mark the vehicle and attach to the vehicle a readily visible notification tag. The tag shall contain the following information:

- Date and time the tag was attached
- Identity of the officer
- A statement that if the vehicle is not removed within twenty-four hours from the time the tag is attached, the officer may issue a parking citation and the vehicle may be taken into custody and stored at the owner's expense
- A statement that if the vehicle is not redeemed, the registered owner will have committed the traffic infraction of littering – abandoned vehicle; and
- The address and telephone number where additional information may be obtained

2. If the vehicle has current Washington registration plates, the officer shall check the records to learn the identity of the last owner on record. The officer or his or her department shall make a reasonable effort to contact the owner by telephone in order to give the owner the information on the notification tag.

3. If the vehicle is not removed within twenty-four hours from the time the notification sticker is attached, the law enforcement officer may take custody of the vehicle and provide for the vehicle's removal. A vehicle that does not pose a safety hazard may remain on the roadside for more than twenty-four hours *if* the owner or operator is unable to remove it from the place where it is located and notifies law enforcement officials to request assistance.

~~N. Main Avenue, Pioneer Street (SR 501) to Mill Street.~~

~~.~~

~~S. Main Avenue, west side, designated diagonal spots.~~

~~(Ord. No. 1155, § 1, 7-10-2014)~~

10.12.025 - Amendment of parking and traffic regulations.

The ~~city council~~ Traffic Engineer may, from time to time, ~~by ordinance~~ provide for different or additional parking restrictions, traffic regulations, or the installation of different or additional traffic control devices~~, other than as hereinabove in this chapter specifically provided,~~ subject always to the provision that any such restriction or regulation be properly posted in the area affected. The City Council retains final authority in all parking matters.

(Ord. 1004 § 1 (part), 2008).
(Ord. No. 1113, § 1, 9-13-2012; Ord. No. 1155, § 1, 7-10-2014)

10.12.026 - Traffic engineer—Authority.

The public works director or his/her designee is authorized to exercise the powers and duties of traffic engineer as authorized pursuant to RCW 46.90.260 and 46.90.270, and Chapter 308-330 WAC, the Model Traffic Ordinance, all as now or hereafter amended.

(Ord. 1004 § 1 (part), 2008).
(Ord. No. 1113, § 1, 9-13-2012; Ord. No. 1155, § 1, 7-10-2014)

10.12.030 - Time limit zones.

No person having control over a vehicle may park such vehicle beyond the time limit permitted by official signs. Where a time limit is established by official signs, no person having control over a vehicle may re-park that vehicle on either side of the same street in order to extend the vehicle's parking time beyond the time limits established. For purposes of this section, a vehicle shall be deemed to be re-parked and in violation of this section despite any movement of the vehicle unless the vehicle is moved to a street with a different street name than the street the vehicle was originally parked upon.

(Ord. 1004 § 1 (part), 2008).

(Ord. No. 1113, § 1, 9-13-2012; Ord. No. 1155, § 1, 7-10-2014)

10.12.031 - Stopping, standing or parking.

A.

In addition to provisions of the Washington Model Traffic Ordinance adopted by Chapters 10.04 RMC, no person may park or leave any vehicle, whether attended or unattended, upon the traveled portion of the roadway in such a manner as to block or obstruct the flow of vehicular traffic.

1.

Subsection A of this section does not apply to the driver of any vehicle which is disabled in such a manner and to such extent that it is impossible to avoid stopping and temporarily leaving the vehicle in such a position. The driver shall nonetheless arrange for the prompt removal of the vehicle as required by subsection B of this section.

2.

Subsection A of this section does not apply to the driver of a public transit vehicle who temporarily stops the vehicle upon the roadway for the purpose of and while actually engaged in receiving or discharging passengers at a marked transit vehicle stop zone, or to the driver of a vehicle when actually engaged in the collection of solid waste, recyclables, or yard waste under authority of the city, so long as the vehicle is not parked or left for a longer time than reasonably necessary.

B.

It is unlawful for the operator of a vehicle to leave the vehicle unattended within the limits of the roadway unless the operator of the vehicle arranges for the prompt removal of the vehicle.

(Ord. 1004 § 1 (part), 2008).

(Ord. No. 1113, § 1, 9-13-2012; Ord. No. 1155, § 1, 7-10-2014)

10.12.032 - Parking on municipal property.

A.

Motor vehicle parking or standing on property owned, leased or operated by the city is subject to the following restrictions:

1.

Only motor vehicles belonging to persons who work for the city, who are transacting business with the city or who otherwise have specific permission from the city, may be parked upon such property; and

2.

Where pavement markings or signs designate parking stalls on such property, all motor vehicles must be parked within such stalls and not elsewhere on such property; and

3.

Where pavement markings designate a parking stall or stalls, any motor vehicle parked in a stall must be parked within the designated limits as indicated by the pavement markings; and

4.

Where signs or pavement markings prohibit or restrict parking without authority or permission, no motor vehicle may be parked or left standing without such permission.

B.

Any motor vehicle parked or standing on such property which is not complying with the restrictions set forth herein is subject to traffic infraction provisions of this chapter.

(Ord. 1004 § 1 (part), 2008).

(Ord. No. 1113, § 1, 9-13-2012; Ord. No. 1155, § 1, 7-10-2014)

10.12.033 - Truck, trailer and recreational vehicle parking.

A.

For the purposes of this section the words and phrases shall have the following designated meanings unless a different meaning is expressly provided:

1.

"Residential area" means those areas of the city which have been designated as residential districts for purposes of the zoning code found in Title 18 of this code;

2.

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"Trailer" means any vehicle without motive power designed for carrying persons or property on its own structure and to be drawn by a vehicle with motor power. The term "trailer" includes trailer coach, semitrailer, or utility trailer but does not include recreational vehicles such as travel trailers or boat trailers;
3.
"Truck" means any motor vehicle designed primarily for the transportation of property or persons for commercial purposes or the pulling of a trailer as defined in this section;
4.
"Recreational Vehicle" means any motor-home, camper, or other vehicle used for traveling and recreational activities.
B.
No persons shall park or leave standing on any street of any residential area of the city a truck with a gross weight capacity in excess of eighteen thousand pounds.
C.
No persons shall park or leave standing on any street any motor homes, recreational vehicles and utility trailers for a period of two weeks or more during any calendar year.
D.
The provisions of this section shall not apply to any vehicle which is parked or left standing expressly for the purpose of loading or unloading. For the purposes of this section, a reasonable amount of time on any day or successive days to be allowed for loading or unloading shall be four hours unless otherwise permitted by the chief of police of the city.
(Ord. No. 1041, § 1, 12-3-2009; Ord. No. 1113, § 1, 9-13-2012; Ord. No. 1155, § 1, 7-10-2014)

10.12.040 - Enforcement.

Whenever parking time is limited or prohibited on designated streets, it shall be the duty of the public works director and/or his/her designee to erect appropriate signs, curb painting or other appropriate markings giving notice thereof, and no such regulations shall be effective and enforceable unless said signs or other such markings are erected and in place at the time of the alleged offense.
In checking for overtime parking, police officers are authorized to use chalk marks on the tires of parked vehicles, or any other identifying mark that does not deface the vehicle, and it is unlawful for any person to erase or obliterate such mark for the purpose of interfering with such checking for overtime parking.
(Ord. 1004 § 1 (part), 2008).
(Ord. No. 1113, § 1, 9-13-2012; Ord. No. 1155, § 1, 7-10-2014)

10.12.050 - Violation an infraction.
Any violation of the parking prohibitions and restrictions provided in this chapter shall be designated as a traffic infraction and punishable in accordance with state law and/or local ordinance. The monetary amount shall be ninety-five dollars.
(Ord. 1004 § 1 (part), 2008).
(Ord. No. 1041, § 1, 12-3-2009; Ord. No. 1113, § 1, 9-13-2012; Ord. No. 1155, § 1, 7-10-2014)