RIDGEFIELD CITY COUNCIL
MEETING AGENDA

Thursday, August 27, 2020
Teleconference
N/A, Ridgefield, WA 98642

I. STUDY SESSION - 5:30PM

1. **2021 Introduction to Budget and Baseline Operating Budget - Kirk Johnson, Finance Director**

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

1. **Roll Call**
2. **Late changes to the agenda**

III. CONSENT AGENDA

1. **Approval of Claims And/Or Payroll**
2. **Approval of Minutes from the August 13, 2020 Meeting**

IV. BUSINESS

1. **Motion - Approval of Cloverhill Phase 7 Final Plat - Claire Lust, Community Development Director**
2. **Motion - Approval of Urban Downs Final Plat and Urban Holding Removal - Claire Lust, Community Development Director**
3. **Motion - Approval of Bid Award for North 10Th Ave Rehabilitation Project - Bryan Kast, Public Works Director**

V. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

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

VI. ADJOURN

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

CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: August 27, 2020

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

AGENDA ITEM TITLE: 2021 Introduction to Budget and Baseline Operating Budget

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GOVERNING LEGISLATION:

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

PREVIOUS COUNCIL ACTION TAKEN:

Council adopts an annual budget. The 2020 annual budget was adopted November 21, 2019

SUMMARY/BACKGROUND:

Introduction to the baseline operating budget and budget assumptions

BUDGET/FINANCIAL IMPACTS:

N/A – Presentation, discussion and Council direction

RECOMMENDED ACTION OR MOTION:

No action requested at this time

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: 2021 Baseline Operating Budget(PDF)

2021 Baseline Operating Budget

August 27, 2020

Agenda
2021 Baseline Operating Budget

- Budget Calendar
- Key Assumptions
- Baseline Operating Budget
- Available Fund Balance
- Revenue Projection – Special Revenue and Capital Project Funds
- Next Steps

2021 Budget Calendar

		July					Aug					Sept				Oct				Nov					Dec			
Week of	**June**	**29**	**6**	**13**	**20**	**27**	**3**	**10**	**17**	**24**	**31**	**7**	**14**	**21**	**28**	**5**	**12**	**19**	**26**	**2**	**9**	**16**	**23**	**30**	**7**	**14**	**21**	**28**
City Council Goals/Retreat								11th																				
Review Financial Sustainability Model (6 Year)																												
Management Initiatives/Goals Retreat								12th																				
Review Budget and Financial Policies					23rd																							
Review Economic Conditions/Budget to Actual					23rd																							
Determine Baseline Assumptions																												
Develop Proposed Budget																												
Levels of Service																												
Baseline/Beginning Budget																												
New Programs or Initiatives																												
Update Indirect Cost Plan																												
Update Equipment Replacement Fund																												
Preliminary Budget																												
Operating																												
Capital																												
Update Financial Forecast																				5th								
Adopt Final Budget																												
Conduct Hearing on Revenue Sources																				5th								
Draft Final Budget																												
Adopt Property Tax Levy																				5th		19th						
Update Utility Rate Model																				5th		19th						
Final Budget and Conduct Hearings																						19th		3rd				
Executive Management Meetings (10 am)								12th					15th				13th				10th							
Budget Advisory Committee Meetings (10 am)								13th					17th				15th				12th							
City Council Work Sessions										27th				24th				22nd				19th						

August 27 work session - Present baseline budget
September 24 work session - Present FTE initiatives, special revenue, capital and operating initiatives budget
October 24 work session - Update economic forecast and present preliminary budget
November 19 work session - Final touch on 2021 budget - If needed

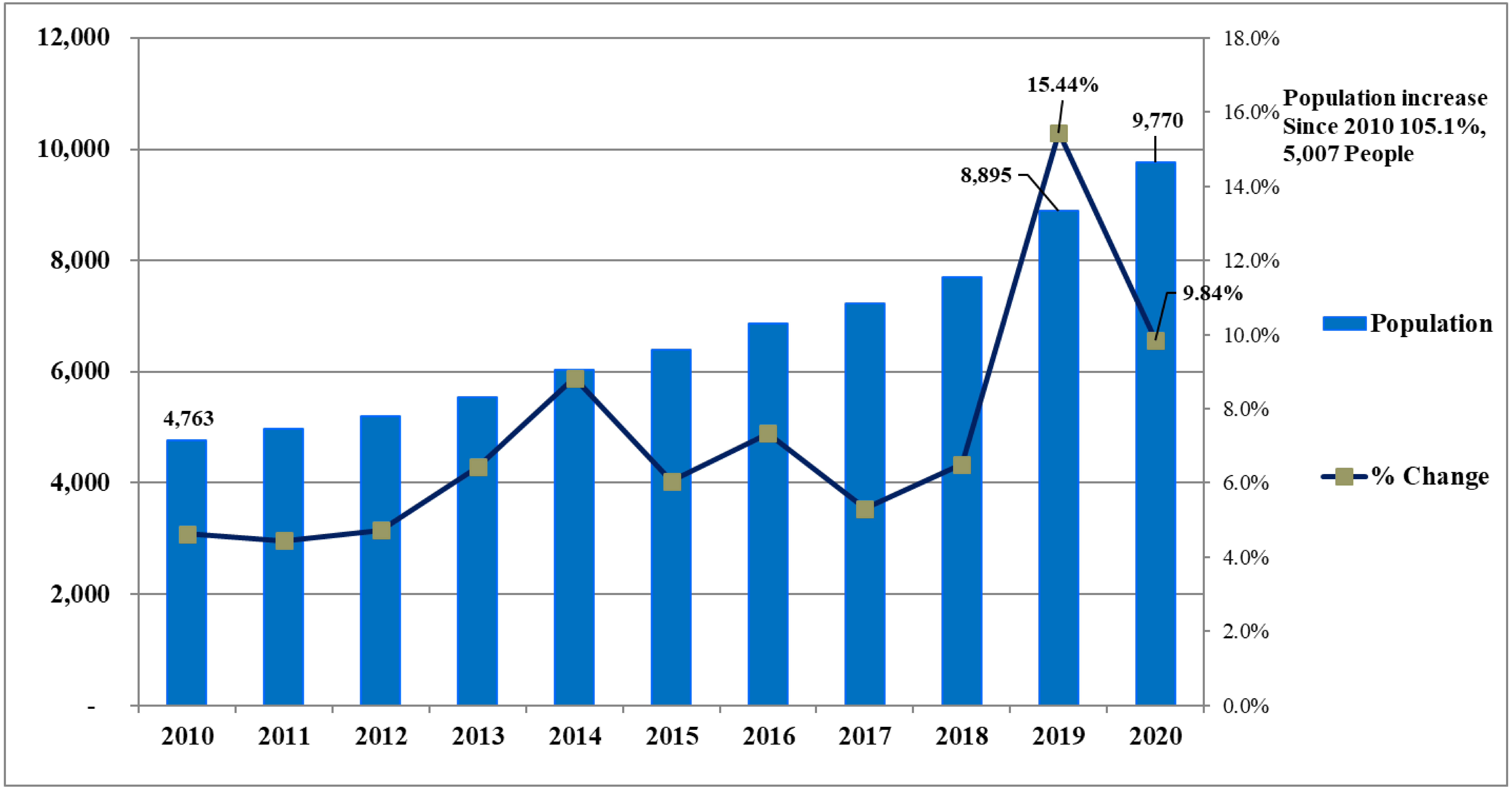
Key Assumptions
2021 Baseline Budget

A baseline budget consists of the current years operating budget adjusted for inflation, contractual commitments, cost of living adjustments and population projections. The baseline assumes the City will maintain levels of service consistent with current operations.

Key Assumptions
2021 Baseline Budget

General		
Assumption	**Source**	**Amount**
Population April 1, 2020	State of Washington OFM	9,770
Population April 1, 2021	Estimated growth of 7% (avg. since 2010 per OFM)	10,454
Population Change	Change 2021 – 2020	684
New Housing Units	Estimate using 2.99 persons per household (2020 avg. persons per household per OFM)	229
Total Housing Units	2020 household units per OFM plus estimated new housing units	3,608
Housing Unit Increase	New household compared to 2020 OFM numbers	7%
Inflationary Factor (indexing for impact fees/SDC and policy related Cola)	West Region CPI-U (June released July 2020) all items. Mainly due to reduced energy prices.	1.2%

Key Assumptions
Population Growth Trends



Source: Office of Financial Management

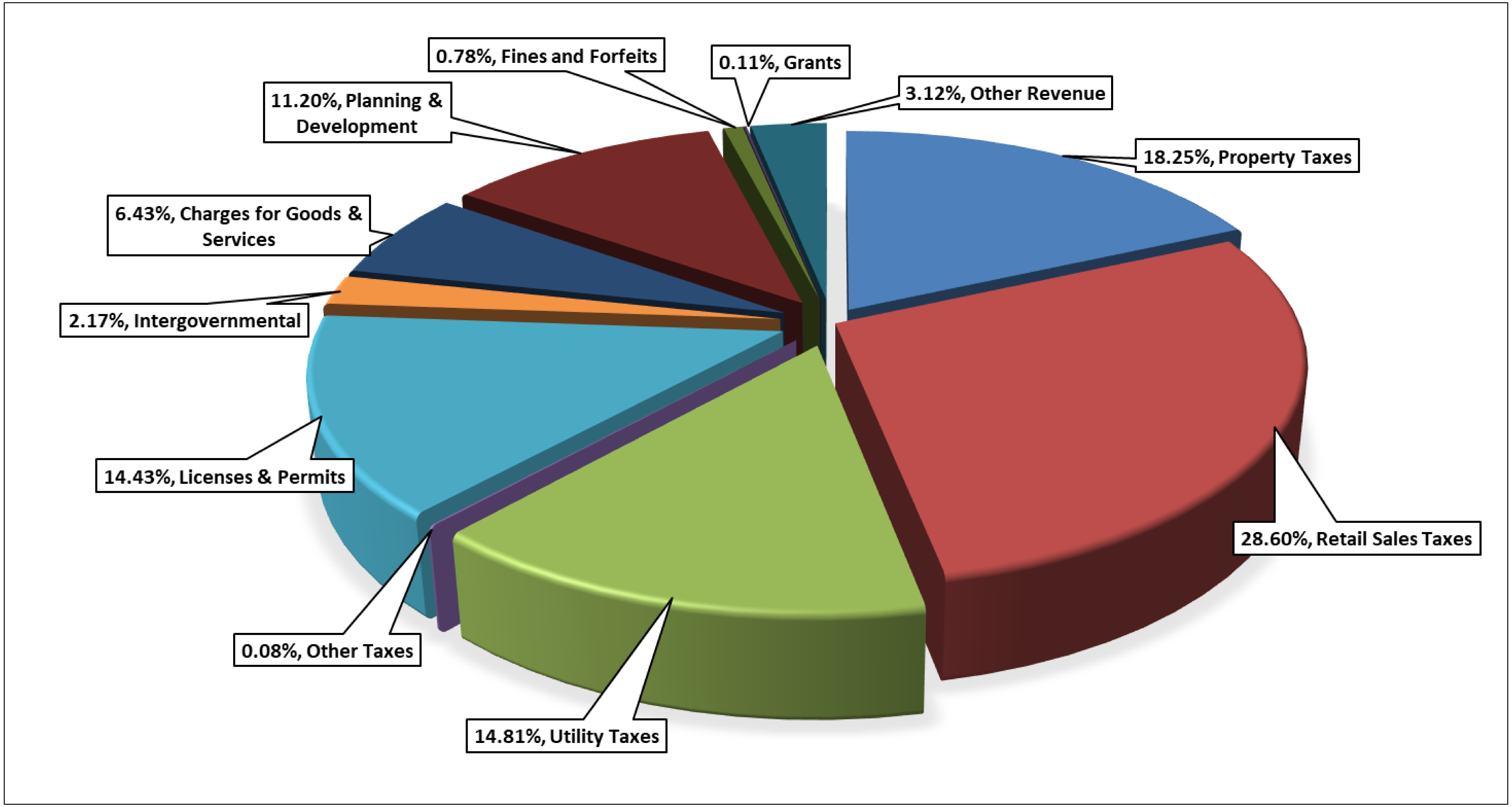
Key Assumptions
2021 Baseline Budget

Facility Expense		
RACC Lease	Annual lease payment	$114,875
RACC	Operating expenses	$28,350
Public Safety Lease	State Capital Grant (2020)	$120,280
Public Safety Lease	Sale of property at 211 Main Ave (Sold 2020)	$185,000
Public Safety Lease	2021 initial lease expense	$300,000
Public Works Operation Center	Annual Bond Payments (Principal and Interest)	$351,980
Ridgefield Outdoor Recreation Complex (RORC)	Annual Bond Payments (Principal and Interest)	$1,061,425
RORC	Operating expenses	$75,000

Key Assumptions
2021 Baseline Budget

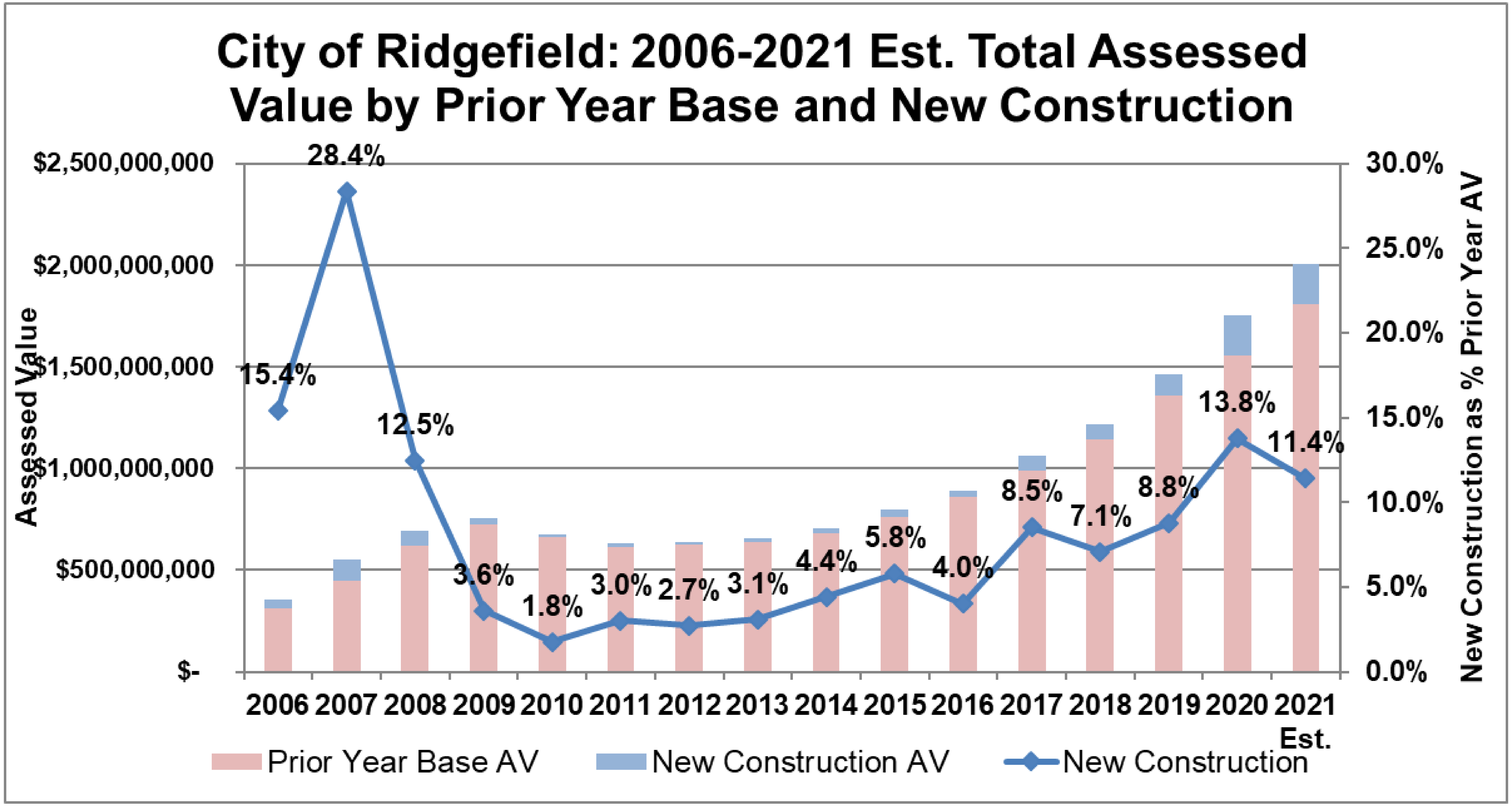
Revenue		
Revenue Source	**Description**	**Amount +/-**
Property Tax	Statutory increase 1%	$14,417
Property Tax	New Construction $200 million assessed valuation	$164,352
Property Tax	Annexation	$0
Sales/Use Tax	55% retail 45% construction; 1.4% decrease over 2020 year-end estimate, 20% decrease over 2020 adopted budget	($34,838)
Utility Tax	Limited rate changes (sewer down 1.44%); 7% increase in households	$95,659
State Shared Revenue	Per capita revenue MRSC estimate (3.9% overall General/Street Fund Rev.)	$67,012

Key Assumptions General and Street Fund Revenue Structure 2021 Estimate



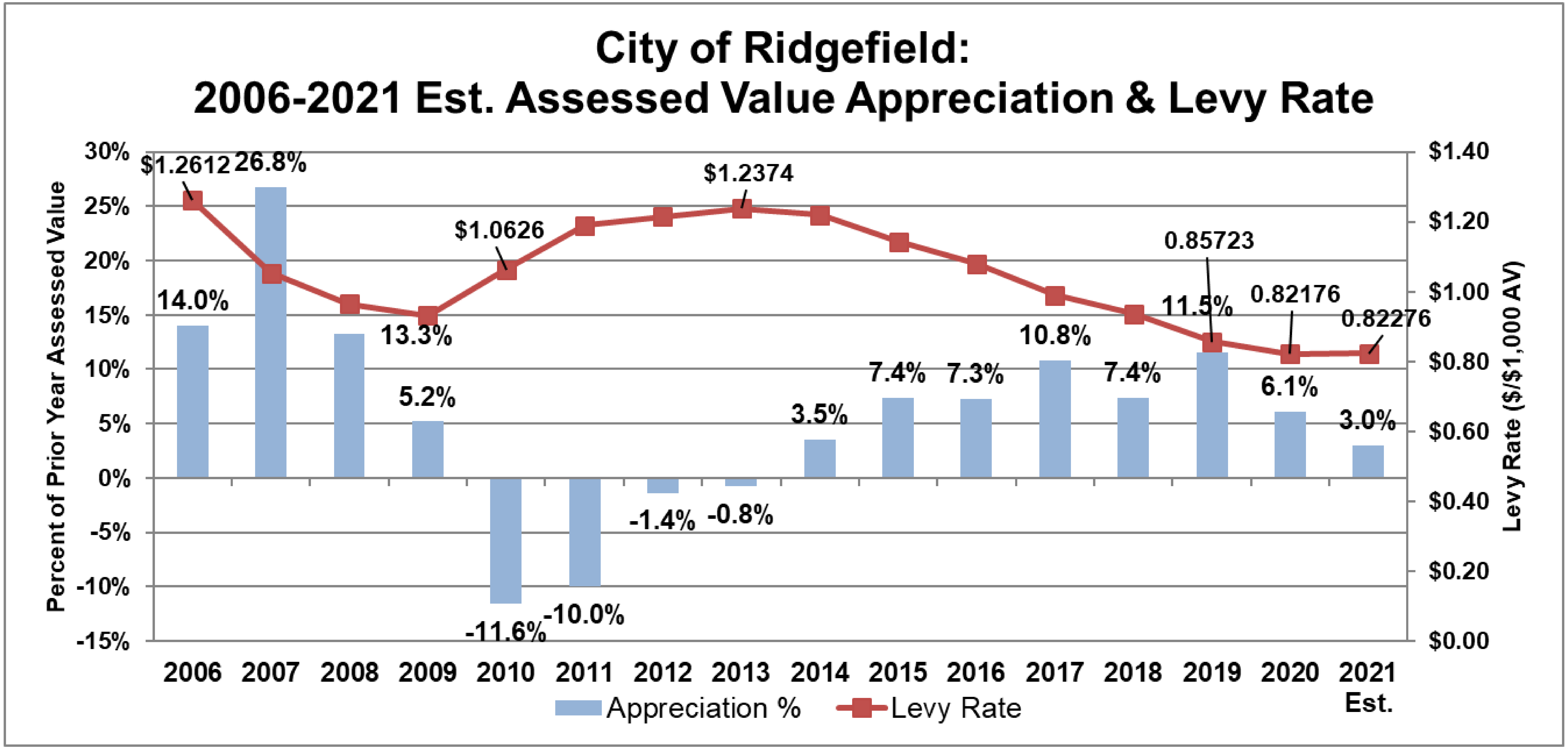
Source: City of Ridgefield Finance Department

Key Assumptions
Property Tax New Construction



Source: Clark County Assessors Office

Key Assumptions
Assessed Value Appreciation and Levy Rate

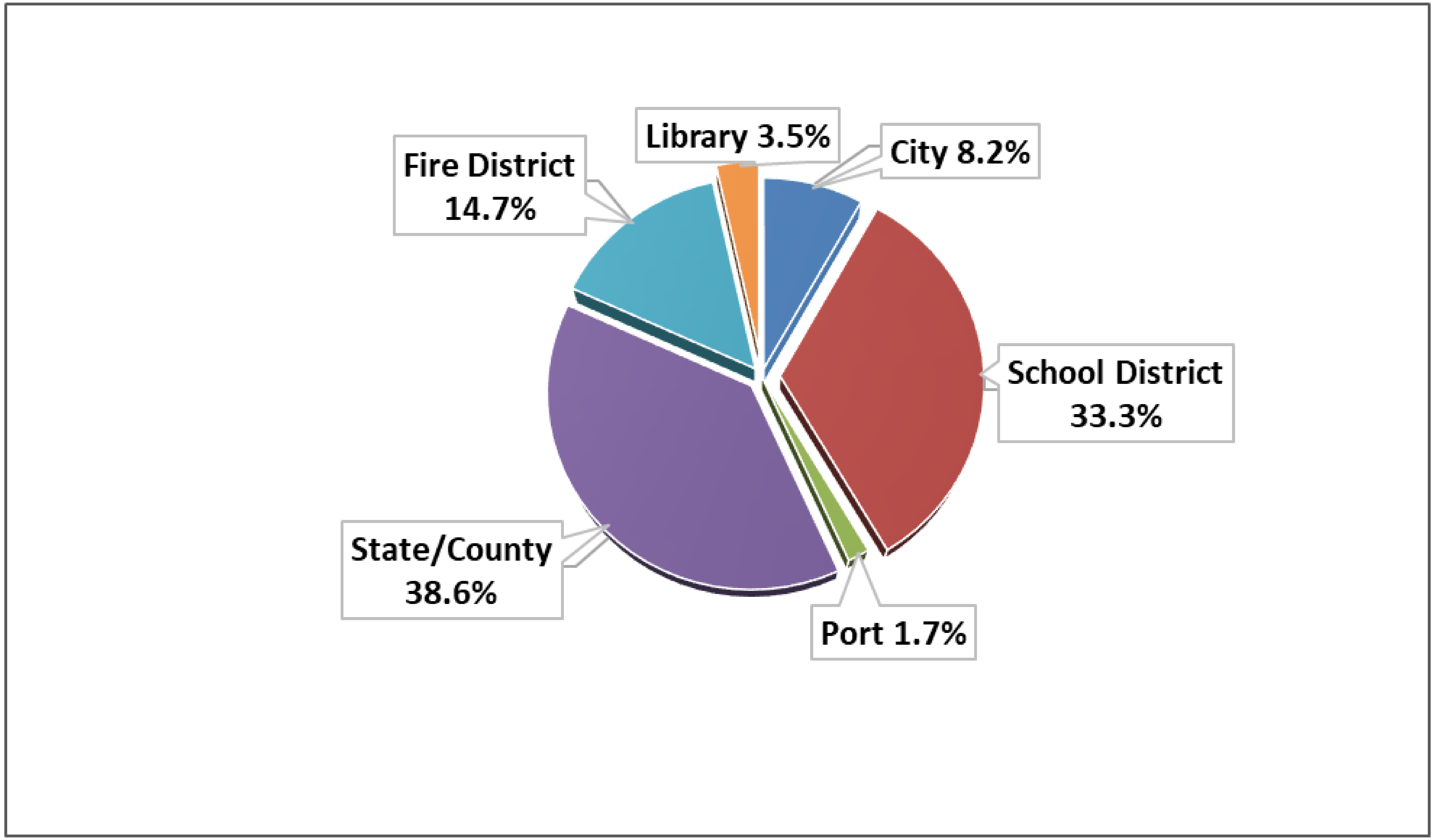


Source: Clark County Assessors Office

Key Assumptions
2020 City Property Tax Levy Rate as a Percentage of Total

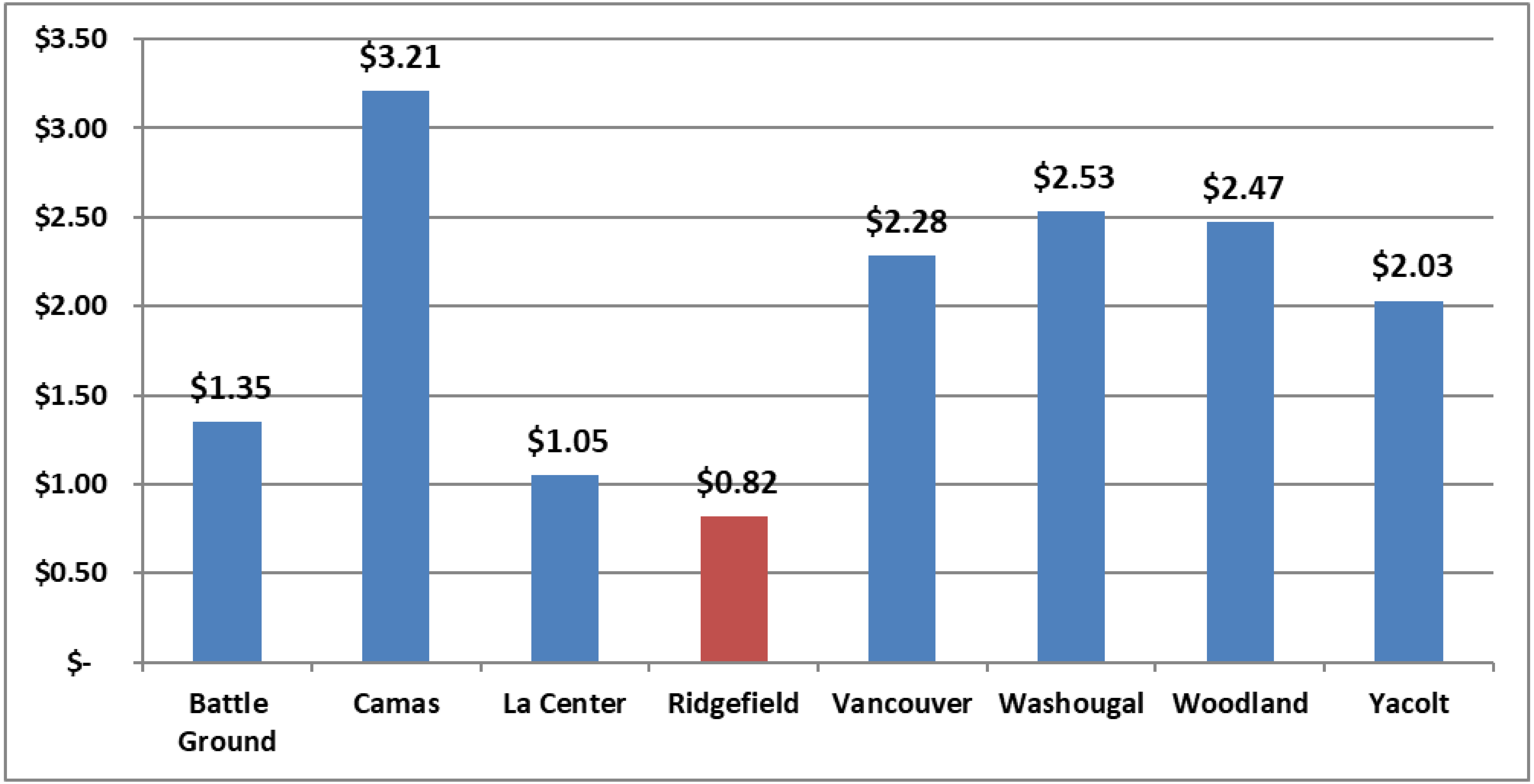
Total Property Tax Levy

• City	$0.82
• School District	$3.35
• Port of Ridgefield	$0.17
• State/County	$3.88
• Fire District	$1.48
• Library	$0.35
• Total Levy	$10.05



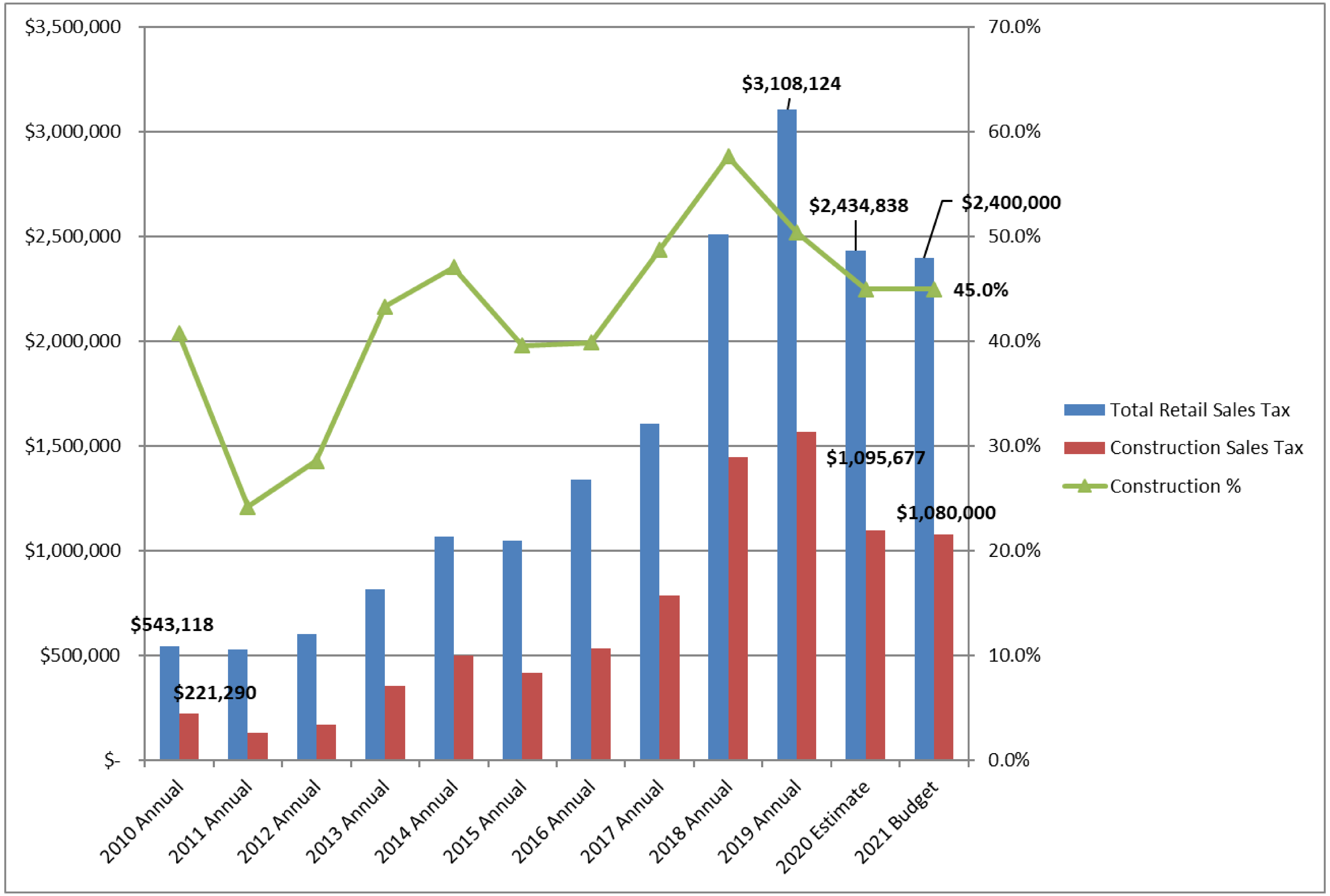
Source: Clark County Assessors Office

Key Assumptions
2019 Property Tax Levy Rate County Comparison



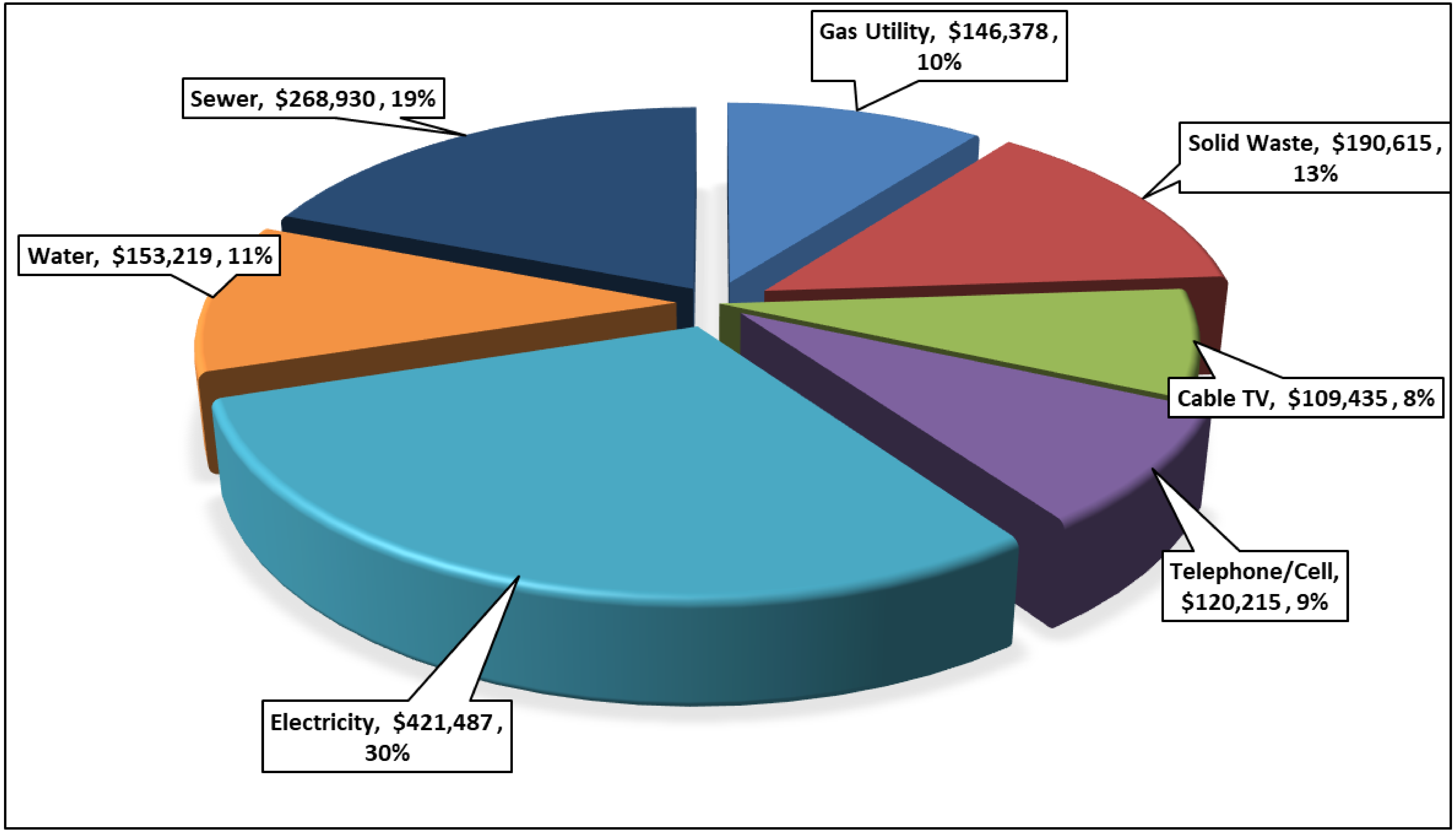
Source: Clark County Assessors Office

Key Assumptions
Retail Sales and Use Tax Trends



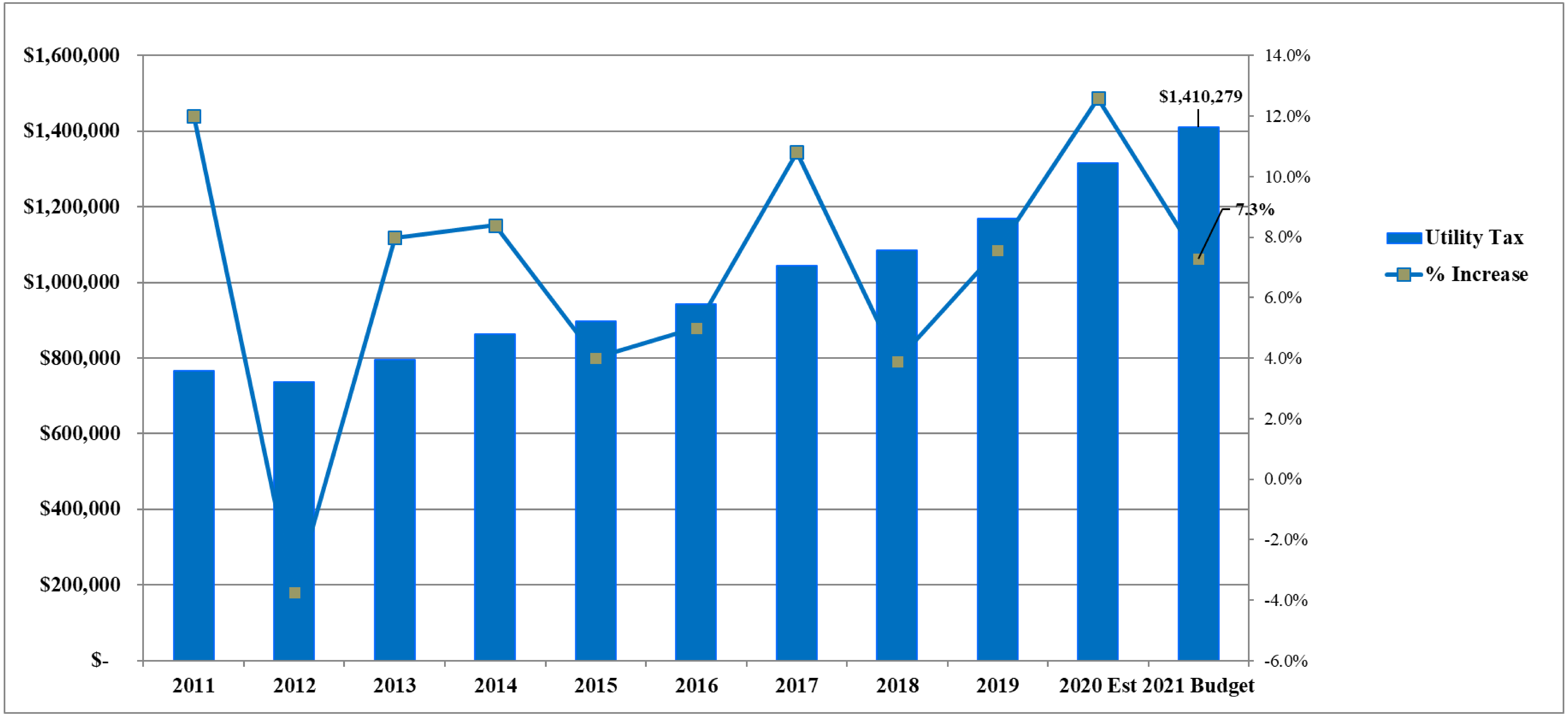
Source: City of Ridgefield Finance Department

Key Assumptions
Utility Tax Revenue Structure



Source: City of Ridgefield Finance Department

Key Assumptions
Utility Tax Trends



Source: City of Ridgefield Finance Department

Key Assumptions
2021 Baseline Budget

Revenue		
Revenue Source	**Description**	**Amount +/-**
Water Rate	0% rate increase; 7% increase in accounts 5% increase in usage	$93,747
Storm Water Rate	3% rate increase	$23,882
Storm Water Rate	7% increase in households/EDU	$52,080

Key Assumptions
Sewer Utility Rates

- Sewer utility rate trend
  - Sewer rate for 2021 – 1.44% decrease for monthly sewer service

MONTHLY SEWER SERVICE	2014	2015	2016	2017	2018	2019	2020	2021
Base Rate (Central Service Area)	$ 36.00	$ 37.00	$ 38.00	$ 38.00	$ 38.00	$ 39.00	$ 40.00	$ 41.00
System Integration Charge	19.00	18.80	18.50	17.70	17.00	16.60	15.60	13.80
Total Sewer Service Charge	55.00	55.80	56.50	55.70	55.00	55.60	55.60	54.80
City Operating Fee (10%)	5.50	5.58	5.65	5.57	5.50	5.56	5.56	5.48
TOTAL BILL PER ERU/MONTH	**$ 60.50**	**$ 61.38**	**$ 62.15**	**$ 61.27**	**$ 60.50**	**$ 61.16**	**$ 61.16**	**$ 60.28**

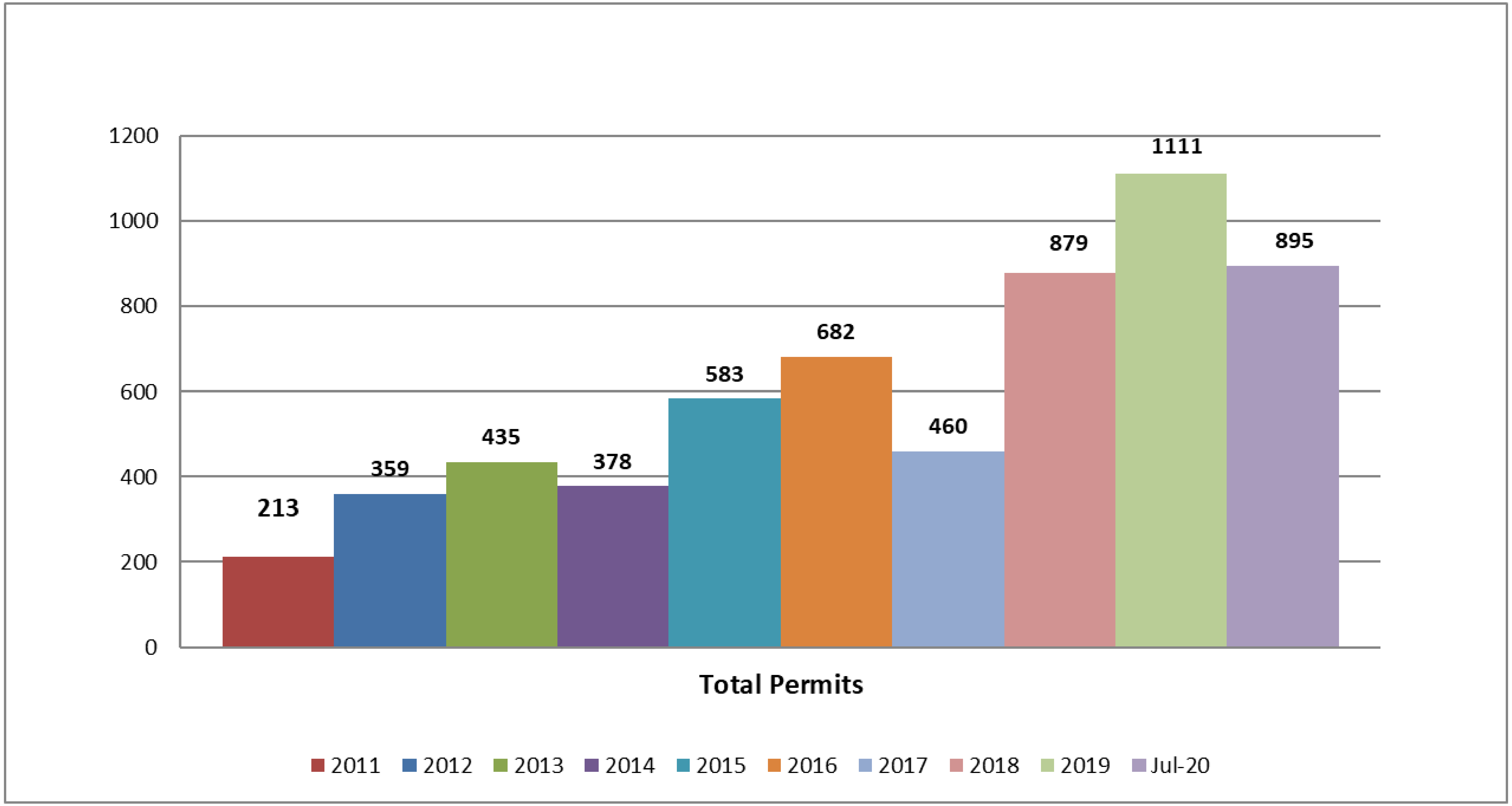
SYSTEM DEVELOPMENT CHARGES								
SDC per ERU	**$7,550.00**	**$7,550.00**	**$7,550.00**	**$7,550.00**	**$7,550.00**	**$7,950.00**	**$8,350.00**	**$8,750.00**

Source: Clark Regional Wastewater District

Key Assumptions
2021 Baseline Budget

Revenue		
Revenue Source	**Description**	**Amount +/-**
SFR Permits	275 permits avg 2,411 sq. ft. home w/990 sq. ft. garage/patio	$823,075
SFR Permits	Miscellaneous Sign, Plumbing and Mechanical Permits	$26,000
SFR Permits	SFR Plan Check Fees	$535,000
Commercial Permits	Permit Fees – Estimate 500,000 + sq. ft.	$387,500
Commercial Permits	Plan Check Fees	$251,875
Development Related Revenue	Engineering, Land Use, Environmental Review	$222,500

Key Assumptions
Permits and Development Trends



Source: City of Ridgefield Community Development Department

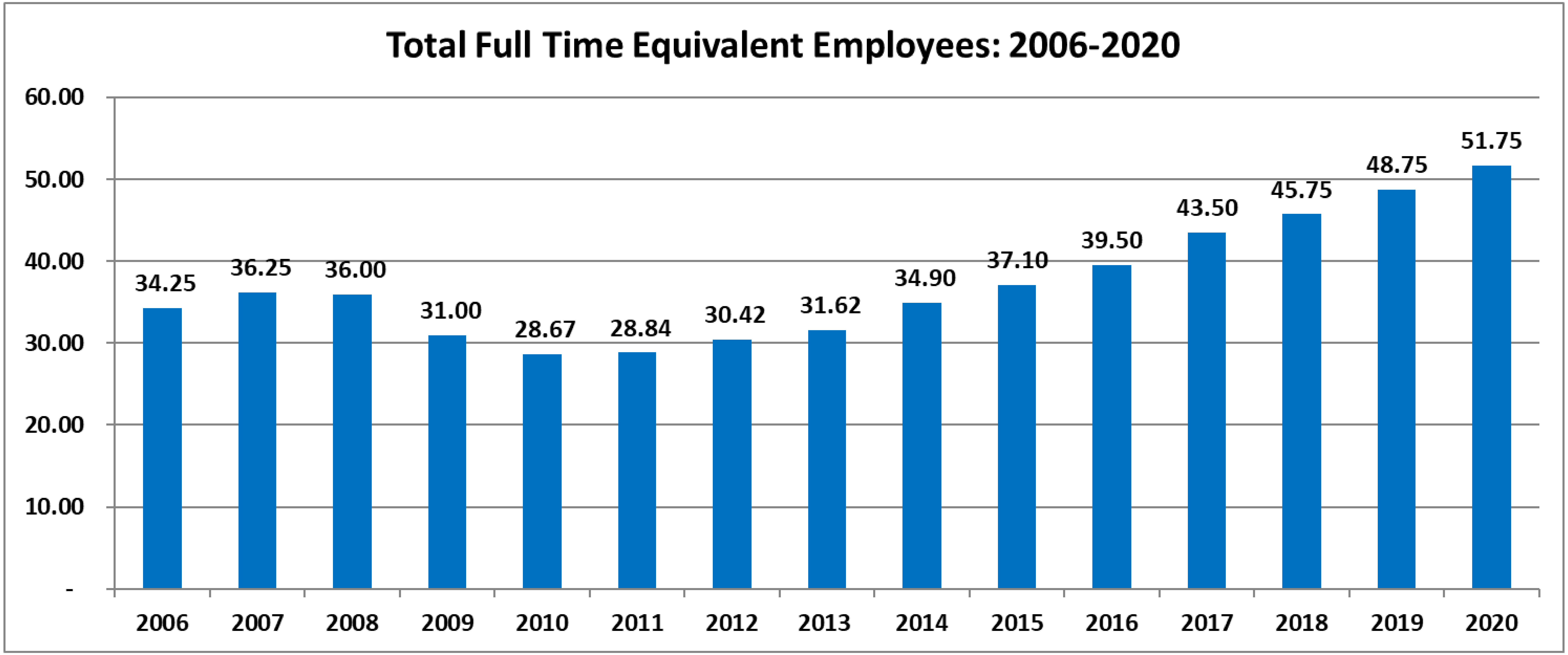
Key Assumptions
Wages and Benefits

Expense		
Expense Appropriation	**Description**	**Amount +/-**
Personnel Expense	FTE analysis completed for PW allocations (Jan 2019 – June 2020 actual)	N/A
Personnel Expense	Wage adjustments (Cola/ step increases, taxes/ benefits/ health care) per labor agreement or policy (4.9% increase)	$305,073
Personnel Expense	Health care increases	10%
PERS Contribution	Pension contribution (City share) 0.11% increase from 2020	12.97%
Leoff Contribution	Pension contribution for police officers (City share) no increase from 2020	5.33%
Wellness	$325 per employee 53 Employees; 5 intern/seasonal employees	$18,850
Employee Relations	$275 per employee 53 Employees; 5 intern/seasonal employees	$15,950
Staff Retirements	Potential for 1 retirement (Water Fund)	$22,000

Key Assumptions
FTE Allocations

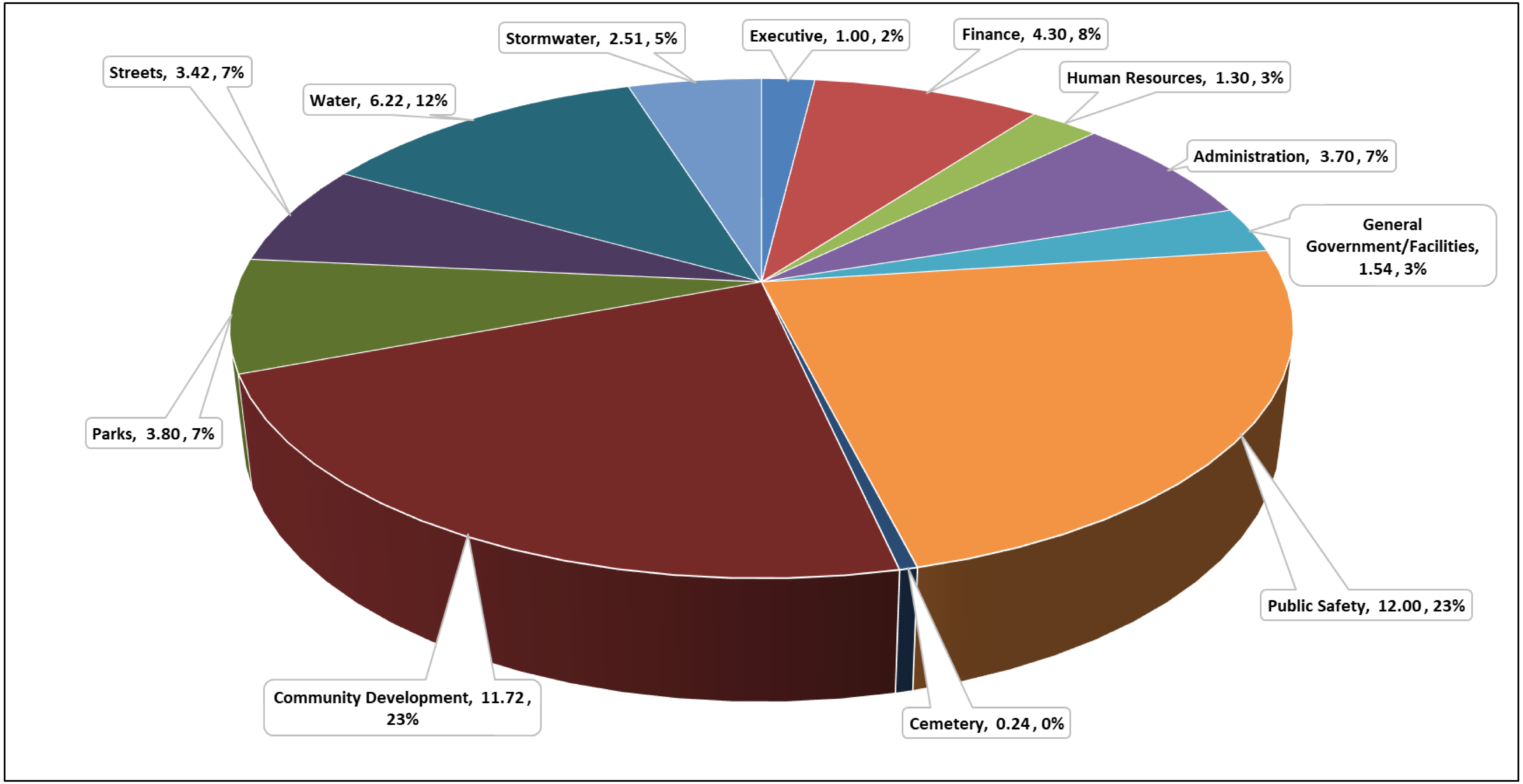
Personnel Schedule (Full-Time Equivalents)				
Job Title	2019 FTE Allocation	2020 FTE Allocation	2021 FTE Allocation	2021 FTE Percentage
Executive	1.00	1.00	1.00	1.91%
Total Finance	3.30	4.30	4.80	9.19%
Total Human Resources	1.30	1.30	1.30	2.49%
Total Administration	2.70	3.70	3.70	7.08%
Total General Government/Facilities	1.02	1.54	1.72	3.29%
Total Public Safety	12.00	12.00	12.00	22.97%
Total Cemetery	0.22	0.24	0.42	0.80%
Total Community Development	9.40	11.72	11.79	22.56%
Total Parks	3.19	3.80	3.52	6.74%
Total Streets	2.91	3.42	3.62	6.93%
Total Water Utility	6.14	6.22	5.83	11.16%
Total Stormwater Utility	2.57	2.51	2.55	4.88%
Total Full Time Equivalents	45.75	51.75	52.25	100.00%
Full-Time Staff				
Full-Time Employees	44.00	50.00	51.00	97.61%
Part-Time Staff				
Part-Time Employees	1.75	1.75	1.25	2.39%

Key Assumptions
Staffing Levels: Citywide Trend



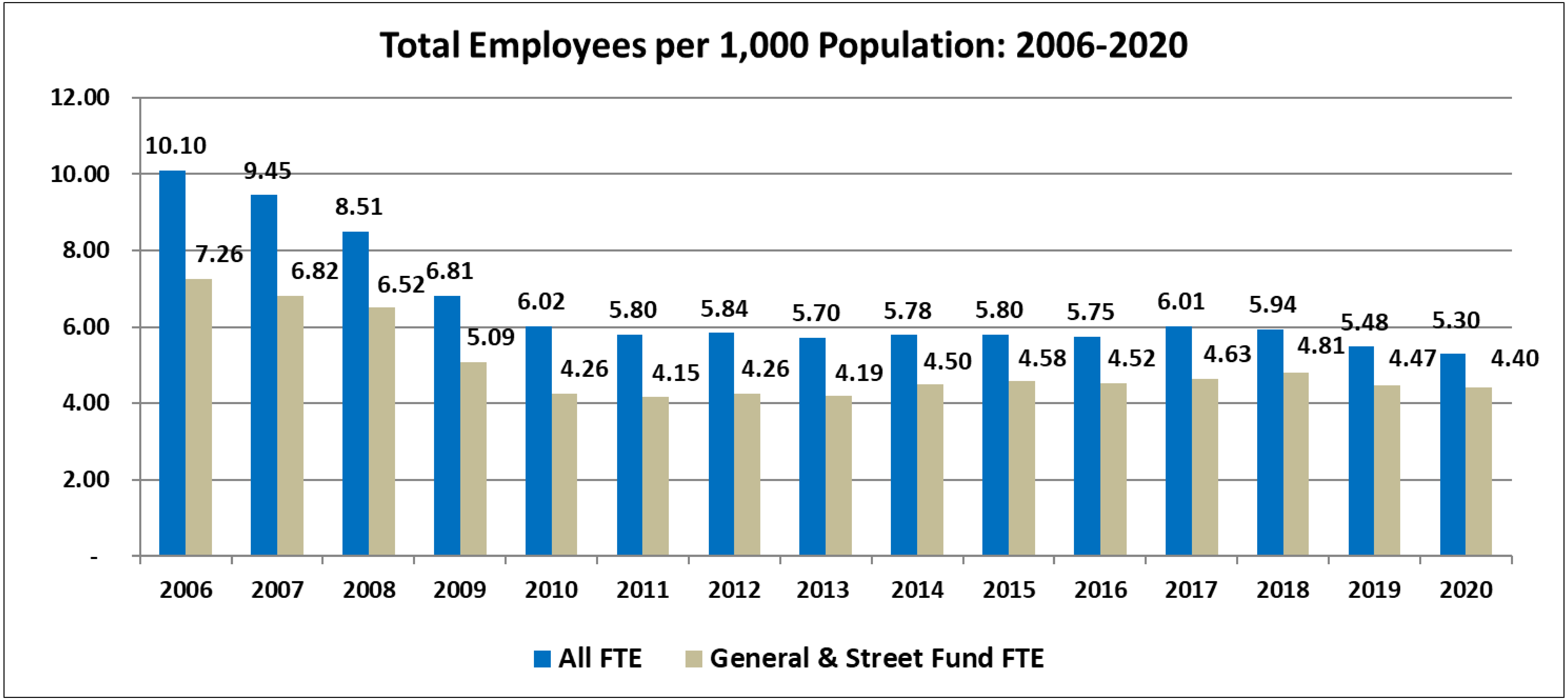
Source: City of Ridgefield Finance Department

Key Assumptions
Staffing Levels: 2020 FTE Allocation



Source: City of Ridgefield Finance Department

Key Assumptions
Staffing Levels: Per 1,000 Population



Source: City of Ridgefield Finance Department

Key Assumptions
Non-Personnel

Expense		
Expense Appropriation	**Description**	**Amount +/-**
Supply/Service Expense	3-year trend completed all line items	N/A
Street Fund Transfer	General Fund contribution to street maintenance increase 17%	$400,000
Pavement Preservation and Sidewalk Replacement	Matches 2020 contribution	$195,000
Equipment Replacement Fund	Model updated in 2020. Ops fund contributions included in baseline	$218,890

Key Changes 2021 Proposed Budget Compared to 2020 Adopted Budget

General Fund	
Revenue	
Total baseline revenue compared to 2020 amended budget	+ 16.7%
Total baseline revenue compared to original 2020 adopted budget	+ 0.6%
Total Baseline Revenue	**$8,902,982**
Expense	
Total expense compared to 2020 amended budget	+3.4%
Total expense compared to 2020 baseline adopted budget	+11.7%
Total Baseline Expense	**$8,692,356**
Net Total	**$210,626**
Available fund balance ongoing expense	$510,626
Available fund balance one-time expense	$2,205,695
Available fund balance CDD ongoing expense	($125,631)
Available fund balance CDD one-time expense	$1,408,119

Key Changes 2021 Proposed Budget Compared to 2020 Adopted Budget

Street Fund	
Revenue	
Total revenue compared to 2020 amended budget (Due to Gen Fund Transfer)	+ 22.6%
Total revenue compared to original 2020 adopted budget	+11.3%
Total Revenue	**$733,723**
Expense	
Total expense compared to 2020 amended budget	+12.3%
Total expense compared to 2020 adopted budget	+10.5%
Total Expense	**$728,021**
Net Total	**$5,702**
Available fund balance ongoing expense	$5,702
Available fund balance one-time expense	$5,702
Initiatives/Capital expense from General Fund contribution	

Key Changes 2021 Proposed Budget Compared to 2020 Adopted Budget

Water Fund	
Revenue	
Total revenue compared to 2020 amended and adopted budget	+ 4.7%
Total Revenue	**$2,316,257**
Expense	
Total expense compared to 2020 amended budget	-2.6%
Total expense compared to 2020 adopted budget	+1.6%
Total Expense	**$1,965,088**
Net Total	**$351,169**
Available fund balance ongoing expense	$351,169
Available fund balance one-time expense	$865,061

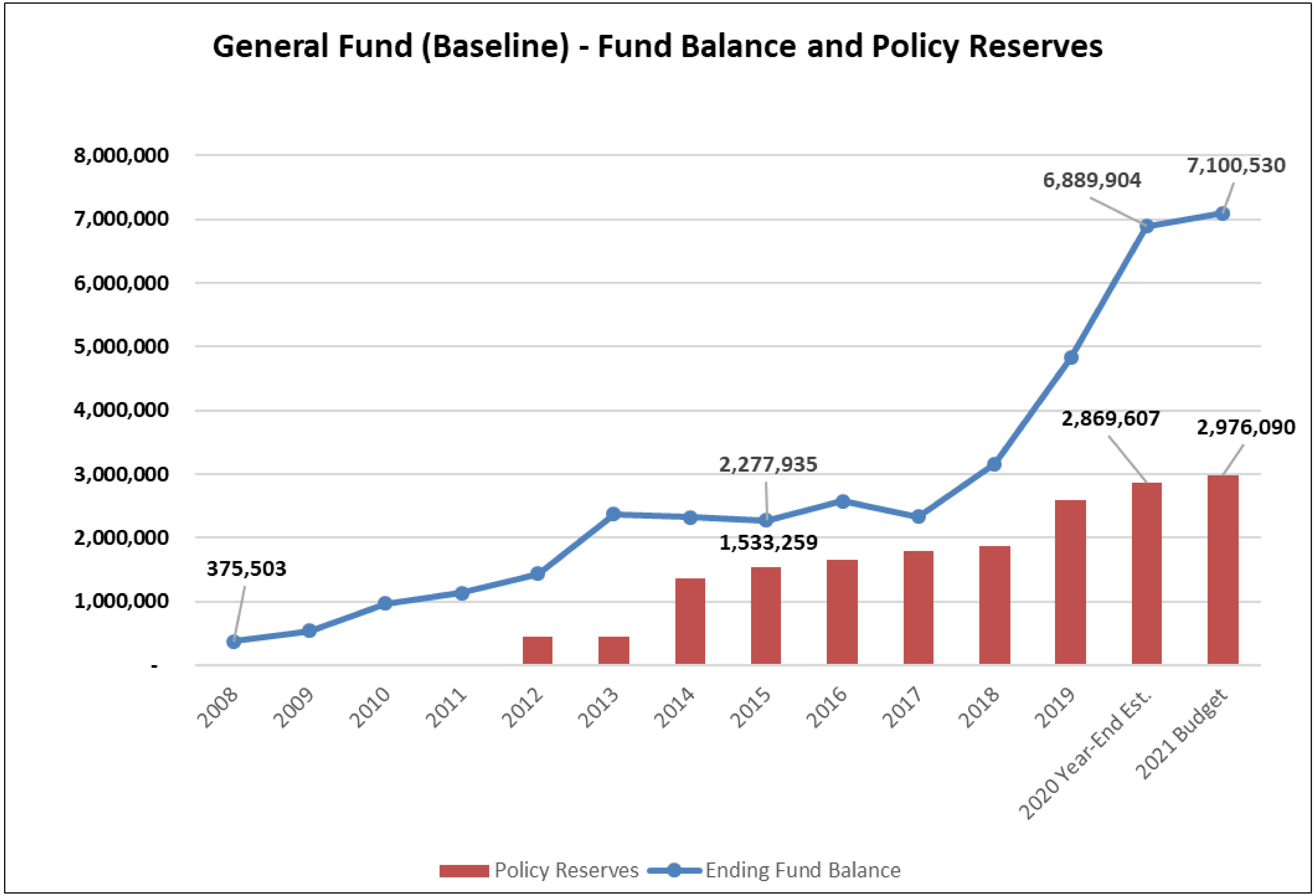
Key Changes 2021 Proposed Budget Compared to 2020 Adopted Budget

Storm Water Fund	
Revenue	
Total revenue compared to 2020 amended and adopted budget	+ 10.4%
Total Revenue	**$827,462**
Expense	
Total expense compared to 2020 amended budget	+20.2%
Total expense compared to 2020 adopted budget	+24.3%
Total Expense	**$761,097**
Net Total	**$66,365**
Available fund balance ongoing expense	$66,365
Available fund balance one-time expense	$9,354

2021 Baseline Budget
2021 Estimated Policy Reserve Balances

	O&M	Revenue Stab.	Debt Service	Separation	Capital	Capital Repair & Replace	2021 Est. Reserves	2020 Reserves	% Change
General Fund	1,007,590	591,710	-	144,925	637,205	-	2,381,430	2,331,040	2.16%
Building & Permitting	271,643	304,154	-	18,863	-	-	594,660	538,567	10.42%
Water Fund	413,519	-	-	35,016	172,389	385,025	1,005,949	872,726	15.27%
Storm Fund	157,629	-	-	5,732	144,886	148,188	456,435	390,614	16.85%
Total	1,850,381	895,864	-	204,536	954,480	533,213	4,438,474	4,132,947	7.39%

2021 Baseline Budget
Fund Balance and Policy Reserve Balances



2021 Baseline Budget
General Fund Revenues

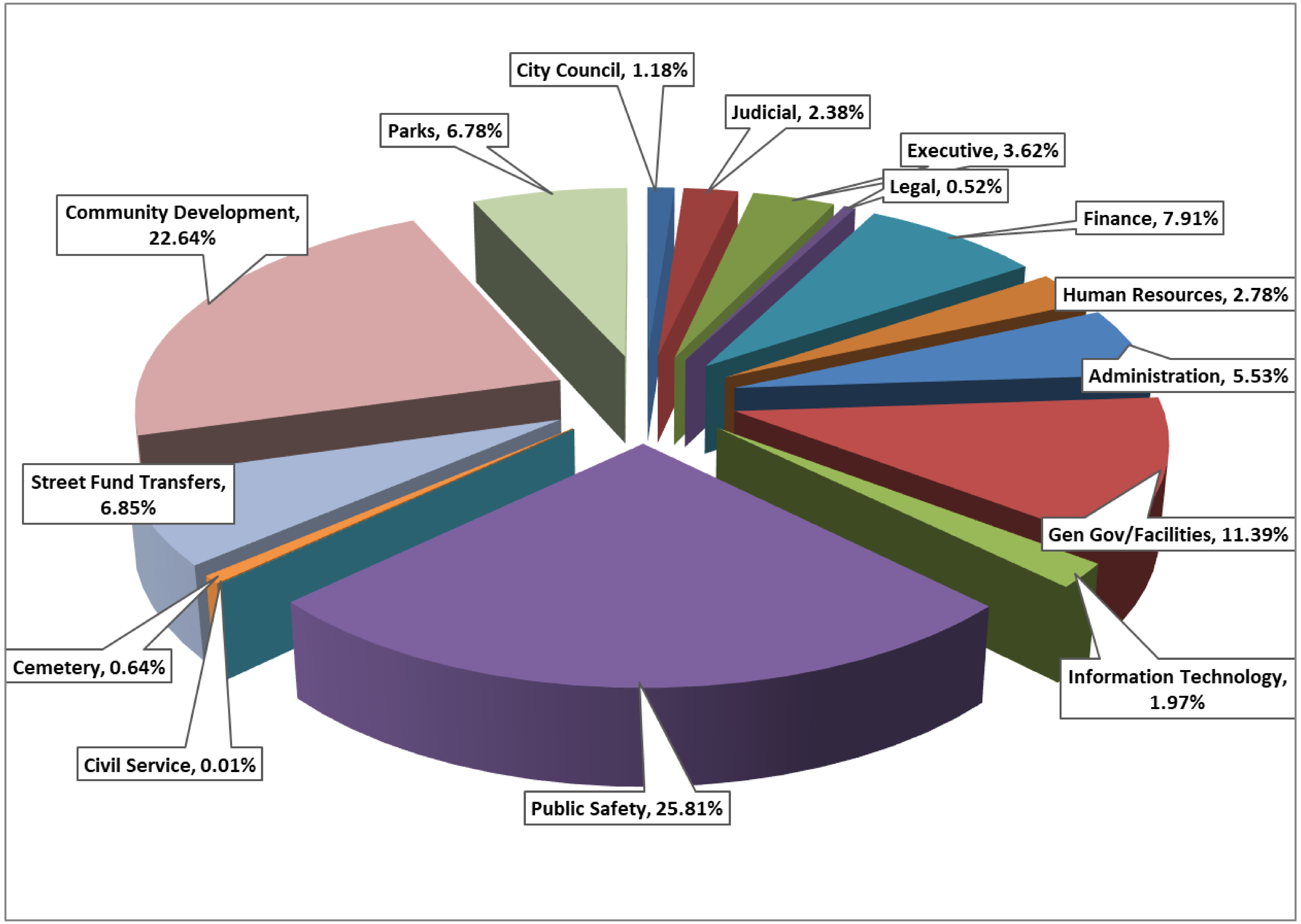
Description	2018 Actual	2019 Actual	2020 Amended Budget	2020 Est. Year End	2021 Baseline	2021 Additions	2021 Budget
001 General Fund							
Revenue							
Property Tax	1,149,449	1,288,393	1,460,000	1,387,000	1,625,000	-	1,625,000
Retail Sales & Other Tax	2,635,867	3,255,417	2,356,025	2,581,396	2,554,020	-	2,554,020
Utility Taxes	1,015,750	1,095,607	1,172,046	1,229,171	1,318,188	-	1,318,188
License & Permits	1,175,971	1,302,769	941,398	1,844,693	1,285,035	-	1,285,035
Planning & Development	1,089,769	1,243,980	792,136	1,231,912	997,375	-	997,375
Fines & Forfeits	76,029	74,827	59,900	56,840	69,700	-	69,700
Charge for Goods & Srvc	595,719	564,533	500,627	501,665	572,528	-	572,528
Intergovernmental/Grant	176,782	314,624	184,641	605,478	203,336	-	203,336
Other Rev/Donations	98,492	238,898	163,150	435,245	277,800	-	277,800
Transfers In	8,798	-	-	-	-	-	-
Total Revenue	***8,022,626***	***9,379,048***	***7,629,923***	***9,873,401***	***8,902,982***	**-**	***8,902,982***

2021 Baseline Budget
General Fund Expenditures by Department

Description	2018 Actual	2019 Actual	2020 Amended Budget	2020 Est. Year End	2021 Baseline	2021 Additions	2021 Budget
001 General Fund							
Expense							
City Council	80,622	95,548	96,483	85,169	102,816	-	102,816
Judicial	124,879	132,677	187,000	162,792	207,000	-	207,000
Executive	254,507	266,751	277,776	254,528	314,683	-	314,683
Legal	29,970	27,523	45,000	25,629	45,000	-	45,000
Finance	427,613	452,256	617,522	595,876	687,223	-	687,223
Human Resources	189,151	206,171	232,429	203,633	241,728	-	241,728
Administration	321,448	394,378	444,179	425,952	480,722	-	480,722
Gen Govt/Facilities	788,304	1,174,734	1,015,425	978,481	990,462	-	990,462
Information Tech	135,059	148,572	178,909	174,700	170,900	-	170,900
Public Safety	1,726,967	1,823,404	1,899,143	1,935,536	2,243,182	-	2,243,182
Civil Service	70	80	1,000	92	1,000	-	1,000
Cemetery	18,950	35,432	33,485	55,577	55,921	-	55,921
Transfers	341,124	522,706	665,850	535,850	595,000	-	595,000
Community Development	2,329,319	1,835,908	2,118,599	1,831,773	1,967,794	-	1,967,794
Parks	429,570	599,806	595,394	544,150	588,925	-	588,925
Total Expense	***7,197,553***	***7,715,946***	***8,408,194***	***7,809,739***	***8,692,356***	***-***	***8,692,356***
Net Total	***825,073***	***1,663,102***	***(778,271)***	***2,063,662***	***210,626***	***-***	***210,626***

Attachment: 2021 Baseline Operating Budget (2021 Introduction to Budget and Baseline Operating Budget)

2021 Baseline Budget
General Fund Expenditures by Department

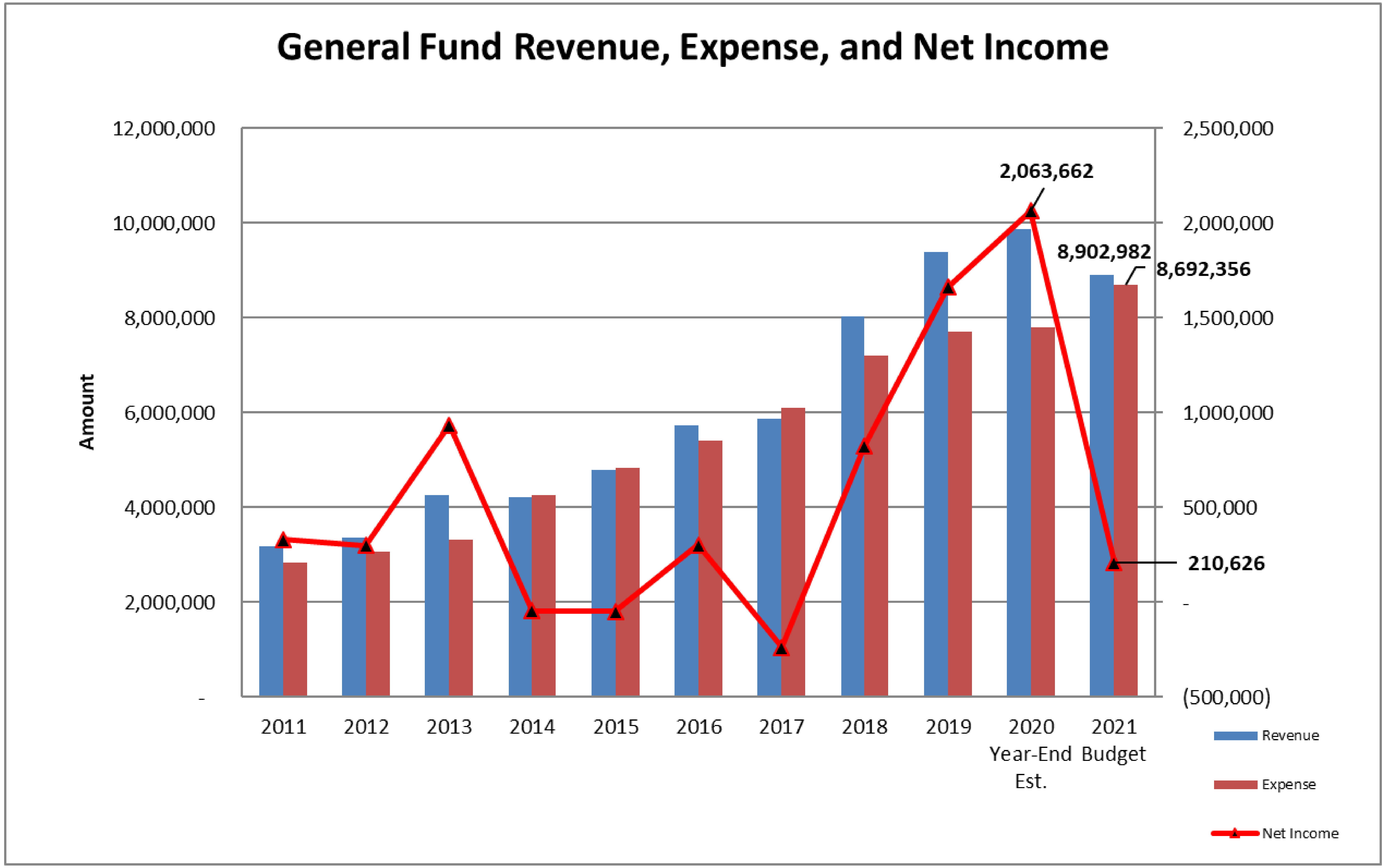


Source: City of Ridgefield Finance Department

2021 Baseline Budget
General Fund: Available Fund Balance

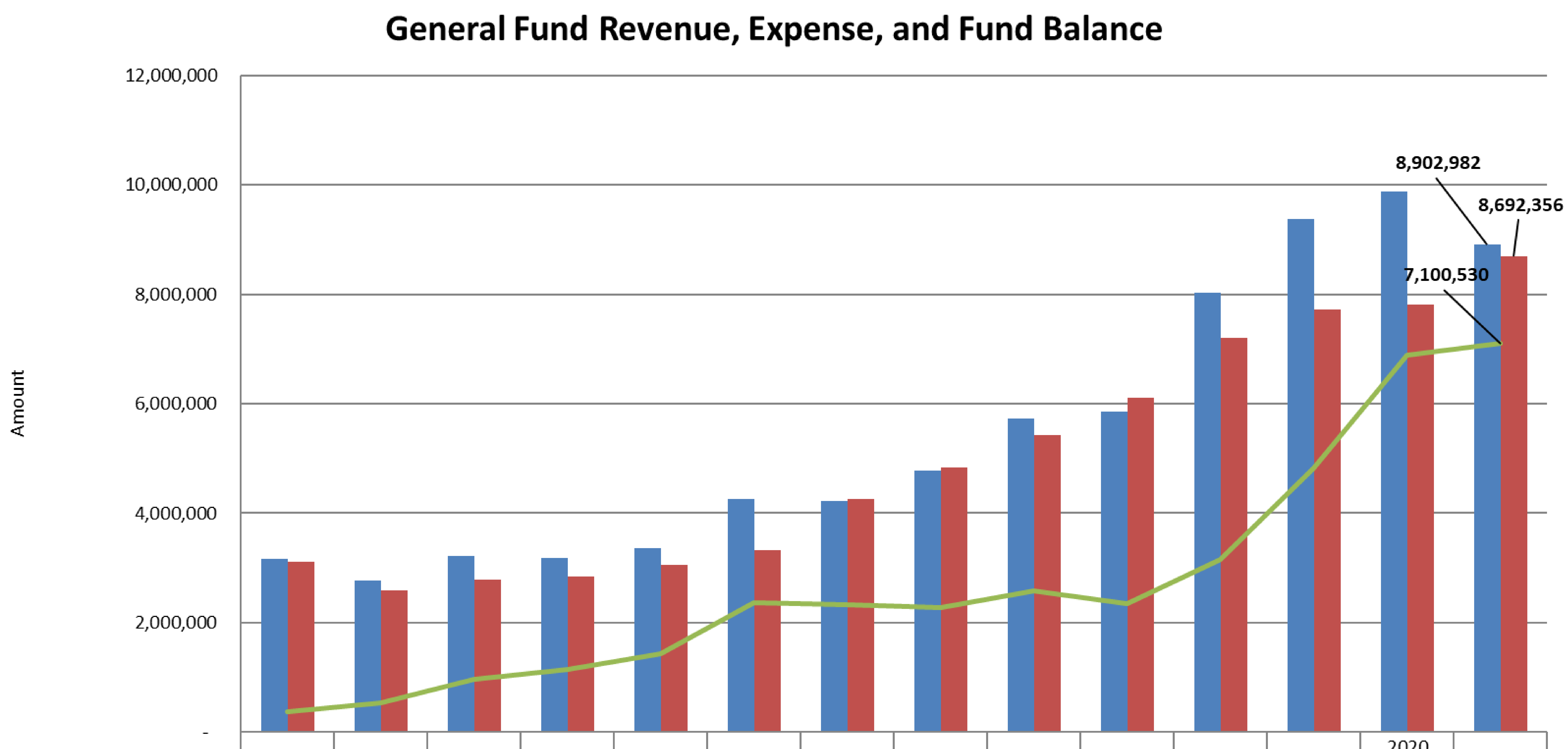
Description	2018 Actual	2019 Actual	2020 Amended Budget	2020 Est. Year End	2021 Baseline	2021 Additions	2021 Budget
001 General Fund							
Fund Balance							
Beginning Fund Balance	2,338,067	3,163,140	4,826,242	4,826,242	6,889,904	7,100,530	6,889,904
Ending Fund Balance	3,163,140	4,826,242	4,047,971	6,889,904	7,100,530	7,100,530	7,100,530
Gen Fund Reserve Bal	1,480,890	2,014,914	2,331,040	2,331,040	2,381,430	2,381,430	2,381,430
Building Reserve Bal	394,376	574,578	538,567	538,567	594,660	594,660	594,660
Restricted for Building	346,554	599,282	(12,100)	1,599,847	1,408,119	1,074,963	1,408,119
Fund Balance Available	941,320	1,637,468	1,190,464	2,420,449	2,716,321	3,049,477	2,716,321
Gen Fund Personnel Exp	***3,806,024***	***4,252,944***	***4,841,477***	***4,687,889***	***5,081,655***	-	***5,081,655***
Personnel % Change	***12.2%***	***11.7%***	***13.8%***	***10.2%***	***5.0%***		***5.0%***

2021 Baseline Budget
General Fund Net Revenue



Source: City of Ridgefield Finance Department

2021 Baseline Budget
General Fund Revenue, Expense and Fund Balance



	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Year-End Est.	2021 Budget
Revenue	3,166,89	2,764,47	3,213,24	3,174,71	3,356,41	4,259,63	4,221,02	4,785,70	5,725,17	5,863,31	8,022,62	9,379,04	9,873,40	8,902,98
Expense	3,102,98	2,597,26	2,785,96	2,843,62	3,057,20	3,325,11	4,266,57	4,834,72	5,422,33	6,101,21	7,197,55	7,715,94	7,809,73	8,692,35
Ending Fund Balance	375,503	542,711	969,995	1,138,79	1,437,99	2,372,51	2,326,96	2,277,93	2,580,77	2,338,06	3,163,14	4,826,24	6,889,90	7,100,53

Source: City of Ridgefield Finance Department

2021 Baseline Budget
Street and Utility Fund Revenues and Expenditures

Description	2018 Actual	2019 Actual	2020 Amended Budget	2020 Est. Year End	2021 Baseline	2021 Additions	2021 Budget
101 Street Fund							
Total Revenue	*496,656*	*598,011*	*598,625*	*608,004*	*733,723*	-	*733,723*
Total Expense	*530,946*	*600,875*	*648,387*	*616,405*	*728,021*	-	*728,021*
Net Total	*(34,290)*	*(2,864)*	*(49,762)*	*(8,402)*	*5,702*	-	*5,702*
Ending Fund Balance	5,450	2,586	(47,176)	(5,816)	(114)	(114)	(114)
406 Water Utility Fund							
Total Revenue	*1,924,435*	*2,152,899*	*2,212,799*	*2,303,003*	*2,316,257*	-	*2,316,257*
Total Expense	*2,181,386*	*1,808,533*	*2,016,434*	*1,979,126*	*1,965,088*	-	*1,965,088*
Net Total	*(256,951)*	*344,366*	*196,365*	*323,878*	*351,169*	-	*351,169*
Ending Fund Balance	1,202,766	1,547,132	1,743,497	1,871,010	2,222,179	2,222,179	2,222,179
Policy Reserve Balance	531,686	688,217	872,726	872,726	1,005,949	1,005,949	1,005,949
Fund Balance Available	671,080	858,915	870,771	998,284	1,216,230	1,216,230	1,216,230
408 Stormwater Utility Fund							
Total Revenue	*562,097*	*676,497*	*749,275*	*814,246*	*827,462*	-	*827,462*
Total Expense	*741,675*	*658,378*	*632,986*	*646,072*	*761,097*	-	*761,097*
Net Total	*(179,578)*	*18,119*	*116,289*	*168,174*	*66,365*	-	*66,365*
Ending Fund Balance	279,495	297,614	413,903	465,788	532,153	532,153	532,153
Policy Reserve Balance	183,098	275,728	390,614	390,614	456,435	456,435	456,435
Fund Balance Available	96,397	21,886	23,289	75,174	75,719	75,719	75,719

2021 Baseline Budget
Special Revenue & Debt Service Fund Revenues and Expenditures

Description	2018 Actual	2019 Actual	2020 Amended Budget	2020 Est. Year End	2021 Baseline	2021 Additions	2021 Budget
111 Drug Fund							
Total Revenue	*2,004*	*1,211*	*1,100*	-	*1,010*	-	*1,010*
Total Expense	*1*	*5,638*	-	-	-	-	-
Net Total	*2,003*	*(4,427)*	*1,100*	-	*1,010*	-	*1,010*
Ending Fund Balance	9,213	4,786	5,886	4,786	5,796	5,796	5,796
150 Transportation Benefit District							
Total Revenue	-	*75,977*	*143,500*	*143,998*	*153,435*	-	*153,435*
Total Expense	-	*30,000*	-	-	-	-	-
Net Total	-	*45,977*	*143,500*	*143,998*	*153,435*	-	*153,435*
Ending Fund Balance	-	45,977	189,477	189,975	343,410	343,410	343,410
200 Debt Service Fund							
Total Revenue	*7,557,472*	*808,499*	*4,665,313*	*6,857,663*	*1,433,629*	-	*1,433,629*
Total Expense	*9,304,781*	*808,499*	*4,665,313*	*3,857,663*	*1,433,629*	-	*1,433,629*
Net Total	*(1,747,309)*	-	-	*3,000,000*	-	-	-
Ending Fund Balance	-	-	-	-	-	-	-
140 Affordable Housing							
Total Revenue	-	-	-	*5,500*	*23,000*	-	*23,000*
Total Expense	-	-	-	-	-	-	-
Net Total	-	-	-	*5,500*	*23,000*	-	*23,000*
Ending Fund Balance	-	-	-	5,500	28,500	-	28,500

2021 Baseline Budget
Capital Project Fund Revenues Forecast

Description	2018 Actual	2019 Actual	2020 Amended Budget	2020 Est. Year End	2021 Baseline	2021 Additions	2021 Adopted Budget
105 Real Estate Excise Tax (REET) Fund							
Total Revenue	***1,143,515***	***1,646,563***	***1,164,166***	***1,326,048***	***1,270,000***	-	***1,270,000***
114 Park Impact Fee (PIF) Fund							
Total Revenue	***943,627***	***1,094,243***	***1,226,916***	***1,604,739***	***1,325,125***	-	***1,325,125***
115 Traffic Impact Fee (TIF) Fund							
Total Revenue	***622,182***	***1,485,459***	***1,929,616***	***1,155,191***	***2,520,342***	-	***2,520,342***
416 Water Utility SDC Fund							
Total Revenue	***2,051,626***	***1,808,365***	***1,407,134***	***2,572,395***	***1,633,525***	-	***1,633,525***

2021 Baseline Budget
Capital Project Fund: 2021 Fund Balance

Fund	Beginning	Ending
105 Real Estate Excise Tax (REET)	1,662,511	1,519,106
114 Park Impact Fee (PIF)	1,491,763	2,816,888
115 Transportation Impact Fee (TIF)	2,467,135	4,987,477
416 Water System Development Charge	8,159,929	9,573,393

2021 Baseline Budget
Next Steps

- September
  - Budget Advisory Committee Meeting 9/17 10 AM
  - Updated revenue forecast
  - Review 2021 initiatives and capital project requests
  - Present proposed budget with initiatives
  - Council work session 9/24 5:30 PM
- October
  - Budget Advisory Committee Meeting 10/15 10 AM
  - Final revenue forecast
  - Preliminary budget and budget message
  - Council work session 10/22 5:30 PM

2021 Baseline Budget
Next Steps

- November
  - Draft of proposed budget available to public
  - Public hearings on 2021 revenue sources 11/5 6:30 PM
  - Present property tax levy 11/5 and 11/19 6:30 PM
  - Present 2021 utility rates 11/5 and 11/19 6:30 PM
  - Conduct first public hearing on 2021 budget 11/19 6:30 PM
- December
  - Conduct final public hearing on 2021 budget 12/3 6:30 PM
  - Adopt 2021 operating and capital budget 12/3 6:30 PM
  - Transmit 2021 budget to MRSC and State Auditor


THANK YOU

CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: August 27, 2020

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: August 27, 2020 - Claims Report (PDF)

City of Ridgefield

Claims Payment Report

For Approval on: August 27, 2020

Sum of Amount Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ACCELA INC. - EPAY	3386	200821926	Public Works	Customer Web Payments	149.05
ACCELA INC. - EPAY Total					149.05
ACCESS SERVICES NORTHWEST LLC	2919	17169	Judicial	Sign Language Interpretation Services	150.00
ACCESS SERVICES NORTHWEST LLC Total					150.00
AMAZON BUSINESS	3485	1VHY-HVL4-THN7	Genl Govt/Facilities	Forklift/Toro/Spencers Truck Maint	24.65
			Public Works	Forklift/Toro/Spencers Truck Maint	291.56
		1N9Y-PJVW-WDTW	Genl Govt/Facilities	Disposable Face Masks	298.10
			Finance	Budget Book Supplies	67.92
		1VHY-HVL4-PLXQ	Genl Govt/Facilities	PW Safety Signs	9.43
			Public Works	PW Safety Signs	126.05
		1PK3-1GFL-HHRW	Public Safety	PD Office/Oper Supplies	93.97
		1CHV-PNFR-6F4X	Public Works	Picnic Tables	1,788.60
		1LX6-YQ19-93K4	Human Resources	Wellness Snacks	179.86
		1MFN-QHPP-XCGF	Genl Govt/Facilities	BF - Supplies	282.04
		1C9H-KXQC-PLJH	Genl Govt/Facilities	Prime Membership	194.04
AMAZON BUSINESS Total					3,356.22
ANNE B CRUZ	3501	2	Genl Govt/Facilities	MTC 2020 - Performance	400.00
ANNE B CRUZ Total					400.00
ARAMARK UNIFORM SERVICES	32	864600979	Genl Govt/Facilities	PW Uniforms/Floor Mats	2.98
			Public Works	PW Uniforms/Floor Mats	51.10
		864591492	Genl Govt/Facilities	PW Uniforms/Floor Mats	2.98
			Public Works	PW Uniforms/Floor Mats	51.10
		864600974	Genl Govt/Facilities	City Hall/PW/CDD/PD Floor Mats	2.52
			Public Safety	City Hall/PW/CDD/PD Floor Mats	4.47
			Public Works	City Hall/PW/CDD/PD Floor Mats	3.65
			Community Development	City Hall/PW/CDD/PD Floor Mats	3.91
		864591487	Genl Govt/Facilities	CH/PW/CDD/PD Floor Mats	7.36
			Public Safety	CH/PW/CDD/PD Floor Mats	4.47
			Public Works	CH/PW/CDD/PD Floor Mats	3.65
			Community Development	CH/PW/CDD/PD Floor Mats	3.91
ARAMARK UNIFORM SERVICES Total					142.10
ASSOCIATED CONSULTANTS INC.	1030	20-101c-01	Community Development	Pioneer Village Bldg 9	2,208.75
		20-101f-01	Community Development	Pioneer Village Bldg 7 & 8	2,256.25
		20-101e-01	Community Development	Pioneer Village Bldg 5&6	1,520.00
		20-101a-02	Community Development	Pioneer Village Bldg Bldg 2	1,353.75
		20-101d-01	Community Development	Pioneer Village Bldg 10	1,472.50
		20-101b-02	Community Development	Pioneer Village Bldg 4	1,496.25
		20-101g-01	Community Development	Pioneer Village Bldg 1	1,377.50
ASSOCIATED CONSULTANTS INC. Total					11,685.00
B AND L PAPER COMPANY	2165	31723	Public Safety	PD Paper Towels	114.36
B AND L PAPER COMPANY Total					114.36

Attachment: August 27, 2020 - Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield

Claims Payment Report

For Approval on: August 27, 2020

BLAIRCO INC	**1493**	20M-01834	**Genl Govt/Facilities**	HVAC Maintenance - City Hall	280.76
		20M-01835	**Public Safety**	HVAC Maintenance - PD	215.72
BLAIRCO INC Total					**496.48**
BLUEFIN PAYMENT SYSTEMS	**2827**	2827-20200827	**Public Works**	Customer Web Payments - July 2020	2,489.34
BLUEFIN PAYMENT SYSTEMS Total					**2,489.34**
BUELL RECREATION LLC	**2977**	200099	**Public Works**	Parks - Wood Fiber Surfacing	4,401.04
BUELL RECREATION LLC Total					**4,401.04**
CFM STRATEGIC COMMUNICATIONS INC.	**2551**	25617	**Genl Govt/Facilities**	Lobbyist - July 2020	5,200.00
CFM STRATEGIC COMMUNICATIONS INC. Total					**5,200.00**
CITIES DIGITAL INC.	**3382**	49363	**Information Technology**	Laserfiche Licensing/Support - 10/20-10/21	10,200.00
CITIES DIGITAL INC. Total					**10,200.00**
CITY OF BATTLE GROUND	**92**	INV00301	**Judicial**	Court Costs/Public Defender - July 2020	11,785.42
CITY OF BATTLE GROUND Total					**11,785.42**
CITY OF RIDGEFIELD	**95**	COM-20-0065	**Public Works**	COM-20-0065 Well 11 Building Permit	292.30
		MEC-20-0077	**Public Works**	MEC-20-0077 Well 11 Mechanical Permit	110.00
CITY OF RIDGEFIELD Total					**402.30**
CLARK COUNTY	**102**	CI017795	**Public Safety**	2019 Jail Beds	10,621.44
		CI017789	**Public Safety**	2/3/4th Qtr. 2018 Jail Beds	6,897.00
		CI017751	**Public Safety**	Q2.2020 - MDC's/NetMotion Support	6,049.92
		CI017850	**Judicial**	Pretrial Supervisions - July 2020	220.00
CLARK COUNTY Total					**23,788.36**
CLARK PUBLIC UTILITIES	**110**	7207-401-6-20200827	**Public Works**	800 NE 264 St Intertie 1 - Water	3,515.33
		7453-365-4-20200827	**Public Works**	535 N Abrams Park Rd.	42.85
		7207-403-2-20200827	**Public Works**	911 N 65th Ave Intertie 2 - Water	366.07
		7123-806-7-20200827	**Public Works**	Pioneer St. & Gee Creek Loop - Electricity	27.07
		7122-942-1-20200827	**Public Works**	3701 N 3rd Cir - Electricity	26.98
		7207-402-4-20200827	**Public Works**	1504 NW Intertie 3 - Water	2,188.55
		7503-626-9-20200827	**Public Works**	337 S Royal Rd.	104.77
		7516-949-7-20200827	**Public Works**	SR/Pioneer St & S 56th Pl	82.00
		7126-408-9-20200827	**Public Works**	2300 N 3rd Way Bellwood Trail Lights	33.27
		7448-974-1-20200827	**Public Works**	N 35th Ave and Pioneer St	49.27
		7124-838-9-20200827	**Public Works**	Overlook Park - Electricity	50.99
		7122-944-7-20200827	**Public Works**	512 N Allen Dr - Electricity	26.83
		7516-978-9-20200827	**Public Works**	SR/Pioneer ST & S 65 AVE	47.88
CLARK PUBLIC UTILITIES Total					**6,561.86**
CLARK REGIONAL WASTEWATER DISTRICT	**741**	032695-000-202020827	**Genl Govt/Facilities**	109 W Division WWTP - CRWWD Portion - Sewer	92.05
			Public Works	109 W Division WWTP - Sewer	92.03
		032752-000-202020827	**Genl Govt/Facilities**	230 Pioneer St City Hall - Sewer	81.95
		032664-000-202020827	**Public Works**	301 N 3rd Ave CDD - Sewer	25.08
			Community Development	301 N 3rd Ave CDD - Sewer	25.07
		032899-000-202020827	**Public Works**	Abrams Park Former Mgr House - Sewer	42.81
		035480-000-202020827	**Public Works**	255 S 56th Pl Well & Reservoir - Sewer	39.75
		032712-000-202020827	**Public Safety**	116 N Main Ave PD - Sewer	46.49
		032894-000-202020827	**Public Works**	Abrams Park Kitchen - Sewer	40.98
		032895-000-202020827	**Public Works**	Abrams Park Restrooms - Sewer	91.12

City of Ridgefield

Claims Payment Report

For Approval on: August 27, 2020

CLARK REGIONAL WASTEWATER DISTRICT Total					**577.33**
COLUMBIAN PUBLISHING	**116**	22778	**Community Development**	Ord 1319/1320	97.20
		22769	**Community Development**	Notice Type II Land Use - Rose ADU	72.00
		22854	**Community Development**	Carty Rd Subarea Plan	81.00
COLUMBIAN PUBLISHING Total					**250.20**
COMCAST	**2271**	2271-202008-109	**Genl Govt/Facilities**	PW Shop Communications	28.58
			Public Works	PW Shop Communications	382.00
		2271-202008-230	**Genl Govt/Facilities**	Internet Services - City Hall	465.76
		2271-202008-116	**Public Safety**	PD Communications	349.22
COMCAST Total					**1,225.56**
COMDATA NETWORK INC.	**1101**	20336729	**Genl Govt/Facilities**	Fuel PW - XN173 - 8/1/2020-8/15/2020	75.42
			Public Works	Fuel PW - XN173 - 8/1/2020-8/15/2020	1,008.30
			Community Development	Fuel CDD - XN173 - 8/1/2020-8/15/2020	57.60
		2036730	**Public Safety**	Fuel PD - XN795 - 8/1/2020-8/15/2020	283.07
COMDATA NETWORK INC. Total					**1,424.39**
DELL MARKETING L.P.	**2841**	10405736423	**Public Safety**	PD Vehicle Docking Station	699.17
DELL MARKETING L.P. Total					**699.17**
DEPARTMENT OF LICENSING - CPL	**154**	RG0000426-2020	**Genl Govt/Facilities**	CPL Fees - Fox	18.00
DEPARTMENT OF LICENSING - CPL Total					**18.00**
DICK'S TIRE FACTORY	**158**	D67510	**Public Works**	Parks Trailer Maint	115.31
DICK'S TIRE FACTORY Total					**115.31**
E2 LAND USE PLANNING SERVICES LLC	**485**	0485-20200827	**Community Development**	Planning Consulting Services - July 2020	5,162.50
E2 LAND USE PLANNING SERVICES LLC Total					**5,162.50**
EFFICIENT COMMUNICATION SOLUTIONS	**2126**	26701	**Information Technology**	CAR Council Meeting Phone	1,360.79
EFFICIENT COMMUNICATION SOLUTIONS Total					**1,360.79**
ENVIRONMENTAL SCIENCE ASSOCIATES	**2398**	156731	**Public Works**	EF20 Mitigation Side Channel Monitoring	160.00
ENVIRONMENTAL SCIENCE ASSOCIATES Total					**160.00**
EXTREME PRODUCTS	**3327**	62385	**Genl Govt/Facilities**	PD Uniforms	(8.40)
			Public Safety	PD Uniforms	108.37
		62387	**Genl Govt/Facilities**	PD Uniforms	(5.04)
			Public Safety	PD Uniforms	65.03
EXTREME PRODUCTS Total					**159.96**
FERGUSON ENTERPRISES INC # 8423	**181**	0864289-6	**Genl Govt/Facilities**	Water Meters	(1,345.85)
			Public Works	Water Meters	17,367.85
		905529	**Genl Govt/Facilities**	Water Meters	(1,088.64)
			Public Works	Water Meters	14,048.64
FERGUSON ENTERPRISES INC # 8423 Total					**28,982.00**
GISI MARKETING GROUP	**2811**	154563	**Genl Govt/Facilities**	Birdfest & Bluegrass Buttons	492.14
GISI MARKETING GROUP Total					**492.14**
GRAINGER	**206**	9603514937	**Public Works**	Water Supplies	23.85
GRAINGER Total					**23.85**
GSI WATER SOLUTIONS INC.	**2971**	0727.001-23	**Public Works**	Groundwater Supply Eval	4,726.75
GSI WATER SOLUTIONS INC. Total					**4,726.75**
H.D. FOWLER COMPANY	**2036**	I5543748	**Public Works**	Water Meters	196.82
		I5536233	**Public Works**	Water Meters	1,190.62

City of Ridgefield

Claims Payment Report

For Approval on: August 27, 2020

H.D. FOWLER COMPANY Total					**1,387.44**
HALME EXCAVATING INC.	**2746**	C2020-035-1a	**Genl Govt/Facilities**	S 3rd Avenue Waterline - Payment Correction	(37.50)
			Public Works	S 3rd Avenue Waterline - Payment Correction	813.00
HALME EXCAVATING INC. Total					**775.50**
HARRY'S LAWN AND POWER EQUIPMENT	**214**	187112	**Public Works**	Parks/Streets Tools/Supplies	496.40
		187111	**Public Works**	Parks/Streets Equip Supplies	26.99
HARRY'S LAWN AND POWER EQUIPMENT Total					**523.39**
INTERMEDIA.NET INC	**2187**	2008167774	**Information Technology**	Voice Service Charges	87.21
INTERMEDIA.NET INC Total					**87.21**
JOE TURNER P.C.	**1437**	1007	**Community Development**	Hearings Examiner	870.00
JOE TURNER P.C. Total					**870.00**
KENYON DISEND PLLC	**1746**	190260	**Legal**	Professional Attorney Services - Police Station	2,863.50
KENYON DISEND PLLC Total					**2,863.50**
LEADERSHIP CLARK COUNTY	**3502**	3525	**Genl Govt/Facilities**	Leadership Clark County Tuition 2020 - Kast	360.00
			Public Works	Leadership Clark County Tuition 2020 - Kast	1,392.00
			Community Development	Leadership Clark County Tuition 2020 - Kast	648.00
LEADERSHIP CLARK COUNTY Total					**2,400.00**
LEE CONTRACTORS LLC	**3500**	C2020-032-1	**Genl Govt/Facilities**	Equip Abrams Park Well 11 - Less ret.	(2,593.23)
			Public Works	Equip Abrams Park Well 11 - Less ret.	56,221.12
LEE CONTRACTORS LLC Total					**53,627.89**
LES SCHWAB TIRES WOODLAND	**272**	42600398498	**Public Works**	Storm Vehicle Maint - Tires	935.93
LES SCHWAB TIRES WOODLAND Total					**935.93**
LINKO TECHNOLOGY INC.	**3337**	7395	**Genl Govt/Facilities**	Web Tests - July 2020	(21.67)
			Public Works	Web Tests - July 2020	279.67
LINKO TECHNOLOGY INC. Total					**258.00**
MARIUS L MALATTIA	**1817**	139	**Community Development**	Design Reviews - July 2020	1,235.00
MARIUS L MALATTIA Total					**1,235.00**
MARTA L. OCHOA-RUTHERFORD	**3396**	452	**Judicial**	Interpreting Services	130.00
MARTA L. OCHOA-RUTHERFORD Total					**130.00**
MINISTER-GLAESER SURVEYING INC.	**1044**	67664	**Public Works**	PW Ops Center Survey	350.00
MINISTER-GLAESER SURVEYING INC. Total					**350.00**
MUNICIPAL CODE CORP.	**1185**	346967	**Genl Govt/Facilities**	Codification	475.85
MUNICIPAL CODE CORP. Total					**475.85**
NAPA AUTO PARTS	**498**	196733	**Genl Govt/Facilities**	Vehicle Maint/Core Return - Brunson	(0.39)
			Public Works	Vehicle Maint/Core Return - Brunson	(19.03)
		196683	**Public Safety**	PD Vehicle Maint - Marvitz	10.12
		196660	**Genl Govt/Facilities**	Vehicle Maint - Brunson	2.71
			Public Works	Vehicle Maint - Brunson	132.67
		196389	**Genl Govt/Facilities**	Pw Shop Supplies	7.60
			Public Works	Pw Shop Supplies	101.57
		196659	**Public Works**	Equip Maintenance - Parks Trailer	44.44
		197702	**Genl Govt/Facilities**	Pw Shop Supplies	1.25
			Public Works	Pw Shop Supplies	16.73
		196674	**Public Works**	Equip Maintenance - Parks Trailer	31.02
NAPA AUTO PARTS Total					**328.69**

City of Ridgefield

Claims Payment Report

For Approval on: August 27, 2020

NORTHSTAR CHEMICAL INC.	**1019**	174749	**Public Works**	Sodium Hypochlorite	868.28
		174750	**Public Works**	Sodium Hypochlorite	879.21
NORTHSTAR CHEMICAL INC. Total					**1,747.49**
ODYSSEY CONTRACTING LLC	**3408**	65A-66A-67A	**Genl Govt/Facilities**	Heron Dr Storm Pond - Retainage Release	8,390.93
ODYSSEY CONTRACTING LLC Total					**8,390.93**
ONE CALL CONCEPTS	**326**	79093	**Public Works**	Excavation Notif/Modem Ticket Delivery - July 2020	340.56
ONE CALL CONCEPTS Total					**340.56**
OTAK INC.	**1787**	82000096	**Public Works**	Refuge Park Improvements - July 2020	7,321.31
OTAK INC. Total					**7,321.31**
PACIFIC OFFICE AUTOMATION	**1564**	68061169	**Genl Govt/Facilities**	PW Shop Printer	5.72
				RACC Copier Lease	19.97
				City Hall Copier Lease	575.35
			Public Works	PW Shop Printer	76.49
				RACC Copier Lease	267.71
			Community Development	RACC Copier Lease	287.68
PACIFIC OFFICE AUTOMATION Total					**1,232.92**
PIONEER PEST MANAGEMENT	**2040**	364494	**Genl Govt/Facilities**	Pest Control - City Hall	129.00
PIONEER PEST MANAGEMENT Total					**129.00**
PORTLAND ENGINEERING INC	**2082**	9719	**Public Works**	Professional Fees - S 56th VFD Project	518.69
PORTLAND ENGINEERING INC Total					**518.69**
RICOH USA INC.	**1662**	103960338	**Public Safety**	PD Copier Lease	165.28
RICOH USA INC. Total					**165.28**
RIDGEFIELD HARDWARE	**376**	0376-20200827	**Genl Govt/Facilities**	Oper Supplies - RACC	5.35
				Oper Supplies - PW Shop	12.41
				Oper Supplies - Events	108.73
				Oper Supplies - City Hall	51.15
			Public Safety	Oper Supplies - PD	41.93
			Public Works	Oper Supplies - Water	191.29
				Tools - Streets	48.77
				Oper Supplies - RACC	28.69
				Vehicle Maint - Streets	10.73
				Tools - Storm	134.98
				Oper Supplies - Well 11	39.07
				Vehicle Maint - Parks	2.40
				Oper Supplies - PW Shop	165.91
				Oper Supplies - Streets	184.82
				Tools - Water	8.47
				Equip Maintenance - Storm	11.50
				Oper Supplies - Parks	394.04
				Oper Supplies - Storm	45.76
			Community Development	Oper Supplies - RACC	34.05
				Oper Supplies - CDD	29.37
RIDGEFIELD HARDWARE Total					**1,549.42**
RIDGEFIELD SCHOOL DISTRICT	**378**	1001900090	**Genl Govt/Facilities**	RACC Operating Expense - Janitorial	233.40
				RACC Operating Expense - Wastewater	8.14

City of Ridgefield

Claims Payment Report

For Approval on: August 27, 2020

RIDGEFIELD SCHOOL DISTRICT	378	1001900090	Genl Govt/Facilities	RACC Operating Expense - Garbage	18.62
				RACC Operating Expense - Electricity	178.08
			Public Works	RACC Operating Expense - Janitorial	200.95
				RACC Operating Expense - Wastewater	7.01
				RACC Operating Expense - Garbage	16.02
				RACC Operating Expense - Electricity	153.32
			Community Development	RACC Operating Expense - Janitorial	843.15
				RACC Operating Expense - Wastewater	29.39
				RACC Operating Expense - Garbage	67.26
				RACC Operating Expense - Electricity	643.33
RIDGEFIELD SCHOOL DISTRICT Total					**2,398.67**
SANDY'S SIGN AND DESIGN	556	265-20	Public Works	Street Signs	211.38
SANDY'S SIGN AND DESIGN Total					**211.38**
SEPPANEN PROPERTY LLC	3499	PLZ-20-0043	Genl Govt/Facilities	Refund PLZ-20-0043	2,350.00
SEPPANEN PROPERTY LLC Total					**2,350.00**
SPRINGBROOK SOFTWARE LLC	3444	INV-003870	Public Works	Customer Web Payments	1,636.00
SPRINGBROOK SOFTWARE LLC Total					**1,636.00**
STATE OF WASHINGTON DEPARTMENT OF REVENU	156	0-015-563-807	Genl Govt/Facilities	July 2020 B&O and Excise Tax	851.55
			Public Works	July 2020 B&O and Excise Tax	19,660.36
STATE OF WASHINGTON DEPARTMENT OF REVENUE Total					**20,511.91**
TAC 1 SYSTEMS	1634	SI-008972	Genl Govt/Facilities	Radio Parts	(12.17)
			Public Safety	Radio Parts	157.06
TAC 1 SYSTEMS Total					**144.89**
THE GUNTER GROUP LLC	3493	3399	Community Development	SmartGov Consulting Project	23,670.00
THE GUNTER GROUP LLC Total					**23,670.00**
THE MASTERS TOUCH LLC	1786	70877	Public Works	Delinquent Utility Stmts - Aug 2020	359.21
		P70877	Public Works	Delinquent Utility Stmts Postage - Aug 2020	217.82
THE MASTERS TOUCH LLC Total					**577.03**
THE PARR COMPANY	964	26517692	Public Works	Park Supplies - Post for sign	14.08
		26518616	Community Development	CDD Shelf	18.20
THE PARR COMPANY Total					**32.28**
UNIT PROCESS COMPANY	1819	220/55019926	Public Works	Well 11 Pump	1,866.81
UNIT PROCESS COMPANY Total					**1,866.81**
USA BLUEBOOK	444	321236	Public Works	Water Supplies	160.83
		316620	Genl Govt/Facilities	Safety Glasses	0.59
			Public Works	Safety Glasses	46.67
		316619	Genl Govt/Facilities	Pw Shop Supplies	3.46
			Public Works	Pw Shop Supplies	46.30
		316680	Genl Govt/Facilities	Pw Shop Supplies	6.22
			Public Works	Pw Shop Supplies	83.09
USA BLUEBOOK Total					**347.16**
VERIZON WIRELESS	452	9859657686	Public Works	Hillhurst Ped Crossing - July 2020	80.86
VERIZON WIRELESS Total					**80.86**
WASHINGTON STATE PATROL	463	I21000434	Genl Govt/Facilities	Background Checks - CPL	13.25
WASHINGTON STATE PATROL Total					**13.25**

City of Ridgefield

Claims Payment Report

For Approval on: August 27, 2020

WELLS FARGO	**1681**	202007-6996	**Genl Govt/Facilities**	Demoss Alder Creek Kayak Supply Mystery game prize	37.54
				Demoss Gcb Enterprises Llc COVID Neck Gaiters	1,342.50
				Demoss In The Birds And The Bea Mystery game prize	20.00
				Demoss Sticker Mule Big Paddle Swag item	99.73
				Demoss Sticker Mule Mystery Game participant prize	31.44
				Demoss Old Liberty Theater Llc Mystery game prize	15.00
				Demoss Facebk Snzv8vjre2 Marketing for community event summer	70.00
				Demoss Dollar Tree Supplies for comm engagement chalk event	10.84
			Information Technology	Demoss Txtsignal.Com Texting software for outreach	39.00
				Demoss E-Clincher Social media management software	49.00
				Demoss Adobe 800-833-6687 Adobe graphic design software.	57.44
		202007-7036	**Information Technology**	Stuart Adobe Acropro Subs Adobe - Stuart	16.25
			Executive	Stuart El Rancho Viejo Mtg re COVID-19 response	19.18
				Stuart Three Sixty Burgers An Mtg re: GMA Update	13.84
				Stuart Three Sixty Burgers An Mtg re COVID-19 response	20.26
				Stuart Three Sixty Burgers An Mtg re PW's Ops building lease	21.35
				Stuart Billygans Roadhouse Commercial Proj Mtg	18.94
				Stuart Cke Fuel Bistro & Wi 109 Commercial Dev Mtg	18.64
				Stuart The Sportsman Mtg w/Councilors re upcoming city issues/ag	103.55
				Stuart Chevron 0203556 Lost receipt-charge as unauthorized	20.93
				Stuart La Cosina Real Mtg w/Councilors re upcoming city issues/a	36.62
				Stuart La Cosina Real Mtg w/Councilors re upcoming issues/agenda	58.96
				Stuart Taps Beer Reserve Mtg w/Councilors re upcoming issues/age	105.36
		202007-7069	**Genl Govt/Facilities**	Ferriss Old Liberty Theater Llc Coffee for City Hall	16.26
				Ferriss Www Costco Com Coffee for City Hall	77.94
			Administration	Ferriss Event Pra Deep Dive Public Records Request training	35.00
		202007-7010	**Public Safety**	Hoots Amazon.Com Mj9oa9ni0 Amzn Boots - Pettit	109.71
				Hoots Merrell.Com Boots - Martinez	151.76
				Hoots Adobe Acropro Subs Adobe - Hoots	16.25
				Hoots Usps Po 5471680444 Stamps	55.00
				Hoots Tlo Transunion BACK GROUND INVESTIGATIONS	113.83
		202007-6913	**Genl Govt/Facilities**	Kast Film Masters Window Tinting - 2020 Ford Ranger	68.75
			Community Development	Kast Film Masters Window Tinting - 2020 Ford Ranger	206.25
		202007-6939	**Community Development**	Lust Vision Auto Glass Repair CDD windshield - 61298D	319.78
		202007-5756	**Community Development**	Rubio Romero J2 Efax Services CDD Efax Svc	155.37
			Information Technology	Rubio Romero Acrobat Pro Subs Adobe - Giles	16.14
		202007-6921	**Public Safety**	Doriot Fred-Meyer #0460 Office supplies	10.82
				Doriot Excel Designs Embroidery for Nic Siemï¿½s work baseball hat	15.99
		202007-6962	**Genl Govt/Facilities**	Denton Bestcanvas Inc Facemasks for local businesses	3,400.00
			Community Development	Denton Heritage Enterprises Countertop for counter at RACC Cente	1,595.11
		202007-6947	**Genl Govt/Facilities**	Kipp Smartsign PW Hard Hat Stickers	15.16
				Kipp Apple.Com/Bill Events	14.08
			Public Works	Kipp Smartsign PW Hard Hat Stickers	202.72
			Information Technology	Kipp Apple.Com/Bill City hall supplies	10.83
			Human Resources	Kipp Www Costco Com Wellness snacks	271.92

City of Ridgefield

Claims Payment Report

For Approval on: August 27, 2020

WELLS FARGO	**1681**	202007-8764B	**Genl Govt/Facilities**	Amazon Prime membership refund for cancellation	(9.03)
		202007-6988	**Information Technology**	Knottnerus Amazon Web Services Website Services	0.36
				Knottnerus Zoom.Us Virtual Mtg Platform	16.24
				Knottnerus Canvas Host Website Domain	0.13
			Human Resources	Knottnerus Wapelra Training	8.80
			Administration	Knottnerus Wapelra Training	13.20
		202007-7044	**Genl Govt/Facilities**	Arends Rosauers Food & Dru Gatorade - PW Emp	3.05
			Public Works	Arends Rosauers Food & Dru Gatorade - PW Emp	40.84
			Community Development	Arends Nw Surfaces RACC front counter wood	391.00
		1681-20200827	**Finance**	Wells Fargo Finance Charge	48.91
		202007-6970	**Community Development**	Johnson Rosauers Food & Dru Water ice cream and popsicles for i	24.36
				Johnson Wa Dol Lic & Reg 51307 License Ford Escape for CDD. 6044	59.00
				Johnson El Rancho Viejo Gift certificate for Nick Crockford for	20.00
		202007-7002	**Public Works**	Thamert Manthe Equipment Brush mower- storm small tools/equipmen	2,486.30
				Thamert Staples Direct Stapler storm office supplies	62.92
WELLS FARGO Total					**12,271.12**
WICKUM WELD	**3091**	9280	**Genl Govt/Facilities**	Cab Rack/Cross Box - 2020 Chevy	150.73
			Public Works	Cab Rack/Cross Box - 2020 Chevy	1,356.58
WICKUM WELD Total					**1,507.31**
WILCO FARM STORE	**655**	711367	**Genl Govt/Facilities**	Storage Box - Dusten	1.89
			Public Works	Storage Box - Dusten	7.59
			Community Development	Storage Box - Dusten	28.45
		711443	**Public Works**	Tie Downs	37.93
WILCO FARM STORE Total					**75.86**
WILCOX AND FLEGEL	**1469**	9604069-IN	**Genl Govt/Facilities**	Diesel Fuel	47.91
			Public Works	Diesel Fuel	640.49
		0519591-IN	**Public Works**	Diesel for Abrams Field Wells	323.47
WILCOX AND FLEGEL Total					**1,011.87**
Grand Total					**283,049.88**

CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: August 27, 2020

ITEM:

AGENDA ITEM TITLE: Approval of Minutes from the August 13, 2020 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: 08-13-2020 (PDF)

CITY OF RIDGEFIELD, WASHINGTON
City Council MEETING MINUTES
August 13, 2020

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

ROLL CALL

Attendee Name	Title	Status	Arrived
Ron Onslow	Councilor	Present	
Lee Wells	Councilor	Present	
Don Stose	Mayor	Present	
Sandra Day	Councilor	Present	
Jen Lindsay	Councilor	Present	
Rob Aichele	Councilor	Present	
Dana Ziemer	Councilor	Present	

LATE CHANGES TO THE AGENDA

Remove: Approval of Cloverhill Phase 7 Final Plat

Add: Resolution No. 583 - Ridgefield Skate Park Grant Application

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ron Onslow, Councilor
SECONDER:	Dana Ziemer, Councilor
AYES:	Onslow, Wells, Stose, Day, Lindsay, Aichele, Ziemer

1. Approval of Claims And/Or Payroll

2. Approval of Minutes from the July 23, 2020 Meeting

PRESENTATION

1. CRF Eligibility Policy and Procedures

BUSINESS

1. Resolution No. 583 - Ridgefield Skate Park Grant Application

Public Works Director Bryan Kast presented a grant funding assistance managed through the Recreation and Conservation Office for Ridgefield Skate Park.

City Council discussion.

MOTION: MOVED TO APPROVE RESOLUTION NO. 583 AS PRESENTED.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jen Lindsay, Councilor
SECONDER:	Dana Ziemer, Councilor
AYES:	Onslow, Wells, Stose, Day, Lindsay, Aichele, Ziemer

2. **Motion - Approval of Interlocal Agreement for Historic Preservation**

The Clark County Historic Preservation Commission (HPC) was created to protect the county's rich heritage including historic building and properties, and archeological and cultural resources. Clark County Code 40.250.030 "Historic Preservation and Historic Preservation Commission Rules and Procedures" has been updated. These code updates triggered a need for a new interlocal agreement to be consistent with the new code.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER TO SIGN A NEW INTERLOCAL AGREEMENT WITH CLARK COUNTY THAT GOVERNS THE ADMINISTRATION OF THE HISTORICAL PRESERVATION PROGRAM INCLUDING THE HISTORICAL PRESERVATION COMMISSION.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Rob Aichele, Councilor
SECONDER:	Lee Wells, Councilor
AYES:	Onslow, Wells, Stose, Day, Lindsay, Aichele, Ziemer

PUBLIC HEARING/BUSINESS

1. **Public Hearing and Approval of Resolution No. 582 – 2021 – 2026 Transportation Improvement Program - Bryan Kast, Public Works Director**

Per RCW 35.77.010, the legislative body of each city and town, pursuant to one or more public hearings thereon, shall prepare and adopt a comprehensive transportation program for the ensuing six calendar years. The six-year program shall specifically set forth those projects and programs of regional significance for inclusion in the transportation improvement program within that region. Staff-prepared City of Ridgefield Six Year Transportation Program for 2021-2026. The 6-year Transportation Improvement Program is a separate project list from the Transportation Capital Facilities Plan, and does not have a bearing on Traffic Impact fees or TIF credits.

Mayor Opened the Hearing: 7:01PM

No testimony received.

Mayor Closed the Hearing: 7:01PM

MOTION: MOVED TO APPROVE RESOLUTION NO. 582 AS PRESENTED.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Rob Aichele, Councilor
SECONDER:	Dana Ziemer, Councilor
AYES:	Onslow, Wells, Stose, Day, Lindsay, Aichele, Ziemer

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Wells - Attended virtual City Council retreat, City Manager briefing, Port of Ridgefield meeting.
Council Member Day - Attended virtual City Council retreat, City Manager briefing, Port of Ridgefield meeting, virtual big paddle event, systemic racism webinars.
Council Member Onslow - Attended virtual RTC meeting, CTRAN meeting, City Manager briefing.
Council Member Lindsay - Attended virtual AWC legislative priorities meeting, City Council retreat, Budget Advisory Committee meeting.
Council Member Aichele - Attended freedom of assembly rally, ribbon cutting for Ridgefield brewing, systemic racism webinars, Police Department support rally, City Council retreat, Port of Ridgefield meeting, worked on dragon boats and grape trimming at the roundabouts.
Council Member Ziemer - Attended virtual City Council retreat, kudos to Finance department. Excited about the possibility of the new skate park.

Mayor

Attended City Council retreat, budget advisory committee meeting. Kudos to Finance Department for great work.

City Manager

City Manager Steve Stuart - Provided an update on YMCA project.
Public Works Director Bryan Kast - Road construction update, dog park update.
Community Development Director Claire Lust - Community Development update provided.
Deputy City Manager Lee Knottnerus - “masking for a friend” campaign update, Ridgefield Resilient fundraiser update.
Police Chief John Brooks - Very nice Police Department support event, Officer Patrick Morgan graduated from the academy.

ADJOURN - 7:23 PM

___________________________________	___________________________________
Julie Ferriss, City Clerk	Don Stose, Mayor

CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: August 27, 2020

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Cloverhill Phase 7 Final Plat

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GOVERNING LEGISLATION:

RCW 36.70.A and RCW 58

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

The Ridgefield Hearing Examiner approved the preliminary plat for Cloverhill Planned Unit Development (PUD) on April 11, 2017, as PLZ-16-0088. The plat is also subject to the 2017 development agreement made between the City of Ridgefield (Grantee) and Robert A. Royle, LLC, ELRO LLC, Estate of Robert Royle and Lionel Royle, Kenneth A. Royle, Lucille E. Hollis, Margaret L. Svir, Marcella R. Sather, and Fortress Enterprises, Inc. (Grantors), record 5432425 of Clark County, WA.

Staff approved the Cloverhill Phase 7 & 8 Post Decision Review (PDR) on October 22, 2019, as PLZ-19-0082-83. The purpose of the PDR was to increase the total number of lots in Phases 7 and 8 from 52 to 92, in order to compensate for the loss of 40 approved lots due to existing environmental conditions in Phases 2, 3, 4, and 9. The revised layout also improves circulation between Phases 7 and 8. Administrative adjustments to reduce the minimum lot area and lot width and increase the maximum building coverage and impervious surface coverage by 20 percent in Phases 7 and 8 were approved concurrently with the PDR. Of the 92 approved lots in Phases 7 and 8, 37 are in Phase 7. The total number of lots in the Cloverhill PUD is still 455, as was approved under PLZ-16-0088.

The applicant proposes to subdivide the 6.75-acre site with Assessor's #986050078 into 37 single-family attached residential (townhouse) lots. Townhouses may be attached in groups of two, three, or four; the Phase 7 townhouses are primarily proposed in groups of two. The lots in Phase 7 are numbered 386-422. The lots range from 2,007 square feet (Lot 402) to 2,785 square feet (Lot 422), consistent with the lot sizes and density approved through the Phase 7 & 8 PDR and administrative adjustments. The average lot area is 2,358 square feet.

Private roads provide access to each of the lots in Cloverhill Phase 7. The entry to Phase 8 is to be gated in accordance with the provisions in the Ridgefield Engineering Standards for Public Works Construction pertaining to private roads serving more than eight lots (known as private communities). The private roads connect to S Royle Road to the north and to future Cloverhill Phase 8 to the south. The City has no responsibility to improve or maintain private roads.

Cloverhill Phase 7 includes parking areas 7P-1 and 7P-2, to be owned and maintained by the HOA. Gee Creek Tract 7 confines Gee Creek and is to be owned and maintained by the HOA. Phase 7 includes stormwater easements to be owned by the HOA with inspection easements granted to the City of Ridgefield. A waterline easement is dedicated to the City of Ridgefield, and a sanitary sewer easement is dedicated to Clark Regional Wastewater District.

All open spaces are to be owned and maintained by the HOA. In Phase 7, Tract 7C is a 0.36-acre open space tract in the northwest portion of the site adjacent to Royal View (Cloverhill Phase 6). Tract 7C is to be maintained in its natural state, including steep slopes. Tract 7D is a 2.95-acre open space tract in the northern and eastern portions of the site running behind the northernmost and easternmost residential lots. Tract 7D includes a 20-foot public regional trail easement located in the Gee Creek stream buffer and dedicated to the City of Ridgefield. The trail easement connects to S Royle Road via the internal public street at its western terminus, and continues south around Cloverhill Phase 8. The regional trail is part of an integrated trail system providing access to open spaces throughout the Cloverhill PUD.

BUDGET/FINANCIAL IMPACTS:

Additional property tax revenue from 37 new single-family attached homes.

RECOMMENDED ACTION OR MOTION:

“I move to approve the final plat as presented.”

STAFF CONTACT:	Claire Lust, Community Development Director
ATTACHMENTS:	PLZ-20-0039 Cloverhill Phase 7 Final Plat_Staff Report_Final_08272020(PDF) Cloverhill Vicinity Map (PDF) Phase 7 Vicinity Map (PDF) Cloverhill PUD Prelim Plat Sh 1 10-31-2016 (PDF) Cloverhill PDR (JPG) Cloverhill Phase 7 final plat (PDF) Cloverhill Phase 7 Open Space and Trails (JPG) Cloverhill PUD Overall Trails (JPG)

COMMUNITY DEVELOPMENT DEPARTMENT
230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642
(360) 887-3557 | Fax: (360) 887-0861 | www.ci.ridgefield.wa.us

Cloverhill Phase 7 Final Plat

Staff Report
File No. PLZ-20-0039
August 27, 2020

I. Basic Facts

Application date: On June 10, 2020, the City received an application for final plat approval for Cloverhill Phase 7 (37 lots).

Applicant/Property Owner: David Burton, Fortress Enterprises, Inc. 12808 NW 46th Ave / Vancouver, WA 98685. Contact: 360.798.6520, david@fortresscorporation.com

Applicant's Representative: Fidelity National Title & Chicago Title. 500 Broadway Ste 460 / Vancouver, WA 98660. Contact: Jaima Johnson, Deanna Haake, Krista Harrington, 360.600.2651, builderdev@fnf.com

Property Information: No address. #98 S29 T4N R1E WM, Assessor's #986050078, 6.75 acres.

Zoning: Residential Low Density 8 (RLD-8)

Comprehensive Plan: Urban Low (UL)

Compliance: The proposed plat complies with the applicable provisions in the Ridgefield Municipal Code Title 18 and the Ridgefield Urban Area Comprehensive Plan.

Council date: August 27, 2020

II. Documents Received

A. Master land use application
B. Final plat checklist
C. Plat sheets
D. Lot closure report
E. Perimeter legal description
F. Subdivision guarantee
G. Narrative
H. Draft CC&Rs and bylaws
I. Wetland mitigation plan
J. Survey review memos and redlines
K. Revised materials as required by staff

III. Background and Proposal

The Ridgefield Hearing Examiner approved the preliminary plat for Cloverhill Planned Unit Development (PUD) on April 11, 2017, as PLZ-16-0088. The plat is also subject to the 2017 development agreement made between the City of Ridgefield (Grantee) and Robert A. Royle, LLC, ELRO LLC, Estate of Robert Royle and Lionel Royle, Kenneth A. Royle, Lucille E. Hollis, Margaret L. Svir, Marcella R. Sather, and Fortress Enterprises, Inc. (Grantors), record 5432425 of Clark County, WA.

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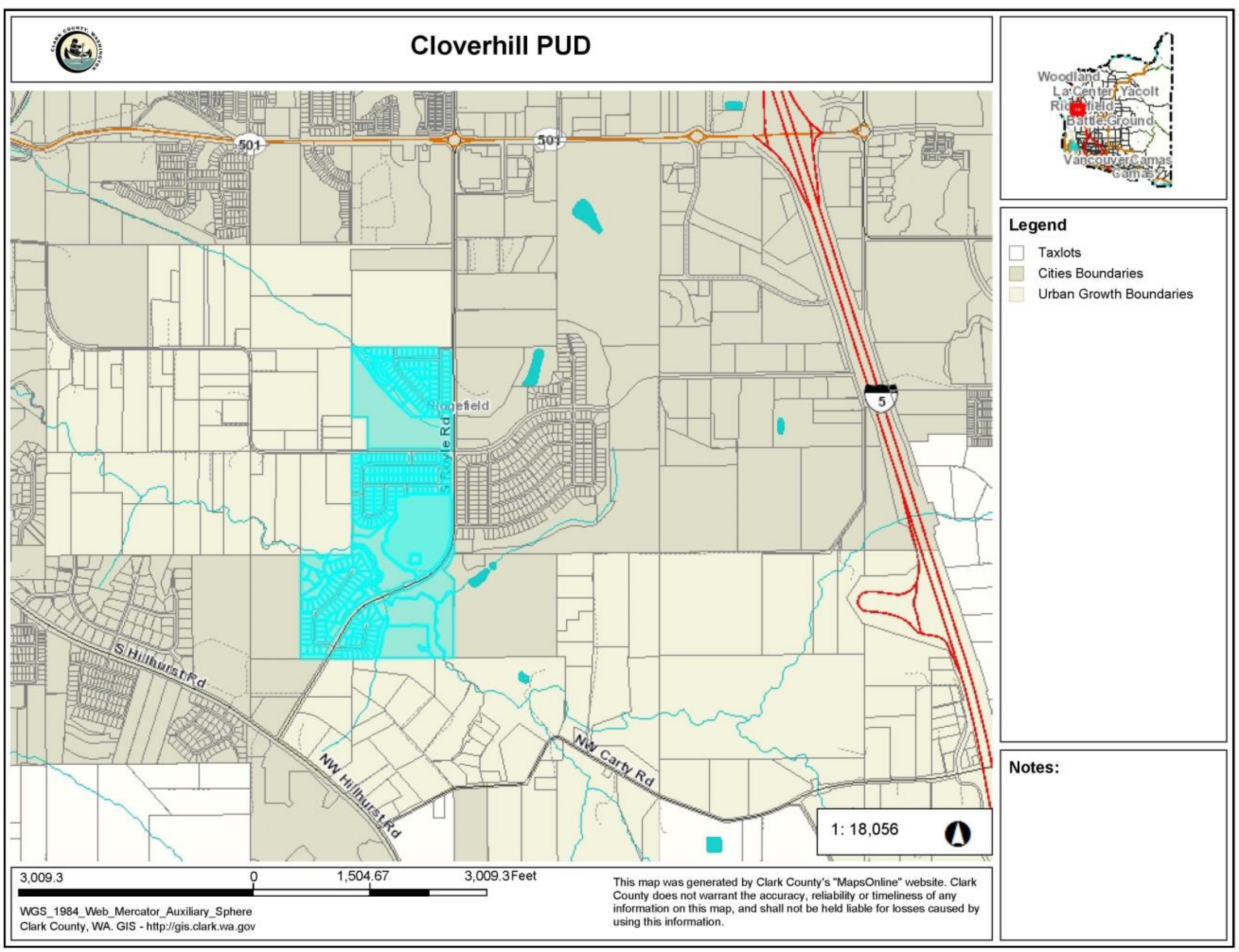
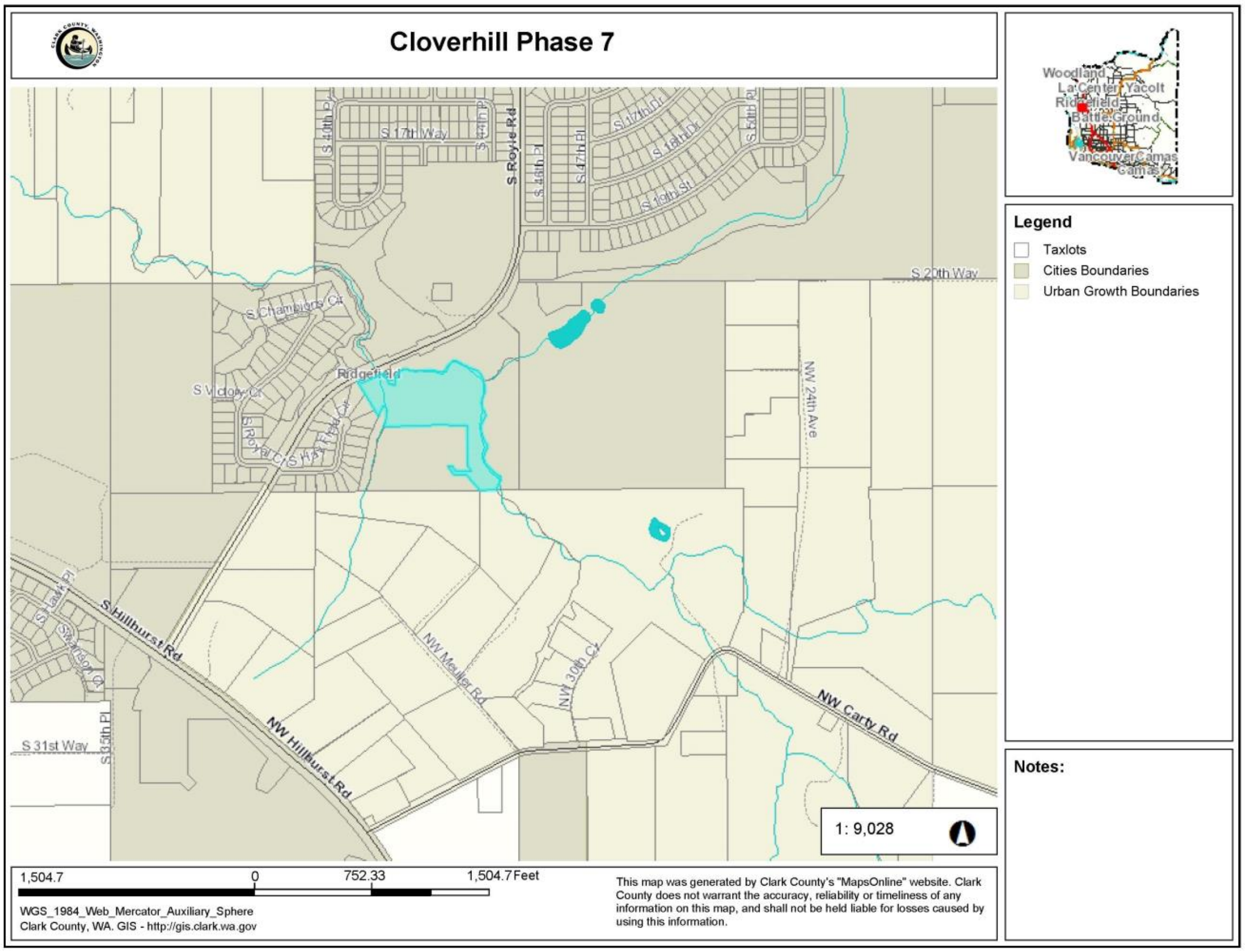
Cloverhill PUD Location

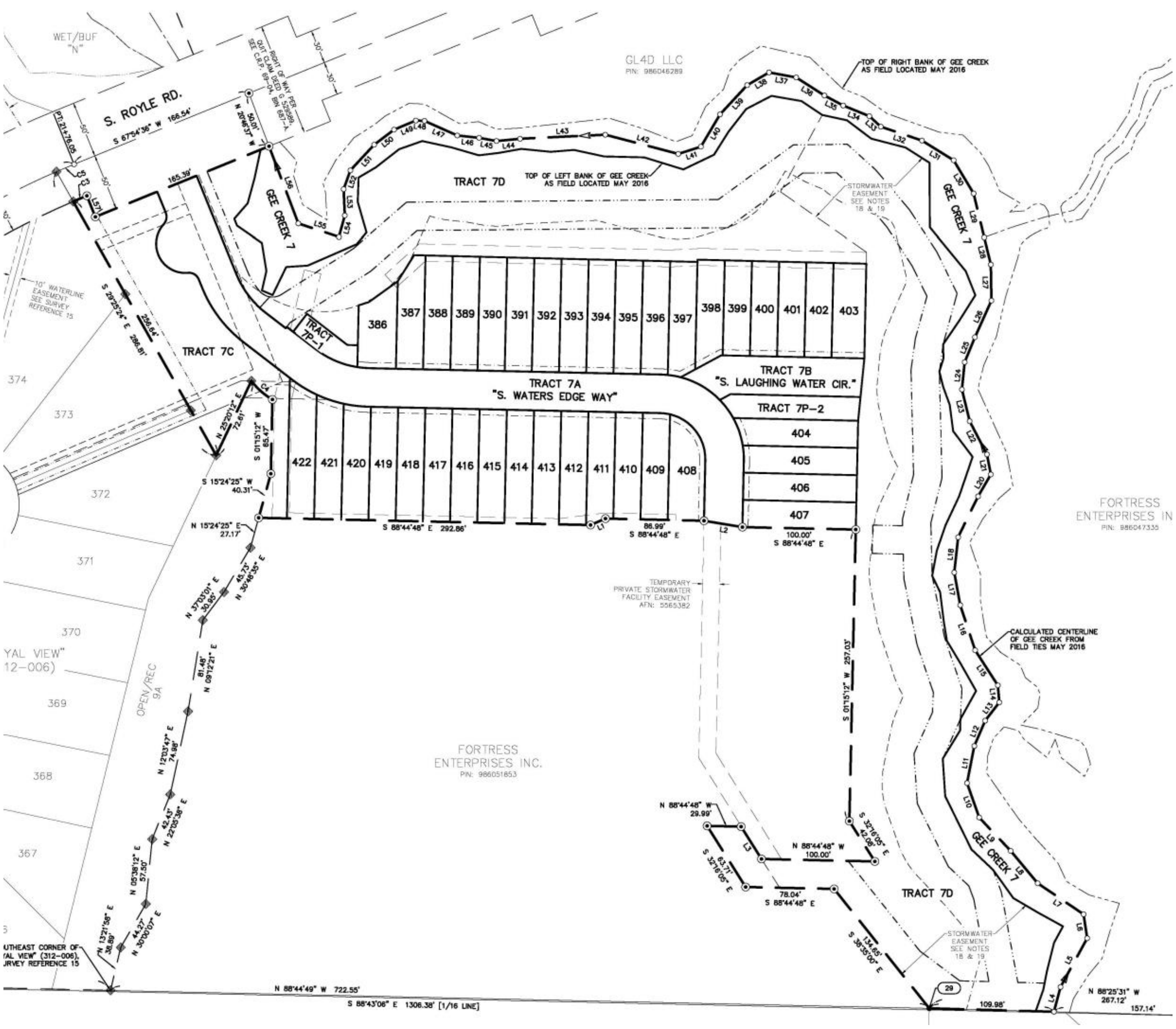


Cloverhill Phase 7 Location



The applicant proposes to subdivide the 6.75-acre site with Assessor's #986050078 into 37 single-family attached residential (townhouse) lots. Townhouses may be attached in groups of two, three, or four; the Phase 7 townhouses are primarily proposed in groups of two. The lots in Phase 7 are numbered 386-422. The lots range from 2,007 square feet (Lot 402) to 2,785 square feet (Lot 422), consistent with the lot sizes and density approved through the Phase 7 & 8 PDR and administrative adjustments. The average lot area is 2,358 square feet.

Cloverhill Phase 7 Proposed Plat (full plan set included as an attachment)

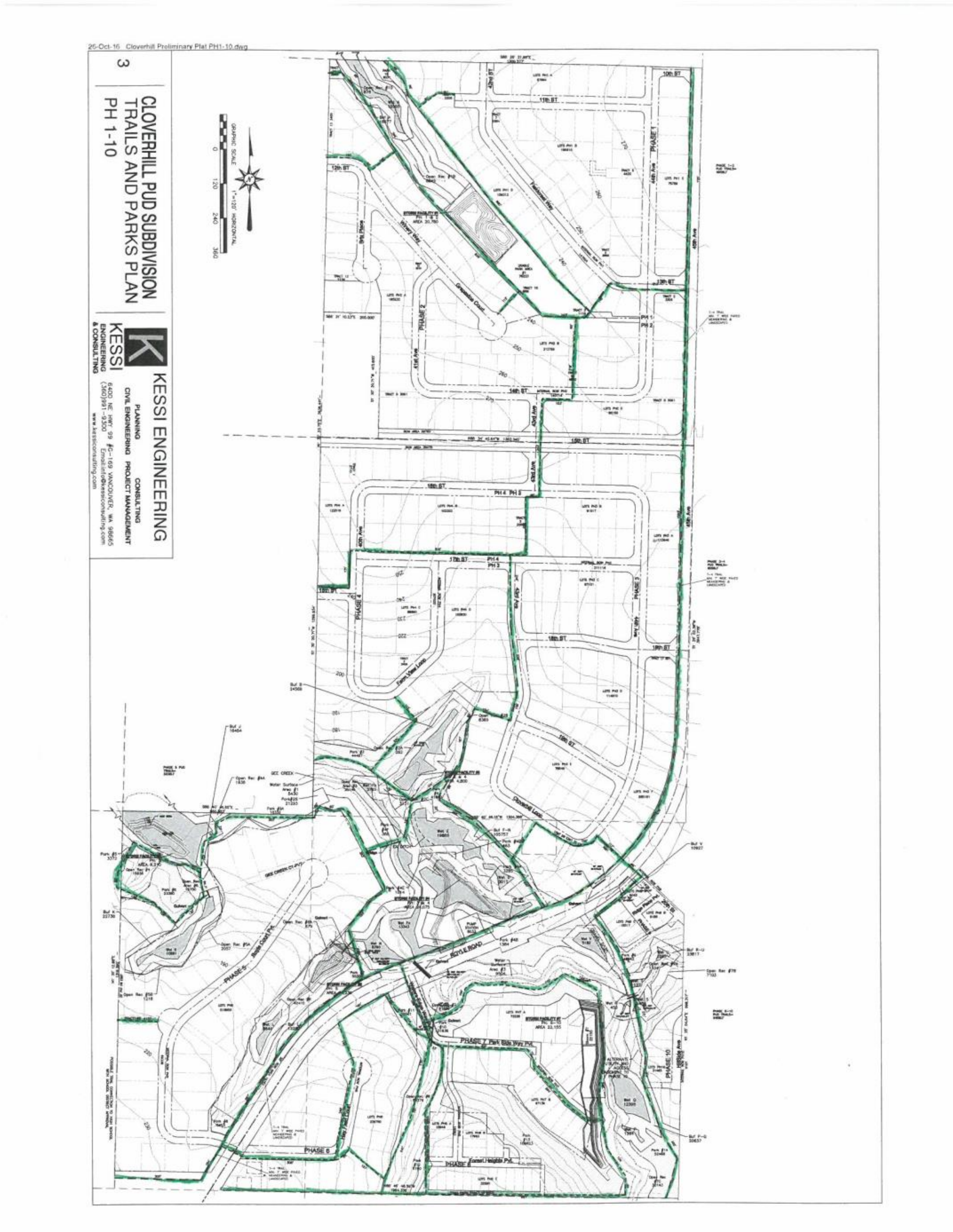


Private roads provide access to each of the lots in Cloverhill Phase 7. The entry to Phase 8 is to be gated in accordance with the provisions in the Ridgefield Engineering Standards for Public Works Construction pertaining to private roads serving more than eight lots (known as private communities). The private roads connect to S Royle Road to the north and to future Cloverhill Phase 8 to the south. The City has no responsibility to improve or maintain private roads.

Cloverhill Phase 7 includes parking areas 7P-1 and 7P-2, to be owned and maintained by the HOA. Gee Creek Tract 7 confines Gee Creek and is to be owned and maintained by the HOA. Phase 7 includes stormwater easements to be owned by the HOA with inspection easements granted to the City of Ridgefield. A waterline easement is dedicated to the City of Ridgefield, and a sanitary sewer easement is dedicated to Clark Regional Wastewater District.

All open spaces are to be owned and maintained by the HOA. In Phase 7, Tract 7C is a 0.36-acre open space tract in the northwest portion of the site adjacent to Royal View (Cloverhill Phase 6). Tract 7C is to be maintained in its natural state, including steep slopes. Tract 7D is a 2.95-acre open space tract in the northern and eastern portions of the site running behind the northernmost and easternmost residential lots. Tract 7D includes a 20-foot public regional trail easement located in the Gee Creek stream buffer and dedicated to the City of Ridgefield. The trail easement connects to S Royle Road via the internal public street at its western terminus, and continues south around Cloverhill Phase 8. The regional trail is part of an integrated trail system providing access to open spaces throughout the Cloverhill PUD.

Cloverhill PUD Preliminary Regional Trail/Sidewalk System[1]



[1] Note that minor changes to the Cloverhill preliminary regional trail/sidewalk alignment have been approved based on environmental conditions and other existing and built conditions. Any trail alignment changes have been or will be shown on the final plat sheets for individual phases. Any permitted changes will maintain the connectivity of the regional trail system.

Phase 7 Open Space and Trails

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

IV. Survey Review

Gray & Osborne, Inc. confirmed that the applicant has addressed all survey comments on July 7, 2020.

V. Engineering Review

All private improvements are complete. The applicant submitted a cost estimate for incomplete public trail improvements totaling $20,000. A performance bond for 120% of incomplete public improvements ($24,000) is required. As a **condition of approval**, the applicant shall submit the performance bond for 120% of incomplete public improvements prior to obtaining city signatures on the final plat mylar.

Staff finds that the applicant has addressed all applicable conditions of approval from the preliminary plat and all other engineering comments.

VI. Land Use Review

The City Attorney reviewed and approved the draft CC&Rs for Cloverhill Phase 7. As a **condition of approval**, the applicant shall submit a copy of the recorded CC&Rs to the City.

As a **condition of approval**, the applicant shall provide evidence that critical area signs have been installed per condition of approval A.23 of the Cloverhill PUD preliminary plat (PLZ-16-0088) prior to obtaining city signatures on the final plat mylar.

Staff finds that the applicant has addressed all applicable conditions of approval from the preliminary plat and all other land use comments.

VII. Recommendation

Staff recommends City Council **APPROVE** the Cloverhill Phase 7 Final Plat subject to the following **conditions of approval**:

1. The applicant shall submit the performance bond for 120% of incomplete public improvements prior to obtaining city signatures on the final plat mylar.
2. The applicant shall provide evidence that critical area signs have been installed per condition of approval A.23 of the Cloverhill PUD preliminary plat (PLZ-16-0088) prior to obtaining city signatures on the final plat mylar.
3. The applicant shall submit mylars for signature containing the signature and seal of the surveyor of record (Certification of Subdivision Platting, see RDC 18.620.120.L) and the signatures of all parties having an ownership interest in the land for purposes of dedication (Dedication of Subdivision, see RDC 18.620.120.M).
4. The applicant shall record the final plat with the Clark County Auditor's Office within thirty (30) calendar days of City signatures on the face of the mylar.
5. The applicant shall submit three (3) full-sized copies and one (1) 11-inch by 17-inch copy of the recorded plat and all associated written documents within thirty (30) calendar days of City signatures on the face of the mylar.
6. The applicant shall submit a copy of the recorded CC&Rs to the City.
7. Prior to obtaining building permits, the applicant shall install correct street signs based on the street and addressing information included at the end of this report.

Reviewed by:

Claire Lust, Community Development Director. Claire.lust@ci.ridgefield.wa.us, 360.857.5024

Brenda Howell, City Engineer. Brenda.howell@ci.ridgefield.wa.us, 360.857.5022

Signed:

Claire Lust

Claire Lust, Community Development Director

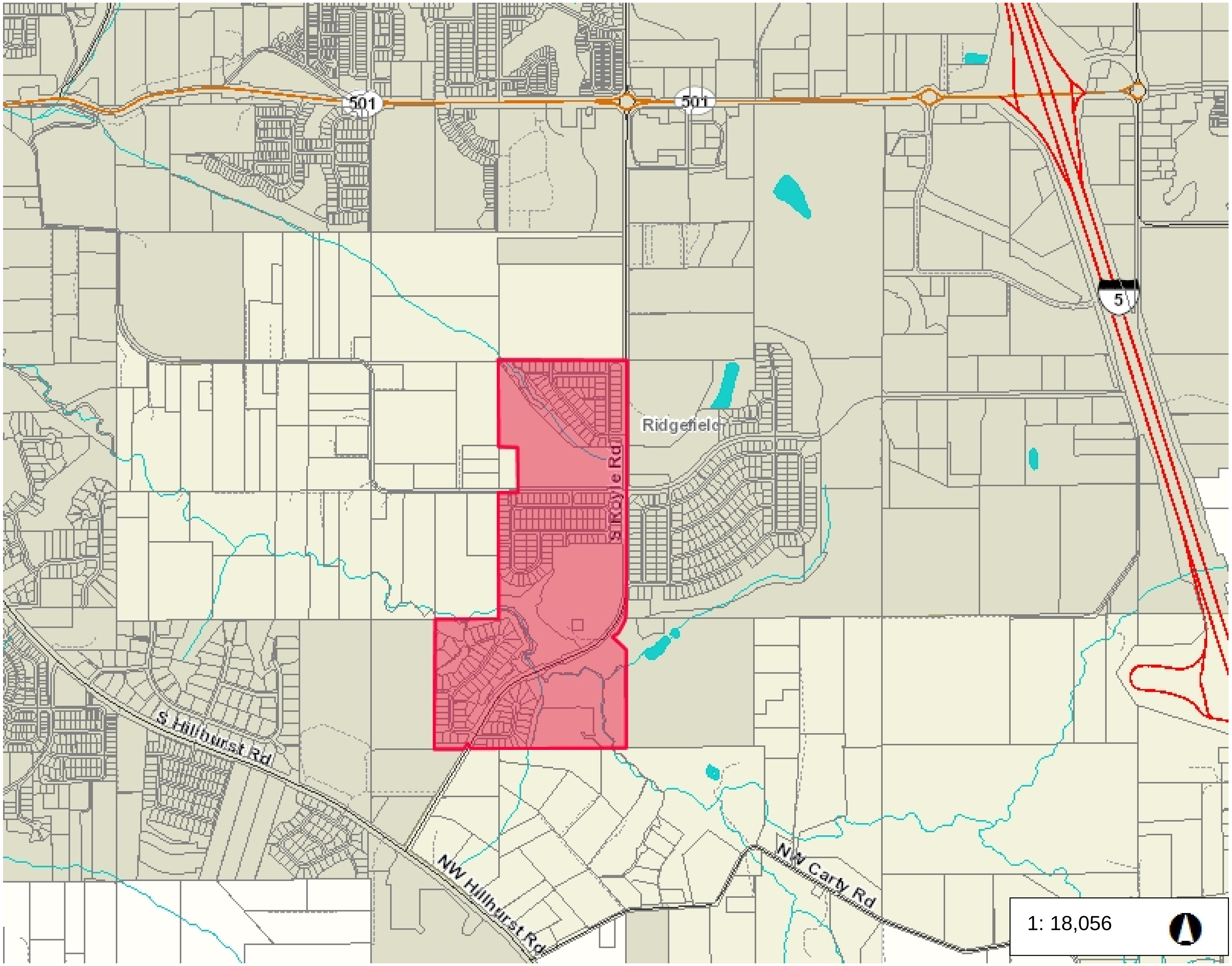
August 27, 2020

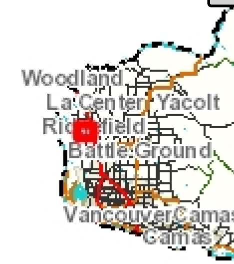
Cloverhill Phase 7 Addressing

Address numbers ascend from north to south and west to east. Address notices will be sent to service providers following final plat approval. Correct street signs must be installed prior to obtaining building permits. Please ensure that street signs are ordered based on the following:

Lot #	Address	Lot #	Address	Lot #	Address
S Waters Edge Way		**S Laughing Water Circle**		**S Brookside Place**	
North (even) side		North (even) side		East (even) side	
7P-1	4128	398	4260	7P-2	2304
386	4144	399	4266	404	2310
387	4150	400	4300	405	2316
388	4200	401	4306	406	2322
389	4206	402	4312	407	2328
390	4212	403	4318		
391	4218				
392	4224				
393	4230				
394	4236				
395	4242				
396	4248				
397	4254				
South (odd) side					
7C	4101				
422	4127				
421	4133				
420	4139				
419	4145				
418	4151				
517	4201				
416	4207				
415	4213				
414	4219				
413	4225				
412	4231				
411	4237				
410	4243				
409	4249				
408	4255				

Cloverhill PUD Vicinity Map





Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

1: 18,056

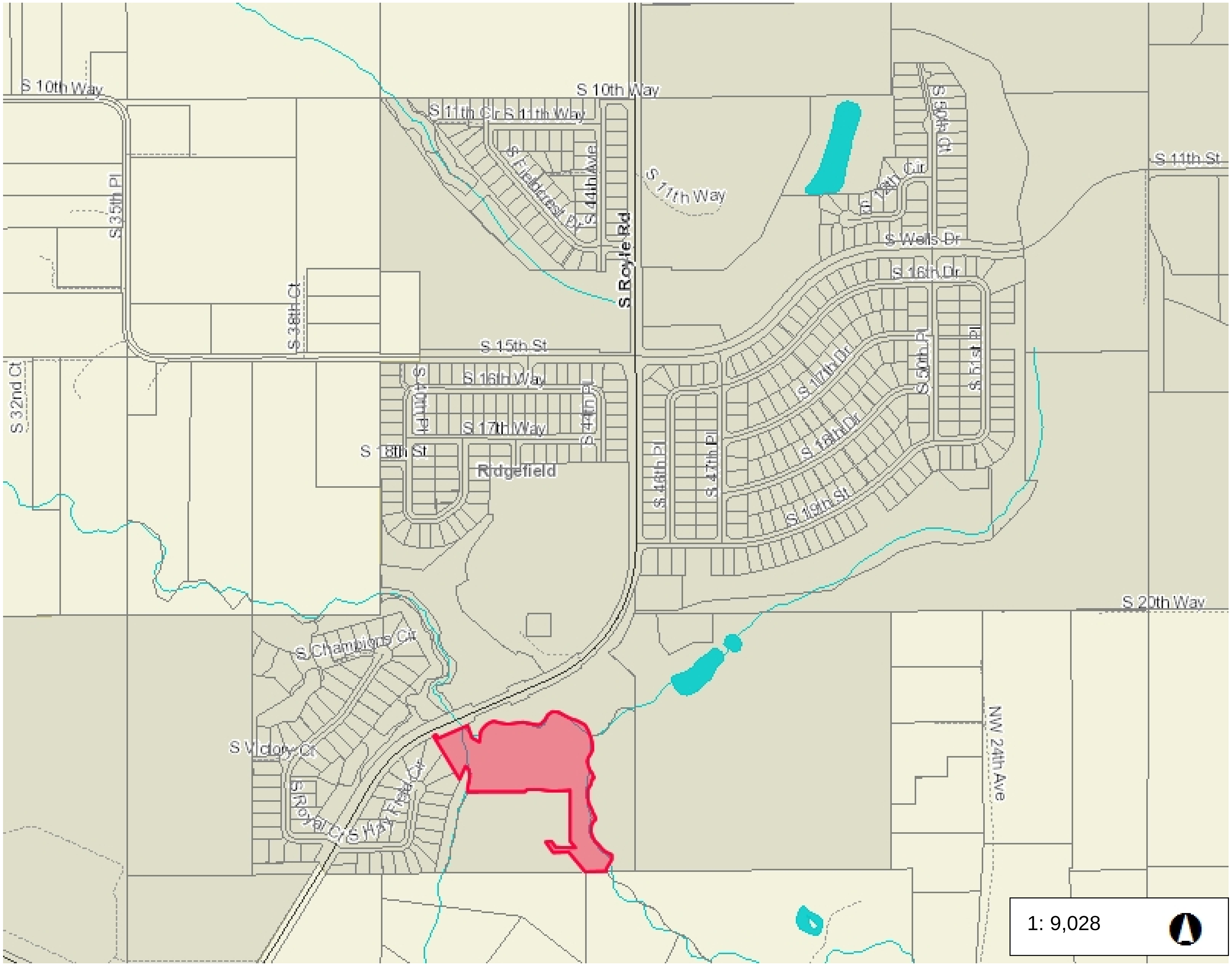
3,009.3 0 1,504.67 3,009.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

Attachment: Cloverhill Vicinity Map (Cloverhill Phase 7 Final Plat)

Phase 7 Vicinity Map

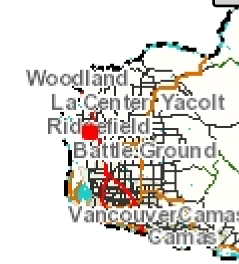


1: 9,028

1,504.7 | 0 | 752.33 | 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

Attachment: Phase 7 Vicinity Map (Cloverhill Phase 7 Final Plat)

28-Oct-16 Cloverhill Preliminary Plat PH1-10.dwg

CLOVERHILL PUD SUBDIVISION PRELIMINARY PUD PLAT PH 1-10

1

KESSI ENGINEERING
PLANNING CONSULTING
CIVIL ENGINEERING PROJECT MANAGEMENT
6400 NE HWY 99 #G-169 VANCOUVER, WA 98665
(360)991-9300 Email: info@kessiconsulting.com
www.kessiconsulting.com

GRAPHIC SCALE
0 120 240 360
1"=120' HORIZONTAL

PRIVATE STREET NOTES:
12TH WAY
TRACT 5 PRIVATE STREET 145' LONG X 28' WIDE AC IN A 30' WIDE PRIVATE STREET ACCESS EASEMENT

TRACT 16 PRIVATE STREET
BARREL CT.
145' LONG X 28' WIDE AC IN A 30' WIDE PRIVATE STREET ACCESS EASEMENT

PHASES 5, 7 & 8 MAY ALL BE PRIVATE GATED STREETS. ALL GATED STREETS TO MEET CITY & FIRE STANDARDS FOR ACCESS.

OWNER:
ROBERT & LIONEL ROYLE
2067 S ROYLE ROAD
RIDGEFIELD WA, 98642

DEVELOPER:
FORTRESS ENTERPRISES
DAVE BURTON
10808 NW 46TH AVE
VANCOUVER, WA 98685
(360) 798-6520
david@fortresscorporation.com

CIVIL ENGINEER:
KESSI ENGINEERING & CONSULTING
JAMES KESSI, PE
6400 NE HWY 99 #G169
VANCOUVER, WA 98665
(360) 991-9300
james.kessi@gmail.com

AREA	PARCEL ID NO.	OWNER
35.92 AC	PIN: 215832-000	ROYLE
48.16 AC	PIN: 215817-000	ELRO LLC
25.75 AC	PIN: 215817-000	ELRO LLC
0.33 AC	PIN: 215865-000	ELRO LLC
17.07 AC	PIN: 215810-000	ELRO LLC
1.63 AC	PIN: 215810-000	ELRO LLC
128.86 AC	TOTAL SITE AREA	

CLOVERHILL PUD PHASE SUMMARY

PHASE	USABLE AREA:	# OF LOTS:	BASE ZONING:	AVERAGE LOT AREA:
PHASE 1	11.2 ACRES	63 LOTS	RLD-8	7,744
PHASE 2	13.8 ACRES	79 LOTS	RLD-8	7,647
PHASE 3	17.2 ACRES	102 LOTS	RLD-8	7,345
PHASE 4	10.7 ACRES	66 LOTS	RLD-8	7,076
PHASE 5	11.8 ACRES	48 LOTS	RLD-8	10,763
PHASE 6	5.5 ACRES	27 LOTS	RLD-8	8,880
PHASE 7	3.2 ACRES	27 LOTS	RLD-8	5164
PHASE 8	1.45 ACRES	25 LOTS	RLD-8	2,539
PHASE 9	0.58 ACRES	9 LOTS	RLD-8	2,815
PHASE 10	0.72 ACRES	9 LOTS	RLD-8	3,496
PUD TOTAL SUMMARY	76.15 ACRES	455 LOTS	VARIES	7,290

SUBDIVISION STREETS:
RESIDENTIAL LOCAL STREET
48' RIGHT OF WAY
28' WIDE PAVED STREET
4.5' PLANTER EACH SIDE
5' SIDEWALK EACH SIDE

RESIDENTIAL PRIVATE STREET
34' RIGHT OF WAY 28' PAVED
0.5'+0.5' CURB 5' ATTACHED
SIDEWALK ON ONE SIDE

HOMES ON FLAG LOTS WILL REQUIRED THE INSTALLATION OF RESIDENTIAL SPRINKLERS(14.903.2.10)

SITE DENSITY, AREAS, ZONING, CALCULATIONS AND OTHER PLAT INFORMATION REFER TO TABLE 1 CLOVERHILL PUD DENSITY SPREADSHEET CALCULATIONS AND SEE THE PUD PROJECT NARRATIVE FOR MORE DETAILS.

TABLE D24' - LOT SIZE SUMMERY TABLE FOR PHASE 7 & 8

PHASE 7

PARCEL AREA TABLE	
PARCEL #	AREA
386	2006
387	2257
388	2404
389	2410
390	2409
391	2408
392	2406
393	2405
394	2404
395	2403
396	2402
397	2400
398	2345
399	2100
400	2011
401	2010
402	2008
403	2007
404	2675
405	2518
406	2406
407	2400
408	2400
409	2660
410	2253
411	2255
412	2280
413	2400
414	2400
415	2400
416	2400
417	2400
418	2400
419	2400
420	2452
421	2622
422	2851
423	3081
38 LOTS	AVG.SF/LOT= 2382 SF

PHASE 8

PARCEL AREA TABLE	
PARCEL #	AREA
424	2400
425	2400
426	2400
427	2400
428	2400
429	2400
430	2408
431	2499
432	2580
433	2474
434	2901
435	2805
436	2400
437	2400
438	2400
439	2400
440	2400
441	2400
442	2396
443	2299
444	2007

PHASE 8

PARCEL AREA TABLE	
PARCEL #	AREA
445	2237
446	2277
447	2256
448	2387
449	2136
450	2136
451	2136
452	2132
453	2126
454	2125
455	2124
456	2124
457	2123
458	2118
459	2487
460	2160
461	2160
462	2160
463	2160
464	2160
465	2160
466	2160
467	2160
468	2160
469	2160
470	2160
471	2160
472	2179
473	2296
474	2550
475	2909
476	2948
477	2247
54 LOTS	AVG.SF/LOT= 2320 SF

FOR TOWNHOUSES, FOR PHASE 7 & 8 IN THE RLD-8 ZONE
MINIMUM SIDE YARD SETBACKS 4' (REDUCED FROM 5' TO 4')
MINIMUM STREET SIDE YARD SETBACK 8' (REDUCED FROM 10' TO 8')
MINIMUM FRONT YARD SETBACK 10'
MINIMUM FRONT YARD SETBACK TO GARAGE 18'
MINIMUM REAR YARD SETBACK 5'
MINIMUM 4 UNITS ATTACHED IN ONE BUILDING

FLAGSTEM LOTS 476 AND 477
REQUIRE SPRINKLERS PER
THE WATER PLAN

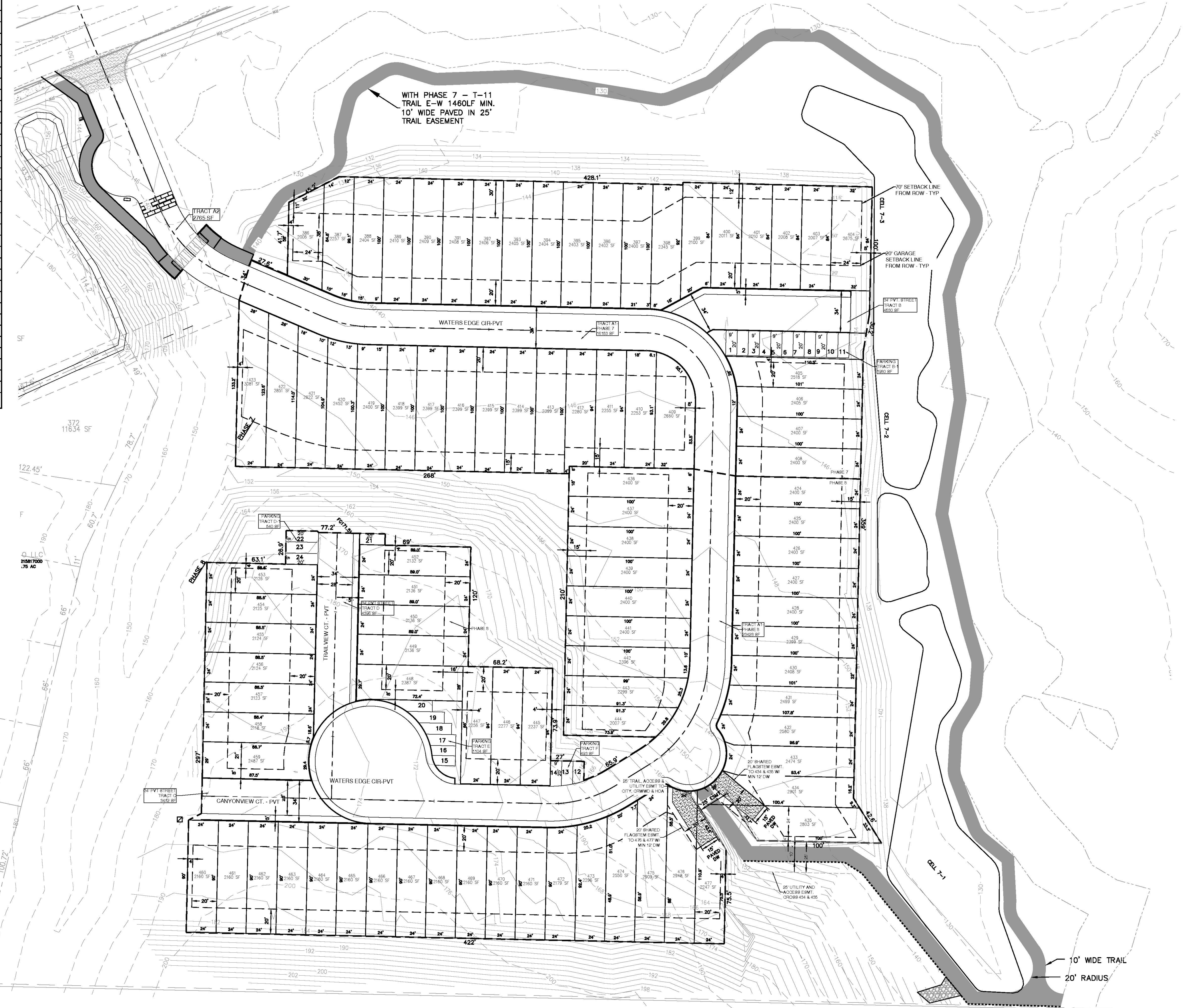
TRACT #	TOTAL AREA SF	AC
TRACT A1/PH 7	16153	0.37
TRACT A1/PH 8	23428	0.54
TRACT A2	2765	0.06
30' PVT STREET TRACT B	4530	0.10
34' PVT STREET TRACT C	3412	0.08
30' PVT STREET TRACT D	4396	0.10
PHASE 7	113894	2.62
PHASE 8	160380	3.68

PHASE 7
TOTAL LOTS: 38
NO. OF LOTS: 386-423
TOTAL AREA: 113894 SF = 2.62 AC
AVERAGE LOT AREA: 2997 SF

PHASE 8
TOTAL LOTS: 54
NO. OF LOTS: 424 - 477
TOTAL AREA: 160380 SF = 3.68 AC
AVERAGE LOT AREA: 2970 SF

TOTAL LOTS OF PHASE 7 & 8: 92
TOTAL AREA OF PHASE 7 & 8: 6.27 AC

FLAGSTEM NOTE:
20' SHARED FLAGSTEM DRIVEWAY EASEMENT AND MINIUM 12' SHARED PAVED DRIVEWAY TO SERVE UP TO TWO LOTS.
FLAGSTEM LOTS (EXCEPT TOWNHOUSE LOTS) WITHOUT OTHER 24' FRONTAGE SHALL BE SPRINKLERED



GRAPHIC SCALE 1"=40' HORIZONTAL
0 40 80

26-Aug-19 CH 2 - 24.dwg

KESSI ENGINEERING
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(360)991-9300 Email: info@kessiconsulting.com
www.kessiconsulting.com

REVISIONS
1
2
3
4
5

DRAWN BY: T.R.F.
DESIGNED BY: J.K.
CHECKED BY: J.K.

DATE: 03 SEP 2019

PROJECT #114-CH
DATE: 03 SEP 2019

CLOVERHILL PUD SUBDIVISION
PRELIMINARY PLAT PLAN
24' PHASE 7-8

CH2-24

CLOVERHILL PUD & SUBDIVISION PHASE 7

A PLANNED UNIT DEVELOPMENT
IN A PORTION OF
THE NE 1/4 OF THE SE 1/4
OF SECTION 29, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-20-0039)

PERIMETER DESCRIPTION:

A TRACT OF LAND IN A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF "ROYAL VIEW" ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 312 OF PLATS, AT PAGE 6, RECORDS OF CLARK COUNTY, WASHINGTON;

THENCE NORTHEASTERLY ALONG THE EASTERLY PERIMETER OF SAID "ROYAL VIEW" THE FOLLOWING COURSES AND DISTANCES;

THENCE NORTH 13°21'58" EAST, 38.89 FEET; THENCE NORTH 30°00'07" EAST, 44.27 FEET;
THENCE NORTH 05°38'12" EAST, 57.50 FEET; THENCE NORTH 22°05'38" EAST, 42.43 FEET;
THENCE NORTH 12°03'47" EAST, 74.98 FEET; THENCE NORTH 09°12'21" EAST, 81.48 FEET;
THENCE NORTH 37°03'01" EAST, 30.95 FEET; THENCE NORTH 30°48'35" EAST, 45.73 FEET;
THENCE NORTH 15°24'25" EAST, 27.17 FEET TO THE **TRUE POINT OF BEGINNING;**

THENCE LEAVING SAID EASTERLY PERIMETER LINE;

THENCE SOUTH 88°44'48" EAST, 292.86 FEET;
THENCE NORTH 66°30'35" EAST, 14.32 FEET;
THENCE SOUTH 88°44'48" EAST, 86.99 FEET;
THENCE NORTH 80°34'48" EAST, 34.35 FEET;
THENCE SOUTH 88°44'48" EAST, 100.00 FEET;
THENCE SOUTH 01°15'12" WEST, 257.03 FEET;
THENCE SOUTH 32°16'05" EAST, 42.08 FEET;
THENCE NORTH 88°44'48" WEST, 100.00 FEET;
THENCE NORTH 32°16'05" WEST, 33.72 FEET;
THENCE NORTH 88°44'48" WEST, 29.99 FEET;
THENCE SOUTH 32°16'05" EAST, 63.71 FEET;
THENCE SOUTH 88°44'48" EAST, 78.04 FEET;
THENCE SOUTH 38°35'00" EAST, 134.65 FEET;
THENCE SOUTH 88°25'31" EAST, 109.98 FEET TO THE CENTERLINE OF GEE CREEK AS FIELD LOCATED MAY 2016;

THENCE DOWNSTREAM ALONG THE CENTERLINE OF GEE CREEK THE FOLLOWING COURSES AND DISTANCES, MORE OR LESS;

THENCE NORTH 15°02'13" EAST, 22.65 FEET; THENCE NORTH 28°42'41" EAST, 48.89 FEET;
THENCE NORTH 08°28'37" WEST, 21.45 FEET; THENCE NORTH 56°01'10" WEST, 48.83 FEET;
THENCE NORTH 39°47'11" WEST, 37.10 FEET; THENCE NORTH 43°24'41" WEST, 40.57 FEET;
THENCE NORTH 19°29'58" WEST, 32.24 FEET; THENCE NORTH 11°15'29" EAST, 33.25 FEET;
THENCE NORTH 23°09'25" EAST, 24.33 FEET; THENCE NORTH 37°46'09" EAST, 20.40 FEET;
THENCE NORTH 05°11'50" WEST, 15.09 FEET; THENCE NORTH 32°53'33" WEST, 36.80 FEET;
THENCE NORTH 18°18'12" WEST, 41.85 FEET; THENCE NORTH 10°23'57" WEST, 29.34 FEET;
THENCE NORTH 06°16'28" EAST, 31.26 FEET; THENCE NORTH 26°01'51" EAST, 40.09 FEET;
THENCE NORTH 30°18'06" EAST, 22.35 FEET; THENCE NORTH 10°59'11" WEST, 18.06 FEET;
THENCE NORTH 27°30'27" WEST, 32.92 FEET; THENCE NORTH 13°42'51" WEST, 28.82 FEET;
THENCE NORTH 05°40'24" EAST, 24.19 FEET; THENCE NORTH 22°20'44" EAST, 23.81 FEET;
THENCE NORTH 24°18'00" EAST, 35.35 FEET; THENCE NORTH 00°55'26" WEST, 31.76 FEET;
THENCE NORTH 13°42'17" WEST, 24.56 FEET; THENCE NORTH 13°42'17" WEST, 39.66 FEET;
THENCE NORTH 30°55'39" WEST, 34.23 FEET; THENCE NORTH 58°10'37" WEST, 32.86 FEET;
THENCE NORTH 71°19'59" WEST, 38.41 FEET; THENCE NORTH 47°32'52" WEST, 13.66 FEET;
THENCE NORTH 67°50'40" WEST, 24.90 FEET; THENCE NORTH 61°49'02" WEST, 18.80 FEET;
THENCE NORTH 57°31'01" WEST, 29.57 FEET; THENCE NORTH 79°29'07" WEST, 24.32 FEET;
THENCE SOUTH 59°43'31" WEST, 22.35 FEET; THENCE SOUTH 42°59'01" WEST, 35.13 FEET;
THENCE SOUTH 30°40'22" WEST, 33.15 FEET; THENCE SOUTH 72°23'38" WEST, 20.88 FEET;
THENCE NORTH 75°17'37" WEST, 66.58 FEET; THENCE SOUTH 87°16'08" WEST, 75.25 FEET;
THENCE SOUTH 84°23'08" WEST, 20.94 FEET; THENCE NORTH 79°17'56" WEST, 15.57 FEET;
THENCE NORTH 83°56'30" WEST, 19.41 FEET; THENCE NORTH 66°04'48" WEST, 31.58 FEET;
THENCE NORTH 87°27'24" WEST, 7.69 FEET; THENCE SOUTH 67°25'37" WEST, 20.90 FEET;
THENCE SOUTH 52°36'33" WEST, 21.93 FEET; THENCE SOUTH 42°59'37" WEST, 30.81 FEET;
THENCE SOUTH 19°51'05" WEST, 17.61 FEET; THENCE SOUTH 02°31'39" EAST, 23.24 FEET;
THENCE SOUTH 15°15'47" WEST, 19.47 FEET; THENCE NORTH 71°49'12" WEST, 37.76 FEET;
THENCE NORTH 20°46'37" WEST, 72.73 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ROYLE ROAD, AS DEDICATED TO CLARK COUNTY BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE G 529589, DATED JANUARY 28, 1969;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF ROYLE ROAD THE FOLLOWING COURSES AND DISTANCES;

THENCE SOUTH 67°54'36" WEST, 165.39 FEET;
THENCE NORTH 22°05'24" WEST, 20.00 FEET;
THENCE ALONG THE ARC OF A NON-TANGENT 686.20 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 67°22'05" WEST, FOR A CHORD DISTANCE OF 12.98 FEET THROUGH A CENTRAL ANGLE OF 01°05'01", FOR AN ARC DISTANCE OF 12.98 FEET TO THE MOST NORTHERLY CORNER OF SAID "ROYAL VIEW";

THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, ALONG THE NORTHEASTERLY PERIMETER LINE OF SAID "ROYAL VIEW" THE FOLLOWING COURSES AND DISTANCES;

THENCE SOUTH 29°25'24" EAST, 256.64 FEET;
THENCE NORTH 25°20'12" EAST, 72.61 FEET;
THENCE ALONG THE ARC OF A NON-TANGENT 59.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 48°38'13" EAST, FOR A CHORD DISTANCE OF 24.76 FEET THROUGH A CENTRAL ANGLE OF 24°13'38", FOR AN ARC DISTANCE OF 24.95 FEET;

THENCE LEAVING SAID NORTHEASTERLY PERIMETER LINE, SOUTH 01°15'12" WEST, 65.47 FEET TO A POINT ON THE EASTERLY PERIMETER LINE OF SAID "ROYAL VIEW";

THENCE SOUTH 15°24'25" WEST, ALONG SAID EASTERLY PERIMETER LINE, 40.31 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 294,449 SQUARE FEET, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND ABOVE DESCRIBED HAVE CAUSED THE SAME TO BE PLATTED ACCORDING TO THE PLAT HERETO ANNEXED, SAME TO BE KNOWN AS "CLOVERHILL PUD & SUBDIVISION PHASE 7", AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN THEREON TO THE PUBLIC USE FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS AND EASEMENTS.

BY: ____________ ____________ ____________ ____________.
PRINTED SIGNED TITLE DATE

ACKNOWLEDGMENT:

STATE OF ____________.
COUNTY OF ____________.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ________, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ____________ TO ME KNOWN TO BE THE ____________ OF ____________, THE ENTITY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID ENTITY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT ____________ IS/ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF THE SAID ENTITY.

WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS ______ DAY OF __________, 2020.

SIGNED ____________.
NOTARY PUBLIC IN AND FOR THE STATE OF ____________,
RESIDING IN ____________.
MY COMMISSION EXPIRES ____________.
PRINT NOTARY NAME ____________.

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

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

NOTES:

1) NO LOT SHALL HAVE DIRECT VEHICULAR ACCESS TO S. ROYLE ROAD.
2) LOTS IN "CLOVERHILL PUD & SUBDIVISION PHASE 7" SHALL BE DEVELOPED WITH SINGLE-FAMILY ATTACHED TOWNHOUSES.
3) IMPACT FEES AND SYSTEM DEVELOPMENT CHARGES SHALL BE ASSESSED BASED ON FEE SCHEDULES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
4) CITY OF RIDGEFIELD FINAL PLAT NUMBER "PLZ-20-0039"
5) THE CITY OF RIDGEFIELD HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO PROPERTY DESCRIBED IN THIS PLAT.
6) OFF-STREET PARKING MUST BE SETBACK A MINIMUM OF 18 FEET FROM THE SIDEWALK TO PREVENT VEHICLES FROM INTERFERING WITH SIDEWALK TRAVEL.
7) ANY MODIFICATION TO PROPERTY LINE SETBACKS MAY BE PROCESSED THROUGH AN ADMINISTRATIVE ADJUSTMENT OR A VARIANCE AS REFERENCED IN THE CITY OF RIDGEFIELD DEVELOPMENT CODE AS AN ALTERNATIVE TO A RE-PLAT PROCESS.
8) ALL SENSITIVE LANDS SHALL BE PROTECTED BY CONSERVATION EASEMENTS AND CERTAIN ACTIVITIES ARE PROHIBITED OR LIMITED AS SPECIFIED BY THE CITY OF RIDGEFIELD DEVELOPMENT CODE, RDC 18.280.
9) DEVELOPMENT IN "CLOVERHILL PUD & SUBDIVISION PHASE 7" IS SUBJECT TO THE FOLLOWING REVISED DIMENSIONAL STANDARDS PURSUANT TO RDC 18.401.100, PER HEARING EXAMINER'S FINAL ORDER PLZ-16-0088, AND FURTHER MODIFIED BY POST DECISION REVIEW, ADMINISTRATIVE ADJUSTMENT, PROJECT NO. PLZ-19-0082-0083, DECISION ISSUED OCTOBER 22, 2019.

LOT DIMENSIONAL STANDARDS

STANDARD	RLD-8 (SINGLE-FAMILY ATTACHED TOWNHOUSE LOTS)
MIN. LOT WIDTH	24 FEET MINIMUM
MIN. LOT AREA	2,000 SF
MIN. FRONT YARD SETBACK	10 FEET (DWELLING) 18 FEET (GARAGE)
MIN. REAR YARD SETBACK	5 FEET (25 FEET ADJACENT TO S. ROYLE ROAD)
MIN. SIDE YARD SETBACK	0 OR 4 FEET
MIN. STREET SIDE YARD SETBACK	8 FEET
MAX. HEIGHT	35 FEET
MAX. BUILDING COVERAGE	60%
MAX. IMPERVIOUS SURFACE	78%

NOTE: CLOVERHILL PUD & SUBDIVISION PHASE 7 AVERAGE LOT SIZE = 2,358 SF. SEE LOT SQUARE FOOT TABLE ON SHEET 7.

10) AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR FIVE (5) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS.
11) HELD THE INTERSECTION OF S. 15TH STREET CENTERLINE AND THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 29 AS THE N 1/16 CORNER OF SAID NORTHEAST QUARTER, AND AS THE ANGLE POINT IN THE CENTERLINE OF OLD COUNTY ROAD NO. 25 (S. ROYLE RD.) AT STA: 46+53.41, AS SHOWN IN CLARK COUNTY ROAD BIN 687-A, FOR THE CALCULATION OF THE CENTERLINE OF S. ROYLE RD. TO THE SOUTH.
12) TRACT 7A, "S. WATERS EDGE WAY" & "S. BROOKSIDE PL.", IS A PRIVATE ROAD TRACT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WITH EASEMENTS OVER ITS ENTIRETY DEDICATED WITH THIS PLAT FOR/TO THE FOLLOWING; A WATERLINE EASEMENT TO THE CITY OF RIDGEFIELD, A STORMWATER EASEMENT TO THE HOMEOWNERS ASSOCIATION WITH AN INSPECTION AND MAINTENANCE EASEMENT TO THE CITY OF RIDGEFIELD, AND A SANITARY SEWER EASEMENT TO CLARK REGIONAL WASTEWATER DISTRICT.
13) TRACT 7B, "S. LAUGHING WATER CIR.", IS A PRIVATE ROAD TRACT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WITH EASEMENTS OVER ITS ENTIRETY DEDICATED WITH THIS PLAT FOR/TO THE FOLLOWING; A WATERLINE EASEMENT TO THE CITY OF RIDGEFIELD, A STORMWATER EASEMENT TO THE HOMEOWNERS ASSOCIATION WITH AN INSPECTION AND MAINTENANCE EASEMENT TO THE CITY OF RIDGEFIELD, AND A SANITARY SEWER EASEMENT TO CLARK REGIONAL WASTEWATER DISTRICT.
14) TRACTS 7P-1 AND 7P-2, AS SHOWN HEREIN, ARE PARKING AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WITH EASEMENTS OVER THEIR ENTIRETY DEDICATED WITH THIS PLAT FOR/TO THE FOLLOWING; A WATERLINE EASEMENT TO THE CITY OF RIDGEFIELD, A STORMWATER EASEMENT TO THE HOMEOWNERS ASSOCIATION WITH AN INSPECTION AND MAINTENANCE EASEMENT TO THE CITY OF RIDGEFIELD, AND A SANITARY SEWER EASEMENT TO CLARK REGIONAL WASTEWATER DISTRICT.
15) "GEE CREEK 7" TRACT, AS SHOWN HEREIN, IS THE LATERAL CONFINES OF GEE CREEK LYING WITHIN THE BOUNDARY OF THIS PLAT AS DEFINED BY FIELD TIES TO THE TOP OF THE LEFT CREEK BANK MAY 2016, AND IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
16) TRACT 7C AND 7D, AS SHOWN HEREIN, ARE OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
17) 5' JOINT UTILITY EASEMENT DEDICATED WITH THIS PLAT FOR/TO THE FOLLOWING; A WATERLINE EASEMENT TO THE CITY OF RIDGEFIELD, A SANITARY SEWER EASEMENT TO CLARK REGIONAL WASTEWATER DISTRICT, AND A UTILITY EASEMENT TO THE HOMEOWNERS ASSOCIATION.
18) "TEMPORARY PRIVATE STORMWATER FACILITY EASEMENT" AS RECORDED IN AUDITOR'S FILE NO. 5566582, RECORDS OF CLARK COUNTY, WASHINGTON. ALL PORTIONS OF SAID TEMPORARY EASEMENT LYING WITHIN THE BOUNDARY OF THIS PLAT WILL AUTOMATICALLY EXTINGUISH WITH THE RECORDING OF THIS PLAT.
19) STORMWATER EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WITH AN INSPECTION AND MAINTENANCE EASEMENT OVER ITS ENTIRETY TO THE CITY OF RIDGEFIELD, DEDICATED WITH THIS PLAT.
20) SIDEWALK EASEMENT TO ACCOMMODATE WIDENED SIDEWALK FOR THE REGIONAL TRAIL, DEDICATED TO THE CITY OF RIDGEFIELD WITH THIS PLAT. THE CITY OF RIDGEFIELD IS RESPONSIBLE FOR THE MAINTENANCE OF THE TRAIL AND ITS APPURTENANCES WITHIN THE EASEMENT.
21) 25' WIDE PUBLIC ACCESS EASEMENT FOR REGIONAL TRAIL PURPOSES DEDICATED TO THE CITY OF RIDGEFIELD WITH THIS PLAT. THE CITY OF RIDGEFIELD IS RESPONSIBLE FOR THE MAINTENANCE OF THE TRAIL AND ITS APPURTENANCES WITHIN THE EASEMENT.
22) 12' WIDE PUBLIC ACCESS EASEMENT FOR LOCAL TRAIL PURPOSES TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
23) PRIVATE STORMWATER EASEMENT TO BE OWNED AND MAINTAINED THE HOMEOWNERS ASSOCIATION, WITH AN INSPECTION EASEMENT TO THE CITY OF RIDGEFIELD, DEDICATED WITH THIS PLAT.
24) SANITARY SEWER EASEMENT DEDICATED TO CLARK REGIONAL WASTEWATER DISTRICT WITH THIS PLAT.
25) A MINIMUM OF ONE AND A MAXIMUM OF FOUR OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT PER RDC 18.720.030.A.
26) ARCHITECTURAL DESIGN APPROVAL FROM THE CITY OF RIDGEFIELD IS REQUIRED FOR ALL SINGLE-FAMILY HOMES. IT IS THE RESPONSIBILITY OF THE APPLICANT TO OBTAIN DESIGN APPROVAL FOR EACH HOME, INCLUDING MODEL HOMES, PRIOR TO THE SALE OR ADVERTISEMENT FOR SALE OF THE HOME.
27) CRITICAL AREAS AND BUFFERS ARE PRESENT ON THE PROPERTY AND ARE PROTECTED UNDER RDC 18.280. LIMITATIONS ON ACTIONS IN OR AFFECTING THE CRITICAL AREA OR BUFFER MAY EXIST.

SURVEY REFERENCES:

1) RENTON SURVEY, BK. 051, PG. 185
2) "GEE CREEK HIGHLANDS", BK. "H", PG. 753
3) MONTEITH SURVEY, BK. 024, PG. 033
4) SHORT PLAT BK. 002, PG. 697
5) "MEULER SHORT PLAT" BK. 003, PG. 967
6) BESEDA SURVEY, BK. 045, PG. 152
7) HART SURVEY, BK. 009, PG. 058
8) DONNELLY SURVEY, BK. 014, PG. 118
9) GREENWOOD UNRECORDED SURVEY, BK. "A", PG. 073
10) GREENWOOD UNRECORDED SURVEY, BK. "H", PG. 158
11) HAGEDORN SURVEY, BK. 005, PG. 154
12) BESEDA SURVEY, BK. 061, PG. 144
13) OLSON SURVEY, BK. 024, PG. 107
14) "CLOVERHILL PUD & SUBDIVISION PHASE 1", BK. 311, PG. 940
15) "ROYAL VIEW", BK. 312, PG. 006
16) "ROYAL TERRACE", BK. 312, PG. 033
17) "CLOVERHILL PUD & SUBDIVISION PHASE 4", BK. 312, PG. 034
18) "SEVEN WELLS ESTATES PUD SUBDIVISION PHASE 1", BK. 311, PG 933
19) "CLOVERHILL PUD & SUBDIVISION PHASE 3A", BK. 312, PG. 089
20) "ROYAL TERRACE II", BK. 312, PG. 090

CLARK COUNTY ROAD BIN REFERENCES:

1) PERTSHINGER ROAD, C.R.P. NO. 60, BIN 313-E
2) C.R.P. NO. 69-04, COUNTY ROAD NO. 25, REPLACE BRIDGE NO. 16, BIN 687-A

DEED REFERENCES:

1) GRANTOR: LIONEL E. ROYLE, KENNETH A. ROYLE, LUCILLE E. HOLLIS, MARGARET L.SVIR, MARCELLA R. SATHER, AND ROBERT A. ROYLE, LLC
GRANTEE: FORTRESS ENTERPRISES, INC
AFN: 5564247
DATE: 11/15/2018

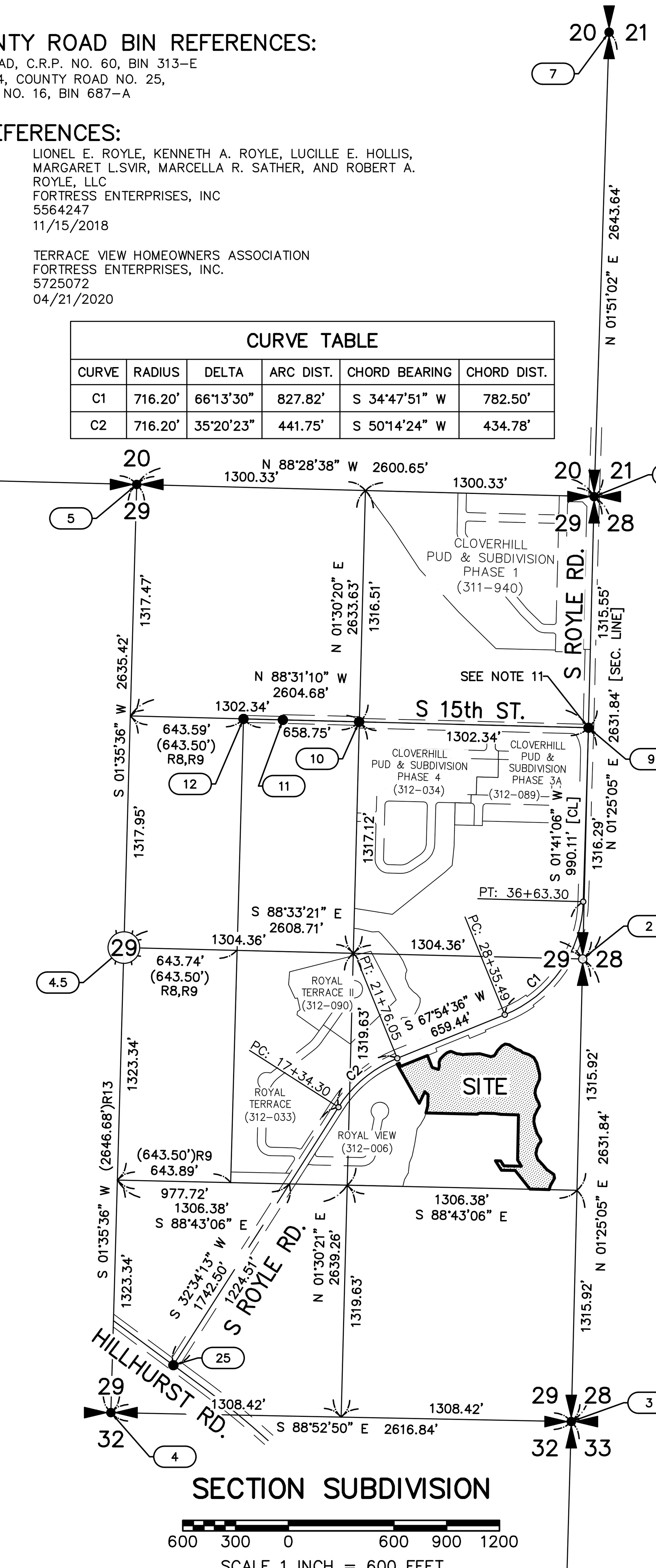
2) GRANTOR: TERRACE VIEW HOMEOWNERS ASSOCIATION
GRANTEE: FORTRESS ENTERPRISES, INC.
AFN: 5725072
DATE: 04/21/2020

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	716.20'	66°13'30"	827.82'	S 34°47'51" W	782.50'
C2	716.20'	35°20'23"	441.75'	S 50°14'24" W	434.78'

MONUMENT LIST:

1 — FOUND & HELD 2 1/2" BRASS DISK W/PUNCH, IN CASE W/COVER, DISK IS 1.3' BELOW ASPH, SEE SURVEY REFERENCE NO. 1, SEE L.C.R. BK. 013, PG. 055
2 — FOUND 1" IRON PIPE N 79°23'35" W, 5.94' FROM HELD SINGLE PROPORTION POSITION. SEE SURVEY REFERENCES NO. 1 & 2, SEE L.C.R. BK. 007, PG. 197
3 — FOUND & HELD 3" ALUM. CAP SET IN ALUM. PIPE, 0.25' ABOVE GROUND. GOOD COND. SEE SURVEY REFERENCES NO. 1 & 2, SEE L.C.R. BK. 011, PG. 042 & BK. 002, PG. 168
4 — FOUND & HELD 3" ALUM DISK IN 2 1/2" PIPE 0.1' BELOW GROUND, GOOD COND., N 10° E 0.5' FROM FENCE POST SEE SURVEY REFERENCE NO. 3, SEE L.C.R. BK. 002, PG. 161
4.5 — CALCULATED POSITION OF 1/2" IRON ROD WITH PLASTIC CAP, HELD 2646.68' FROM SOUTH QUARTER CORNER PER SURVEY REFERENCE NO. 13, SEE L.C.R. BK. 007, PG. 141.
5 — FOUND & HELD CONC MON. W/2 1/2" BRASS DISK, 0.4' BELOW GROUND, GOOD COND., SEE L.C.R. BK. 008, PG. 125
6 — FOUND & HELD 1/4" PIN IN 6" ROUND CONC MON. 8" ABOVE GROUND, SEE L.C.R. BK. 002, PG. 160
7 — FOUND & HELD CONC MON. W/BRASS DISK SEE L.C.R. BK. 014, PG. 046
8 — FOUND & HELD 3" BRASS DISK IN CASE W/COVER 1.1' BELOW RIM, 5' W OF ASPH, SEE L.C.R. BK. 003, PG. 002
9 — FOUND 1 1/4" I.D. IRON PIPE 0.3' BELOW ASPH, HELD FOR CENTERLINE ALIGNMENT OF S 15TH ST., S 88°31'10" E 0.49' FROM CALCULATED N 1/16 CORNER OF SEC. 29
10 — FOUND 1/2" IRON ROD W/Y.P.C. "LAWSON", FLUSH W/ASPH, CAP WORN, HELD FOR CL ALIGNMENT OF S 15TH ST. & PROJECTED EAST LINE OF S.P. (002-697), SEE SURVEY REFERENCE NO. 4, N 88°31'10" W 1.47' FROM THE CALCULATED EAST 1/16TH LINE AND S. 15TH ST. CENTERLINE INTERSECTION
11 — FOUND 1/2" IRON ROD W/Y.P.C. "LAWSON", FLUSH W/ASPH, CAP WORN, HELD FOR CL ALIGNMENT OF S 15TH ST. & PROJECTED WEST LINE OF S.P. (002-697), SEE SURVEY REFERENCE NO. 4
12 — FOUND IRON PIPE TOP SMASHED, FLUSH W/ASPH HELD FOR CL ALIGNMENT OF S 15TH ST., SEE SURVEY REFERENCES NO. 8 & 9
25 — FOUND & HELD 3" BRASS DISK AS CENTERLINE INTERSECTION OF ROYLE RD. & HILLHURST RD, SEE SURVEY REFERENCE NO. 3
28 — FOUND IRON PIPE, HELD FOR SOUTH LINE OF SUBJECT PARCEL, SEE SURVEY REFERENCES NO. 10 & 5, N 80°28'58" W, 5.89' FROM CALCULATED SOUTHEAST 1/16 CORNER.
29 — FOUND & HELD 1/2" IRON ROD "HAGEDORN RLS 9579" SEE SURVEY REFERENCE NO. 11.
30 — FOUND 1/2" IRON ROD "BESEDA 34127" WITNESS CORNER, SEE SURVEY REFERENCE NO. 12, S 80°33'35" E, 0.82' FROM CALCULATED SOUTH 1/16 CORNER.



SECTION SUBDIVISION

SCALE 1 INCH = 600 FEET

LEGEND:

●	INDICATES MONUMENT FOUND AS NOTED
◆	INDICATES FOUND & HELD 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", AS SET IN SURVEY REFERENCE 15
⊙	INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET
+	INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "37535" SET IN CURB ON A PROJECTION OF THE LOT LINE, SEE "CURB MONUMENT TABLE" FOR DISTANCE FROM FRONT LOT CORNER
○	INDICATES CALCULATED POSITION NOTHING SET
( )R#	INDICATES RECORD DATA PER SURVEY REFERENCE NUMBER LISTED
AFN:	INDICATES AUDITOR'S FILE NUMBER
ASPH	INDICATES ASPHALT PAVING
CONC	INDICATES CONCRETE
COND.	INDICATES CONDITION
CRWWD	INDICATES CLARK REGIONAL WASTE WATER DISTRICT
L.C.R.	INDICATES LAND CORNER RECORD
MON.	INDICATES MONUMENT
PIN:	INDICATES PARCEL IDENTIFICATION NUMBER
R.O.S.	INDICATES RECORD OF SURVEY
R/W	INDICATES RIGHT-OF-WAY
SEC.	INDICATES SECTION
SF	INDICATES SQUARE FEET
S.P.	INDICATES SHORT PLAT
W/	INDICATES WITH
Y.P.C.	INDICATES YELLOW PLASTIC CAP

DECLARANT DECLARATION:

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED "CLOVERHILL PUD SUBDIVISION PHASE 7", A HOMEOWNERS ASSOCIATION, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR "CLOVERHILL PUD SUBDIVISION PHASE 7", RECORDED UNDER CLARK COUNTY RECORDING NO. ____________.

BY: ____________ ____________ ____________ ____________.
PRINTED SIGNED TITLE DATE

ACKNOWLEDGMENT:

STATE OF ____________.
COUNTY OF ____________.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ____________, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ____________ TO ME KNOWN TO BE THE ____________ OF ____________, THE ENTITY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID ENTITY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT ____________ IS/ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF THE SAID ENTITY.

WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS ____ DAY OF ________, 2020

SIGNED ____________.
NOTARY PUBLIC IN AND FOR THE STATE OF ____________.
RESIDING IN ____________.
MY COMMISSION EXPIRES ____________.
PRINT NOTARY NAME ____________.

BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET, N 01°25'05' E, BETWEEN FOUND AND HELD SE CORNER & NE CORNER OF SECTION 29, PER SURVEY REFERENCE 1.
CONVERGENCE ANGLE: -01°36'01"
COMBINED SCALE FACTOR: 1.00000744

CITY PUBLIC WORKS DIRECTOR

____________ ____________
CITY PUBLIC WORKS DIRECTOR DATE

CITY COMMUNITY DEVELOPMENT DIRECTOR

____________ ____________
CITY COMMUNITY DEVELOPMENT DIRECTOR DATE

CITY ENGINEER:

____________ ____________
CITY OF RIDGEFIELD ENGINEER DATE

CITY MAYOR:

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

____
MAYOR, CITY OF RIDGEFIELD

ATTESTED BY: ____________
CITY CLERK

CLARK REGIONAL WASTEWATER DISTRICT

____________ ____________
DEVELOPMENT MANAGER DATE

ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS CLOVERHILL PUD & SUBDIVISION PHASE 7

____________ ____________
COUNTY ASSESSOR DATE

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS ________ DAY OF ____________, 20___, IN BOOK _________ OF PLATS, AT PAGE _________.

____
CLARK COUNTY AUDITOR

____
AUDITOR'S FILE NUMBER

SURVEYOR'S CERTIFICATE:

I, DANIEL A. RENTON, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF "CLOVERHILL PUD & SUBDIVISION PHASE 7" CORRECTLY REPRESENTS A SURVEY AND SUBDIVISION OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AND THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

____________ ____________
DANIEL A RENTON, PROFESSIONAL LAND SURVEYOR, DATE
PLS NO. 37535

DANIEL ADOLPH RENTON
STATE OF WASHINGTON
REGISTERED 37535
PROFESSIONAL LAND SURVEYOR

REVIEW COPY

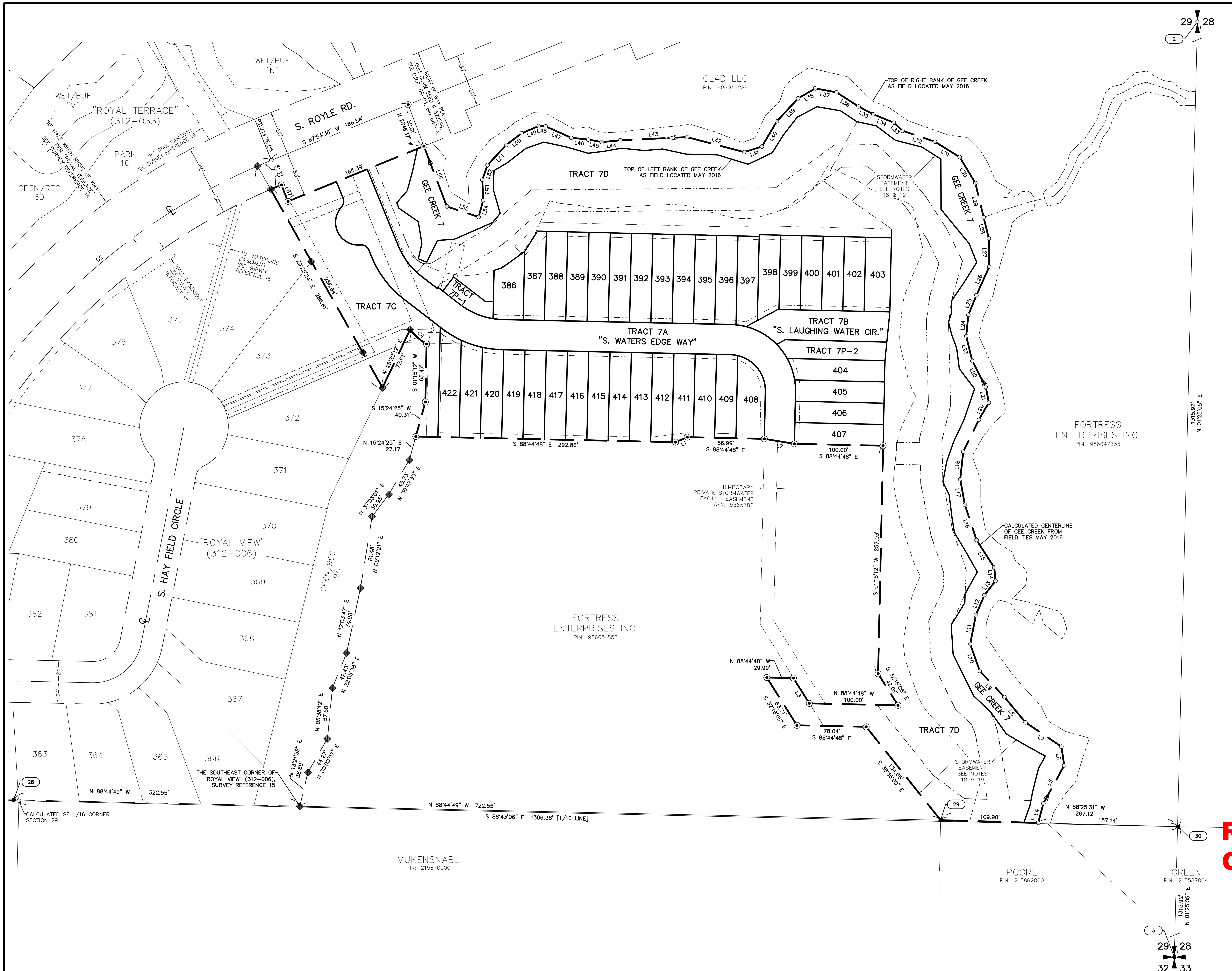
MINISTER-GLAESER SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

JOB NO.: 18-165
DWG FILE: 18165P7
DATE: 06-30-20
CALC BY: CTP
DRAWN BY: CTP
CHECKED BY: DAR
SHEET 1 OF 7

Attachment: Cloverhill Phase 7 final plat (Cloverhill Phase 7 Final Plat)

CLOVERHILL PUD & SUBDIVISION PHASE 7

A PLANNED UNIT DEVELOPMENT
IN A PORTION OF
THE NE 1/4 OF THE SE 1/4
OF SECTION 29, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-20-0039)



NOTE:

LINE TABLE, CURVE TABLE, LOT SQUARE FOOT TABLE AND CURB MONUMENT TABLE ARE LOCATED ON SHEET 7.

LEGEND:

●	INDICATES MONUMENT FOUND AS NOTED
◆	INDICATES FOUND & HELD 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", AS SET IN SURVEY REFERENCE 15
⊙	INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET
+	INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "37535" SET IN CURB ON A PROJECTION OF THE LOT LINE, SEE "CURB MONUMENT TABLE" FOR DISTANCE FROM FRONT LOT CORNER
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CONC	INDICATES CONCRETE
COND.	INDICATES CONDITION
CRWWD	INDICATES CLARK REGIONAL WASTE WATER DISTRICT
L.C.R.	INDICATES LAND CORNER RECORD
MON.	INDICATES MONUMENT
PIN:	INDICATES PARCEL IDENTIFICATION NUMBER
R.O.S.	INDICATES RECORD OF SURVEY
R/W	INDICATES RIGHT-OF-WAY
SEC.	INDICATES SECTION
SF	INDICATES SQUARE FEET
S.P.	INDICATES SHORT PLAT
W/	INDICATES WITH
Y.P.C.	INDICATES YELLOW PLASTIC CAP

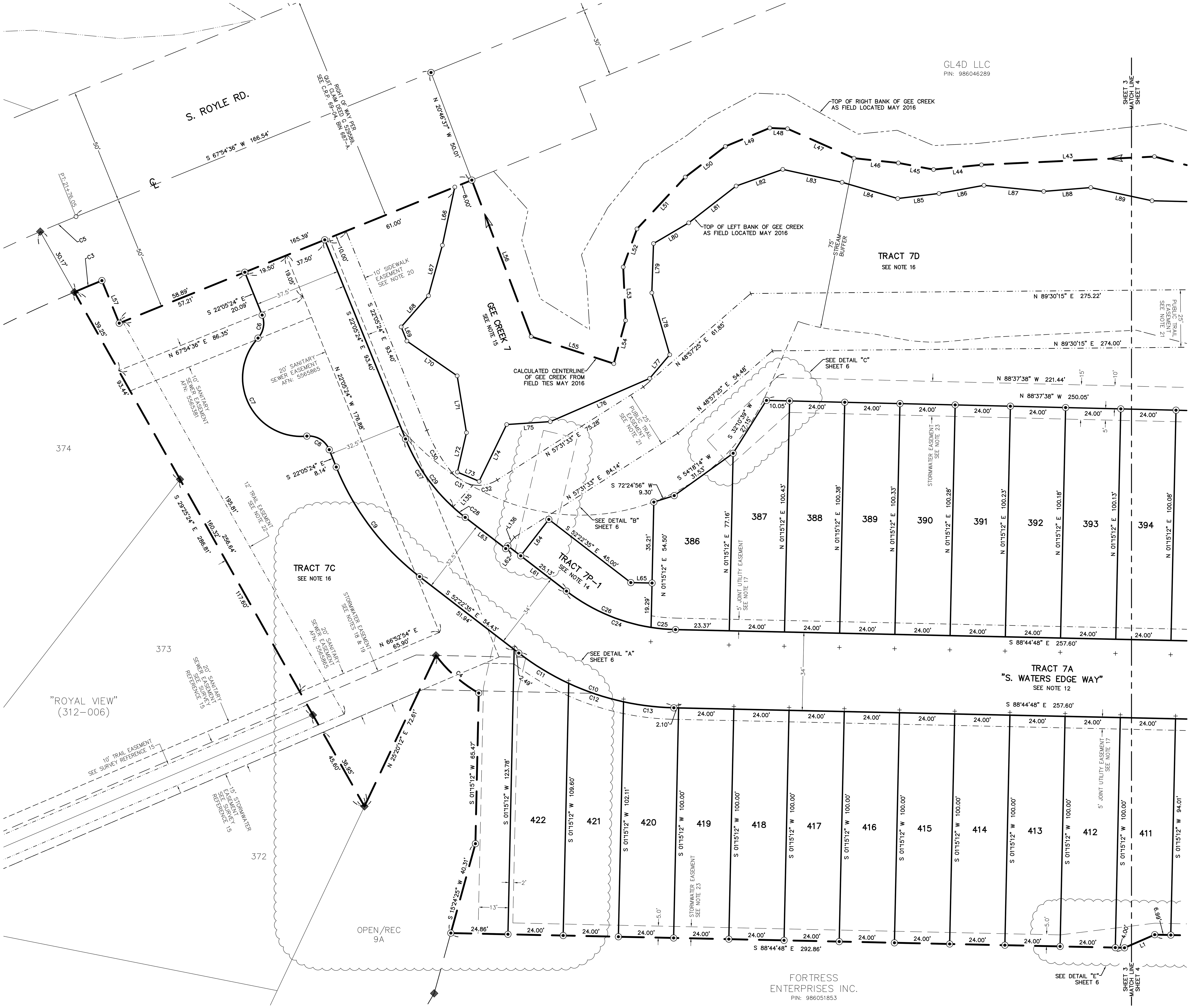
BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET, N 01°25'05" E, BETWEEN FOUND AND HELD SE CORNER & NE CORNER OF SECTION 29, PER SURVEY REFERENCE 1. CONVERGENCE ANGLE: -01°36'01" COMBINED SCALE FACTOR: 1.00000744

REVIEW COPY

50 25 0 50 75 100
SCALE 1 INCH = 50 FEET

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

JOB NO.:	18-165
DWG FILE:	18165P7
DATE:	06-30-20
CALC BY:	CTP
DRAWN BY:	CTP
CHECKED BY:	DAR
SHEET	2 OF 7



CLOVERHILL PUD & SUBDIVISION PHASE 7

A PLANNED UNIT DEVELOPMENT
IN A PORTION OF
THE NE 1/4 OF THE SE 1/4
OF SECTION 29, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-20-0039)

NOTE:

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COMBINED SCALE FACTOR: 1.00000744

REVIEW COPY

20 10 0 20 30 40
SCALE 1 INCH = 20 FEET

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2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

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SHEET 3 OF 7

Attachment: Cloverhill Phase 7 final plat (Cloverhill Phase 7 Final Plat)

CLOVERHILL PUD & SUBDIVISION PHASE 7

A PLANNED UNIT DEVELOPMENT
IN A PORTION OF
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OF SECTION 29, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
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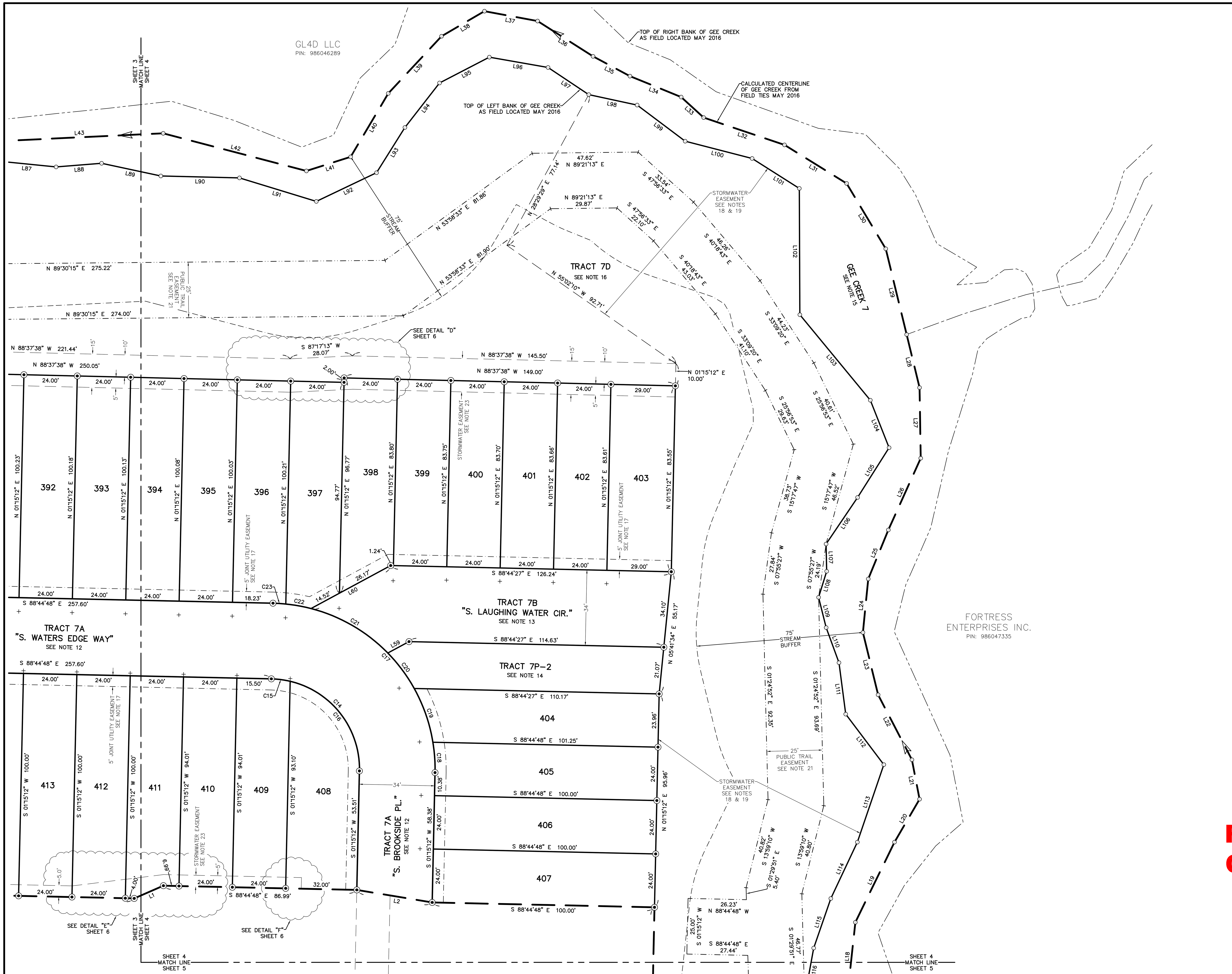

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CRWWD	INDICATES CLARK REGIONAL WASTE WATER DISTRICT
L.C.R.	INDICATES LAND CORNER RECORD
MON.	INDICATES MONUMENT
PIN:	INDICATES PARCEL IDENTIFICATION NUMBER
R.O.S.	INDICATES RECORD OF SURVEY
R/W	INDICATES RIGHT-OF-WAY
SEC.	INDICATES SECTION
SF	INDICATES SQUARE FEET
S.P.	INDICATES SHORT PLAT
W/	INDICATES WITH
Y.P.C.	INDICATES YELLOW PLASTIC CAP

BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET, N 01°25'05" E, BETWEEN FOUND AND HELD SE CORNER & NE CORNER OF SECTION 29, PER SURVEY REFERENCE 1.
CONVERGENCE ANGLE: -01°36'01"
COMBINED SCALE FACTOR: 1.00000744

20 10 0 20 30 40
SCALE 1 INCH = 20 FEET

DANIEL ADOLPH RENTON
STATE OF WASHINGTON
37535
REGISTERED
PROFESSIONAL LAND SURVEYOR

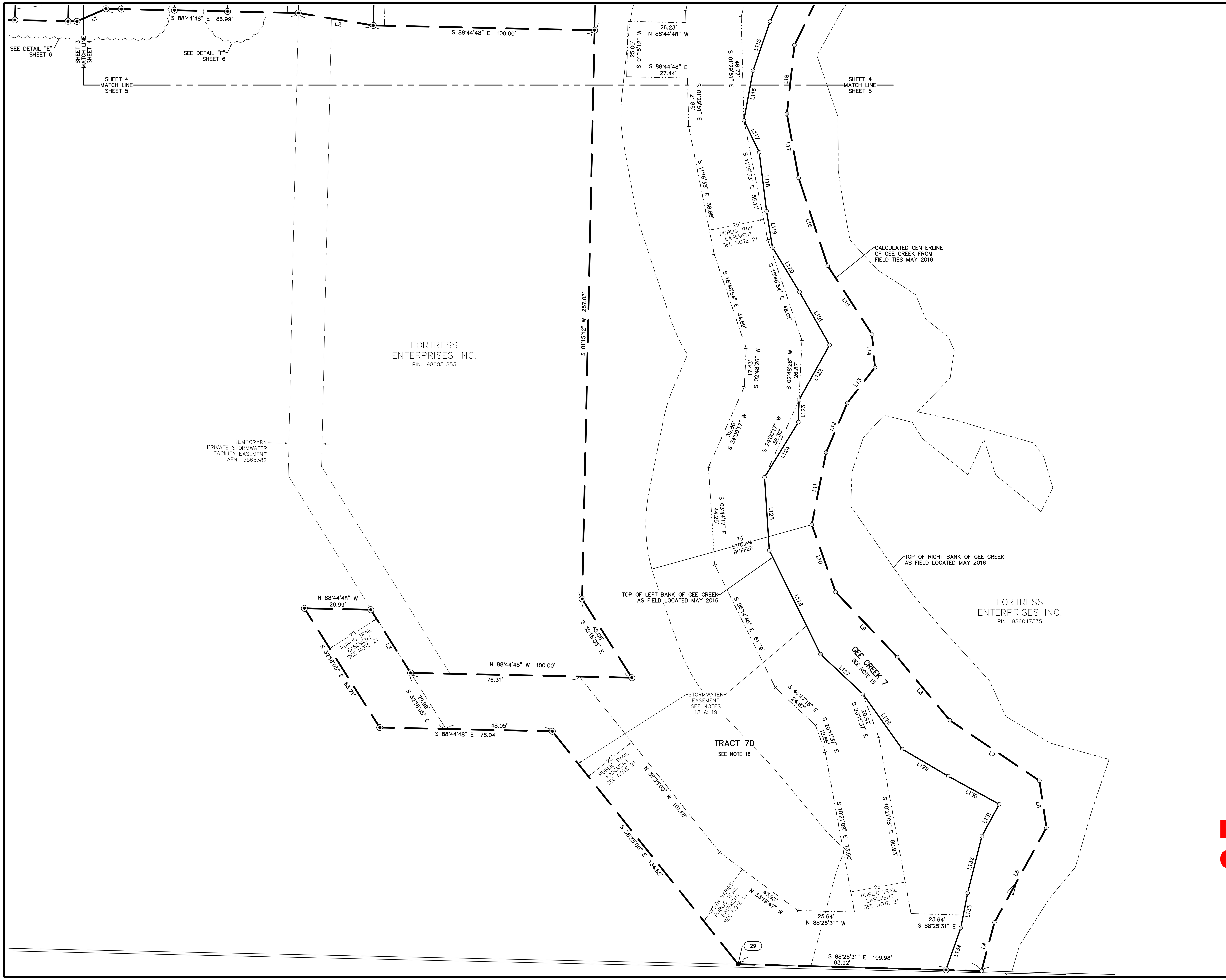
REVIEW COPY

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

JOB NO.: 18-165
DWG FILE: 18165P7
DATE: 06-30-20
CALC BY: CTP
DRAWN BY: CTP
CHECKED BY: DAR
SHEET 4 OF 7

CLOVERHILL PUD & SUBDIVISION PHASE 7

A PLANNED UNIT DEVELOPMENT
IN A PORTION OF
THE NE 1/4 OF THE SE 1/4
OF SECTION 29, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-20-0039)



NOTE:
LINE TABLE, CURVE TABLE, LOT SQUARE FOOT TABLE AND CURB MONUMENT TABLE ARE LOCATED ON SHEET 7.

LEGEND:

●	INDICATES MONUMENT FOUND AS NOTED
◆	INDICATES FOUND & HELD 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", AS SET IN SURVEY REFERENCE 15
⊙	INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET
+	INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "37535" SET IN CURB ON A PROJECTION OF THE LOT LINE, SEE "CURB MONUMENT TABLE" FOR DISTANCE FROM FRONT LOT CORNER
○	INDICATES CALCULATED POSITION NOTHING SET
( )R#	INDICATES RECORD DATA PER SURVEY REFERENCE NUMBER LISTED
AFN:	INDICATES AUDITOR'S FILE NUMBER
ASPH	INDICATES ASPHALT PAVING
CONC	INDICATES CONCRETE
COND.	INDICATES CONDITION
CRWWD	INDICATES CLARK REGIONAL WASTE WATER DISTRICT
L.C.R.	INDICATES LAND CORNER RECORD
MON.	INDICATES MONUMENT
PIN:	INDICATES PARCEL IDENTIFICATION NUMBER
R.O.S.	INDICATES RECORD OF SURVEY
R/W	INDICATES RIGHT-OF-WAY
SEC.	INDICATES SECTION
SF	INDICATES SQUARE FEET
S.P.	INDICATES SHORT PLAT
W/	INDICATES WITH
Y.P.C.	INDICATES YELLOW PLASTIC CAP

BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET, N 01°25'05" E, BETWEEN FOUND AND HELD SE CORNER & NE CORNER OF SECTION 29, PER SURVEY REFERENCE 1.
CONVERGENCE ANGLE: -01°36'01"
COMBINED SCALE FACTOR: 1.00000744

20 10 0 20 30 40
SCALE 1 INCH = 20 FEET

MINISTER-GLAESER SURVEYING INC.
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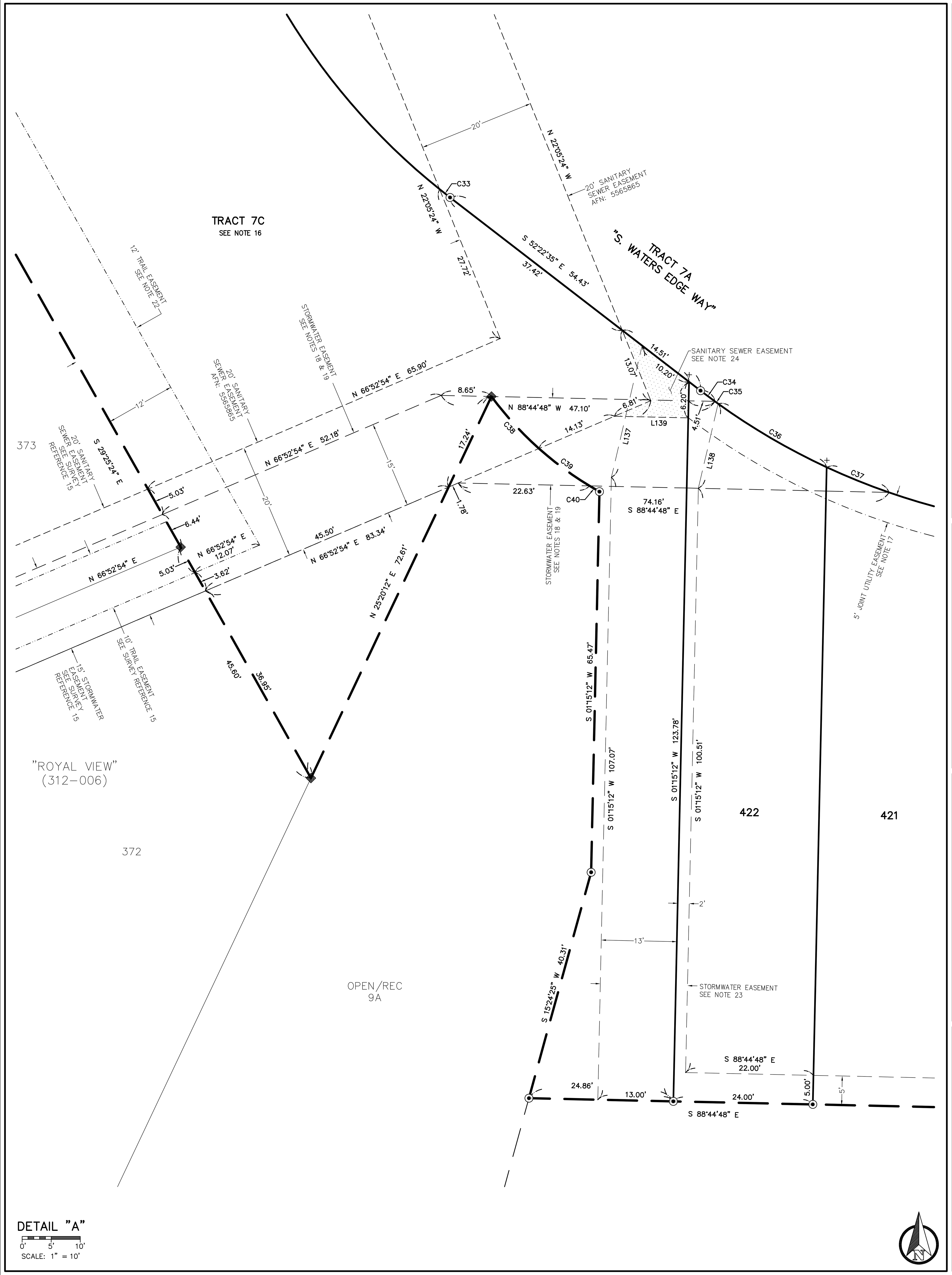
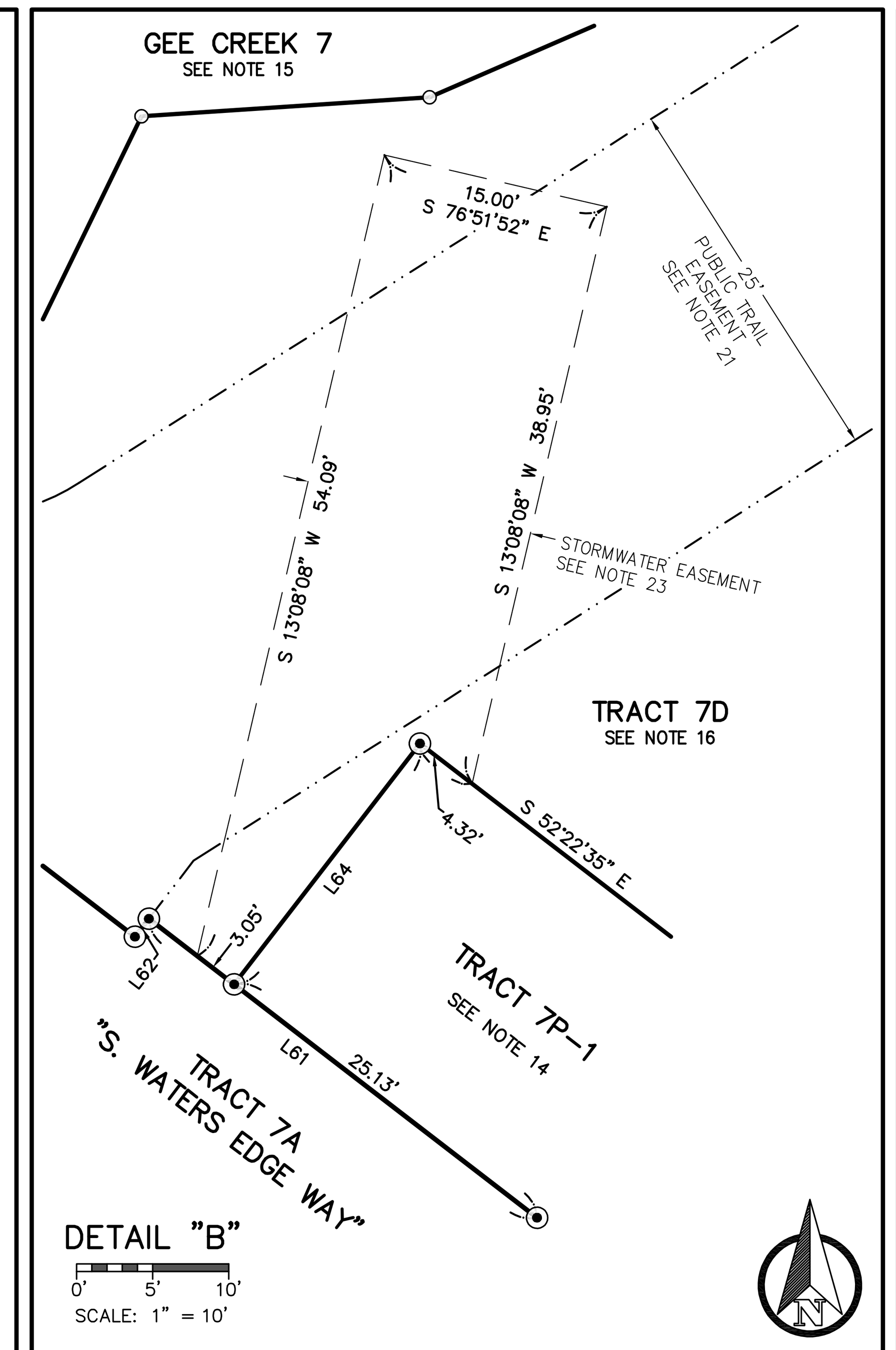
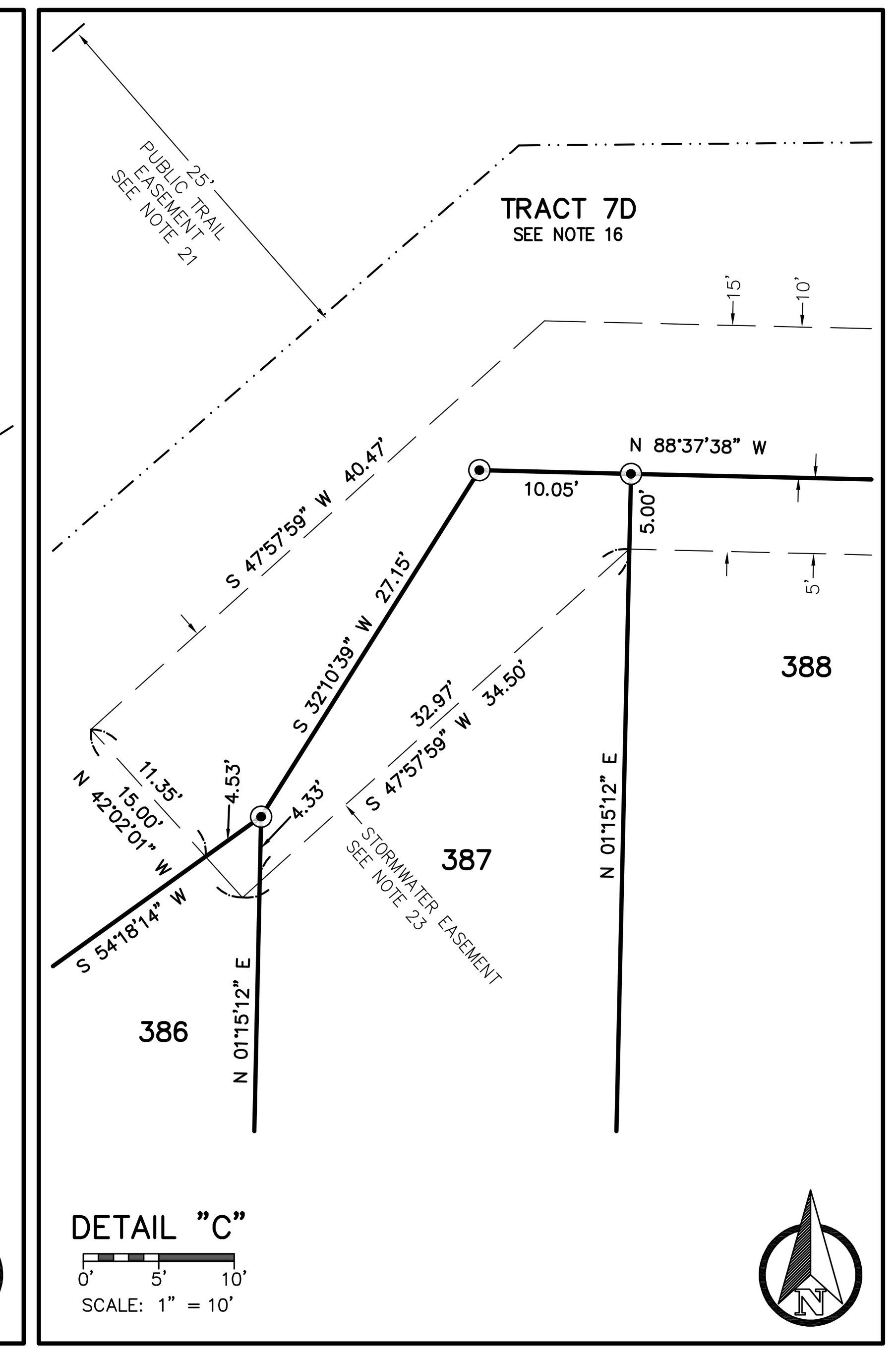
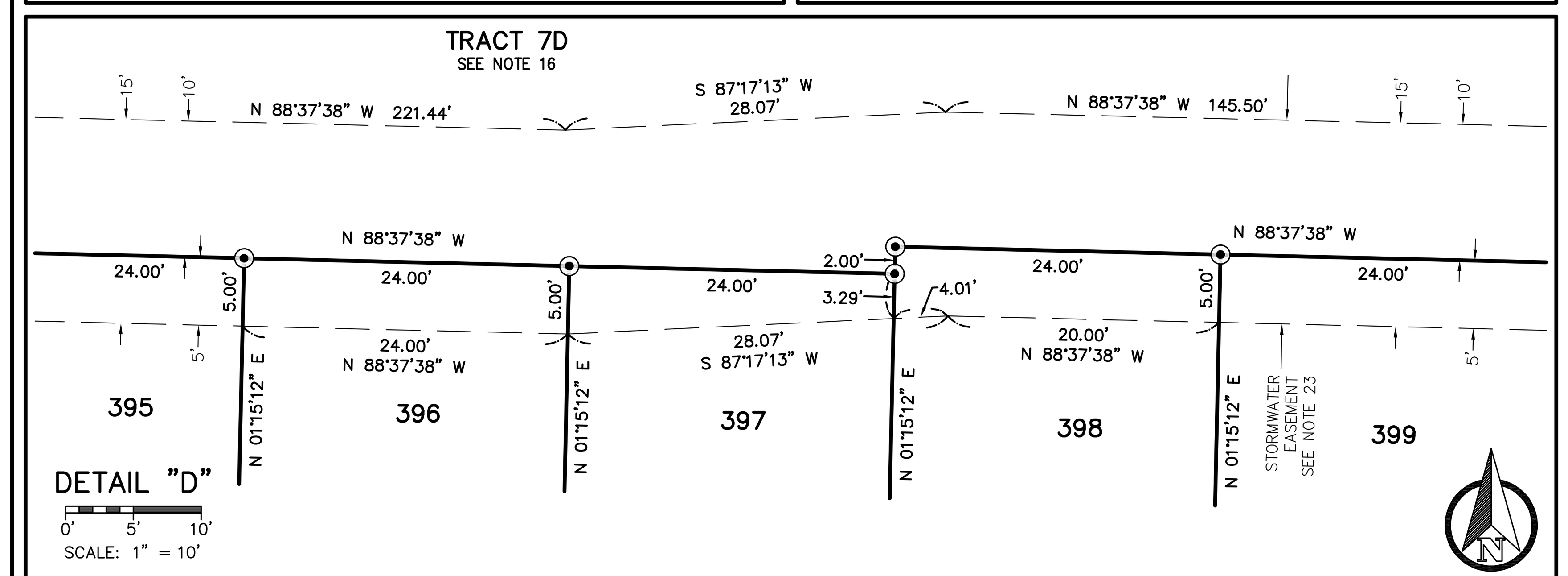
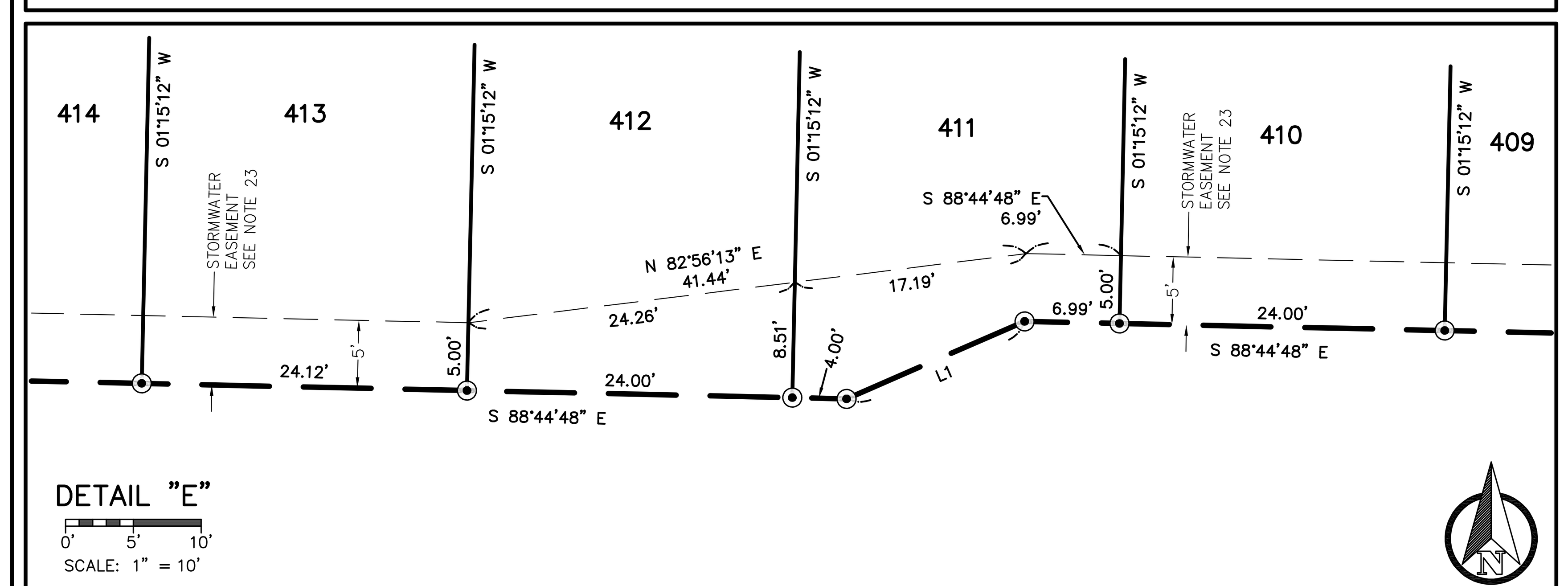
SHEET 5 OF 7

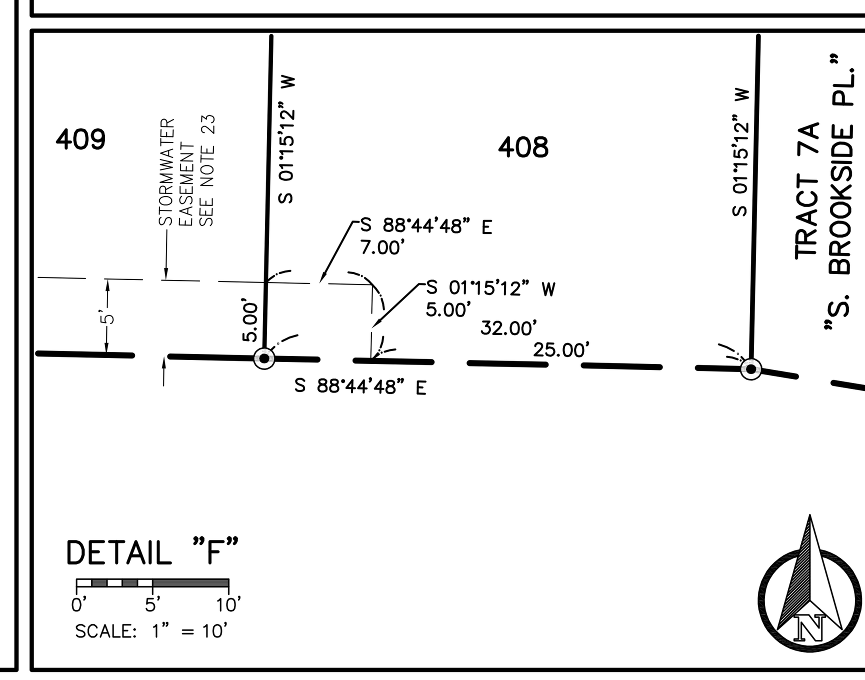












CLOVERHILL
PUD & SUBDIVISION
PHASE 7

A PLANNED UNIT DEVELOPMENT
IN A PORTION OF
THE NE 1/4 OF THE SE 1/4
OF SECTION 29, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-20-0039)

NOTE:

LINE TABLE, CURVE TABLE, LOT SQUARE FOOT TABLE AND CURB MONUMENT TABLE ARE LOCATED ON SHEET 7.

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JOB NO.: 18-165
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CALC BY: CTP
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SHEET 6 OF 7

CLOVERHILL PUD & SUBDIVISION PHASE 7

A PLANNED UNIT DEVELOPMENT
IN A PORTION OF
THE NE 1/4 OF THE SE 1/4
OF SECTION 29, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-20-0039)

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	716.20'	66°13'30"	827.82'	S 34°47'51" W	782.50'
C2	716.20'	35°20'23"	441.75'	S 50°14'24" W	434.78'
C3	686.20'	1°05'01"	12.98'	S 67°22'05" W	12.98'
C4	59.00'	24°13'38"	24.95'	S 48°38'13" E	24.76'
C5	716.20'	1°20'47"	16.83'	S 67°14'12" W	16.83'
C6	9.50'	64°37'23"	10.71'	N 10°13'17" E	10.16'
C7	25.50'	138°01'17"	61.43'	S 26°28'40" E	47.62'
C8	9.50'	73°23'54"	12.17'	N 58°47'22" W	11.35'
C9	114.50'	30°17'11"	60.52'	S 37°14'00" E	59.82'
C10	114.50'	36°22'13"	72.68'	S 70°33'42" E	71.47'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C11	114.50'	12°44'06"	25.45'	S 58°44'38" E	25.40'
C12	114.50'	12°36'23"	25.19'	S 71°24'52" E	25.14'
C13	114.50'	11°01'44"	22.04'	S 83°13'56" E	22.01'
C14	40.50'	90°00'00"	63.62'	N 43°44'48" W	57.28'
C15	40.50'	12°06'48"	8.56'	N 82°41'24" W	8.55'
C16	40.50'	77°53'12"	55.05'	N 37°41'24" W	50.91'
C17	74.50'	90°00'00"	117.02'	N 43°44'48" W	105.36'
C18	74.50'	10°31'49"	13.69'	N 04°00'42" W	13.67'
C19	74.50'	19°45'56"	25.70'	N 19°09'35" W	25.57'
C20	74.50'	15°19'38"	19.93'	N 36°42'22" W	19.87'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C21	74.50'	31°04'28"	40.41'	N 59°54'25" W	39.91'
C22	74.50'	8°51'38"	11.52'	N 79°52'28" W	11.51'
C23	74.50'	4°26'31"	5.78'	N 86°31'32" W	5.77'
C24	80.50'	36°22'13"	51.10'	S 70°33'42" E	50.25'
C25	80.50'	7°35'25"	10.66'	S 84°57'05" E	10.66'
C26	80.50'	28°46'47"	40.44'	S 66°45'59" E	40.01'
C27	82.00'	30°17'11"	43.34'	S 37°14'00" E	42.84'
C28	82.00'	4°52'40"	6.98'	S 49°56'15" E	6.98'
C29	82.00'	25°24'31"	36.36'	S 34°47'40" E	36.07'
C30	72.00'	17°05'41"	21.48'	S 30°38'15" E	21.40'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C31	15.00'	41°38'41"	10.90'	S 60°00'26" E	10.66'
C32	15.00'	41°38'41"	10.90'	N 78°20'54" E	10.66'
C33	114.50'	1°08'17"	2.27'	S 51°48'27" E	2.27'
C34	114.50'	1°32'34"	3.08'	S 53°08'52" E	3.08'
C35	114.50'	0°20'30"	0.68'	S 54°05'24" E	0.68'
C36	114.50'	10°51'02"	21.68'	S 59°41'10" E	21.65'
C37	114.50'	5°47'19"	11.57'	S 68°00'20" E	11.56'
C38	59.00'	11°46'56"	12.13'	S 42°24'52" E	12.11'
C39	59.00'	10°31'58"	10.85'	S 53°34'19" E	10.83'
C40	59.00'	1°54'45"	1.97'	S 59°47'40" E	1.97'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 66°30'35" E	14.32'
L2	S 80°34'48" E	34.35'
L3	N 32°16'05" W	33.72'
L4	N 15°02'13" E	22.65'
L5	N 28°42'41" E	48.89'
L6	N 08°28'37" W	21.45'
L7	N 56°01'10" W	48.83'
L8	N 39°47'11" W	37.10'
L9	N 43°24'41" W	40.57'
L10	N 19°29'58" W	32.24'
L11	N 11°15'29" E	33.25'
L12	N 23°09'25" E	24.33'
L13	N 37°46'09" E	20.40'
L14	N 05°11'50" W	15.09'
L15	N 32°53'33" W	36.80'
L16	N 18°18'12" W	41.85'
L17	N 10°23'57" W	29.34'
L18	N 06°16'28" E	31.26'
L19	N 26°01'51" E	40.09'
L20	N 30°18'06" E	22.35'
L21	N 10°59'11" W	18.06'
L22	N 27°30'27" W	32.92'
L23	N 13°42'51" W	28.82'
L24	N 05°40'24" E	24.19'
L25	N 22°20'44" E	23.81'

LINE TABLE

LINE	BEARING	DISTANCE
L26	N 24°18'00" E	35.35'
L27	N 00°55'26" W	31.76'
L28	N 13°42'17" W	24.56'
L29	N 13°42'17" W	39.66'
L30	N 30°55'39" W	34.23'
L31	N 58°10'37" W	32.86'
L32	N 71°19'59" W	38.41'
L33	N 47°32'52" W	13.66'
L34	N 67°50'40" W	24.90'
L35	N 61°49'02" W	18.80'
L36	N 57°31'01" W	29.57'
L37	N 79°29'07" W	24.32'
L38	S 59°43'31" W	22.35'
L39	S 42°59'01" W	35.13'
L40	S 30°40'22" W	33.15'
L41	S 72°23'38" W	20.88'
L42	N 75°17'37" W	66.58'
L43	S 87°16'08" W	75.25'
L44	S 84°23'08" W	20.94'
L45	N 79°17'56" W	15.57'
L46	N 83°56'30" W	19.41'
L47	N 66°04'48" W	31.58'
L48	N 87°27'24" W	7.69'
L49	S 67°25'37" W	20.90'
L50	S 52°36'33" W	21.93'

LINE TABLE

LINE	BEARING	DISTANCE
L51	S 42°59'37" W	30.81'
L52	S 19°51'05" W	17.61'
L53	S 02°31'39" E	23.24'
L54	S 15°15'47" W	19.47'
L55	N 71°49'12" W	37.76'
L56	N 20°46'37" W	72.73'
L57	N 22°05'24" W	20.00'
L59	N 61°40'35" E	10.81'
L60	N 61°40'35" E	40.69'
L61	S 52°22'35" E	32.20'
L62	S 37°37'25" W	1.50'
L63	S 52°22'35" E	22.22'
L64	S 37°37'25" W	20.00'
L65	S 88°44'48" E	9.24'
L66	N 12°03'36" E	25.89'
L67	N 15°21'07" E	22.71'
L68	N 41°12'29" E	18.05'
L69	N 22°05'24" W	6.61'
L70	N 55°17'29" W	26.60'
L71	N 09°14'38" W	25.01'
L72	N 12°53'05" E	17.57'
L73	N 66°56'24" W	10.26'
L74	S 25°52'46" W	27.43'
L75	S 86°12'12" W	18.98'
L76	S 66°29'14" W	47.12'

LINE TABLE

LINE	BEARING	DISTANCE
L77	S 40°23'13" W	13.45'
L78	S 16°08'12" E	28.04'
L79	S 01°57'24" W	21.41'
L80	S 59°27'58" W	17.76'
L81	S 52°13'21" W	26.07'
L82	S 70°22'48" W	21.53'
L83	N 77°45'30" W	26.37'
L84	N 73°45'39" W	25.19'
L85	S 83°02'24" W	18.06'
L86	S 79°46'40" W	19.87'
L87	N 84°14'29" W	26.07'
L88	S 85°25'33" W	20.54'
L89	N 77°54'28" W	27.23'
L90	N 88°36'10" W	35.39'
L91	N 72°58'43" W	36.15'
L92	S 64°27'06" W	29.97'
L93	S 32°12'08" W	24.00'
L94	S 37°50'56" W	25.35'
L95	S 62°35'56" W	25.22'
L96	N 80°01'41" W	26.81'
L97	N 56°20'30" W	21.99'
L98	N 77°45'41" W	22.25'
L99	N 53°06'24" W	27.04'
L100	N 75°32'33" W	31.07'
L101	N 57°35'40" W	25.14'

LINE TABLE

LINE	BEARING	DISTANCE
L102	N 00°14'29" W	56.76'
L103	N 39°30'50" W	49.83'
L104	N 21°34'05" W	22.92'
L105	N 32°21'52" E	26.46'
L106	N 34°06'07" E	25.30'
L107	N 01°18'17" W	12.25'
L108	N 17°09'01" E	12.26'
L109	N 13°54'52" W	14.03'
L110	N 20°09'25" W	16.76'
L111	N 07°25'46" W	23.34'
L112	N 37°06'36" W	28.45'
L113	N 18°52'35" E	36.82'
L114	N 25°12'57" E	28.02'
L115	N 19°03'15" E	23.55'
L116	N 10°25'50" E	22.75'
L117	N 25°38'20" W	15.99'
L118	N 07°08'14" W	26.92'
L119	N 09°18'11" W	16.55'
L120	N 31°12'14" W	23.50'
L121	N 29°37'02" W	27.55'
L122	N 29°05'05" E	28.41'
L123	N 01°44'28" E	10.04'
L124	N 31°28'23" E	29.26'
L125	N 03°44'17" W	33.10'
L126	N 26°14'46" W	52.28'

LINE TABLE

LINE	BEARING	DISTANCE
L127	N 46°47'15" W	26.25'
L128	N 35°31'55" W	30.62'
L129	N 59°31'52" W	24.14'
L130	N 61°13'56" W	26.30'
L131	N 28°36'01" E	16.38'
L132	N 14°06'41" E	26.45'
L133	N 11°04'48" E	16.13'
L134	N 19°26'24" E	20.17'
L135	S 42°30'05" W	13.07'
L136	N 37°37'25" E	4.82'
L137	S 13°08'08" W	23.26'
L138	S 13°08'08" W	14.93'
L139	N 88°44'48" W	12.71'

LOT SF TABLE

LOT	SF
386	2,202
387	2,248
388	2,410
389	2,409
390	2,407
391	2,406
392	2,405
393	2,404
394	2,403
395	2,401
396	2,401
397	2,390
398	2,159
399	2,011
400	2,009
401	2,008
402	2,007
403	2,424
404	2,514
405	2,406
406	2,400
407	2,400
408	2,659
409	2,253
410	2,256
411	2,319
412	2,400
413	2,400
414	2,400
415	2,400
416	2,400
417	2,400
418	2,400
419	2,400
420	2,416
421	2,529
422	2,785

LOT SF TABLE

LOT	SF
TRACT 7A	23,520
TRACT 7B	4,897
TRACT 7C	15,669
TRACT 7D	128,505
TRACT 7P-1	1,146
TRACT 7P-2	2,459
GEE CREEK 7	31,019

CURB MONUMENT TABLE

LOT LINE	DISTANCE
TRACT 7P-1/386	6.20'
386/387	6.20'
387/388	6.20'
388/389	6.20'
389/390	6.21'
390/391	6.19'
391/392	6.20'
392/393	6.20'
393/394	6.20'
394/395	6.19'
395/396	6.20'
396/397	6.19'
397/398	6.81'
398/399	6.80'
399/400	6.00'
400/401	6.00'
401/402	6.00'
402/403	6.00'
TRACT 7P-2/404	6.80'
404/405	6.00'
405/406	6.00'
406/407	6.00'
408/409	1.21'
409/410	1.20'

CURB MONUMENT TABLE

LOT LINE	DISTANCE
410/411	1.20'
411/412	1.19'
412/413	1.20'
413/414	1.20'
414/415	1.20'
415/416	1.20'
416/417	1.20'
417/418	1.21'
418/419	1.20'
419/420	1.20'
420/421	1.20'
421/422	1.20'
422/TRACT 7C	1.20'

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SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
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JOB NO.: 18-165
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DATE: 06-30-20
CALC BY: CTP
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CHECKED BY: DAR
SHEET 7 OF 7

LANDSCAPING NOTES:

1. PLANTINGS ESTABLISHED IN THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER ON LOCAL AND ACCESS STREETS. PLANTINGS ESTABLISHED IN THE RIGHT-OF-WAY ALONG COLLECTOR AND ARTERIAL STREETS SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION / BUSINESS ASSOCIATION.
2. ANY EXISTING PLANTING AREAS WITHIN THE RIGHT-OF-WAY THAT ARE DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE RESTORED TO THEIR ORIGINAL CONDITION. MEASURES SHALL BE TAKEN BY THE DEVELOPER TO PROVIDE GROUNDCOVER IN AREAS WITHIN THE RIGHT-OF-WAY WHICH HAVE BEEN STRIPPED OF NATURAL VEGETATION OR HAVE A POTENTIAL FOR EROSION. NATIVE PLANTS SHALL BE USED WHENEVER POSSIBLE.
3. PLANTINGS WITHIN THE RIGHT-OF-WAY SHALL COMPLY WITH THE FOLLOWING PROVISIONS:
   - 3.1. ALL LANDSCAPING SHALL COMPLY WITH THE SIGHT DISTANCE PROVISIONS OF CITY OF RIDGEFIELD STANDARDS.
   - 3.2. WHERE EXISTING LANDSCAPING MAINTAINED BY THE CITY EXISTS EVERY EFFORT SHALL BE TAKEN TO PROTECT AND PRESERVE THE EXISTING VEGETATION DURING CONSTRUCTION. PLANTS SHALL BE RELOCATED OR REMOVED ONLY UPON APPROVAL OF THE PUBLIC WORKS DEPARTMENT. DAMAGED LANDSCAPE AREAS SHALL BE RESTORED PRIOR TO ISSUING A FINAL OCCUPANCY PERMIT.
   - 3.3. ALL TREES PLANTED IN AREAS WITH ADJACENT PEDESTRIAN USAGE SHALL MAINTAIN A SEVEN (7) FOOT CLEARANCE TO THE LOWEST BRANCHES.
   - 3.4. LANDSCAPING IN PUBLIC RIGHT OF WAY WITH LOW MAINTENANCE, DROUGHT TOLERANT GROUND COVER IS ENCOURAGED. NATIVE PLANT LISTS AND LIST OF NUISANCE AND PROHIBITED PLANTS ARE INCLUDED IN RMC SECTION 18.830.
4. PLANTS & PLANTINGS SHALL CONFORM TO CITY OF RIDGEFIELD DESIGN STANDARDS.
5. DOUBLE STAKE ALL STREET TREES.
6. STREET TREES SHALL BE INSTALLED IN A SOUND WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES WITH QUALITY PLANT MATERIALS. SUBSTITUTION OF PLANTS MAY BE REQUIRED DUE TO LACK OF AVAILABILITY AT TINE OF CONSTRUCTION. SUBSTITUTION CAN ALSO BE MADE UPON APPROVAL OF BOTH THE OWNER AND THE CITY OF RIDGEFIELD PUBLIC WORKS.
7. THE OWNER OR HIS AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STREET TREES WHICH SHALL BE MAINTAINED IN GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE, AND SHALL BE KEPT FREE FROM REFUSE AND DEBRIS. ALL LANDSCAPE MAINTENANCE SHALL FOLLOW ESTABLISHED LANDSCAPE MAINTENANCE INDUSTRY STANDARDS FOR MOWING, PRUNING, WEEDING, FERTILIZATION, ETC.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING PLANT QUANTITIES. IF DISCREPANCIES OCCUR, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED.
9. CONTRACTOR TO PROVIDE DESIGN/BUILD IRRIGATION FOR ALL AREAS WHERE APPLICABLE.
10. STREET TREES WILL BE REQUIRED ON ALL INTERNAL STREETS AT APPROXIMATELY 25' SPACING, BOTH SIDES OF ROADS. MOST INTERNAL STREET TREES HAVE NOT BEEN SHOWN AT THIS TIME BECAUSE LOCATION WILL DE[END ON FUTURE DRIVEWAY LOCATIONS. TREE LOCATIONS CAN BE FIELD DETERMINED AND/OR MODIFIED AS NECESSARY TO AVOID CONFLICTS PROVIDED THAT THE REQUIRED TREE QUANTITIES ARE MAINTAINED AND AVERAGE 25' SPACING IS HELD TO THE EXTENT FEASIBLE.
11. THEE AND SHRUB SPECIES CAN BE MODIFIED UPON APPROVAL OF THE DEVELOPER AND THE CITY.

STREET TREES:

1. STREET TREES ARE TO BE PLANTED WITHIN PLANTING STRIP AT AVERAGE 25' SPACING, LAWN OR APPROVED GROUND COVER TO BE PLANTED WITHIN PLANTING STRIP CITY OF RIDGEFIELD MUNICIPAL CODE 18.725;
2. STREET TREES MUST BE SPACED A MINIMUM OF 20 FEET FROM PROPOSED LIGHT STANDARDS;
3. REFER TO CITY OF RIDGEFIELD MUNICIPAL CODE 18.830 FOR FULL APPROVED PLANTING LIST;
4. PROPOSED STREET TREES OR SELECT EQUIVALENT FROM APPROVED PLANTING LIST:

PLANTING LEGEND:
SYMBOL

T-AB AUTUMN BRILLIANCE SERVICEBERRY
(AMELANCHIER X GRANDIFLORA)
SIZE: 1-2" CAL.
SPACING: 25' O.C.
QUANTITY: 28* ONSITE - 15 ALONG ENTRY

T-AG ROCKY MOUNTAIN GLOW MAPLE
(ACER GRANDIDENTATUM)
SIZE: 1-2" CAL.
SPACING: 25' O.C.
QUANTITY: 19*

T-PV PERSIAN SPIRE PARROTIA
(PARROTIA PERSICA COLUMNAR)
SIZE: 1-2" CAL.
SPACING: 25' O.C.
QUANTITY: 23*

T-ZC CITY SPRITE ZELKOVA
(ZELKOVA SERRATA JFS-KW1)
SIZE: 1-2" CAL.
SPACING: 25' O.C.
QUANTITY: 21*

COMPACT OREGON GRAPE
(MAHONIA AQUIFOLIUM COMPACTA) SHRUB
SIZE: 2 GAL. TYP.
SPACING: 3'+-O.C.
QUANTITY: 31*

* THE FINAL NUMBER OF TREES WILL BE BASED ON AN AVERAGE 25' ON CENTER SPACING ALONG THE STREET FRONTAGE. TREES MAY BE REPLACED WITH ANOTHER EQUIVALENT TREE AS NEEDED AT TIME OF PLANTING BASED ON AVAILABILITY.

TREES SHOULD BE MINIMUM OF 1-1/2" CALIPER OR EQUIVALENT IN-SEASON BARE ROOTSTOCK TREES.

EQUIVALENT TREES FROM THE CITY OF RIDGEFIELD TREE LIST MAY BE SUBSTITUTED AS APPROVED BY THE LANDSCAPE ARCHITECT.

BUILDERS TO PROVIDE SUITABLE GROUNDCOVER FOR ALL PLANTER STRIPS. EITHER SHRUBS, OR DECORATIVE GRAVEL, OR OTHER CITY APPROVED LANDSCAPING TO BE PLANTED IN THE PLANTER STRIPS.

LANDSCAPING FOR INDIVIDUAL LOTS:

1. PER RDC TABLE 18.752.055-1, A MINIMUM OF 50% OF INDIVIDUAL LOTS SHALL BE LANDSCAPED. THIS WILL BE DEMONSTRATED AT TIME OF BUILDING PLAN AND PLOT PLAN REVIEW.

GRAPHIC SCALE 1"=40' HORIZONTAL

0 40 80 120

29-May-20 CH7-8 14 LANDSCAPING.dwg

* LIGHTING PLAN IS SHOWN: FINAL LIGHTING AND ELECTRICAL DESIGN TO BE PROVIDED PRIOR TO LIGHTING INSTALLATION AND FINAL CONSTRUCTION ACCEPTANCE

LIGHTING NOTES

ON-SITE RESIDENTIAL STREET LIGHTING:
1. DECORATIVE STREET LIGHTS WITH SINGLE LUMINAIRE WITH FIBERGLASS POLE (I.E. ACORN OR SHEPARD'S HOOK);
2. A 14.5' DIRECT BURIAL DECORATIVE FIBERGLASS POLE, AT A MAXIMUM 150-FOOT SPACING;
3. STREET LIGHT LOCATION TO BE 2-FEET BEHIND CURB OR AS SHOWN IN LIGHTING PLAN.
4. INSTALL PERFORMANCE PACKAGE P50.

PRIOR TO CONSTRUCTION ACCEPTANCE:
2.26 Street Illumination:

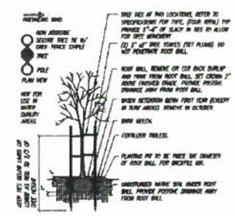
F. For new subdivisions and short plats all street lights shall be decorative acorn single fixture on a cast aluminum decorative pole. Details per city standard plan T-2.18A or T-2.18B. The pole shall be a single piece cast aluminum pole, 14' tall and 4" diameter with a fluted shaft and 17" decorative base with anchor bolts. Pole and fixture housing finish shall be polyester powder coat for corrosion resistance. Pole shall be Holophane part number WDA 14 F4C 17 P07 ABG BK or approved equal.

The luminaire shall be LED in 3000K with minimum output of 5450 lumens (T-2.18A) or minimum 5000 lumens (T-2.18B) with maximum wattage of 60W. L70 shall exceed 100,000 hours. Lumen depreciation shall be a maximum of .75 per TM21 calculations for 100,000 hours at 25C ambient. Driver shall be 120-277V and have life expectancy of 50,000 hours when installed in luminaire in 25C ambient environment. Optic shall have an intern al reflector to redirect light downward and have a type 3 prismatic refractor. Optic shall have decorative gold vertical slot band with 4 black medallions. Driver, photocell receptacle and surge protector (Class C10kV/5kA) shall be mounted on removable tray with access through hinged door for easy maintenance. Fixture shall be DLC listed. Luminaire shall be Holophane part number AWDE 60 3K AS MB 3M R G G RFD 184501 / GVD 60 3K AS M B 3 R R G RFD 184502 or approved equal.

G. Street lights for city collectors and arterials shall be cobra head lights with poles per city standard plan T-2.11 and T-2.12. The luminaire shall be LED in 4000K with a minimum output of 9450 lumens and a maximum wattage of 100W. Lumen depreciation shall be a maximum of .96 per TM21calculations for 100,000 hours at 25C ambient. Driver shall have life rating of 100,000 hours when installed in fixture at 25C ambient. Fixture shall be 3G vibration rated and black polyester powder coat paint finish for corrosion resistance. Fixture to use Long life LED photocell. Fixture shall have BUG B2U0G2 cutoff and be DLC list ed. Luminaire shall be American Electric ATB2 40BLEDE70 MVOLT R3 or approved equal.

H. City pathway lights (primarily located at regional path intersections with public streets) shall be decorative post top fixture on a cast aluminum decorative pole per city standard plan T-2.19. The pole shall be a single piece cast aluminum pole 14' tall and 4" diameter with a fluted shaft and 17" decorative base with anchor bolts. Pole and fixture housing finish shall be polyester powder coat for corrosion resistance. Pole shall be Holophane part number WDA 14 F4C 17 P07 ABG BK or approved equal.

The luminaire shall be LED in 3000K with minimum output of 1367 lumens with maximum wattage of 25W. L70 shall exceed 100,000 hours. Driver shall be 120-277V and have life expectancy of 50,000 hours when installed in luminaire in 25C ambient environment. Optic shall be acrylic with a type 2 retractor. Luminaire shall be Holophane part number 247L 10LEDE70 MVOLT 3K R2 AY PCLL or approved equal.



Deciduous Tree Planting Details
NO SCALE

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
JAMES D. WALSH

KESSI ENGINEERING
PLANNING CONSULTING
CIVIL ENGINEERING PROJECT MANAGEMENT
6400 NE HWY 99 #G-169 VANCOUVER, WA 98665
(360)991-9300

REVISIONS
1
2
3
4
5

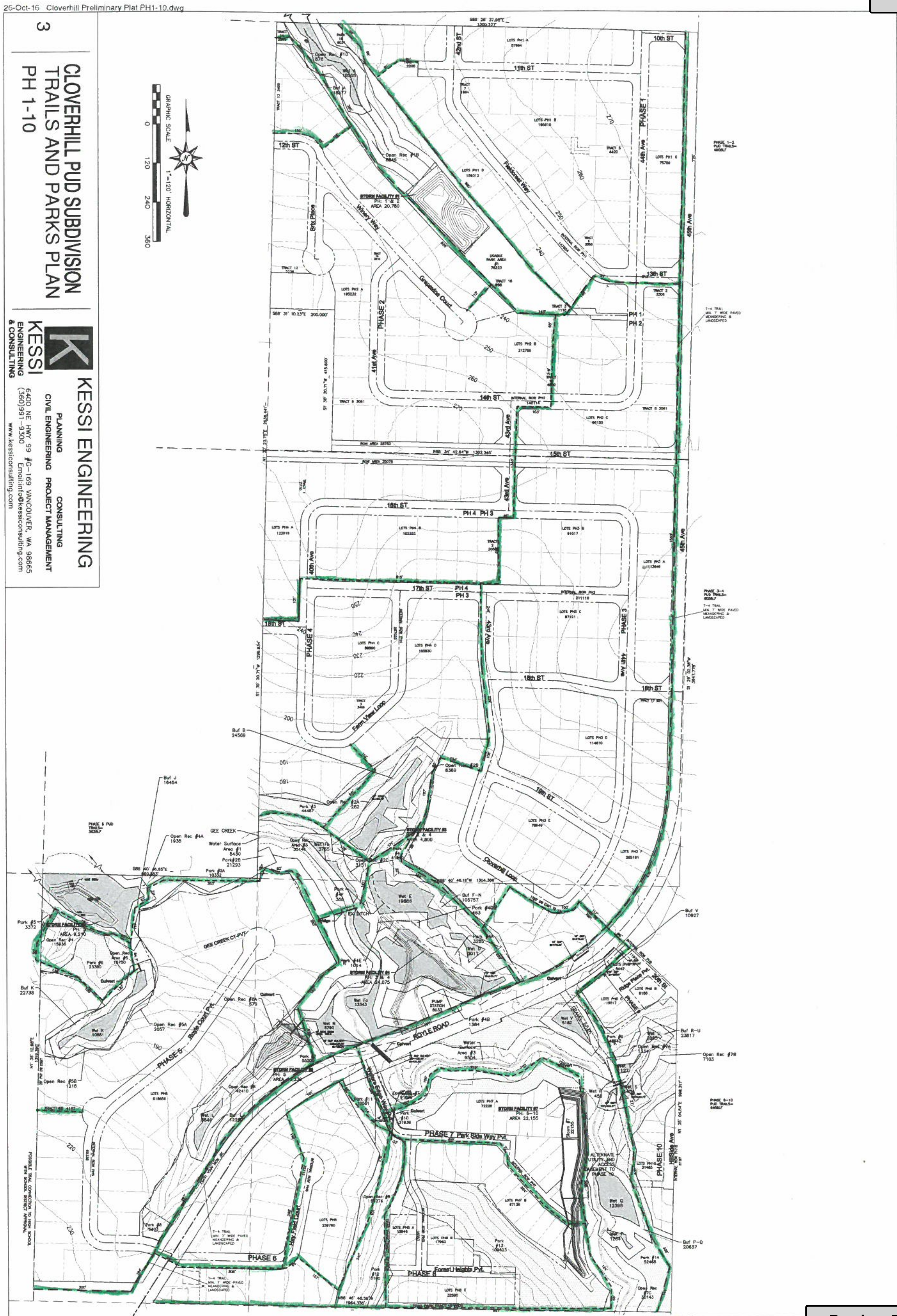
DRAWN BY: T.R.F.
DESIGNED BY: J.K.
CHECKED BY: J.K.

PROJECT #114-CH
DATE: 29 MAY 2020

CLOVERHILL PUD SUBDIVISION
STREET LIGHT & STREET TREE LANDSCAPING PLAN

14

Attachment: Cloverhill Phase 7 Open Space and Trails (Cloverhill Phase 7 Final Plat)



Attachment: Cloverhill PUD Overall Trails (Cloverhill Phase 7 Final Plat)

CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: August 27, 2020

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Urban Downs Final Plat and Urban Holding Removal

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GOVERNING LEGISLATION:

RCW 36.70.A and RCW 58

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

The Ridgefield Hearing Examiner approved the preliminary plat for Urban Downs on May 11, 2018 as PLZ-18-0013. The preliminary plat has 27 single-family detached residential lots developed to Residential Low Density 6 (RLD-6) standards, and one lot in the southwest portion of the site set aside for commercial development subject to Commercial Neighborhood Business (CNB) standards. The plat is not subject to a development agreement. Currently, the Urban Downs property is under the Urban Holding 10 (UH-10) overlay. The purpose of the UH-10 overlay is to protect lands identified within the city limits from premature development where capital facilities are inadequate to support development under the urban zoning designation. The UH-10 overlay may be lifted concurrent with final plat approval.

At this time, the applicant proposes to subdivide the 7.74-acre site with Assessor's #214478000 into 27 single-family detached residential lots and one future commercial lot. The residential lots range from 7,200 square feet (Lot 16) to 8,100 square feet (Lot 23), consistent with the lot sizes and density approved through the preliminary plat. The average residential lot area is 7,430 square feet. The commercial lot is 29,833 square feet (0.68 acres).

Public streets provide access to each of the lots in Urban Downs via NE 259th Street. These streets also stub to the RLD-6 property to the north to facilitate future residential development.

Urban Downs includes two stormwater facilities to be owned and maintained by the HOA; Tract A is 800 square feet, and Tract C is 11,834 square feet. Tract B is a pedestrian path easement stubbed to the undeveloped CNB parcel to the west. Should this commercial property be developed in the future, Tract B will provide direct access from Urban Downs in lieu of standard 500-foot intersection spacing. Until such a time, the property line will be fenced.

The Urban Downs site contains no critical areas. Therefore, it was not required to be reviewed as a Planned Unit Development (PUD). Instead, it was reviewed and received preliminary approval as a standard subdivision. Unlike PUDs, standard subdivisions do not require a 25 percent open space dedication. Therefore, Urban Downs does not have open space or trails. Pedestrian connectivity is provided throughout the subdivision via sidewalks constructed to the specifications in the Ridgefield Engineering Standards for Public Works Construction. The RLD-6 parcel to the north, which is under the same ownership as Urban Downs, contains critical areas and will be required to provide open space under the PUD standards upon development. This open space will be accessible to the residents of Urban Downs via streets and sidewalks.

BUDGET/FINANCIAL IMPACTS:

Additional property tax revenue from 27 new single-family detached homes.

RECOMMENDED ACTION OR MOTION:

"I move to approve the final plat and urban holding removal as presented."

STAFF CONTACT:	Claire Lust, Community Development Director
ATTACHMENTS:	PLZ-19-0133 Urban Downs Final Plat_Staff Report_08272020 (PDF) Urban Downs Vicinity_final (JPG) Urban Downs zoning_final_2 (JPG) Urban Downs Prelim Plat (JPG) Urban Downs Final Plat (PDF) PLZ-2019-0133 Minor Deviation L4 to L3 (PDF)

COMMUNITY DEVELOPMENT DEPARTMENT
230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642
(360) 887-3557 | Fax: (360) 887-0861 | www.ci.ridgefield.wa.us

Urban Downs Final Plat and Removal of Urban Holding

Staff Report

File No. PLZ-19-0133
August 27, 2020

I. Basic Facts

Application date: On November 5, 2019, the City received an application for final plat approval for Urban Downs (27 residential lots, one commercial lot).

Applicant/Property Owner: Urban Downs, LLC/Urban NW Homes. 1004 W 13th St Suite 240 / Vancouver, WA 98660. Contact: Troy Johns, 360.823.2680, troy@urbannw.com

Applicant's Representative: Fidelity National Title. 500 Broadway Suite 460 / Vancouver, WA 98660. Contact: Krista Harrington, Jaima Johnson, and Deanna Haake, 360.600.2651, builderdev@fnf.com

Property Information: 1120 NE 259th St / Ridgefield, WA 98642. #63 S23 T4N R1E WM, Assessor's #214478000, 7.74 acres.

Zoning: Residential Low Density 6 (RLD-6), Commercial Neighborhood Business (CNB), Urban Holding Overlay (UH-10)

Comprehensive Plan: Urban Low (UL), Neighborhood Commercial (NC)

Compliance: The proposed plat complies with the applicable provisions in the Ridgefield Municipal Code Title 18 and the Ridgefield Urban Area Comprehensive Plan.

Council date: August 27, 2020

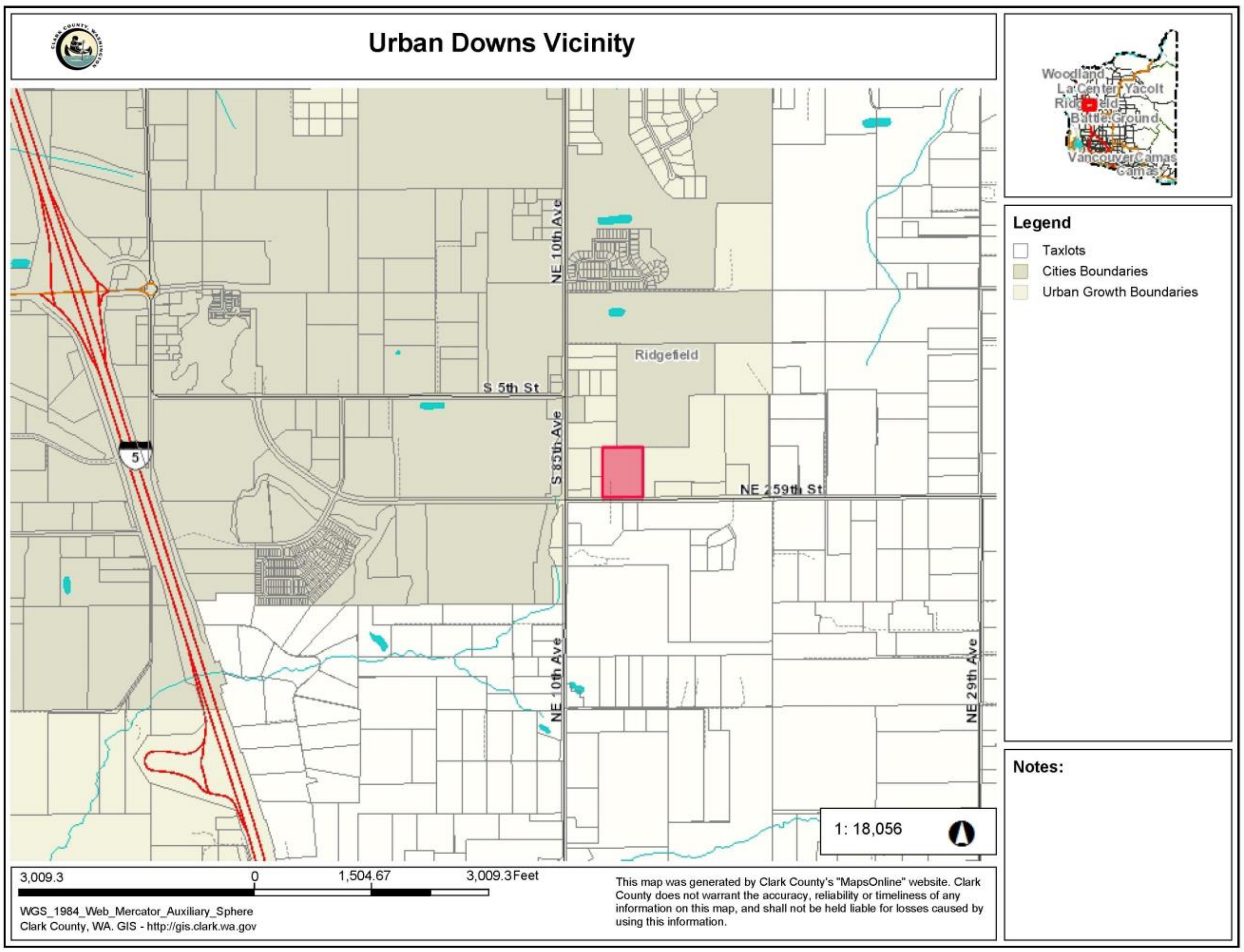
II. Documents Received

A. Master land use application
B. Final plat checklist
C. Plat sheets
D. Lot closure report
E. Perimeter legal description
F. Subdivision guarantee
G. Narrative
H. Draft CC&Rs and bylaws
I. Survey review memos and redlines
J. Revised materials as required by staff

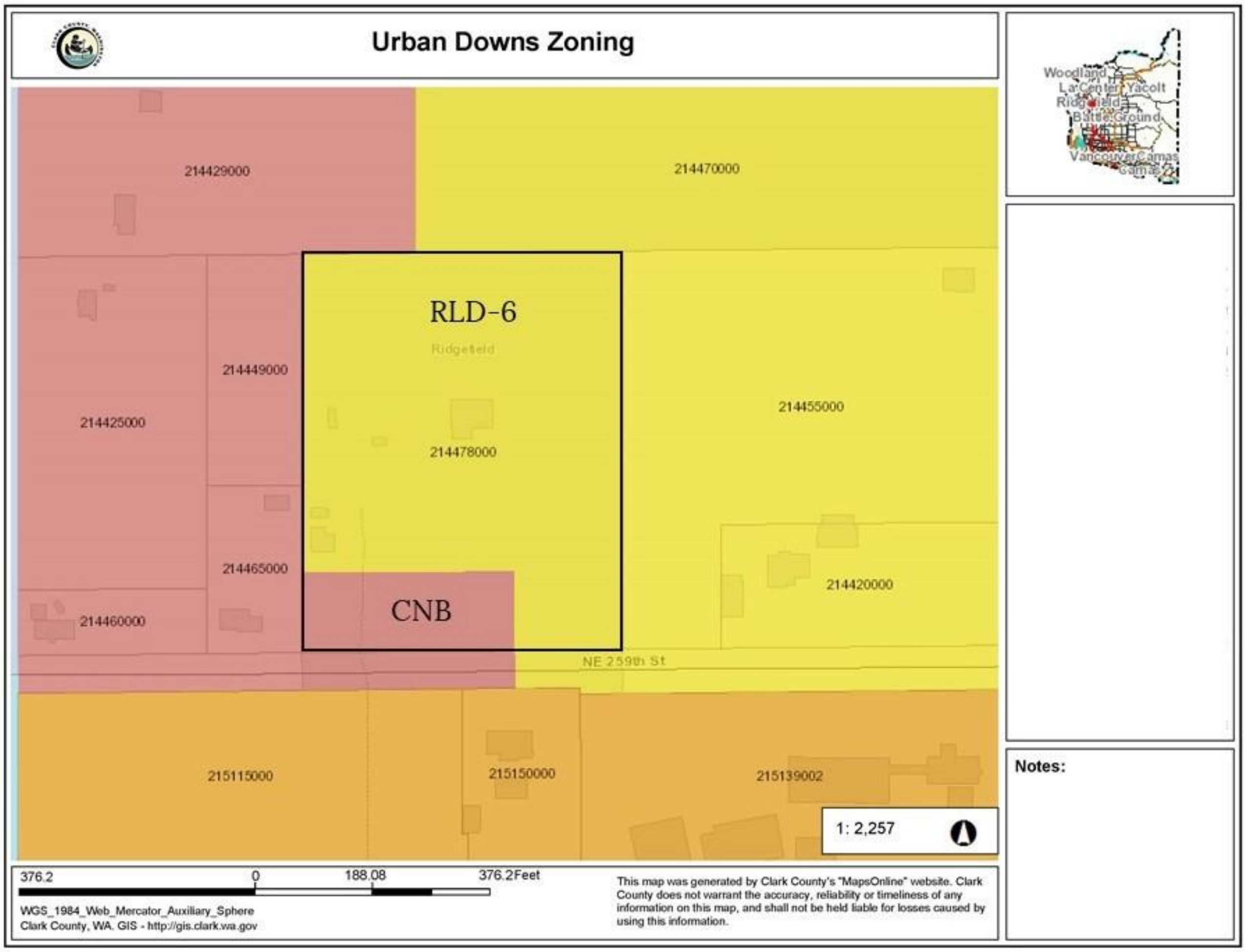
III. Background and Proposal

The Ridgefield Hearing Examiner approved the preliminary plat for Urban Downs on May 11, 2018 as PLZ-18-0013. The preliminary plat has 27 single-family detached residential lots developed to Residential Low Density 6 (RLD-6) standards, and one lot in the southwest portion of the site set aside for commercial development subject to Commercial Neighborhood Business (CNB) standards. The plat is not subject to a development agreement. Currently, the Urban Downs property is under the Urban Holding 10 (UH-10) overlay. The purpose of the UH-10 overlay is to protect lands identified within the city limits from premature development where capital facilities are inadequate to support development under the urban zoning designation. The UH-10 overlay may be lifted concurrent with final plat approval.

Urban Downs Location



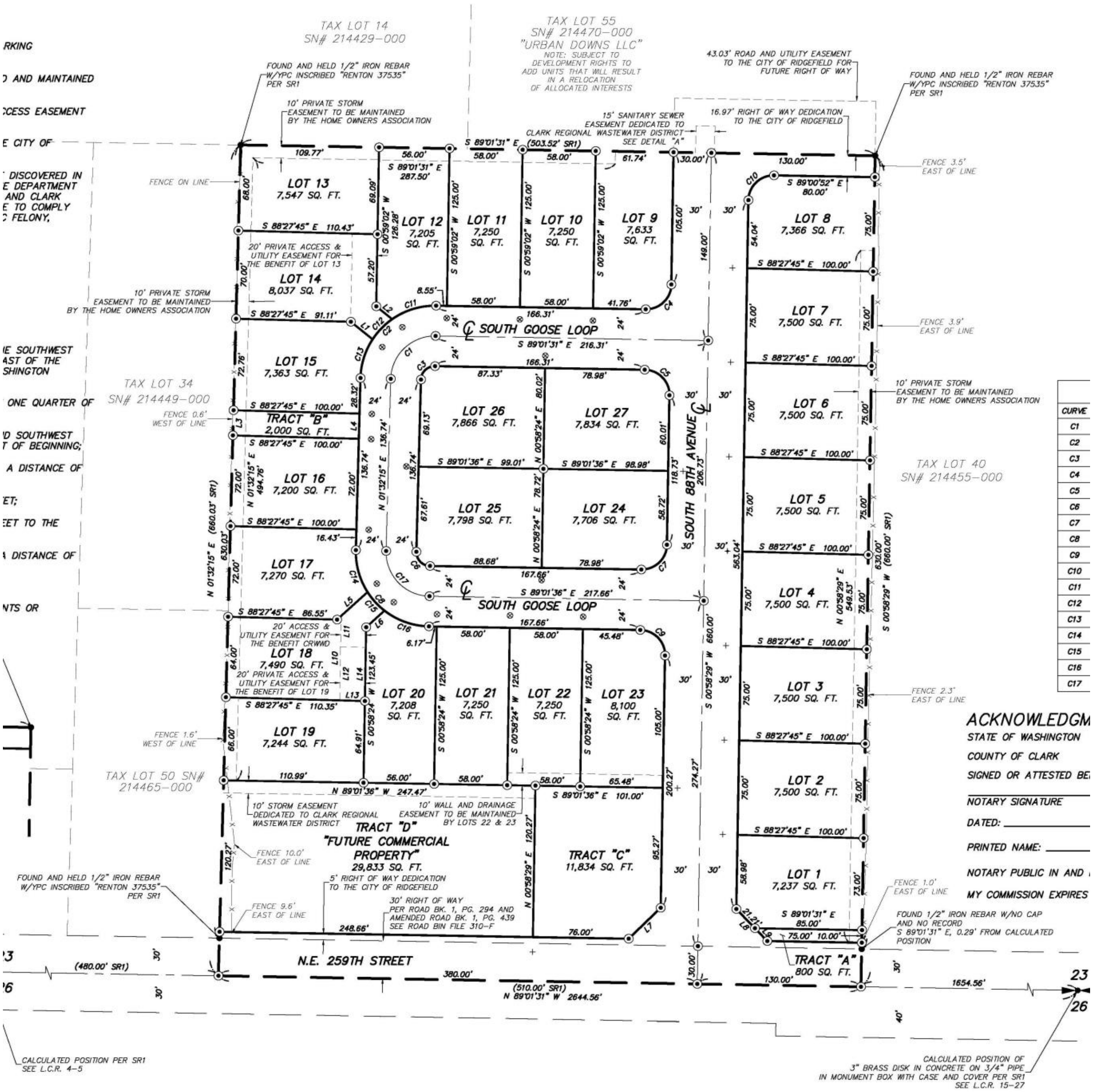
Urban Downs Zoning



Urban Downs Approved Preliminary Plat

At this time, the applicant proposes to subdivide the 7.74-acre site with Assessor's #214478000 into 27 single-family detached residential lots and one future commercial lot. The residential lots range from 7,200 square feet (Lot 16) to 8,100 square feet (Lot 23), consistent with the lot sizes and density approved through the preliminary plat. The average residential lot area is 7,430 square feet. The commercial lot is 29,833 square feet (0.68 acres).

Urban Downs Proposed Final Plat (full sheet included as attachment)



Public streets provide access to each of the lots in Urban Downs via NE 259th Street. These streets also stub to the RLD-6 property to the north to facilitate future residential development.

Urban Downs includes two stormwater facilities to be owned and maintained by the HOA; Tract A is 800 square feet, and Tract C is 11,834 square feet. Tract B is a pedestrian path easement stubbed to the undeveloped CNB parcel to the west. Should this commercial property be developed in the future, Tract B will provide direct access from Urban Downs in lieu of standard 500-foot intersection spacing. Until such a time, the property line will be fenced.

The Urban Downs site contains no critical areas, and therefore was not required to be reviewed as a Planned Unit Development (PUD). Instead, it was reviewed and received preliminary approval as a standard subdivision. Unlike PUDs, standard subdivisions do not require a 25 percent open space dedication. Therefore, Urban Downs does not have open space or trails. Pedestrian connectivity is provided throughout the subdivision via sidewalks constructed to the specifications in the Ridgefield Engineering Standards for Public Works Construction. The 33.5-acre RLD-6 parcel to the north, which is under the same ownership as Urban Downs, contains critical areas and will be required to provide open space under the PUD standards upon development. This open space will be accessible to the residents of Urban Downs via streets and sidewalks.

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

IV. Survey Review

Gray & Osborne, Inc. confirmed that the applicant has addressed all survey comments on January 21, 2020.

V. Engineering Review

All public and private improvements are complete and no performance bond is required.

Staff finds that the applicant has addressed all applicable conditions of approval from the preliminary plat and all other engineering comments.

VI. Land Use Review

Per RDC 18.270.060, the Urban Holding 10 (UH-10) overlay may be lifted at the time that capital facilities deficiencies have been satisfactorily resolved, including through the final plat procedure. Staff finds that capital facilities have been provided to serve the Urban Downs development through the completion of the public and private improvements approved under engineering review. These include improvements to NE 259th Street, internal street and utility infrastructure, and the development of stormwater facilities serving the development.

The City Attorney reviewed and approved the Urban Downs CC&Rs. As a **condition of approval**, the applicant shall submit a copy of the recorded CC&Rs to the City.

As a **condition of approval**, the applicant shall install the landscape buffers required by preliminary plat condition of approval A.15 prior to obtaining city signatures on the final plat mylar.

Staff finds that the applicant has addressed all other applicable conditions of approval from the preliminary plat and all other land use comments.

VII. Recommendation

Staff recommends City Council **APPROVE** the Urban Downs Final Plat and Urban Holding Removal subject to the following **conditions of approval**:

1. The applicant shall install the landscape buffers required by preliminary plat condition of approval A.15 prior to obtaining city signatures on the final plat mylar.

2. The applicant shall submit mylars for signature containing the signature and seal of the surveyor of record (Certification of Subdivision Platting, see RDC 18.620.120.L) and the signatures of all parties having an ownership interest in the land for purposes of dedication (Dedication of Subdivision, see RDC 18.620.120.M).
3. The applicant shall record the final plat with the Clark County Auditor's Office within thirty (30) calendar days of City signatures on the face of the mylar.
4. The applicant shall submit three (3) full-sized copies and one (1) 11-inch by 17-inch copy of the recorded plat and all associated written documents within thirty (30) calendar days of City signatures on the face of the mylar.
5. The applicant shall submit a copy of the recorded CC&Rs to the City.
6. Prior to obtaining building permits, the applicant shall install correct street signs based on the street and addressing information included at the end of this report.

Reviewed by:

Claire Lust, Community Development Director. Claire.lust@ci.ridgefield.wa.us, 360.857.5024

Brenda Howell, City Engineer. Brenda.howell@ci.ridgefield.wa.us, 360.857.5022

Signed:

Claire Lust

Claire Lust, Community Development Director

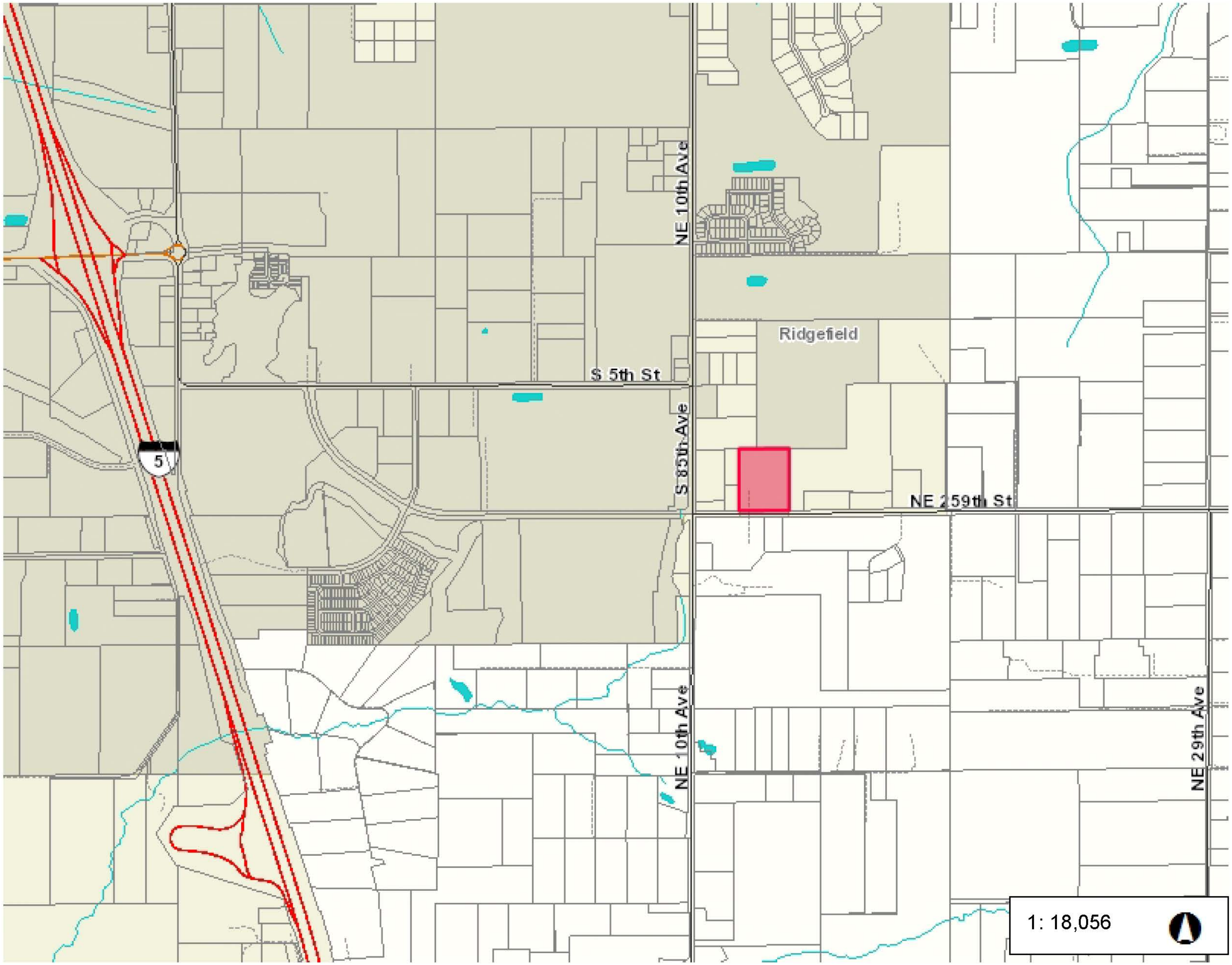
August 27, 2020

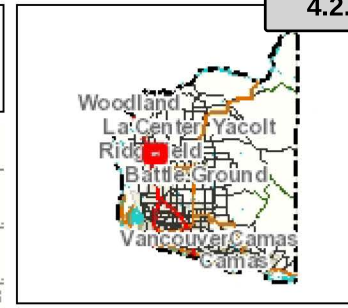
Urban Downs Addressing

Address numbers ascend from north to south and west to east. Address notices will be sent to service providers following final plat approval. Correct street signs must be installed prior to obtaining building permits. Please ensure that street signs are ordered based on the following:

Lot #	Address	Lot #	Address
S Goose Loop		**S 88th Avenue**	
Odd/west side of street		Odd/west side of street	
9	743	27	815
10	747	24	823
11	751	Tract C	915
12	801	Even/east side of street	
13	805	8	742
14	809	7	750
15	813	6	810
16	817	5	818
17	825	4	826
18	829	3	904
19	833	2	912
20	837	1	920
21	901		
22	905		
23	909		
Even/east side of street			
26	814		
25	822		

Urban Downs Vicinity





Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

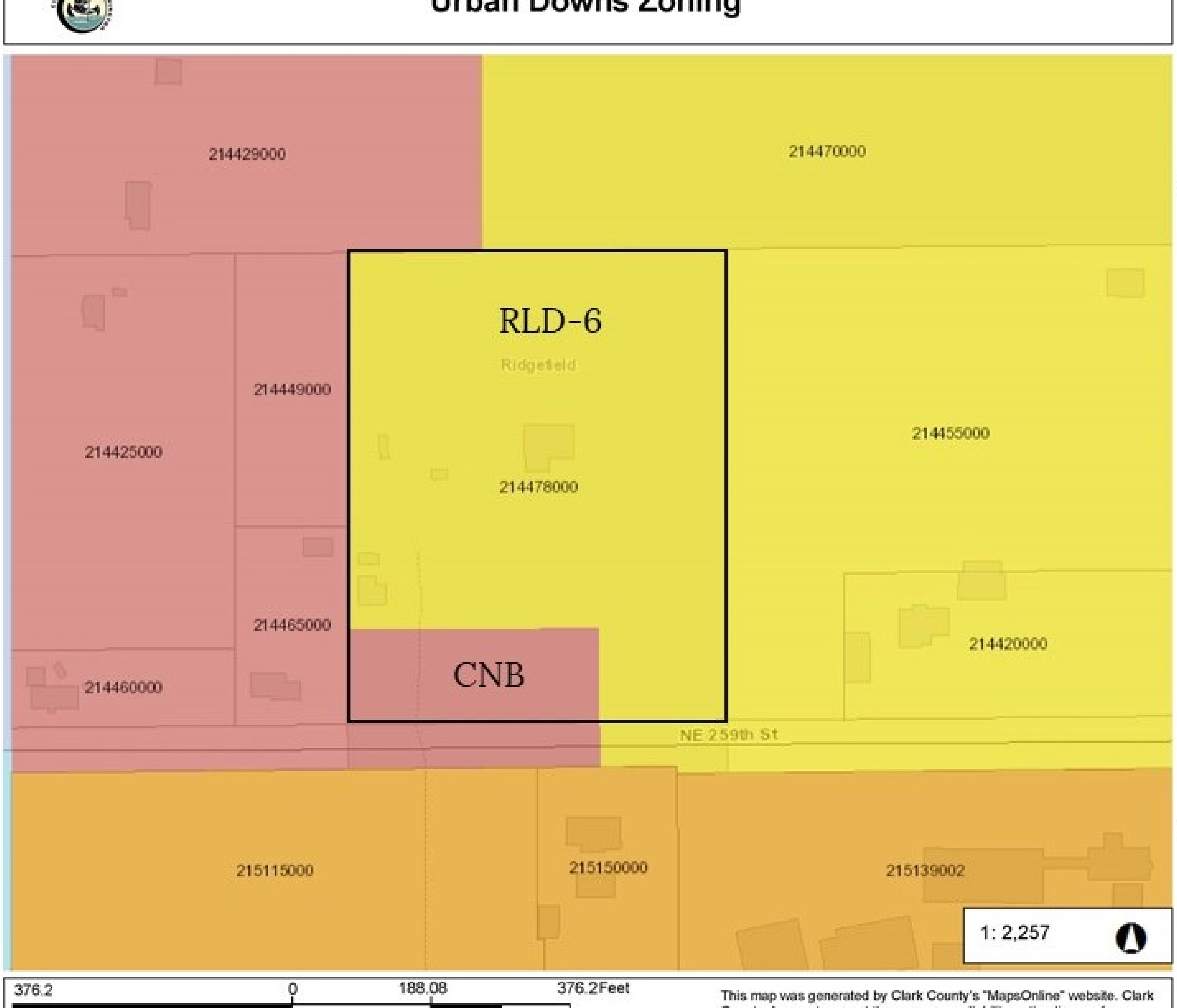
Notes:

3,009.3 0 1,504.67 3,009.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

Attachment: Urban Downs Vicinity_final (Urban Downs Final Plat and Urban Holding Removal)

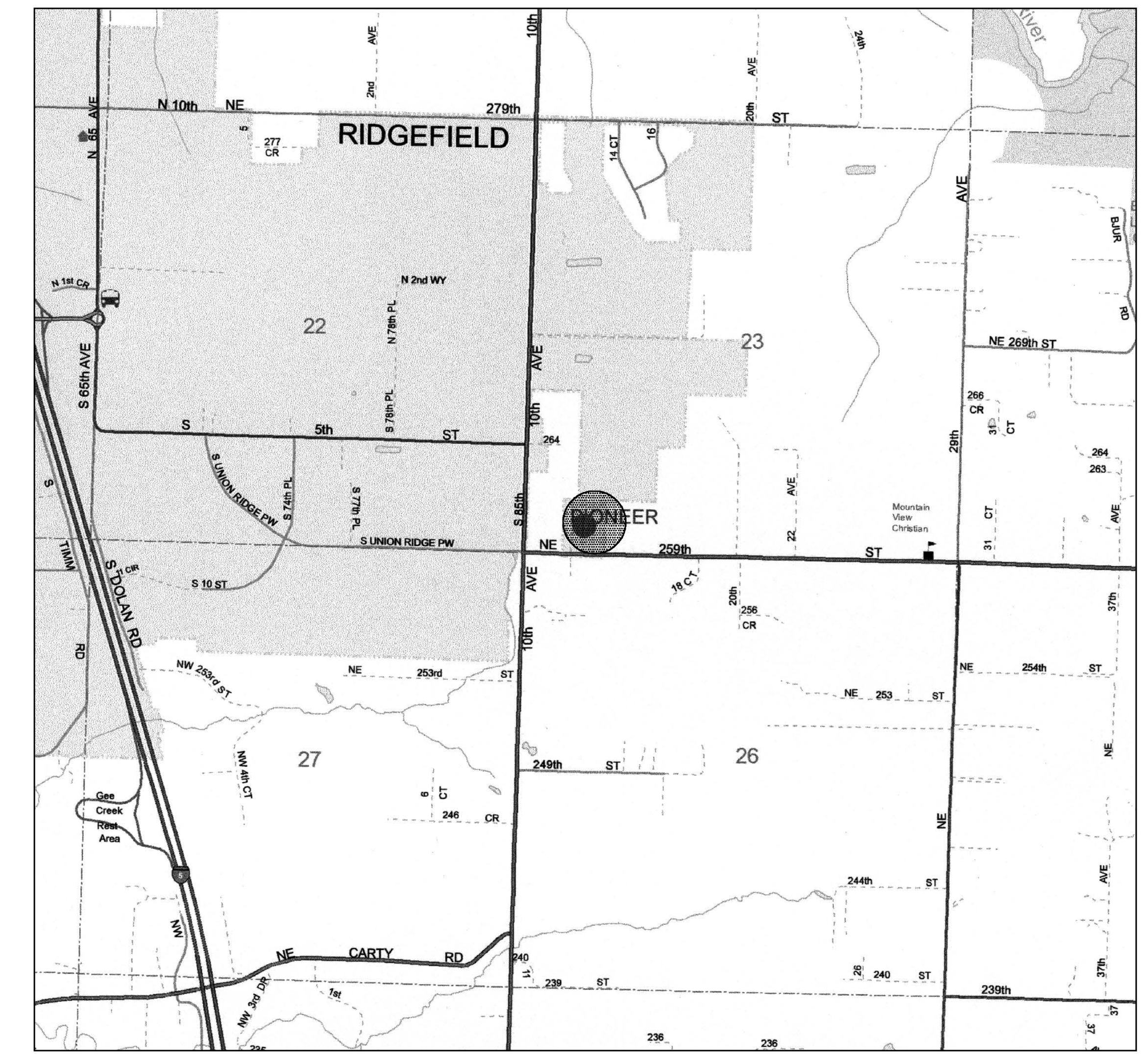
Urban Downs Zoning



WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

Notes:



VICINITY MAP – NTS

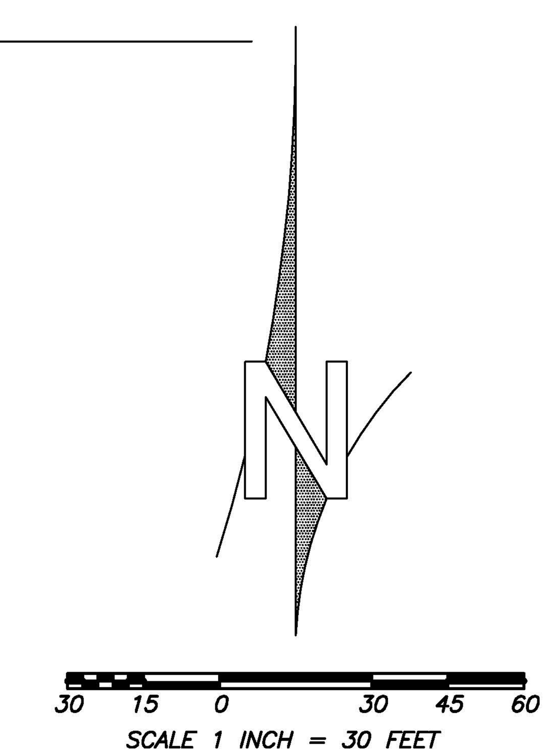
SITE DATA:

SERIAL NUMBER: 214478–000
SITE ADDRESS: 1120 NE 259TH STREET
AREA: 7.71 ACRES
ZONING: RLD–6/CNB
COMPREHENSIVE PLAN DESIGNATION: UM/NC

OWNER:
URBAN DOWNS LLC
1004 W. 13TH STREET
SUITE 240
VANCOUVER, WA 98660

APPLICANT:
TROY JOHNS
1004 W. 13TH STREET
SUITE 240
VANCOUVER, WA 98660
(360) 600–4425

CONTACT PERSON:
DAVID ROSENBERGER
PROGRESSION PLANNING SERVICES
1004 W. 13TH STREET
SUITE 220
VANCOUVER, WA 98660
(503) 701–6175
daverprogression@gmail.com



PRELIMINARY PLAT

URBAN DOWNS

IN A PORTION OF THE
SW 1/4 OF SECTION 23, T. 4 N., R. 1 E., W.M.,
CLARK COUNTY, WASHINGTON

SHEET 1 OF 1

JOB NUMBER: 1607
DRAWING FILE: 1607PR3
DRAWING DATE: 01/31/18

Attachment: Urban Downs Prelim Plat (Urban Downs Final Plat and Urban Holding Removal)

URBAN DOWNS SUBDIVISION

IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 23
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD,
CLARK COUNTY, WASHINGTON

NOTES:

1.CONSISTENT WITH RDC 18.720, EACH RESIDENTIAL LOT CONTAIN AT LEAST ONE (1) AND NO MORE THAN FOUR (4) PARKING SPACES PER LOT.

2.TRACT "A" & "C" ARE STORMWATER FACILITIES TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

3.TRACT "B" PEDESTRIAN PATH SHALL HAVE A PEDESTRIAN ACCESS EASEMENT OVER ITS ENTIRETY.

4.ALL PUBLIC ROADS WITHIN THIS PLAT ARE DEDICATED TO THE CITY OF RIDGEFIELD.

5.IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORICAL PRESERVATION IN OLYMPIA AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.

6.SETBACKS:
FRONT: 15 FEET
SIDE: 5 FEET
REAR: 10 FEET
STREET SIDE: 12 FEET

PERIMETER DESCRIPTION:

BEING IN A PORTION OF THE SOUTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 23 TOWNSHIP 4 NORTH RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RIDGEFIELD, CLARK COUNTY WASHINGTON DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 23;

THENCE SOUTH 89°01'31" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE QUARTER FOR A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTH LINE NORTH 01°32'15" EAST FOR A DISTANCE OF 660.03 FEET;

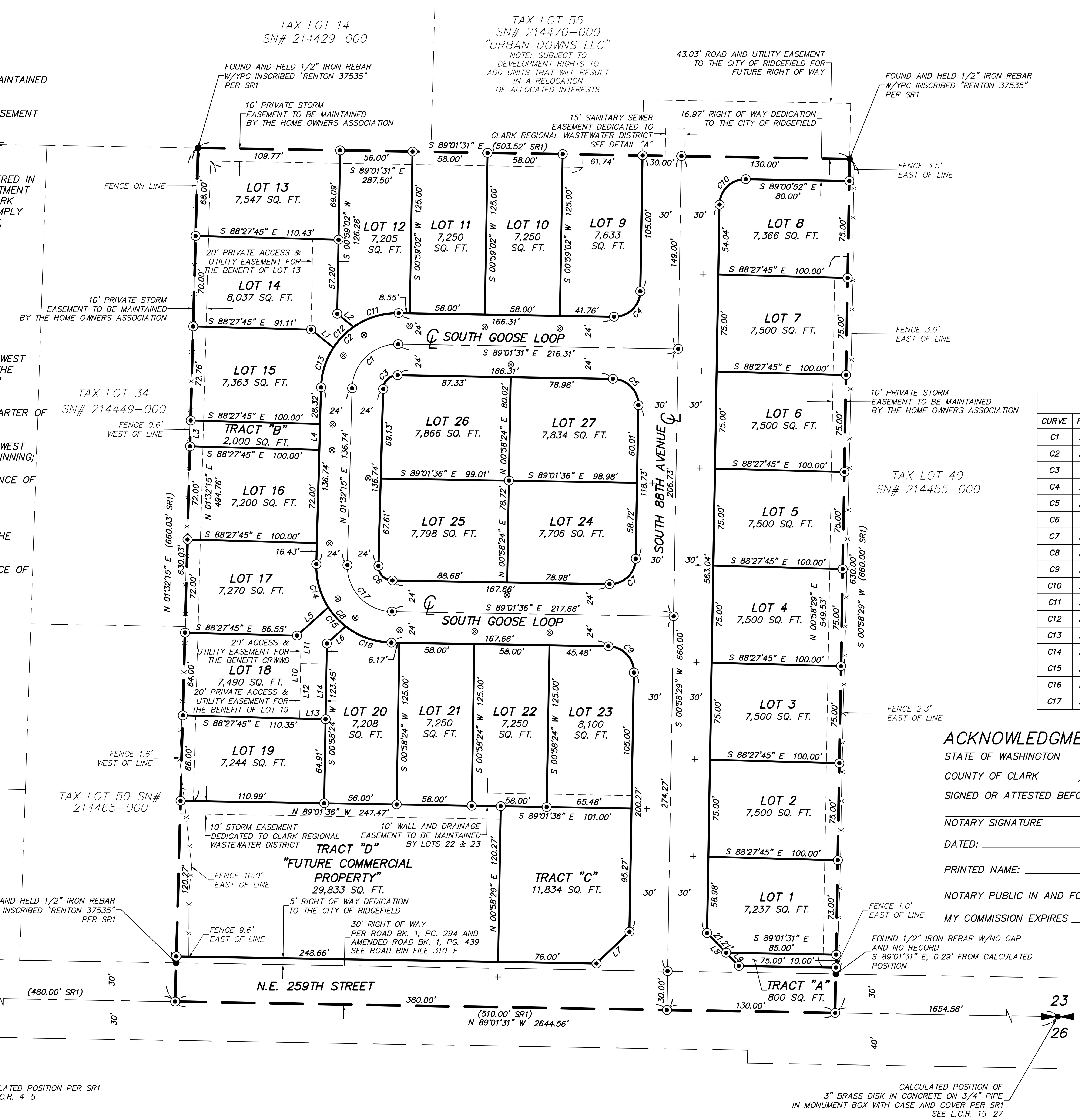
THENCE SOUTH 89°01'31" EAST FOR A DISTANCE OF 503.52 FEET;

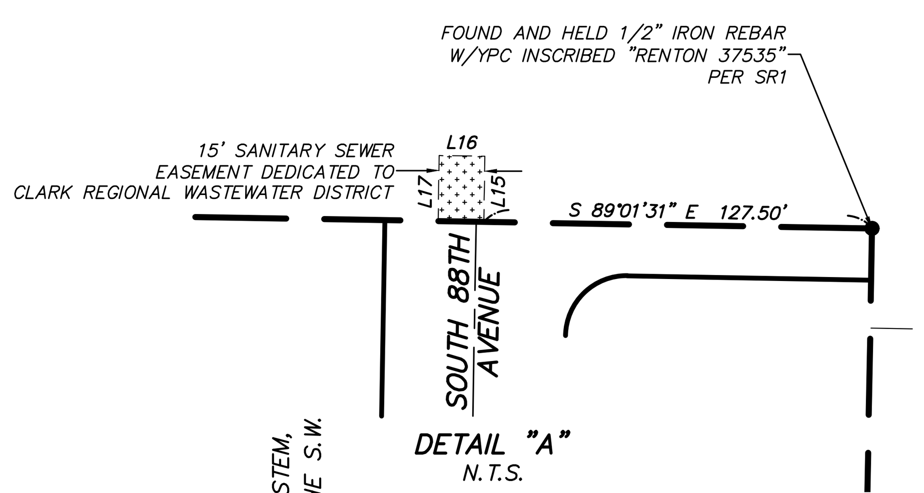
THENCE SOUTH 00°58'29" WEST FOR A DISTANCE OF 660.00 FEET TO THE SOUTH LINE OF SAID SOUTHWEST ONE QUARTER;

THENCE NORTH 89°01'31" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 510.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 7.68 ACRES MORE OR LESS

SUBJECT TO AND TOGETHER WITH PUBLIC ROADS AND EASEMENTS OR RESTRICTIONS OF RECORD.





LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 51°07'15" E	22.22'
L2	S 51°07'15" E	16.22'
L3	S 01°32'15" W	20.00'
L4	N 01°32'15" E	20.00'
L5	N 47°47'59" E	32.61'
L6	N 47°47'59" E	19.63'
L7	S 45°58'29" W	35.36'
L8	S 44°01'31" E	35.36'
L9	S 44°01'31" E	14.14'
L10	S 00°58'24" W	67.00'
L11	S 00°58'24" W	24.53'
L12	S 00°58'24" W	42.47'
L13	S 88°27'45" E	20.00'
L14	N 00°58'24" E	42.67'
L15	N 00°58'29" E	21.55'
L16	N 89°01'31" W	15.00'
L17	S 00°58'29" W	21.55'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	35.00'	89°26'13"	54.63'	S 46°15'22" W	49.25'
C2	59.00'	89°26'13"	92.10'	S 46°15'22" W	83.03'
C3	11.00'	89°26'13"	17.17'	S 46°15'22" W	15.48'
C4	20.00'	90°00'00"	31.42'	N 45°58'29" E	28.28'
C5	20.00'	90°00'00"	31.42'	N 44°01'31" W	28.28'
C6	11.00'	90°33'51"	17.39'	S 43°44'40" E	15.63'
C7	20.00'	89°59'56"	31.42'	N 45°58'26" E	28.28'
C8	59.00'	90°33'51"	93.26'	S 43°44'40" E	83.85'
C9	20.00'	90°00'04"	31.42'	N 44°01'34" W	28.28'
C10	20.00'	90°00'39"	31.42'	S 45°58'48" W	28.29'
C11	59.00'	35°58'02"	37.04'	S 72°59'28" W	36.43'
C12	59.00'	21°48'57"	22.46'	S 44°05'59" W	22.33'
C13	59.00'	31°39'15"	32.60'	S 17°21'53" W	32.18'
C14	59.00'	34°02'39"	35.06'	S 15°29'04" E	34.54'
C15	59.00'	19°30'59"	20.10'	S 42°15'53" E	20.00'
C16	59.00'	37°00'13"	38.10'	S 70°31'29" E	37.45'
C17	35.00'	90°33'51"	55.32'	S 43°44'40" E	49.74'

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
SS
COUNTY OF CLARK)

SIGNED OR ATTESTED BEFORE ME ON ______________ BY EDWARD V. BROWN

NOTARY SIGNATURE

DATED: ______________

PRINTED NAME: ______________

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES ______________

EDWARD V. BROWN
STATE OF WASHINGTON
48747
REGISTERED
PROFESSIONAL LAND SURVEYOR
REVIEW COPY

CITY PUBLIC WORKS DIRECTOR:

CITY PUBLIC WORKS DIRECTOR DATE

CITY COMMUNITY DEVELOPMENT DIRECTOR:

CITY COMMUNITY DEVELOPMENT DIRECTOR DATE

CITY ENGINEER:

CITY OF RIDGEFIELD ENGINEER DATE

CITY MAYOR:

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF RIDGEFIELD, COUNTY OF CLARK STATE OF WASHINGTON, THIS __________ DAY OF ____________ 20 ___.

MAYOR, CITY OF RIDGEFIELD
ATTESTED BY: ______________
CITY CLERK

CLARK REGIONAL WASTEWATER DISTRICT

DEVELOPMENT MANAGER DATE

ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS URBAN DOWNS SUBDIVISION
PLAT NO. ______________ CLARK COUNTY, WASHINGTON.

COUNTY ASSESSOR DATE

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _______ DAY OF ____________________, 20 __,
IN BOOK _______ OF PLATS, AT PAGE ___________.

CLARK COUNTY AUDITOR

AUDITOR'S FILE NUMBER

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF URBAN ON 10TH, LLC IN OCTOBER, 2019 I HEREBY CERTIFY THAT THIS MAP FOR "URBAN DOWNS SUBDIVISION" IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED, THAT THE BEARING AND DISTANCES ARE CORRECTLY SHOWN, THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN, AND THAT THE BOUNDARIES OF THE LOTS AND TRACTS, (1) TO THE EXTENT DETERMINED BY THE PHYSICAL MONUMENTS, ARE SUBSTATIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

EDWARD V. BROWN, PROFESSIONAL LAND SURVEYOR DATE
PLS #48747

SIDEWALK NOTE:

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

UTILITY AND SIDEWALK EASEMENT:

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT AND REAR BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV CABLE, WATER AND SANITARY SEWER SERVICES. ALSO A SIDEWALK EASEMENT IS HEREBY RESERVED AS NECESSARY TO CONSTRUCT REPAIR AND MAINTAIN UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.

BASIS OF BEARING:

NAD 83(2011) (EPOCH:2010.0000) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, U.S. SURVEY FEET S 89°01'31" E ALONG THE SOUTH LINE OF THE S.W. QUARTER OF SECTION 23 BETWEEN MONUMENTS FOUND.

50 25 0 50 75 100
SCALE 1 INCH = 50 FEET

SURVEY REFERENCES:

1. MINISTER SURVEY BOOK 66, PAGE 78

DEED REFERENCE:

GRANTOR: URBAN DOWNS LLC
GRANTEE: URBAN ON 10TH LLC
AFN 5642743 (08-29-19)

LEGEND:

●	INDICATES MONUMENT FOUND AS NOTED
○	INDICATES CALCULATED POSITION
⊙	INDICATES 5/8" x 30" REBAR WITH ORANGE PLASTIC CAP "BROWN 48747" SET
+	INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "BROWN 48747" SET 11.75' FROM RIGHT OF WAY AT THE EXTENSION OF LOT LINE IN THE CURB
⊗	INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "BROWN 48747" SET 9.75' FROM RIGHT OF WAY AT THE EXTENSION OF LOT LINE IN THE CURB
CRWWD	INDICATES CLARK REGIONAL WASTEWATER DISTRICT

BROWN SURVEYING PLLC MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC. A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 08-25-19.

DECLARANT DECLARATION:

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

URBAN ON 10TH, LLC

BY:

TROY JOHNS MEMBER/MANAGER DATE

ACKNOWLEDGMENT:

STATE OF WASHINGTON
COUNTY OF CLARK

THIS IS TO CERTIFY THAT ON THIS____ DAY OF__________ 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED______________ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGMENT TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT ______________

SCALE:	1"=50'
JOB NO.	19-013
DATE:	04-17-2020
CALC BY:	EVB
DRAWN BY:	NG
CHECKED BY:	EVB
SHEET	1 OF 1

BROWN SURVEYING PLLC
PO BOX 414
AMBOY, WA 98601
360-600-0846
ebrownsurveying@gmail.com

NARRATIVE

Minor Deviation Request

For Urban Downs Subdivision
Final Plat
Landscaping Standards

August, 2020

Introduction

As part of the Urban Downs preliminary subdivision application, the applicant requested a modification of standards to the Landscaping Standards through the Adjustment Process pursuant to RDC 18.350. The request was to replace the landscape berm, required for an L4 buffer, with a sight obscuring fence to address design problems and safety issues with the coordination of the berm and the project Stormwater facility. Staff agreed with the Applicant and recommended approval of the Adjustment based on the topography, safety of the proposal, and the lack of impacts.

With the aforementioned agreement, engineering approval and construction went forward, and now at Final Plat it is discovered that a berm should have been built or an appropriate process should have been followed to change the requirement for a berm.

The Applicant respectfully requests a Minor Deviation under RDC18.620.110 to replace the berm with a sight obscuring fence. All required plantings have been installed and a fence will be constructed prior to the recording of the plat. The factors contributing to this request are:

- With the excavation and wall construction for the stormwater facilities, a landscape berm would not be feasible and would leave a 10'+ drop on the north side of the facility creating an avoidable safety hazard.
- All proposed L3 landscape plantings are identical to the L4 standards. The only change would be substituting a sight obscuring fence for the landscape berm. No adverse effects are anticipated.
- This request will not change any of the City's engineering principles or standards for roads, utilities, pedestrian or ADA facilities. The substitution of a fence would alleviate a potentially unsafe situation.

There is a remaining Commercial area adjacent to the Stormwater Facilities that will have some sort of future commercial use. In this area, an L2 landscape is required along NE 259^{th}. This buffer can be created with the Plat, but should be planted with the future Commercial Site Plan to avoid conflicts with the future development and so the plantings can be integrated into the Site Plan.

Summary

The L3 will provide an equivalent buffering in the proposed areas while avoiding safety issues. For this reason the Applicant respectfully requests to use a sight obscuring fence in lieu of a landscape berm.

CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: August 27, 2020

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Bid Award for North 10Th Ave Rehabilitation Project

GOVERNING LEGISLATION:

Revised Code of Washington Title 35 – Cities and Towns

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

In 2019 Clark Regional Wastewater District completed installation of sewer mains and a pump station on N. 10th Street as a part of the North Junction Pump Station and Truck Sewer project. Prior to construction of this project N. 10th street was in need of repairs due to failing asphalt causing pot holes. At the time of the District project the City and District agreed to proceed with temporary patching of the sewer trenches and to partner on final restoration of the roadway in 2020.

Ridgefield Staff prepared plans to pulverize and re-pave N.10th street as a part of the City's 2020 Pavement Preservation Program. The Engineer's Estimate for the project is $132,000.

Bids will be opened on August 25th, and bid results will be available at the meeting.

BUDGET/FINANCIAL IMPACTS:

Clark Regional Wastewater District and the City have signed a letter of understanding allowing the District to contribute $30,530.00 towards the project. The remaining funding will come from the City's $175,000 pavement preservation budget for 2020.

RECOMMENDED ACTION OR MOTION:

Staff recommends awarding the construction contract to the low bidder.

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS: