



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, August 9, 2018
Ridgefield Community Center
210 N. Main, Ridgefield, WA 98642**

I. EXECUTIVE SESSION - 5:45 P.M.

1. Executive Session - City Manager Performance Evaluation and Compensation pursuant to RCW 42.30.110(1)(g)

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

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

III. PUBLIC COMMENT

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

IV. CONSENT AGENDA

1. Approval of Claims And/Or Payroll
2. Approval of Minutes from July 26, 2018 Meeting

V. INTRODUCTION AND OATH OF OFFICE FOR OFFICER MARVITZ - POLICE CHIEF JOHN BROOKS

VI. PRESENTATION

1. Workforce Southwest Washington Presentation Update
2. Police Department Annual Report - John Brooks, Police Chief

VII. PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1266 – Ridgefield Development Code Amendment - Jeff Niten, Community Development Director

VIII. PUBLIC COMMENT

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

IX. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council
2. Mayor
3. City Manager

X. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: August 09, 2018
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION:

Revised Code of Washington Title 35A

PREVIOUS COUNCIL ACTION TAKEN:

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

BACKGROUND:

Vendor claims

BUDGET/FINANCIAL IMPACTS:

See vendor detail attached

RECOMMENDED ACTION OR MOTION:

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

“I move to approve the consent agenda as presented”

STAFF CONTACT: Kirk Johnson, Finance Director
ATTACHMENTS: August 9 2018 Claims Report (PDF)

City of Ridgefield
Claims Payment Report
For Approval on: August 9th, 2018

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ACCESS SERVICES NORTHWEST LLC	2919	15997	Judicial	Sign Language Interpreter Services	150.00
ACCESS SERVICES NORTHWEST LLC Total					150.00
APPLIED MOTION SYSTEMS INC	3037	29862	Public Works	Nord Gearmotor	2,692.42
APPLIED MOTION SYSTEMS INC Total					2,692.42
ARAMARK UNIFORM SERVICES	32	863545625	Genl Govt/Facilities	Floor Mats - City Hall/PW/CDD/PD	7.09
			Public Safety	Floor Mats - City Hall/PW/CDD/PD	4.47
			Public Works	Floor Mats - City Hall/PW/CDD/PD	3.22
			Community Development	Floor Mats - City Hall/PW/CDD/PD	4.61
	863545626	Genl Govt/Facilities	PW Uniforms & Floor Mats	2.32	
		Public Works	PW Uniforms & Floor Mats	44.87	
		Community Development	PW Uniforms & Floor Mats	8.52	
		ARAMARK UNIFORM SERVICES Total			
B AND L PAPER COMPANY	2165	26453	Public Works	Parks Paper Supplies	752.60
		26452	Genl Govt/Facilities	City Hall Paper Towels	136.58
B AND L PAPER COMPANY Total					889.18
BLAIRCO INC	1493	18-92664	Public Safety	HVAC Maint - PD Building	259.23
		18-92663	Community Development	HVAC Maint CDD	215.72
		1892662	Genl Govt/Facilities	City Hall HVAC Maint	280.76
BLAIRCO INC Total					755.71
BLUE HERON FLORAL	2896	93	Genl Govt/Facilities	2018 F2T Floral arrangements	2,250.00
BLUE HERON FLORAL Total					2,250.00
BLUMENTHAL UNIFORMS AND EQUIPMENT	54	10239639	Public Safety	Duty Belt	33.50
BLUMENTHAL UNIFORMS AND EQUIPMENT Total					33.50
BNSF RAILWAY	2791	RIDGEF061318	Public Works	Damaged Gate Arm at Mill St.	273.62
BNSF RAILWAY Total					273.62
Boehm Christopher	UB*00123	1	Genl Govt/Facilities	Refund Check	36.09
Boehm Christopher Total					36.09
BSN SPORTS LLC	3032	902557720	Public Works	Baseball Equipment	4,490.22
		902553329	Public Works	MAJ League Bases	454.52
BSN SPORTS LLC Total					4,944.74
Christie Brandi	UB*00130	1	Genl Govt/Facilities	Refund Check	131.59
Christie Brandi Total					131.59
CITY OF LACENTER	2846	2018-012-002AR	Public Safety	Officer Marvitz Class A uniform	244.16
		2018-012-001AR	Public Safety	Officer Marvits body amor and jumpsuit	667.46
CITY OF LACENTER Total					911.62
CITY OF RIDGEFIELD	95	PLZ-18-0084	Public Works	RORC City Project	50.00
		PERMANENT-18-00	Public Works	Irrigation Meter Installation	4,608.80
CITY OF RIDGEFIELD Total					4,658.80
CLARK PUBLIC UTILITIES	110	0110-201808-12	Public Works	109 W Division St - Electricity	1,053.70
		0110-201808-08	Public Works	N Abrams Park/E Division	193.00
		0110-201808-03	Public Works	Municipal Lighting Lease	7,639.14

Attachment: August 9 2018 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
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CLARK PUBLIC UTILITIES	110	0110-201808-01	Genl Govt/Facilities	230 Pioneer Ave	206.06
		0110-201808-09	Public Works	301 N 3rd Ave	100.78
			Community Development	301 N 3rd Ave	79.17
		0110-201808-07	Public Works	400 N Abrams Park Rd	1,246.59
		0110-201808-05	Public Works	109 W Division St - Electricity	150.56
		0110-201808-11	Public Works	214 S Riverview Dr	33.03
		0110-201808-02	Public Works	N 1st Cir & N 65th Ave - Park & Ride	60.87
		0110-201808-06	Public Works	255 S 56th Pl - Electricity	3,846.61
		0110-201808-10	Public Works	City Park/Water Well	3,981.16
		0110-201808-04	Public Safety	116 N Main Avenue	172.27
CLARK PUBLIC UTILITIES Total					18,762.94
COLF CONSTRUCTION LLC	2984	2984-2018-04	Public Works	RORC Construction	1,577,237.69
		2984-2018-RET	Genl Govt/Facilities	RORC Retainage Release	159,296.24
COLF CONSTRUCTION LLC Total					1,736,533.93
COMCAST	2271	2271-201807301B	Genl Govt/Facilities	PW/CDD Fax Line	2.11
			Public Works	PW/CDD Fax Line	29.24
			Community Development	PW/CDD Fax Line	34.10
COMCAST Total					65.45
DEPARTMENT OF LICENSING	154	RG0000270-2018	Genl Govt/Facilities	CPL License Renewal - Capper	18.00
DEPARTMENT OF LICENSING Total					18.00
DISCOVERY FINANCIAL SERVICES	2011	2011-201807	Genl Govt/Facilities	Collection Fee 009019-001 Deak	95.19
DISCOVERY FINANCIAL SERVICES Total					95.19
DITCH MAINTENANCE SERVICES	1865	73	Public Works	Ditch Maint. & Cleaning	6,975.00
DITCH MAINTENANCE SERVICES Total					6,975.00
DON BOTTEMILLER	2870	2870-2018	Genl Govt/Facilities	Park Refundable Deposit	50.00
DON BOTTEMILLER Total					50.00
DR HORTON INC.	1157	BLD-17-0124	Genl Govt/Facilities	Refund for Duplicate Permit	2,604.50
	UB*00126	1	Genl Govt/Facilities	Refund Check	156.15
DR HORTON INC. Total					2,760.65
ECIVIS INC.	2316	2018-101316	Public Works	Cemetery Fencing Grant Request	2,000.00
ECIVIS INC. Total					2,000.00
ELECT CAROLYN LONG	3035	3035-2018	Genl Govt/Facilities	Park Refundable Deposit	100.00
ELECT CAROLYN LONG Total					100.00
FDM DEVELOPMENT INC.	3036	ENG-18-0080	Genl Govt/Facilities	Refund Eng-18-0080	1,750.00
		COM-18-0056	Genl Govt/Facilities	Refund COM-18-0056	9,777.90
		PLZ-18-0042	Genl Govt/Facilities	Refund PLZ-18-0042	1,500.00
		PLZ-18-0045	Genl Govt/Facilities	Refund PLZ-18-0045	350.00
		PLZ-18-0044	Genl Govt/Facilities	Refund PLZ-18-0044	500.00
		PLZ-18-0043	Genl Govt/Facilities	Refund PLZ-18-0043	500.00
FDM DEVELOPMENT INC. Total					14,377.90
FERGUSON ENTERPRISES INC # 8423	181	0652944-1	Public Works	MXU Replacement Program	14,634.00
		674762	Public Works	Cable water operational supplies	492.14
		678111	Public Works	STRZ HYD WRCH Small Tools	27.50
FERGUSON ENTERPRISES INC # 8423 Total					15,153.64

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4.1.a

FORMAL FLUSH LLC	2956	2956-201807	Genl Govt/Facilities	F2T Portable Restrooms	475.00
FORMAL FLUSH LLC Total					475.00
GISI MARKETING GROUP	2811	149634	Genl Govt/Facilities	First Saturday Handbills Multicultural Festival	372.90
GISI MARKETING GROUP Total					372.90
GRAINGER	206	9845381533	Public Works	Water Operational Supplies	61.86
		9851916537	Public Works	Water Supplies	108.44
GRAINGER Total					170.30
H.D. FOWLER COMPANY	2036	14896076	Public Works	Water Meter Supplies	1,100.87
H.D. FOWLER COMPANY Total					1,100.87
HAMER ELECTRIC INC	213	40916	Public Works	WWTP Influent Replacement	3,359.05
HAMER ELECTRIC INC Total					3,359.05
HARRY'S LAWN AND POWER EQUIPMENT	214	145315	Public Works	Storm/Parks Equipment Maint.	476.90
HARRY'S LAWN AND POWER EQUIPMENT Total					476.90
HONEY BUCKETS	223	550729451	Public Works	Davis Park Port a Potty	298.00
HONEY BUCKETS Total					298.00
Jacobs Douglas	UB*00125	1	Genl Govt/Facilities	Refund Check	34.91
Jacobs Douglas Total					34.91
JAMIE FOX	3034	3034-2018	Genl Govt/Facilities	Park Refundable Deposit	100.00
JAMIE FOX Total					100.00
Jaynes Daniel & Sherrie	UB*00129	1	Genl Govt/Facilities	Refund Check	0.75
Jaynes Daniel & Sherrie Total					0.75
JERICO KAYLOR	3038	3038-2018	Genl Govt/Facilities	Park Refundable Deposit - Kaylor	50.00
JERICO KAYLOR Total					50.00
LAURIE S LANZA	2837	106	Genl Govt/Facilities	Big Paddle Gift Certificate	70.00
LAURIE S LANZA Total					70.00
MERCHANT TRANSACT	2901	28072464	Public Works	ACH Processing Fees	32.40
		28098556	Public Works	ACH Processing Fees	169.01
		28123186	Public Works	ACH Processing Fees	46.12
MERCHANT TRANSACT Total					247.53
Mike Mason	UB*00124	1	Genl Govt/Facilities	Refund Check	272.38
Mike Mason Total					272.38
MINUTEMAN PRESS	1432	82340	Finance	Notary Stamp - Parnell	77.95
MINUTEMAN PRESS Total					77.95
MR. SPRINKLER INC.	1097	14463	Public Works	Downtown Accessibility Repair	559.34
MR. SPRINKLER INC. Total					559.34
MUSCO LIGHTING	2988	311876	Public Works	RORC Lighting	640,818.52
		311875	Public Works	RORC Lighting	162,224.50
MUSCO LIGHTING Total					803,043.02
NAPA AUTO PARTS	498	64683	Public Works	Equipment Maint	126.78
NAPA AUTO PARTS Total					126.78
NATHAN GIBSON	1036	1036-201807	Genl Govt/Facilities	Employee Reimbursement - Uniform Alterations use/sales tax	(6.37)
			Public Safety	Employee Reimbursement - Uniform Alterations	82.25
NATHAN GIBSON Total					75.88
NORTHSTAR CHEMICAL INC.	1019	127659	Public Works	Sodium Hypochlorite	1,642.26

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City of Ridgefield
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NORTHSTAR CHEMICAL INC. Total					1,642.26
NORTHWEST STAFFING	522	4092370	Public Works	Temp Services	881.62
			Finance	Temp Services	46.40
		4092599	Public Works	Temp services week end 7/22/2018-Schiermeger	377.87
			Finance	Temp services week end 7/22/2018-Schiermeger	19.89
NORTHWEST STAFFING Total					1,325.78
NW MOLE AND GOPHER	3033	16889	Public Works	Mole Removal Services	550.00
NW MOLE AND GOPHER Total					550.00
OFFICIAL PAYMENTS CORPORATION	1701	INVINT000005823	Public Works	Epay Fees	1.95
OFFICIAL PAYMENTS CORPORATION Total					1.95
PACIFIC OFFICE AUTOMATION	1564	59952614	Genl Govt/Facilities	Copier Lease City Hall/PW	776.60
			Public Works	Copier Lease City Hall/PW	48.57
			Community Development	Copier Lease City Hall/PW	2.29
		59952474	Public Works	PW/CDD Copier Lease	173.45
			Community Development	PW/CDD Copier Lease	173.45
	2710	483995	Genl Govt/Facilities	City Hall/CDD/PW Quarterly Usage	110.18
			Public Works	City Hall/CDD/PW Quarterly Usage	73.35
			Community Development	City Hall/CDD/PW Quarterly Usage	73.35
		478970	Genl Govt/Facilities	PW Printer Quarterly Usage	1.49
			Public Works	PW Printer Quarterly Usage	24.02
			Community Development	PW Printer Quarterly Usage	0.83
	PACIFIC OFFICE AUTOMATION Total				
PBS ENGINEERING AND ENVIRONMENTAL	342	0071272.000-3	Community Development	Developer Plan Review	9,545.00
		0071069.000-11	Public Works	S 45th Ave/Royle Rd Improvements	60,867.68
PBS ENGINEERING AND ENVIRONMENTAL Total					70,412.68
RIDGEFIELD COMMUNITY CENTER	373	0373-201807-1	Genl Govt/Facilities	Community Center Rental - July 2018	600.00
			Community Development	Community Center Rental - July 2018	200.00
RIDGEFIELD COMMUNITY CENTER Total					800.00
Ryerson Randy	UB*00128	1	Genl Govt/Facilities	Refund Check	63.08
Ryerson Randy Total					63.08
SANDRA HOOTS	2163	2163-201808	Public Safety	Mileage Reimbursement - Hoots	20.49
		2163-201807	Public Safety	Mileage Reimbursement - Hoots	36.96
SANDRA HOOTS Total					57.45
STATE OF WASHINGTON DEPARTMENT OF REVENUE	156	0-003-728-151	Genl Govt/Facilities	June 2018 B&O and Excise Tax	409.40
			Public Works	June 2018 B&O and Excise Tax	4,246.71
STATE OF WASHINGTON DEPARTMENT OF REVENUE Total					4,656.11
Swanberg Tyler & Kristen	UB*00127	1	Genl Govt/Facilities	Refund Check	163.75
Swanberg Tyler & Kristen Total					163.75
THE MASTERS TOUCH LLC	1786	P58092	Public Works	May-June Billing Stmt Postage	1,029.24
		58092	Public Works	May-June Billing Stmt	820.65
THE MASTERS TOUCH LLC Total					1,849.89
TRAFFIC SAFETY SUPPLY	432	INV003496	Genl Govt/Facilities	Street Signs	(43.47)
			Public Works	Street Signs	560.97
		INV003495	Genl Govt/Facilities	Street Signs	(14.45)

Attachment: August 9 2018 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: August 9th, 2018

TRAFFIC SAFETY SUPPLY	432	INV003495	Public Works	Street Signs	186.44
		INV003497	Genl Govt/Facilities	Street Signs	(314.24)
			Public Works	Street Signs	4,055.25
TRAFFIC SAFETY SUPPLY Total					4,430.50
USA BLUEBOOK	444	624127	Genl Govt/Facilities	Operational Supplies	0.78
			Public Works	Operational Supplies	10.91
			Community Development	Operational Supplies	0.51
		624091	Genl Govt/Facilities	Operational Supplies	7.38
			Public Works	Operational Supplies	353.94
			Community Development	Operational Supplies	4.83
USA BLUEBOOK Total					378.35
WA STATE DEPARTMENT OF TRANSPORTATION	688	RE44JD16200L001	Public Works	SR501 at N 35th Review/Inspection	119.54
		RE44JD15670L024	Public Works	SR501 at N 35th Review/Inspection	401.21
WA STATE DEPARTMENT OF TRANSPORTATION Total					520.75
WA STATE TREASURER'S OFFICE	642	2ndQ2018	Genl Govt/Facilities	2nd Qtr 2018 Building Permit Fees	526.50
WA STATE TREASURER'S OFFICE Total					526.50
Grand Total					2,714,443.26

Attachment: August 9 2018 Claims Report (Approval of Claims And/Or Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: August 09, 2018
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Minutes from July 26, 2018 Meeting

AGENDA ITEM TITLE:

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

GOVERNING LEGISLATION:

Not applicable

PREVIOUS COUNCIL ACTION TAKEN:

Not applicable

SUMMARY/BACKGROUND:

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

BUDGET/FINANCIAL IMPACTS:

Not applicable

RECOMMENDED ACTION OR MOTION:

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

1. "I move to approve the consent agenda"

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS: 07-26-2018 (PDF)



CITY OF RIDGEFIELD, WASHINGTON
City Council MEETING MINUTES
July 26, 2018

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

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

ROLL CALL

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

MOTION: Council Member Sandra Day moved to excuse Mayor Don Stose from the meeting.

SECOND: Council Member Darren Wertz.

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

Vote - No: None.

Motion Passed.

LATE CHANGES TO THE AGENDA

None.

PUBLIC COMMENT - [6:34 PM](#)

Chuck Green with Otak presented an update on Ridgefield Outdoor Recreation Complex construction project.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

1. Approval of Claims And/Or Payroll

Attachment: 07-26-2018 (Approval of Minutes)

2. Approval of Minutes from July 12, 2018 Meeting

PRESENTATION

1. 1607 : Introduction to 2019 Budget and Economic Update - Finance Director Kirk Johnson.

BUSINESS

1. Resolution No. 541 – Approval of Amendment to Financial Policy #01: Financial Management - Kirk Johnson, Finance Director

The main update to the policy is the addition of section XIV on page 13 “Measurement Focus, Basis of Accounting and Financial Statement Presentation. This section is from the annual financial statements and specifies how the city measures the receipt and timing for accrual of revenues and expenses. Staff are recommending adding the section related to the timing and accrual of invoices received after the end of the fiscal year. The addition of the measurement basis related to expense will help facilitate timely completion of annual financial statements and reduce the possibility of error from multiple revisions for late invoices from city vendors. City staff also removed reference to sewer fund operating revenue as it is no longer applicable with the transfer of operations to Discovery Clean Water Alliance and Clark Regional Waste Water District

MOTION: MOVED TO ADOPT RESOLUTION NO. 541 AS PRESENTED.

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

2. Resolution No. 542 – Approval of Amendment to Financial Policy #07: Budget - Kirk Johnson, Finance Director

Per the City’s formal budget policy both financial and budget policies are reviewed each year during the budget process. Staff reviewed the policy to insure best practice and industry standards are up to date. The following changes are recommended: Adding the term designee to language for authority to alter appropriations within a department or fund that does not impact the total expenditures of the department or fund. This matches language in the Financial Management Policy that allows the Finance Department to reallocate budget amounts within a department and/or fund that do not alter the overall budget amount, or change a program or policy. Add a new paragraph to page 2 that the Finance Department will prepare a 6 year revenue and expense forecast for ongoing operations and maintenance at current service levels. Page 3 - remove reference to Portland consumer price index and replace with reference to the West Region consumer price index. Page 3 - add more detailed information regarding the financial model used for allocating indirect cost. Page 3 - revise language to match Governmental Accounting Standards Board capital assets in place of fixed assets.

Page 3 - Add 6 year revenue and expense forecast to procedures and timeline.

MOTION: MOVED TO ADOPT RESOLUTION NO. 542 AS PRESENTED.

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

PUBLIC COMMENT - [7:24 PM](#)

Rob Aichele - Resident

Current livability on Hillhurst, lots of dirt moving on Hillhurst and through Tavener Ridge.

Dirt trucks moving through neighborhood, creating a mess.

Have contacted Code Enforcement officer Dusten Weichman, trucks still using neighborhood streets.

Dust everywhere, feeling frustrated.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Taylor - Attended friends of the wildlife refuge dinner auction, Main Street Program event.

Council Member Wertz - Attended City Manager briefing, pre-app conference meetings, Ridgefield chamber of commerce luncheon, Vancouver Business Journal top project award event.

Council Member Onslow - Attended City Manager briefing, Main Street Program event.

Council Member Day - Attended Big Paddle committee meeting, friends of the wildlife refuge dinner auction, Ridgefield chamber of commerce luncheon, Vancouver Business Journal top project award event, Port of Ridgefield meeting, CREDC board meeting, City Manager briefing.

Council Member Main - Attended Ridgefield art association board meeting.

Mayor

Mayor Pro Tem Wells - Attended Vancouver Business Journal top project award event.

Appointment of two Council members to serve on the 2019 Budget Advisory Committee

Council Member Onslow and Council Member Wertz appointed to the 2019 Budget Advisory Committee.

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

Appointment of a Citizen to Serve on 2019 Budget Advisory

Clyde Burkle appointed to the 2019 Budget Advisory Committee.

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

City Manager

City Manager Steve Stuart - Application submitted to Washington APA great places award for nomination of Overlook Park. Provided an update on the TIGER grant application.

Finance Director Kirk Johnson - Investment portfolio update provided, new finance intern started this week.

Public Works Director Bryan Kast - Ridgefield Outdoor Recreation Complex project received Vancouver Business journal top projects award, Transportation Improvement Plan map provided, water conservation update provided.

Deputy City Manager Lee Knottnerus - Upcoming events update provided.

Police Chief John Brooks - Officer Pettit received recognition from Ridgefield School District for extra patrol at the district and around schools, National Night Out is August 7th at Abrams Park.

Council Member Wertz - Annual Cruise-in is Friday, July 27th in downtown Ridgefield.

ADJOURN - [7:56 PM](#)

Julie Ferriss, City Clerk

Don Stose, Mayor

Attachment: 07-26-2018 (Approval of Minutes)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: August 09, 2018

ITEM: PRESENTATION

AGENDA ITEM TITLE: Workforce Southwest Washington Presentation Update

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS: City Council 2018 WSW Presentation (PDF)

Next

Design your future.



Workforce Southwest Washington
Miriam Martin & Melissa Boles

Workforce Southwest Washington (WSW), a nonprofit organization founded in 2002, is the Workforce Development Board for Clark, Cowlitz and Wahkiakum counties.

WSW contributes to regional economic growth by providing investments and resources to improve the skills and education of the workforce.

Since our founding, WSW has invested more than \$82.3 million in our community.

Problem

1

Challenge

Currently we have over 7,000 Opportunity Youth in Clark County

2

Current Impact

Our programs are reaching only about 700 Opportunity Youth in Clark County

3

Limited Access

Access to programs is fragmented, limiting youth access to needed resources

4

Inefficiencies

Program to program duplication and redundancies waste money and time

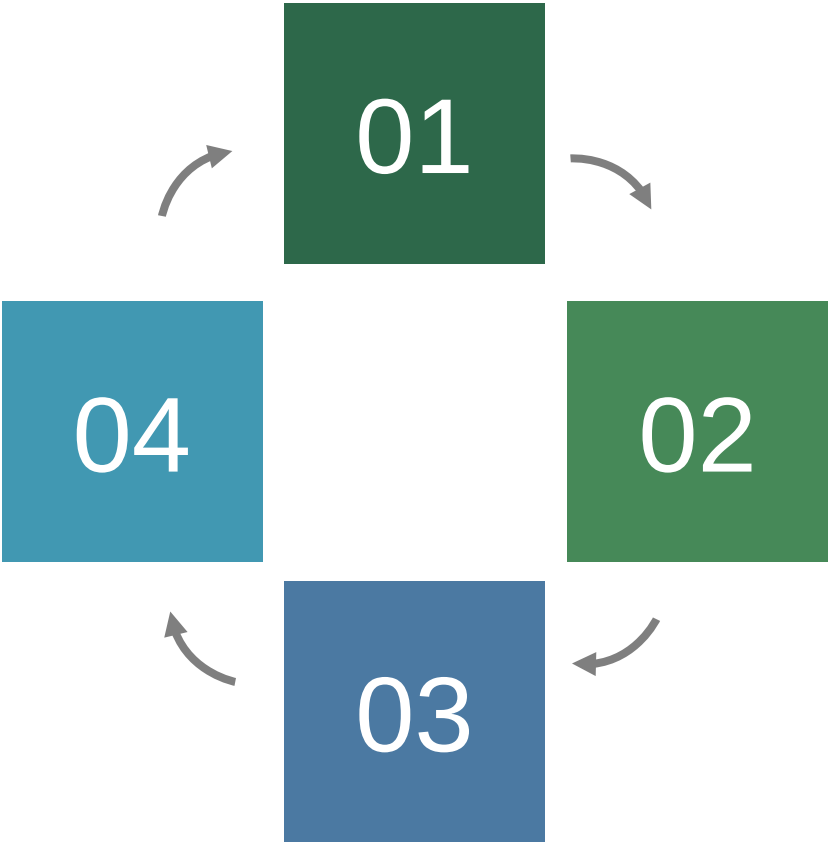
5

Limited Resources

Federal funds continue to shrink and is not the only answer



Challenge




**Correlation of
Education & Income**
—


**Correlation of
Education &
Homeownership**
—

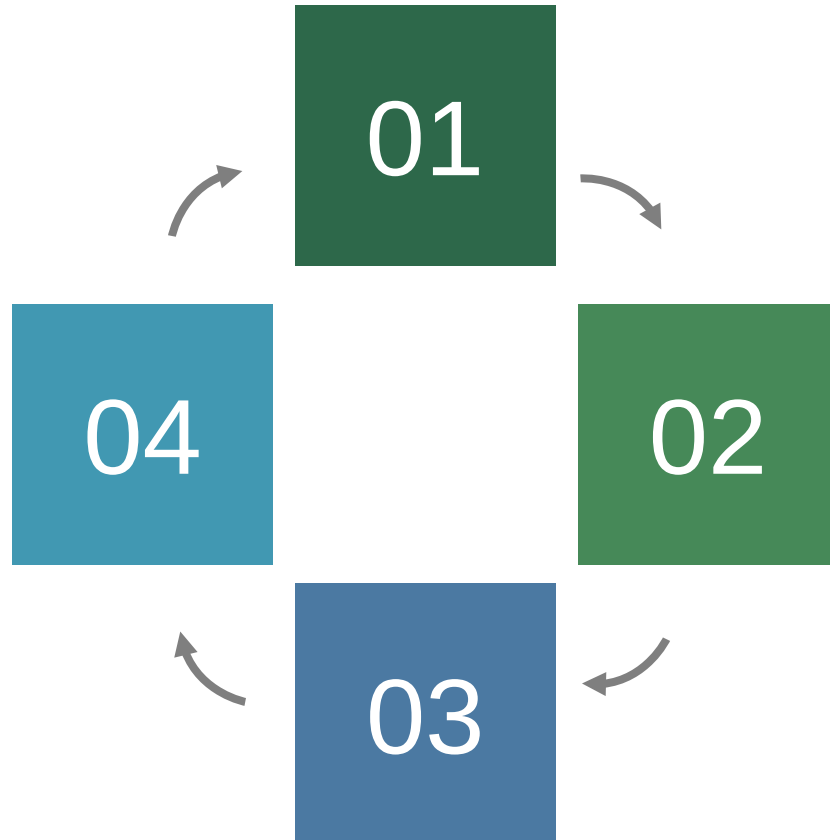

**Social Costs of
Opportunity Youth**
—


Lack of Equity
—



Today's to do list.

What's Next?



6.1.a



Integrated Funding & Programs



Sustainability

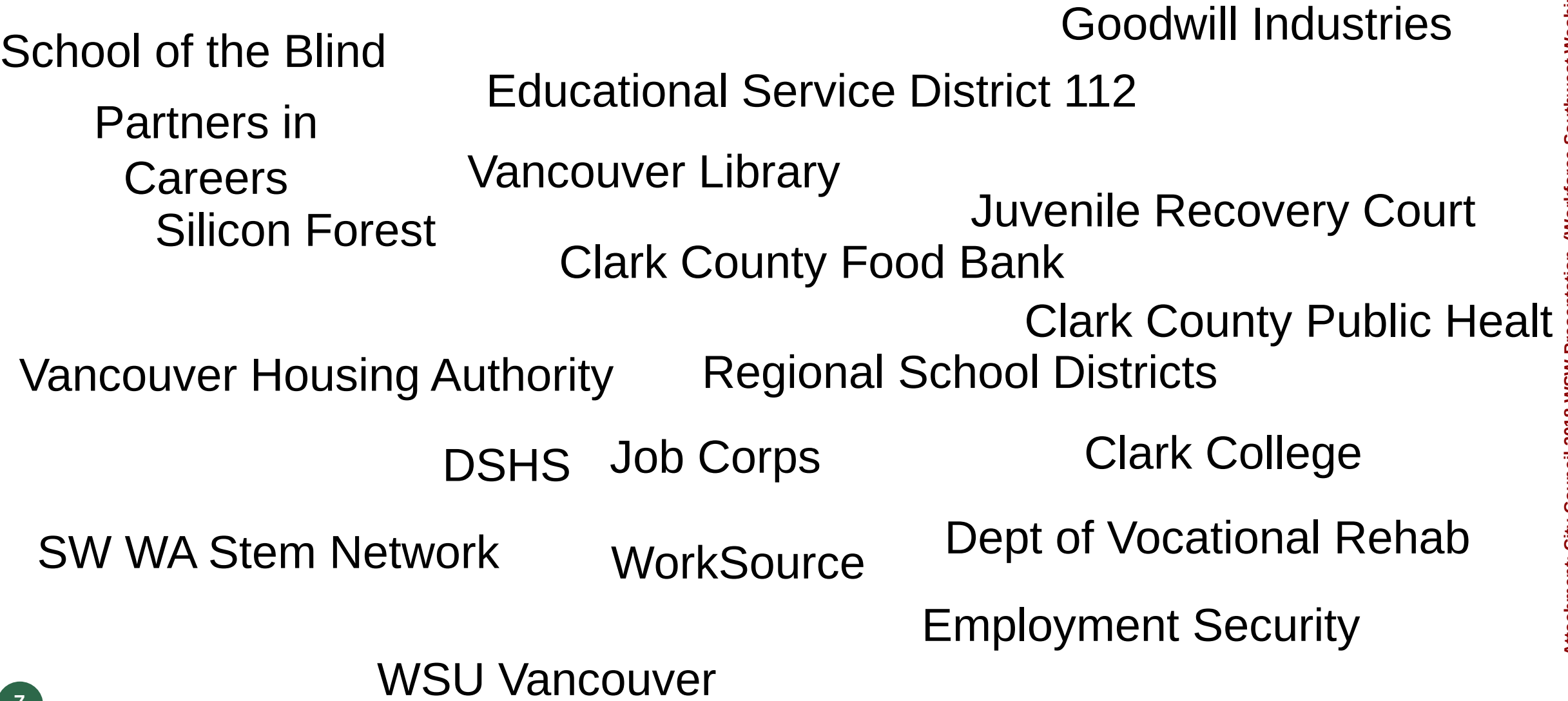


Alignment



Branding

Operating Model: Key Partnerships



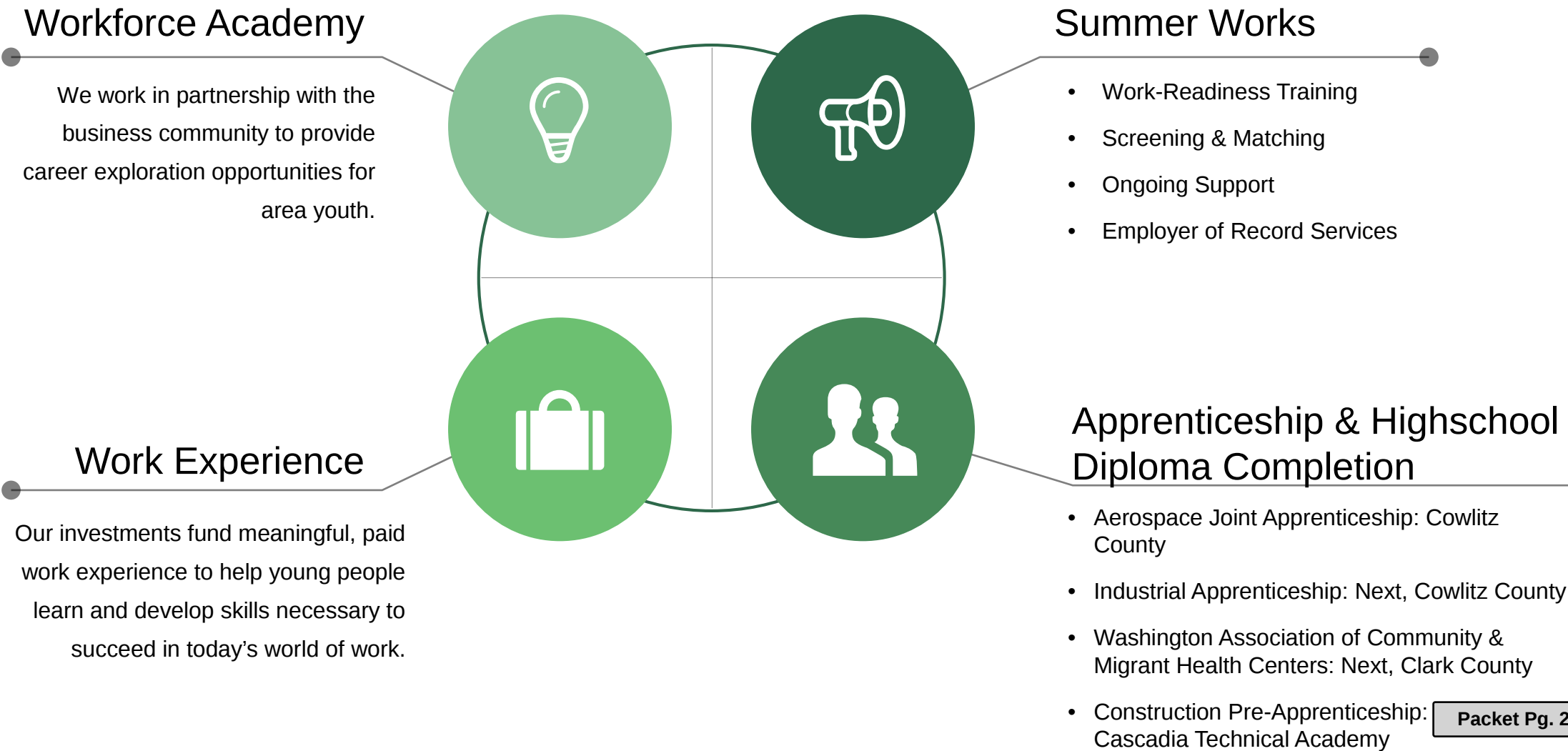
8



Increased Capacity & Young Adults Served

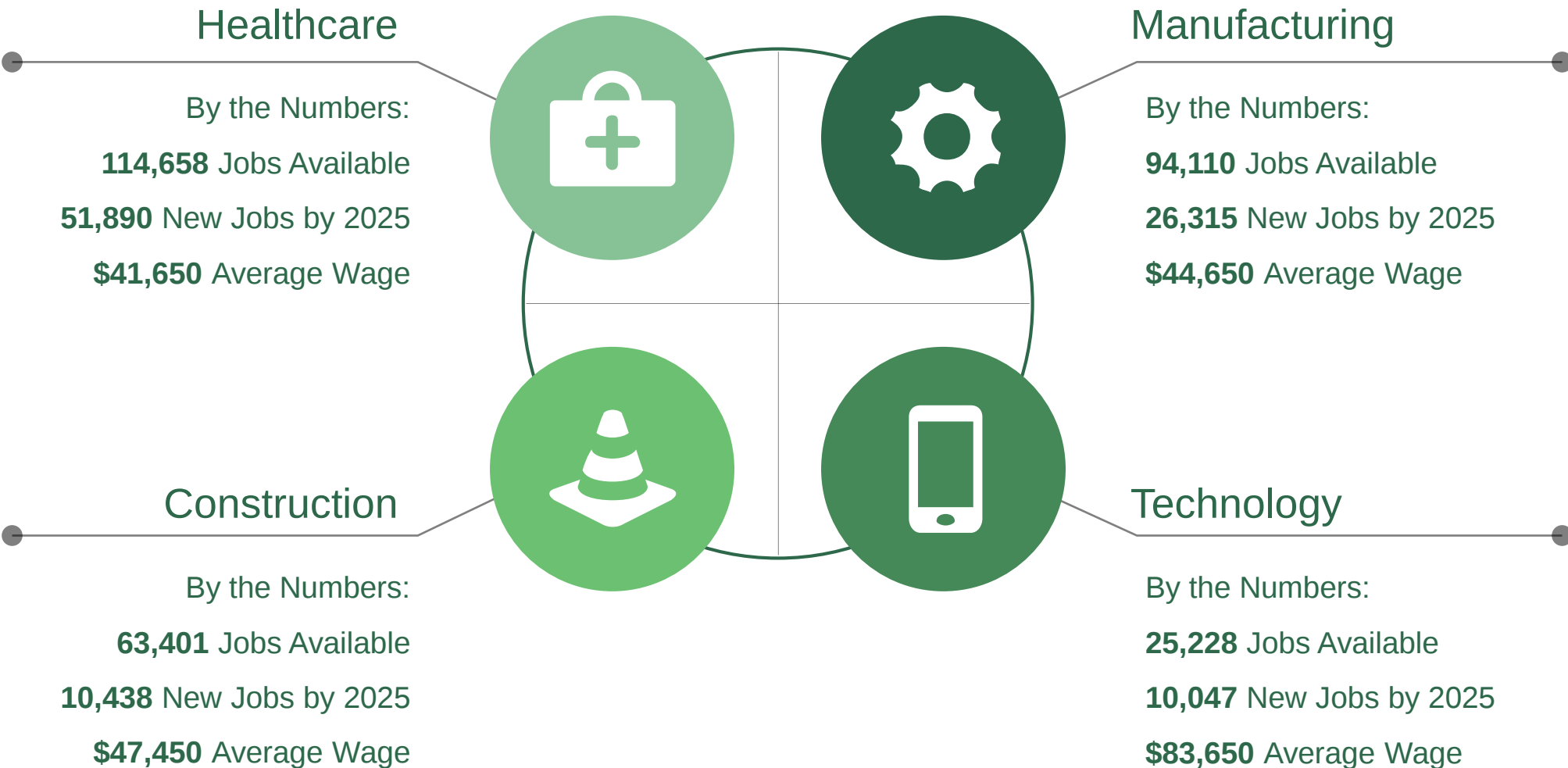


Operating Model: Key Activities



Key Sectors

Driving our Regional Economic Growth



Columbia Willamette Workforce Collaborative

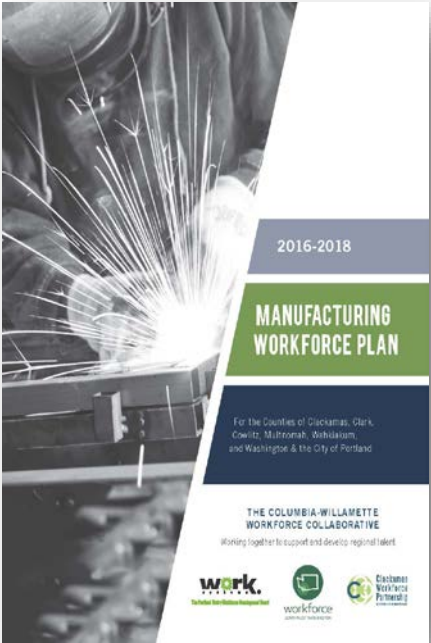
Strategic Regional Sector Alignment



Nearly **\$35M** Raised for the
Region Over the Past 8 Years

Columbia Willamette Workforce Collaborative

Strategic Regional Sector Alignment



Columbia Willamette Workforce Collaborative

Strategic Regional Sector Alignment



POWERED BY >>>
WORKSOURCE

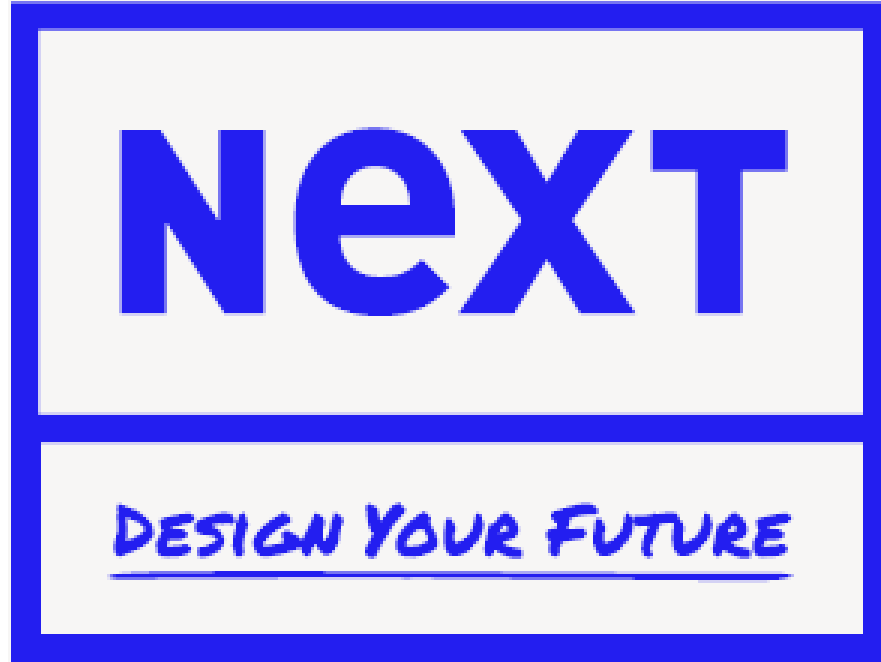
HOME CONSTRUCTION HEALTHCARE MANUFACTURING TECHNOLOGY ABOUT US



**FIND YOUR LOCAL
WORKSOURCE
CENTER >>>**

**AREN'T FINDING JOBS WHERE YOU'RE LOOKING?
CONSIDER LOOKING WHERE YOU HAVEN'T...**

You're Invited: Next Open House



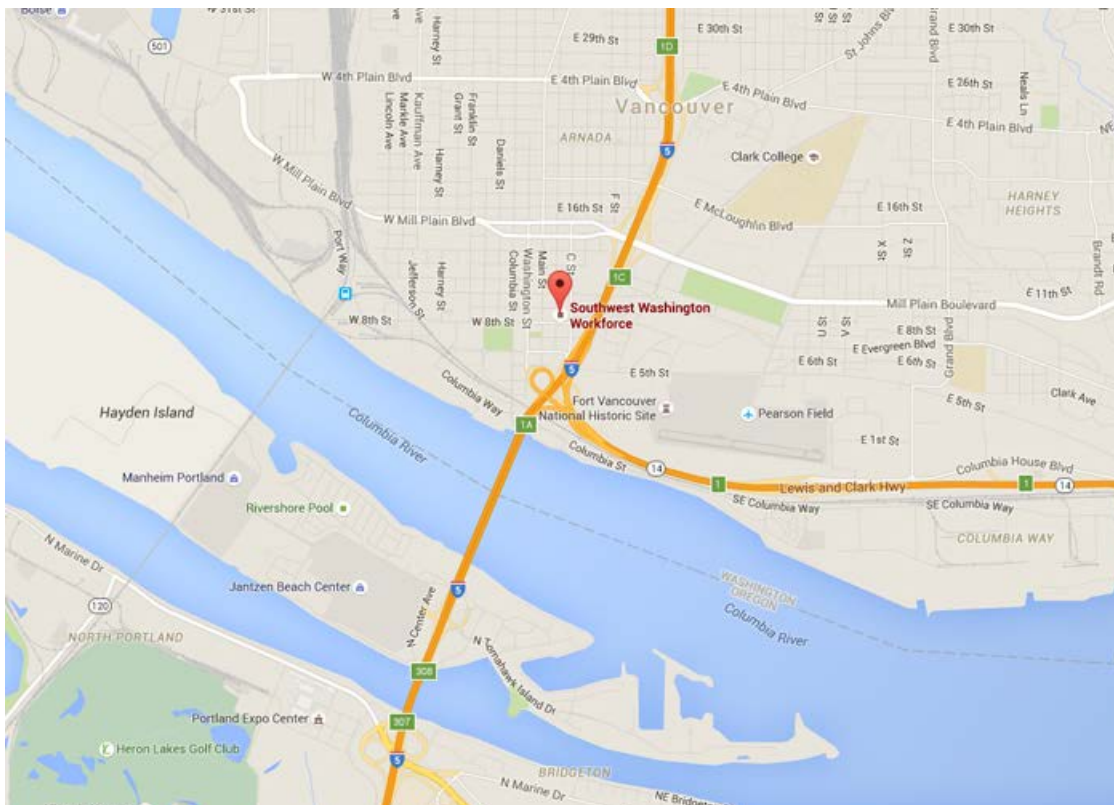
Location

Stonemill Center
120 NE 136th Avenue, Suite 130
Vancouver, WA 98684

Time

October 11th, 2018 4:30-6:00 PM

CONTACT US



Phone: 360.567.3183



Email: mmartin@workforcesw.org &
mboles@workforcesw.org



Office: 805 Broadway, Suite 412 Vancouver, WA 98660



Online: www.workforcesw.org

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: August 09, 2018
ITEM: PRESENTATION
AGENDA ITEM TITLE: Police Department Annual Report

STAFF CONTACT: Julie Ferriss, City Clerk
ATTACHMENTS: 2017 Annual Report CC Presentation (PDF)



2017 Ridgefield Police Annual Report

July 12, 2018



2017 RPD ANNUAL REPORT

Reason for Annual Report

- Progress Report
- History
- Accountability
- Transparency
- Relay Departmental Vision



2017 RPD ANNUAL REPORT

MISSION STATEMENT

The mission for every member of the Ridgefield Police Department is to protect lives and property in our community and to maintain public order.

OUR VALUES AND VISION:

In addition to our mission statement, we are guided in our daily duties by our statement of what we see as our Values and Vision for the organization.

We are proud of our agency and we value:

- Integrity
- Compassion
- Accountability
- Respect
- Excellence
- Service



Attachment: 2017 Annual Report CC Presentation (Police Department Annual Report)

2017 RPD ANNUAL REPORT

OUR VISION:

The Vision for the Ridgefield Police Department is to prepare for the growth of the community and to continually strive to build a progressive and responsive Law Enforcement Agency.

- **Prepare for Growth**
- **Increase Professionalism.**



2017 RPD ANNUAL REPORT

WHAT I WANT YOU TO KNOW

YOU LIVE IN A SAFE COMMUNITY

- Average Violent Crime Rate 3.87 per 1,000
- Ridgefield Violent Crime Rate .72 per 1.000
- Average Property Crime Rate 44.97 per 1,000
- Ridgefield Property Crime Rate 12.2 per 1,000



2017 RPD ANNUAL REPORT

WHAT I WANT YOU TO KNOW

YOU HAVE A GOOD POLICE DEPARTMENT

TRAINING – AVG 109 TRAINING HOURS PER YEAR

BUDGET – PAST TWO YEARS HAVE BEEN UNDER BUDGET

PURSUITS - 1



2017 RPD ANNUAL REPORT

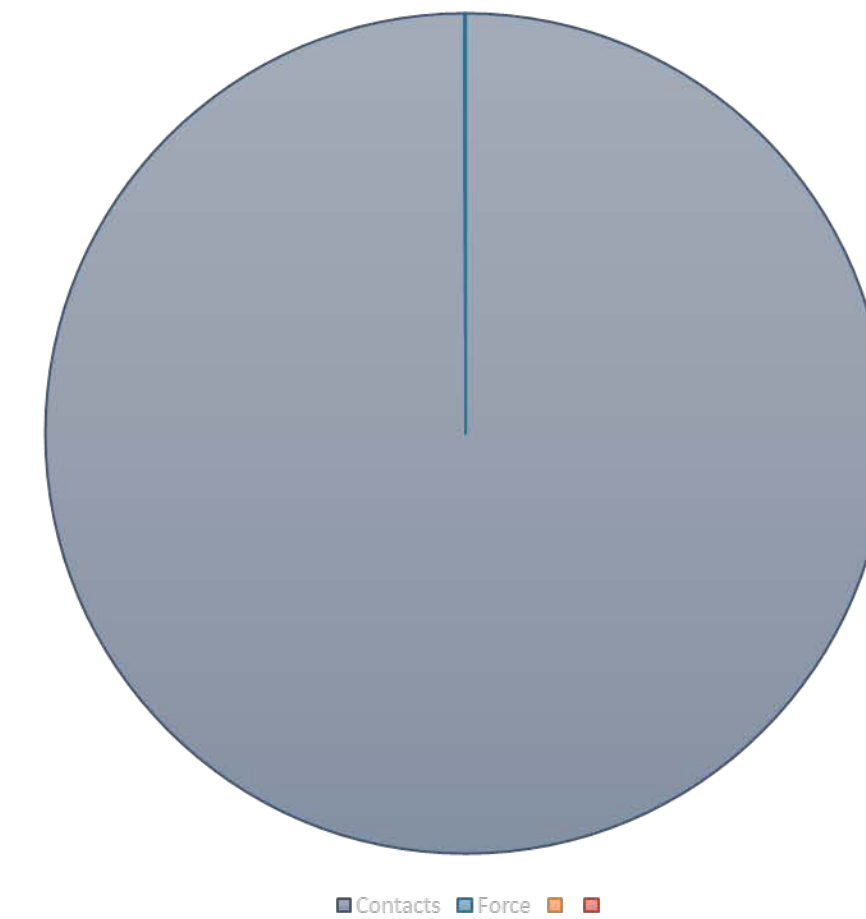
WHAT I WANT YOU TO KNOW

YOU HAVE A GOOD POLICE DEPARTMENT

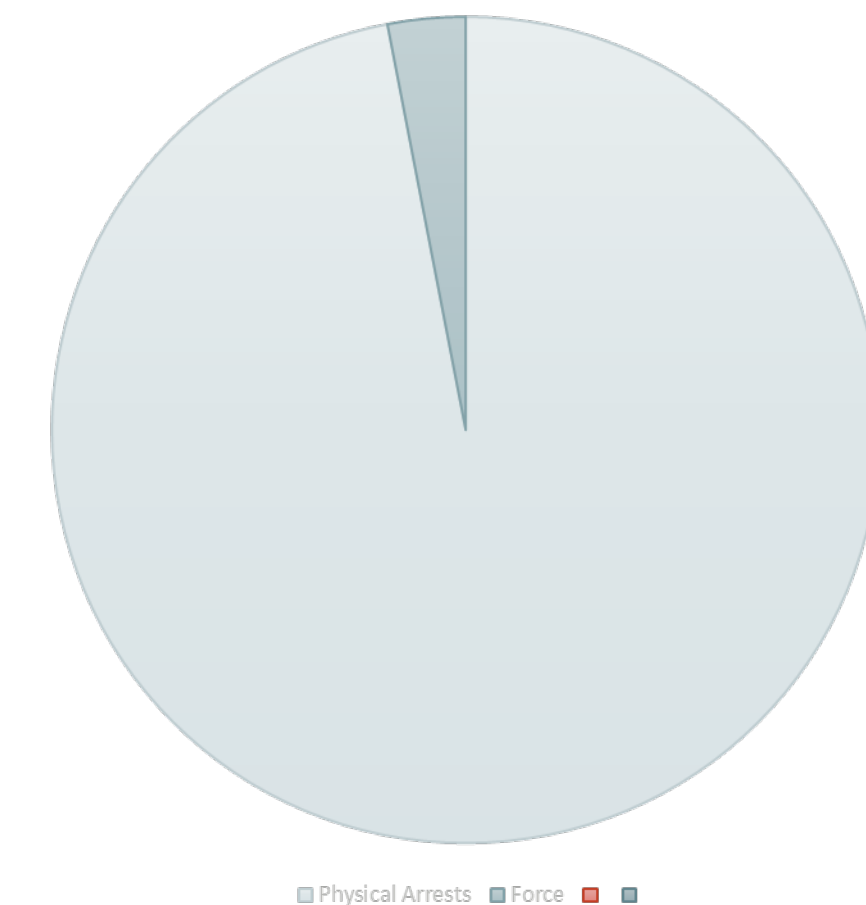
USE OF FORCE—

- Total events where officers used force: 3
- Total Events in 2017: 5,678
- Force Used in .5% of all contacts
- Total Physical Arrests: 96
- % of Physical Arrests where force was used: 3.1%

Police Contacts



Arrests vs Force



2017 RPD ANNUAL REPORT

WHAT PEOPLE HAVE ASKED TO KNOW

DOES THE RIDGEFIELD POLICE DEPARTMENT CARE ABOUT THE COMMUNITY?

- COFFEE WITH A COP
- NATIONAL NIGHT OUT
- ROCKS WITH COPS
- SHOP WITH A COP
- THANKSGIVING/BBQ AT SCHOOLS



2017 RPD ANNUAL REPORT

WHAT PEOPLE HAVE ASKED TO KNOW

HOW DOES THE RIDGEFIELD POLICE DEPARTMENT COMPARE LOCALLY?

STAFFING

CITY	POPULATION	# OF OFFICERS	# per 1000
La Center	3,200	7	2.1
Woodland	5,952	10	1.7
Ridgefield	7,500	10	1.3
Vancouver	174,826	218	1.2
Camas	22,456	27	1.2
Washougal	15,466	18	1.1
Battle Ground	20,110	21	.9
Clark County	467,015	143	.6

2017 RPD ANNUAL REPORT

WHAT PEOPLE HAVE ASKED TO KNOW

HOW DOES THE RIDGEFIELD POLICE DEPARTMENT COMPARE LOCALLY?

FBI UCR STATISTICS

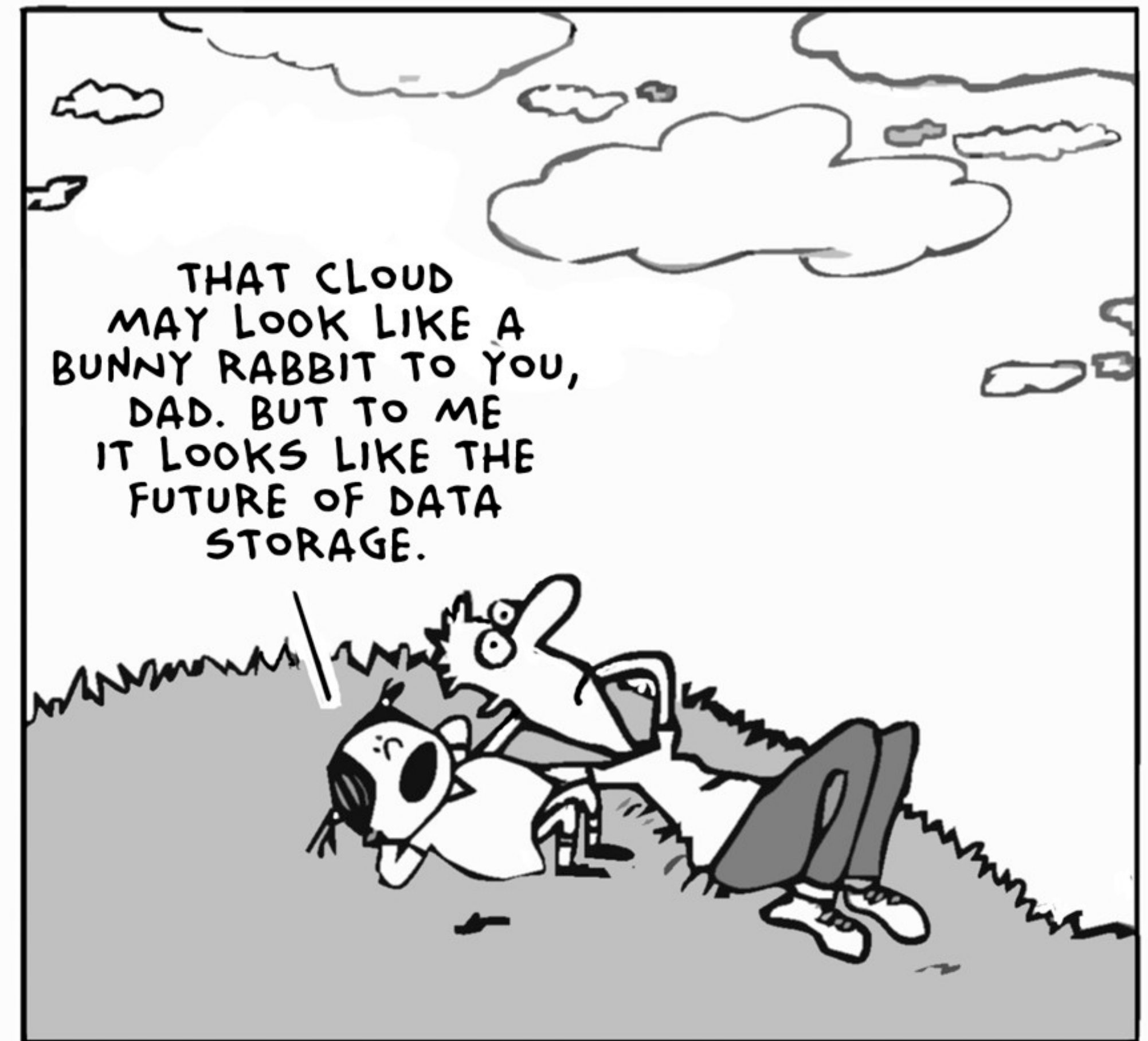
CITY	POPULATION	Violent Crime	Property Crime
Battle Ground	20,110	26	372
Camas	22,456	15	309
Ridgefield	7,500	5	84
La Center	3,200	7	51
Vancouver	174,826	675	5,533
Washougal	15,466	29	199
Woodland	5,952	19	245

2017 RPD ANNUAL REPORT

WHAT PEOPLE HAVE ASKED TO KNOW

WHAT DOES THE FUTURE HOLD?

- ADDITIONAL OFFICERS
- INCREASED CITIZEN INVOLVEMENT
- LARGER FACILITIES
- STATE WIDE ACCREDITATION



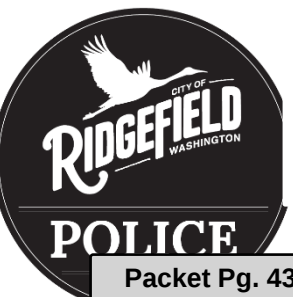
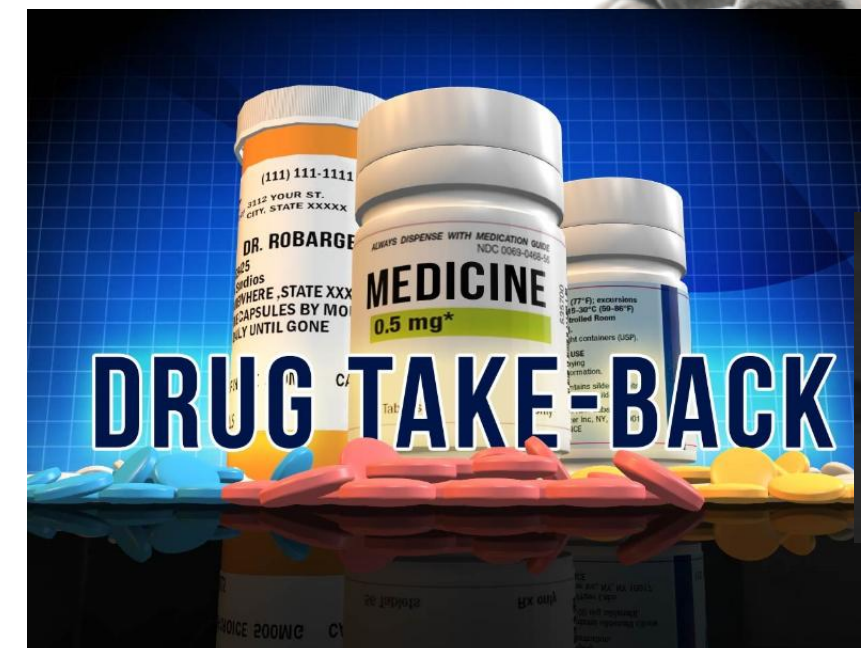
2017 RPD ANNUAL REPORT

SUPPORT SERVICES

- CONCEALED WEAPONS PERMITS
- ANIMAL LICENSING
- DRUG TAKE BACK PROGRAM
- VACATION HOUSE CHECKS
- PUBLIC RECORDS REQUEST
- FINGERPRINTING:



Dog
LICENSING





THANK YOU

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: August 09, 2018

ITEM: PUBLIC HEARING/BUSINESS

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

GOVERNING LEGISLATION:

RCW 36.70A

PREVIOUS COUNCIL ACTION TAKEN:

None

SUMMARY/BACKGROUND:

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

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

None. Second reading is scheduled before City Council on August 23, 2018.

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: 2018RDCAmendment_part 2_Matrix_07112018_PC (DOCX)
18.205.020___Master_use_table_7_11_18 (DOC)
18.205.030___Limitations_7_11_18 (DOC)

ORDINANCE NO. 1266

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, the Ridgefield City Council conducted a second ordinance reading on the proposed amendments to Title 18 during a regularly scheduled meeting held on August 23, 2018; and

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

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

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

Amends Title 9, Chapter: 9.10.020, Definitions; and

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

Amends Title 18, Chapter 18.070, Impact Fees; and

Amends Title 18, Chapter: 18.100, Definitions; and

Amends Title 18, Chapter: 18.205, Uses; and

Amends Title 18, Chapter 18.230, Commercial Districts; and

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

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

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

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

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

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

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

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 23rd DAY OF AUGUST, 2018.

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss,
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading/Passage: August 9, 2018

Second Reading/Passage: August 23, 2018

Date of Publication:

Effective Date:

EXHIBIT A:

Amendments of Titles 9, 14, and 18 of the Ridgefield Municipal Code

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

7.1.a

Attachment: 2018RDCAmendment_part 2_Matrix_07112018_PC (RDC Amendments)

18.100 - Definitions		
18.100.024 – H definitions	Horizontal Mixed Use – A mixed use development with a variety of uses in separate buildings located on the same site.	Define term
18.205 - Uses		
18.205.020 Use Table	See attached Use Table	Allow gasoline fueling stations in the Employment zone with limitations.
	See attached Use Table.	Allow Animal Kennels in the Employment zone and restrict Animal Kennels in the Commercial zones. Areas zoned for Employment uses are generally further removed from residential property enhancing compatibility with surrounding uses.
18.205.030 Limitations	D. Animal Kennel and Shelter. 1. In the CRB and E zones, animal kennels and shelters are allowed subject to a Type I limited use review provided the following standards are met: a. Run areas shall be completely surrounded by an eight-foot solid wall or fence; b. Kennels and shelters shall be on sites of thirty-five thousand square feet or more, and buildings used to house animals shall be a minimum distance of fifty feet from property lines abutting residential zones.	Require Animal Kennels and Shelters in the Employment zone subject to a limited use review.
	<u>Q. Gasoline Fueling Stations.</u> <u>Gasoline Fueling Stations are permitted in Employment zones “E” within 1,000 feet of an intersection of two road alignments classified</u>	Limit fueling stations to within a certain distance of major roadways in the “E” zone.

	arterial or greater. (See attached use table for full strikethrough/underlined code.)	
18.230 – Commercial Districts.		
18.230.055 Building Design and Features	F. Siding and trim. 1. Building siding materials shall be wood, brick, stone, stucco, or terra cotta. 2. Metal siding materials shall not exceed ten <u>thirty five</u> percent of the total wall area of any wall. a. <u>Only high quality architectural metals are permitted, raised rib design, or vertical standing seam siding is permitted subject to approval by the Community Development Director.</u>	Allow greater diversity of materials permitted that meet City architectural standards.
18.240 – Employment District.		
18.240.060 Site and Building Design	7. Outdoor storage of materials shall generally be located to the rear or side of the site and shall not be located adjacent to any street with a classification of "collector" or higher or any street that is projected to carry more than two thousand average daily trips. Adjacent in this context shall mean without an intervening element such as a building or parking area, but not including a fence or wall, between the street right-of-way and the outdoor storage area. <u>If the location of outdoor storage areas to the rear or side of the site is not practical due to site constraints additional landscaping immediately adjacent to the Right of Way to a L5 standard fifteen (15) feet in depth shall apply.</u>	Allow outdoor storage on lots with unique geometry in the Employment zone.
18.235.060 – Ridgefield Mixed Use Overlay		
18.235.060 D – Required Mix of Uses	D. Required Mix of Uses. Each RMUO site must include a mix of uses within a single unified development that incorporates the planned integration of commercial, employment and residential land uses. Mixed-	

	use projects may be vertically oriented in one or more buildings, or geographically distributed across a development site. 1. For RMUO sites in the CRB, CCB, CRB underlying zones, the site must include a minimum of 20 percent and a maximum of sixty <u>thirty-five</u> percent of uses included within the 'residential general' or 'group residences' category of RDC Table 18.205.020-1 as measured by net developable acres or gross floor area. 2. For RMUO sites in the E underlying zone, the site must include a minimum of twenty percent and a maximum of sixty <u>thirty-five</u> percent of uses other than those included within the 'employment' category of RDC Table 18.205.020-1 as measured by net developable acres or gross floor area. 3. For RMUO sites in the RMD-16 underlying zone, the site must include a minimum of twenty percent and a maximum of sixty percent of uses other than those included within the 'residential general' or 'group residences' category of RDC Table 18.205.020-1 as measured by net developable acres or gross floor area.	
RDC 18.350 Modifications to Standards		
18.350.020 Adjustments	18.350.020 - Adjustments. Adjustments are limited to modifications of twenty percent or less to any numerical standard in this title or the Ridgefield Engineering Standards, <u>except in the downtown core where adjustments are limited to forty percent or less when necessary for the preservation or rehabilitation of existing structures.</u> <u>For the purposes of this section the downtown core is west of 5th Street, east of Lake River, north of S. Shobert St., and south of N. Depot St.</u> The cumulative modification to any numerical standard shall be calculated to determine whether the request shall be reviewed as an adjustment or variance, including all previous modifications approved for the proposed project or previous development on the site. Adjustments	Allow for adjustments to numerical code requirements to enhance the viability of restoration and rehabilitation of housing stock in the downtown area. Staff has discussed this change with CCFR and there are no concerns.

	cannot be used in lieu of a zone change or to modify explicit policy provisions of the RUACP.	
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18.205.020 - Master use table.

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

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

Table 18.205.020-1

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

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

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

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

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

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

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

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

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

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

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

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

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

Table Notes:

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

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

18.205.030 - Limitations.

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

A. Accessory Dwelling Unit.

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

B. Adult Use Facility.

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

C. Artisan and Specialty Goods Production.

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

- a. Public viewing shall be accomplished with windows or glass doors covering at least twenty-five percent of the front of the building face abutting the street or indoor wall, allowing direct views of manufacturing; openings between the display or lobby area and manufacturing/work space may be reduced below twenty-five percent where fire rated separation requirements restrict opening size as determined by the planning official, or;
 - b. A customer service space includes, a showroom, tasting room, restaurant, or retail space.
 - c. Drive-through facilities are prohibited.
- D. Animal Kennel and Shelter.
 - 1. In the CRB and E zones, animal kennels and shelters are allowed subject to a Type I limited use review provided the following standards are met:
 - a. Run areas shall be completely surrounded by an eight-foot solid wall or fence;
 - b. Kennels and shelters shall be on sites of thirty-five thousand square feet or more, and buildings used to house animals shall be a minimum distance of fifty feet from property lines abutting residential zones.
 - 2. In the CCB and CMU zones, animal kennels and shelters are allowed conditionally. The standards in RDC 18.205.030.D.1.a and b must be met.
- E. Bed and Breakfast.
 - 1. In the RLD and RMD zones, bed and breakfasts are allowed conditionally provided that the proposed use meets the following requirements:
 - a. The use is an accessory to the permanent residence of the operator.
 - b. Serves only breakfast and only to paying lodgers.
 - c. On-site sign size is limited to one non-illuminated identification sign, not exceeding four square feet.
 - 2. In the CNB, CCB, CRB, CMU, WMU and WLS zones, bed and breakfasts are permitted only as an accessory to residences lawfully established prior to the effective date of this code. Overnight lodging that does not include a permanent residence for the operator may be allowed as a hotel or motel.
- F. Boarding Houses. In an RLD-4, RLD-6, or RLD-8 zone, a maximum of two rooms may be rented to a maximum of two persons other than those occupying a single-family dwelling.
- G. Community Recreation and Social Facility.
 - 1. In the residential zones, any lighted facilities shall be set back a minimum of fifty feet from abutting residentially zoned property.
- H. Community Residential Facility (CRF).
 - 1. In the RLD-4, RLD-6, and RLD-8 zones, CRF-I are a conditionally permitted use. CRF-I are required to be a single-family structure compatible with the surrounding area. CRF-II are a prohibited use.
 - 2. In the CNB, CCB, and CMU zones, CRF-I and CRF-II are permitted uses. Ground floor residential uses are not permitted for buildings with frontage on Pioneer Street or Main Avenue.
 - 3. Household arrangements that consist of six or fewer people, including small group homes, are included in the definition of 'family' in RDC 18.100. In a group home the number of people includes residents and each twenty-four staff hours.
- I. Conference Center.

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

J. Daycare facility.

1. Daycare I facilities are permitted in residential zones only as an accessory to residential use, subject to the following:
 - i. No outdoor play areas may be located within the front setback. All play areas shall be completely enclosed, with no openings except for gates, by a fence with a minimum height of forty-two inches.
 - ii. Hours of operation shall be restricted to ensure compatibility with surrounding development.
 - iii. Exterior alterations shall be in keeping with the residential character of the neighborhood.
 - iv. The site must provide a passenger loading area that is determined adequate by the Department of Early Learning (DEL) or other applicable state licensor.
 - v. Applicant shall obtain a city business license and concurrently obtain any required state license with the Washington State Department of Licensing with approval from the Washington State Department of Early Learning
 - vi. The permitted facility may display one sign, with a sign area of no greater than two square feet. The owner must obtain a sign permit per RDC 18.710.
2. Daycare II facilities are permitted conditionally in residential zones, provided the applicant:
 - i. Completely encloses all outdoor play areas, with no openings except for gates, and a minimum height of six feet; and
 - ii. Sets back outdoor play equipment a minimum of twenty feet from property lines adjoining residential zones.
 - iii. Restrict the hours of operation to ensure compatibility with surrounding development.
3. In the WLS zone, daycare I facilities are permitted only as an accessory to multifamily residential use, provided provisions of subsection (1) are met.

K. Detention and Post-Detention Facility.

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

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

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

- e. Each SCTF shall provide on-site dining, on-site laundry or laundry service, and on-site recreation to serve the residents.
- f. Applicants shall submit the following items in addition to the standard permit application:
 - i. The siting process used for the SCTF, including alternative locations considered.
 - ii. An analysis showing that utmost consideration was given to potential sites such that siting of the facility will have no undue impact on any one racial, cultural, or socioeconomic group, and that there will not be an over concentration of similar facilities in the city or a particular neighborhood.
 - iii. Proposed mitigation measures including the uses of extensive buffering from adjoining uses.
 - iv. Demonstration of an approved interlocal agreement between DSHS and the city of Ridgefield regarding security and operational procedures.
 - v. A schedule and analysis of all public input solicited during the siting process.
- g. Decision Criteria. A secure community transitional facility special use permit shall be granted by the city, only if the applicant demonstrates that:
 - i. The secure community transitional facility will not materially endanger the health, safety and welfare of the community;
 - ii. The siting of an SCTF shall not create an over-concentration within the city of Ridgefield, a particular neighborhood, or community of such uses as defined by Chapter 71.09 RCW, work release facilities, pre-release facilities or similar facilities including Level 1, 2, and 3 registered sex offender housing;
 - iii. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the essential public facility shall not hinder or discourage the appropriate development or use of neighboring properties; and
 - iv. The essential public facility will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding areas or conditions can be established to mitigate adverse impacts.
- L. Duplex.
 - 1. In the RMD-16 zone, two or more duplexes must comply with either the multifamily standards in RDC 18.220 or the townhouse development standards in RDC 18.220.140.
- M. Eating and Drinking Establishment.
 - 1. In the RMD-16 district the use must abut a public collector or arterial street. Access is not permitted through a residential local street.
 - 2. In the E zone up to fifteen percent of the gross area of a property may be dedicated to eating and drinking establishments. The eating and drinking establishment shall be an accessory use to a primary use allowed outright or conditionally in the zone.
 - 3. In the WMU zone, drive-through restaurants are prohibited.

- N. Electric Vehicle Infrastructure. In the residential, CMU, WMU, WLS and P/OS zones, Level 1 and Level 2 charging is permitted as an accessory use to a lawfully established primary use. Rapid charging stations and battery exchange stations are prohibited.
- O. Emergency Services. In the residential and CNB zones:
1. Any buildings from which firefighting equipment emerges onto a street shall maintain a distance of thirty-five feet from the street;
 2. Outdoor storage is not permitted; and
 3. If a fire facility abuts both an arterial and a non-arterial street, all access and egress shall be via the arterial.
- P.

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

Q. Gasoline Fueling Stations.

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

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

1. In the E zone no more than fifteen percent of the gross area of a property may be dedicated to general retail uses. The retail use is permitted outright as an accessory use to a primary use allowed outright or conditionally in the zone. All other retail uses are permitted conditionally.
2. In the WMU zone, high-impact commercial uses such as outdoor nurseries, lumber and building materials, farm equipment and similar uses that have large outdoor storage areas, significant truck traffic, and often rely on heavy equipment are prohibited. Other retail uses are allowed outright.

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

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

permitting requirements of this section. The home occupation development standards of this section and the Ridgefield business license requirement still apply.

2. Type I review. The planning director shall review the following home occupation requests through a Type I process, unless otherwise exempt, provided there are no on-site sales associated with the use and the home occupation is located outside of the WMU zone.
 - a. Offices, including but not limited to architects, engineers, lawyers, real estate agents, religious persons, salesmen, or authors.
 - b. Studios, including but not limited to artists, tailors, composers, crafts such as wood work or weaving.
 - c. Specialized instruction schools academic tutoring, foreign languages, art, dance, music, cooking, yoga, martial arts and related disciplines that do not exceed four students at any one time.
 - d. Uses the planning director finds to be materially similar to the above-listed uses.
3. Type II Review.
 - a. The planning director shall review all home occupation requests not described in subsections (1) or (2) as a Type II process for compliance with subsection (4) and other requirements of this section.
 - b. The planning director may elevate a home occupation request described in subsection (2) to a Type II review process if the proposed use involves an issue of broad public interest warranting public notice.
 - c. In addition to the notice requirements of RDC 18.310.070, the planning director shall provide notice of the pending application to:
 - i. Any developer or active homeowners association for the subdivision in which the dwelling is located; and
 - ii. Any neighborhood association registered with the city clerk's office, whose geographic boundaries include the subject dwelling.
 - d. The planning director shall review all home occupation requests located in a dwelling within the WMU zone as a Type II process. For consideration of a home occupation in the WMU zone, a resolution in support of the proposed use adopted by the port commission stating the use is consistent with the master plan shall be required.
4. Site and Use Limitations. In addition to the applicable base zone standards, all home occupations are subject to the following limitations:
 - a. The principal operator of the home occupation must be a full-time resident of the dwelling.
 - b. A home occupation use may not employ more than one full-time equivalent employee who is not a resident of the dwelling unit.
 - c. Except for articles produced on the premises, no stock in trade shall be displayed or sold on the premises.
 - d. All home occupation business activity, including storage, shall be conducted indoors within the dwelling or accessory structures, except for plants and materials directly needed for the cultivation of plants essential to the home occupation use. No outdoor display of goods or outside storage of equipment or materials used in the home occupation shall be permitted.
 - e. The total area devoted to all home occupation activity shall not exceed twenty-five percent of the combined floor area of the dwelling, garage and accessory structures, or one thousand square feet, whichever is less.

- f. No alteration to the exterior of the principal residential building shall be made which changes the residential character of a dwelling.
 - g. The home occupation use may not increase vehicular traffic flow or on-street parking by more than two nonresident vehicles per hour, or an average of six total vehicles per day. Nonresident vehicles include customers, delivery vehicles, employee vehicles for employees not residing at the residence, and vehicles used in association with the home occupation use excluding the residents' personal vehicles.
 - h. Vehicles used in association with the home occupation use and stored at the residence shall be restricted to standard non-commercial cars, trucks, and vans. Only one such vehicle is allowed per home occupation. Such vehicles shall park in a legal on-site parking space and may not park within any required setback areas of the lot or on adjacent streets.
 - i. The permitted home occupation use may display one sign, with a sign area of no greater than two square feet. The owner must obtain a sign permit per RDC 18.710.
5. The following activities are prohibited as home occupations:
- a. Activities which use fireworks, ammunition or explosives on site;
 - b. Repair, sales, parking, or storage of automobiles, trucks larger than two tons, heavy equipment or boats, including auto body work or painting;
 - c. Overnight lodging;
 - d. Kennels and catteries;
 - e. Marijuana production, processing, or retail;
 - f. Medical cannabis collective gardens.
6. A home occupation shall not use electrical or mechanical equipment that results in:
- a. A change to the fire rating of the structure used for the home occupation, unless approved by the building department;
 - b. Visual or audible interference in radio or television receivers, or electronic equipment located off-premises;
 - c. Fluctuations in line voltage off-premises; or
 - d. Emissions such as dust, odor, bright lighting or noises greater than what is typically found in a neighborhood setting.
7. Business License Required. The operator of a home occupation use shall apply annually for a Ridgefield business license. A home occupation use permit shall expire if the business license is not renewed within two months of its expiration.
8. A home occupation permit shall expire if the home occupation for which it is granted does not operate as a business for a period of twelve consecutive months.
- S.I Hospital.**
1. In the CCB, CRB, and E zones, hospitals are allowed only following city council approval of a development agreement between the applicant and the city. A development agreement is required to describe mitigation for potential impacts on neighboring uses and public services consistent with any land use and environmental approvals and permits. The development agreement shall meet the requirements of RDC 18.310.150, address the full range of impacts of the proposed use and may address other matters associated with the hospital use, including but not limited to:
- i. Description of proposed uses and facilities, including building sites, size and bulk.
 - ii. Circulation, transportation and parking plans.

- iii. Any requested variances to the RDC.
 - iv. Plans for minimizing impacts on neighboring users.
 - v. Plans for storage and disposal of hazardous materials meeting the applicable requirements of RCW 70.105.
 - vi. Trip reservation.
 - vii. Vesting.
 - viii. System development charge and impact fee credits.
 - ix. The development agreement shall also include a site plan satisfying all requirements of RDC 18.500.040 if the proposed project requires site plan approval.
2. When located in the CMU and CNB zones, hospitals are allowed only as a re-use of a nonresidential facility; and burning of refuse or hazardous waste is prohibited.
- ~~T.~~ U Interim Recycling Facility.
- 1. In the RLD-4, RLD-6, RLD-8, RMD-16, CNB and CMU zones, only drop box facilities accessory to a public or community use such as a school, fire station or community center shall be allowed as a permitted use.
 - 2. In the CCB, CRB, OFF, E and PF zones:
 - a. Drop box facilities for the collection and temporary storage of recyclable materials are allowed outright as an accessory use.
 - b. For all other facilities, all processing and storage of material shall be within enclosed buildings. Yard waste processing is not permitted. Proposed facilities shall be processed as a Type II limited use review.
 - 3. In the E and PF zones, any other facilities not meeting the standards of subsection (2) may be permitted conditionally.
- ~~U.~~ V Motor Vehicle Related Uses. In the WMU and WLS zones, only sales, rental, leasing, repair and service of watercraft are permitted outright. Sales, rental, leasing, repair and service of automobiles, light trucks, mobile homes, and recreational vehicles are prohibited.
- ~~V.~~ W Multifamily Residential.
- 1. In the CNB, CCB, and OFF zones, residential uses are allowed conditionally. Residential uses are limited to upper stories and shall achieve a minimum density of eight dwelling units per acre and a maximum density of sixteen dwelling units per acre.
 - 2. In the WLS zones, residential uses are limited to upper stories and shall achieve a minimum density of eight dwelling units per acre and a maximum density of sixteen dwelling units per acre.
 - 3. In the WMU zone, no ground floor residences or residential uses are permitted. Multifamily residential uses are permitted only as upper story living units, not less than four units per net acre nor more than eighteen units per net acre.
 - 4. In the CMU zone ground floor residential is only permitted as part of a horizontal mixed use development. Ground floor residential uses are not permitted for buildings with frontage on Pioneer Street or Main Avenue.
- ~~W.~~ X Office.
- 1. In the WMU zone, drive-through banks are prohibited.
- ~~X.~~ Y Park and Ride Lots.
- 1. In the RLD-4, RLD-6, RLD-8, RMD-16, CNB and CMU zones, park and ride lots are subject to a Type I limited use review and must meet the following standards:

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

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

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

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

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

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

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

~~CC.~~ DD Self-Storage.

1. Self-storage facilities within the Ridgefield corporate boundary shall not exceed eight and thirty-two-hundredths square feet per capita based on the Washington State Office of Financial population estimate for the current year. This calculation is to be construed as the total allowable self-storage space within Ridgefield, not on a single site basis.
2. The planning horizon population numbers shall be updated during the Comprehensive Land Use Plan periodic update.
3. In addition to Conditional Use Permit criteria found in RDC 18.340 a Conditional Use review for self-storage shall include the following:

- a. Self-storage units shall gain access from the interior of the building(s) or site. No unit doors may face public right-of-way.
 - b. Self-storage facilities shall not be located on a principal or minor arterial street or a corner where a principal or minor arterial street intersects with another road of a different classification. Self-storage facilities shall not be located adjacent to, or visible from, Interstate 5.
 - c. Self-storage facilities shall comply with all design requirements in the Employment (E) zone.
- 4. Manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances, or other electrical equipment, or any other industrial activity is prohibited.
 - 5. Conducting garage or estate sales is prohibited. This does not preclude auctions or sales for the disposition of abandoned or unclaimed property.
 - 6. Storage of flammable, perishable, or hazardous materials or the keeping of animals is prohibited.
 - 7. Outdoor storage is prohibited. All goods and property stored at a self-storage facility shall be stored in an enclosed building. No outdoor storage of boats, RVs, vehicles, or similar, or storage pods or shipping containers is permitted.

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

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

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

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

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

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

~~GG.~~ HH. Tent Cities.

- 1. The use shall be authorized by a temporary and revocable use permit reviewed through a Type II decision, not to exceed ninety days during one calendar year.
- 2. A minimum of two weeks prior to application submittal, the applicant shall hold a neighborhood information meeting on, or as close to as possible, the site on which the tent city will be located. The city manager shall approve the time and location of the meeting

and the applicant shall notify all property owners within one thousand feet of the proposed site by U.S. Mail at least fourteen days prior to the information meeting. This meeting shall supersede the notification required for a Type II review by RDC 18.310.070.

3. The applicant shall provide sanitary portable toilets, potable water, trash receptacles, hand-washing facilities, and food and security facilities sufficient to satisfy applicable local and county health regulations.
4. Tent cities are not permitted in critical areas or buffers.
5. Permanent structures are prohibited.
6. The maximum size of a tent city is one hundred occupants. The city may limit the size of the tent city based upon site conditions and public health and safety regulations.
7. Parking for vehicles shall be adequate to serve the numbers of vehicles generated by the use and shall be fully contained on-site.
8. The tent city shall be adequately buffered and screened from adjacent right-of-way and residential properties. Screening shall be a minimum height of six feet and may include, but is not limited to, a combination of fencing, landscaping, or existing buildings.

~~HH.~~ II Utility Facility.

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

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

1. No burning of refuse or dead animals is allowed.
2. The portion of the building or structure in which animals are kept or treated shall be constructed so as to prevent incursion of noise from animals into any residential zone.
3. All run areas shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material.
4. The provisions of RMC Chapter 7 relative to animal keeping are met.
5. Clinics and hospitals whose activities are conducted wholly indoors shall be reviewed through a Type I limited use process, while those with any outdoor uses, excluding parking or landscaping, shall be reviewed through a Type II limited use process.

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

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