



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, August 8, 2019
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

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

- 1. Washington State Legislative Update - Mike Burgess, MJB Consulting, Inc**

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

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

III. PUBLIC COMMENT

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

IV. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the July 25, 2019 Meeting**

V. BUSINESS

- 1. Motion - Approval of Greely Farms Phase 1 Final Plat - Louisa Garbo, Community Development Director**
- 2. Motion - Approval of Kennedy Water Rights Purchase - Bryan Kast, Public Works Director**
- 3. Motion - Approval of Donation from Ridgefield Main Street (Bike Racks) - Bryan Kast, Public Works Director**

VI. 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.

VII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

- 1. Council**
- 2. Mayor**
Appointment to Clark County Arts Commission
- 3. City Manager**

VIII. ADJOURN

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**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 08, 2019

ITEM:

AGENDA ITEM TITLE: Washington State Legislative Update

Washington State Legislative Update

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS:

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: August 08, 2019
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 08 2019 - CLAIMS REPORT (PDF)

City of Ridgefield
Claims Payment Report
 For Approval on: August 8, 2019

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
AMIRA SONNTAG	726	19-109	Judicial	Spanish Interpreting Services	100.00
AMIRA SONNTAG Total					100.00
ANDERSON SIGNS INC.	2569	48350	Public Works	Parks Board Name Plates	37.05
ANDERSON SIGNS INC. Total					37.05
ARAMARK UNIFORM SERVICES	32	864065270	Genl Govt/Facilities	PW Floor Mats	1.78
			Public Works	PW Uniforms	1.11
				PW Floor Mats	27.40
				PW Uniforms	26.61
		864075309	Genl Govt/Facilities	PW Floor Mats	2.07
			Public Works	PW Uniforms	1.02
				PW Floor Mats	31.88
				PW Uniforms	24.56
		864075310	Genl Govt/Facilities	City Hall Floor Mats	7.09
			Public Safety	CDD/PW/FIN Floor Mats	0.61
				PD Floor Mats	4.47
			Public Works	CDD/PW/FIN Floor Mats	3.30
			Community Development	CDD/PW/FIN Floor Mats	3.92
		864065271	Genl Govt/Facilities	City Hall Floor Mats	7.09
			Public Safety	CDD/PW/FIN Floor Mats	0.61
				PD Floor Mats	4.47
			Public Works	CDD/PW/FIN Floor Mats	3.30
			Community Development	CDD/PW/FIN Floor Mats	3.92
ARAMARK UNIFORM SERVICES Total					155.21
BOB'S AUTOMOTIVE	57	18875	Public Works	Vehicle Maint - Crippen	20.05
		18848	Public Works	Vehicle Maint - Crippen	40.11
BOB'S AUTOMOTIVE Total					60.16
BONNIE JOHNSON	3365	3365-20190808	Genl Govt/Facilities	Park Refundable Deposit - Johnson	100.00
BONNIE JOHNSON Total					100.00
CARASOFT	2500	IN665801	Information Technology	Granicus Agenda and Minutes Software	8,169.38
		IN665563	Information Technology	Granicus Agendas and Minutes Software 2018-2019	7,780.36
CARASOFT Total					15,949.74
CHMELIK SITKIN & DAVIS	3294	94130	Genl Govt/Facilities	Park Laundry Eval. Remediation - June 2019	3,926.26
CHMELIK SITKIN & DAVIS Total					3,926.26
CHOUGH INC.	3327	57544	Genl Govt/Facilities	PD Volunteer Shirts	(17.47)
			Public Safety	PD Volunteer Shirts	225.47
CHOUGH INC. Total					208.00
CITY OF BATTLE GROUND	92	INV00169	Judicial	June 2019 Court Costs	9,130.00
CITY OF BATTLE GROUND Total					9,130.00

Attachment: August 08 2019 - CLAIMS REPORT (Approval of Claims And/OR Payroll)

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CLARK COUNTY	102	CI004210	Judicial	1st Half 2019 Probable Cause Hearings	221.01
CLARK COUNTY Total					221.01
CLARK COUNTY FIRE AND RESCUE	3047		1316 Genl Govt/Facilities	Fire Marshall Services - July 2019	1,303.00
			1294 Genl Govt/Facilities	Fire Marshall Services - June 2019	464.00
CLARK COUNTY FIRE AND RESCUE Total					1,767.00
CLARK PUBLIC UTILITIES	110	20190808-7206-555-0	Public Works	109 W Division St - Electricity	147.30
		20190808-7206-456-1	Public Safety	116 N Main Avenue	167.54
		20190808-7206-580-8	Public Works	301 N 3rd Ave	44.26
			Community Development	301 N 3rd Ave	44.27
		20190808-7206-648-3	Public Works	Municipal Lighting Lease	7,039.17
		20190808-7206-645-9	Public Works	N Abrams Park/E Division	222.39
		20190808-7206-552-7	Public Works	214 S Riverview Dr	237.57
		20190808-7206-578-2	Genl Govt/Facilities	230 Pioneer Ave	157.09
		20190808-7206-694-7	Public Works	255 S 56th Pl - Electricity	3,440.33
		20190808-7206-644-2	Public Works	City Park/Water Well	4,171.68
		20190808-7206-643-4	Public Works	400 N Abrams Park Rd	1,048.81
		15940808	Public Works	New Electric Service - 337 Royle Rd.	629.07
		20190808-7206-605-3	Public Works	N 1st Cir & N 65th Ave - Park & Ride	60.12
CLARK PUBLIC UTILITIES Total					17,409.60
CLEAN WORLD MAINTENANCE INC	3105		43756 Genl Govt/Facilities	Janitorial Services - July 2019	406.78
			Public Safety	Janitorial Services - July 2019	230.40
			Public Works	Janitorial Services - July 2019	169.99
			Community Development	Janitorial Services - July 2019	10.37
CLEAN WORLD MAINTENANCE INC Total					817.54
COAST TO COAST COMPUTER PRODUCTS	3360	A2007314	Public Safety	PD Toner Cartridges	149.56
COAST TO COAST COMPUTER PRODUCTS Total					149.56
COLUMBIAN PUBLISHING	116		13554 Community Development	Ordinance No. 1295 Moritorium on gas stations	81.00
COLUMBIAN PUBLISHING Total					81.00
CORE & MAIN LP	2906	K906276	Public Works	Water Supplies	574.82
CORE & MAIN LP Total					574.82
CRAVE CATERING	3367	3367-2019082	Genl Govt/Facilities	F2T 2019 - Catering	6,252.09
		3367-2019081	Genl Govt/Facilities	F2T 2019 - Catering	6,252.08
CRAVE CATERING Total					12,504.17
DAVID M. COREY	530		3219 Public Safety	Post Offer Evaluation - Santos	420.00
DAVID M. COREY Total					420.00
DEPARTMENT OF LICENSING	154	RG0000357-2019	Genl Govt/Facilities	CPL Fees - Pozzi	18.00
		RG0000356-2019	Genl Govt/Facilities	CPL Fees - Pozzi	18.00
		0181644-2019	Finance	Notary Renewal - Giles	30.00
DEPARTMENT OF LICENSING Total					66.00
DICK'S TIRE FACTORY	158	D33512	Public Works	Parks Trailer Tires	98.89
DICK'S TIRE FACTORY Total					98.89
DOLLAR TREE DISTRIBUTION	2369	2369-20190808	Genl Govt/Facilities	Abrams Park Refundable Deposit - Dollar Tree	100.00

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DOLLAR TREE DISTRIBUTION Total					100.00
DON BOTTEMILLER	2870	2870-20190808	Genl Govt/Facilities	Park Refundable Deposit - Bottemiller	100.00
DON BOTTEMILLER Total					100.00
DON LEE	3361	3361-20190808	Genl Govt/Facilities	Abrams Park Refundable Deposit - Lee	100.00
DON LEE Total					100.00
DON STOSE	1223	1223-20190808	Council	Mayor Reimb - SW WA Mayors Dinner	74.62
DON STOSE Total					74.62
EASTSIDE STEEL INC.	3134	2-256323	Genl Govt/Facilities	PW Shop Supplies	19.14
			Public Works	PW Shop Supplies	295.22
EASTSIDE STEEL INC. Total					314.36
EWING VANCOUVER	2374	7869357	Public Works	Parks Supplies	174.06
EWING VANCOUVER Total					174.06
FDM DEVELOPMENT INC.	3036	PLM-19-0294	Genl Govt/Facilities	Refund PLM-19-0294	35,188.05
FDM DEVELOPMENT INC. Total					35,188.05
FERGUSON ENTERPRISES INC # 8423	181	787926	Genl Govt/Facilities	Water Meter	(149.43)
			Public Works	Water Meter	1,928.43
FERGUSON ENTERPRISES INC # 8423 Total					1,779.00
GISI MARKETING GROUP	2811	152357	Genl Govt/Facilities	1Sat Handbills	372.90
GISI MARKETING GROUP Total					372.90
GRAY AND OSBORNE INC	207	19234.00-6	Public Works	Water Systems Plan Update	4,432.35
		19256.00-2	Community Development	Teal Crest Final Plat	128.00
		18274.00-13	Public Works	Abrams Park Well 11 Preliminary Design & Drilling	1,882.16
		19260.00-2	Community Development	Greely Farms Final Plat	310.34
		19262.00-2	Community Development	Weber Pioneer PUD Final Plat	614.24
GRAY AND OSBORNE INC Total					7,367.09
GSI WATER SOLUTIONS INC.	2971	0727.001-13	Public Works	Hydrological Study	2,098.75
GSI WATER SOLUTIONS INC. Total					2,098.75
H.D. FOWLER COMPANY	2036	I5207773	Public Works	Water Supplies	89.70
		I5214243	Public Works	Water Supplies	78.50
		I5209428	Public Works	Water Operational Supplies	171.77
		I5206087	Public Works	Water Supplies	193.49
		I5209981	Public Works	Water Supplies	980.74
H.D. FOWLER COMPANY Total					1,514.20
HAMER ELECTRIC INC	213	42269	Public Works	Water Electrical Services	783.31
HAMER ELECTRIC INC Total					783.31
HARPER HOUF PETERSON RIGHELLIS INC.	1678	45959	Public Works	Division St. Storm Improvements	3,068.73
HARPER HOUF PETERSON RIGHELLIS INC. Total					3,068.73
HARRY'S LAWN AND POWER EQUIPMENT	214	165405	Public Works	Parks/Street Equipment Maintenance	30.14
		165404	Public Works	Parks/Streets Equipment Maintenance	42.22
HARRY'S LAWN AND POWER EQUIPMENT Total					72.36
HEIDI JOHNSON	2669	2669-20190808	Public Works	Stormwater Easement - Johnson Property	10,000.00
HEIDI JOHNSON Total					10,000.00

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HOME DEPOT CREDIT CARD SERVICES	1805	6062475	Genl Govt/Facilities	PW Shop Tools	3.79
			Public Works	PW Shop Tools	58.46
		607183	Genl Govt/Facilities	PW Vehicle Maint & Streets Supplies	1.41
			Public Works	PW Vehicle Maint & Streets Supplies	41.86
		4613339	Genl Govt/Facilities	City Hall Supplies	63.96
HOME DEPOT CREDIT CARD SERVICES Total					169.48
HONEY BUCKETS	223	551164232	Public Works	Davis Park Port-A-Potty	298.00
HONEY BUCKETS Total					298.00
JESSICA KIPP	2099	2099-20190808	Genl Govt/Facilities	Event Errands - Mileage Reimb. Kipp	40.60
JESSICA KIPP Total					40.60
JOHN AND HANNAH BOYSE	2439	2439-20190808	Parks	Purchase of Property at 725 N 32nd Ct.	50,000.00
JOHN AND HANNAH BOYSE Total					50,000.00
KEITH FRAZIER	3368	ENG-19-0062	Genl Govt/Facilities	Refund ENG-19-0062	75.00
KEITH FRAZIER Total					75.00
KELSEY THE FACE PAINTING LADY	3297	KTFPL6021	Genl Govt/Facilities	TP - Face Painting at the Park	150.00
KELSEY THE FACE PAINTING LADY Total					150.00
KJS TEXAS BBQ	3359	3359-201907	Genl Govt/Facilities	Business License Refund - KJS Texas BBQ	50.00
KJS TEXAS BBQ Total					50.00
LAW OFFICE OF THOMAS M. PORS	3366	3366-20190808	Public Works	Kennedy Farms Water Rights - Down Payment	97,000.00
LAW OFFICE OF THOMAS M. PORS Total					97,000.00
Lewis Gloria	UB*00240	(blank)	Genl Govt/Facilities	Refund Check 010521-000 4219 N Ridgefield Woods Dr	1,068.77
Lewis Gloria Total					1,068.77
MAS MODERN MARKETING INC	2939	MMO133351	Genl Govt/Facilities	PD LED Flashballs	(103.67)
			Public Safety	PD LED Flashballs	1,337.89
MAS MODERN MARKETING INC Total					1,234.22
MERCHANT TRANSACT	2901	28437298	Public Works	ACH Return Fee	3.00
		28412536	Public Works	ACH Processing Fees	56.05
MERCHANT TRANSACT Total					59.05
MITCHELL H HARDIN	2699	8/17/2019	Genl Govt/Facilities	F2T - 2019 Music	600.00
MITCHELL H HARDIN Total					600.00
NAPA AUTO PARTS	498	130730	Genl Govt/Facilities	PW Shop Supplies and Street Sweeper Maint	1.93
			Public Works	PW Shop Supplies and Street Sweeper Maint	73.01
		130573	Public Works	Chipper Maintenance	26.04
NAPA AUTO PARTS Total					100.98
NORTHSIDE FORD TRUCK SALES INC	3281	7133	Genl Govt/Facilities	2019 Ford F350	6,312.76
			Public Works	2019 Ford F350	35,772.31
NORTHSIDE FORD TRUCK SALES INC Total					42,085.07
NORTHSTAR CHEMICAL INC.	1019	149054	Public Works	Sodium Hypochlorite	868.28
NORTHSTAR CHEMICAL INC. Total					868.28
NORTHWEST STAFFING	522	4103302	Community Development	Temp Services - Riccardo	994.40
		4103506	Community Development	Temp Services- Riccardo	745.80
NORTHWEST STAFFING Total					1,740.20

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City of Ridgefield
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NW OCCUPATIONAL MEDICAL CENTER	794	45099	Public Works	DOT Exam - Strickler	75.00
NW OCCUPATIONAL MEDICAL CENTER Total					75.00
OFFICIAL PAYMENTS CORPORATION	1701	1000007702	Public Works	Customer Payment Fees	1.00
OFFICIAL PAYMENTS CORPORATION Total					1.00
OTAK INC.	1787	71900299	Public Works	Refuge Park Improvements	34,244.98
OTAK INC. Total					34,244.98
PACIFIC OFFICE AUTOMATION	1564	64335467	Genl Govt/Facilities	(blank)	4.72
				City Hall Copier Lease	542.79
				RACC Copier Lease	16.56
			Public Works	(blank)	72.83
				RACC Copier Lease	254.84
			Community Development	RACC Copier Lease	271.39
PACIFIC OFFICE AUTOMATION Total					1,163.13
PARKROSE HARDWARE	3104	I61752/S	Public Works	Street Supplies	70.42
PARKROSE HARDWARE Total					70.42
PBS ENGINEERING AND ENVIRONMENTAL	342	0071272.000-13	Community Development	Developer Plan Reviews - June 2019	1,508.75
PBS ENGINEERING AND ENVIRONMENTAL Total					1,508.75
PUBLIC SAFETY TESTING	354	PSTI19-0125	Public Safety	Background Investifiation and Report	164.00
PUBLIC SAFETY TESTING Total					164.00
PURCHASE POWER	356	0356-20190808	Genl Govt/Facilities	Postage	500.00
PURCHASE POWER Total					500.00
RIDGEFIELD POLICE GUILD	3363	12461581	Genl Govt/Facilities	Galls Refund - Pink Patch Project	192.00
RIDGEFIELD POLICE GUILD Total					192.00
RIDGEFIELD RAPTORS	3364	9324	Human Resources	Employee Picnic	696.00
RIDGEFIELD RAPTORS Total					696.00
RIDGEFIELD SCHOOL DISTRICT	378	1001800069	Genl Govt/Facilities	RACC Custodial Services - June 2019	548.74
			Public Works	RACC Custodial Services - June 2019	472.46
			Community Development	RACC Custodial Services - June 2019	1,982.32
RIDGEFIELD SCHOOL DISTRICT Total					3,003.52
SANDY'S SIGN AND DESIGN	556	290-19	Public Works	Street Signs	384.82
SANDY'S SIGN AND DESIGN Total					384.82
SHANNON CAHOON	3028	3028-20190808	Genl Govt/Facilities	Abrams Park Refundable Deposit - Cahoon	100.00
SHANNON CAHOON Total					100.00
SHAWNA J RUDE	3348	3348-20190808	Genl Govt/Facilities	F2T - Floral	1,997.27
SHAWNA J RUDE Total					1,997.27
SKAMANIA COUNTY SHERIFF'S OFFICE	1554	1554-20190808	Public Safety	June 2019 Jail Beds	660.00
SKAMANIA COUNTY SHERIFF'S OFFICE Total					660.00
SMART CHOICE HEATING & COOLING	2844	MEC-19-0097	Genl Govt/Facilities	Refund MEC-19-0097	3.00
SMART CHOICE HEATING & COOLING Total					3.00
TAPANI PLUMBING INC.	3362	3362-20190808	Genl Govt/Facilities	Abrams Park Refundable Deposit - Tapani Plumbing	100.00
TAPANI PLUMBING INC. Total					100.00
Taylor Casey	UB*00241	(blank)	Genl Govt/Facilities	Refund Check 005227-000 515 Pioneer St	306.42

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Taylor Casey Total						306.42
THE PARR COMPANY	964	26463738	Public Works	Water Supplies	37.20	
		26463681	Public Works	Water Supplies	41.42	
THE PARR COMPANY Total						78.62
THERESA PATERSON	3097	397098	Genl Govt/Facilities	1SAT - Ribbon for May Day Pole	27.10	
THERESA PATERSON Total						27.10
TRAFFIC SAFETY SUPPLY	432	INV016002	Genl Govt/Facilities	Street Signs	(207.13)	
			Public Works	Street Signs	2,673.01	
		INV016003	Genl Govt/Facilities	Street Signs	(7.39)	
			Public Works	Street Signs	95.39	
TRAFFIC SAFETY SUPPLY Total						2,553.88
USA BLUEBOOK	444	957768	Public Works	Water Supplies	1,221.58	
		945505	Public Works	Water Operations Maint.	1,391.95	
		945983	Public Works	Water Operations Maint.	1,284.61	
		952610	Public Works	Stormwater Supplies	272.79	
USA BLUEBOOK Total						4,170.93
WA STATE DEPARTMENT OF TRANSPORTATION	688	RE44JD1385BL017	Public Works	Trapping Services	326.43	
				De-Icer/Sand - Streets	4,331.82	
WA STATE DEPARTMENT OF TRANSPORTATION Total						4,658.25
WESTERN EQUIPMENT	2363	7074523-00	Public Works	Parks Vehicle Maintenance	163.62	
		7074523-01	Public Works	Parks Vehicle Maintenance	42.26	
WESTERN EQUIPMENT Total						205.88
(blank)	(blank)	(blank)	(blank)	(blank)		
(blank) Total						
Grand Total						379,288.06

Attachment: August 08 2019 - CLAIMS REPORT (Approval of Claims And/OR Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: August 08, 2019
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Minutes from the July 25, 2019 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: 07-25-2019 (PDF)



CITY OF RIDGEFIELD, WASHINGTON
City Council MEETING MINUTES
July 25, 2019

Regular Meeting - 6:30 PM

STUDY SESSION - 5:30 P.M.

1. Introduction to 2020 Budget and Economic Update

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL

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

LATE CHANGES TO THE AGENDA

PUBLIC COMMENT

Bruce Carpenter- Resident

Hillhurst refueling pre-application conference - gas station and mini-market does not fit into residential neighborhoods.

Ken Koch - Resident

Sewer fees - when will the sewer bills stabilize/stop increasing?

Apartment traffic - access in and out of apartments? Is all traffic using Pioneer Street or Royle Road?

Shannon Hagen - Resident

Spoke in regard to storm water issue

Kristal England - Resident

S 5th Avenue - consider extending one-way street all the way to Division.

Jon Dotson - Resident

4th of July Fireworks - communication

Attachment: 07-25-2019 (Approval of Minutes)

Work with neighborhood HOA's

Greg Ross - Resident

4th of July Fireworks - not in favor of outlawing fireworks

Freedom petition submitted into record

Joy Johnson - Resident

4th of July Fireworks - limit the type of fireworks that can be discharged in neighborhoods, additional rules/regulations are needed

Sandy Schill - Resident

Thanked PW, PD and City staff for all the help with 4th of July event.

4th of July Fireworks - conversations may need to be held regarding the type of fireworks that can be discharged

Mike Jennings- Resident

Thanked Sandy Schill

Erin Nolan - Resident

Hillhurst pedestrian crossing - signage needed (sight distance issue)

4th of July Event - neighborhood/on street (Hillhurst) parking concerns (neighborhood streets are narrow)

Development - traffic concerns, what will happen to the quality of life in our City?

Apartments traffic

Police department staffing - increase in calls due to residential development, apartments, Rosauers. How are we going to keep up with increase in police calls?

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Wells, Councilor
SECONDER:	Sandra Day, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Day, Lindsay

1. Approval of Minutes from the July 11, 2019 Meeting

2. Approval of Claims And/Or Payroll

PRESENTATION

1. Workforce Southwest Washington Update - Melissa Boles, Program Manager & Darcy Hoffman, Director of Business Services

2. Columbia River Economic Development Council Update - Jennifer Baker, President

BUSINESS

1. Resolution No. 561 – Approval of Amendment to Financial Policy #01: Financial Management Policies - 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 are recommending the following revisions to the Financial Management Policy. No revisions are recommended for the Budget Policy at this time.

The recommended policy update includes the addition of a new reserve, Priority #4 - Separation

Reserve. The policy addition sets aside funding for leave accrual payouts at the time of retirement for City staff. The recommendation is to set aside 30% of the estimated payouts for the following 10 years. The current retirement estimates will be estimated and updated each year during the budget process. In addition, City staff are recommending that an initial \$200,000 balance be transferred into this fund to fully fund the reserve. The funding for the reserve will come from sales and use tax from construction related sources received in 2019 (One-Time Revenue). The addition of this reserve fund will reduce future impacts on operating revenues for estimated payouts. Currently the City is forecasting over \$656,000 in payouts over the next 10 years.

City Council discussion.

MOTION: MOVED TO APPROVE RESOLUTION NO. 561 AS PRESENTED.

COUNCIL MEMBER TAYLOR MOVED TO APPROVE BALANCE TRANSFER OF \$200,000 IN FUND BALANCE TO FULLY FUND THE RESERVE.

COUNCIL MEMBER ONSLOW SECOND THE MOTION.

ALL IN FAVOR OF THE MOTION.

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

2. Motion - Approval of Purchase Agreement for 725 N 32Nd Court

In December 2018, the City was approached by the Boyse property owner with the possibility of purchasing approximately 10 acres located in Gap Area J. In January 2019, the City appraised the Boyse property, and began working with the Boyse family on potential purchase scenarios which would meet the interests of the City in acquiring a portion of their property for a neighborhood park. After further evaluation of potential park alternatives - including a site visit by City staff, Parks Board Chair, and City Councilor - the City, In May of 2019, presented an offer to the Boyse family for purchase of a portion of their property for \$250,000. Over the subsequent months between that time and this meeting, the City met with the Boyse family multiple times to reach a tentative negotiated purchase value for the property for \$250,000, contingent on mutually agreed upon property subdivision creating legal lots for both City purchase and future potential development. Staff believes that this is amount is a reasonable and fair market value based upon review of the appraisals and negotiations with the property owners.

MOTION: MOVED TO APPROVE THE CITY'S PURCHASE OF THE PROPERTY AT 725 N 32ND COURT FOR A PURCHASE PRICE OF \$250,000.00 AND AUTHORIZE THE CITY MANAGER TO TAKE ALL STEPS NECESSARY TO CLOSE THE SALE.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	Darren Wertz, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Day, Lindsay

3. Motion - Approval of Code Enforcement Officer Designation

RMC 18.395 provides specific guidance and procedures for code enforcement actions in the city. It is the policy of the City of Ridgefield to thoroughly and consistently enforce the rules and regulations of the municipal code, with primary emphasis on protection of the general health, safety and welfare. In addition, it is the policy of the city to strive for and achieve the highest level of voluntary compliance in

all code enforcement actions with minimal use of punitive authority. RMC 18.395.030 provides that "There shall be designated by the city council a 'code enforcement officer.' The code enforcement officer shall determine if a violation of the development code has occurred." The code enforcement officer performs a variety of responsible and complex duties to assist the Community Development Department functions and programs including monitoring and enforcing City ordinances, codes, and regulations related to land use, building, housing, health and safety, and other matters of public concern. The City selected Dan Bush for this position. Dan Bush will be attending selected Association of Washington Cities conferences dedicated to honing his dispute resolution and negotiation skills.

MOTION: MOVED TO DESIGNATE DAN BUSH AS THE CODE ENFORCEMENT OFFICER FOR THE CITY OF RIDGEFIELD AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Darren Wertz, Councilor
SECONDER:	Jen Lindsay, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Day, Lindsay

PUBLIC COMMENT

Bruce Carpenter - Resident

Traffic - From exit 14 to roundabouts, road is narrow. Can road improvements be done with public funds?

Communication from Mayor and Council to citizens on what happens would be helpful.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Onslow - Attended Main Street Day event, Vancouver Clinic open house.

Council Member Taylor - Attended Main Street Day event, Vancouver Clinic open house.

Council Member Wells - Attended 8 meetings.

Council Member Wertz - Attended Vancouver Business Journal top project event.

Council Member Lindsay - Attended Vancouver Business Journal top project event, Vancouver Clinic open house, Main Street Day event.

Council Member Day - Attended Vancouver Business Journal top project event, Vancouver Clinic open house, Main Street Day event.

Mayor

National Night out event August 6th.

Appointment of two Council Members to serve on the 2020 Budget Advisory Committee

Council Member Wertz and Council Member Lindsay to serve on 2019 Budget Advisory Committee.

Appointment of a citizen to serve on 2020 Budget Advisory Committee

Clyde Burkle

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Wells, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Day, Lindsay

City Manager

City Manager Steve Stuart - SR 501 Discovery Ridge Pre-con scheduled for Tuesday, Farm to Table event is August 17.

Finance Director Kirk Johnson - Investment portfolio report update provided.

Community Development Director Louisa Garbo - Ridgefield Development code updates will be presented to Council in September, Department of Ecology grant update.

Public Works Director Bryan Kast - Engineering Tech position update.

Deputy City Manager Lee Knottnerus - New Police Officer starting August 1, community engagement update, First Saturday event in August, pacific dragon boat association regional dragon boat racing championship coming to Ridgefield, august 3r and 4th.

ADJOURN - [8:25 PM](#)

Julie Ferriss, City Clerk

Don Stose, Mayor

Attachment: 07-25-2019 (Approval of Minutes)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: August 08, 2019

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Greely Farms Phase 1 Final Plat

GOVERNING LEGISLATION:

RCW 36.70.A and RCW 58

PREVIOUS COUNCIL ACTION TAKEN:

Council previously approved the Rohrer-Walker-Schuster Development Agreement and an amendment to the Rohrer-Walker-Schuster Development Agreement. Both documents apply to the subject property.

SUMMARY/BACKGROUND:

The Ridgefield Hearing Examiner approved the preliminary plat for Ridgefield East/Greely Acres Phase 1 Planned Unit Development (PUD) via final order on March 20, 2018, as PLZ-17-0049. The project is also subject the Rohrer-Walker-Schuster Development Agreement (June 30, 2008), as amended on January 20, 2017. The project name is now Greely Farms Phase 1.

The project proposes to subdivide an approximately 19-acre portion of Assessor's #214499066 into 96 detached single-family residential lots. The lots range from 4,284 square feet (Lot 20) to 10,345 square feet (Lot 85), consistent with the lot size approved for the preliminary PUD. The average lot size is 5,356 square feet. Tract A is a 92,645-square foot open space tract. Phase 1 includes multiple public streets providing internal circulation and connections to existing public streets and future project phases.

BUDGET/FINANCIAL IMPACTS:

Additional property tax revenue from 96 new single-family homes.

RECOMMENDED ACTION OR MOTION:

"I move to approve the final plat as presented."

STAFF CONTACT: Claire Lust, Associate Planner

ATTACHMENTS:

2017 DA Exhibit D (PDF)

Greely Farms Phase 1 Final Plat (PDF)

PLZ-19-0068 Greely Farms Phase 1_Final Plat_Staff Memo_08082019
(PDF)



CLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC.
222 E. EVERGREEN BLVD. VANCOUVER, BC V6Z 1Y1
TEL: 604-271-1111 FAX: 604-271-1112
WWW.CLSON.COM

MP1

GREELY FARMS, A PLAT COMMUNITY

APPROVED AS GREELY ACRES PUD PHASES 1A & 1B BY CITY OF RIDGEFIELD FINAL ORDER PLZ-17-0049

A SUBDIVISION IN LOT 26, HELEN'S VIEW PHASE 2
BOOK J OF PLATS, PAGE 356
IN THE SW 1/4 OF THE NW 1/4 OF SEC. 23, TWP. 4 N., RGE. 1 E., W.M.
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
JULY, 2019

CITY OF RIDGEFIELD MAYOR

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

MAYOR, CITY OF RIDGEFIELD _____ DATE _____

ATTESTED BY: _____
CITY CLERK

CITY OF RIDGEFIELD COMMUNITY DEVELOPMENT

CITY COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CITY OF RIDGEFIELD PUBLIC WORKS

CITY PUBLIC WORKS DIRECTOR _____ DATE _____

CITY OF RIDGEFIELD ENGINEER

CITY OF RIDGEFIELD ENGINEER _____ DATE _____

DEDICATION

KNOWN TO ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN DESCRIBED HAVE CAUSED THE SAME TO BE PLATTED ACCORDING TO THE PLAT HERETO ANNEXED. SAME TO BE KNOWN AS GREELY FARMS – PHASE 1, AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN THEREON TO THE PUBLIC USE FOREVER.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

RIDGEFIELD EAST DEVELOPMENT, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

BY:

ITS:

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 GREELY FARMS, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN 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 GREELY FARMS RECORDED UNDER CLARK COUNTY RECORDING NO. _____

RIDGEFIELD EAST DEVELOPMENT, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

BY:

ITS:

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

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

NOTARY SIGNATURE _____

DATED: _____, 20__.

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES _____

CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

GREELY FARMS PHASE 1

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

CLARK COUNTY ASSESSOR

CLARK COUNTY AUDITOR

ATTESTED BY _____
CLARK COUNTY AUDITOR

FILED FOR RECORD THIS ____ DAY OF _____, 2019.

AUDITORS FILE NO. _____ BOOK OF PLATS _____, PAGE _____.

PLAT NOTES

- THIS PLAT IS SUBJECT TO THAT DEVELOPMENT AGREEMENT RECORDED UNDER AF# 4470184 AGR AND THE 1ST AMENDMENT THERETO RECORDED UNDER AF# 5369316 AMD, RECORDS OF CLARK COUNTY, WASHINGTON.
- A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE HOA BYLAWS AND DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF RIDGEFIELD. THE HOA SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL IMPROVEMENTS AND AMENITIES HELD IN COMMON AND NOT DEDICATED TO THE CITY OF RIDGEFIELD.
- LOTS 1-26, 35-73, AND 79-96 ARE DESIGNATED AS "A" TYPE LOTS AND SHALL HAVE A MAXIMUM LOT COVERAGE OF 60%. LOTS 27-34, AND 74-78 ARE DESIGNATED AS "B" TYPE LOTS AND SHALL HAVE A MAXIMUM LOT COVERAGE OF 50%.
- THE MAXIMUM IMPERVIOUS SURFACE AREA FOR THIS PLAT SHALL NOT EXCEED 60% OF THE TOTAL AREA OF THIS PLAT.
- A MINIMUM OF ONE AND A MAXIMUM OF FOUR OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR EACH DWELLING UNIT.
- PURSUANT TO R.C.W. 27.53.060, IT IS UNLAWFUL TO REMOVE OR ALTER ANY ARCHAEOLOGICAL RESOURCE OR SITE WITHOUT HAVING OBTAINED A WRITTEN PERMIT FROM THE WASHINGTON STATE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION. UPON ANY DISCOVERY OF POTENTIAL OR KNOWN ARCHAEOLOGICAL RESOURCES AT THE SUBJECT SITE PRIOR TO OR DURING ON-SITE CONSTRUCTION, THE DEVELOPER, CONTRACTOR, AND /OR ANY OTHER PARTIES INVOLVED IN CONSTRUCTION SHALL IMMEDIATELY CEASE ALL ON-SITE CONSTRUCTION, SHALL ACT TO PROTECT THE POTENTIAL OR KNOWN HISTORICAL AND CULTURAL RESOURCES AREA FROM OUTSIDE INTRUSION, AND SHALL NOTIFY, WITHIN A MAXIMUM PERIOD OF 24 HOURS FROM THE TIME OF DISCOVERY, THE CITY OF RIDGEFIELD COMMUNITY DEVELOPMENT DEPARTMENT OF SAID DISCOVERY.

SURVEY REFERENCES

- PLAT OF HELEN'S VIEW PHASE 2 BY MINISTER AND GLAESER SURVEYING, INC. RECORDED IN BOOK J OF PLATS, AT PAGE 356, DECEMBER 1996, RECORDS OF CLARK COUNTY, WASHINGTON
- PLAT OF HELEN'S VIEW PHASE 1 BY MINISTER AND GLAESER SURVEYING, INC. RECORDED IN BOOK J OF PLATS, AT PAGE 022, JULY 1994, RECORDS OF CLARK COUNTY, WASHINGTON
- RECORD OF SURVEY BY HAGEDORN, INC. FOR CLIFF AND DON TYRELL RECORDED IN BOOK 19 OF SURVEYS, AT PAGE 143, MARCH 1986, RECORDS OF CLARK COUNTY, WASHINGTON
- RECORD OF SURVEY BY HAGEDORN, INC. FOR FOSTER FARMS, INC. RECORDED IN BOOK 26 OF SURVEYS, AT PAGE 83, FEBRUARY 1990, RECORDS OF CLARK COUNTY, WASHINGTON

DEED REFERENCE

GRANTOR: HOLT OPPORTUNITY FUND (PARALLEL 1), 2013, L.P.
GRANTEE: RIDGEFIELD EAST DEVELOPMENT, LLC
A.F.#: 5589703 D
DATE: MARCH 06, 2019

PROCEDURE

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

LAND SURVEYOR'S CERTIFICATION

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 THE HOLT GROUP, INC. ON NOVEMBER 14, 2014. I HEREBY CERTIFY THAT THIS MAP FOR GREELY FARMS – PHASE 1 IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

PATRICK J. SCOTT _____ DATE _____
PROFESSIONAL LAND SURVEYOR NO. 46624



07/18/2019

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

SIGNED OR ATTESTED BEFORE ME ON _____ BY PATRICK J. SCOTT.

NOTARY SIGNATURE _____

DATED: _____, 20__.

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES _____

PG. 1 OF 3 JOB# 9170.01.01

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J:\DATA\9000\9100\9170\9170.SURVEY\
PLAT\PHASE 1\9170.S.F\PLAT.PHASE1.PGI.DWG

OLSON LAND SURVEYORS
ENGINEERING INC. ENGINEERS
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
1-800-685-1585
1-360-599-8836

GREELY FARMS, A PLAT COMMUNITY

APPROVED AS GREELY ACRES PUD PHASES 1A & 1B BY CITY OF RIDGEFIELD FINAL ORDER PLZ-17-0049

A SUBDIVISION IN LOT 26, HELEN'S VIEW PHASE 2
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IN THE SW 1/4 OF THE NW 1/4 OF SEC. 23, TWP. 4 N., RGE. 1 E., W.M.
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
JULY, 2019

REMAINDER OF LOT 26 SUBJECT TO DEVELOPMENT RIGHTS

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

COMMENCING AT A BARE 1/2 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 26;

THENCE NORTH 88°59'57" WEST, ALONG THE SOUTH LINE OF SAID LOT 26, A DISTANCE OF 1871.93 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED MINSTER 12563 (MINISTER I.R.) LYING ON SAID SOUTH LINE;

THENCE CONTINUING NORTH 88°59'57" WEST, ALONG SAID SOUTH LINE, 0.08 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTHEAST 10TH AVENUE, SAID POINT BEING 30.00 FEET EAST OF, WHEN MEASURED PERPENDICULAR TO, THE CENTERLINE OF NORTHEAST 10TH AVENUE;

THENCE SOUTH 88°59'57" EAST, ALONG THE SOUTH LINE OF SAID LOT 26, A DISTANCE OF 1124.45 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 01°00'03" EAST, LEAVING SAID SOUTH LINE, 50.00 FEET;

THENCE NORTH 05°29'31" WEST 33.84 FEET;

THENCE NORTH 89°00'23" EAST 56.59 FEET;

THENCE NORTH 67°33'27" EAST 51.34 FEET;

THENCE NORTH 49°19'37" EAST 40.53 FEET;

THENCE NORTH 32°58'06" EAST 41.99 FEET;

THENCE NORTH 14°44'17" EAST 49.89 FEET;

THENCE NORTH 03°38'41" WEST 42.75 FEET;

THENCE NORTH 21°52'31" WEST 49.13 FEET;

THENCE NORTH 40°15'29" WEST 43.51 FEET;

THENCE NORTH 58°29'18" WEST 5.23 FEET;

THENCE NORTH 42°23'41" EAST 51.73 FEET;

THENCE NORTH 45°35'04" WEST 190.29 FEET;

THENCE NORTH 63°36'32" WEST 56.73 FEET;

THENCE NORTH 01°13'13" WEST 103.00 FEET;

THENCE NORTH 01°13'13" WEST 103.00 FEET;

THENCE NORTH 88°18'47" WEST 48.00 FEET;

THENCE SOUTH 01°13'13" WEST 161.55 FEET;

THENCE NORTH 88°18'47" WEST 116.00 FEET;

THENCE NORTH 87°36'43" WEST 31.00 FEET;

THENCE SOUTH 88°18'47" WEST 33.00 FEET;

THENCE SOUTH 73°00'03" WEST 44.00 FEET;

THENCE SOUTH 58°26'09" WEST 43.00 FEET;

THENCE SOUTH 44°01'47" WEST 41.00 FEET;

THENCE SOUTH 34°54'57" WEST 45.00 FEET;

THENCE SOUTH 21°04'46" WEST 13.00 FEET;

THENCE NORTH 88°18'47" WEST 10.00 FEET TO THE EAST RIGHT OF WAY LINE OF NORTHEAST 10TH AVENUE, SAID POINT BEING 30.00 FEET EAST OF, WHEN MEASURED PERPENDICULAR TO, THE CENTERLINE OF SAID AVENUE;

THENCE SOUTH 01°13'13" EAST, ALONG SAID EAST RIGHT OF WAY LINE PARALLEL WITH AND 30.00 EAST OF THE CENTERLINE OF SAID AVENUE 1452.88 FEET TO A POINT WHICH BEARS NORTH 88°18'47" WEST 19.88 FEET FROM A FOUND MINSTER I.R., SAID POINT BEING THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 26;

THENCE ALONG THE NORTH LINE OF SAID LOT 26 THE FOLLOWING COURSES:

THENCE SOUTH 88°47'56" EAST 19.88 FEET TO A FOUND MINSTER I.R.;

THENCE CONTINUING SOUTH 88°47'56" EAST 108.09 FEET;

THENCE SOUTH 01°13'13" WEST 111.04 FEET TO A FOUND MINSTER I.R.;

THENCE SOUTH 88°48'25" EAST 309.98 FEET TO A FOUND MINSTER I.R.;

THENCE NORTH 01°38'17" EAST 140.93 FEET TO A FOUND MINSTER I.R.;

THENCE NORTH 35°53'02" WEST 176.81 FEET TO A FOUND MINSTER I.R.;

THENCE NORTH 01°46'18" EAST 587.04 FEET TO A FOUND MINSTER I.R.;

THENCE CONTINUING NORTH 01°40'18" EAST 0.09 FEET TO THE SOUTH RIGHT OF WAY LINE OF NORTHEAST 279TH STREET, SAID POINT BEING 30.00 SOUTH OF, WHEN MEASURED PERPENDICULAR TO, THE CENTERLINE OF SAID STREET, SAID POINT BEING THE NORTHEAST CORNER OF LOT 6, HELEN'S VIEW PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK J OF PLATS, AT PAGE 22, RECORDS OF CLARK COUNTY, WASHINGTON;

THENCE SOUTH 88°47'56" EAST, LEAVING SAID NORTH LINE ALONG SAID SOUTH RIGHT OF WAY LINE PARALLEL WITH AND 30.00 FEET SOUTH OF THE CENTERLINE OF SAID STREET, 454.76 FEET TO A POINT WHICH BEARS NORTH 01°12'08" EAST 0.14 FEET FROM A FOUND MINSTER I.R., SAID POINT BEING THE NORTHWEST CORNER OF LOT 1 OF SAID PLAT OF HELEN'S VIEW PHASE 2;

THENCE ALONG THE NORTH LINE OF SAID LOT 26 THE FOLLOWING COURSES:

THENCE SOUTH 01°12'08" WEST 0.14 FEET TO A FOUND MINSTER I.R.;

THENCE CONTINUING SOUTH 01°12'08" WEST 629.16 FEET TO A FOUND MINSTER I.R.;

THENCE SOUTH 29°35'51" EAST 614.66 FEET TO A FOUND MINSTER I.R.;

THENCE SOUTH 32°04'55" EAST 188.42 FEET TO A FOUND MINSTER I.R.;

THENCE SOUTH 46°46'08" EAST 179.23 FEET TO A FOUND MINSTER I.R.;

THENCE SOUTH 88°47'48" EAST 425.93 FEET TO A FOUND MINSTER I.R.;

THENCE NORTH 01°17'04" EAST 275.28 FEET TO A FOUND MINSTER I.R.;

THENCE NORTH 88°48'06" WEST 142.06 FEET TO A FOUND MINSTER I.R.;

THENCE NORTH 05°19'44" WEST 548.69 FEET TO A FOUND MINSTER I.R.;

THENCE CONTINUING NORTH 05°19'44" WEST 0.19 FEET TO THE EAST RIGHT OF WAY LINE OF NORTHEAST 16TH AVENUE, SAID POINT BEING 30.00 EAST OF, WHEN MEASURED PERPENDICULAR TO, THE CENTERLINE OF SAID AVENUE, AND A POINT ON A NON-TANGENT 180.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 51°30'40" WEST, SAID POINT BEING THE NORTHEAST CORNER OF LOT 13 OF SAID PLAT OF HELEN'S VIEW PHASE 2;

THENCE LEAVING SAID NORTH LINE ALONG SAID EAST RIGHT OF WAY LINE PARALLEL WITH AND 30.00 FEET EAST OF THE CENTERLINE OF SAID AVENUE, AND SAID NON-TANGENT 180.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°19'07", AN ARC DISTANCE OF 126.67 FEET TO A FOUND MINSTER I.R., SAID POINT BEING THE SOUTHWEST CORNER OF LOT 14 OF HELEN'S VIEW PHASE 2;

THENCE ALONG THE NORTH LINE OF SAID LOT 26 THE FOLLOWING COURSES:

THENCE NORTH 53°08'54" EAST 151.02 FEET TO A FOUND MINSTER I.R.;

THENCE NORTH 01°08'01" EAST 45.62 FEET;

THENCE NORTH 75°49'38" EAST 94.64 FEET TO A FOUND MINSTER I.R.;

THENCE NORTH 51°33'44" EAST 127.43 FEET TO A FOUND MINSTER I.R.;

THENCE NORTH 02°06'12" WEST 167.46 FEET TO A FOUND MINSTER I.R.;

THENCE NORTH 83°05'03" WEST 41.18 FEET TO A FOUND MINSTER I.R.;

THENCE NORTH 50°18'16" WEST 72.28 FEET TO A FOUND MINSTER I.R.;

THENCE NORTH 15°23'35" WEST 32.24 FEET TO A FOUND MINSTER I.R.;

THENCE SOUTH 88°47'56" EAST, PARALLEL WITH AND 30.00 FEET SOUTH OF THE CENTERLINE OF SAID STREET, 821.86 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 26;

THENCE SOUTH 01°37'40" WEST, ALONG SAID EAST LINE, 1496.33 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED HAGEDORN 9579, SAID POINT BEING THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 26;

THENCE NORTH 89°00'35" WEST, ALONG THE EAST LINE OF SAID LOT 26, A DISTANCE OF 715.01 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED HAGEDORN 9579, SAID POINT BEING AN INTERIOR ANGLE POINT ON THE EAST LINE OF SAID LOT 26;

THENCE SOUTH 03°18'20" WEST, CONTINUING ALONG SAID EAST LINE, 1083.98 FEET TO SAID BARE 1/2 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 26;

THENCE NORTH 88°59'57" WEST, ALONG SAID SOUTH LINE, 747.56 FEET TO THE TRUE POINT OF BEGINNING.

FOUND & HELD 3-1/2" BRONZE CAP STAMPED
"CLARK COUNTY PUBLIC WORKS SURVEYORS OFFICE PLS 35152"
W/PUNCH MARK AND SECTION CORNER DATA DATED 2013
SEE L.C.R. BOOK 16, PAGE 033A-C
(TIED JUNE, 2015)

HELD FOR EASTING
S 01°40'18" W 0.09" FROM THE
CALCULATED LOT CORNER
AT THE SOUTH ROW LINE

HELD FOR EASTING
S 01°12'08" W 0.14" FROM THE
CALCULATED LOT CORNER
AT THE SOUTH ROW LINE

HELD FOR EASTING
S 01°12'08" W 0.14" FROM THE
CALCULATED LOT CORNER
AT THE SOUTH ROW LINE

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GREELY FARMS, A PLAT COMMUNITY

APPROVED AS GREELY ACRES PUD PHASES 1A & 1B BY CITY OF RIDGEFIELD FINAL ORDER PLZ-17-0049

A SUBDIVISION IN LOT 26, HELEN'S VIEW PHASE 2
BOOK J OF PLATS, PAGE 356
IN THE SW 1/4 OF THE NW 1/4 OF SEC. 23, TWP. 4 N., RGE. 1 E., W.M.
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
JULY, 2019

LEGEND

- SET 1/2" X 24" REBAR AND YELLOW PLASTIC CAP INSCRIBED "OLSON ENG PLS 46624" DURING THIS SURVEY
- + SET BRASS SCREW WITH WASHER INSCRIBED "OLSON ENG PLS 46624" IN CURB ON A PROJECTION OF THE LOT LINE AT A DISTANCE NOTED IN THE CURB SCREW TABLE DURING THIS SURVEY
- SET BRASS SCREW WITH WASHER INSCRIBED "OLSON ENG PLS 46624" IN CONCRETE DURING THIS SURVEY
- ① SEE EASEMENT PROVISION NUMBER
- R/W DED. RIGHT-OF-WAY DEDICATED TO THE CITY OF RIDGEFIELD WITH THE RECORDING OF THIS PLAT
- REF# SURVEY REFERENCE NUMBER (SEE PAGE 1)
- S.W.E. PUBLIC STORMWATER EASEMENT
- P.S.W.E. PRIVATE STORMWATER EASEMENT

CURB SCREW TABLE		
LOT LINE	LOT LINE	DISTANCE
1-5, 53-64, 79-84, 91-96		11.80'
5/6, 6-11, 12-26, 27-52, 67-69, 77-78, 84/85, 85-87, 89-90, 90/91		9.80'
26/79		14.60'
27/78		9.40'
65/66		12.10'
69/70		8.50'
73/74		6.10'
75/TRACT A		6.60'
76/TRACT A		6.40'
76/77		10.00'
87/88		9.55'

- PLAT BOUNDARY
- LOT LINE
- EASEMENT LINE (SEE EASEMENT PROVISIONS THIS PAGE)
- CENTERLINE RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- EXISTING TAX LOT
- PUBLIC LAND SURVEY SYSTEM SECTION & SECTION SUBDIVISION LINE
- WET WET WET WETLAND

PUBLIC UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 8.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, OPERATING AND REPAIRING, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, TV, CABLE, WATER, SANITARY SEWER, STORM DRAIN, AND OTHER PUBLIC UTILITIES. FOLLOWING SUCH USE THE EASEMENT AREA SHALL BE RESTORED TO ITS PRIOR CONDITION AS NEAR AS POSSIBLE. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK COUNTY UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS.

EASEMENT PROVISIONS

- A 10.00' PUBLIC STORMWATER EASEMENT (P.S.W.E.) IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF RIDGEFIELD OVER, UNDER AND UPON A PORTION OF LOT 49 AS SHOWN HEREON.
- A 10.00' PRIVATE STORMWATER EASEMENT (P.S.W.E.) IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNER'S ASSOCIATION (HOA), ITS SUCCESSORS AND ASSIGNS OVER, UNDER AND UPON PORTIONS OF LOTS 12 THROUGH 13 INCLUSIVE, LOT 19, LOTS 22 THROUGH 26 INCLUSIVE, LOTS 35 THROUGH 43 INCLUSIVE, LOTS 49 THROUGH 52 INCLUSIVE, AND LOTS 79 THROUGH 89 INCLUSIVE, AS SHOWN HEREON. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE PRIVATE STORMWATER SYSTEM WITHIN THE EASEMENT AREA AND SHALL HAVE THE RIGHT TO ENTER UPON SAID LOTS FOR ACCESS TO THE EASEMENT AREA IN PERFORMANCE OF SUCH ACTIVITIES AND FOR INSPECTION OF THE STORMWATER SYSTEM, AND FOLLOWING SUCH ACTIVITIES SHALL RESTORE AS NEAR AS POSSIBLE THE EASEMENT AREA TO ITS PRIOR CONDITION.
- LOTS 1, AND 49 THROUGH 52 INCLUSIVE ARE SUBJECT TO A 15.00' LANDSCAPE BUFFER, AS SHOWN HEREON, MEETING THE L3 STANDARD AS DEFINED BY CITY OF RIDGEFIELD MUNICIPAL CODE CHAPTER 18.725. ALL LANDSCAPING SHALL BE MAINTAINED BY SAID LOT OWNERS AS REQUIRED BY RIDGEFIELD MUNICIPAL CODE CHAPTER 18.725.020.

PUBLIC SIDEWALK EASEMENT

A PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO THE PUBLIC ROADS AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS.

ROAD DEDICATION

ALL INTERNAL ROADS DEPICTED AS "PUBLIC" ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF RIDGEFIELD FOR RIGHT-OF-WAY PURPOSES WITH THE RECORDING OF THIS PLAT.

TRACT NOTES

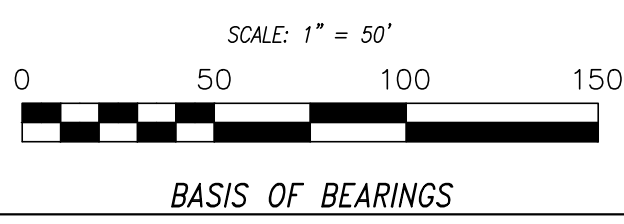
- TRACT "A" IS HEREBY CONVEYED TO THE CITY OF RIDGEFIELD UPON RECORDING OF THIS FINAL PLAT FOR PUBLIC PARK AND NATURAL OPEN SPACE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF RIDGEFIELD.

LINE TABLE			CURVE TABLE			CURVE TABLE		
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	CURVE	DELTA	RADIUS
L1	N 58°29'18" W	5.23'	C1	90°00'00"	10.00'	C35	90°00'00"	10.00'
L2	N 05°29'31" W	33.84'	C2	90°00'00"	10.00'	C36	153°55'57"	278.00'
L3	N 88°18'47" W	10.00'	C3	90°00'00"	8.00'	C37	101°17'53"	10.00'
L4	S 21°04'46" W	13.00'	C4	90°00'00"	10.00'	C38	22°50'27"	66.00'
L5	N 68°09'36" E	13.15'	C5	22°50'27"	126.00'	C39	90°41'10"	10.00'
L6	N 01°00'03" E	26.79'	C6	12°16'50"	27.01'	C40	90°00'00"	10.00'
L7	N 01°00'03" E	26.79'	C7	10°33'37"	126.00'	C41	1°58'04"	324.00'
L8	N 01°00'03" E	26.79'	C8	98°01'05"	10.00'	C42	9°35'41"	324.00'
L9	N 68°09'36" E	9.46'	C9	16°49'23"	276.00'	C43	81°62'11"	324.00'
L10	N 43°58'17" E	16.87'	C10	86°14'33"	10.00'	C44	91°8'39"	324.00'
L11	N 88°18'47" W	10.00'	C11	56°08'30"	15.00'	C45	17°48'19"	324.00'
L12	N 23°16'57" W	10.00'	C12	46°32'51"	55.00'	C46	3°48'00"	324.00'
L13	N 68°43'03" E	45.43'	C13	36°27'39"	55.00'	C47	2°48'10"	79.00'
L14	N 88°59'57" W	30.00'	C14	36°27'39"	55.00'	C48	2°40'35"	79.00'
L15	N 88°18'47" W	30.00'	C15	36°27'39"	55.00'	C49	26°17'29"	79.00'
L16	N 42°39'25" E	10.24'	C16	36°27'39"	55.00'	C50	14°40'44"	79.00'
L17	N 59°39'41" W	10.00'	C17	36°27'39"	55.00'	C51	90°00'00"	10.00'
L18	N 32°50'10" W	10.33'	C18	20°57'16"	55.00'	C52	11°31'55"	79.00'
L19	N 42°39'25" E	10.33'	C19	42°28'35"	55.00'	C53	28°42'59"	79.00'
			C20	56°08'30"	15.00'	C54	28°15'27"	79.00'
			C21	82°03'52"	10.00'	C55	21°30'00"	79.00'
			C22	19°17'21"	324.00'	C56	90°00'00"	10.00'
			C23	74°37'37"	324.00'	C57	90°00'00"	10.00'
			C24	8°55'17"	324.00'	C58	90°41'10"	10.00'
			C25	23°42'7"	324.00'	C59	88°18'50"	10.00'
			C26	10°27'47"	276.00'	C60	90°00'00"	31.00'
			C27	14°51'19"	276.00'	C61	90°00'00"	31.00'
			C28	14°52'07"	276.00'	C62	4°06'32"	324.00'
			C29	10°33'54"	276.00'	C63	82°11'31"	324.00'
			C30	90°00'00"	10.00'	C64	53°48'48"	324.00'
			C31	90°00'00"	10.00'	C65	22°50'27"	96.00'
			C32	90°00'00"	10.00'	C66	25°09'17"	300.00'
			C33	90°00'00"	10.00'	C67	24°54'40"	300.00'
			C34	90°00'00"	10.00'			

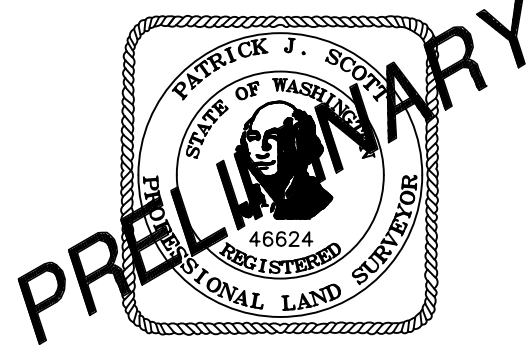
MINIMUM BUILDING SETBACKS		
	LOTS 1-26, 35-73, 79-96 ("A" TYPE)	LOTS 27-34, 74-78 ("B" TYPE)
FRONT YARD	10'	10'
GARAGE	18'	18'
SIDE YARD *	0'3"	5'
STREET SIDE YARD **	10'	10'
REAR YARD **	10'	10'

* 0.00' SETBACK FOR MULTIPLEX DWELLINGS
3.00' SETBACK FOR SINGLE FAMILY DWELLINGS
A MINIMUM SEPARATION OF 6.00' BETWEEN DWELLINGS

** LOT 1 STREET SIDE YARD SETBACK SHALL BE 15' AND LOTS 49-52 REAR YARD SETBACK SHALL BE 15' AS A CONDITION OF THE LANDSCAPE BUFFER L3 STANDARD



N 88°47'56" W ALONG THE NORTH LINE OF THE NW1/4 SECTION 23, TOWNSHIP 4 NORTH, RANGE 1 EAST, W.M. BETWEEN THE MONUMENTS FOUND IN PLACE AT THE NORTH QUARTER CORNER AND THE NORTHWEST SECTION CORNER AS SHOWN HEREON. BEARINGS ARE BASED ON THE PLAT OF HELEN'S VIEW PHASE 2 RECORDED IN BOOK J OF PLATS, PAGE 356, RECORDS OF CLARK COUNTY, WASHINGTON.



07/18/2019

PG. 3 OF 3 JOB# 9170.01.01

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ENGINEERING INC.
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
1-800-885-1585
360-585-9883



COMMUNITY DEVELOPMENT DEPARTMENT

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

Greely Farms Phase 1 Final Plat

Staff Report

File No. PLZ-19-0068

August 8, 2019

I. Review Process

Upon receipt of a proposed final plat, the city council shall at their next public meeting set a date for consideration of the final plat at a public meeting. Notice of the date, time and location of the public meeting shall be posted. The city council shall review the final plat during the public meeting and shall approve the final plat if the city council determines that the final plat conforms to the conditions of preliminary plat approval, applicable state laws, and the final plat meets the requirements of Title 18 as it existed at the time of preliminary plat approval. Upon approving any final plat, the city council shall authorize the mayor to sign the final plat as evidence of city council approval (RDC 18.620.130).

II. Basic Facts

Application date: On May 24, 2019, the City received an initial application for final plat approval for Greely Farms Phase 1. The City received revised materials on June 28, 2019 and July 18, 2019.

Applicant/Property Owner: Matthew Vissotzky, Ridgefield East Development LLC. 1300 Esther St, Ste 200 / Vancouver, WA 98660. Contact: 360.787.7227, matthew@holtgroupinc.com

Applicant's Representative: Carolina Alilat, Clark County Title. 1400 Washington St, Ste 100 / Vancouver, WA 98660. Contact: 360.487.9156, carolina@clarkcountyttitle.com

Property Information: 27201 NE 10th Ave / Ridgefield, WA 98642. Helens View Phase 2 Lot 26, Assessor's #214499066, 18.27 acres, 96 lots.

Zoning: Residential Low Density 6 (RLD-6)

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

III. Documents Received

- A. Master land use application
- B. Final plat checklist
- C. Narrative
- D. Greely Farms Phase 1 plat map, including revised versions
- E. Lot closure report, including revised versions
- F. Perimeter description

- G. Greely Acres Phase 1 final order (PLZ-17-0049)
- H. Conservation covenant
- I. Costs and quantities to complete
- J. Draft CC&Rs
- K. Survey review memos and redlines

IV. Background

The Ridgefield Hearing Examiner approved the preliminary plat for Ridgefield East/Greely Acres Phase 1 Planned Unit Development (PUD) via final order on March 20, 2018, as PLZ-17-0049. The project is also subject the Rohrer-Walker-Schuster Development Agreement (June 30, 2008), as amended on January 20, 2017. The project name is now Greely Farms Phase 1.

The project proposes to subdivide an approximately 19-acre portion of Assessor's #214499066 into 96 detached single-family residential lots. The lots range from 4,284 square feet (Lot 20) to 10,345 square feet (Lot 85), consistent with the lot size approved for the preliminary PUD. The average lot size is 5,356 square feet. Tract A is a 92,645-square foot open space tract. Phase 1 includes multiple public streets providing internal circulation and connections to existing public streets and future project phases.

The purpose of this review is to consider whether the applicant has met the conditions of approval from the preliminary approval, the Development Agreement, the Ridgefield Development Code, 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.

V. Engineering Comments

As a **condition of approval**, the applicant shall submit a performance bond for \$775,213.51 (120% of the cost of all incomplete public improvements) prior to obtaining city signatures on final plat mylars.

All other conditions of approval from PLZ-17-0049, Greely Acres Phase 1 PUD, and other engineering comments have been addressed.

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

VI. Survey Comments

Gray & Osborne, Inc. confirmed that all survey comments have been addressed in a memo dated July 8, 2019.

VII. Land Use Comments

The following conditions of approval from PLZ-17-0049, Greely Acres Phase 1 PUD, must be addressed prior to obtaining city signatures on final plat mylars. All other conditions of approval and other land use comments have been addressed:

- B.13. The applicant shall delineate and place temporary and permanent signs at the boundary of the outer edge of critical areas tracts and easements consistent with the requirements in RDC 18.280.040 .F, Critical Areas Markers and Signs.

Findings

The applicant will be required to install signs prior to obtaining city signatures on mylars.

B.14. The applicant shall place temporary and permanent signs and fencing at the boundary of the outer edge of the wetlands and buffers and on single-family residential lots consistent with the requirements in RDC 18.280.150.C.3.a-d, Signs and Fencing of Wetlands.

Findings

The applicant will be required to install signs prior to obtaining city signatures on mylars.

B.21. The applicant shall implement the mitigation measures approved by DAHP in their February 26, 2018 letter: Dismantle and salvage the existing historic structures on the site and use the salvaged material to construct a gazebo/bandstand and picnic shelters within the Greely Acres site and install interpretive panels about the barns and local agricultural heritage, and donate any remaining salvageable materials to appropriate organizations for public benefit.

Findings

The applicant included "Community Structure w/ Recycled Material" as an item in the costs and quantities submitted for the performance bond; the applicant's representative stated that this item represented the salvaged materials from historic structures on-site. The applicant will be required to submit documentation that this community structure meets Condition B.21 and documentation of any donated materials prior to obtaining city signatures on mylars.

Contact: Claire Lust, Associate Planner, 360.857.5024, claire.lust@ci.ridgefield.wa.us

VIII. Conclusion

Staff recommends City Council **APPROVE** the Greely Farms Phase 1 Final Plat subject to the following **conditions of approval**:

1. Prior obtaining city signatures on final plat mylars, the applicant shall submit a performance bond for \$775,213.51 to the city.
2. Prior to obtaining city signatures on final plat mylars, the applicant shall delineate and place temporary and permanent signs at the boundary of the outer edge of critical areas tracts and easements consistent with the requirements in RDC 18.280.040 .F and RDC 18.280.150.C.3.a-d.
3. Prior to obtaining city signatures on final plat mylars, the applicant shall submit written documentation that the community structure with recycled material meets the DAHP mitigation measures listed in PLZ-17-0049 Condition B.21.
4. Submit a mylar for signature containing the signature and seal of the surveyor of record (Certification of Subdivision Platting, see RDC 18.620.120.L) and the signatures of all parties having an ownership interest in the land for purposes of dedication (Dedication of Subdivision, see RDC 18.620.120.M).
5. 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.
6. 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.

Greely Farms Phase 1 Addressing

House numbers ascend from south to north 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.

Lot #	Address	Lot #	Address	Lot #	Address	Lot #	Address	Lot #	Address
N 1st St		N 2nd Loop		N 3rd Way		N 88th Drive		N 1st Circle	
South (odd) side of street		South (odd) side of street		South (odd) side of street)		West (odd) side of street		South (odd) side of street	
1	8501	6	8517	14	8605	26	129	70	8811
2	8507	7	8523	15	8611	25	137	71	8819
3	8513	8	8529	16	8617	24	211	72	8827
4	8519	9	8535	17	8623	23	219	73	8835
53	8525	10	8601	18	8703	22	227	N (even) side of street	
54	8531	11	8607	19	8709	21	235	76	8810
55	8537	90	8613	20	8713	East (even) side of street		TTA	8818
56	8603	North (even) side of street		North (even) side of street		67	64	75	8824
57	8609	52	8500	43	8604\	68	72	74	8832
58	8615	51	8504	42	8610	69	80		
59	8701	50	8508	41	8616	77	110		
60	8707	49	8512	40	8622	78	118		
61	8713	48	8516	39	8702	27	126		
62	8719	47	8520	38	8708	28	134		
63	8725	46	8524	37	8714	29	212		
64	8731	45	8528	36	8720	30	220		
65	8737	44	8532	35	8726	31	228		
66	8743	13	8606			32	236		
North (even) side of street		12	8610			33	310		
5	8518	89	8614			34	318		
96	8524	88	8618						
95	8530	87	8700						
94	8536	86	8704						
93	8602	85	8708						

92	8608								
91	8614								
84	8702								
83	8710								
82	8716								
81	8722								
80	8728								
79	8739								

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: August 08, 2019

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Kennedy Water Rights Purchase

GOVERNING LEGISLATION:

RCW 35A.11.010

PREVIOUS COUNCIL ACTION TAKEN:

N/A

SUMMARY/BACKGROUND:

The City of Ridgefield's 2013 Water System Plan Update identifies a need to obtain additional water rights. In January 2018, the City was approached by Tom Pors representing the Kennedy Family with the possibility of purchasing 80-120 acre-feet of water rights formerly used by the Arwana Farms Dairy at the Southern end of the City. The City hired GSI Water Solutions to assist with evaluating the dairy's water rights and negotiate a purchase agreement.

After evaluation of the dairy's water use and water rights, In May of 2018, presented an offer to the Kennedys for purchase of all valid water rights at a rate of \$1,250 per acre foot, with an up-front payment of \$100,000 for 80 acre-feet, and the remainder due on transfer and closing of the sale.

On April 2nd of this year the City, GSI and Tom Pors met with the Department of Ecology (DOE) for a water right transfer pre-application meeting. At this meeting DOE indicated that 78.26 acre-feet of water rights were tentatively confirmed to be valid, and there was a potential to demonstrate that additional valid rights are available. As it is in the Kennedy's interest to maximize the amount of valid water rights to sell, Tom Pors and Kennedy Water Holdings will be producing a technical and legal report on the additional water rights for review by DOE.

Because the tentatively confirmed rights were less than the originally negotiated 80-acre feet the Kennedys and City agreed to revise the initial down-payment to \$97,000. This

amount will be paid to the Kennedys upon Council's approval of this purchase and sale agreement.

BUDGET/FINANCIAL IMPACTS:

Between \$97,000 and \$145,000, depending on the amount of valid water rights, to be allocated from Water System Development Fund.

RECOMMENDED ACTION OR MOTION:

Staff recommends that Council approve the purchase and sale agreement for the Kennedy Water Rights. A recommended motion would be:

"I move to approve the City's purchase of water rights from Kennedy Water Holdings LLC and authorize the City Manager to take all steps necessary and incidental to close the sale."

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS: Signed offer Letter Kennedy (PDF)



THE CITY OF RIDGEFIELD

230 Pioneer Street | P.O. Box 608 | Ridgefield, WA 98642

May 31, 2018

William M. and JoAnn A. Kennedy
23115 NW Hillhurst Rd.
Ridgefield, WA 98642

Re: Offer for Purchase for Water Rights

Dear Mr. Kennedy,

The City of Ridgefield (City) appreciates that you and your attorney Mr. Tom Pors have contacted the City to offer the Kennedy Farms water rights for sale. Following your contact, the City directed its consultants to review the Kennedy Farms water rights, perform a site visit, and perform water market research. Results from the water rights review and site visit indicate that Kennedy Farms water rights are valid and support consumptive use, however the City still has a few unanswered question regarding the transfer of the groundwater Family Farm Act water right to the City's municipal water supply purposes, and needs to condition that exposure risk into the water right purchase and sale agreement.

In establishing a fair market price for water rights, the City's consultants reviewed water market reports and recent water right transactions in the Lewis and Washougal Basins. A small number of water transactions were found in the Lewis Washougal Basins, with transaction rates varying from wholesale cost of service (Clark Public Utilities) per unit of volume served, to a Lewis River water right acquisition that occurred in the White Salmon Basin (out-of-basin diversion) at a rate of \$1,350/acre-foot consumptive use (CU). Additionally, a WestWater Research report from Eastern Washington was considered, which cited an average market price of \$1,426/acre-foot CU. Given that both market price points are both upstream of Bonneville Dam, where legal water availability is severely limited, the City believes that a fair market price for Kennedy Farms' water rights is between \$1,000 and \$1,250/acre-foot consumptive.

Attachment: Signed offer Letter Kennedy (Kennedy Water Rights Purchase)

Given the analysis above, the City makes the following offer on Kennedy Farms water rights:

- Purchase price: \$1,250/acre-foot consumptive.
- Includes the surface water right, ground water right, claims, and permit-exempt uses.
- Upfront payment of \$100,000 (80 acre-feet CU) to be verified with Ecology within 30 days of execution of Purchase and Sale Agreement (PSA).
- City will pay for Administrative processing of water right changes.
- City and Kennedy Farms to split closing costs, and Kennedy Farms to pay Real Estate Excise Tax.
- Kennedy Farms to demonstrate fee title ownership of water rights within 15 days of execution of PSA.
- Closing to occur following receipt of Ecology-approved water right changes.
- Remaining balance of consumptive use water (above 80 acre-feet) to be paid at Closing.
- Costs of decommissioning existing wells to be paid by Kennedy Farms or Developer of property

If Kennedy Farms is in agreement with the terms of this offer, we will continue in good faith to draft the PSA.



Regards,

Bryan Kast, Public Works Director
City of Ridgefield

Attachment: Signed offer Letter Kennedy (Kennedy Water Rights Purchase)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: August 08, 2019

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Donation from Ridgefield Main Street
(Bike Racks)

SUMMARY/BACKGROUND: RCW 35.21.100 states that the City has the authority to accept donations so long as the City carries out the terms of the donations within powers granted by law. If no terms or conditions are attached to the donation, the City may expend or use it for any municipal purpose.

Under RMC 3.80.010 the City Council granted the authority to the City Manager to accept monetary donations up to \$100, or property valued up to \$100. Donations of money or property valued at greater than \$100.00 may be accepted via an affirmative vote by the City Council.

Pursuant to the City's Streetscape Donation Policy, Ridgefield Main Street ("RMS") contacted the Public Works Director, Bryan Kast, seeking to make a donation of two bike racks valued at approximately \$1,200 each. As required by the Donation Policy, the bike racks were reviewed for suitability and location:

1. The identified location are Overlook Park at the Corner of Pioneer and Main Ave, and Main Ave just north of the Police Station. Both areas are within the RMS geographic boundaries and the Downtown Arts Quarter.
2. The bike racks are suitable according to applicable design standards, material durability, maintenance requirements, visual impacts suitability for the proposed site, sight distance and accessibility.

RMS will pay all costs associated with the installation of the bike racks, will maintain the racks and will bear responsibility for repair or replacement due to vandalism. The City will, within its discretion, complete major repairs if funding allows.

BUDGET/FINANCIAL IMPACTS: No budget or financial impacts are anticipated

RECOMMENDED ACTION OR MOTION: Staff recommends that Council approve the acceptance of the donation.

A recommended motion is "I move to accept the donation as presented."

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS: bike racks (JPG)
bike rack location.overlook (JPEG)
bike rack location.main (JPEG)

5.3.a



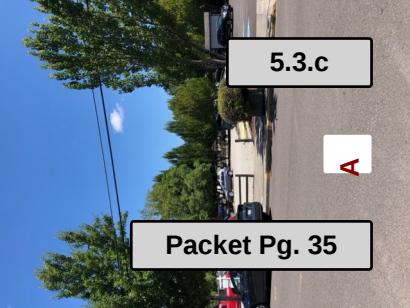
Packet Pg. 33



5.3.b

A

Packet Pg. 34

The background of the slide is a photograph of a street scene. On the left, there are several green trees and a clear blue sky. In the center, a white building with a dark roof is visible. On the right, a paved road with yellow lane markings is shown. A black car is parked on the left side of the road, and a red car is partially visible on the right. A white sign with a red letter 'A' is mounted on a post in the middle of the road.

5.3.c

A

Packet Pg. 35