



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, August 5, 2021
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

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

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

II. PUBLIC COMMENT

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

III. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the July 22, 2021 Meeting**

IV. PRESENTATION

- 1. Fleet Study Presentation - Kirk Johnson, Finance Director**
- 2. Second Quarter 2021 Financial Report - Kirk Johnson, Finance Director**

V. BUSINESS

- 1. Motion - Approval of McCormick Creek Phase 3 Final Plat - Claire Lust, Community Development Director**
- 2. Motion - Selection of Vendor for Roundabout Grapes - Steve Stuart, City Manager**

VI. PUBLIC HEARING/BUSINESS

- 1. Public Hearing and First Reading of Ordinance No. 1347 - Potter Petition to Annex - Claire Lust, Community Development Director**

VII. PUBLIC COMMENT

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

VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

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

Appointment of two Council Members to serve on the 2022 Budget Advisory Committee

Appointment of a citizen to serve on the 2022 Budget Advisory Committee

3. City Manager

IX. ADJOURN

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

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: August 05, 2021
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

ACTION OR MOTION:

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

“I move to approve the consent agenda as presented”

STAFF CONTACT: Kirk Johnson, Finance Director
ATTACHMENTS: August 5, 2021 - Claims Report (PDF)

City of Ridgefield
Claims Payment Report
For Approval on: August 5, 2021

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
Alvarado Denise	UB*00569	(blank)	Genl Govt/Facilities	Refund Check 012020-000 3312 S 2nd Way	82.27
Alvarado Denise Total					82.27
AMAZON BUSINESS	3485	1HN6-PXFT-G9VR	Genl Govt/Facilities	CDD & RACC Office/Operational Supplies	1.45
			Public Works	CDD & RACC Office/Operational Supplies	19.41
			Community Development	CDD & RACC Office/Operational Supplies	557.78
		1QK6-LG66-CW3T	Genl Govt/Facilities	ID Card Printer	298.20
			Public Safety	ID Card Printer	238.47
			Public Works	ID Card Printer	222.87
		17JK-GMGL-LMMW	Community Development	ID Card Printer	214.98
			Public Works	Switch Port - Blake	13.01
			Information Technology	Switch Port - Blake	1.61
		1JFK-MWQY-64NC	Genl Govt/Facilities	Events Supp	14.08
		1Y6D-PLLT-7PD4	Genl Govt/Facilities	PW Shop Hand Soap	4.61
		1DPP-Q77Y-M7WM	Public Works	PW Shop Hand Soap	68.73
			Community Development	CDD Supplies - iPad Stand	74.79
			173G-C1GL-HT3W	Genl Govt/Facilities	1Sat - Prize Wheel
		1XPD-4FYR-LHC7	Genl Govt/Facilities	Orienteering Kits	178.64
		1Q19-GW11-76H7	Community Development	iPhone Cases - Khaled/Mick	47.68
		1TL6-XPNY-VWFX	Genl Govt/Facilities	Events Supplies	63.62
		1GH9-QHTN-LCX9	Genl Govt/Facilities	Digital Clock	25.35
AMAZON BUSINESS Total					2,129.28
ARAMARK UNIFORM SERVICES	32	5.29E+11	Genl Govt/Facilities	PW Uniforms	0.68
			Public Works	PW Floor Mats	1.75
				PW Uniforms	16.53
		5.29E+11		PW Floor Mats	25.98
			Genl Govt/Facilities	PW Uniforms/Floor Mats	2.37
			Public Works	PW Uniforms/Floor Mats	41.02
ARAMARK UNIFORM SERVICES Total					88.33
Bennett Brian	UB*00562	(blank)	Genl Govt/Facilities	Refund Check 011368-000 419 Pioneer St	351.83
Bennett Brian Total					351.83
BROADCAST MUSIC INC.	3413	9806196	Genl Govt/Facilities	BMI Music License 2020-2021	364.00
BROADCAST MUSIC INC. Total					364.00
BRYAN KAST	1833	1833-20210805	Human Resources	WSU Tuition Reimb - Kast	1,851.00
BRYAN KAST Total					1,851.00
Carl Hollee	UB*00573	(blank)	Genl Govt/Facilities	Refund Check 005951-000 938 N 1st Ave	48.83
Carl Hollee Total					48.83
CHALEA JOHNSTON	3599	3599-20210805	Genl Govt/Facilities	Notary Bond Reimb - Johnston	6.00
			Public Works	Notary Bond Reimb - Johnston	14.00
			Community Development	Notary Bond Reimb - Johnston	20.00
CHALEA JOHNSTON Total					40.00

Attachment: August 5, 2021 - Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield

Claims Payment Report

For Approval on: August 5, 2021

CHMELIK SITKIN & DAVIS	3294	105336	Genl Govt/Facilities	Park Laundry Evaluation - June 2021	248.00
CHMELIK SITKIN & DAVIS Total					248.00
CINTAS CORPORATION NO 2	3497	8405227568	Genl Govt/Facilities	First Aid Kit Supplies- PW	17.93
			Public Works	First Aid Kit Supplies- PW	267.12
CINTAS CORPORATION NO 2 Total					285.05
CITY OF BATTLE GROUND	92	INV00346	Judicial	Court Costs/Public Defender - June 2021	16,247.58
CITY OF BATTLE GROUND Total					16,247.58
CLARK COUNTY	102	CI030111	Judicial	Pretrial Supervision - June 2021	378.33
		CI029420	Judicial	Probable Cause Hearings 1/1/2021-6/30/2021	270.28
		CI029409	Judicial	Q2.2021 Jurisdiction Cases	180.00
CLARK COUNTY Total					828.61
CLARK PUBLIC UTILITIES	110	21176443	Public Works	Street Light Replacement - 4003 N 1st Way	3,533.63
		7206-580-8-202107	Public Works	301 N 3rd Ave	39.37
			Community Development	301 N 3rd Ave	39.37
CLARK PUBLIC UTILITIES Total					3,612.37
CLEAN WORLD MAINTENANCE INC	3105	46529	Genl Govt/Facilities	Janitorial Services - PW	156.10
				Janitorial Services - City Hall	682.83
			Public Safety	Janitorial Services - PD	461.87
			Public Works	Janitorial Services - PW	337.41
CLEAN WORLD MAINTENANCE INC Total					1,638.21
COLUMBIAN PUBLISHING	116	30244	Community Development	PLZ-21-0032 Potter Annex Petition	115.20
		30231	Community Development	Type III Land Use Union Ridge Lot 30	158.40
		30291	Community Development	Ord 1345	55.80
COLUMBIAN PUBLISHING Total					329.40
COMCAST	2271	2271-202107-109	Genl Govt/Facilities	PW Shop Communications	28.12
			Public Works	PW Shop Communications	418.88
		2271-202107-510	Genl Govt/Facilities	RACC Communications - July 2021	72.15
			Public Works	RACC Communications - July 2021	62.12
			Community Development	RACC Communications - July 2021	260.63
		2271-202107-116	Public Safety	PD Communications	350.34
COMCAST Total					1,192.24
COMCAST BUSINESS - EPAY	1666	126604625	Genl Govt/Facilities	Internet Services - CH	378.83
COMCAST BUSINESS - EPAY Total					378.83
CRIMINAL JUSTICE TRAINING COMMISSION	2721	201135522	Public Safety	Firearme Handgun Optics Instructor - Pettit	400.00
CRIMINAL JUSTICE TRAINING COMMISSION Total					400.00
Dahlberg Dave & Deanna	UB*00572	(blank)	Genl Govt/Facilities	Refund Check 010186-000 4101 N Pioneer Canyon Dr	41.06
Dahlberg Dave & Deanna Total					41.06
DEPARTMENT OF LABOR AND INDUSTRIES	3504	01210400-2021	Genl Govt/Facilities	Worker & Community Right to Know Program 2021	8.02
			Public Works	Worker & Community Right to Know Program 2021	119.48
DEPARTMENT OF LABOR AND INDUSTRIES Total					127.50
DEPARTMENT OF LICENSING - CPL	154	RG0000750-2021	Genl Govt/Facilities	CPL Fees - Schuette	18.00
		RG0000743-2021	Genl Govt/Facilities	CPL Fees - Petrie	18.00
		RG0000746-2021	Genl Govt/Facilities	CPL Fees - Harbison	18.00
		RG0000745-2021	Genl Govt/Facilities	CPL Fees - Theisen	18.00

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DEPARTMENT OF LICENSING - CPL	154	RG0000747-2021	Genl Govt/Facilities	CPL Fees - Patee	18.00
		RG0000751-2021	Genl Govt/Facilities	CPL Fees - Martinez-White	18.00
		RG0000591-2021	Genl Govt/Facilities	CPL Fees Late Renewal - Clyburn	21.00
		RG0000749-2021	Genl Govt/Facilities	CPL Fees - Jackson	18.00
		RG0000744-2021	Genl Govt/Facilities	CPL Fees - Wondemu	18.00
		RG0000752-2021	Genl Govt/Facilities	CPL Fees - Johnson	18.00
		RG0000748-2021	Genl Govt/Facilities	CPL Fees - Jackson	18.00
DEPARTMENT OF LICENSING - CPL Total					201.00
DITCH MAINTENANCE SERVICES	1865	99	Public Works	Ditch Maint & Cleaning	3,966.25
DITCH MAINTENANCE SERVICES Total					3,966.25
DKS ASSOCIATES	1565	78092	Community Development	On Call Review Services	577.50
DKS ASSOCIATES Total					577.50
DON STOSE	1223	1223-20210805	Council	Mayors Dinner Reimb - Stose	61.39
DON STOSE Total					61.39
DR Horton	UB*00570	(blank)	Genl Govt/Facilities	Refund Check 008077-018 Hydrant Meter N Hillhurst Highlands	147.56
DR Horton Total					147.56
DUDE SOLUTIONS INC.	3044	INV-95037	Community Development	SmartGov Subscription/Portal	12,918.82
DUDE SOLUTIONS INC. Total					12,918.82
Escolta Chastity	UB*00577	(blank)	Genl Govt/Facilities	Refund Check 012816-000 2116 S Taverner Ridge Dr	200.00
Escolta Chastity Total					200.00
EWING VANCOUVER	2374	14690710	Public Works	Parks Supplies	219.36
		14632700	Public Works	Parks Sprinkler System Supplies	510.73
EWING VANCOUVER Total					730.09
FERGUSON ENTERPRISES INC # 8423	181	0984705-1	Genl Govt/Facilities	Water Meters	(288.29)
			Public Works	Water Meters	3,720.29
		0994860-1	Genl Govt/Facilities	Water Meters	(1,646.25)
			Public Works	Water Meters	21,244.42
FERGUSON ENTERPRISES INC # 8423 Total					23,030.17
Flynn David	UB*00563	(blank)	Genl Govt/Facilities	Refund Check 013096-000 1820 S 51st Pl	14.39
Flynn David Total					14.39
GAIL WELLS-HESS	3605	3605-20210805	Genl Govt/Facilities	Flower Bed Settlement	450.00
GAIL WELLS-HESS Total					450.00
Gannon Lauren	UB*00483	(blank)	Genl Govt/Facilities	Refund Check 010490-000 160 N 44th Pl	175.53
Gannon Lauren Total					175.53
GRAINGER	206	9951289413	Public Works	Water Supplies	17.83
GRAINGER Total					17.83
GRAY AND OSBORNE INC	207	21237.00-5	Public Works	Risk and Resiliency Assessment	29,425.06
		21261.00-2	Community Development	The Crossing Phase 3 Final Plat	616.05
		20267.00-6	Community Development	On-Call Engineering Services	1,474.79
		21271.00-1	Community Development	Pioneer Village Phase 1 Final Plat	751.76
		21262.00-2	Community Development	Zephyr Point Final Plat	282.12
		21245.00-4	Community Development	McCormick Creek Phase 3 Final Plat	214.27
GRAY AND OSBORNE INC Total					32,764.05
GURPREET SINGH	3602	502219840	Genl Govt/Facilities	Business License Refund - Singh	50.00

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GURPREET SINGH Total						50.00
H.D. FOWLER COMPANY	2036	I5841877	Public Works	Altitude Control Values & Parts		10,809.80
H.D. FOWLER COMPANY Total						10,809.80
HARPER HOUF PETERSON RIGHELLIS INC.	1678	51038	Community Development	51st Ave/Pioneer Widening		72,522.84
HARPER HOUF PETERSON RIGHELLIS INC. Total						72,522.84
Holland Clyde	UB*00558	(blank)	Genl Govt/Facilities	Refund Check 012241-000 3197 N Canyon Cir		54.72
Holland Clyde Total						54.72
HOME DEPOT CREDIT CARD SERVICES	1805	6622657	Genl Govt/Facilities	Parks Chainsaw/Greasegun	(22.59)	
			Public Works	Parks Chainsaw/Greasegun		291.56
HOME DEPOT CREDIT CARD SERVICES Total						268.97
HONEY BUCKETS	223	552224588	Genl Govt/Facilities	Hand Washing Station		21.70
			Public Works	Hand Washing Station		323.30
		552215951	Public Works	Davis Park Port-a-Potty		373.00
HONEY BUCKETS Total						718.00
Iverson Patricia	UB*00559	(blank)	Genl Govt/Facilities	Refund Check 013594-000 2027 N Heron Dr		51.75
Iverson Patricia Total						51.75
J2 BLUE PRINT SUPPLY	243	AR105211	Genl Govt/Facilities	Musicians in the Park		120.87
		AR105485	Genl Govt/Facilities	Orienteering Banner & Music in the Park Sign		111.66
J2 BLUE PRINT SUPPLY Total						232.53
KARL JOHANSSON	3569	21001-3	Public Works	YMCA Siteplan		11,051.80
KARL JOHANSSON Total						11,051.80
KILLA BITES INC.	3090	2133	Council	City Council Meeting - Catering		195.12
		2132	Genl Govt/Facilities	F2T 2021 - Catering		6,517.48
		2138	Genl Govt/Facilities	F2T 2021 - Catering - Deposit		8,000.00
KILLA BITES INC. Total						14,712.60
L.N. CURTIS AND SONS	3075	INV504153	Public Safety	Uniforms - Doriot/Doran		501.89
L.N. CURTIS AND SONS Total						501.89
LINKO TECHNOLOGY INC.	3337	8540	Genl Govt/Facilities	Web Backflow Tests - June 2021	(21.25)	
			Public Works	Web Backflow Tests - June 2021		274.25
LINKO TECHNOLOGY INC. Total						253.00
Long John & Kirsten	UB*00576	(blank)	Genl Govt/Facilities	Refund Check 008153-000 1844 S 14th Ct		125.00
Long John & Kirsten Total						125.00
MAUL FOSTER ALONGI INC.	834	43347	Genl Govt/Facilities	Grant Application Assistance		636.25
MAUL FOSTER ALONGI INC. Total						636.25
MCM Of Washington	UB*00568	(blank)	Genl Govt/Facilities	Refund Check 009510-093 2605 S 12th Ct		138.61
	UB*00567	(blank)	Genl Govt/Facilities	Refund Check 009510-083 1324 S Sevier Rd		112.99
MCM Of Washington Total						251.60
MINUTEMAN PRESS (NORTH)	3278	4416	Genl Govt/Facilities	Notary Stamps - Johnston & May		5.35
			Public Works	Notary Stamps - Johnston & May		12.48
			Community Development	Notary Stamps - Johnston & May		53.50
MINUTEMAN PRESS (NORTH) Total						71.33
Morris Jim	UB*00574	(blank)	Genl Govt/Facilities	Refund Check 005399-000 1025 S Sunset Ln		49.82
Morris Jim Total						49.82
NAPA AUTO PARTS	498	257587	Genl Govt/Facilities	PW Shop Supp		4.24

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NAPA AUTO PARTS	498	257587	Public Works	PW Shop Supp	63.15
				Street Sweeper Maint	43.91
		260006	Genl Govt/Facilities	Facilities Vehicle Maint	11.26
			Public Works	Facilities Vehicle Maint	78.05
NAPA AUTO PARTS Total					200.61
NATHAN GIBSON	1036	1036-20210805	Public Safety	Trailer Parts Reimb - Gibson	46.27
NATHAN GIBSON Total					46.27
Newman Jennifer & Peter	UB*00375	(blank)	Genl Govt/Facilities	Refund Check 008675-000 3439 S 5th Way	352.43
Newman Jennifer & Peter Total					352.43
Norris Michelle & Eric	UB*00564	(blank)	Genl Govt/Facilities	Refund Check 005961-000 110 N Depot St	69.18
Norris Michelle & Eric Total					69.18
NORTHWEST STAFFING	522	4118412	Community Development	Temp Services - Frosh	497.20
NORTHWEST STAFFING Total					497.20
NW CONSTRUCTION GENERAL CONTRACTING INC.	2900	2900-1	Genl Govt/Facilities	Hillhurst Waterline Repair	(3,924.40)
			Public Works	Hillhurst Waterline Repair	85,081.00
NW CONSTRUCTION GENERAL CONTRACTING INC. Total					81,156.60
Otteson Abigail	UB*00528	(blank)	Genl Govt/Facilities	Refund Check 010493-000 190 N 44th Pl	136.15
Otteson Abigail Total					136.15
OWEN EQUIPMENT COMPANY	916	201891	Genl Govt/Facilities	Street Sweeper Parts	(101.56)
			Public Works	Street Sweeper Parts	1,310.59
OWEN EQUIPMENT COMPANY Total					1,209.03
PACIFIC OFFICE AUTOMATION - LEASE	1564	73180239	Genl Govt/Facilities	PW Shop Printer	5.48
				RACC Copier Lease	19.22
				City Hall Copier Lease	609.88
			Public Works	PW Shop Printer	81.65
				RACC Copier Lease	285.72
			Community Development	RACC Copier Lease	304.94
PACIFIC OFFICE AUTOMATION - LEASE Total					1,306.89
PBS ENGINEERING AND ENVIRONMENTAL	342	0071543.000-6	Public Works	Pioneer Street Extension	69,591.69
		0071403.000-14	Public Works	I-5 S Connection Proj	5,728.03
PBS ENGINEERING AND ENVIRONMENTAL Total					75,319.72
PUBLIC SAFETY TESTING	354	2021-403	Public Safety	Q2.2021 Subscription Fees	125.00
PUBLIC SAFETY TESTING Total					125.00
PURCHASE POWER - EPAY	356	41967370	Genl Govt/Facilities	Postage	500.00
PURCHASE POWER - EPAY Total					500.00
RICOH USA INC.	1662	105170089	Public Safety	PD Copier Lease	106.83
RICOH USA INC. Total					106.83
Ridgefield East Development LLC	UB*00566	(blank)	Genl Govt/Facilities	Refund Check 012992-059 8614 N 2nd Loop	12.29
	UB*00571	(blank)	Genl Govt/Facilities	Refund Check 012992-056 64 N 88th Dr	12.29
	UB*00565	(blank)	Genl Govt/Facilities	Refund Check 012992-052 8835 N 1st Cir	13.93
Ridgefield East Development LLC Total					38.51
RIDGEFIELD LANDSCAPE PRODUCTS	3021	4037	Public Works	Streets/Parks/Water Supp	1,185.90
RIDGEFIELD LANDSCAPE PRODUCTS Total					1,185.90
RIDGEFIELD MAIN STREET	2212	2212-20210805	Genl Govt/Facilities	2021 City Partner Grant	1,200.00

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City of Ridgefield

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3.1.a

RIDGEFIELD MAIN STREET Total					1,200.00
RIDGEFIELD SCHOOL DISTRICT	378	1002000127	Genl Govt/Facilities	RACC Operating Expense - Electricity	170.42
				RACC Operating Expense - Janitorial	250.24
				RACC Operating Expense - Garbage	18.91
				RACC Operating Expense - Water	126.91
				RACC Operating Expense - Wastewater	9.05
			Public Works	RACC Operating Expense - Electricity	146.73
				RACC Operating Expense - Janitorial	215.45
				RACC Operating Expense - Garbage	16.28
				RACC Operating Expense - Water	109.27
				RACC Operating Expense - Wastewater	7.79
			Community Development	RACC Operating Expense - Electricity	615.65
				RACC Operating Expense - Janitorial	903.96
				RACC Operating Expense - Garbage	68.31
				RACC Operating Expense - Water	458.46
				RACC Operating Expense - Wastewater	32.70
RIDGEFIELD SCHOOL DISTRICT Total					3,150.13
Roberts Beau	UB*00560	(blank)	Genl Govt/Facilities	Refund Check 011262-000 2110 Pioneer St	138.86
Roberts Beau Total					138.86
Ross Christine	UB*00575	(blank)	Genl Govt/Facilities	Refund Check 009906-000 3505 N Pioneer Canyon Dr	62.64
Ross Christine Total					62.64
Serface Brian	UB*00503	(blank)	Genl Govt/Facilities	Refund Check 007692-000 2037 N 8th Way	358.14
Serface Brian Total					358.14
SHRM	1083	SO1211521	Human Resources	2021-2022 Membership Blehm	219.00
SHRM Total					219.00
SITEONE LANDSCAPE SUPPLY LLC	2951	111345334-001	Public Works	Parks Supp	441.26
SITEONE LANDSCAPE SUPPLY LLC Total					441.26
STATE OF WA DEPARTMENT OF REVENUE - EPAY	156	0-021-311-053	Genl Govt/Facilities	June 2021 B&O and Excise Tax	4,458.40
			Public Works	June 2021 B&O and Excise Tax	7,501.97
		0-021-389-855	Genl Govt/Facilities	2nd Quarter 2021 Leasehold Tax	3,790.38
STATE OF WA DEPARTMENT OF REVENUE - EPAY Total					15,750.75
THE PARR COMPANY	964	26570642	Public Safety	Old Jail Repair	277.89
		26572590	Community Development	Safety Glasses - Ahmad	12.13
		26572588	Community Development	Safety Glasses/Hard Hat - Khaled	19.82
THE PARR COMPANY Total					309.84
TLC TOWING	431	136792	Public Works	Stormwater Vehicle Tow	126.83
TLC TOWING Total					126.83
TURNER WYCKOFF CONSTRUCTION LLC	3603	502190938	Genl Govt/Facilities	Business License Refund - Turner Wyckoff Const	50.00
TURNER WYCKOFF CONSTRUCTION LLC Total					50.00
TYLER REEVES	3598	ENG-21-0053	Genl Govt/Facilities	Refund ENG-21-0053	25.00
TYLER REEVES Total					25.00
USA BLUEBOOK	444	662554	Public Works	Water Supp	94.49
		657857	Public Works	Storm Supplies	100.76
		662460	Public Works	Water Small Tools	119.65

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USA BLUEBOOK Total					314.90
VIRGINIA LOPEZ	3604	FI.09.04.21	Genl Govt/Facilities	MTC 2021 - Performace Artist	900.00
VIRGINIA LOPEZ Total					900.00
WA STATE DEPARTMENT OF TRANSPORTATION	688	RE44JD1385BL021	Public Works	De-Icer/Rock - Streets	2,890.20
WA STATE DEPARTMENT OF TRANSPORTATION Total					2,890.20
WA STATE TREASURER'S OFFICE	642	0642-202106	Genl Govt/Facilities	2nd Quarter 2021 Building Code Fees	2,094.00
WA STATE TREASURER'S OFFICE Total					2,094.00
WAPITI NW LLC	2545	9354	Genl Govt/Facilities	Olympic Trailer Maintenance	27.55
			Public Works	Olympic Trailer Maintenance	410.54
			Public Works	Storm Vehicle Maintenance 57233D	819.41
			Community Development	Vehicle Maintenance - 2020 Ford Escape	244.03
			Public Works	2010 Kubota Repair	1,934.78
WAPITI NW LLC Total					3,436.31
WELLWORKS FOR YOU	3414	14549	Human Resources	Wellness Program - July 2021	548.00
WELLWORKS FOR YOU Total					548.00
WESTERN EQUIPMENT	2363	8065976-00	Public Works	Ventrac Mower Maint	308.39
WESTERN EQUIPMENT Total					308.39
Wilson Blake	UB*00561	(blank)	Genl Govt/Facilities	Refund Check 011803-000 728 N 12th Ct	252.06
Wilson Blake Total					252.06
ZENNER PERFORMANCE METERS INC.	3354	0060685-IN	Public Works	Zenner Water Meters	5,555.41
		0060862-IN	Public Works	Zenner Water Meters	1,855.17
ZENNER PERFORMANCE METERS INC. Total					7,410.58
ZW USA INC.	3063	422688	Genl Govt/Facilities	Dog Waste Bags	(25.61)
			Public Works	Dog Waste Bags	330.46
ZW USA INC. Total					304.85
Grand Total					420,442.93

Attachment: August 5, 2021 - Claims Report (Approval of Claims And/Or Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: August 05, 2021

ITEM:

AGENDA ITEM TITLE: Approval of Minutes from the July 22, 2021 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

ACTION OR MOTION:

Approve the minutes by making the following motion:

1. "I move to approve the consent agenda"

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS: 07-22-2021 (PDF)



CITY OF RIDGEFIELD, WASHINGTON
City Council MEETING MINUTES
July 22, 2021

Regular Meeting - 6:30 PM

STUDY SESSION - 5:30 PM

1. Presentation on Eligible Use of ARPA Funding

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL

Attendee Name	Title	Status	Arrived
Ron Onslow	Councilor	Present	
Lee Wells	Councilor	Present	
Don Stose	Mayor	Present	
Jen Lindsay	Councilor	Present	
Rob Aichele	Councilor	Present	
Judy Chipman	Councilor	Present	
Rachel Coker	Councilor	Present	

NOTE: COUNCIL MEMBER CHIPMAN AND COKER SEATED AT THE DIAS AFTER APPOINTMENT SELECTION AND OATH OF OFFICE ADMINISTERED.

LATE CHANGES TO THE AGENDA

DELIBERATION AND SELECTION OF POSITION NO.7

Oath of Office - City Council Position No. 7, Julie Ferriss, City Clerk

City Council deliberated and appointed Judy Chipman to Position No. 7 by paper ballot vote.

Oath of Office administered by City Clerk, Julie Ferriss.

DELIBERATION AND SELECTION OF POSITION NO. 2

Oath of Office - City Council Position No. 2, Julie Ferriss, City Clerk

City Council deliberated and appointed Rachel Coker to Position No. 2 by paper ballot vote.

Oath of Office administered by City Clerk, Julie Ferriss.

Council Member Onslow made a statement into the record regarding City Council appointment process

PUBLIC COMMENT

Attachment: 07-22-2021 (Approval of Minutes)

Comments received during public testimony can be heard on the City's website under
<https://ridgefieldwa.us/government/city-council-meeting-audio-files/>

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	Lee Wells, Councilor
AYES:	Onslow, Wells, Stose, Lindsay, Aichele, Chipman, Coker

1. Approval of Claims And/Or Payroll
2. Approval of Minutes from the July 8, 2021 Meeting

BUSINESS

1. Motion - Approval of the Crossing Phase 3 Final Plat

The Ridgefield Hearing Examiner approved the Ridgefield Crossing mixed use master plan and preliminary subdivision plat on July 27, 2018. Ridgefield Crossing includes three residential phases with a total of 133 single-family attached lots. The subject final plat, The Crossing Phase 3, was formerly known as Ridgefield Crossing Phase A. The applicant proposes to subdivide the 4.4-acre site into 45 single-family attached (townhouse) residential lots. The lots range from 1,759 square feet (Lot 22) to 4,259 square feet (Lot 13), consistent with the lot sizes approved through the Ridgefield Crossing mixed use master plan and preliminary subdivision plat. The average lot size is 2,414 square feet. The townhouses will be grouped in sets of two, three, or four units.

MOTION - MOVED TO APPROVE CROSSING PHASE 3 FINAL PLAT AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rob Aichele, Councilor
SECONDER:	Jen Lindsay, Councilor
AYES:	Onslow, Wells, Stose, Lindsay, Aichele, Chipman, Coker

2. Resolution No. 597 - Statement of Legislative Intent (SLI) for Ridgefield Roundabout Grapes - Steve Stuart, City Manager

In early 2016, after over a year of planning and preparation with council and public input, the City Council authorized the planting of grapes within the City roundabouts at 56th and 65th, discussing the unique opportunity to promote economic development, civic identity, and the local wine and agricultural uses of the region in and around Ridgefield; and in Spring and Fall of 2016, grapes were planted within the 56th and 65th roundabouts; and though informal direction was given to City staff regarding planting, maintenance, and use of the roundabout grapes, there was no formal action taken regarding the purpose of the project, or any requirement for maintenance and use agreements to come back before Council. In 2018, the first harvest of grapes from the roundabouts was ready and after obtaining chemical analysis of the grapes, which showed no adverse impact from chemicals, Council gave approval to move forward with harvest of the grapes for wine which would be produced by local winemaker, Gouger; and on September 10, 2020, City staff presented the vendor agreement with Gouger for the 2018 Ridgefield Roundabout Red, as well as information on the status of 2020 grapes (due to excessive smoke in the area, testing was conducted which showed some smoke damage to the grapes); and at the September meeting, Council discussed the future uses of the grapes, the need for contracts before transfer of grapes to any entity, and the original purpose for the project, and on March

11, 2021, Council formally directed City staff to return to Council for clear, specific Council direction on the purpose and processes associated with any further use of the roundabout grapes; and the City Council wishes to provide clarification to City staff for the purposes and processes associated with future use of the roundabout grapes. SLI to also include statement/process for artwork on the labeling.

MOTION: APPROVE RESOLUTION NO. 597 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	Rob Aichele, Councilor
AYES:	Onslow, Wells, Stose, Lindsay, Aichele, Chipman, Coker

3. Resolution No. 596 - Authorization to Submit a Ballot Measure for a 0.2% Sales Tax to the Voters - Kirk Johnson, Finance Director

The Ridgefield TBD was formed in 2008 to provide funding for the city match for the I-5 interchange project. The project was completed and closed out in 2012 and the funding source expired as of the close-out of the project. In December 2018, the City Council assumed the rights, powers, functions and obligations of the Ridgefield TBD and expanded the TBD jurisdiction to include the full city limits. In December 2018 Council adopted a new funding source of a \$20.00 vehicle licensing fee on all eligible vehicles within the Ridgefield jurisdiction. Funding for the Ridgefield TBD is used for the pavement preservation program to maintain and preserve the cities roadways. Council has directed city staff to review and bring funding options to increase funding for the pavement preservation program, to ensure roadways are maintained, deferred maintenance of the roadways is reduced, and that the average pavement condition of the street network remains steady. Council chose two options to be determined by separate actions. The first option is to increase the vehicle licensing fee to \$30.00 which can be adopted by a vote of a majority of the council. The vehicle licensing fee increase would be implemented 180 days (February 8, 2022) after a majority vote to adopt. The second option is to take a request to the Ridgefield voters to adopt a two tenths of one percent (0.2%) sales tax. In the event the sales tax is adopted by the voters in November 2021, the Council intends to repeal the vehicle licensing fee, when the sales tax option is implemented 180 days after certification of the election (June 2022). An Ordinance to increase the vehicle licensing fee to \$30.00 was considered by separate action.

City Council discussion.

MOTION: MOVED TO APPROVE RESOLUTION NO. 596 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	Rob Aichele, Councilor
AYES:	Onslow, Wells, Stose, Lindsay, Aichele, Chipman, Coker

4. Motion - Appoint "For" and "Against" Committee for Ballot Measure

For each measure from a jurisdiction that is to be placed on the ballot, the legislative authority of that jurisdiction shall formally appoint committees "for" and "against" the measure. This must be done by the statutory deadline. The statutory deadline for the November 2, 2021 general election is August 3, 2021. The jurisdiction shall appoint people known to favor the measure to serve on the "for" committee and shall appoint people known to oppose the measure to serve on the "against" committee. Committee members must be residents of the district they are writing statements "for" or "against." If such people are not immediately known, the jurisdiction is encouraged to formally notify the public that members of the "for" and "against" committees are being sought. Each committee shall not have more than three

members; however, a committee may seek the advice of other people. Once the “for” and “against” committees for the measure are appointed, the voters’ pamphlet coordinator for the Elections Office will email the members of the committees with deadlines, a link to this guide, the full text of the resolution, explanatory statements and final ballot titles.

Members of the “FOR” committee are Clyde Burkle, Gene McCann and Mike McCamish.

MOTION: MOVED TO APPOINT CLYDE BURKLE, GENE MCCANN AND MIKE MCCAMISH TO THE "FOR" COMMITTEE.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rob Aichele, Councilor
SECONDER:	Jen Lindsay, Councilor
AYES:	Onslow, Wells, Stose, Lindsay, Aichele, Chipman, Coker

5. 2378 : Motion to Appoint "For" and "Against" Committee for Ballot Measure

For each measure from a jurisdiction that is to be placed on the ballot, the legislative authority of that jurisdiction shall formally appoint committees “for” and “against” the measure. This must be done by the statutory deadline. The statutory deadline for the November 2, 2021 general election is August 3, 2021. The jurisdiction shall appoint people known to favor the measure to serve on the “for” committee and shall appoint people known to oppose the measure to serve on the “against” committee. Committee members must be residents of the district they are writing statements “for” or “against.” If such people are not immediately known, the jurisdiction is encouraged to formally notify the public that members of the “for” and “against” committees are being sought. Each committee shall not have more than three members; however, a committee may seek the advice of other people. Once the “for” and “against” committees for the measure are appointed, the voters’ pamphlet coordinator for the Elections Office will email the members of the committees with deadlines, a link to this guide, the full text of the resolution, explanatory statements and final ballot titles.

Members of the “AGAINST” committee are Mike Lowrey, Cathy Hughes and Doug Wakefield.

MOTION: MOVED TO APPOINT MIKE LOWREY, CATHY HUGHES AND DOUG WAKEFIELD TO THE "AGAINST" COMMITTEE.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rob Aichele, Councilor
SECONDER:	Rachel Coker, Councilor
AYES:	Onslow, Wells, Stose, Lindsay, Aichele, Chipman, Coker

PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1346 – Increase the Vehicle Licensing Fee to Fund the Construction, Preservation, and Maintenance of Transportation Improvements in the City of Ridgefield - Kirk Johnson, Finance Director

The Ridgefield TBD was formed in 2008 to provide funding for the city match for the I-5 interchange project. The project was completed and closed out in 2012 and the funding source expired as of the close-out of the project. In December 2018, the City Council assumed the rights, powers, functions and obligations of the Ridgefield TBD and expanded the TBD jurisdiction to include the full city limits. In December 2018 Council adopted a new funding source of a \$20.00 vehicle licensing fee on all eligible vehicles within the Ridgefield jurisdiction. Funding for the Ridgefield TBD is used for the pavement

preservation program to maintain and preserve the cities roadways. Council has directed city staff to review and bring funding options to increase funding for the pavement preservation program, to ensure roadways are maintained, deferred maintenance of the roadways is reduced, and that the average pavement condition of the street network remains steady. Council chose two options to be determined by separate actions. The first option is to increase the vehicle licensing fee to \$30.00 which can be adopted by a vote of a majority of the council. The vehicle licensing fee increase would be implemented 180 days (February 8, 2022) after a majority vote to adopt. The second option is to take a request to the Ridgefield voters to adopt a two tenths of one percent (0.2%) sales tax. In the event the sales tax is adopted by the voters in November 2021, the Council intends to repeal the vehicle licensing fee, when the sales tax option is implemented 180 days after certification of the election (June 2022).

City Council discussion.

Mayor Opened the Public Hearing: 7:33PM

Sandy Schill

Comments received during public hearing can be heard on the City's website under
<https://ridgefieldwa.us/government/city-council-meeting-audio-files/>

Mayor Closed the Public Hearing: 7:35PM

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rob Aichele, Councilor
SECONDER:	Jen Lindsay, Councilor
AYES:	Onslow, Wells, Stose, Lindsay, Aichele, Chipman, Coker

PUBLIC COMMENT

None received.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Onslow - Thanked Bambi Heup for participating in Council selection process, attended Abrams Park Nature Play area volunteer event.

Council Member Coker - Thanked Council for appointment, attended Abrams Park Nature Play area volunteer event.

Council Member Wells - Attended City Manager briefing, CRWWD meeting.

Council Member Aichele - Attended grand opening for library, Gee Creek trail improvement meeting, Main Street meeting, Chamber of Commerce meeting, Abrams Park Nature Play area volunteer event, musicians at the park.

Council Member Lindsay - Attended grand opening for library, AWC committee meeting.

Council Member Chipman - Attended grand opening for library, Main Street meeting.

Mayor

Attended grand opening for library, Raptors game the proceeds from that game went to Pink Lemonade project to help those that are battling from breast cancer.

City Manager

City Manager Steve Stuart - Welcomed Council Member Coker and Chipman, Sugars BBQ is open, Gee Creek

trail improvement meeting, Farm to Table event update, musicians at the park event.
Finance Director Kirk Johnson - GFOA award.
Community Development Director Claire Lust - County vacant building land model update.
Public Works Director Bryan Kast - Pavement preservation update.
Police Chief John Brooks - National Night Out event, lateral police officer hiring update.

ADJOURN - [7:51 PM](#)

Julie Ferriss, City Clerk

Don Stose, Mayor

Attachment: 07-22-2021 (Approval of Minutes)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: August 05, 2021
ITEM: PRESENTATION
AGENDA ITEM TITLE: Fleet Study Presentation

GOVERNING LEGISLATION:

None

PREVIOUS COUNCIL ACTION TAKEN:

Council appropriated funding to conduct fleet study for City of Ridgefield

SUMMARY/BACKGROUND:

Presentation on Consultant's findings and recommendations

BUDGET/FINANCIAL IMPACTS:

None

ACTION OR MOTION:

No action requested

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: August 05, 2021
ITEM: PRESENTATION
AGENDA ITEM TITLE: Second Quarter 2021 Financial Report

GOVERNING LEGISLATION:

City of Ridgefield Financial Policy #07: Budget

PREVIOUS COUNCIL ACTION TAKEN:

Reviewed quarterly financial reports

SUMMARY/BACKGROUND:

2nd Quarter 2021 financial report – budget to actual

BUDGET/FINANCIAL IMPACTS:

None

RECOMMENDED ACTION OR MOTION:

No action requested. Presentation only

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: 2nd Qtrr 2021 Budget Report (PDF)



2nd Quarter 2021 Budget Report



2021 Reserves Per Policy

	O&M	Revenue Stab.	Debt Service	Separation	Capital	Capital Repair & Replace	2021 Reserves	2020 Reserves	% Change
General Fund	976,866	666,881	-	119,365	699,664	-	2,462,776	2,331,040	5.65%
Building & Permitting	253,125	338,350	-	20,817	-	-	612,292	538,567	13.69%
Water Fund	443,514	-	-	42,393	189,193	402,270	1,077,370	881,874	22.17%
Storm Fund	154,498	-	-	16,736	169,034	157,181	497,449	398,183	24.93%
Total	1,828,003	1,005,231	-	199,311	1,057,891	559,451	4,649,887	4,149,664	12.05%
Capital Repair and Replacement Minimum Target (2% of Historical Cost)									
	Historical	Target	Total	Balance	Variance	% Target			
Water Fund	22,401,829	2%	448,037	402,270	(45,767)	90%			
Storm Fund	18,035,090	2%	360,702	157,181	(203,521)	44%			



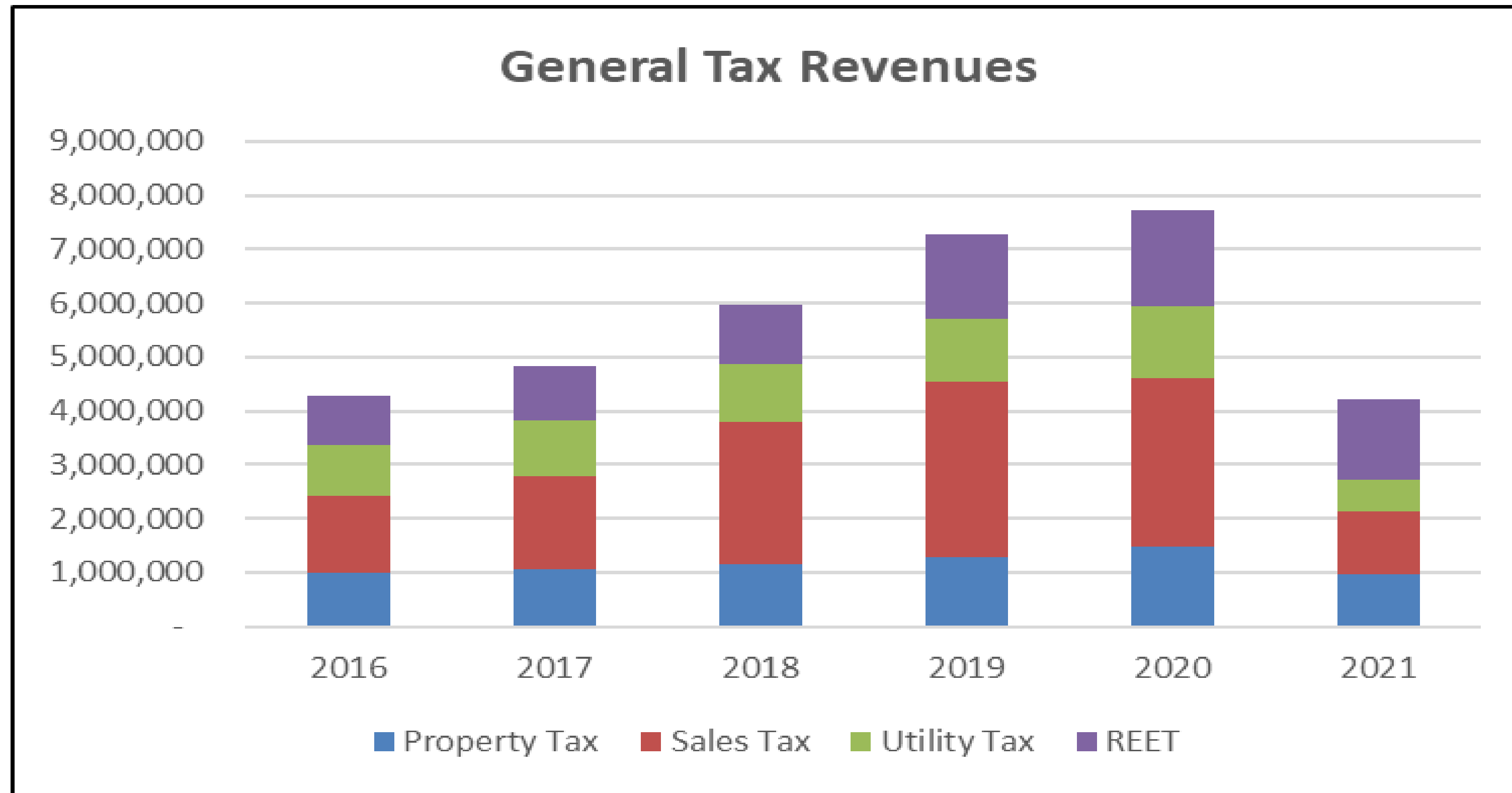
2nd Quarter 2021 General Fund Revenue

Revenue	2Q 2021 YTD Actual	2021 Budget	2Q % of Budget	2Q 2020 YTD Actual	2Q 2021 v 2Q 2020
Property Taxes	\$ 969,690	\$ 1,665,000	58.2%	\$ 772,482	25.5%
Retail Sales Taxes	1,171,048	2,757,525	42.5%	842,253	39.0%
Utility and Other Taxes	528,752	1,361,390	38.8%	470,957	12.3%
Licenses and Permits	1,138,961	1,359,860	83.8%	785,003	45.1%
Planning and Development	752,796	1,058,010	71.2%	658,098	14.4%
Fines Forfeits and Restitution	29,023	69,700	41.6%	19,388	49.7%
Charges for Goods and Services	15,179	5,200	291.9%	5,901	157.2%
Interfund Charges for Goods and Service	275,384	581,128	47.4%	239,433	15.0%
Intergovernmental/Grants/Other	1,639,401	789,425	207.7%	312,371	424.8%
Total General Fund Revenue	\$ 6,520,234	\$ 9,647,238	67.6%	\$ 4,105,886	58.8%



2nd Quarter 2021

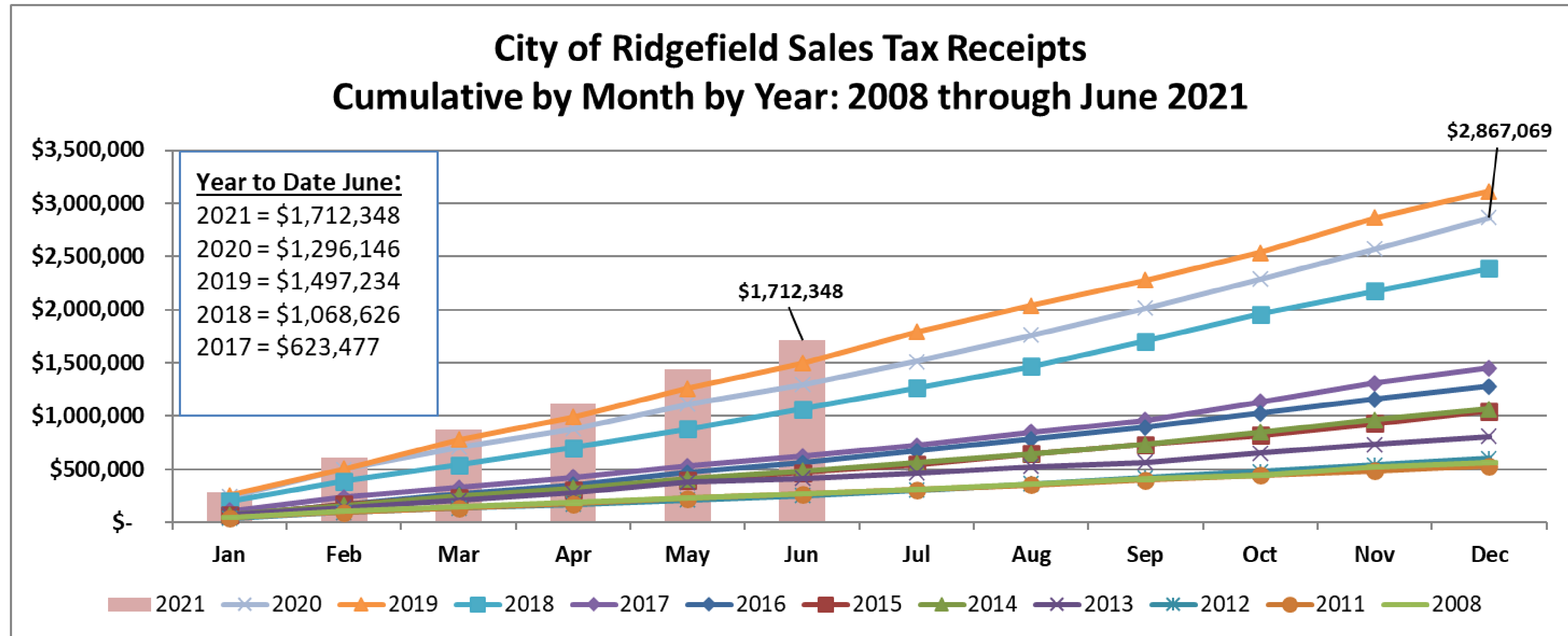
General Fund Tax Revenue



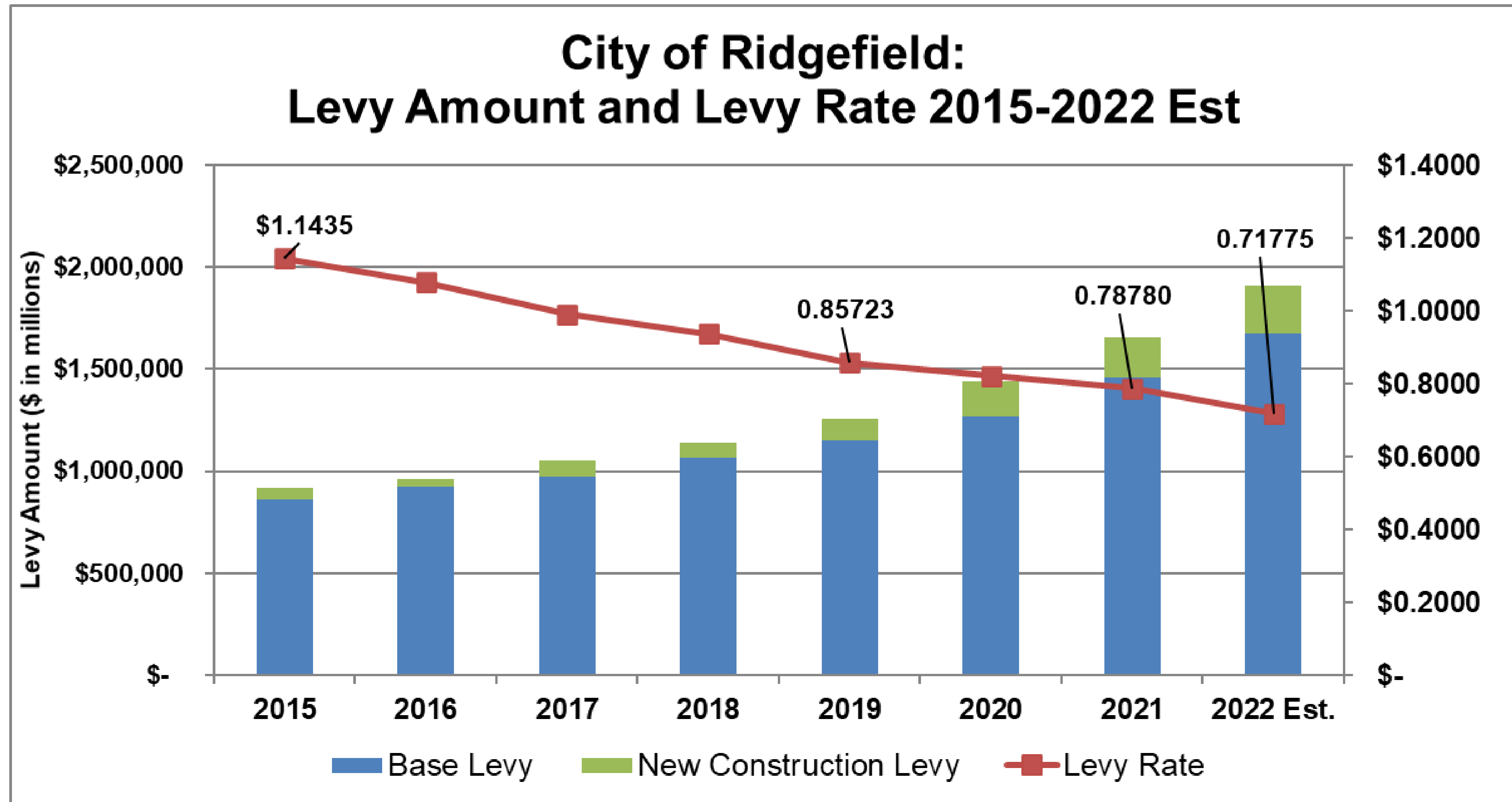
Source	2016	2017	2018	2019	2020	2021
Property Tax	988,321	1,056,195	1,149,449	1,288,393	1,472,230	969,690
Sales Tax	1,435,636	1,715,893	2,631,542	3,250,290	3,143,921	1,171,048
Utility Tax	942,910	1,044,852	1,085,500	1,167,609	1,336,175	567,271
REET	899,391	1,019,320	1,091,870	1,569,351	1,778,422	1,491,055
Total	4,266,258	4,836,260	5,958,361	7,275,643	7,730,748	4,199,064



2nd Quarter 2021 General Fund Tax Revenue

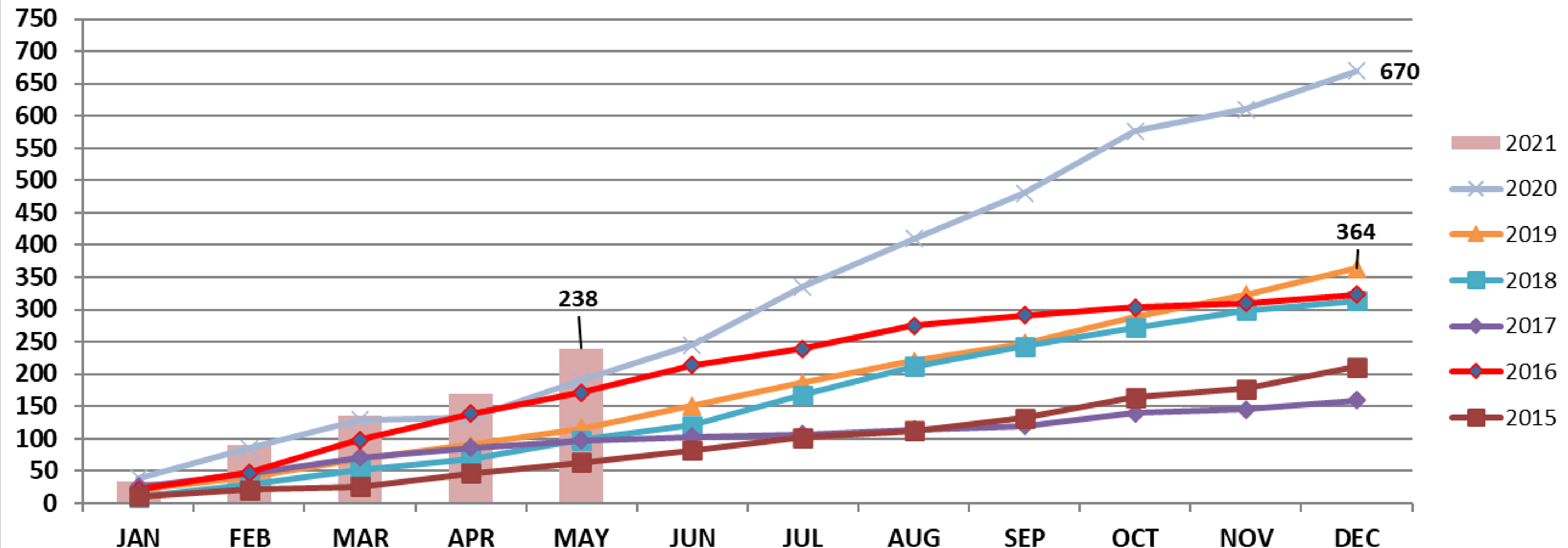


2nd Quarter 2021 General Fund Tax Revenue



2nd Quarter 2021 SFR Permitting

City of Ridgefield New Single Family Residential Building Permits Cumulative Issued by Month by Year: 2015 - May 2021



2nd Quarter 2021 General Fund Expense

Expense	2Q 2021 YTD Actual	2021 Budget	2Q % of Budget	2Q 2020 YTD Actual	2Q 2021 v 2Q 2020
Department					
City Council	\$ 30,894	\$ 102,825	30.0%	\$ 34,409	-10.2%
Judicial	80,980	207,000	39.1%	66,905	21.0%
Executive	133,854	312,110	42.9%	116,460	14.9%
Finance	338,734	686,490	49.3%	305,980	10.7%
Legal	13,874	45,000	30.8%	10,100	37.4%
Human Resources	142,257	298,015	47.7%	92,043	54.6%
Administration	239,548	528,030	45.4%	194,310	23.3%
General Government/Facilities	761,373	1,126,132	67.6%	557,258	36.6%
Information Tech	138,757	187,300	74.1%	111,141	24.8%
Public Safety	1,040,089	2,703,949	38.5%	908,704	14.5%
Cemetery	17,456	62,449	28.0%	25,426	-31.3%
Community Development	693,706	2,231,005	31.1%	765,423	-9.4%
Parks	205,305	649,801	31.6%	225,480	-8.9%
Transfer to Equip Replace Fund	57,420	114,840	50.0%	51,312	11.9%
Transfers - To Street Fund	375,219	460,438	81.5%	245,127	53.1%
Transfers To Capital - Streets	-	416,000	0.0%	22,116	-100.0%
Transfers To Capital - Parks	-	40,000	0.0%	-	#DIV/0!
Total General Fund Expense	\$ 4,269,466	\$10,171,384	42.0%	\$3,732,194	14.4%
Total Net Revenue (Loss)	\$ 2,250,768	\$ (524,146)	-429.4%	\$ 373,692	502.3%



2nd Quarter 2021

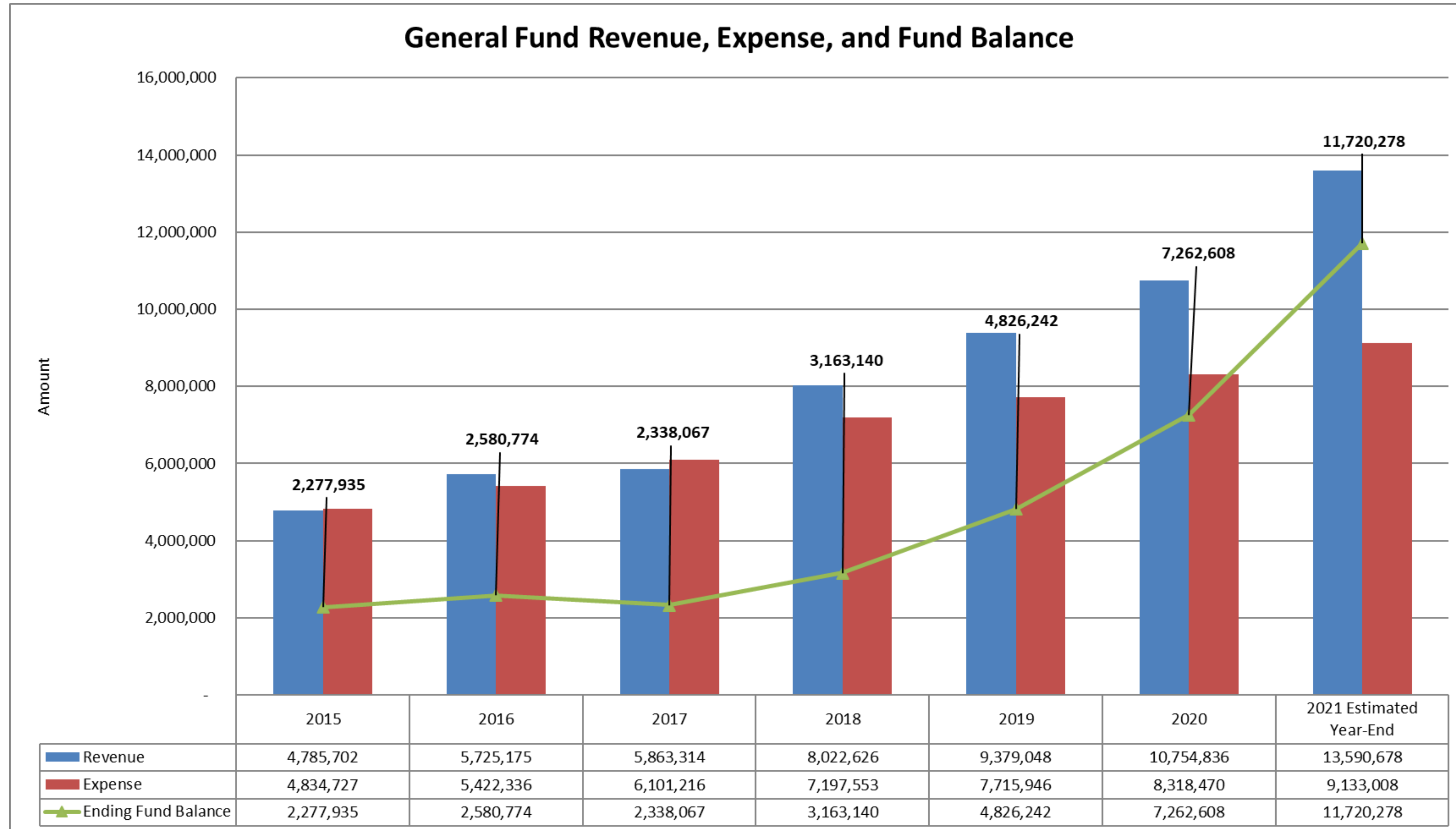
General Fund - Fund Balance

Fund Balance	2Q 2021 YTD Actual	2021 Budget	2Q 2020 YTD Actual	2Q 2021 v 2Q 2020
Beginning Balance	\$ 7,312,608	\$ 7,312,608	\$4,826,242	51.5%
Net Increase (Decrease)	2,250,768	(524,146)	373,692	502.3%
Ending Balance	9,563,376	6,788,462	5,199,934	83.9%
Less: Reserved Amounts *	3,075,068	3,075,068	2,869,607	7.2%
Net Ending and Available Balance	\$ 6,488,308	\$ 3,713,394	\$2,330,327	178.4%
* Includes Street Fund Reserves				



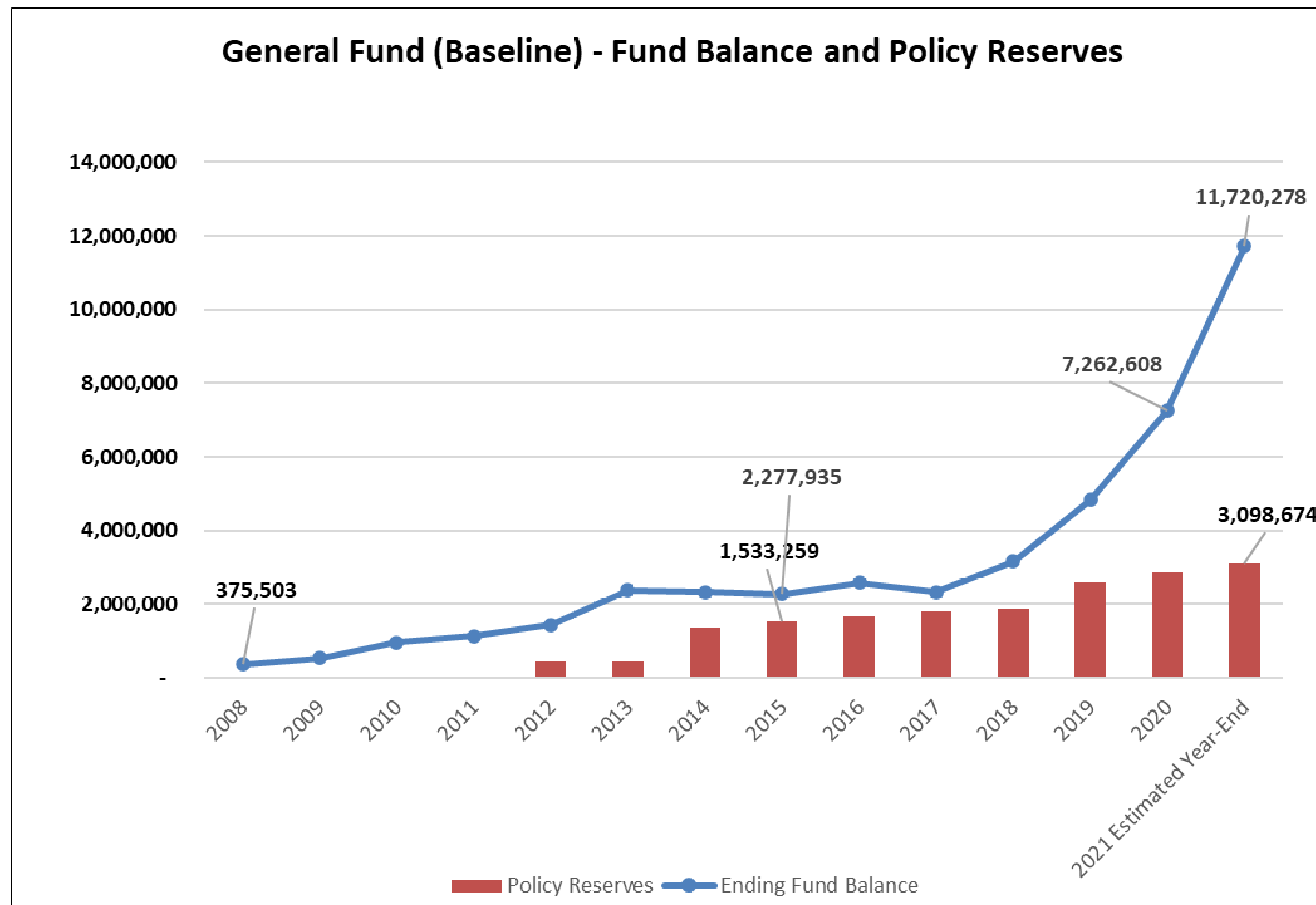
2nd Quarter 2021

General Fund - Fund Balance



2nd Quarter 2021

General Fund - Fund Balance



2nd Quarter 2021 Street Fund

Revenue	2Q 2021 YTD Actual	2021 Budget	2Q % of Budget	2Q 2020 YTD Actual	2Q 2021 v 2Q 2020
Tax/Franchise Fees	\$ 42,006	\$ 95,491	44.0%	\$ 32,667	28.6%
Vehicle Motor Fuel Tax	65,228	220,610	29.6%	55,520	17.5%
Grants	-	-	#DIV/0!	-	#DIV/0!
Permits	6,550	20,000	32.8%	12,717	-48.5%
Transfer In - General Fund	375,219	460,438	81.5%	245,127	53.1%
Other Revenue	-	1,025	0.0%	2	-100.0%
Total Street Fund Revenue	\$ 489,003	\$ 797,564	61.3%	\$ 346,033	41.3%
Expense	2Q 2021 YTD Actual	2021 Budget	2Q % of Budget	2Q 2020 YTD Actual	2Q 2021 v 2Q 2020
Street Fund	\$ 347,240	\$ 779,868	44.5%	\$ 275,091	26.2%
Total Street Fund Expense	\$ 347,240	\$ 779,868	44.5%	\$ 275,091	26.2%
Total Net Revenue (Loss)	\$ 141,763	\$ 17,696	801.1%	\$ 70,942	99.8%
Fund Balance	2Q 2021 YTD Actual	2021 Budget		2Q 2020 YTD Actual	2Q 2021 v 2Q 2020
Beginning Balance	\$ (36,247)	\$ (36,247)		\$ 2,586	-1501.7%
Net Increase (Decrease)	141,763	17,696		70,942	99.8%
Ending Balance	105,516	(18,551)		73,528	43.5%
Less: Reserved Amounts *	-	-		-	
Net Ending and Available Balance	\$ 105,516	\$ (18,551)		\$ 73,528	43.5%
*Reserves Maintained in General Fund					



2nd Quarter 2021

Special Revenue & Debt Service Funds

Drug Fund	2Q 2021 YTD Actual	2021 Budget	2Q % of Budget	2Q 2020 YTD Actual	2Q 2021 v 2Q 2020
Revenue	\$ 56	\$ 1,010	5.5%	\$ 289	-80.6%
Expense	-	-	0.0%	-	#DIV/0!
Total Net Revenue (Loss)	\$ 56	\$ 1,010	5.5%	\$ 289	-80.6%
Fund Balance	2Q 2021 YTD Actual	2021 Budget		2Q 2020 YTD Actual	2Q 2021 v 2Q 2020
Beginning Balance	\$ 5,211	\$ 5,211		\$ 4,786	8.9%
Net Increase (Decrease)	56	1,010		289	-80.6%
Ending Fund Balance	\$ 5,267	\$ 6,221		\$ 5,075	3.8%
Affordable Housing	2Q 2021 YTD Actual	2021 Budget	2Q % of Budget	2Q 2020 YTD Actual	2Q 2021 v 2Q 2020
Revenue	\$ 9,543	\$ 23,035	100.0%	\$ -	100.0%
Expense	-	-	0.0%	-	0.0%
Total Net Revenue (Loss)	\$ 9,543	\$ 23,035		\$ -	100.0%
Fund Balance	2Q 2021 YTD Actual	2021 Budget		2Q 2020 YTD Actual	2Q 2021 v 2Q 2020
Beginning Balance	\$ 10,232	\$ 10,232		\$ -	0.0%
Net Increase (Decrease)	9,543	23,035		-	100.0%
Ending Fund Balance	19,775	33,267		\$ -	100.0%
Debt Service Fund	2Q 2021 YTD Actual	2021 Budget	2Q % of Budget	2Q 2020 YTD Actual	2Q 2021 v 2Q 2020
Revenue	\$ 171,613	\$ 1,433,629	12.0%	\$ 364,936	-53.0%
Expense	171,613	1,433,629	12.0%	352,686	-51.3%
Total Net Revenue (Loss)	\$ -	\$ -		\$ 12,250	
Fund Balance	2Q 2021 YTD Actual	2021 Budget		2Q 2020 YTD Actual	2Q 2021 v 2Q 2020
Beginning Balance	\$ -	\$ -		\$ -	
Net Increase (Decrease)	-	-		12,250	
Ending Fund Balance	-	\$ -		\$ 12,250	



2nd Quarter 2021 REET and TBD

Real Estate Excise Tax (REET)	2Q 2021 YTD Actual	2021 Budget	2Q % of Budget	2Q 2020 YTD Actual	2Q 2021 v 2Q 2020
Revenue	\$ 1,500,717	\$ 1,520,000	98.7%	\$ 582,372	157.7%
Expense	171,613	1,413,405	12.1%	293,713	-41.6%
Total Net Revenue (Loss)	\$ 1,329,104	\$ 106,595	1246.9%	\$ 288,659	360.4%
Fund Balance	2Q 2021 YTD Actual	2021 Budget		2Q 2020 YTD Actual	2Q 2021 v 2Q 2020
Beginning Balance	\$ 2,136,610	\$ 2,136,610		\$ 1,159,388	84.3%
Net Increase (Decrease)	1,329,104	106,595		288,659	360.4%
Ending Fund Balance	3,465,714	2,243,205		1,448,047	139.3%
Debt Service Reserve	1,414,003	1,414,003		1,061,425	33.2%
Ending Available Fund Balance	\$ 2,051,711	\$ 829,202		\$ 386,622	430.7%
Transportation Benefit District (TBD)	2Q 2021 YTD Actual	2021 Budget	2Q % of Budget	2Q 2020 YTD Actual	2Q 2021 v 2Q 2020
Revenue	\$ 52,117	\$ 153,435	34.0%	\$ 47,308	10.2%
Expense	-	175,000	0.0%	-	#DIV/0!
Total Net Revenue (Loss)	\$ 52,117	\$ (21,565)		\$ 47,308	10.2%
Fund Balance	2Q 2021 YTD Actual	2021 Budget		2Q 2020 YTD Actual	2Q 2021 v 2Q 2020
Beginning Balance	\$ 199,791	\$ 199,791		\$ 45,977	100.0%
Net Increase (Decrease)	52,117	(21,565)		47,308	10.2%
Ending Fund Balance	251,908	\$ 178,226		\$ 93,285	170.0%



2nd Quarter 2021 Impact Fee Funds

Park Impact Fee (PIF)	2Q 2021 YTD Actual	2021 Budget	2Q % of Budget	2Q 2020 YTD Actual	2Q 2021 v 2Q 2020
Revenue	\$ 1,204,704	\$ 1,413,450	85.2%	\$ 659,255	82.7%
Expense	355,312	636,000	55.9%	233,996	51.8%
Total Net Revenue (Loss)	\$ 849,392	\$ 777,450	109.3%	\$ 425,259	99.7%
Fund Balance	2Q 2021 YTD Actual	2021 Budget		2Q 2020 YTD Actual	2Q 2021 v 2Q 2020
Beginning Balance	\$ 1,835,146	\$ 1,835,146		\$ 331,524	100.0%
Net Increase (Decrease)	849,392	777,450		425,259	99.7%
Ending Fund Balance	\$ 2,684,538	\$ 2,612,596		\$ 756,783	254.7%
Traffic Impact Fee (TIF)	2Q 2021 YTD Actual	2021 Budget	2Q % of Budget	2Q 2020 YTD Actual	2Q 2021 v 2Q 2020
Revenue	\$ 1,307,980	\$ 2,559,112	51.1%	\$ 447,946	192.0%
Expense	300,835	4,794,000		-	#DIV/0!
Total Net Revenue (Loss)	\$ 1,007,145	\$ (2,234,888)	-45.1%	\$ 447,946	124.8%
Fund Balance	2Q 2021 YTD Actual	2021 Budget		2Q 2020 YTD Actual	2Q 2021 v 2Q 2020
Beginning Balance	\$ 3,003,463	\$ 3,003,463		\$ 1,411,944	100.0%
Net Increase (Decrease)	1,007,145	(2,234,888)		447,946	124.8%
Ending Fund Balance	\$ 4,010,608	\$ 768,575		\$ 1,859,890	115.6%



2nd Quarter 2021

General Capital & Equipment Replacement Funds

General Capital Projects	2Q 2021 YTD Actual	2021 Budget	2Q % of Budget	2Q 2020 YTD Actual	2Q 2021 v 2Q 2020
Revenue	\$ 1,226,196	\$ 8,568,000	14.3%	\$ 4,097,947	-70.1%
Expense	801,602	8,568,000	9.4%	4,136,507	-80.6%
Total Net Revenue (Loss)	\$ 424,594	\$ -	-100.0%	\$ (38,560)	-1201.1%
Fund Balance	2Q 2021 YTD Actual	2021 Budget		2Q 2020 YTD Actual	2Q 2021 v 2Q 2020
Beginning Balance	\$ 393,389	\$ 393,389		\$ 275,579	242.7%
Net Increase (Decrease)	424,594	-		(38,560)	-1201.1%
Ending Fund Balance	\$ 817,983	\$ 393,389		\$ 237,019	445.1%

Equipment Replacement (ERF)	2Q 2021 YTD Actual	2021 Budget	2Q % of Budget	2Q 2020 YTD Actual	2Q 2021 v 2Q 2020
Revenue	\$ 109,451	\$ 218,992	50.0%	\$ 140,117	178.1%
Expense	-	159,400	0.0%	62,366	-100.0%
Total Net Revenue (Loss)	\$ 109,451	\$ 59,592	183.7%	\$ 77,751	240.8%
Fund Balance	2Q 2021 YTD Actual	2021 Budget		2Q 2020 YTD Actual	2Q 2021 v 2Q 2020
Beginning Balance	\$ 219,730	\$ 219,730		\$ 250,495	-12.3%
Net Increase (Decrease)	109,451	59,592		77,751	40.8%
Ending Fund Balance	\$ 329,181	\$ 279,322		\$ 328,246	0.3%



2nd Quarter 2021

Water and Storm Water Operating Funds

Water Utility O&M	2Q 2021 YTD Actual	2021 Budget	2Q % of Budget	2Q 2020 YTD Actual	2Q 2021 v 2Q 2020
Revenue	\$ 3,737,605	\$ 4,854,793	77.0%	\$ 860,611	334.3%
Expense	3,413,126	4,758,386	71.7%	819,945	316.3%
Total Net Revenue (Loss)	\$ 324,479	\$ 96,407	336.6%	\$ 40,666	697.9%
Fund Balance	2Q 2021 YTD Actual	2021 Budget		2Q 2020 YTD Actual	2Q 2021 v 2Q 2020
Beginning Balance	\$ 1,984,391	\$ 1,984,391		\$ 1,547,132	28.3%
Net Increase (Decrease)	324,479	96,407		40,666	697.9%
Ending Balance	2,308,870	2,080,798		1,587,798	45.4%
Less: Reserved Amounts	1,077,370	1,077,370		863,885	24.7%
Net Ending and Available Fund Balance	\$ 1,231,500	\$ 1,003,428		\$ 723,913	70.1%
Stormwater Utility O&M	2Q 2021 YTD Actual	2021 Budget	2Q % of Budget	2Q 2020 YTD Actual	2Q 2021 v 2Q 2020
Revenue	\$ 468,484	\$ 950,920	49.3%	\$ 407,886	14.9%
Expense	459,023	1,165,752	39.4%	303,429	51.3%
Total Net Revenue (Loss)	\$ 9,461	\$ (214,832)	-4.4%	\$ 104,457	-90.9%
Fund Balance	2Q 2021 YTD Actual	2021 Budget		2Q 2020 YTD Actual	2Q 2021 v 2Q 2020
Beginning Balance	\$ 509,772	\$ 509,772		\$ 297,614	71.3%
Net Increase (Decrease)	9,461	(214,832)		104,457	-90.9%
Ending Balance	519,233	294,940		402,071	29.1%
Less: Reserved Amounts	497,449	497,449		370,057	34.4%
Net Ending and Available Fund Balance	\$ 21,784	\$ (202,509)		\$ 32,014	-32.0%



1st Quarter 2021

Water SDC and Utility Capital Fund

Water SDC	2Q 2021	2021	2Q % of	2Q 2020	2Q 2021 v
	YTD Actual	Budget	Budget	YTD Actual	2Q 2020
Revenue	\$ 1,332,419	\$ 1,858,375	71.7%	\$ 1,175,492	13.3%
Expense	3,202,812	4,312,088	74.3%	207,311	1444.9%
Total Net Revenue (Loss)	\$(1,870,393)	\$(2,453,713)		\$ 968,181	-293.2%
Fund Balance	2Q 2021	2021		2Q 2020	2Q 2021 v
	YTD Actual	Budget		YTD Actual	2Q 2020
Beginning Balance	\$ 8,815,705	\$ 8,815,705		\$ 7,196,708	22.5%
Net Increase (Decrease)	(1,870,393)	(2,453,713)		968,181	-293.2%
Net Ending and Available Fund Balance	\$ 6,945,312	\$ 6,361,992		\$ 8,164,889	-14.9%

Water Utility Capital Projects	2Q 2021	2021	2Q % of	2Q 2020	2Q 2021 v
	YTD Actual	Budget	Budget	YTD Actual	2Q 2020
Revenue	\$ 29,725	\$ 1,237,025	2.4%	\$ 193,890	-84.7%
Expense	29,725	1,237,025	2.4%	193,887	-84.7%
Total Net Revenue (Loss)	\$ -	\$ -		\$ 3	-100.0%
Fund Balance	2Q 2021	2021		2Q 2020	2Q 2021 v
	YTD Actual	Budget		YTD Actual	2Q 2020
Beginning Balance	\$ 16,536	\$ 16,536		\$ 16,532	0.0%
Net Increase (Decrease)	-	-		3	-100.0%
Net Ending and Available Fund Balance	\$ 16,536	\$ 16,536		\$ 16,535	0.0%

Storm Utility Capital Projects	2Q 2021	2021	2Q % of	2Q 2020	2Q 2021 v
	YTD Actual	Budget	Budget	YTD Actual	2Q 2020
Revenue	\$ 15,686	\$ 426,000	3.7%	\$ -	0.0%
Expense	17,072	426,000	4.0%	3,363	407.6%
Total Net Revenue (Loss)	\$ (1,386)	\$ -		\$ (3,363)	-58.8%
Fund Balance	2Q 2021	2021		2Q 2020	2Q 2021 v
	YTD Actual	Budget		YTD Actual	2Q 2020
Beginning Balance	\$ -	\$ -		\$ -	-100.0%
Net Increase (Decrease)	(1,386)	-		(3,363)	-58.8%
Net Ending and Available Fund Balance	\$ (1,386)	\$ -		\$ (3,363)	-58.8%



2nd Quarter 2021

Cash and City Investments

- Total Cash on Hand \$15,574,687
- Total investment portfolio \$15,777,367
 - Municipal bonds \$667,587
 - US Agency bonds \$2,087,053
 - Clark County investment pool \$11,403,009
 - Washington State local government investment pool \$1,619,718
 - Current yield on investment 2.22%
- Weighted average maturity 25.89 months





THANK YOU

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: August 05, 2021

ITEM:

AGENDA ITEM TITLE: Motion - Approval of McCormick Creek Phase 3 Final Plat

GOVERNING LEGISLATION:

RCW 36.70A

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

The Ridgefield Hearing Examiner approved the preliminary plat for the Keller Seton Mixed Use Master Plan and Preliminary Subdivision on June 27, 2018, as PLZ-18-0035. The project subdivided the parent parcel into three commercial lots (Keller), three residential tracts to include 126 single-family residential lots (Seton), and an intervening open space tract. The applicant has renamed the residential portion of the project as McCormick Creek.

The applicant proposes to subdivide the 4.24-acre site with Assessor's #986047195 into 31 single-family residential lots. The applicant states that the lots in McCormick Creek Phase 3 will be detached. The average lot area is 2,694 square feet. Additional information is in the attached staff report.

BUDGET/FINANCIAL IMPACTS:

Tax revenue from 31 new single-family residences.

ACTION OR MOTION:

To approve the final plat:

"I move to approve the McCormick Creek Phase 3 final plat as presented."

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS: PLZ-21-0026 McCormick Creek Phase 3 Final Plat_Staff
Report_080521 (PDF)
21104-PHASE-3-FINAL-PLAT-SHEET 1 (PDF)
21104-PHASE-3-FINAL-PLAT-SHEET 2 (PDF)



COMMUNITY DEVELOPMENT DEPARTMENT

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

McCormick Creek Phase 3 Final Plat

Staff Report

File No. PLZ-21-0026

August 5, 2021

I. Basic Facts

Application date: On March 16, 2021, the City received an application for final plat approval for McCormick Creek Phase 3 (31 lots, formerly known as Seton Subdivision)

Property Owner: H2 Ridgefield LLC, 14010-A NE 3rd Ct Ste 106, Vancouver, WA 98685. Contact: Nikki Duke Hinton, 360.852.2035, nikole@hintondevelopment.com

Applicant: Hinton Development, 14010-A NE 3rd Ct Ste 106, Vancouver, WA 98685. Contact: Joe Melo, 360.921.7410 and 360.852.2035, joe@hintondevelopment.com

Applicant's Representative: Fidelity National Title, 655 W Columbia, # 200, Vancouver, WA 98660: Contact: Jaima Johnson, Kristy Harrington or Deanna Haake, 360.980.0124, builderdev@fnf.com

Property Information: No address. North of N 10th St. Keller Seton MX PH 1 Tract C 311983 (PEND 1692 McCormick Creek PH 3), Assessor's #986047195, 4.24 acres.

Zoning: Commercial Neighborhood Business (CNB), Ridgefield Mixed Use Overlay (RMUO)

Comprehensive Plan: Neighborhood Commercial (NC)

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

Council date: August 5, 2021

II. Documents Received

- A. Master land use application
- B. Final plat checklist
- C. Plat sheets
- D. Deed report
- E. Guarantee
- F. Perimeter legal description
- G. Narrative
- H. Survey review memos and redlines
- I. Revised materials as required by staff

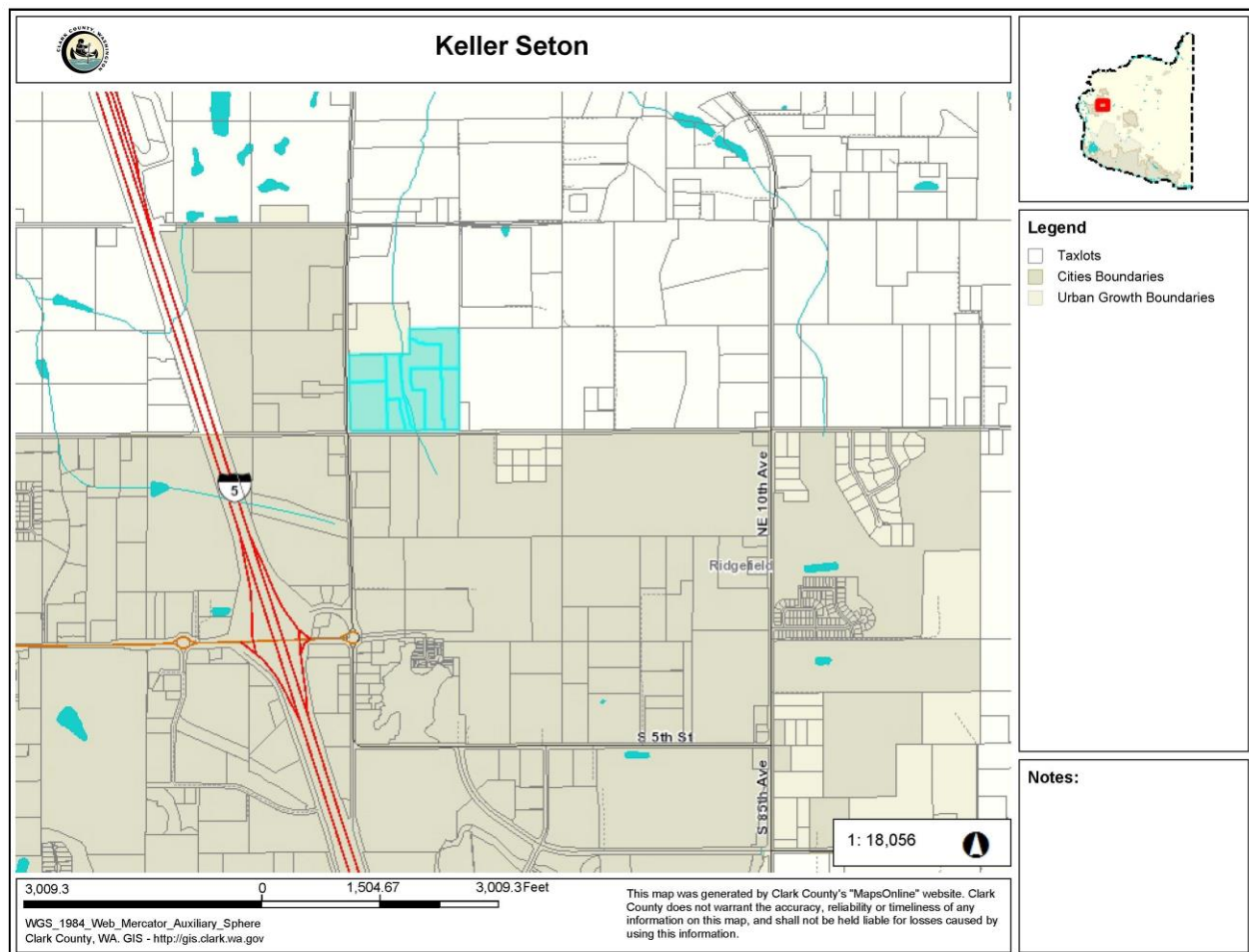
III. Background and Proposal

The Ridgefield Hearing Examiner approved the preliminary plat for the Keller Seton Mixed Use Master Plan and Preliminary Subdivision on June 27, 2018, as PLZ-18-0035. The project subdivided the parent parcel into three commercial lots (Keller), three residential tracts to include 126 single-family residential lots (Seton), and an intervening open space tract.

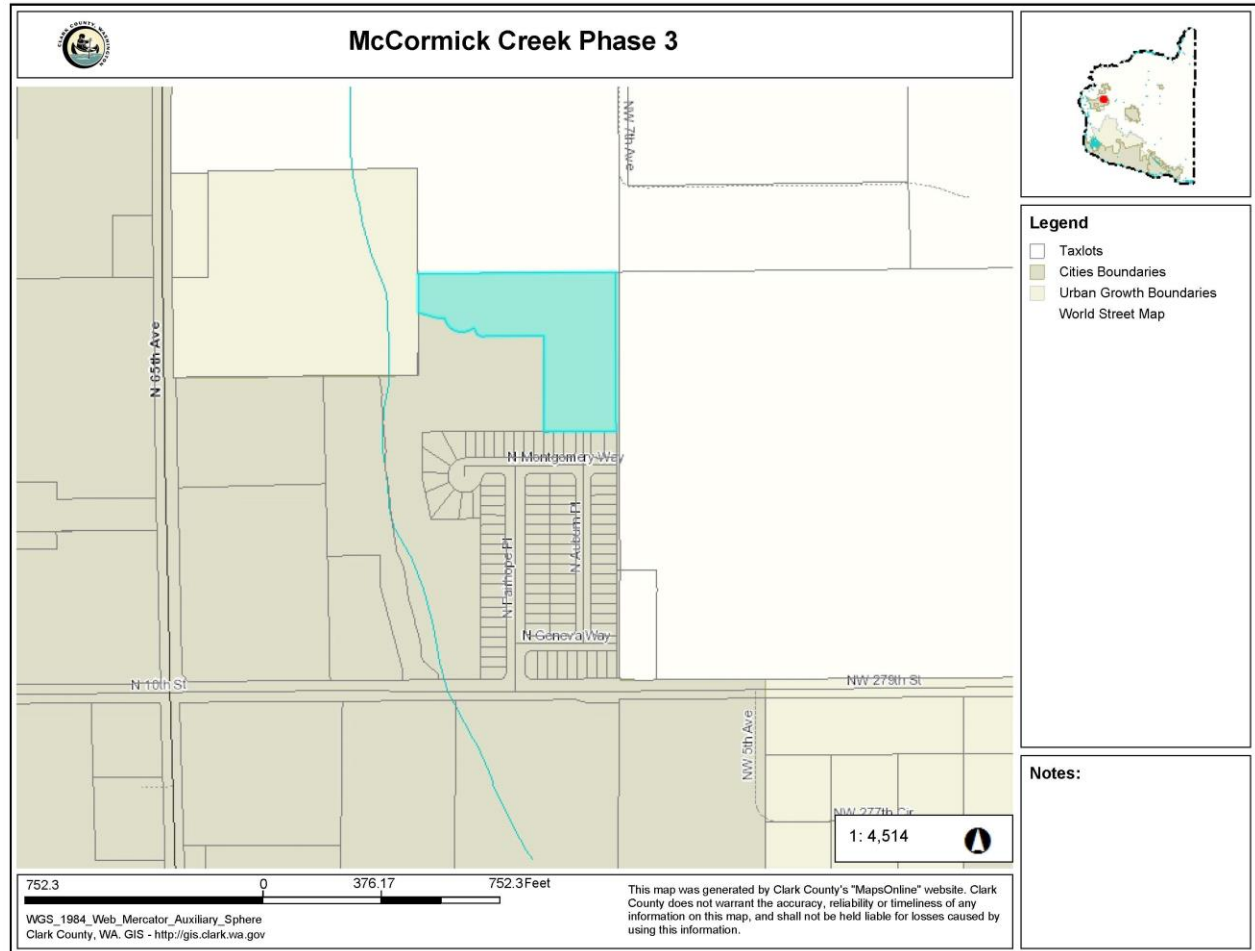
Staff approved the Keller Seton Mixed Use Post Decision Review (PDR) on November 27, 2019, as PLZ-19-0107. The purpose of the PDR was to allow single-family attached units as an alternative to the approved single-family detached units, without changing the approved lot configuration or total number of dwelling units. The PDR also clarified the applicant's request to average wetland buffers as proposed in the preliminary application but not adequately memorialized in the final order.

The applicant has renamed the residential portion of the project as McCormick Creek. The plat is not subject to a development agreement.

Keller Seton Mixed Use Master Plan and Subdivision Location



McCormick Creek Phase 3 Location



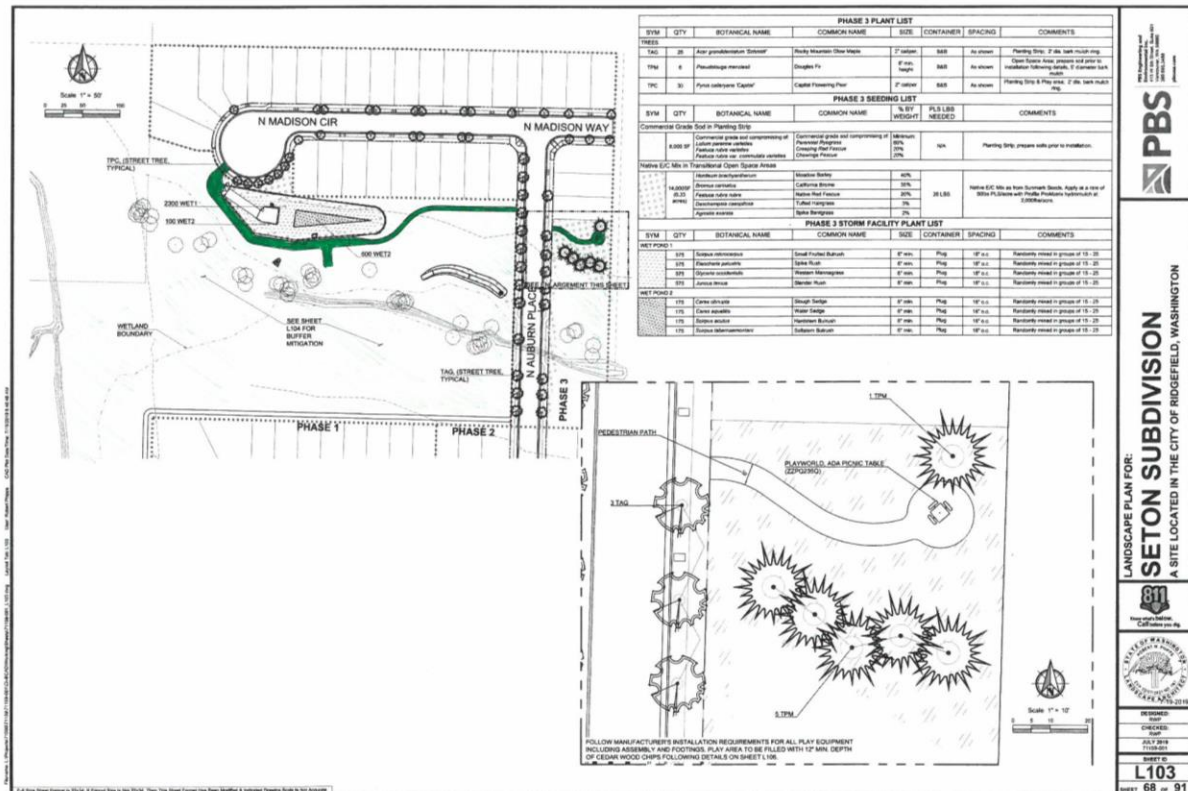
The applicant proposes to subdivide the 4.24-acre site with Assessor's #986047195 into 31 single-family residential lots. Per the preliminary subdivision decision and the post decision review, both detached single-family and attached single-family (townhouse) are permitted products in McCormick Creek Phase 2. The applicant states that the lots in Phase 3 will be detached. The lots in Phase 3 are numbered 38-68. The lots range from 2,469 square feet (Lot 50) to 6,376 square feet (Lot 48), consistent with the lot sizes and density approved through the Seton preliminary subdivision. The average lot area is 2,694 square feet.

Tracts G (0.69 acres) and H (0.51 acres) are open space areas to be owned and maintained by the HOA. Tract G contains a pedestrian path to an ADA picnic table, with Douglas fir plantings. Tract H is part of the same large open space area as Phase 1 Tract D, and includes a trail from connecting from the end of the N Madison Circle cul-de-sac to N Auburn Place. The remainder of Tracts G and H is to be maintained in its natural state with existing vegetation.

Seton (McCormick Creek) Open Space and Trails



Phase 3 Open Space and Trails



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

IV. Survey Review

Gray & Osborne, Inc. confirmed that the applicant has addressed all survey comments on July 13, 2021.

V. Engineering Review

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

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

VI. Land Use Review

The City Attorney reviewed and approved the draft CC&Rs for McCormick Creek Phases 2 and 3 as part of the Phase 2 final plat review. The CC&Rs have been recorded.

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

VII. Recommendation

Staff recommends City Council **APPROVE** the McCormick Creek Phase 3 Final Plat subject to the following **conditions of approval**:

1. The applicant shall submit mylars for signature containing the signature and seal of the surveyor of record (Certification of Subdivision Platting, see RDC 18.620.120.L) and the signatures of all parties having an ownership interest in the land for purposes of dedication (Dedication of Subdivision, see RDC 18.620.120.M).
2. The applicant shall record the final plat with the Clark County Auditor's Office within thirty (30) calendar days of City signatures on the face of the mylar.
3. The applicant shall submit three (3) full-sized copies and one (1) 11-inch by 17-inch copy of the recorded plat and all associated written documents within thirty (30) calendar days of City signatures on the face of the mylar.

Reviewed by:

Eric Eisemann, Consulting Planner. e.eisemann@e2landuse.com, 360.750.0038

Brenda Howell, City Engineer. Brenda.howell@ridgefieldwa.us, 360.857.5022

Signed:



Claire Lust

July 30, 2021

Attachment: PLZ-21-0026 McCormick Creek Phase 3 Final Plat_Staff Report_080521 (McCormick Creek Phase 3 Final Plat)

McCormick Creek Phase 3 Addressing

Address 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 engineering acceptance.

Lot #	Address	Lot #	Address	Lot #	Address
N Madison Circle		N Madison Way		N Auburn Place	
North (even) side of street		North (even) side of street		East (even) side of street	
47	6842	63	7026	66	1424
48	6848	64	7032	67	1418
49	6854	65	7038	68	1412
50	6860				
51	6908				
52	6914				
53	6920				
54	6926				
55	6932				
56	6938				
57	6944				
58	6950				
59	7002				
60	7008				
61	7014				
62	7020				
South (odd) side of street					
46	6919				
45	6925				
44	6931				
43	6937				
42	6943				
41	6949				
40	7001				
39	7007				
38	7013				

PERIMETER DESCRIPTION:

A TRACT OF LAND BEING TRACT "C" OF THE KELLER SETON MX SUBDIVISION PHASE 1 ACCORDING TO THAT CERTAIN PLAT RECORDED IN BOOK 311 OF PLATS AT PAGE 983 RECORDS OF CLARK COUNTY, WASHINGTON IN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

ALL OF TRACT "C" OF SAID KELLER SETON MX SUBDIVISION PHASE 1.

CONTAINING 4.245 ACRES MORE OR LESS.

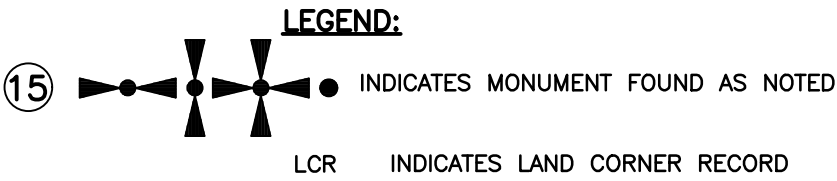
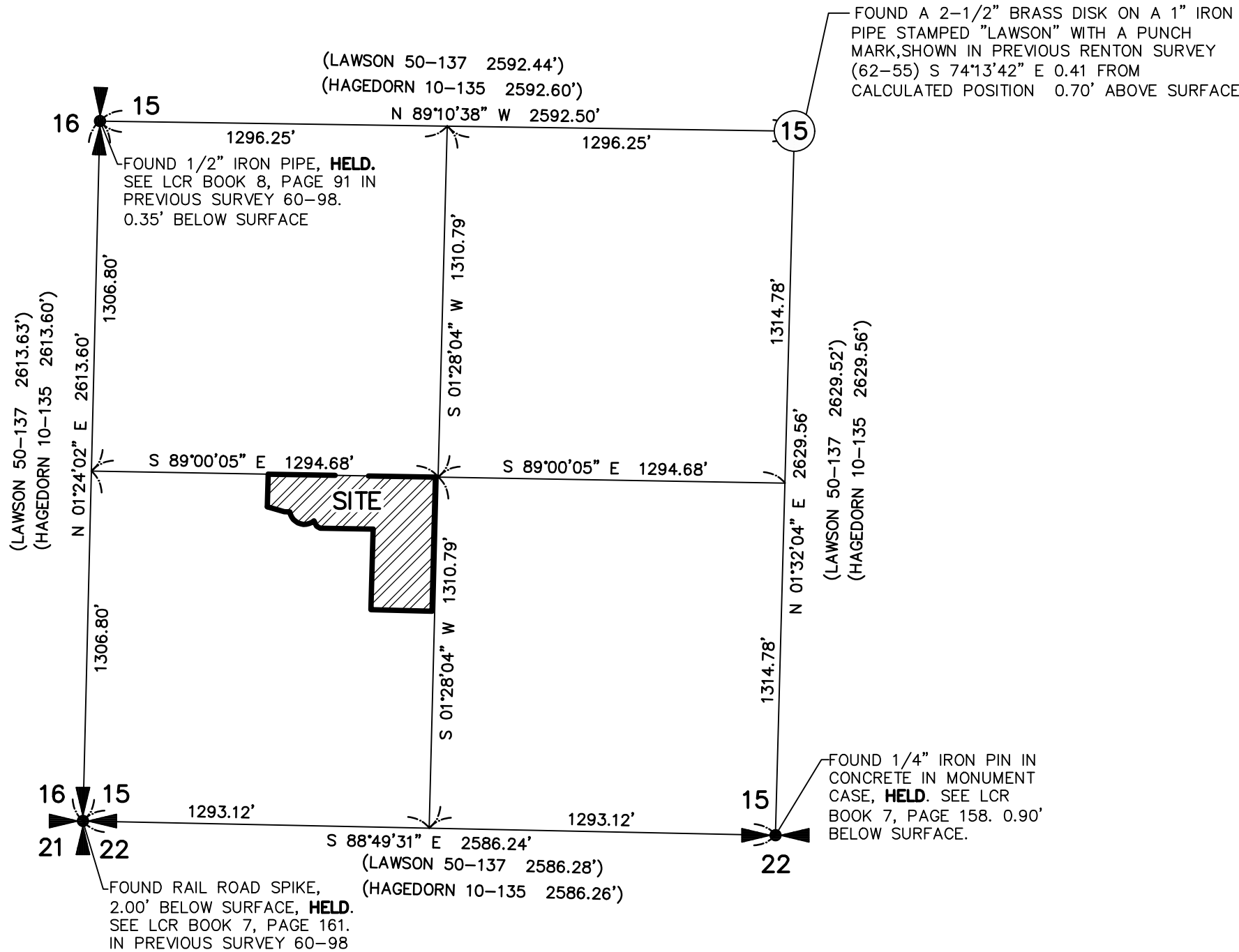
TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

NOTES:

- 1) ALL PUBLIC ROADS WITHIN THIS PLAT ARE DEDICATED TO THE CITY OF RIDGEFIELD. N. AUBURN PLACE, N. MADISON WAY AND N. MADISON CIR.
- 2) IMPACT FEES AND SYSTEM DEVELOPMENT CHARGES SHALL BE ASSESSED BASED ON FEE SCHEDULES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- 3) CITY OF RIDGEFIELD FINAL PLAT NUMBER "PLZ-21--0026"
- 4) OFF-STREET PARKING MUST BE SETBACK A MINIMUM OF 18 FEET FROM THE SIDEWALK TO PREVENT VEHICLES FROM INTERFERING WITH SIDEWALK TRAVEL.
- 5) ANY MODIFICATION TO PROPERTY LINE SETBACKS MAY BE PROCESSED THROUGH AN ADMINISTRATIVE ADJUSTMENT OR A VARIANCE AS REFERENCED IN THE CITY OF RIDGEFIELD DEVELOPMENT CODE AS AN ALTERNATIVE TO A RE-PLAT PROCESS.
- 6) ALL SENSITIVE LANDS SHALL BE PROTECTED BY CONSERVATION EASEMENTS AND CERTAIN ACTIVITIES ARE PROHIBITED OR LIMITED AS SPECIFIED BY THE CITY OF RIDGEFIELD DEVELOPMENT CODE, RDC 18.280. THIS NOTE SHALL RUN WITH THE LAND.
- 7) ALL BUILDINGS OR STRUCTURES REQUIRING A BUILDING PERMIT SHALL INDICATE COMPLIANCE WITH THE FOLLOWING LOT DIMENSIONAL STANDARDS.

DIMENSIONAL STANDARDS – RMUO OVERLAY	
STANDARD	RMUO OVERLAY
MAX. FRONT AND STREET SIDE YARD SETBACK	20 FEET
MIN. FRONT AND STREET SIDE YARD SETBACK	10 FEET
MIN. REAR YARD SETBACK	5 FEET
MIN. SIDE YARD SETBACK	5 FEET/0 FEET
MIN. STREET SIDE YARD SETBACK	10 FEET
MIN. GARAGE SETBACK	18 FEET FROM BACK OF SIDEWALK
MAX. HEIGHT	45 FEET
MAX. BUILDING COVERAGE	65%
MAX. IMPERVIOUS SURFACE	75%

- 8) ALL PARKS, OPEN SPACE AND TRAILS SHALL BE MADE AVAILABLE FOR PUBLIC USE AND BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. THE CITY SHALL BE GRANTED THE RIGHT OF THIRD-PARTY ENFORCEMENT TO ENSURE THAT THE PARKS, OPEN SPACE, AND TRAILS ARE MAINTAINED TO THE STANDARDS UNDER WHICH THEY WERE APPROVED AND CREATED.
- 9) TRACTS "G" AND "H" ARE OPEN SPACE AREAS TO BE OWNED AND MAINTAINED BY THE MCCORMICK CREEK HOME OWNERS ASSOCIATION (H.O.A.).
- 10) ARCHITECTURAL DESIGN APPROVAL FROM THE CITY OF RIDGEFIELD IS REQUIRED FOR ALL SINGLE-FAMILY HOMES. IT IS THE RESPONSIBILITY OF THE DEVELOPER/BUILDER TO OBTAIN DESIGN APPROVAL FOR EACH HOME, INCLUDING MODEL HOMES, PRIOR TO THE SALE OR ADVERTISEMENT FOR SALE OF THE HOME.
- 11) CONSISTENT WITH RDC 18.720, EACH RESIDENTIAL LOT CONTAIN AT LEAST ONE (1) AND NO MORE THAN FOUR (4) PARKING SPACES PER LOT.
- 12) ALL RESIDENTIAL LOTS NORTH OF TRACTS H AND G SHALL BE SPRINKLED CONSISTENT WITH NFP 13 D.
- 13) CASCADIA ECOLOGICAL SERVICES, INC. WILL SUBMIT, ON BEHALF OF THE PERMITTEE, ANNUAL MONITORING REPORTS AS REQUIREMENTS OF THE APPROVAL CRITICAL AREAS MITIGATION PLAN AND CONSISTENT WITH RDC 18.280.050.E.2. FOR A PERIOD OF THREE YEARS AFTER ISSUANCE OF THE FINAL OCCUPANCY PERMIT.



UTILITY AND SIDEWALK EASEMENT:

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC AND PRIVATE ROADS. ACCESS EASEMENT AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.

DEED REFERENCE:

TRACT "C" OF KELLER SETON MX SUBDIVISION PHASE 1 (311-983)

SURVEY REFERENCES:

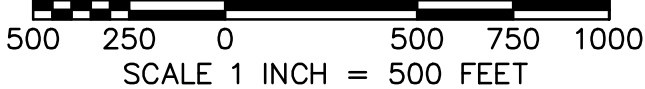
- 1) KELLER SETON MX SUBDIVISION PHASE 1 BOOK 311 PAGE 983
- 2) DAVID DENNY SURVEY BOOK 68 PAGE 173
- 3) MCCORMICK CREEK PHASE 1 BOOK 312 PAGE 096

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

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 08-15-19



4-23-21



BASIS OF BEARING: MAG 82/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, U.S. SURVEY FEET. THE MEAN ANGLE BETWEEN MONUMENTS FOUND WAS NOTED. CONVERGENCE ANGLE: -1°34'39\"/>

MCCORMICK CREEK PHASE 3

PRELIMINARILY APPROVED AS SETON PHASE 1 RE-PLAT OF TRACT "C" OF KELLER SETON MX SUBDIVISION PHASE 1 (311-983) IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 15 T. 4 N., R. 1 E., W.M. CITY OF RIDGEFIELD CLARK COUNTY, WASHINGTON SHEET 1 OF 2

CITY PUBLIC WORKS DIRECTOR

CITY PUBLIC WORKS DIRECTOR _____ DATE _____

CITY COMMUNITY DEVELOPMENT DIRECTOR

CITY COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CITY ENGINEER:

CITY OF RIDGEFIELD ENGINEER _____ DATE _____

CITY MAYOR:

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

MAYOR, CITY OF RIDGEFIELD

ATTESTED BY: _____ CITY CLERK

ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS _____ MCCORMICK CREEK PHASE 3

COUNTY ASSESSOR _____ DATE _____

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS ____ DAY OF _____, 20____, AT ____ AM/PM IN BOOK ____ OF PLATS, AT PAGE ____.

CLARK COUNTY AUDITOR _____

AUDITOR'S FILE NUMBER _____

ACKNOWLEDGMENT:

STATE OF _____ COUNTY OF _____.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID ALLAN DENNY, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS ____ DAY OF _____, 20____.

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

ACKNOWLEDGMENT:

STATE OF _____ COUNTY OF _____.

SIGNED OR ATTESTED BEFORE ME ON _____ BY _____ MANAGER OF _____ LLC, A WASHINGTON LIMITED LIABILITY COMPANY

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS ____ DAY OF _____, 20____.

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

SURVEYOR'S CERTIFICATE:

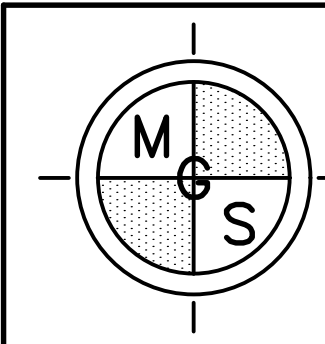
I, DAVID A DENNY, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF "MCCORMICK CREEK PHASE 3" CORRECTLY REPRESENTS A SURVEY AND SUBDIVISION OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AND THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR, PLS NO. 35477 _____ 03-2-21 DATE

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 "MCCORMICK CREEK", A HOMEOWNERS ASSOCIATION. AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR MCCORMICK CREEK PHASE 3, RECORDED UNDER CLARK COUNTY RECORDING NO. _____

BY: PRINTED _____ SIGNED _____ TITLE _____ DATE _____



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

JOB NO. 21-104 DATE: 4-23-21 CALC BY: DAD DRAWN BY: AAD CHECKED BY: DAD FILE: 20-506

McCORMICK CREEK
PHASE 3

PRELIMINARILY APPROVED AS
SETON PHASE 1
RE-PLAT OF TRACT "C" OF KELLER SETON
MX SUBDIVISION PHASE 1 (311-983) IN A
PORTION OF THE
SW 1/4 OF THE SW 1/4
OF SECTION 15
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
SHEET 2 OF 2

LEGEND:

- INDICATES FOUND AND HELD 1/2" REBAR WITH YELLOW PLASTIC CAP "D.DENNY 35477" PER SURVEY REFERENCE 1 UNLESS OTHERWISE NOTED
- INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477", SET
- SF INDICATES SQUARE FEET
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- + INDICATES MAG NAIL WITH BRASS WASHER INSCRIBED PLS "35477" SET IN CURB AS A WITNESS CORNER SEE "CURB MONUMENT TABLE" FOR DISTANCE FROM FRONT LOT CORNER TO MAG NAIL

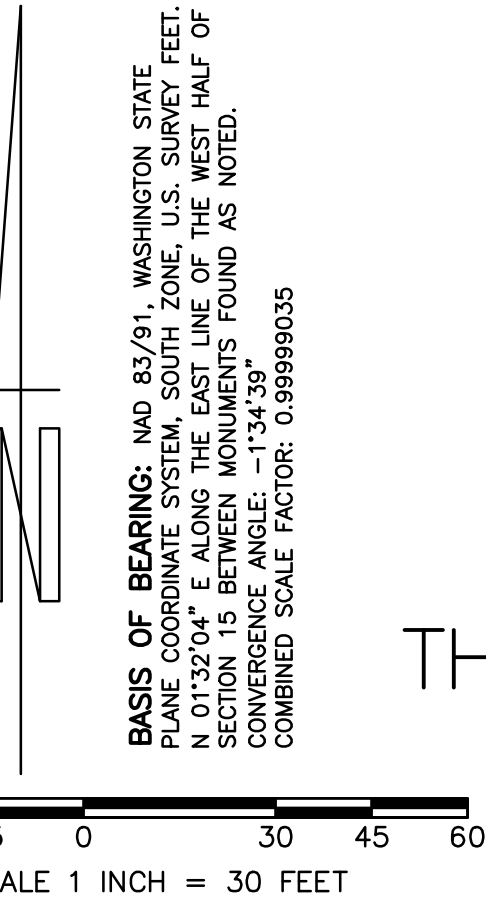
CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	20.00'	89°31'39"	31.25'	S 46°14'07" W	28.17'
C2	20.00'	90°28'21"	31.58'	N 43°45'52" W	28.40'
C3	20.00'	80°01'06"	27.93'	S 50°59'24" W	25.72'
C4	55.00'	38°32'47"	37.00'	N 30°15'15" E	36.31'
C5	55.00'	121°46'30"	116.90'	S 69°35'06" E	96.10'
C6	55.00'	27°48'35"	26.70'	S 05°12'26" W	26.43'
C7	55.00'	20°57'05"	20.11'	S 29°35'16" W	20.00'
C8	55.00'	20°57'05"	20.11'	S 50°32'21" W	20.00'
C9	55.00'	20°57'05"	20.11'	S 71°29'26" W	20.00'
C10	55.00'	9°01'58"	8.67'	S 86°28'58" W	8.66'

TRACT "D"
KELLER SETON MX
SUBDIVISION PHASE 1
311-983

TRACT "H"
SEE NOTE 9
30193 SF

TRACT "G"
SEE NOTE 9
22216 SF



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

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 08-15-19.

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: August 05, 2021

ITEM:

AGENDA ITEM TITLE: Motion - Selection of Vendor for Roundabout Grapes

GOVERNING LEGISLATION:

N/A

PREVIOUS COUNCIL ACTION TAKEN:

On July 22, 2021, City Council adopted a Statement of Legislative Intent (SLI) via Resolution No. 597, memorializing the purpose for 56th and 65th roundabout grapes, as well as policies requiring contractual agreements in place before work is accomplished on the project

SUMMARY/BACKGROUND:

After multiple discussions between City Council and City staff from late 2014 to the present, City Council formally memorialized the purpose of grapes planted in the 56th and 65th roundabouts along SR501/Pioneer Street as follows: The Roundabout Grapes were planted as – and will continue to be – a reminder of and testament to the vibrant winemaking community in and around Ridgefield.

The City Council also memorialized a process for determining the use of the roundabout grapes each year. The first step in that process is to research possible vendors who would be willing to work with the City on creating a product from the grapes which will remain as public property for non-pecuniary uses.

In 2020, City staff researched possible vendors for that year's grapes. David Kelly from Windy Hills Winery had agreed to help preliminary processing and storage of the grapes, though no formal agreement had been reached for any products to be created from the grapes. Prior to harvest, however, the grape crop was decimated by birds, so no further agreement was discussed at the time.

Upon recommendation from City Council members, City staff reached out to Windy Hills Winery as part of the 2021 due diligence required in the SLI, and David Kelly expressed a willingness to work with the City to store, process, and ultimately bottle either a red or rose' from the marechal foch roundabout grapes.

If City Council chooses to proceed with selection of Windy Hills Winery as the 2021 roundabout grapes vendor, City staff will begin work with the vendor immediately to finalize a vendor agreement which will come before City Council for approval prior to harvest of the

grapes (at the next City Council meeting August 26).

BUDGET/FINANCIAL IMPACTS:

Staff time and materials associated with creating the vendor agreement. Additional costs associated with the vendor agreement (labor, processing costs, materials, etc.) will be itemized in the vendor agreement.

RECOMMENDED ACTION OR MOTION:

Staff recommends that City Council move to approve Windy Hills Winery as the vendor for 2021 Ridgefield roundabout grapes.

STAFF CONTACT: Steve Stuart, City Manager

ATTACHMENTS:

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: August 05, 2021

ITEM:

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington annexing into the Corporate Limits of the City of Ridgefield Approximately 20.1 Acres and Adjacent Right-Of-Way Identified as the Potter Annexation Area Located Within the Ridgefield Urban Growth Area, and Assigning the Zoning of the Annexed Area as Residential Low Density 4

GOVERNING LEGISLATION:

RCW 35A.14 – Annexation by Code Cities

PREVIOUS COUNCIL ACTION TAKEN:

December 17, 2020: Council accepted the Potter Intent to Annex (Resolution No. 589)

July 8, 2021: Council accepted the Potter Intent to Annex with a geographical modification (Resolution No. 595)

SUMMARY/BACKGROUND:

See attached staff report.

BUDGET/FINANCIAL IMPACTS:

None.

ACTION OR MOTION:

None. Public hearing and first reading.

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS: PLZ-21-0032 Potter Petition to Annex_Staff Report_080521 (PDF)
Exhibit A and B (Potter Annex) (PDF)

ORDINANCE NO. 1347

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF RIDGEFIELD APPROXIMATELY 20.1 ACRES AND ADJACENT RIGHT-OF-WAY IDENTIFIED AS THE POTTER ANNEXATION AREA LOCATED WITHIN THE RIDGEFIELD URBAN GROWTH AREA, AND ASSIGNING THE ZONING OF THE ANNEXED AREA AS RESIDENTIAL LOW DENSITY 4

WHEREAS, annexations to the City of Ridgefield are regulated by Revised Code of Washington (RCW) Chapter 35A.14, Annexation by Code Cities; and

WHEREAS, the proposed annexation area is within the Ridgefield Urban Growth Area as shown on the Ridgefield Urban Growth Area Comprehensive Plan Map of the Clark County 20-Year Comprehensive Growth Management Plan which the Board of Clark County Councilors adopted on June 28, 2016, Ordinance No. 2016-06-12; and

WHEREAS, the proposed annexation area is within the Ridgefield Urban Growth Area and the annexation area is designated Urban Low as shown on the Comprehensive Plan Map of the Ridgefield Urban Area Comprehensive Plan which the City Council adopted on February 25, 2016, Ordinance No. 1203; and

WHEREAS, RCW 35A.14.010 provides that an unincorporated area lying contiguous to a code city may become part of the charter code city or noncharter code city by annexation; and

WHEREAS, the area proposed to be annexed is contiguous to the city limits; and

WHEREAS, RCW 35A.14.120 provides a direct petition annexation method which requires that prior to circulating a petition for annexation, the initiating party or parties, who shall be the owners of not less than ten percent in value, according to the assessed valuation for general taxation of the property for which annexation is sought, shall notify the legislative body of a charter code city or noncharter code city; and

WHEREAS, RDC 18.210.015.A states that the city shall follow the RUACP comprehensive plan map to designate low density residential zones, and the Residential Low Density (RLD-4, RLD-6, and RLD-8) zoning districts shall implements the residential/urban low (UL) comprehensive plan designation; and

WHEREAS, the City Council adopted the Gee Creek Plateau Subarea Plan with Ordinance No. 1252 on December 7, 2017; and

WHEREAS, the Gee Creek Plateau Subarea Plan designates the future City of Ridgefield zoning on the Potter annexation area as RLD-4 with a Residential Cluster Overlay; and

WHEREAS, on July 8, 2021, the City Council of the City of Ridgefield adopted Resolution No. 595 to accept a notice of intent to annex the Potter Annexation Area identified by Assessor's Serial Nos. 215867000 and 215811000 and adjacent Clark County right-of-way extending from the city limits at S 10th Way and S 30th Place to the city limits at S 15th Street adjacent to the Cloverhill subdivision, and the Council authorized commencement of annexation proceedings; and

WHEREAS, the City of Ridgefield received a petition to annex and assigned File No. PLZ-21-0032; and

WHEREAS, the City is designating subject properties RLD-4 with a Residential Cluster Overlay pursuant to RDC 18.210.015.A and the Gee Creek Plateau Subarea Plan; and

WHEREAS, the City is placing all newly annexed properties in UH-10 as required by RDC 18.210.015.C until certification by the city engineer that identified capital facilities deficiencies have been satisfactorily resolved, as required in RMC 18.270.060; and

WHEREAS, RCW 35A.14.120 requires that the petition to annex must be signed by the owners of not less than sixty percent in value, according to the assessed valuation for general taxation of the property for which annexation is petitioned; and

WHEREAS, on July 23, 2021, the City of Ridgefield requested that the Clark County Department of Assessment and GIS certify the petition to annex by direct petition method according to RCW 35A.01.040(4) which requires that a petition signed by property owners be transmitted to the county assessor for determination of sufficiency; and

WHEREAS, on **DATE, 2021**, the Clark County Deputy Assessor mailed to the City of Ridgefield a Certification of Sufficiency for the annexation petition by the direct petition method; and

WHEREAS, RCW 43.21C.222 exempts annexation of territory by a city or town from compliance with the chapter entitled State Environmental Policy; and

WHEREAS, RCW 35A.14.130 provides that the legislative body of a code city may entertain a petition for annexation and fix a date for a public hearing thereon and cause notice of the hearing to be published in one or more issues of a newspaper of general circulation in the city, and post in three public places within the territory proposed for annexation, and shall specify the time and place of hearing and invite interested persons to appear and voice approval or disapproval of the annexation; and

WHEREAS, the City of Ridgefield met the requirements defined within RCW 35A.14.130 by publishing a notice of public hearing in the Columbian newspaper, posting notice of public hearing at three public places within the territory proposed for annexation, mailing the notice to surrounding property owners, and posting the notice online; and

WHEREAS, on August 5, 2021, the City Council of the City of Ridgefield held and closed a public hearing on the proposed annexation; and

WHEREAS, RCW 35A.14.140 provides that after the public hearing, if the legislative body determines to effect the annexation, then they shall do so by ordinance and file a copy of the ordinance with the board of county commissioners.

NOW THEREFORE, the City Council for the City of Ridgefield hereby ordains as follows:

SECTION 1. Annexation. The City of Ridgefield hereby annexes into the corporate limits of the City of Ridgefield the Potter Annexation Area shown in Exhibit A.

SECTION 2. Zoning. The zoning of the annexed area shall be Residential Low Density 4 with Urban Holding 10 overlay.

SECTION 3. City Filing of Certificate with Washington State Office of Financial Management. A Certificate of Annexation shall be filed with the Washington State Office of Financial Management within thirty (30) calendar days of the effective date of this ordinance.

SECTION 4. City Filing with Clark County. A certified copy of the adopted ordinance shall be separately filed with the Board of Clark County Commissioners and the Clark County Department of Assessment and GIS.

SECTION 5. Severability. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

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

SECTION 7. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 26TH DAY OF AUGUST, 2021.

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading: August 5, 2021
Second reading/Passage: August 26, 2021
Date of Publication: _____

Effective Date: _____

EXHIBIT A:

Legal Description and Map of Annexation Area



COMMUNITY DEVELOPMENT DEPARTMENT

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

Potter Petition to Annex

Staff Report

File No. PLZ-21-0032

August 5, 2021

I. Basic Facts

Council date: August 5, 2021

Applicant: Joe Potter. PO Box 515 / Ridgefield, WA 98642. Contact: 360-609-7748, potterboys@msn.com

Applicant's Representative: Olson Engineering. 222 E Evergreen Blvd / Vancouver, WA 98660. Contact: Kurt Stonex, 360-695-1385, kurt@olsonengr.com

Property Owners: 1. Joe Potter & Michelle Potter, PO Box 515 / Ridgefield, WA 98642

2. Lenore P Mattox, 3925 S 15th St / Ridgefield, WA 98642

Property Information: 1. 3797 S 15th St / Ridgefield, WA 98642. #72 S29 T4N R1E WM, Assessor's #215867000, 14.97 acres.

2. 3925 S 15th St / Ridgefield, WA 98642. #15, #19 S29 T4N R1E WM, Assessor's #215811000, 5.13 acres.

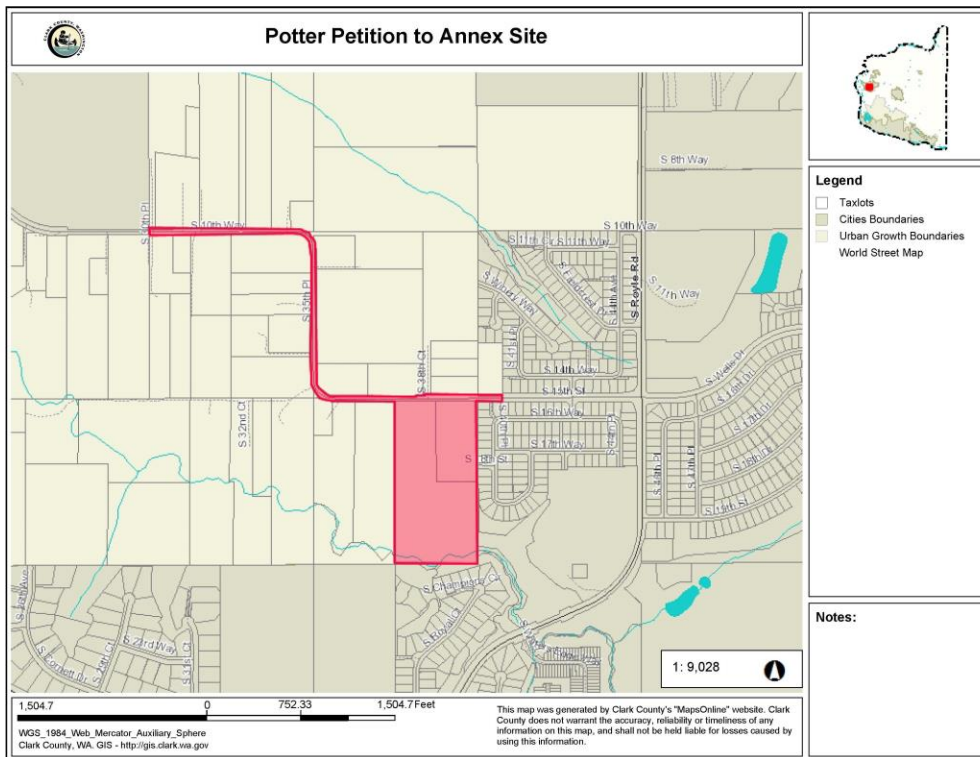
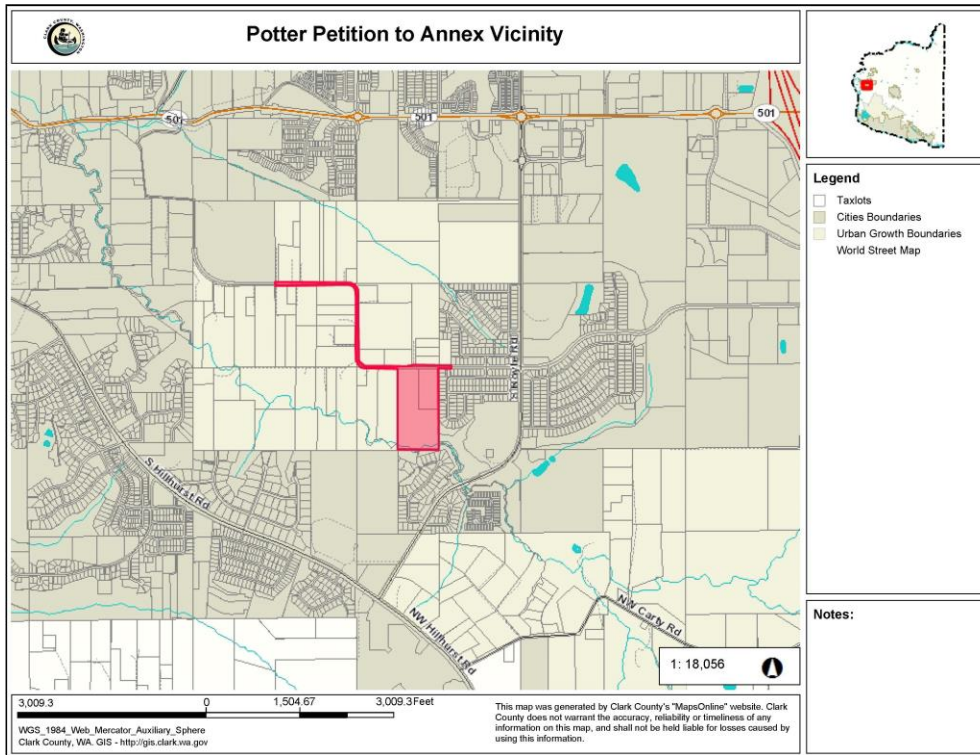
Current Zoning: Clark County Single-Family Residential (R1-7.5), Urban Holding – 10 (UH-10) overlay

Gee Creek Plateau Subarea Plan Zoning: Residential Low Density – 4 (RLD-4), Residential Cluster Overlay

Current Comprehensive Plan Designation: Urban Low Density Residential (UL)

Staff Contact: Claire Lust, Community Development Director. 360.857.5024, Claire.lust@ridgefieldwa.us

Attachment: PLZ-21-0032 Potter Petition to Annex_Staff Report_080521 (Potter Petition to Annex)



III. Property Information

The Petition to Annex includes two adjacent parcels, the adjacent right-of-way, and additional right-of-way extending to meet the city limits to the west and east. Joe Potter and Michelle Potter own the parcel with Assessor's #215867000, and Lenore Mattox owns the parcel with Assessor's #215811000. The subject parcels are within the Ridgefield Urban Growth Area (UGA) and are contiguous with the Ridgefield city limits to the east and south. Therefore, the parcels are eligible for annexation. The property information is as follows:

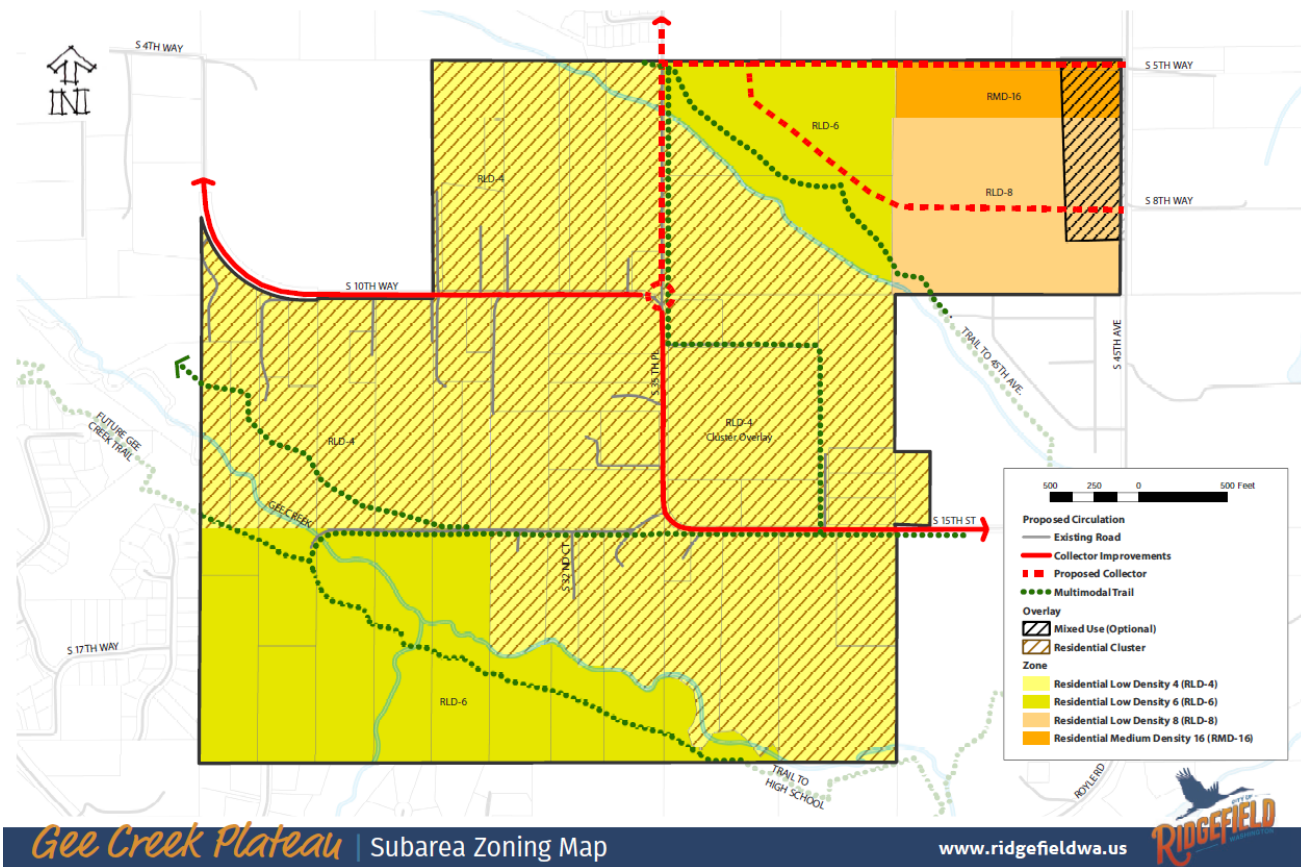
Property Owner	Legal	Square Feet	Acres	2020 Assessed Taxable Property Value (2021 values not yet certified)	Site Address
Potter Joe & Potter Michelle	#72 S29 T4N R1E WM, Assessor's #215867000	652,093	14.97	\$828,304.00	3797 S 15 th St / Ridgefield, WA 98642
Mattox Lenore P	#15, #19 S29 T4N R1E WM, Assessor's #215811000	223,463	5.13	\$454,794.00	3925 S 15 th St / Ridgefield, WA 98642
		Total: 875,556	Total: 20.1	Total : \$1,283,098.00	

IV. Zoning

The current Clark County zoning of the properties is Single-Family Residential (R1-7.5), with the Urban Holding - 10 (UH-10) overlay. The 2016 Ridgefield Urban Area Comprehensive Plan designation is Urban Low Density Residential (UL). RDC 18.210.015.B states that the RLD-4, RLD-6, and RLD-8 zoning districts shall implement the UL comprehensive plan designation.

Per the Gee Creek Plateau Subarea Plan, the future City of Ridgefield zoning for the properties is Residential Low Density - 4 (RLD-4) with a Residential Cluster overlay intended to locate residential development near S 15th Street and preserve the southern portion of the properties as open space.

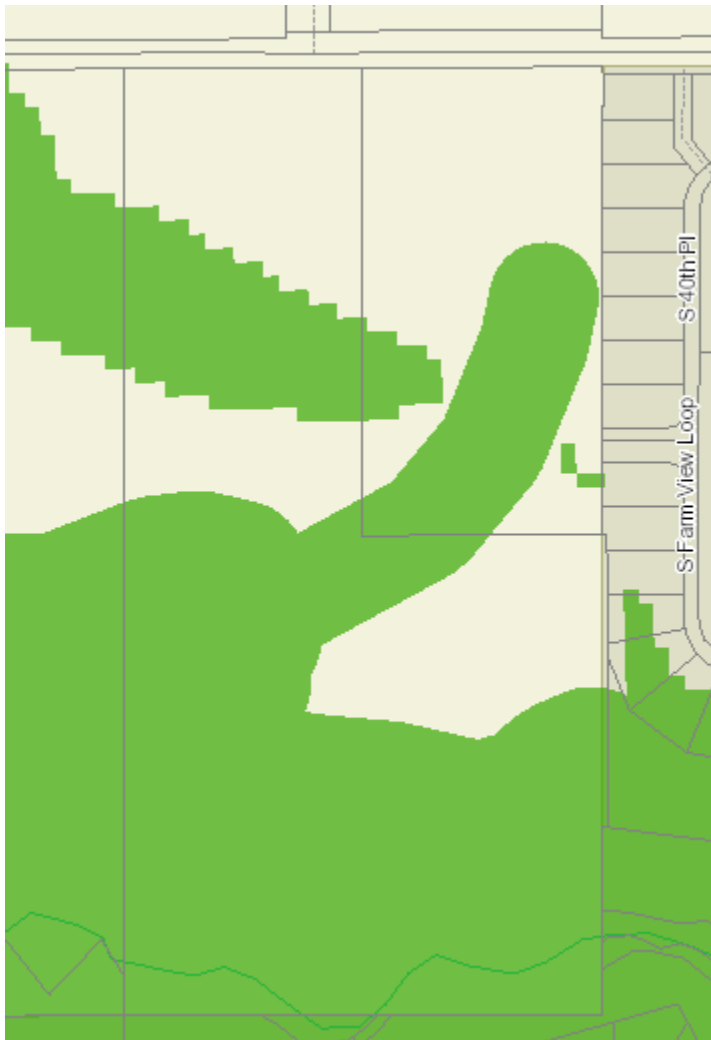
Gee Creek Plateau Zoning



V. Development Considerations

Per the applicant's introductory statement and application materials, there are no immediate plans to develop the property. The property owners may at a future time decide to develop the property into a single-family residential subdivision. Significant environmental challenges exist on the property that will need to be addressed prior to any future development. Gee Creek passes along the southern boundary of the site. According to Clark County GIS, there is a wetland and associated riparian habitat area on the southern portion of the property along Gee Creek. A mapped riparian habitat area also extends from southwest to northeast through the center of the site. The Gee Creek Riparian Corridor, a habitat area mapped by the Washington Department of Fish and Wildlife, covers the southern portion of the property. There are two areas of the site with landslide hazards. Slopes greater than 15 percent are associated with the Gee Creek drainage, and areas of potential instability appear to the north.

Environmental constraints



VI. Procedure

Background

Council initially approved Resolution No. 589, Potter Intent to Annex, on December 17, 2020. The applicant subsequently circulated a 60% petition and submitted the Potter Petition to Annex to the City.

Prior to scheduling the petition to annex public hearing, staff analyzed the issues with additional traffic on County roads necessary to access the annexation area and determined that upgrading the roads to urban standards would better serve the properties. Roads must be in the city limits in order to be upgraded to urban standards. The applicant and their representative agreed to bring a new intent to annex resolution back to Council, to consider whether to geographically modify the annexation area as permitted under RCW 35A.14.120 prior to moving forward with the petition to annex.

On July 8, 2021, Council moved to accept the new intent to annex resolution with a geographic modification adding public right-of-way along S 10th Way, S 35th Place, and S 15th Street between the existing city limits. By accepting the intent to annex, Council authorized the petition to annex to move forward.

Direct petition (60% petition) method for owner-initiated annexation.

The direct petition method of annexation (RCW 35A.14.120-150) requires that owners of 60% or more of the land value of the proposed annexation area must sign the Petition to Annex. Road values are not included in this calculation. Joe Potter, Michelle Potter, and Lenore Mattox signed the Petition to Annex. These three property owners own 100 percent of the land value of the properties proposed for annexation, exceeding the 60% threshold of the Petition to Annex.

Remaining steps.

- **Certification of Sufficiency:** The city shall send the 60% petition to Clark County for review of legal description and to obtain a Certification of Sufficiency. Staff sent the petition to annex and survey to Clark County on July 23, 2021 and are awaiting a response. The Certification of Sufficiency will be required prior to adoption.
- **Council Hearing:** City Council shall conduct a public hearing on the Notice of Petition to Annex. The public hearing is scheduled during the Council meeting on August 5, 2021.
- **Council second reading:** City Council shall hold a second reading to determine whether the city will accept or reject the Notice of Petition to Annex. The second reading is planning for August 26, 2021.
- **Ordinances:** The city shall adopt an ordinance annexing certain lands, adopt a zoning ordinance for the annexed area, and forward the ordinance(s) to the Clark County Assessor's Office, State Department of Revenue, State Department of Commerce, and State Office of Financial Management.
- **Census:** The City Clerk shall report population increases to census reporting agencies.

No motion is required at this meeting.

EXHIBIT "A"

Parcel No.: N/A
 Owners Name: Public/County Right of Way
Right of Way Annexation

LEGAL DESCRIPTION OF ANNEXATION AREA

That portion of County Right of Way known as S. 10th Way, lying within the Southeast Quarter of the Southwest Quarter of Section 20, and the Northeast Quarter of the Northwest Quarter of Section 29, Township 4 North, Range 1 East, W.M.

TOGETHER WITH

That portion of County Right of Way known as S. 35th Place, lying within the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 29, Township 4 North, Range 1 East, W.M.

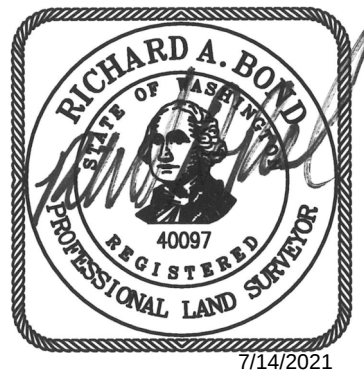
TOGETHER WITH

That portion of County Right of Way known as S. 15th Street, lying within the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 29, Township 4 North, Range 1 East, W.M.

TOGETHER WITH

That portion of said County Right of Way known as S. 15th Street, lying within the Northeast Quarter of the Northeast Quarter of Section 29, Township 4 North, Range 1 East, W.M., lying West of the West Right of Way line dedicated to the City of Ridgefield by Quit Claim Deed Recorded in Auditor's File No. 5666717, Records of Clark County, Washington.

Situate in the County of Clark, State of Washington.



7/14/2021

Attachment: Exhibit A and B (Potter Annex) (Potter Petition to Annex)

EXHIBIT "A"

Tax Lot 15, 19, Assessor Parcel No. 215811-00
and Tax Lot 72, Assessor Parcel No. 215867-000

Owners Name: Joe Potter

Annexation Legal Description**LEGAL DESCRIPTION OF ANNEXATION AREA**

(Provided by City of Ridgefield and prepared by Olson Engineering Inc, dated October 15, 2020)

A parcel of property located in the Southwest quarter of the Northeast quarter of Section 29, Township 4 North, Range 1 East, of the Willamette Meridian, in Clark County, Washington, including those parcels conveyed to Joe Potter, et ux, by Statutory Warranty Deed recorded under Auditor's File Number 3154357, records of said County, and that parcel conveyed to Lenore P. Layman by Quit Claim Deed recorded under Auditor's File Number 5286163D, records of said County, described as follows:

BEGINNING at the Northeast corner of the Southwest quarter of the Northeast quarter of said Section 29;

THENCE North, along the East line of the Northwest quarter of the Northeast quarter of said Section 29 a distance of 30.00 feet to the North line of S. 15th Street (formerly N.W. 254th Street) as shown on that Short Plat recorded in Book 2, Page 697, Clark County records;

THENCE West, along said North line 433.61 feet, more or less, to the West line of said Short Plat;

THENCE South, along said West line 10.00 feet to an angle point in the North right of way line of S. 15th Street;

THENCE West, along said North right of way line 242.89 feet, more or less, to the Northerly extension of the West line of that parcel conveyed to Joe Potter et ux. by Statutory Warranty Deed recorded under Auditor's File Number 3154357, records of said County;

THENCE South, along said Northerly extension and said West line 1340.00 feet, more or less, to the Southwest corner of said Potter parcel;

THENCE East, along the South line of said Potter parcel, a distance of 676.50 feet to the Southeast corner thereof;

THENCE North, along the East line of said Potter parcel and along the East line of that parcel conveyed to Lenore P. Layman by Quit Claim Deed recorded under Auditor's File Number 5286163D, records of said County and the Northerly extension thereof a distance of 1320.00 feet, more or less, to the POINT OF BEGINNING.

Containing approximately 20.5 acres.

Attachment: Exhibit A and B (Potter Annex) (Potter Petition to Annex)

