



**RIDGEFIELD CITY COUNCIL  
MEETING AGENDA**

**Thursday, July 27, 2017  
Ridgefield Community Center  
210 N. Main, 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 July 13, 2017 Meeting**

**IV. PRESENTATION**

- 1. Permanent Ballot Drop Box Presentation - Greg Kimsey, Clark County Auditor**
- 2. Introduction to 2018 Budget and Economic Update - Kirk Johnson, Finance Director**
- 3. Second Quarter Financial Report - Kirk Johnson, Finance Director**

**V. BUSINESS**

- 1. Ordinance No. 1239 - Second Reading of Ridgecrest Development Agreement-Jeff Niten, Community Development Director**
- 2. Ordinance No. 1240 - Second Reading of Cloverhill Development Agreement-Jeff Niten, Community Development Director**
- 3. Ordinance No. 1241 – Second Reading on Heritage Trees Code-Jeff Niten, Community Development Director**
- 4. Ordinance No. 1242 – Second Reading on Tiny Homes Code-Jeff Niten, Community Development Director**
- 5. Motion - Award of RORC Mass Grading Construction Contract - Bryan Kast, Public Works Director**
- 6. Motion - Approval of Bid Award for Hillhurst Road Water Main Extension Project - Bryan Kast, Public Works Director**

**VI. PUBLIC COMMENT**

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

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

**1. Council**

**2. Mayor**

**Appointment of two Council members to serve on the 2018 Budget Advisory Committee**

**Appointment of a citizen to serve on the 2018 Budget Advisory Committee**

**3. City Manager**

**VIII. FROM THE COUNCIL**

**IX. ADJOURN**

**CITY OF RIDGEFIELD  
REQUEST FOR COUNCIL ACTION**

**MEETING DATE:** July 27, 2017

**ITEM:**

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

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**GOVERNING LEGISLATION:**

Revised Code of Washington Title 35A

**PREVIOUS COUNCIL ACTION TAKEN:**

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

**BACKGROUND:**

Vendor claims

**BUDGET/FINANCIAL IMPACTS:**

See vendor detail attached

**RECOMMENDED ACTION OR MOTION:**

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

**“I move to approve the consent agenda as presented”**

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

**ATTACHMENTS:** July 27 2017 Claims Report (PDF)

**City of Ridgefield**  
**Claims Payment Report**  
For Approval on: July 27, 2017

| Sum of Amount                            |               |                |                       |                                         |           |
|------------------------------------------|---------------|----------------|-----------------------|-----------------------------------------|-----------|
| Vendor Name                              | Vendor Number | Invoice Number | Resp. Department      | Description                             | Total     |
| ACCELA INC.                              | 2779          | INV-ACC32325   | Public Works          | Web Payments with Online-Bills.com      | 1,842.00  |
| ACCELA INC. Total                        |               |                |                       |                                         | 1,842.00  |
| AMERICAN MEDICAL RESPONSE                | 2842          | 5251936        | Public Safety         | June Blood Draws                        | 100.00    |
| AMERICAN MEDICAL RESPONSE Total          |               |                |                       |                                         | 100.00    |
| ANDERSON ENVIRONMENTAL CONTRACTING       | 2258          | 24720          | Public Works          | Main Street Trailer Demo                | 28,334.45 |
| ANDERSON ENVIRONMENTAL CONTRACTING Total |               |                |                       |                                         | 28,334.45 |
| ARAMARK UNIFORM SERVICES                 | 32            | 862986160      | Genl Govt/Facilities  | Floor Mats - City Hall                  | 7.11      |
|                                          |               |                | Public Safety         | Floor Mats - PD                         | 4.52      |
|                                          |               |                | Public Works          | Floor Mats - PW                         | 3.88      |
|                                          |               |                | Community Development | Floor Mats - CDDI                       | 3.88      |
| ARAMARK UNIFORM SERVICES Total           |               |                |                       |                                         | 19.39     |
| B AND L PAPER COMPANY                    | 2165          | 24374          | Public Works          | Abrams Park Toilet Tissue & Hand Soap   | 71.45     |
|                                          |               |                | Genl Govt/Facilities  | CDD Roll Towls/Toilet Tissue/Can Liners | 4.65      |
|                                          |               | 24372          | Public Works          | CDD Roll Towls/Toilet Tissue/Can Liners | 75.31     |
|                                          |               |                | Community Development | CDD Roll Towls/Toilet Tissue/Can Liners | 85.14     |
|                                          |               | 24373          | Genl Govt/Facilities  | City Hall Operational Supplies          | 51.00     |
|                                          |               | 24375          | Genl Govt/Facilities  | PW Shop Towels & Roll Towels            | 18.45     |
|                                          |               |                | Public Works          | PW Shop Towels & Roll Towels            | 297.80    |
|                                          |               |                | Community Development | PW Shop Towels & Roll Towels            | 10.25     |
| B AND L PAPER COMPANY Total              |               |                |                       |                                         | 614.05    |
| BERGERABAM                               | 1708          | 319142         | Community Development | Gee Creek Plateau Sub Area Plan         | 19,494.52 |
| BERGERABAM Total                         |               |                |                       |                                         | 19,494.52 |
| BLUEFIN PAYMENT SYSTEMS                  | 2827          | 201707-01      | Public Works          | Utilities E-Pay Fees                    | 647.20    |
| BLUEFIN PAYMENT SYSTEMS Total            |               |                |                       |                                         | 647.20    |
| BLUMENTHAL UNIFORMS AND EQUIPMENT        | 54            | 7823702        | Public Safety         | Uniforms - King                         | 68.92     |
|                                          |               | 7823714        | Public Safety         | Uniforms - King                         | 19.92     |
|                                          |               | 7823711        | Public Safety         | Uniforms - King                         | 65.02     |
|                                          |               | 7787894        | Public Safety         | Uniforms - King                         | 166.89    |
|                                          |               | 7823709        | Public Safety         | Uniforms - King                         | 70.98     |
| BLUMENTHAL UNIFORMS AND EQUIPMENT Total  |               |                |                       |                                         | 391.73    |
| BSK ASSOCIATES                           | 2119          | V702109        | Public Works          | Lab Analysis - Coliform                 | 505.00    |
|                                          |               |                |                       | Lab Analysis - Alkalinity               | 280.00    |
| BSK ASSOCIATES Total                     |               |                |                       |                                         | 785.00    |
| Carroll Thomas & Sue                     | UB*00022      | 201707-22      | Genl Govt/Facilities  | Refund Check                            | 48.76     |
| Carroll Thomas & Sue Total               |               |                |                       |                                         | 48.76     |
| Cascade West Development                 | UB*00020      | 201707-20      | Genl Govt/Facilities  | Refund Check                            | 73.17     |
| Cascade West Development Total           |               |                |                       |                                         | 73.17     |
| CERTIFIED LANGUAGES INTERNATIONAL        | 2862          | 39568063017    | Judicial              | Interpreter Services                    | 24.65     |
| CERTIFIED LANGUAGES INTERNATIONAL Total  |               |                |                       |                                         | 24.65     |
| CFM STRATEGIC COMMUNICATIONS INC.        | 2551          | 24042          | Genl Govt/Facilities  | Lobbyist                                | 4,530.00  |
| CFM STRATEGIC COMMUNICATIONS INC. Total  |               |                |                       |                                         | 4,530.00  |
| CHICAMARIMBA                             | 2567          | 201707-01      | Genl Govt/Facilities  | Miramba Performance at Big Paddle       | 700.00    |



**City of Ridgefield**  
**Claims Payment Report**  
For Approval on: July 27, 2017

|                                     |           |            |                              |                                              |                  |
|-------------------------------------|-----------|------------|------------------------------|----------------------------------------------|------------------|
| <b>CHICAMARIMBA Total</b>           |           |            |                              |                                              | <b>700.00</b>    |
| <b>CITY OF BATTLE GROUND</b>        | <b>92</b> | <b>919</b> | <b>Judicial</b>              | <b>Court Cost</b>                            | <b>10,008.66</b> |
| <b>CITY OF BATTLE GROUND Total</b>  |           |            |                              |                                              | <b>10,008.66</b> |
| <b>CITY OF RIDGEFIELD-W/S</b>       | <b>96</b> | 201707-01  | <b>Public Works</b>          | 109 W Division WWTP - Storm                  | 691.32           |
|                                     |           | 201707-07  | <b>Public Works</b>          | 119 N 3rd Ave Community Park - Storm         | 32.92            |
|                                     |           | 201707-02  | <b>Public Works</b>          | 109 W Division WWTP - Water                  | 263.81           |
|                                     |           | 201707-09  | <b>Public Works</b>          | 1308 N Heron Dr Hayden Park - Storm          | 16.46            |
|                                     |           | 201707-04  | <b>Genl Govt/Facilities</b>  | 111 S Main - Water                           | 362.80           |
|                                     |           | 201707-10  | <b>Public Works</b>          | 1308 N Heron Dr Hayden Park - Water          | 92.76            |
|                                     |           | 201707-11  | <b>Public Works</b>          | 1-5/SR501 NE Interchange Irrigation          | 1,099.73         |
|                                     |           | 201707-08  | <b>Public Works</b>          | 119 N 3rd Ave Community Park - Water         | 107.52           |
|                                     |           | 201707-06  | <b>Public Safety</b>         | 116 N Main Ave PD - Water                    | 55.78            |
|                                     |           | 201707-05  | <b>Public Safety</b>         | 116 N Main Ave PD - Storm                    | 65.84            |
|                                     |           | 201707-03  | <b>Genl Govt/Facilities</b>  | 111 S Main - Storm                           | 49.38            |
|                                     |           | 201707-37  | <b>Public Works</b>          | Green Gables Tract-Q Irrigation M            | 118.43           |
|                                     |           | 201707-16  | <b>Public Works</b>          | 2311 N 5th Way Crows Nest Park - Water       | 165.61           |
|                                     |           | 201707-32  | <b>Public Works</b>          | Columbia Hills Irrigation Tract B Wind River | 125.57           |
|                                     |           | 201707-21  | <b>Public Works</b>          | 618 Lark Dr Lark Park - Water                | 115.41           |
|                                     |           | 201707-18  | <b>Public Works</b>          | 301 N 3rd Ave CDD - Water                    | 29.90            |
|                                     |           |            | <b>Community Development</b> | 301 N 3rd Ave CDD - Water                    | 29.90            |
|                                     |           | 201707-15  | <b>Public Works</b>          | 2311 N 5th Way Crows Nest Park - Storm       | 32.92            |
|                                     |           | 201707-35  | <b>Public Works</b>          | Green Gables Tract-D Irrigation M            | 310.40           |
|                                     |           | 201707-14  | <b>Genl Govt/Facilities</b>  | 230 Pioneer Street City Hall - Water         | 407.41           |
|                                     |           | 201707-22  | <b>Public Works</b>          | Abrams Park Chloine Injector - Storm         | 16.46            |
|                                     |           | 201707-27  | <b>Public Works</b>          | Abrams Soccer Field                          | 856.80           |
|                                     |           | 201707-31  | <b>Public Works</b>          | Cemetery Water Spigots - Water               | 44.71            |
|                                     |           | 201707-17  | <b>Public Works</b>          | 301 N 3rd Ave CDD - Storm                    | 16.46            |
|                                     |           |            | <b>Community Development</b> | 301 N 3rd Ave CDD - Storm                    | 16.46            |
|                                     |           | 201707-19  | <b>Public Works</b>          | 315 N 3rd Avenue Davis Park - Water          | 297.11           |
|                                     |           | 201707-28  | <b>Public Works</b>          | Blue Heron Community Garden - Water          | 70.05            |
|                                     |           | 201707-40  | <b>Public Works</b>          | Water Tower (Cemetery)                       | 49.38            |
|                                     |           | 201707-29  | <b>Public Works</b>          | Cedar Ridge Park - Storm                     | 16.46            |
|                                     |           | 201707-23  | <b>Public Works</b>          | Abrams Park Kitchen - Storm                  | 345.66           |
|                                     |           | 201707-38  | <b>Public Works</b>          | Junction Well & Reservoir - Storm            | 115.22           |
|                                     |           | 201707-26  | <b>Public Works</b>          | Abrams Park Restrooms - Water                | 150.16           |
|                                     |           | 201707-24  | <b>Public Works</b>          | Abrams Park Kitchen & Irrigation - Water     | 88.80            |
|                                     |           | 201707-25  | <b>Public Works</b>          | Abrams Park Restrooms - Storm                | 16.46            |
|                                     |           | 201707-34  | <b>Public Works</b>          | Green Gables Tract-C Irrigation M            | 199.45           |
|                                     |           | 201707-12  | <b>Public Works</b>          | 1-5/SR501 NE Interchange Irrigation          | 466.47           |
|                                     |           | 201707-30  | <b>Public Works</b>          | Cedar Ridge Park - Water                     | 141.36           |
|                                     |           | 201707-20  | <b>Public Works</b>          | 618 Lark Dr Lark Park - Storm                | 16.46            |
|                                     |           | 201707-36  | <b>Public Works</b>          | Green Gables Tract-D Irrigation MET          | 174.53           |
|                                     |           | 201707-33  | <b>Public Works</b>          | Columbia Hills Irrigation Tract D Cispus Way | 268.86           |
|                                     |           | 201707-13  | <b>Genl Govt/Facilities</b>  | 230 Pioneer Street City Hall - Storm         | 115.22           |
|                                     |           | 201707-39  | <b>Public Works</b>          | Park & Ride Lot - Storm                      | 181.06           |
| <b>CITY OF RIDGEFIELD-W/S Total</b> |           |            |                              |                                              | <b>7,837.47</b>  |

**City of Ridgefield**  
**Claims Payment Report**  
For Approval on: July 27, 2017

|                                                 |          |               |                       |                                            |                  |
|-------------------------------------------------|----------|---------------|-----------------------|--------------------------------------------|------------------|
| Clark and Sons Excavating Inc.                  | UB*00021 | 201707-21     | Genl Govt/Facilities  | Refund Check                               | 333.56           |
| <b>Clark and Sons Excavating Inc. Total</b>     |          |               |                       |                                            | <b>333.56</b>    |
| CLARK COUNTY                                    | 102      | 130007956     | Public Works          | Street Striping                            | 11,247.79        |
|                                                 |          | 110016045     | Judicial              | Jan-June 2017 Probable Cause Hearings      | 189.75           |
|                                                 |          | 130007967     | Public Works          | Biosolids Disposal                         | 4,388.88         |
|                                                 |          | 13007967      | Public Works          | Laboratory Analysis                        | 3,027.77         |
| <b>CLARK COUNTY Total</b>                       |          |               |                       |                                            | <b>18,854.19</b> |
| CLARK COUNTY FIRE DISTRICT #5                   | 104      | 9489          | Genl Govt/Facilities  | Quarterly Safety Consortium                | 28.01            |
|                                                 |          |               | Public Works          | Quarterly Safety Consortium                | 507.12           |
|                                                 |          |               | Community Development | Quarterly Safety Consortium                | 10.87            |
| <b>CLARK COUNTY FIRE DISTRICT #5 Total</b>      |          |               |                       |                                            | <b>546.00</b>    |
| CLARK COUNTY LAWN AND TRACTOR LLC               | 537      | 176799        | Public Works          | Parks Mower Maintenance                    | 31.82            |
| <b>CLARK COUNTY LAWN AND TRACTOR LLC Total</b>  |          |               |                       |                                            | <b>31.82</b>     |
| CLARK PUBLIC UTILITIES                          | 110      | 201707-16     | Public Works          | 3701 N 3rd Cir - Electricity               | 26.98            |
|                                                 |          | 201707-15     | Public Works          | Overlook Park - Electricity                | 50.25            |
|                                                 |          | 201707-14     | Public Works          | 512 N Allen Dr - Electricity               | 26.91            |
|                                                 |          | 201707-17     | Genl Govt/Facilities  | 707 Abrams Park Rd- Electricity            | 36.11            |
|                                                 |          | 201707-12     | Public Works          | 2300 N 3rd Way Bellwood Trail Lights       | 30.50            |
|                                                 |          | 201707-13     | Public Works          | Pioneer St. & Gee Creek Loop - Electricity | 27.32            |
| <b>CLARK PUBLIC UTILITIES Total</b>             |          |               |                       |                                            | <b>198.07</b>    |
| CLARK REGIONAL WASTEWATER DISTRICT              | 741      | 201707-01     | Genl Govt/Facilities  | 255 S 56th Pl - Sewer                      | 61.27            |
|                                                 |          | 201707-07     | Public Works          | Abrams Park Kitchen - Sewer                | 44.11            |
|                                                 |          | 201707-02     | Public Works          | 109 W Division WWTP - Sewer                | 247.53           |
|                                                 |          | 201707-04     | Public Works          | Abrams Park Former Mgr House - Sewer       | 47.79            |
|                                                 |          | 201707-08     | Public Safety         | 116 N Main Ave PD - Sewer                  | 47.79            |
|                                                 |          | 201707-06     | Genl Govt/Facilities  | 230 Pioneer St City Hall - Sewer           | 135.41           |
|                                                 |          | 201707-05     | Public Works          | Abrams Park Restrooms - Sewer              | 75.98            |
|                                                 |          | 201707-03     | Public Works          | 301 N 3rd Ave CDD - Sewer                  | 26.76            |
|                                                 |          |               | Community Development | 301 N 3rd Ave CDD - Sewer                  | 21.03            |
| <b>CLARK REGIONAL WASTEWATER DISTRICT Total</b> |          |               |                       |                                            | <b>707.67</b>    |
| COLUMBIA RESOURCE COMPANY                       | 114      | 16304         | Public Works          | Trailer Freezer Disposal & Street Debris   | 76.67            |
| <b>COLUMBIA RESOURCE COMPANY Total</b>          |          |               |                       |                                            | <b>76.67</b>     |
| COMCAST                                         | 2271     | 201707-02     | Public Safety         | PD Communications                          | 289.68           |
|                                                 |          | 2271201707-03 | Public Works          | WWTP Communications                        | 296.34           |
|                                                 |          | 2271201707-10 | Genl Govt/Facilities  | City Hall Communications                   | 66.95            |
|                                                 |          |               |                       | City Hall Internet                         | 184.90           |
|                                                 |          | 2271201707-11 | Genl Govt/Facilities  | Community Center Wifi                      | 216.06           |
|                                                 |          |               | Community Development | Community Center Wifi                      | 54.01            |
| <b>COMCAST Total</b>                            |          |               |                       |                                            | <b>1,107.94</b>  |
| COMCAST BUSINESS                                | 1666     | 55015713      | Genl Govt/Facilities  | City Hall Communications                   | 363.34           |
| <b>COMCAST BUSINESS Total</b>                   |          |               |                       |                                            | <b>363.34</b>    |
| COMDATA NETWORK INC.                            | 1101     | 20274700      | Public Safety         | Fuel PD - XN795                            | 878.85           |
|                                                 |          |               |                       | Vehicle wash - XN795                       | 6.00             |
|                                                 |          | 20274697      | Genl Govt/Facilities  | Fuel PW - XN173                            | 59.08            |
|                                                 |          |               | Public Works          | Fuel PW - XN173                            | 1,069.55         |
|                                                 |          |               | Community Development | Fuel PW - XN173                            | 23.03            |

**City of Ridgefield**  
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|                                        |      |                |                        |                                                                |           |
|----------------------------------------|------|----------------|------------------------|----------------------------------------------------------------|-----------|
| COMDATA NETWORK INC.                   | 1101 | 20274697       | Community Development  | Fuel CDD - XN173                                               | 201.80    |
| COMDATA NETWORK INC. Total             |      |                |                        |                                                                | 2,238.31  |
| COMPULINK MANAGEMENT CENTER INC.       | 2648 | 20170706PS     | Genl Govt/Facilities   | CDD & FIN Professional Service Work                            | (481.66)  |
|                                        |      |                | Public Works           | CDD & FIN Professional Service Work                            | 1,616.98  |
|                                        |      |                | Community Development  | CDD & FIN Professional Service Work                            | 3,172.78  |
|                                        |      |                | Information Technology | CDD & FIN Professional Service Work                            | 1,425.90  |
| COMPULINK MANAGEMENT CENTER INC. Total |      |                |                        |                                                                | 5,734.00  |
| DAILY JOURNAL OF COMMERCE              | 133  | 743359114      | Public Works           | RORC Mass Grading and Utilities Proj. Engineers                | 417.30    |
|                                        |      | 743349952      | Public Works           | Inv. to Bid - Hiilhurst Water Main Ext Prj                     | 421.20    |
| DAILY JOURNAL OF COMMERCE Total        |      |                |                        |                                                                | 838.50    |
| DEPARTMENT OF LICENSING                | 154  | RG0000191-2017 | Genl Govt/Facilities   | CPL Fees - Adams                                               | 18.00     |
|                                        |      | RG0000192-2017 | Genl Govt/Facilities   | CPL Fees - Brown                                               | 18.00     |
|                                        |      | RG0000193-2017 | Genl Govt/Facilities   | CPL Fees - Lane                                                | 18.00     |
| DEPARTMENT OF LICENSING Total          |      |                |                        |                                                                | 54.00     |
| DICK'S TIRE FACTORY                    | 158  | D66389         | Public Safety          | PD Vehicle Maintenance - '15 Explorer                          | 37.71     |
|                                        |      | D66315         | Public Safety          | PD Vehicle Maintenance - '08 Crown Vic                         | 37.71     |
|                                        |      | D65795         | Public Safety          | PD Vehicle Maintenance - '16 Explorer                          | 37.71     |
| DICK'S TIRE FACTORY Total              |      |                |                        |                                                                | 113.13    |
| DZ AND FAMILY                          | 1497 | 13810          | Genl Govt/Facilities   | Dump Bed Maintenance                                           | 1.82      |
|                                        |      |                | Public Works           | Dump Bed Maintenance                                           | 29.53     |
|                                        |      |                | Community Development  | Dump Bed Maintenance                                           | 1.02      |
| DZ AND FAMILY Total                    |      |                |                        |                                                                | 32.37     |
| E.D. HOVEE AND COMPANY LLC             | 2266 | 5107           | Genl Govt/Facilities   | Leveraging Services for the 45th & Pioneer Commerce Center Dev | 7,500.00  |
| E.D. HOVEE AND COMPANY LLC Total       |      |                |                        |                                                                | 7,500.00  |
| ELCOR INC                              | 2081 | MSP-9834       | Public Safety          | June 2017 Information Technology Services                      | 1,572.83  |
|                                        |      |                | Public Works           | June 2017 Information Technology Services                      | 1,471.27  |
|                                        |      |                | Community Development  | June 2017 Information Technology Services                      | 1,097.94  |
|                                        |      |                | Information Technology | June 2017 Information Technology Services                      | 2,673.58  |
| ELCOR INC Total                        |      |                |                        |                                                                | 6,815.62  |
| EXCEL DESIGNS LLC                      | 2861 | 32298          | Public Safety          | Ridgefield Police Hat - King                                   | 26.01     |
| EXCEL DESIGNS LLC Total                |      |                |                        |                                                                | 26.01     |
| FERGUSON ENTERPRISES INC # 8423        | 181  | 589542         | Public Works           | Hydrant Meter                                                  | 3,392.92  |
| FERGUSON ENTERPRISES INC # 8423 Total  |      |                |                        |                                                                | 3,392.92  |
| FIDELITY NATIONAL TITLE                | 677  | 213739-000     | Public Works           | 35th and Pioneer Rndbt Prj - File No. 213739-000 Lahti         | 79,691.00 |
| FIDELITY NATIONAL TITLE Total          |      |                |                        |                                                                | 79,691.00 |
| FKC CO. LTD                            | 2854 | 12009          | Public Works           | 3" Timkin Bearing                                              | 483.81    |
| FKC CO. LTD Total                      |      |                |                        |                                                                | 483.81    |
| GARRETT SIGN CO.                       | 2860 | 2860201707-01  | Genl Govt/Facilities   | Permit Sign-17-0012 refund                                     | 50.00     |
| GARRETT SIGN CO. Total                 |      |                |                        |                                                                | 50.00     |
| GRAY AND OSBORNE INC                   | 207  | 2              | Public Works           | Northridge Drive Water Main Replacement                        | 7,011.81  |
|                                        |      | 15263          | Public Works           | Junction Well & 1.0 MG Reservoir CM                            | 8,883.29  |
| GRAY AND OSBORNE INC Total             |      |                |                        |                                                                | 15,895.10 |
| H.D. FOWLER COMPANY                    | 2036 | C419234        | Public Works           | Returned Water Supplies                                        | (57.43)   |
|                                        |      | I4564623       | Public Works           | Water Supplies                                                 | 613.14    |
|                                        |      | I4554339       | Public Works           | Water hose clamp                                               | 10.06     |
| H.D. FOWLER COMPANY Total              |      |                |                        |                                                                | 565.77    |

**City of Ridgefield**  
**Claims Payment Report**  
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|                                              |      |               |                        |                                        |                 |
|----------------------------------------------|------|---------------|------------------------|----------------------------------------|-----------------|
| HERON RIDGE HOA                              | 2863 | 2863201707-01 | Genl Govt/Facilities   | Refundable Deposit                     | 50.00           |
| <b>HERON RIDGE HOA Total</b>                 |      |               |                        |                                        | <b>50.00</b>    |
| HOME DEPOT CREDIT CARD SERVICES              | 1805 | 1112361       | Genl Govt/Facilities   | 707 Abrams Park House Maint.           | 298.03          |
| <b>HOME DEPOT CREDIT CARD SERVICES Total</b> |      |               |                        |                                        | <b>298.03</b>   |
| INTERMEDIA.NET INC                           | 2187 | 1707002733    | Information Technology | Voice Service Charges                  | 79.75           |
| <b>INTERMEDIA.NET INC Total</b>              |      |               |                        |                                        | <b>79.75</b>    |
| J2 BLUE PRINT SUPPLY                         | 243  | AR31488       | Community Development  | IJ Bond/Toner                          | 204.88          |
| <b>J2 BLUE PRINT SUPPLY Total</b>            |      |               |                        |                                        | <b>204.88</b>   |
| JANEAN Z PARKER                              | 2199 | 161           | Public Works           | Legal Services - RORC                  | 175.00          |
|                                              |      |               |                        | Legal Services - 35th Rbt              | 43.75           |
|                                              |      |               | Community Development  | Legal Services                         | 2,012.50        |
|                                              |      |               | Legal                  | Legal Services                         | 3,275.00        |
| <b>JANEAN Z PARKER Total</b>                 |      |               |                        |                                        | <b>5,506.25</b> |
| JESSICA KIPP                                 | 2099 | 201707-01     | Genl Govt/Facilities   | Mileage Reimbursement                  | 45.68           |
| <b>JESSICA KIPP Total</b>                    |      |               |                        |                                        | <b>45.68</b>    |
| JOE TURNER P.C.                              | 1437 | 660           | Community Development  | Public Hearings                        | 3,229.98        |
| <b>JOE TURNER P.C. Total</b>                 |      |               |                        |                                        | <b>3,229.98</b> |
| JORDAN HEUP-VIDINHA                          | 2865 | 1             | Genl Govt/Facilities   | National Night Out 2017 Mailers        | 200.00          |
| <b>JORDAN HEUP-VIDINHA Total</b>             |      |               |                        |                                        | <b>200.00</b>   |
| K&B SOLUTIONS LLC                            | 2719 | 1694          | Genl Govt/Facilities   | National Night Out 2017 Supplies       | 1,341.18        |
| <b>K&amp;B SOLUTIONS LLC Total</b>           |      |               |                        |                                        | <b>1,341.18</b> |
| KAUFMAN DIRECT MAIL INC.                     | 1261 | 7065          | Genl Govt/Facilities   | Farm to Table 2017 Posters             | 107.32          |
| <b>KAUFMAN DIRECT MAIL INC. Total</b>        |      |               |                        |                                        | <b>107.32</b>   |
| MCFARLANE'S BARK INC.                        | 1412 | 86046         | Public Works           | Barkdust for Lot at Mill & Main        | 265.58          |
| <b>MCFARLANE'S BARK INC. Total</b>           |      |               |                        |                                        | <b>265.58</b>   |
| MEGAN DUDLEY                                 | 2864 | 2864201707-01 | Genl Govt/Facilities   | Kaiser Permanente - Refundable Deposit | 100.00          |
| <b>MEGAN DUDLEY Total</b>                    |      |               |                        |                                        | <b>100.00</b>   |
| MICHELLI MEASUREMENT GROUP LLC               | 2264 | 31760         | Public Safety          | Service Labor                          | 110.57          |
| <b>MICHELLI MEASUREMENT GROUP LLC Total</b>  |      |               |                        |                                        | <b>110.57</b>   |
| MINERT AND ASSOCIATES INC.                   | 981  | 271031        | Genl Govt/Facilities   | (blank)                                | 1.50            |
|                                              |      |               | Public Works           | (blank)                                | 73.50           |
| <b>MINERT AND ASSOCIATES INC. Total</b>      |      |               |                        |                                        | <b>75.00</b>    |
| NAPA AUTO PARTS                              | 498  | 991578        | Genl Govt/Facilities   | PW Shop Supplies & Jeff's Truck Maint. | 3.70            |
|                                              |      |               | Public Works           | PW Shop Supplies & Jeff's Truck Maint. | 75.41           |
|                                              |      |               | Community Development  | PW Shop Supplies & Jeff's Truck Maint. | 1.79            |
|                                              |      | 992318        | Genl Govt/Facilities   | Jeff's Truck Maintenance               | 0.66            |
|                                              |      |               | Public Works           | Jeff's Truck Maintenance               | 32.16           |
| <b>NAPA AUTO PARTS Total</b>                 |      |               |                        |                                        | <b>113.72</b>   |
| OFFICEMAX INCORPORATED                       | 1599 | 609230        | Genl Govt/Facilities   | Operational Supplies                   | 1.42            |
|                                              |      |               |                        | Community Event Supplies               | 146.38          |
|                                              |      |               |                        | Office Supplies                        | 104.05          |
|                                              |      |               | Public Works           | Operational Supplies                   | 25.63           |
|                                              |      |               |                        | Office Supplies                        | 24.73           |
|                                              |      |               | Community Development  | Operational Supplies                   | 0.55            |
|                                              |      |               |                        | Office Supplies                        | 526.85          |
|                                              |      |               | Finance                | Office Supplies                        | 3.52            |

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| OFFICEMAX INCORPORATED                  | 1599 | 611868         | Public Safety          | PD Operational Supplies                          | 10.35                |
|                                         |      | 609749         | Public Safety          | PD Operational Supplies                          | 44.55                |
|                                         |      | 628437         | Public Safety          | PD Office & Operational Supplies                 | 75.89                |
| OFFICEMAX INCORPORATED Total            |      |                |                        |                                                  | 963.92               |
| ONE CALL CONCEPTS                       | 326  | 7069090        | Public Works           | Excavation Notification & Modem Ticket Delivery  | 134.64               |
| ONE CALL CONCEPTS Total                 |      |                |                        |                                                  | 134.64               |
| OPUS SCHOOL OF MUSIC                    | 1859 | 201707-01      | Genl Govt/Facilities   | July First Saturday Performance and Sound System | 400.00               |
| OPUS SCHOOL OF MUSIC Total              |      |                |                        |                                                  | 400.00               |
| PATRICK HILDRETH BRAND AND DESIGN       | 2372 | 737            | Genl Govt/Facilities   | Birdfest Illustration                            | 200.00               |
| PATRICK HILDRETH BRAND AND DESIGN Total |      |                |                        |                                                  | 200.00               |
| PBS ENGINEERING AND ENVIRONMENTAL       | 342  | HDJ4083.002-18 | Public Works           | 35th & Pioneer Roundabout Design Phase 2         | 6,514.68             |
| PBS ENGINEERING AND ENVIRONMENTAL Total |      |                |                        |                                                  | 6,514.68             |
| PORTLAND ENGINEERING INC                | 2082 | 7103           | Public Works           | Water/WWTP Remote Access Hardware Installation   | 4,444.40             |
| PORTLAND ENGINEERING INC Total          |      |                |                        |                                                  | 4,444.40             |
| REFLECTOR                               | 369  | 98887          | Public Works           | Inv. to Bid - RORC Mass Grading                  | 162.18               |
|                                         |      | I1301298       | Public Works           | Inv. to Bid - Hillhurst Water Main Ext Prj       | 164.48               |
|                                         |      | 97741          | Community Development  | Not. of Type III Hrg - Kennedy PUD               | 120.04               |
|                                         |      | 574935         | Genl Govt/Facilities   | Fourth of July Advertisement                     | 437.50               |
| REFLECTOR Total                         |      |                |                        |                                                  | 884.20               |
| RIDGEFIELD HARDWARE                     | 376  | 376201707-01   | Genl Govt/Facilities   | Operational Supplies                             | 192.07               |
|                                         |      |                |                        | Community Event Supplies                         | 53.10                |
|                                         |      |                | Public Safety          | Operational Supplies                             | 201.06               |
|                                         |      |                |                        | Public Works                                     | Operational Supplies |
|                                         |      |                | Community Development  | 211 Main Mobile Demo                             | 45.24                |
|                                         |      |                |                        | Operational Supplies                             | 46.00                |
| RIDGEFIELD HARDWARE Total               |      |                |                        |                                                  | 2,861.19             |
| SARAH CLASEY                            | 2867 | 2867201707-01  | Genl Govt/Facilities   | Sarah Clasey - Rental Fee                        | 40.00                |
|                                         |      |                |                        | Sarah Clasey - Refundable Deposit                | 50.00                |
| SARAH CLASEY Total                      |      |                |                        |                                                  | 90.00                |
| SHRED-IT US JV LLC                      | 2274 | 8122666941     | Public Works           | Secure Shredding - CDD/PW                        | 15.60                |
|                                         |      |                | Community Development  | Secure Shredding - CDD/PW                        | 15.60                |
|                                         |      | 8122666943     | Genl Govt/Facilities   | Secure Shredding - PD                            | 33.28                |
|                                         |      | 8122666942     | Genl Govt/Facilities   | Secure Shredding - City Hall                     | 31.20                |
| SHRED-IT US JV LLC Total                |      |                |                        |                                                  | 95.68                |
| SHRM                                    | 1083 | 9007149505     | Human Resources        | 2017-2017 SHRM Membership-Blehm                  | 199.00               |
| SHRM Total                              |      |                |                        |                                                  | 199.00               |
| SMARSH                                  | 2550 | INV00244242    | Information Technology | Social Media & Email Archiving                   | 221.00               |
| SMARSH Total                            |      |                |                        |                                                  | 221.00               |
| SONSRAY MACHINERY LLC                   | 1785 | P19385-10      | Genl Govt/Facilities   | Case Backhoe Maintenance                         | 96.62                |
|                                         |      |                | Public Works           | Case Backhoe Maintenance                         | 1,327.07             |
|                                         |      |                | Community Development  | Case Backhoe Maintenance                         | 53.78                |
| SONSRAY MACHINERY LLC Total             |      |                |                        |                                                  | 1,477.47             |
| STATE AUDITOR'S OFFICE                  | 524  | L120923        | Finance                | CAFR Federal and Financial Audit Services        | 2,531.89             |
| STATE AUDITOR'S OFFICE Total            |      |                |                        |                                                  | 2,531.89             |
| STERICYCLE                              | 2504 | 3003903840     | Public Safety          | Hazardous Waste Disposal                         | 10.36                |
| STERICYCLE Total                        |      |                |                        |                                                  | 10.36                |

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| STEVE STUART                               | 2075     | 201707-01  | Executive             | Mileage Reimbursement - Stuart              | 101.65     |
| STEVE STUART Total                         |          |            |                       |                                             | 101.65     |
| Stoneridge Homes                           | UB*00023 | 201707-23  | Genl Govt/Facilities  | Refund Check                                | 52.33      |
|                                            | UB*00019 | 201707-19  | Genl Govt/Facilities  | Refund Check                                | 52.29      |
| Stoneridge Homes Total                     |          |            |                       |                                             | 104.62     |
| Tagaro Wency                               | UB*00024 | 201707-24  | Genl Govt/Facilities  | Refund Check                                | 1.60       |
| Tagaro Wency Total                         |          |            |                       |                                             | 1.60       |
| TAPANI INC                                 | 420      | 15190      | Public Works          | Mill Street Sidewalk Project                | 6,377.91   |
|                                            |          | 15525      | Genl Govt/Facilities  | Division Street Storm Drain Project         | (1,445.76) |
|                                            |          |            | Public Works          | Division Street Storm Drain Project         | 31,344.15  |
|                                            |          | 15181      | Public Works          | Division Street Storm Drain Project         | 22,111.25  |
| TAPANI INC Total                           |          |            |                       |                                             | 58,387.55  |
| THE GOODYEAR TIRE AND RUBBER COMPANY       | 1857     | 44622024   | Public Safety         | PD Vehicle Maintenance - Wattson            | 149.26     |
| THE GOODYEAR TIRE AND RUBBER COMPANY Total |          |            |                       |                                             | 149.26     |
| THE MASTERS TOUCH LLC                      | 1786     | P52490     | Public Works          | Utility Statements - Postage                | 1,019.77   |
|                                            |          | 52490      | Public Works          | Utility Statements                          | 1,145.16   |
|                                            |          | J170448    | Public Works          | #10 Statement Window Envelopes              | 466.12     |
| THE MASTERS TOUCH LLC Total                |          |            |                       |                                             | 2,631.05   |
| THE PARR COMPANY                           | 964      | 26370036   | Public Works          | Community Garden Supplies                   | 26.41      |
|                                            |          | 26369486   | Genl Govt/Facilities  | Material for City Council 4th of July Float | 57.52      |
| THE PARR COMPANY Total                     |          |            |                       |                                             | 83.93      |
| TYLER KING                                 | 2866     | 201707-01  | Genl Govt/Facilities  | Boot Reimbursement                          | (27.60)    |
|                                            |          |            | Public Safety         | Boot Reimbursement                          | 227.60     |
| TYLER KING Total                           |          |            |                       |                                             | 200.00     |
| US BANK                                    | 2237     | 201707-01  | Finance               | Custody Charges                             | 32.00      |
| US BANK Total                              |          |            |                       |                                             | 32.00      |
| VANCOUVER AUTO GROUP                       | 451      | 98615      | Public Safety         | PD Vehicle Maintenance                      | 90.58      |
|                                            |          | 327283     | Public Safety         | PD Vehicle Maint - '08 Crown Vic            | 569.08     |
| VANCOUVER AUTO GROUP Total                 |          |            |                       |                                             | 659.66     |
| VERIZON WIRELESS                           | 452      | 9788325642 | Genl Govt/Facilities  | PW Cell Phones & 2 iPads                    | 26.07      |
|                                            |          |            |                       | PW Director iPad                            | 4.49       |
|                                            |          |            |                       | Julie iPad                                  | 29.95      |
|                                            |          |            | Public Safety         | PD Chief iPad                               | 29.98      |
|                                            |          |            |                       | PD Cell Phones                              | 948.03     |
|                                            |          |            |                       | PW Cell Phones & 2 iPads                    | 626.58     |
|                                            |          |            | Public Works          | PW Director iPad                            | 23.96      |
|                                            |          |            |                       | PW Cell Phones & 2 iPads                    | 118.72     |
|                                            |          |            |                       | PW Director iPad                            | 1.49       |
|                                            |          |            | Community Development | CDD Cell Phones                             | 174.93     |
|                                            |          |            |                       | CDD Director iPad                           | 29.97      |
|                                            |          |            |                       | Deputy City Manager iPad                    | 29.97      |
|                                            |          |            | Administration        | Finance Director iPad                       | 29.98      |
|                                            |          |            | Finance               | City Manager iPad                           | 29.98      |
|                                            |          |            | Executive             | City Manager iPad                           | 29.98      |
|                                            |          |            | Council               | Council iPads                               | 280.07     |
| VERIZON WIRELESS Total                     |          |            |                       |                                             | 2,384.17   |
| WASHINGTON STATE PATROL                    | 463      | I17009137  | Genl Govt/Facilities  | CPL Background Checks                       | 24.00      |

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|--------------------------------------|-------------|-------------|------------------------------|-------------------------------------------------------|--|--------------|
| <b>WASHINGTON STATE PATROL Total</b> |             |             |                              |                                                       |  | <b>24.00</b> |
| <b>WELLS FARGO</b>                   | <b>1681</b> | 201707-8764 | <b>Genl Govt/Facilities</b>  | June 2017 Visa Stm-Knottnerus Buckets                 |  | 113.82       |
|                                      |             |             |                              | June 2017 Visa Stm-Knottnerus Lava Java               |  | 30.41        |
|                                      |             |             |                              | June 2017 Visa Stm-Knottnerus JoAnn Store             |  | 31.39        |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             | <b>Administration</b>        | June 2017 Visa Stm-Knottnerus Sabas Limo              |  | 28.75        |
|                                      |             |             |                              | June 2017 Visa Stm-Knottnerus Westin Hotels           |  | 326.46       |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             | 201707-9760 | <b>Human Resources</b>       | June 2017 Visa Stm-Knottnerus Lava Java               |  | 30.41        |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             | <b>Genl Govt/Facilities</b>  | June 2017 Visa Stmt-Hoots National Night Out          |  | 184.00       |
|                                      |             |             |                              | June 2017 Visa Stmt-Hoots Amazon Marketplace          |  | (8.70)       |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             | <b>Public Safety</b>         | June 2017 Visa Stmt-Hoots Galls                       |  | 41.76        |
|                                      |             |             |                              | June 2017 Visa Stmt-Hoots Amazon Marketplace          |  | 167.26       |
|                                      |             |             |                              | June 2017 Visa Stmt-Hoots Neoplexonline.com           |  | 75.45        |
|                                      |             |             |                              | June 2017 Visa Stmt-Hoots USPS                        |  | 1.79         |
|                                      |             | 201707-2960 | <b>Genl Govt/Facilities</b>  | June 2017 Visa Stmt-Johnson Costco.com                |  | 34.01        |
|                                      |             |             |                              | June 2017 Visa Stmt-Johnson SWCAA Payments            |  | 615.00       |
|                                      |             |             |                              | June 2017 Visa Stmt-Johnson Macys                     |  | 127.88       |
|                                      |             |             |                              | June 2017 Visa Stmt-Johnson Act MRSC                  |  | 35.00        |
|                                      |             |             | <b>Public Safety</b>         | June 2017 Visa Stmt-Johnson Costco.com                |  | 69.35        |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             | <b>Public Works</b>          | June 2017 Visa Stmt-Johnson Costco.com                |  | 81.04        |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             | <b>Community Development</b> | June 2017 Visa Stmt-Johnson Costco.com                |  | 56.96        |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             | <b>Administration</b>        | June 2017 Visa Stmt-Johnson Costco.com                |  | 34.68        |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             | 201707-4056 | <b>Finance</b>               | June 2017 Visa Stmt-Johnson Government Finance        |  | 270.00       |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             | <b>Genl Govt/Facilities</b>  | June 2017 Visa Stmt-Basarab Evermine MyOwnLabels      |  | 373.79       |
|                                      |             |             |                              | June 2017 Visa Stmt-Basarab Fred Meyer                |  | 51.42        |
|                                      |             |             |                              | June 2017 Visa Stmt-Basarab Fuel Bistro               |  | 267.63       |
|                                      |             |             |                              | June 2017 Visa Stmt-Basarab Seasons Coffee            |  | 13.02        |
|                                      |             |             |                              | June 2017 Visa Stmt-Basarab Amazon Marketplace        |  | 279.93       |
|                                      |             |             |                              | June 2017 Visa Stmt-Basarab Elmers Flag and Banner    |  | 214.52       |
|                                      |             |             |                              | June 2017 Visa Stmt-Basarab The Stamp Maker           |  | (1.00)       |
|                                      |             |             |                              | June 2017 Visa Stmt-Basarab Lava Java                 |  | 15.20        |
|                                      |             |             |                              | June 2017 Visa Stmt-Basarab Battle Ground Donuts      |  | 11.00        |
|                                      |             |             |                              | June 2017 Visa Stmt-Basarab Seasons Coffee            |  | 8.00         |
|                                      |             |             |                              | June 2017 Visa Stmt-Basarab The Stamp Maker           |  | 12.95        |
|                                      |             |             |                              | June 2017 Visa Stmt-Basarab Ridgefield Pioneer Market |  | 13.57        |
|                                      |             |             | <b>Community Development</b> |                                                       |  |              |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             | <b>Human Resources</b>       | June 2017 Visa Stmt-Basarab Bodywork Devine           |  | 50.00        |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             | 201707-1889 | <b>Council</b>               | June 2017 Visa Stmt-Basarab Hampton Inn               |  | 324.54       |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             |                              |                                                       |  |              |
|                                      |             |             | <b>Executive</b>             | June 2017 Visa Stm-Stuart Felida Coffee House         |  | 6.15         |
|                                      |             |             |                              | June 2017 Visa Stm-Stuart Fuel Bistro                 |  | 20.00        |
|                                      |             |             |                              | June 2017 Visa Stm-Stuart Sportsmans Steakhouse       |  | 73.55        |
|                                      |             |             |                              | June 2017 Visa Stm-Stuart Seasons Coffee              |  | 4.09         |
|                                      |             |             |                              | June 2017 Visa Stm-Stuart Arco                        |  | 24.97        |
|                                      |             |             |                              | June 2017 Visa Stm-Stuart Adobe Acrobat Pro           |  | 16.25        |
|                                      |             |             |                              | June 2017 Visa Stm-Stuart Lava Java                   |  | 2.25         |
|                                      |             |             |                              | June 2017 Visa Stm-Stuart Anthonys Banquet            |  | 293.31       |
|                                      |             |             |                              | June 2017 Visa Stm-Stuart COV Parking Payst           |  | 1.25         |
|                                      |             |             |                              | June 2017 Visa Stm-Stuart Country Cafi½               |  | 60.55        |



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| WELLS FARGO | 1681 | 201707-1889 | Executive             | June 2017 Visa Stm-Stuart Hampton Inn              | 108.18  |
|             |      |             |                       | June 2017 Visa Stm-Stuart Foode Caffè½             | 15.60   |
|             |      | 201707-1117 | Genl Govt/Facilities  | June 2017 Visa Stmt-Blehm Target                   | 91.62   |
|             |      |             |                       | June 2017 Visa Stmt-Blehm Cheapfavorshop.com       | 409.00  |
|             |      |             |                       | June 2017 Visa Stmt-Blehm Fred Meyer               | 19.49   |
|             |      |             | Human Resources       | June 2017 Visa Stmt-Blehm COV Parking Cale         | 2.50    |
|             |      |             |                       | June 2017 Visa Stmt-Blehm Grt Vancouver Chamber    | 55.00   |
|             |      |             |                       | June 2017 Visa Stmt-Blehm Fred Meyer               | 67.38   |
|             |      | 201707-8989 | Genl Govt/Facilities  | June 2017 Visa Stmt-Brooks Amazon Marketplace      | (5.29)  |
|             |      |             | Public Safety         | June 2017 Visa Stmt-Brooks Amazon Marketplace      | 68.28   |
|             |      |             |                       | June 2017 Visa Stmt-Brooks Amazon.com              | 8.95    |
|             |      |             |                       | June 2017 Visa Stmt-Brooks Galls                   | 138.74  |
|             |      | 201707-5494 | Genl Govt/Facilities  | June 2017 Visa Stmt-Kipp Ridgefield Pioneer Market | 17.21   |
|             |      |             |                       | June 2017 Visa Stmt-Kipp Custom Ink                | (14.42) |
|             |      |             |                       | June 2017 Visa Stmt-Kipp Facebook                  | 141.95  |
|             |      |             |                       | June 2017 Visa Stmt-Kipp WSP Background Checks     | 24.00   |
|             |      |             |                       | June 2017 Visa Stmt-Kipp Target                    | 140.86  |
|             |      |             |                       | June 2017 Visa Stmt-Kipp 1 Pary Supplies           | 37.69   |
|             |      |             |                       | June 2017 Visa Stmt-Kipp Amazon Marketplace        | 140.05  |
|             |      |             |                       | June 2017 Visa Stmt-Kipp The Home Depot            | 162.51  |
|             |      |             |                       | June 2017 Visa Stmt-Kipp Office Depot              | 21.89   |
|             |      |             |                       | June 2017 Visa Stmt-Kipp Fred Meyer                | 10.83   |
|             |      |             |                       | June 2017 Visa Stmt-Kipp Lava Java                 | 33.41   |
|             |      |             |                       | June 2017 Visa Stmt-Kipp Subway                    | 375.04  |
|             |      |             |                       | June 2017 Visa Stmt-Kipp Alder Creek Kayak         | 70.00   |
|             |      |             |                       | June 2017 Visa Stmt-Kipp Party City                | 28.12   |
|             |      |             | Human Resources       | June 2017 Visa Stmt-Kipp Custom Ink                | 186.17  |
|             |      | 201707-8453 | Genl Govt/Facilities  | June 2017 Visa Stmt-Kast DryBox                    | 21.68   |
|             |      |             |                       | June 2017 Visa Stmt-Kast In Tokay Software         | (36.12) |
|             |      |             | Public Works          | June 2017 Visa Stmt-Kast DryBox                    | 65.04   |
|             |      |             |                       | June 2017 Visa Stmt-Kast In Tokay Software         | 466.12  |
|             |      | 201707-7107 | Genl Govt/Facilities  | June 2017 Visa Stmt-Arends Harbor Freight          | 5.56    |
|             |      |             |                       | June 2017 Visa Stmt-Arends Portland Packaging      | (3.70)  |
|             |      |             | Public Works          | June 2017 Visa Stmt-Arends Harbor Freight          | 89.83   |
|             |      |             |                       | June 2017 Visa Stmt-Arends Walmart                 | 19.34   |
|             |      |             |                       | June 2017 Visa Stmt-Arends Right Irrigation Supply | 77.83   |
|             |      |             |                       | June 2017 Visa Stmt-Arends Eastside Steel          | 65.73   |
|             |      |             |                       | June 2017 Visa Stmt-Arends Portland Packaging      | 47.70   |
|             |      |             |                       | June 2017 Visa Stmt-Arends Rietdyks Milling Co     | 48.41   |
|             |      |             | Community Development | June 2017 Visa Stmt-Arends Harbor Freight          | 3.09    |
|             |      | 201707-7296 | Genl Govt/Facilities  | June 2017 Visa Stm-Rhine Battery Junction          | (0.89)  |
|             |      |             |                       | June 2017 Visa Stm-Rhine Clark County Health       | 160.00  |
|             |      |             |                       | June 2017 Visa Stm-Rhine Costco                    | 62.36   |
|             |      |             | Public Safety         | June 2017 Visa Stm-Rhine WA DOL Lic and Reg        | 45.75   |
|             |      |             |                       | June 2017 Visa Stm-Rhine Battery Junction          | 11.43   |
|             |      |             |                       | June 2017 Visa Stm-Rhine DOL Service Fee           | 2.00    |



**City of Ridgefield**  
**Claims Payment Report**  
*For Approval on: July 27, 2017*

|                         |      |             |                       |                                                |            |
|-------------------------|------|-------------|-----------------------|------------------------------------------------|------------|
| WELLS FARGO             | 1681 | 201707-7296 | Public Safety         | June 2017 Visa Stm-Rhine Shell Oil             | 45.72      |
|                         |      | 201707-2495 | Community Development | June 2017 Visa Stm-Niten Sportsmans Steakhouse | 18.55      |
|                         |      |             |                       | June 2017 Visa Stm-Niten Fred Meyer            | 13.00      |
|                         |      | 201707-1133 | Genl Govt/Facilities  | June 2017 Visa Stmt-Brunson TEC Portland       | (18.61)    |
|                         |      |             | Public Works          | June 2017 Visa Stmt-Brunson TEC Portland       | 240.11     |
|                         |      |             |                       | June 2017 Visa Stmt-Brunson Chevron            | 3.24       |
| WELLS FARGO Total       |      |             |                       |                                                | 8,291.59   |
| WILCOX AND FLEGEL       | 1469 | 0154789-IN  | Genl Govt/Facilities  | Diesel Fuel                                    | 38.49      |
|                         |      |             | Public Works          | Diesel Fuel                                    | 696.34     |
|                         |      |             | Community Development | Diesel Fuel                                    | 14.89      |
|                         |      |             |                       |                                                |            |
| WILCOX AND FLEGEL Total |      |             |                       |                                                | 749.72     |
| Grand Total             |      |             |                       |                                                | 327,658.02 |

**CITY OF RIDGEFIELD  
REQUEST FOR COUNCIL ACTION**

**MEETING DATE:** July 27, 2017

**ITEM:**

**AGENDA ITEM TITLE:** Approval of Minutes from July 13, 2017 Meeting

---

**AGENDA ITEM TITLE:**

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

**GOVERNING LEGISLATION:**

Not applicable

**PREVIOUS COUNCIL ACTION TAKEN:**

Not applicable

**SUMMARY/BACKGROUND:**

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

**BUDGET/FINANCIAL IMPACTS:**

Not applicable

**RECOMMENDED ACTION OR MOTION:**

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

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

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

**ATTACHMENTS:** 07-13-2017 Meeting Minutes (PDF)



**CITY OF RIDGEFIELD, WASHINGTON**  
**City Council MEETING MINUTES**  
**July 13, 2017**

**Regular Meeting - 6:30 PM**

**GENERAL SESSION CALL TO ORDER - 6:30 PM - [6:32 PM](#)**

**Flag Salute - [6:32 PM](#)**

**ROLL CALL - [6:32 PM](#)**

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

**Late changes to the agenda - [6:33 PM](#)**

City Manager Steve Stuart - Late claim amendment for the final close out of the Main Avenue Project.

**PUBLIC COMMENT - [6:35 PM](#)**

Chris Dudley - Resident.

Chris and his wife recently started a new chapter associated with Meaningful Movies. Documentary films are scheduled for July 26 and August 23 at 7:30PM. All are welcomed to attend and participate in group discussions.

David Morgan - Resident.

A theft occurred earlier this week on NW 71st Street. Requests City Council revisit an interlocal agreement between key entities for quicker response by the police department.

Michael Nemeth - Resident.

The disc golf course in Abrams Park is 95% complete. He requested the grand opening take place on National Night Out. There will also be a disc golf tournament on August 13.

Nathan McCann - Resident.

Thanked the City of Ridgefield and 4th of July Committee for a superb 4th of July Celebration.  
 Thanked City Manager, Steve Stuart, for lending the school district a truck as part of the festivities.  
 Invited City Council to attend their annual convocation ceremony on Wednesday, August 23.  
 Thanked City Manager, Steve Stuart, for scheduling time, August 16, to speak with new teachers.

Invited City Council to visit the construction project for the new school. Making good progress.

Roy Garrison - Resident.

Encouraged the City and City Council to revisit ordinance related to pan handlers/squatters.

#### **CONSENT AGENDA - [6:46 PM](#)**

**MOTION: APPROVE THE CONSENT AGENDA AS AMENDED WITH THE LATE CLAIM CLOSEOUT THE FOR NORTH MAIN PROJECT OF \$18,525.95.**

|                  |                                                |
|------------------|------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                     |
| <b>MOVER:</b>    | Sandra Day, Councilor                          |
| <b>SECONDER:</b> | Lee Wells, Councilor                           |
| <b>AYES:</b>     | Onslow, Taylor, Wells, Stose, Wertz, Main, Day |

#### **1. Approval of Claims And/Or Payroll - [6:46 PM](#)**

Finance Director, Kirk Johnson, updated Council regarding the claim for the final close out of the North Main Avenue Project.

#### **2. Approval of Minutes from June 22, 2017 Meeting - [6:46 PM](#)**

#### **BUSINESS - [6:50 AM](#)**

#### **1. Ordinance No. 1236 – Second Reading of Authorization to Issue Limited Tax General Obligation Bonds to Develop RORC-Kirk Johnson, Finance Director**

Finance Director, Kirk Johnson - This is a second reading for authorization to issue limited tax general obligation bonds for the Ridgefield Outdoor Recreation Complex. The primary change would ensure the city has maximum flexibility when discussing amounts they're going to bond for. Currently, the ordinance calls for the maximum rate and maximum time limit. This change is to the time limit. Initially, we put in for 20 years. However, we are requesting to set the time limit where we can bond to 30 years in case the parameters of selling those bonds are favorable to the city for cash flow. Currently, we are looking at a \$10 million dollar bond for this year and receiving the funds in October. Whether or not we need to issue an additional would depend on the granting we receive. We have asked for state, federal and grants from private foundations with the intent of funding a good portion of the project with grant money. Kirk showed a slide that reflected the payment schedule of a 30 year period verses a 20 year period for a \$10 and \$15 million dollar bond. Staff is recommending Council adopt Ordinance No. 1236 that sets paraments for what council allows the city manager and finance director to do when going out for bond.

**MOTION: MOVE TO ADOPT ORDINANCE NO. 1236 AS PRESENTED**

|                  |                                                |
|------------------|------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                     |
| <b>MOVER:</b>    | Lee Wells, Councilor                           |
| <b>SECONDER:</b> | David Taylor, Councilor                        |
| <b>AYES:</b>     | Onslow, Taylor, Wells, Stose, Wertz, Main, Day |

#### **2. Ordinance No. 1237 – First Reading of 2017 Budget Amendment -Kirk Johnson, Finance Director**

Finance Director Kirk Johnson - The budget amendment totals \$7,619,000 in one-time appropriations and includes \$4,441,500 in special revenue and general fund transfers to fund the amendment. The General Fund transfer of \$16,500 will be reallocated from existing resources and no additional funds are requested from the General Fund. No on-going costs are included in the appropriation requests with this budget amendment.

The amendment also includes recognition of \$10,177,500 increase in revenue, \$10,000,000 in bond

proceeds, \$76,000 in additional funding for sewer construction related to the 35<sup>th</sup> & Pioneer Roundabout, \$40,000 recognition in drinking water state revolving fund loan draws, and \$61,500 in additional grant funding. The total fund balance impact to the City is an increase of \$2,575,000 overall due to bond proceeds that will be spent later in 2017 or 2018. Staff recommends Council conduct the first reading of Ordinance No. 1237.

MOTION: Council Member David Taylor moved to excuse Council Member Darren Wertz for a short period.

SECOND: Council Member Sandra Day

Vote - Yes: Council Member Taylor, Day, Stose, Wells, Main and Mayor Onslow.

Vote - No: None.

Motion passed.

**MOTION: MOVE TO WAIVE THE SECOND READING OF ORDINANCE NO. 1237 AND APPROVE ORDINANCE 1237 AS PRESENTED.**

|                  |                                         |
|------------------|-----------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED AS AMENDED [UNANIMOUS]</b>   |
| <b>MOVER:</b>    | Don Stose, Councilor                    |
| <b>SECONDER:</b> | Sandra Day, Councilor                   |
| <b>AYES:</b>     | Onslow, Taylor, Wells, Stose, Main, Day |
| <b>EXCUSED:</b>  | Wertz                                   |

#### **PUBLIC HEARING/BUSINESS - [7:03 PM](#)**

##### **1. Public Hearing and First Reading of Ordinance No. 1242 – Tiny Homes Code-Jeff Niten, Community Development Director**

Community Development Director Jeff Niten - Part of the 2017 Planning Commission work program included research and development of a Tiny Homes ordinance for the city. Staff has undertaken research into Tiny Homes, administrative hurdles associated with tiny homes and building code issues. During the May 3<sup>rd</sup> Planning Commission meeting Commission members discussed various provisions and applicability to Ridgefield. The Planning Commission held a public hearing on June 7, 2017 and recommended approval of the attached Tiny Homes code.

Discussion: Council inquired about foundation requirements, location designation or areas not allowed. Asked if plans supported a senior community and if tiny homes were similar to cottage homes.

Mayor Onslow opens Public Hearing: 8:03PM

Chris Dudley - Resident.

Encouraged City Council to do a Google search on modern tiny homes. The millennial generation is downsizing and limiting their impact. Modern designs could help Ridgefield be a forward-looking community.

Dave Kelly - Resident.

Tiny homes will need storage. It will be a challenge when there is no mini storage available.

Mayor Onslow closed Public Hearing Closed: 8:05PM

##### **2. Public Hearing and First Reading of Ordinance No. 1241 – Heritage Trees Code-Jeff Niten, Community Development Director**

Community Development Director Jeff Niten - Part of the 2017 Planning Commission work program included research and development of a Heritage Tree ordinance for the city. Staff has undertaken

research into various tree protection and Heritage Tree ordinances throughout the state to find qualities of those regulations that would fit Ridgefield's unique character and goals. During the May 3<sup>rd</sup> Planning Commission meeting Commission members and staff discussed various provisions and applicability to Ridgefield. The Planning Commission held a Public Hearing on June 7, 2017 and recommended approval of the attached draft code.

Discussion: Council requested clarification on the replacement of trees and permit application fees. They asked who determines if a tree can be cut (or not) and about fines should the tree be removed without a permit. Council would like more discussion on the diameter. They suggest changing the girth from 12" to 24" and identify trees that would not be considered Heritage Trees.

Mayor Onslow opens Public Hearing: 7:43PM

Chris Dudley - Resident.

Suggests looking at old orchard fruit trees under a 2" diameter. Heritage apples are being discovered that were thought to have been completely lost genetically in Washington.

Dave Kelly - Resident.

It feels like the City is trying to dictate what property owners can do on their land. Eventually, the city will annex his land. Ahead of that, if they want those trees saved, he suggests the City purchase the property. He also expressed concerns about potential decrease of property values when making modification to their homes under the new ordinance.

Mayor Ron Onslow closed Public Hearing: 7:46PM

### **3. Public Hearing and First Reading of Ordinance No. 1239 – Ridgecrest Development Agreement-Jeff Niten, Community Development Director**

Community Development Director, Jeff Niten - The Ridgecrest Planned Unit Development was approved by the Hearing Examiner on November 10, 2016.

The Ridgecrest developers have requested the city consider a Development Agreement that provides for several items including modification of residential design standards. Under the proposal every home shall contain the following features: All wall openings, regardless of visibility from a public right-of-way, shall have contrasting trim (minimum 3"), and where no wall openings exist on a façade, contrasting materials must be incorporated; roof overhang (minimum 6"); covered entry; minimum 100 square foot covered outdoor area behind front façade; another feature approved by the community development director may be authorized in lieu of one or more of the foregoing based on fact-specific analysis in the director's sole discretion.

Mayor Onslow opens Public Hearing: 7:15PM

No comments

Mayor Onslow closed Public hearing: 7:15PM

### **4. Public Hearing and First Reading of Ordinance No. 1240 – Cloverhill Development Agreement-Jeff Niten, Community Development Director**

Community Development Director Jeff Niten - During the Comprehensive Planning process undertaken by the city a Concomitant agreement was adopted by the Council on March 24, 2016 which outlined in broad terms the expected development of the former Royle Farm, now known as Cloverhill. The Cloverhill Planned Unit Development was approved by the Hearing Examiner on April 11, 2017 which

approved the expected development concepts outlined by City Council with approval of the Concomitant agreement.

Cloverhill developers have requested the city consider an additional Development Agreement that provides for several items including modification of residential design standards. Under the proposal every home shall contain the following features: All wall openings, regardless of visibility from a public right-of-way, shall have contrasting trim (minimum 3”), and where no wall openings exist on a façade, contrasting materials must be incorporated; roof overhang (minimum 6”); covered entry; minimum 100 square foot covered outdoor area behind front façade; another feature approved by the community development director may be authorized in lieu of one or more of the foregoing based on fact-specific analysis in the director’s sole discretion.

Mayor Onslow opens Public Hearing: 7:24PM

No comments

Mayor Onslow closes Public Hearing: 7:24PM

## **PUBLIC COMMENT**

Roy Garrison - Resident.

The North 10th Road to the freeway is in bad shape. Would like to recommend the city purchase a road grader to at least grade the road and put gravel down so it would be drivable.

Tonya Persons - Resident.

Lives on North 10th Road. Encouraged City Council Members to drive it. It is beyond bad. Her cars have been in the shop multiple times. A public works staff told her it is the worst street in Ridgefield. She does not expect the City to pave it but anything they could do to make it more drivable would be appreciated.

## **COUNCIL/PRESIDING OFFICER/STAFF REPORTS - [8:10 PM](#)**

### **Council**

Council Member Wertz - Attended a briefing with Council Member Wells.

Council Member Stose - Attended a briefing. It was very informative.

Council Member Main - Attended the C-Tran Board meeting. Discussed youth opportunity passes.

Council Member Day - Attended the First Saturday on July 1, Fourth of July Celebration and Port of Ridgefield meeting. Thanked law enforcement and Steve Stuart in listening to her comments and relaying other citizen’s comments into their office.

Council Member Taylor - Attended the briefing with Council Member Wertz. Great fly by during the Fourth of July celebration.

Council Member Wells - Attended the Fourth of July Celebration, rode on the City float. Is proud to be on Council and see the participation in our community.

### **Mayor**

Mayor Onslow - Attended Regional Transportation Meeting. Attended Tim Dawdy's retirement party. The Forth of July Celebration was terrific.

### **City Manager**

City Manager Steve Stuart - Staff is reviewing ordinances on squatters rights, pan handling and overnight camping as well as investigating options to amend the ordinance on Fireworks. They will bring recommendations back to Council on both. Next Wednesday, July 19, at 6:00PM, Windy Hills Winery will be hosting the Friends of the National Wildlife Refuge Fund Raiser.

Community Development Director, Jeff Niten - Nothing further

Finance Director, Kirk Johnson - Nothing further

Public Works Director, Bryan Kast - Provided an update on the birth of his baby girl. In regards to North 10th Road, he will have crews look at it and determine a temporary solution prior to the sewer installation and resurfacing project.

Deputy City Manager, Lee Knottnerus - Provided an update about the Tuesday's in the Park event, through the end of August.

Police Chief, John Brooks - Provided an update on the second meeting with stakeholders regarding the parking ordinance.

**FROM THE COUNCIL**

No updates

**ADJOURN** - [8:25 PM](#)

Meeting adjourned

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Julie Basarab, City Clerk

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Ron Onslow, Mayor



**CITY OF RIDGEFIELD  
REQUEST FOR COUNCIL ACTION**

**MEETING DATE:** July 27, 2017  
**ITEM:** PRESENTATION  
**AGENDA ITEM TITLE:** Introduction to 2018 Budget and Economic Update

---

**GOVERNING LEGISLATION:**

RCW 35A.33, City of Ridgefield Financial Policy #07: Budget

**PREVIOUS COUNCIL ACTION TAKEN:**

Adopt annual budget. The 2017 budget was adopted on December 1, 2016

**SUMMARY/BACKGROUND:**

Economic update presentation and introduction to the 2018 budget

**BUDGET/FINANCIAL IMPACTS:**

None

**RECOMMENDED ACTION OR MOTION:**

No action taken – presentation on current economic update only

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

**ATTACHMENTS:** 2018 Budget Economic Report (PDF)  
Budget Calendar - 2018 (PDF)



# 2018 Budget Economic Update



# Agenda

- Gross State Product
- Clark County Jobs & Unemployment
- Clark County Median Income
- Inflation – Portland CPI-U
- County Real Estate Market
- SFR Building Permit Activity
- Population Changes
- Retail Sales Tax
- Property Tax – Assessed Valuation and New Construction



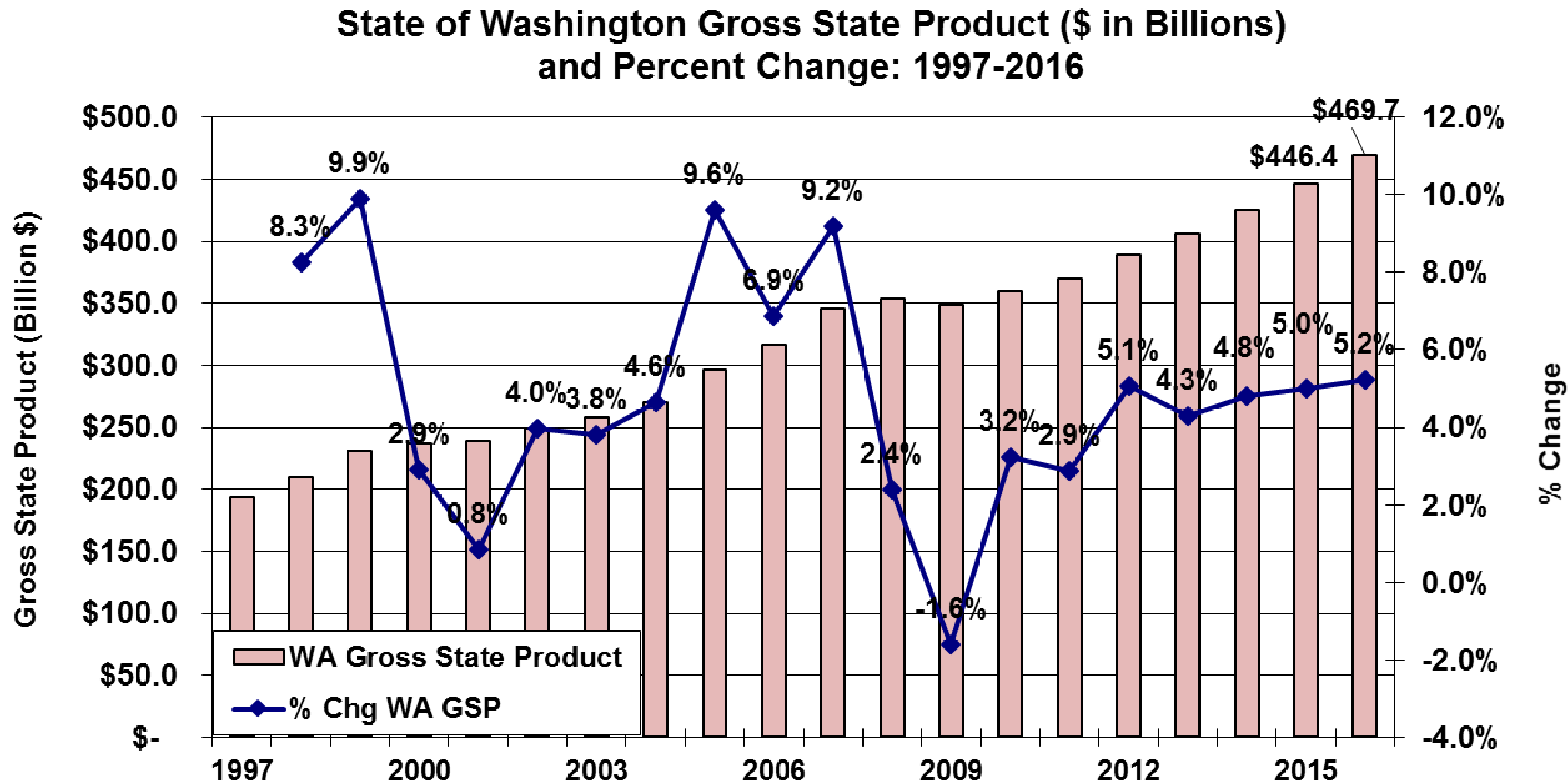


# Economic Update

## Gross State Product

### Gross State Product In Billions

- 2017 \$469.7
- 2016 \$446.4
- 2015 \$425.1
- 2014 \$405.6
- 2013 \$388.9
- 2012 \$370.1

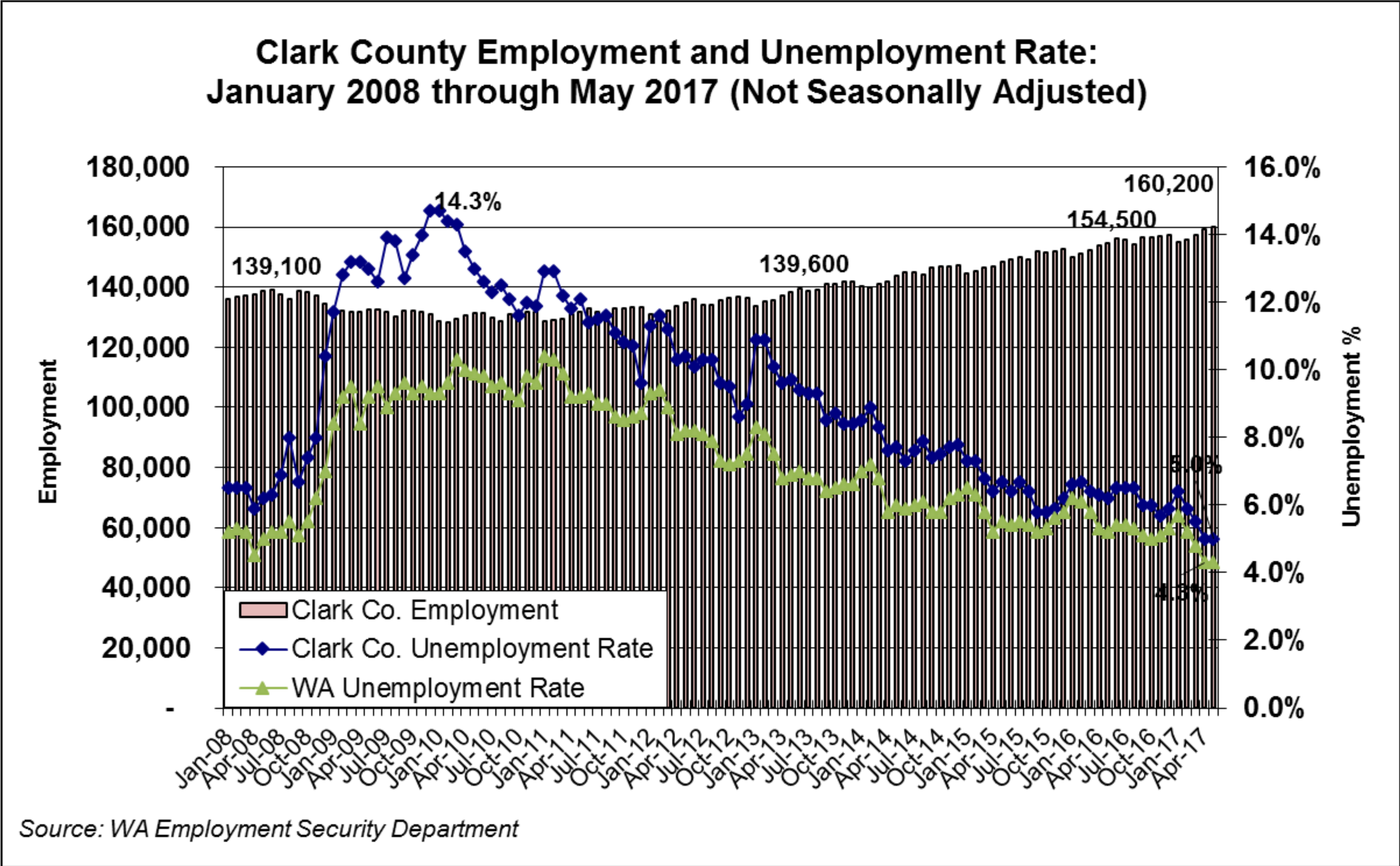


Source: US Bureau of Economic Analysis



# Economic Update

## Clark County Jobs & Unemployment



### Total Employment Clark County

- May 2017 – 209,878
- May 2016 – 205,144
- May 2015 – 198,943

### Employed in Clark County

- May 2017 – 160,200
- May 2016 – 154,500
- May 2015 – 148,300

### Unemployed in Clark County

- May 2017 – 10,952
- May 2016 – 13,528
- May 2015 – 14,190

### Unemployment Rate

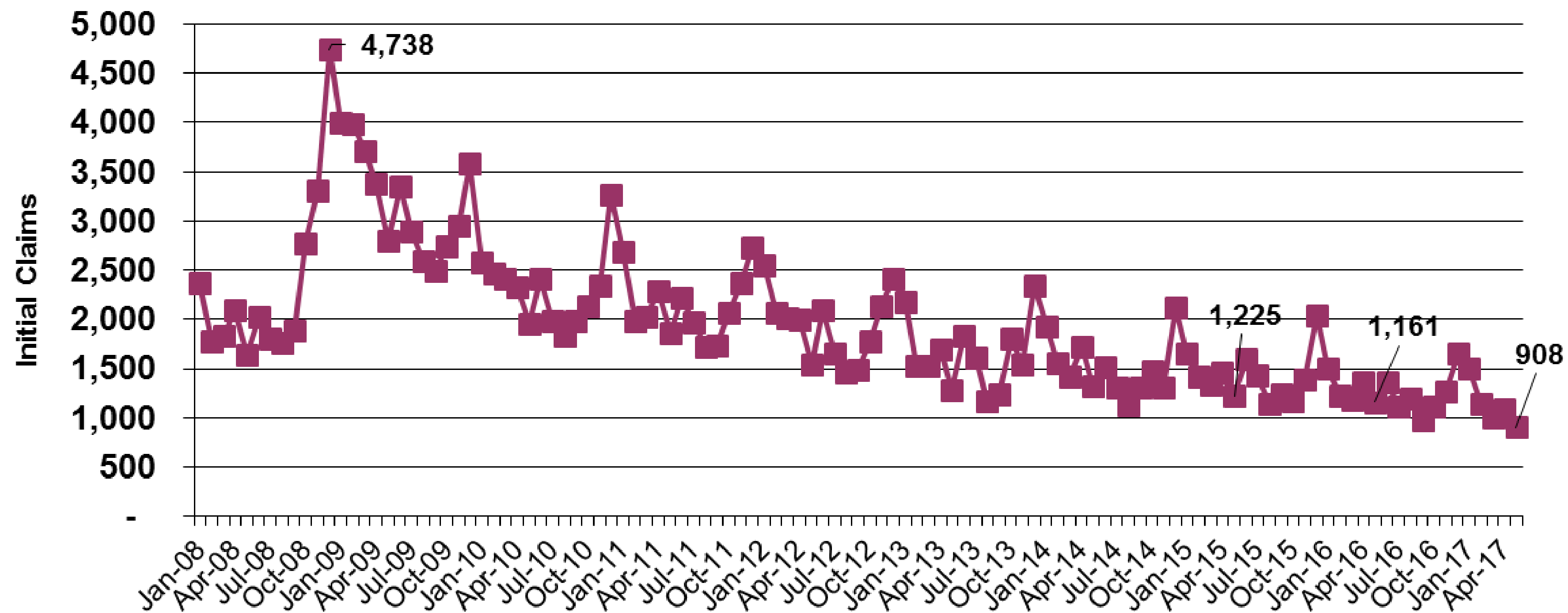
- Clark County – 5%
- Washington – 4.3%
- Portland Metro – 3.3%
- United States – 4.5%



# Economic Update

## Initial Unemployment Claims

**Clark County Initial Unemployment Claims:  
January 2008 through May 2017**



### Continuing Claims

- May 2017 – 2,094
- May 2016 – 2,422
- May 2015 – 2,582

### Initial Unemployment Claims

- May 2017 – 908
- May 2016 – 1,161
- May 2015 – 1,225

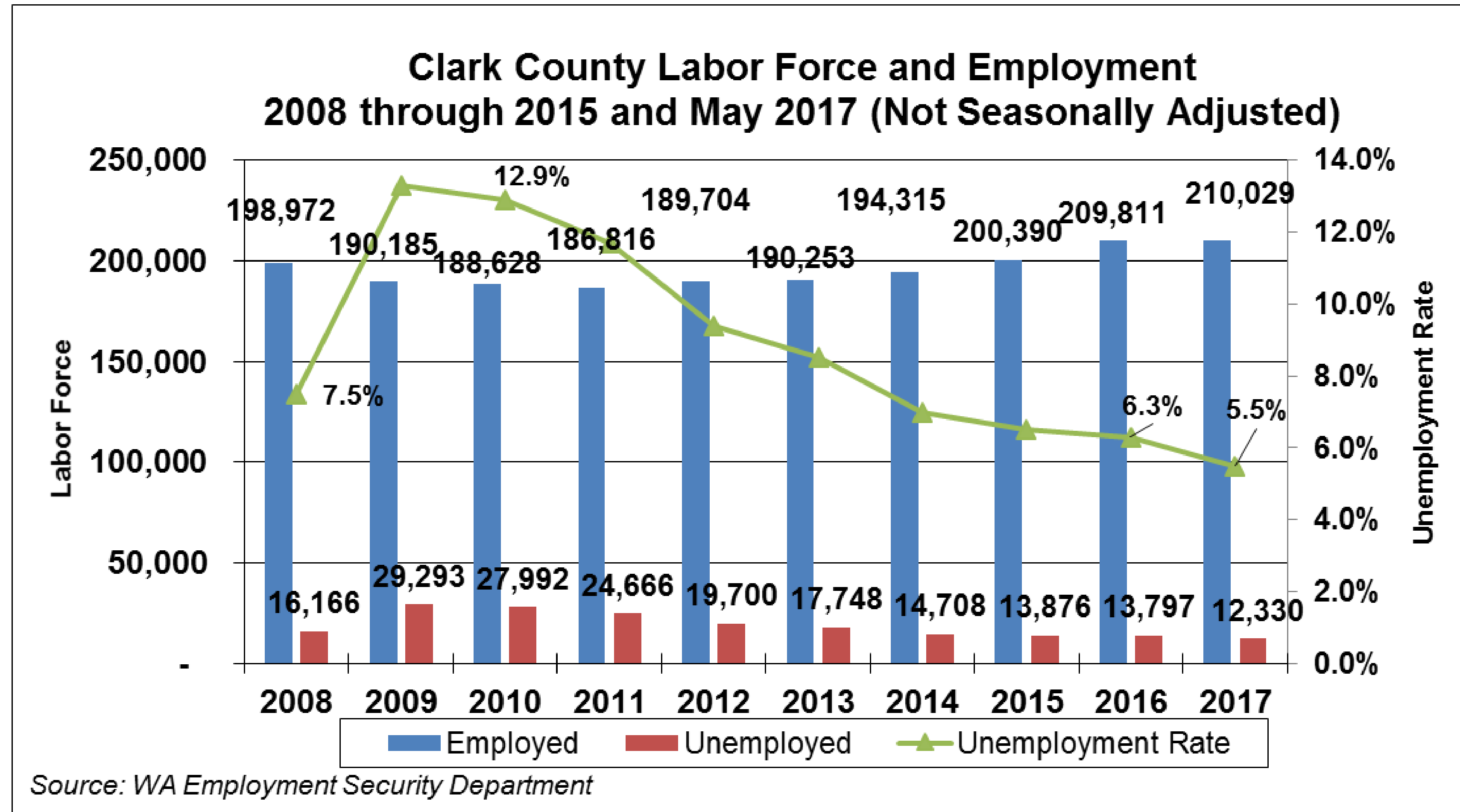
Source: WA Employment Security Department





# Economic Update

## Labor Force & Employment Annual Average



### Unemployment Rate

- Clark County – 5%
- Washington – 4.3%
- Portland Metro – 3.3%
- United States – 4.5%

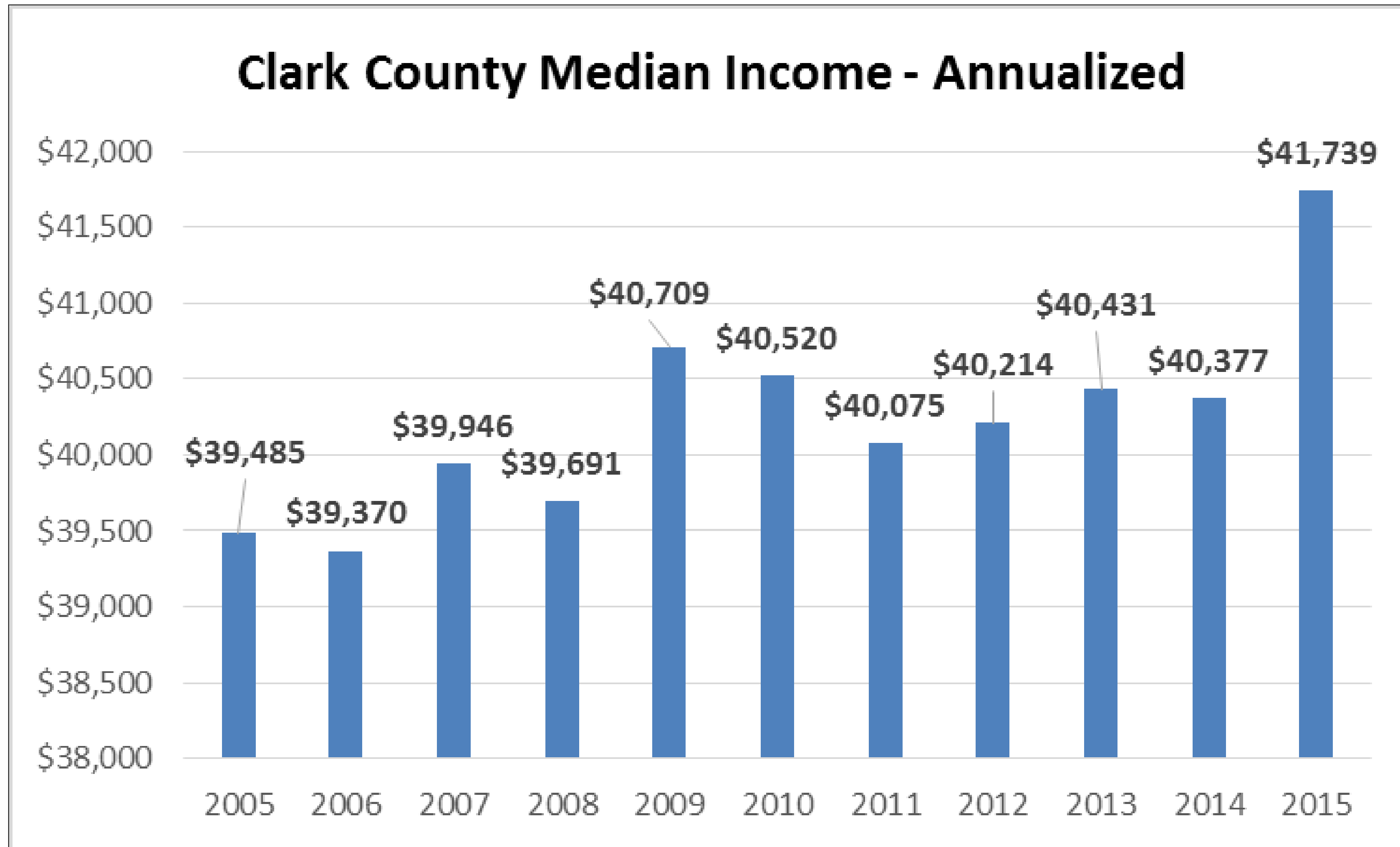
### Employed in Clark County

- May 2017 – 160,200
- May 2016 – 154,500
- May 2015 – 148,300



# Economic Update

## Median Income - Annualized



### Percentage Increase

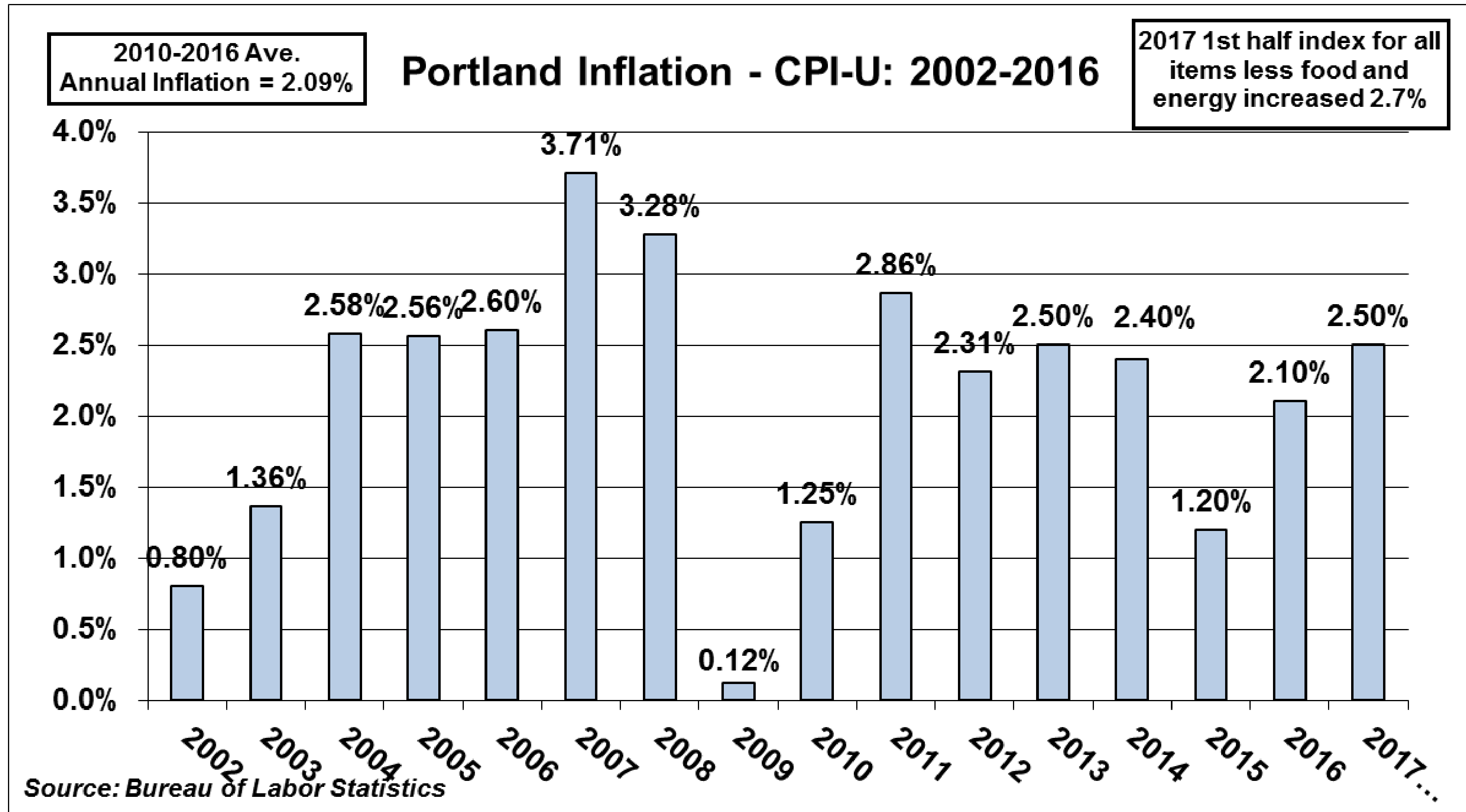
- 2015 3.4%
- 2014 -0.1%
- 2013 0.5%
- 2012 0.3%
- 2011 -1.1%
- 2010-2015 3%





# Economic Update

## Inflation



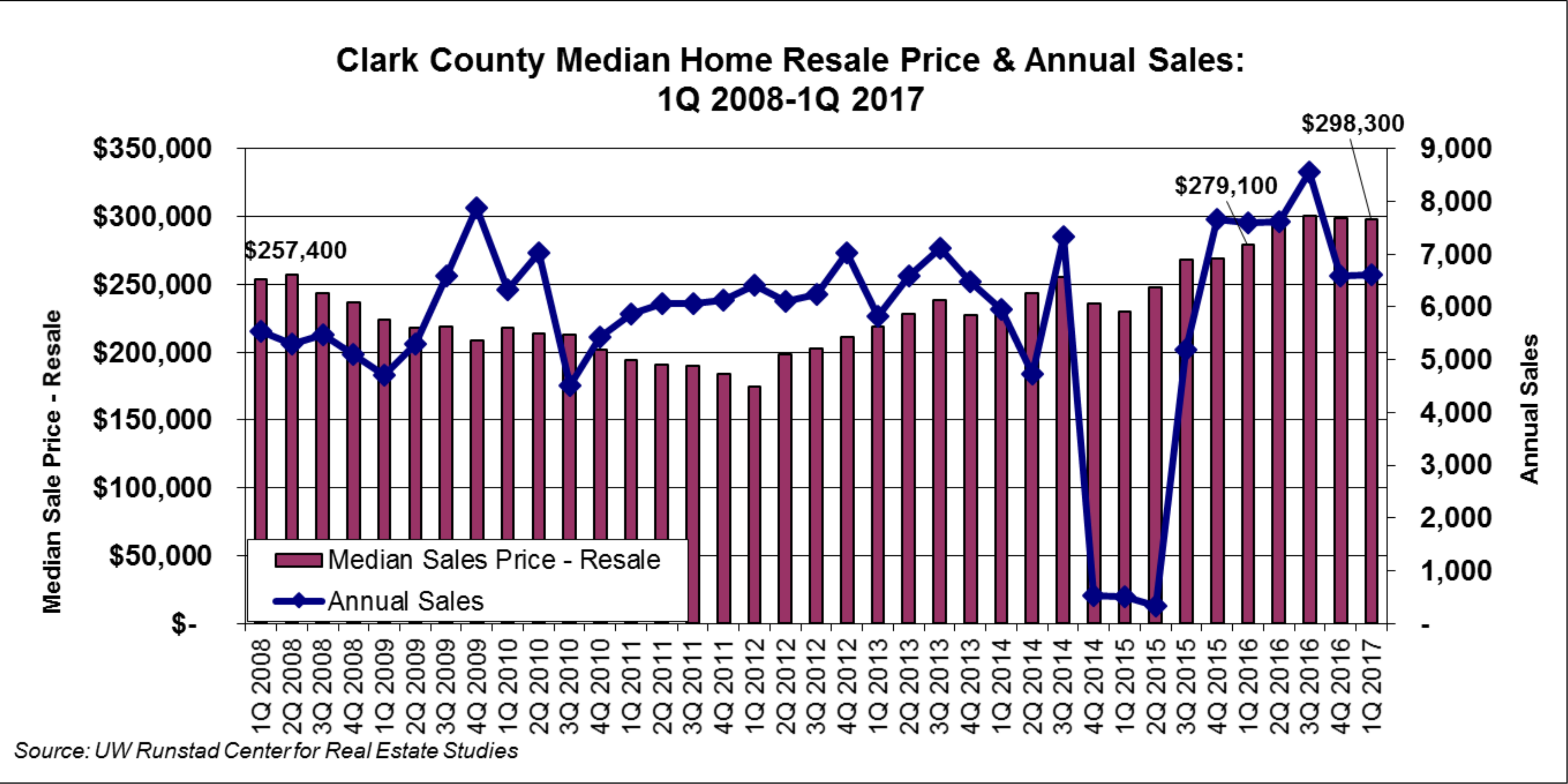
2017 Inflation Factors last 12 months

- CPI-U All items > 4.4%
- All items less food & energy > 4.6%
- Shelter > 8.2%
- Medical > 2.4%
- Recreation > 2.3%
- Food – Away > 4.2%
- Food – Home < 1.2%
- Education < 1.4%
- Apparel < 1.3%
- Energy > 10.5%
  - Gasoline > 19%
  - Electricity > 2.4%
  - Natural Gas < 2.2%



# Economic Update

## County Home Sales & Prices



**Home Sales**

- 1Q 2017 – 6,620
- 2016 – 30,370
- 2015 – 13,720
- 2014 – 18,550
- 2013 – 26,020
- 2012 – 25,780

**Average Resale**

- 1Q 2017 – \$298,300
- 2016 – \$293,025
- 2015 – \$253,800
- 2014 – \$241,950
- 2013 – \$228,375
- 2012 – \$196,775

Attachment: 2018 Budget Economic Report (1342 : Presentation - 2018 Introduction to Budget and Economic Update)



# Economic Update

## County Housing Market

The Clark County, Washington real estate marketplace has some unique characteristics. There is a much higher proportion of active residential listings in Clark County that are Proposed, defined as "not yet under construction", than exists in any other RMLS™ area. This means that there are fewer homes listed as Active that are ready to move into in an immediate timeframe.

|                                      |       |
|--------------------------------------|-------|
| Total Active Listings                | 1,114 |
| Listings with Purchase Contingencies | -77   |
| Available Listings                   | 1,037 |
| Under Construction                   | -102  |
| Proposed                             | -129  |
| Total Available Listings for Move In | 806   |
| Monthly Inventory Available Listings | 1.4   |

### SW WA April Stats

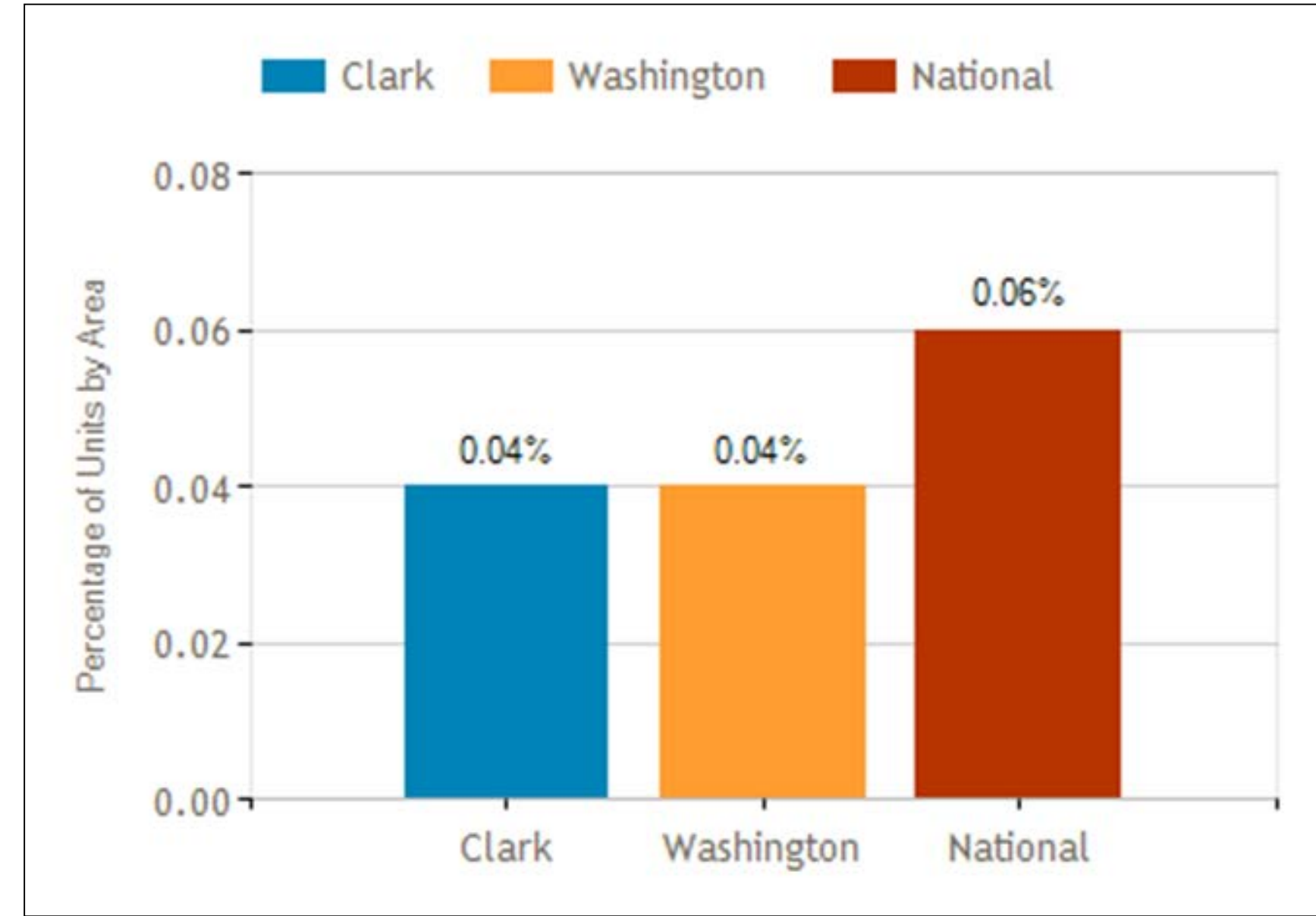
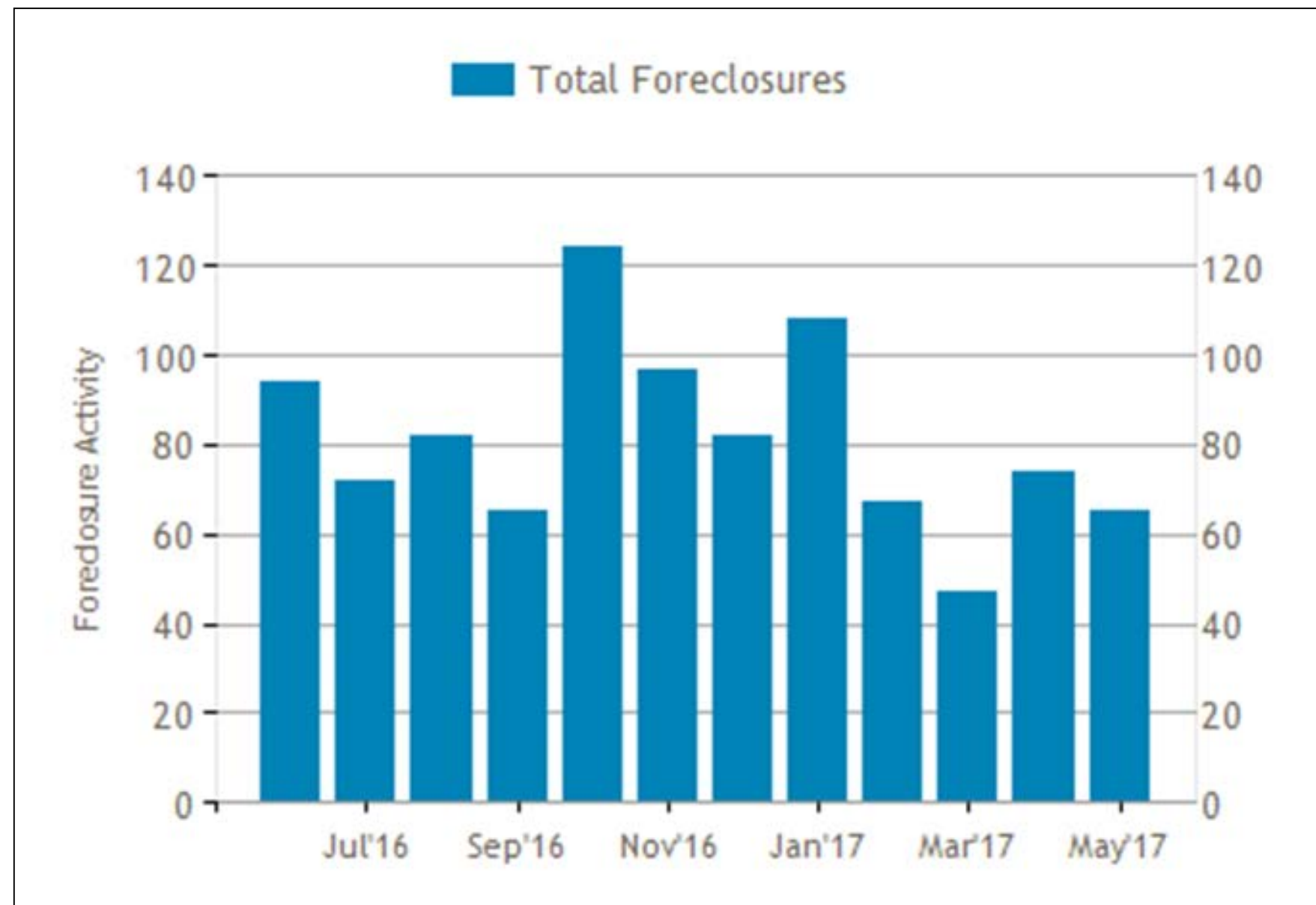
- Sales – 582 Sales
- Pending Sales - 790
- New Listings - 916
- Inventory – 1.9 Mo
- Days on Market - 56
- Avg. Sales Price - \$336,700
- 9.1% increase from 2016
- Clark County Avg. Sales Price\$358,900
- 9.8% increase from 2016





# Economic Update

## Foreclosures (Clark County)



### Foreclosure Rates for Clark County – Top 5 Cities

- Clark County 1 in every 2,591
- Yacolt 1 in every 695
- Camas 1 in every 1,714
- Ridgefield 1 in every 2,081 – 3 Sales in Past Year
- Washougal 1 in every 2,123
- Vancouver 1 in every 2,841

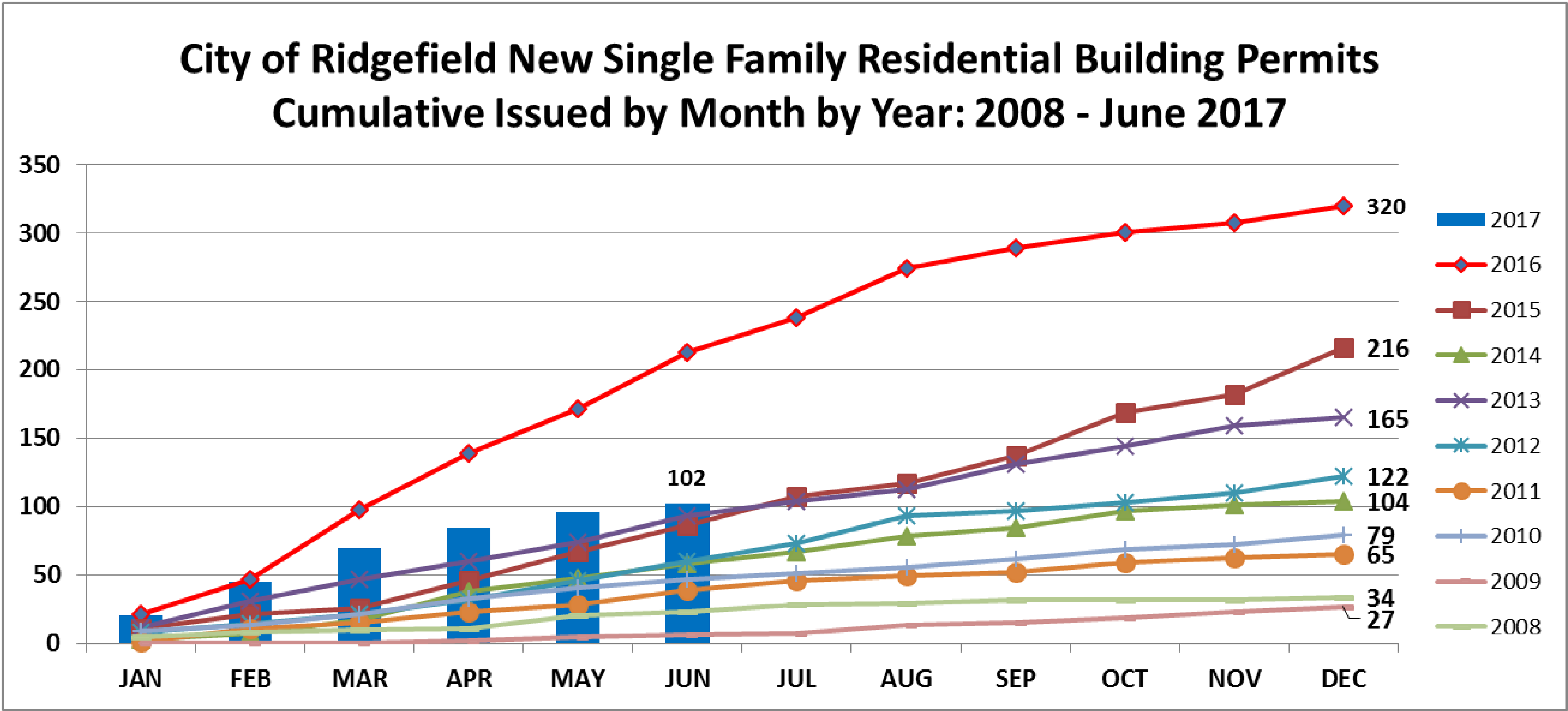
Source: RealtyTrac





# Economic Update

## Residential Building Permit Activity



### June Permit Numbers

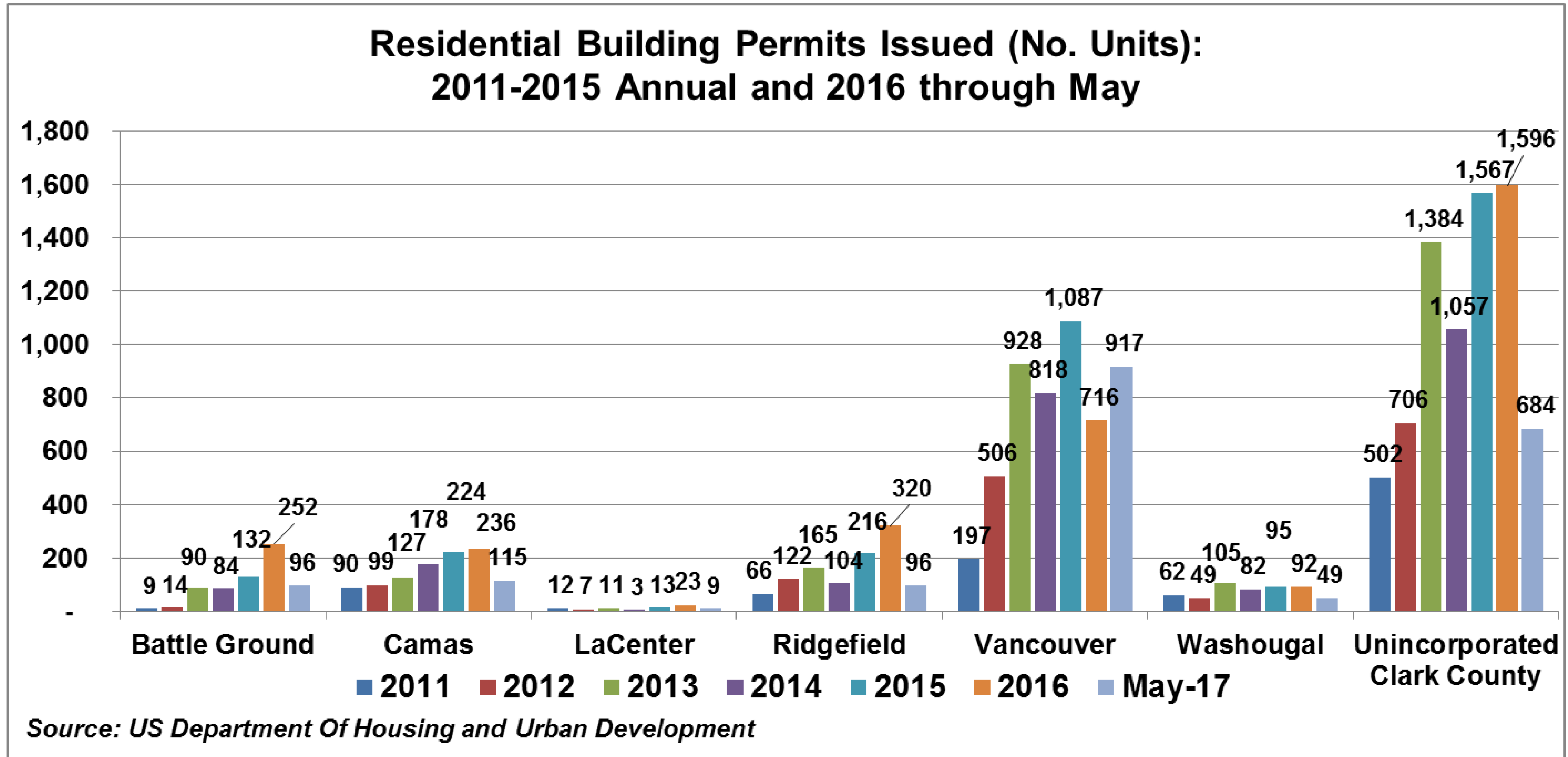
- 2017 - 102
- 2016 - 213
- 2015 - 86
- 2014 - 58
- 2013 - 93
- 2012 - 60

Source: City of Ridgefield  
Community Development Department



# Economic Update

## Residential Building Permit Activity

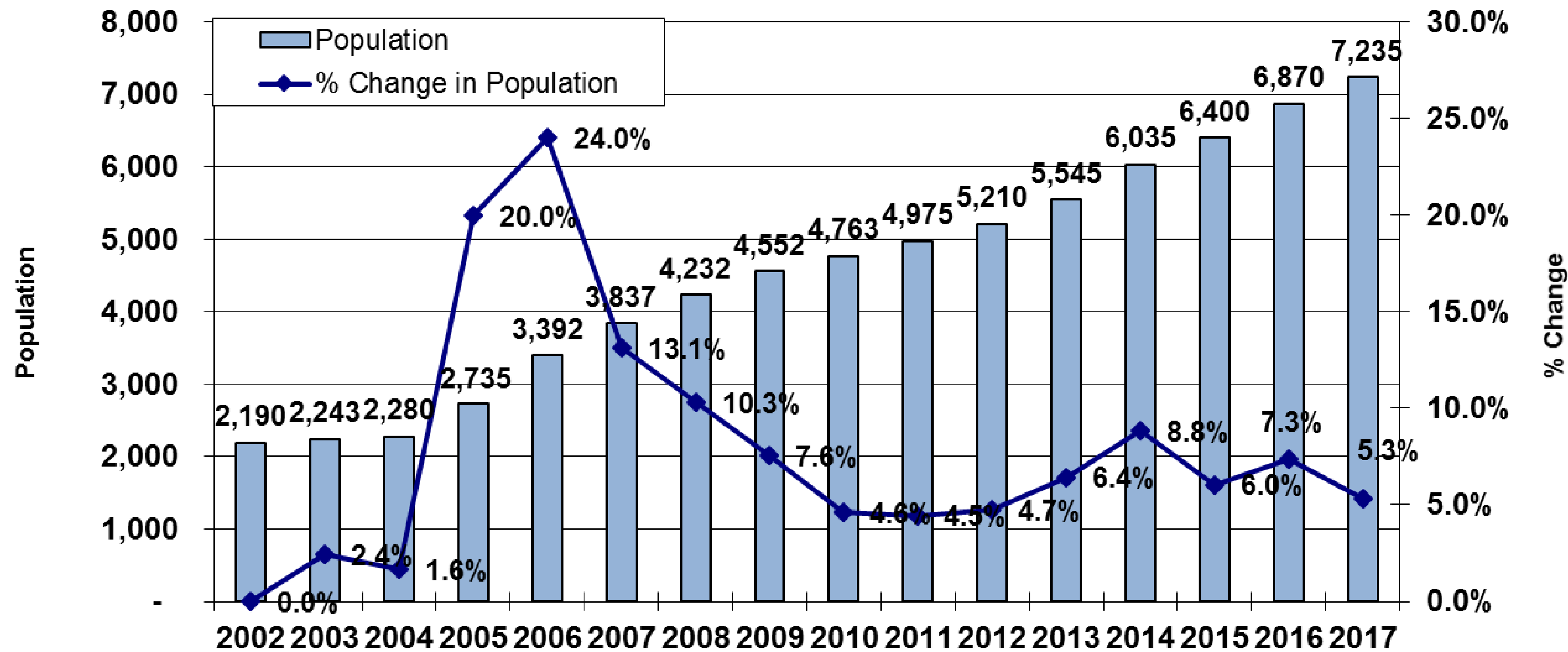


# Economic Update

## Population

| City           | 2017<br>Population | 2010-2017<br>Population<br>Increase |
|----------------|--------------------|-------------------------------------|
| Kirkland       | 86,080             | 76.4%                               |
| Burien         | 50,680             | 52.1%                               |
| Ridgefield     | 7,235              | 51.9%                               |
| George         | 720                | 43.7%                               |
| Airway Heights | 8,460              | 38.4%                               |

**City of Ridgefield, WA**  
**Population and Percent Change in Population: 2002-2017**



Source: WA Office of Financial Management

- Population Change**
- Since 2010 – 2,472
  - 2017 – 365
  - 2016 – 470
  - 2015 – 365
  - 2014 – 490
  - 2013 – 335
  - 2012 – 235
  - 2011 – 212

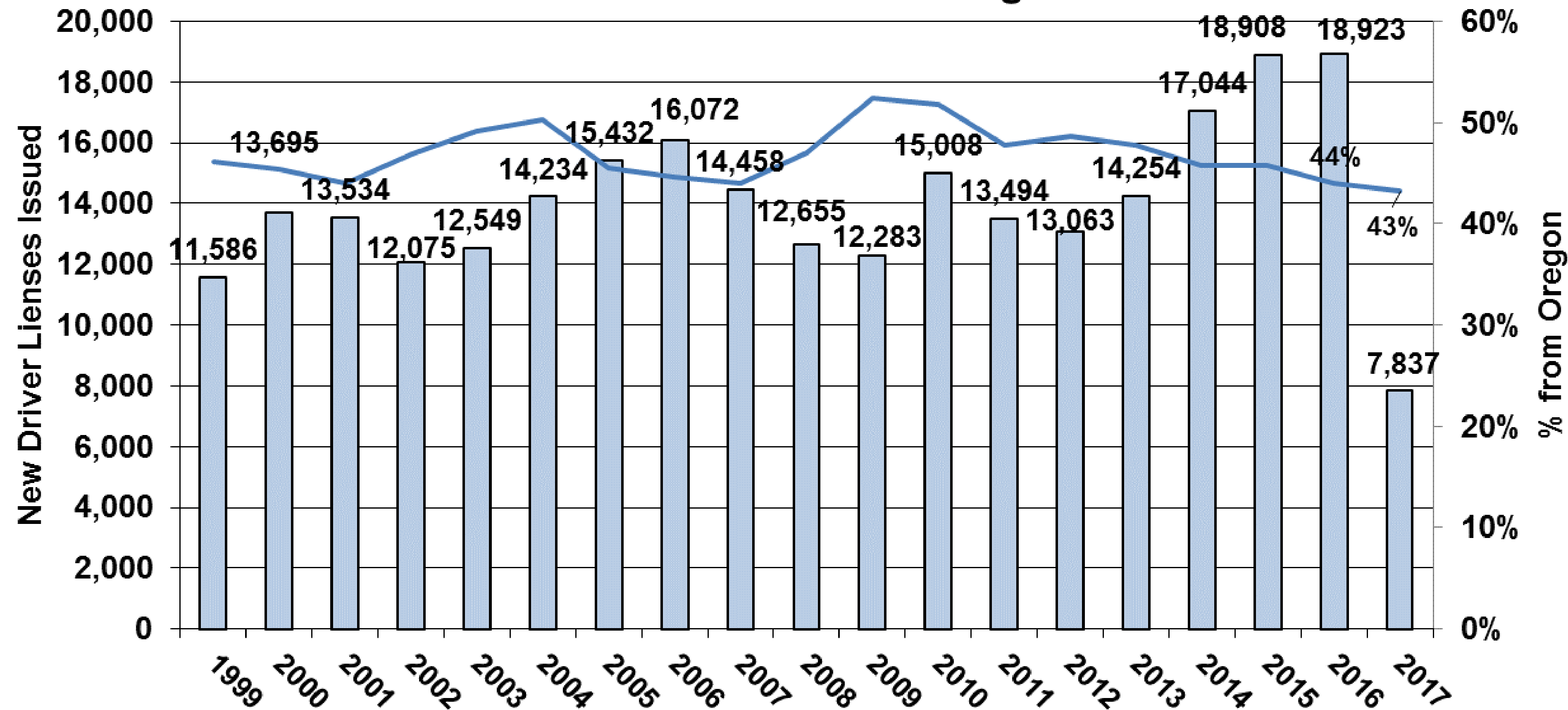




# Economic Update

## County in Migration

**New Driver Licenses Issued and % from Oregon:  
1999-2016 and 2017 Through June**



Source: WA Department of Licensing

Top 5 Locations - 2017

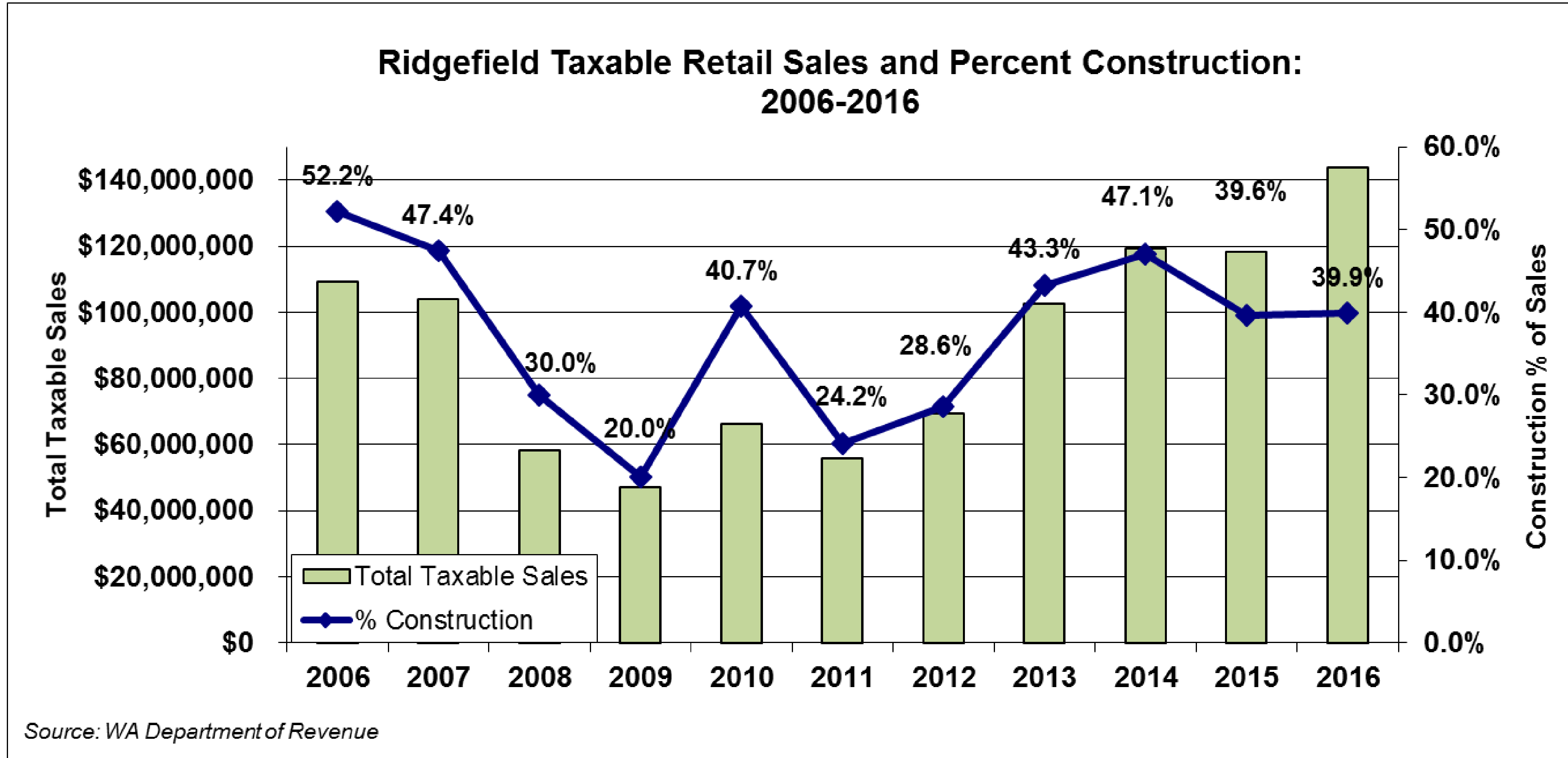
- Oregon 43%
- California 17%
- Arizona 4%
- Texas 3%
- Florida 3%





# Economic Update

## Retail Sales Tax Base



### Retail Sales Tax Receipts

- 2016 \$1,279,081
- 2015 \$1,045,648
- 2014 \$1,066,066
- 2013 \$810,274
- 2012 \$600,720

### Construction

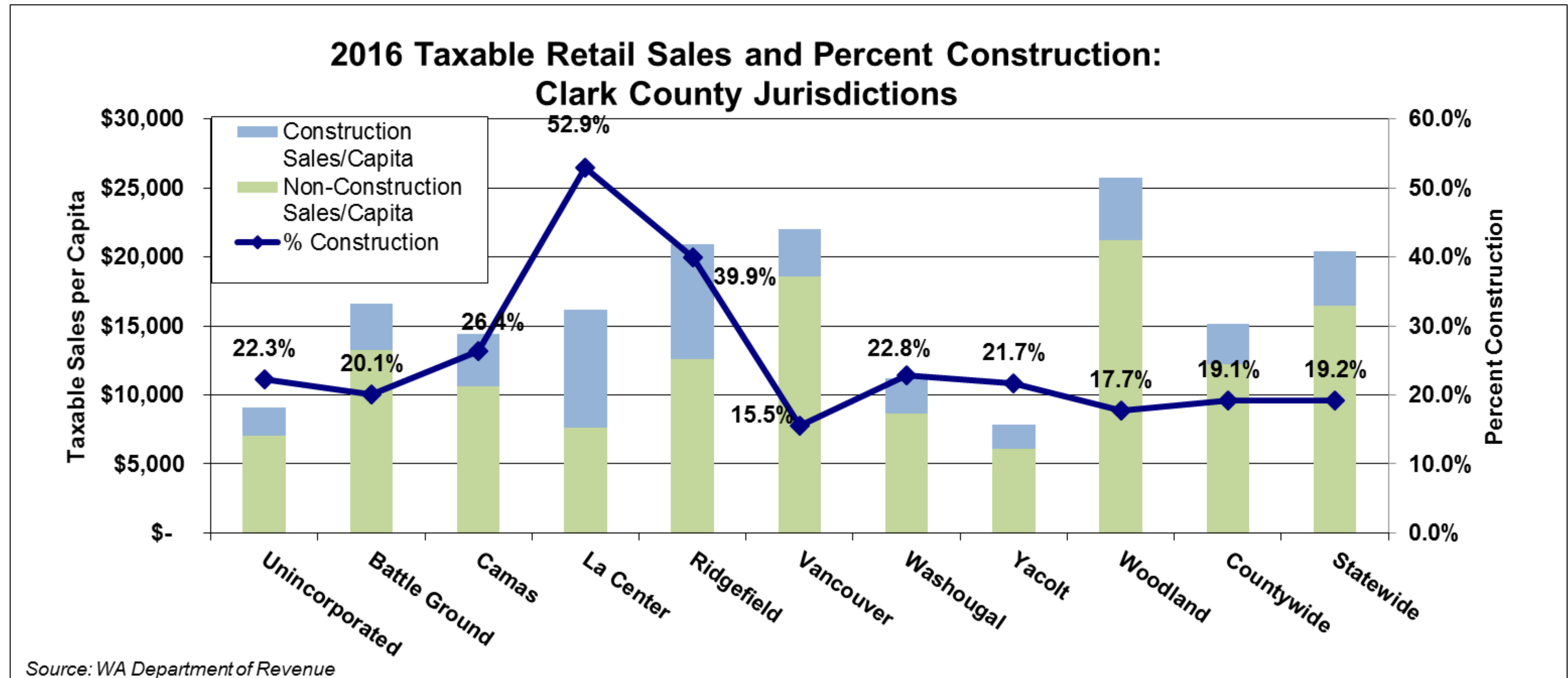
### Retail Sales Tax Receipts

- 2016 \$510,353
- 2015 \$414,077
- 2014 \$502,117
- 2013 \$350,849
- 2012 \$171,806



# Economic Update

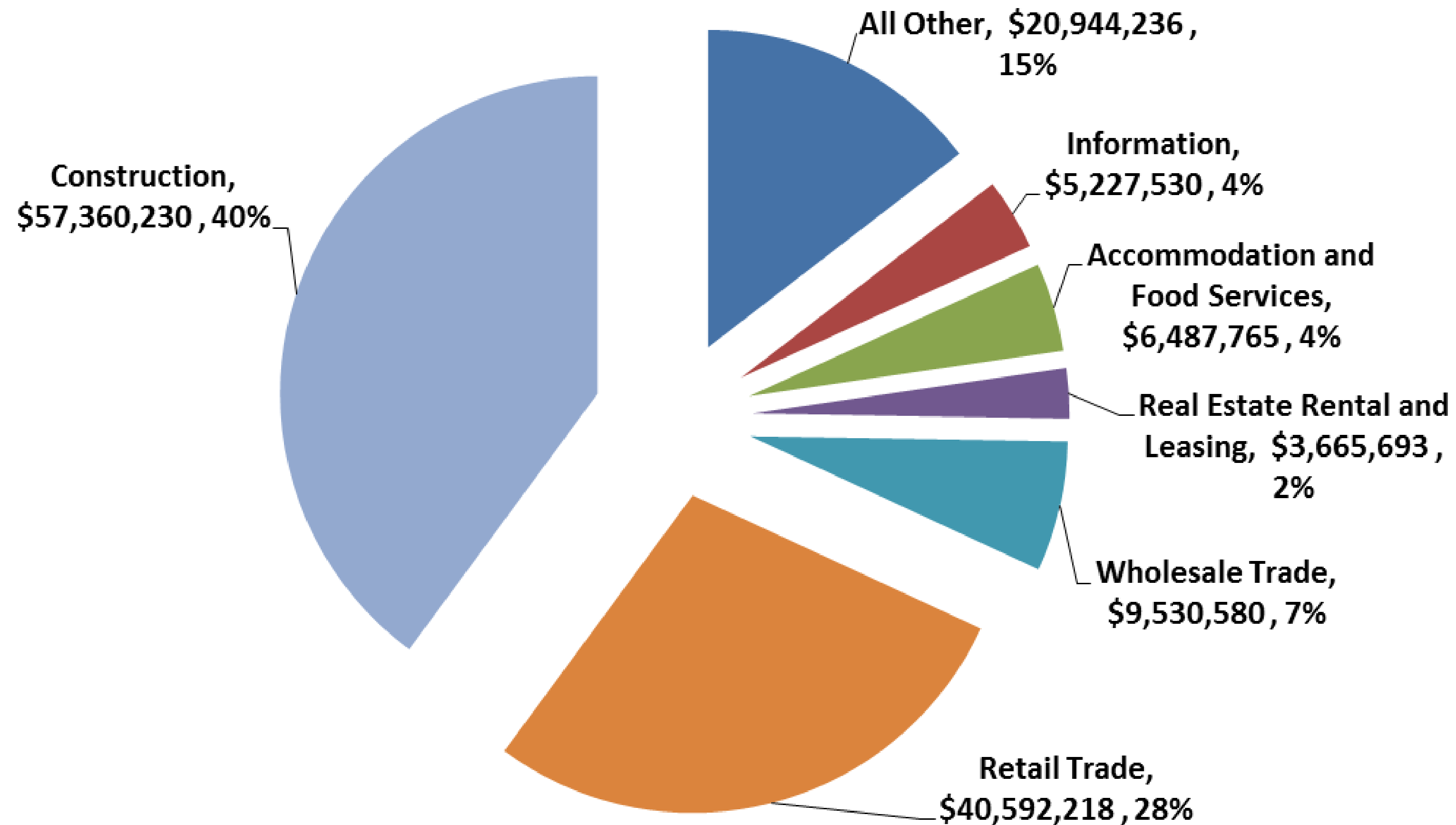
## Retail Sales Tax Base Clark County Comparison



# Economic Update

## Retail Sales Tax Base

**City of Ridgefield: 2016 Taxable Retail Sales by Major Sector**



### Annual Change

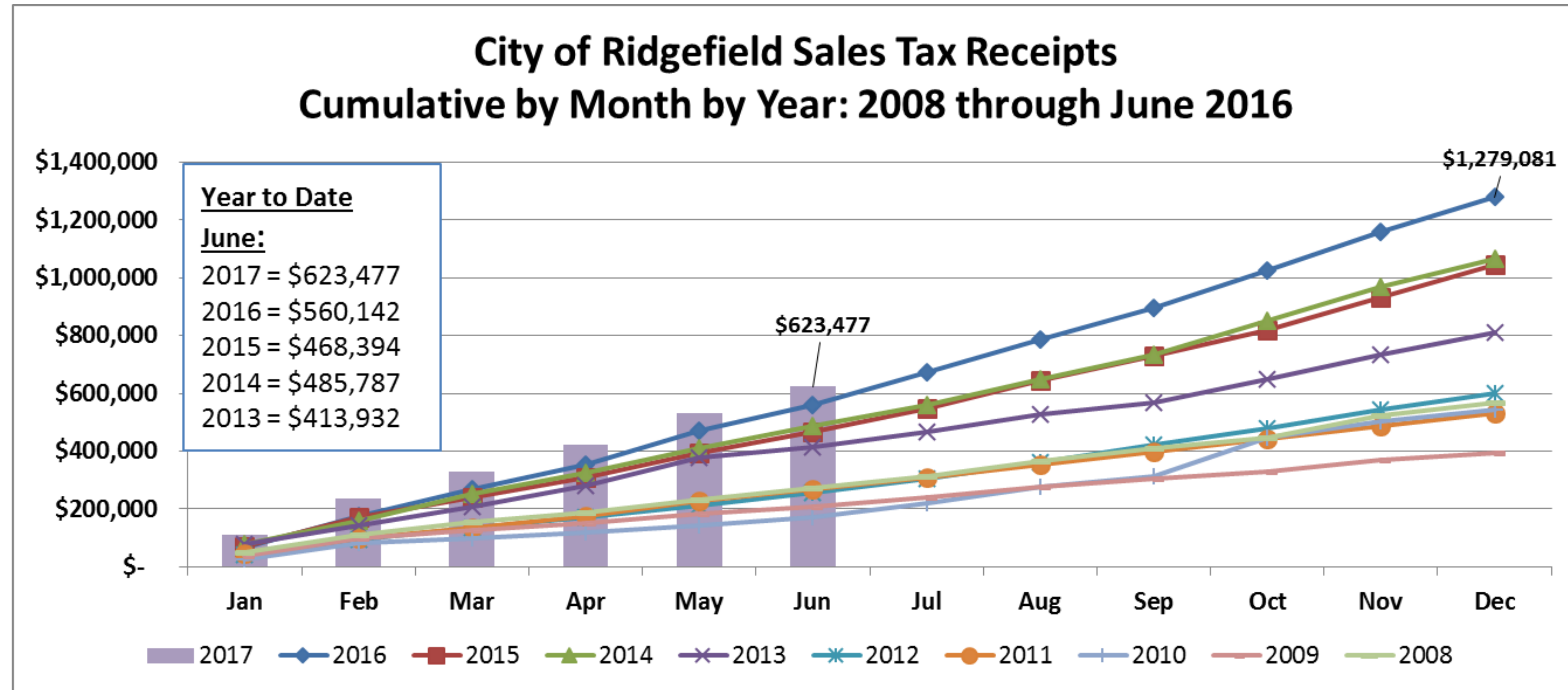
- Construction > 22.4%
- Retail Trade > 37.2%
- Wholesale Trade > 23.8%
- Accom. & Food > 12.2%
- All Other > 19.5%
- RE Rental/Lease < 33.2%
- Information < 2.8%





# Economic Update

## Retail Sales Tax Receipts



### Retail Sales Tax Receipts

- 2016 \$1,279,081
- 2015 \$1,045,648
- 2014 \$1,066,066
- 2013 \$810,274
- 2012 \$600,720

### Construction

### Retail Sales Tax Receipts

- 2016 \$510,353
- 2015 \$414,077
- 2014 \$502,117
- 2013 \$350,849
- 2012 \$171,806

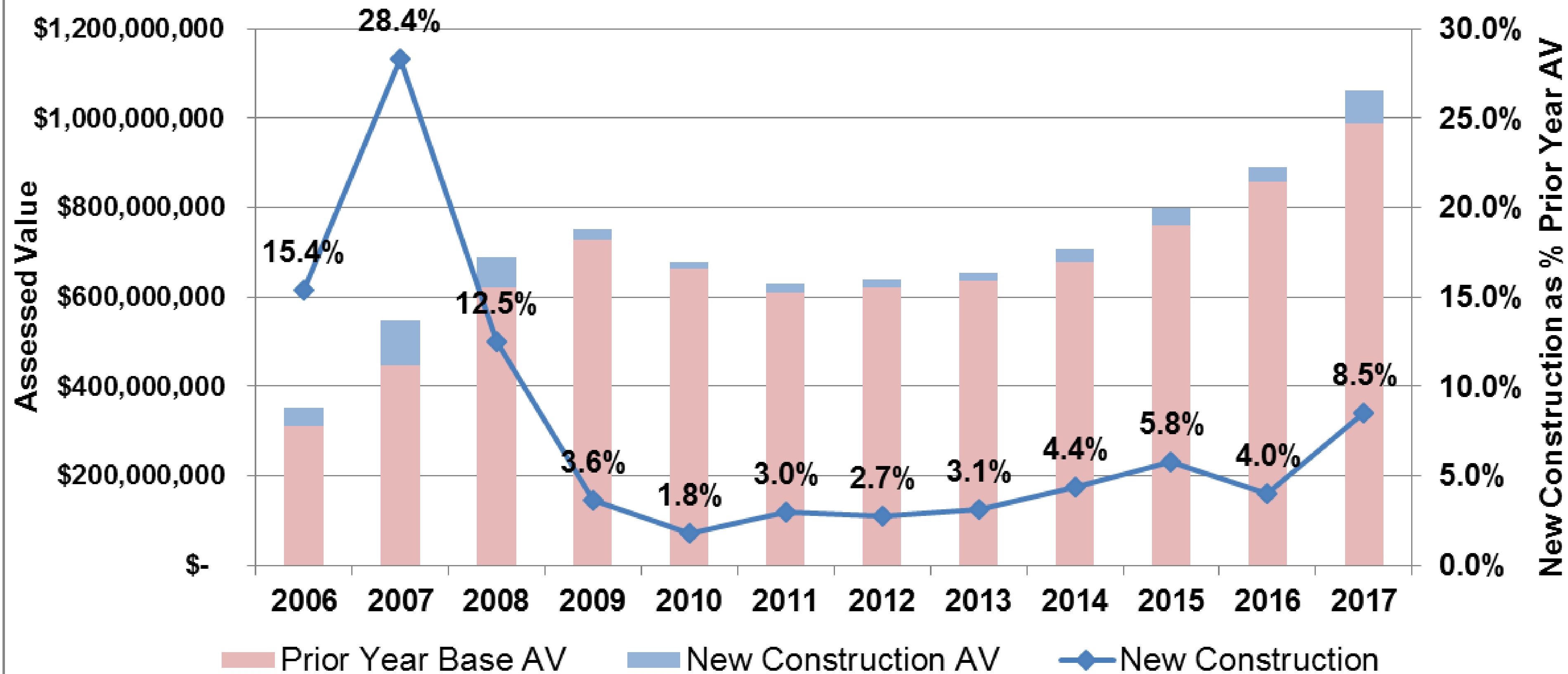




# Economic Update

## Property Tax Base

**City of Ridgefield: 2006-2017 Total Assessed Value by Prior Year Base and New Construction**



### Assessed Values

- 2017 \$1,062,451,903
- 2016 \$890,239,033
- 2015 \$799,996,361
- 2014 \$707,009,098
- 2013 \$655,058,366
- 2012 \$639,677,608
- 2011 \$630,256,002
- 2010 \$677,079,521

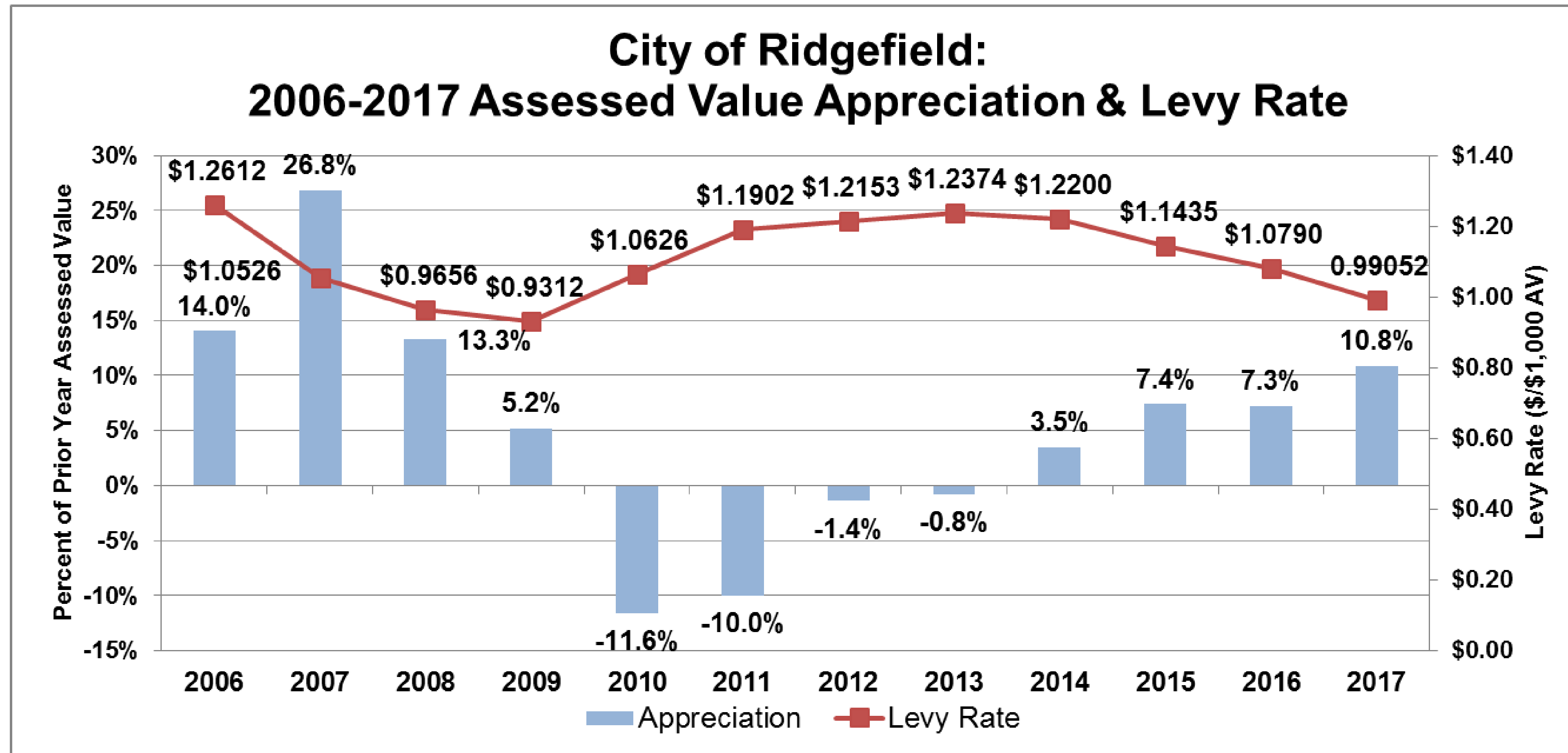
### New Construction Assessed Value

- 2017 \$75,688,703
- 2016 \$32,136,747
- 2015 \$40,770,111
- 2014 \$28,873,444
- 2013 \$19,767,481
- 2012 \$17,183,667
- 2011 \$20,338,583
- 2010 \$13,328,631



# Economic Update

## Property Tax Base



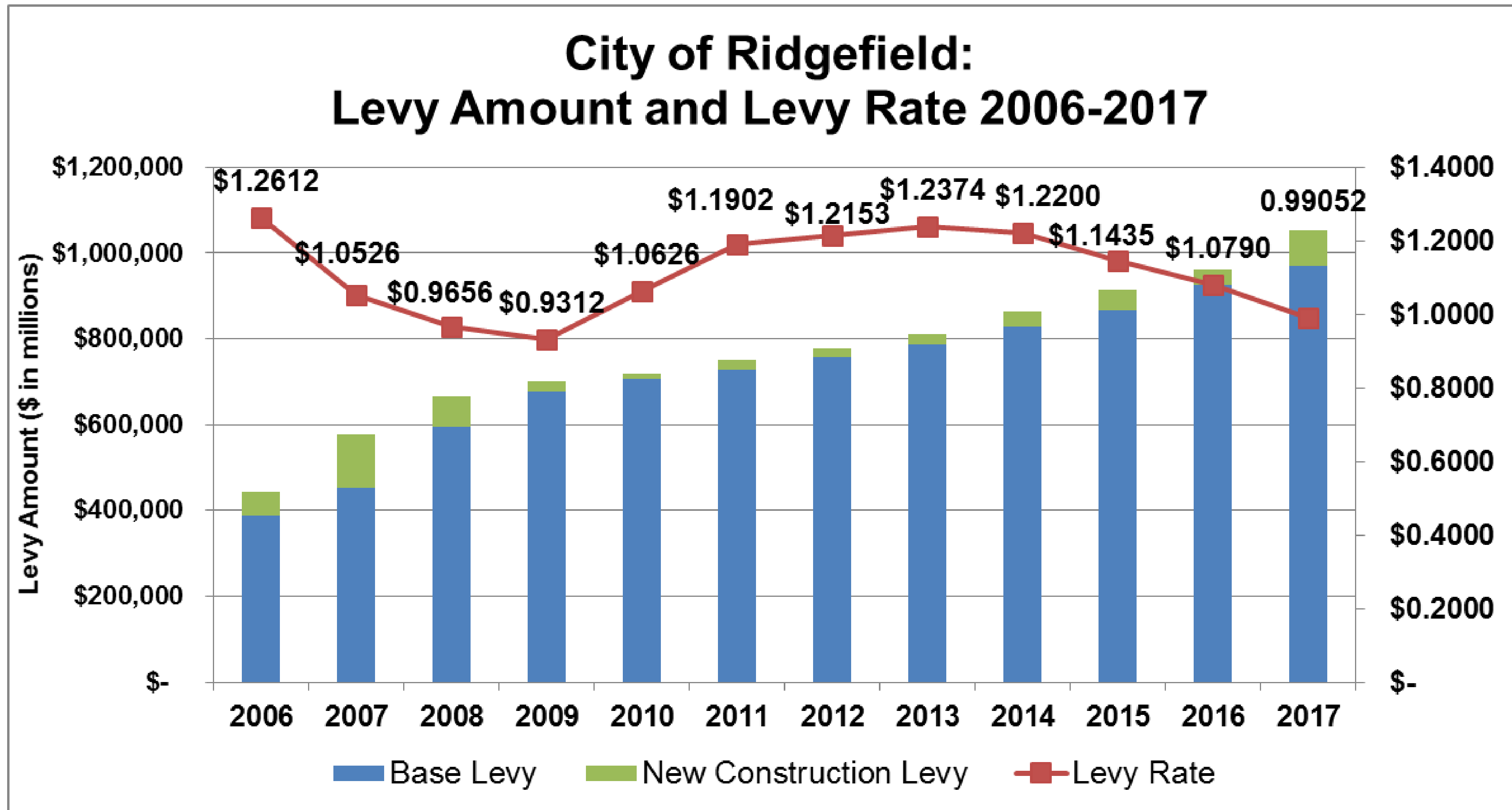
### Appreciation in Assessed Value

- 2017 \$96,524,167
- 2016 \$58,105,925
- 2015 \$52,217,152
- 2014 \$23,077,288
- 2013 (\$4,386,723)
- 2012 (\$7,762,061)
- 2011 (\$67,162,102)
- 2010 (\$87,872,297)



# Economic Update

## Property Tax Base



- Levy Amounts
- 2017 \$1,052,384
  - 2016 \$960,587
  - 2015 \$914,806
  - 2014 \$862,535
  - 2013 \$810,569
  - 2012 \$777,418
  - 2011 \$750,130
  - 2010 \$719,477





THANK YOU



| Week of                                  | May | June       | July |    |    |      |     | Aug  |    |    |      | Sept |      |    |      | Oct |      |      |     |    | Nov |    |    |    | Dec |    |    |
|------------------------------------------|-----|------------|------|----|----|------|-----|------|----|----|------|------|------|----|------|-----|------|------|-----|----|-----|----|----|----|-----|----|----|
|                                          |     |            | 3    | 10 | 17 | 24   | 31  | 7    | 14 | 21 | 28   | 4    | 11   | 18 | 25   | 2   | 9    | 16   | 23  | 30 | 6   | 13 | 20 | 27 | 4   | 11 | 18 |
| City Council Goals/Retreat               |     | 6/12/2017  |      |    |    |      |     |      |    |    |      |      |      |    |      |     |      |      |     |    |     |    |    |    |     |    |    |
| Management Initiatives/Goals Retreat     |     | 6/22/2017  |      |    |    |      |     |      |    |    |      |      |      |    |      |     |      |      |     |    |     |    |    |    |     |    |    |
| Update Equipment Replacement Model       |     | Completed  |      |    |    |      |     |      |    |    |      |      |      |    |      |     |      |      |     |    |     |    |    |    |     |    |    |
| Update Indirect Cost Plan                |     | Completed  |      |    |    |      |     |      |    |    |      |      |      |    |      |     |      |      |     |    |     |    |    |    |     |    |    |
| Review Budget and Financial Policies     |     | No Changes |      |    |    |      |     |      |    |    |      |      |      |    |      |     |      |      |     |    |     |    |    |    |     |    |    |
| Review Economic Conditions               |     |            |      |    |    | 27th |     |      |    |    |      |      |      |    |      |     |      |      |     |    |     |    |    |    |     |    |    |
| Determine Baseline Assumptions           |     |            |      |    |    |      |     |      |    |    |      |      |      |    |      |     |      |      |     |    |     |    |    |    |     |    |    |
| Develop Proposed Budget                  |     |            |      |    |    |      |     |      |    |    |      |      |      |    |      |     |      |      |     |    |     |    |    |    |     |    |    |
| Levels of Service                        |     |            |      |    |    |      |     |      |    |    |      |      |      |    |      |     |      |      |     |    |     |    |    |    |     |    |    |
| Baseline/Beginning Budget                |     |            |      |    |    |      |     |      |    |    |      |      |      |    |      |     |      |      |     |    |     |    |    |    |     |    |    |
| New Programs or Initiatives              |     |            |      |    |    |      |     |      |    |    |      |      |      |    |      |     |      |      |     |    |     |    |    |    |     |    |    |
| Update Indirect Cost Plan                |     |            |      |    |    |      |     |      |    |    |      |      |      |    |      |     |      |      |     |    |     |    |    |    |     |    |    |
| Update Equipment Replacement Fund        |     |            |      |    |    |      |     |      |    |    |      |      |      |    |      |     |      |      |     |    |     |    |    |    |     |    |    |
| Preliminary Budget                       |     |            |      |    |    |      |     |      |    |    |      |      |      |    |      |     |      |      |     |    |     |    |    |    |     |    |    |
| Operating                                |     |            |      |    |    |      |     |      |    |    |      |      |      |    |      |     |      |      |     |    |     |    |    |    |     |    |    |
| Capital                                  |     |            |      |    |    |      |     |      |    |    |      |      |      |    |      |     |      |      |     |    |     |    |    |    |     |    |    |
| Update Financial Forecast                |     |            |      |    |    |      |     |      |    |    |      |      |      |    |      |     |      |      |     |    |     |    |    |    |     |    |    |
| Adopt Final Budget                       |     |            |      |    |    |      |     |      |    |    |      |      |      |    |      |     |      |      |     |    |     |    |    |    |     |    |    |
| Conduct Hearing on Revenue Sources       |     |            |      |    |    |      |     |      |    |    |      |      |      |    |      |     |      |      |     |    |     |    |    |    |     |    |    |
| Draft Final Budget                       |     |            |      |    |    |      |     |      |    |    |      |      |      |    |      |     |      |      |     |    |     |    |    |    |     |    |    |
| Adopt Property Tax Levy                  |     |            |      |    |    |      |     |      |    |    |      |      |      |    |      |     |      |      |     |    |     |    |    |    |     |    |    |
| Update Utility Rates                     |     |            |      |    |    |      |     |      |    |    |      |      |      |    |      |     |      |      |     |    |     |    |    |    |     |    |    |
| Final Budget and Conduct Hearings        |     |            |      |    |    |      |     |      |    |    |      |      |      |    |      |     |      |      |     |    |     |    |    |    |     |    |    |
| Executive Management Meetings            |     |            |      |    |    | 25th |     |      |    |    | 29th |      |      |    | 26th |     |      | 17th |     |    |     |    |    |    |     |    |    |
| Budget Advisory Committee Meetings (2pm) |     |            |      |    |    |      | 3rd |      |    |    | 7th  |      |      |    | 5th  |     |      | 26th |     |    |     |    |    |    |     |    |    |
| City Council Work Sessions               |     |            |      |    |    |      |     | 10th |    |    |      |      | 14th |    |      |     | 12th |      | 2nd |    |     |    |    |    |     |    |    |

July 27th council presentation - Economic update and introduction to budget process and calendar

August 10th work session - Present baseline budget

September 14th work session - Present special revenue, capital and operating initiatives budget

October 12th work session - Update economic forecast and present preliminary budget

November 2nd work session - Updates to preliminary budget if necessary

**CITY OF RIDGEFIELD  
REQUEST FOR COUNCIL ACTION**

**MEETING DATE:** July 27, 2017  
**ITEM:** PRESENTATION  
**AGENDA ITEM TITLE:** Second Quarter Financial Report

---

**GOVERNING LEGISLATION:**

City of Ridgefield Financial Policy #07: Budget

**PREVIOUS COUNCIL ACTION TAKEN:**

Reviewed Quarterly Financial Reports

**SUMMARY/BACKGROUND:**

2<sup>nd</sup> quarter 2017 financial report budget to actual

**BUDGET/FINANCIAL IMPACTS:**

None

**RECOMMENDED ACTION OR MOTION:**

No action requested

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

**ATTACHMENTS:** 2 Qtr 2017 Budget Report (PDF)



# 2nd Quarter 2017 Budget Report



# 2nd Quarter Ending Fund Balance Operating Funds

|                                   | <b>General<br/>Fund</b> | <b>Street<br/>Fund</b> | <b>Water<br/>Utility</b> | <b>Sewer<br/>Utility</b> | <b>Storm<br/>Utility</b> |
|-----------------------------------|-------------------------|------------------------|--------------------------|--------------------------|--------------------------|
| <b>Beginning<br/>Balance</b>      | <b>2,580,774</b>        | <b>86,039</b>          | <b>1,172,034</b>         | <b>96,685</b>            | <b>481,513</b>           |
| <b>2nd Quarter<br/>Ending Bal</b> | <b>2,500,641</b>        | <b>131,509</b>         | <b>1,265,064</b>         | <b>323,435</b>           | <b>547,975</b>           |
| <b>Change</b>                     | <b>(80,133)</b>         | <b>45,470</b>          | <b>93,030</b>            | <b>226,750</b>           | <b>66,462</b>            |





# 2nd Quarter Ending Fund Balance Special Revenue Funds

|                                   | <b>REET<br/>Fund</b> | <b>Drug<br/>Fund</b> | <b>PIF<br/>Fund</b> | <b>TIF<br/>Fund</b> | <b>Water<br/>SDC</b> |
|-----------------------------------|----------------------|----------------------|---------------------|---------------------|----------------------|
| <b>Beginning<br/>Balance</b>      | <b>3,258,956</b>     | <b>12,012</b>        | <b>1,802,481</b>    | <b>982,531</b>      | <b>4,709,682</b>     |
| <b>2nd Quarter<br/>Ending Bal</b> | <b>3,717,851</b>     | <b>11,297</b>        | <b>2,343,680</b>    | <b>1,020,781</b>    | <b>5,288,397</b>     |
| <b>Change</b>                     | <b>458,895</b>       | <b>(715)</b>         | <b>541,199</b>      | <b>38,250</b>       | <b>578,715</b>       |



# 2nd Quarter Ending Fund Balance Capital Project Funds

|                                   | General<br>Capital | ERF<br>Fund    | Utility<br>Capital |
|-----------------------------------|--------------------|----------------|--------------------|
| <b>Beginning<br/>Balance</b>      | <b>9,169</b>       | <b>189,443</b> | <b>(226,024)</b>   |
| <b>2nd Quarter<br/>Ending Bal</b> | <b>(51,583)</b>    | <b>247,288</b> | <b>(98,664)</b>    |
| <b>Change</b>                     | <b>(60,752)</b>    | <b>57,845</b>  | <b>127,360</b>     |





# 2017 Reserves Per Policy

|                         | O&M              | Revenue<br>Stab. | Debt<br>Service | Capital        | Capital<br>Repair &<br>Replace | 2017<br>Reserves | 2016<br>Reserves | % Change      |
|-------------------------|------------------|------------------|-----------------|----------------|--------------------------------|------------------|------------------|---------------|
| <b>General<br/>Fund</b> | <b>820,633</b>   | <b>587,015</b>   | <b>20,225</b>   | <b>369,792</b> | <b>-</b>                       | <b>1,797,665</b> | <b>1,658,317</b> | <b>8.40%</b>  |
| <b>Water<br/>Fund</b>   | <b>274,324</b>   | <b>-</b>         | <b>-</b>        | <b>122,400</b> | <b>60,585</b>                  | <b>457,309</b>   | <b>485,130</b>   | <b>-5.73%</b> |
| <b>Storm<br/>Fund</b>   | <b>67,982</b>    | <b>-</b>         | <b>-</b>        | <b>69,976</b>  | <b>21,217</b>                  | <b>159,175</b>   | <b>149,726</b>   | <b>6.31%</b>  |
| <b>Total</b>            | <b>1,162,939</b> | <b>587,015</b>   | <b>20,225</b>   | <b>562,168</b> | <b>81,802</b>                  | <b>2,414,149</b> | <b>2,293,173</b> | <b>5.28%</b>  |



# 2nd Quarter 2017 General Fund Revenue

| <b>Revenue</b>                          | <b>2Q 2017<br/>YTD Actual</b> | <b>2017<br/>Budget</b> | <b>2Q % of<br/>Budget</b> | <b>2Q 2016<br/>YTD Actual</b> | <b>2Q 2017 v<br/>2Q 2016</b> |
|-----------------------------------------|-------------------------------|------------------------|---------------------------|-------------------------------|------------------------------|
| Property Taxes                          | \$ 595,516                    | \$1,060,000            | 56.2%                     | \$ 549,684                    | 8.3%                         |
| Retail Sales Taxes                      | 672,841                       | 1,547,056              | 43.5%                     | 604,135                       | 11.4%                        |
| Utility and Other Taxes                 | 367,398                       | 1,023,931              | 35.9%                     | 300,171                       | 22.4%                        |
| Licenses and Permits                    | 363,827                       | 654,283                | 55.6%                     | 551,258                       | -34.0%                       |
| Planning and Development                | 355,038                       | 542,644                | 65.4%                     | 435,911                       | -18.6%                       |
| Fines Forfeits and Restitution          | 28,493                        | 78,417                 | 36.3%                     | 29,768                        | -4.3%                        |
| Charges for Goods and Services          | 13,976                        | 7,519                  | 185.9%                    | 1,933                         | 623.0%                       |
| Interfund Charges for Goods and Service | 218,402                       | 431,804                | 50.6%                     | 208,407                       | 4.8%                         |
| Intergovernmental/Grants/Other          | 113,304                       | 265,394                | 42.7%                     | 186,152                       | -39.1%                       |
| <b>Total General Fund Revenue</b>       | <b>\$ 2,728,795</b>           | <b>\$5,611,048</b>     | <b>48.6%</b>              | <b>\$ 2,867,419</b>           | <b>-4.8%</b>                 |



# 2nd Quarter 2017 General Fund Expense

| Expense                           | 2Q 2017<br>YTD Actual | 2017<br>Budget      | 2Q % of<br>Budget | 2Q 2016<br>YTD Actual | 2Q 2017 v<br>2Q 2016 |
|-----------------------------------|-----------------------|---------------------|-------------------|-----------------------|----------------------|
| <b>Department</b>                 |                       |                     |                   |                       |                      |
| City Council                      | \$ 41,840             | \$ 80,660           | 51.9%             | \$ 35,256             | 18.7%                |
| Judicial                          | 39,450                | 130,000             | 30.3%             | 51,482                | -23.4%               |
| Legal                             | 9,588                 | 45,000              | 21.3%             | 13,231                | -27.5%               |
| Executive                         | 110,879               | 220,391             | 50.3%             | 92,401                | 20.0%                |
| Finance                           | 180,677               | 355,245             | 50.9%             | 161,632               | 11.8%                |
| Human Resources                   | 105,702               | 197,944             | 53.4%             | 71,304                | 48.2%                |
| Administration                    | 135,078               | 307,972             | 43.9%             | 158,277               | -14.7%               |
| General Government/Facilities     | 400,887               | 628,524             | 63.8%             | 296,342               | 35.3%                |
| Information Tech                  | 67,275                | 204,797             | 32.8%             | 107,942               | -37.7%               |
| Public Safety                     | 680,266               | 1,537,217           | 44.3%             | 644,774               | 5.5%                 |
| Cemetery                          | 5,922                 | 29,570              | 20.0%             | 9,555                 | -38.0%               |
| Community Development             | 610,617               | 1,266,924           | 48.2%             | 390,701               | 56.3%                |
| Parks                             | 158,519               | 378,025             | 41.9%             | 147,377               | 7.6%                 |
| Transfer to Equip Replace Fund    | 22,897                | 45,794              | 50.0%             | 26,175                | -12.5%               |
| Transfers Out - To Street Fund    | 165,550               | 331,100             | 50.0%             | 227,100               | -27.1%               |
| Transfers To Capital - Streets    | 73,781                | 145,000             | 50.9%             | 2,281                 | 3134.6%              |
| Transfers To Capital - Parks      | -                     | -                   |                   | 30,000                |                      |
| <b>Total General Fund Expense</b> | <b>\$ 2,808,928</b>   | <b>\$5,904,163</b>  | <b>47.6%</b>      | <b>\$ 2,465,830</b>   | <b>13.9%</b>         |
| <b>Total Net Revenue (Loss)</b>   | <b>\$ (80,133)</b>    | <b>\$ (293,115)</b> | <b>27.3%</b>      | <b>\$ 401,589</b>     | <b>-120.0%</b>       |





# 2nd Quarter 2017

## General Fund - Fund Balance

| <b>Fund Balance</b>                     | <b>2Q 2017<br/>YTD Actual</b> | <b>2017<br/>Budget</b> | <b>2Q 2016<br/>YTD Actual</b> | <b>2Q 2017 v<br/>2Q 2016</b> |
|-----------------------------------------|-------------------------------|------------------------|-------------------------------|------------------------------|
| <b>Beginning Balance</b>                | <b>\$ 2,580,774</b>           | <b>\$2,580,774</b>     | <b>\$ 2,277,931</b>           | <b>13.3%</b>                 |
| <b>Net Increase (Decrease)</b>          | <b>(80,133)</b>               | <b>(293,115)</b>       | <b>401,589</b>                | <b>-120.0%</b>               |
| <b>Ending Balance</b>                   | <b>2,500,641</b>              | <b>2,287,659</b>       | <b>2,679,520</b>              | <b>-6.7%</b>                 |
| <b>Less: Reserved Amounts *</b>         | <b>1,797,665</b>              | <b>1,797,665</b>       | <b>1,658,317</b>              | <b>8.4%</b>                  |
| <b>Net Ending and Available Balance</b> | <b>\$ 702,976</b>             | <b>\$ 489,994</b>      | <b>\$ 1,021,203</b>           | <b>-31.2%</b>                |
| <b>* Includes Street Fund Reserves</b>  |                               |                        |                               |                              |





# 2nd Quarter 2017 Street Fund

| <b>Revenue</b>                          | <b>2Q 2017<br/>YTD Actual</b> | <b>2017<br/>Budget</b> | <b>2Q % of<br/>Budget</b> | <b>2Q 2016<br/>YTD Actual</b> | <b>2Q 2017 v<br/>2Q 2016</b> |
|-----------------------------------------|-------------------------------|------------------------|---------------------------|-------------------------------|------------------------------|
| Tax/Franchise Fees                      | \$ 23,051                     | \$ 64,062              | 36.0%                     | \$ 20,856                     | 10.5%                        |
| Vehicle Motor Fuel Tax                  | 49,411                        | 156,705                | 31.5%                     | 48,847                        | 1.2%                         |
| Grants                                  | -                             | -                      |                           | -                             |                              |
| Permits                                 | 2,400                         | 9,106                  | 26.4%                     | 9,357                         | -74.4%                       |
| Transfer In - General Fund              | 165,550                       | 331,100                | 50.0%                     | 227,100                       | -27.1%                       |
| Other Revenue                           | 1,005                         | 2,525                  | 39.8%                     | 5,934                         | -83.1%                       |
| <b>Total Street Fund Revenue</b>        | <b>\$ 241,417</b>             | <b>\$ 563,498</b>      | <b>42.8%</b>              | <b>\$ 312,094</b>             | <b>-22.6%</b>                |
| <b>Expense</b>                          | <b>2Q 2017<br/>YTD Actual</b> | <b>2017<br/>Budget</b> | <b>2Q % of<br/>Budget</b> | <b>2Q 2016<br/>YTD Actual</b> | <b>2Q 2017 v<br/>2Q 2016</b> |
| Street Fund                             | \$ 195,947                    | \$ 640,378             | 30.6%                     | \$ 174,916                    | 12.0%                        |
| <b>Total Street Fund Expense</b>        | <b>\$ 195,947</b>             | <b>\$ 640,378</b>      | <b>30.6%</b>              | <b>\$ 174,916</b>             | <b>12.0%</b>                 |
| <b>Total Net Revenue (Loss)</b>         | <b>\$ 45,470</b>              | <b>\$ (76,880)</b>     | <b>-59.1%</b>             | <b>\$ 137,178</b>             | <b>-66.9%</b>                |
| <b>Fund Balance</b>                     | <b>2Q 2017<br/>YTD Actual</b> | <b>2017<br/>Budget</b> |                           | <b>2Q 2016<br/>YTD Actual</b> | <b>2Q 2017 v<br/>2Q 2016</b> |
| Beginning Balance                       | \$ 86,039                     | \$ 86,039              |                           | \$ (5,291)                    | -1726.1%                     |
| Net Increase (Decrease)                 | 45,470                        | (76,880)               |                           | 137,178                       | -66.9%                       |
| Ending Balance                          | 131,509                       | 9,159                  |                           | 131,887                       | -0.3%                        |
| Less: Reserved Amounts *                | -                             | -                      |                           | -                             |                              |
| <b>Net Ending and Available Balance</b> | <b>\$ 131,509</b>             | <b>\$ 9,159</b>        |                           | <b>\$ 131,887</b>             | <b>-0.3%</b>                 |
| *Reserves Maintained in General Fund    |                               |                        |                           |                               |                              |



# 2nd Quarter 2017

## Real Estate Excise Tax Fund & Drug Fund

| <b>Real Estate Excise Tax<br/>(REET)</b> | <b>2Q 2017<br/>YTD Actual</b> | <b>2017<br/>Budget</b> | <b>2Q % of<br/>Budget</b> | <b>2Q 2016<br/>YTD Actual</b> | <b>2Q 2017 v<br/>2Q 2016</b> |
|------------------------------------------|-------------------------------|------------------------|---------------------------|-------------------------------|------------------------------|
| Revenue                                  | \$ 897,907                    | \$ 1,144,186           | 78.5%                     | \$ 392,977                    | 128.5%                       |
| Expense                                  | 439,012                       | 2,351,550              | 18.7%                     | 19,482                        | 2153.4%                      |
| <b>Total Net Revenue (Loss)</b>          | <b>\$ 458,895</b>             | <b>\$(1,207,364)</b>   | <b>-38.0%</b>             | <b>\$ 373,495</b>             | <b>22.9%</b>                 |
| <b>Fund Balance</b>                      | <b>2Q 2017<br/>YTD Actual</b> | <b>2017<br/>Budget</b> |                           | <b>2Q 2016<br/>YTD Actual</b> | <b>2Q 2017 v<br/>2Q 2016</b> |
| Beginning Balance                        | \$ 3,258,956                  | \$ 3,258,956           |                           | \$ 3,222,652                  | 1.1%                         |
| Net Increase (Decrease)                  | 458,895                       | (1,207,364)            |                           | 373,495                       | 22.9%                        |
| <b>Ending Fund Balance</b>               | <b>\$ 3,717,851</b>           | <b>\$ 2,051,592</b>    |                           | <b>\$ 3,596,147</b>           | <b>3.4%</b>                  |

| <b>Drug</b>                     | <b>2Q 2017<br/>YTD Actual</b> | <b>2017<br/>Budget</b> | <b>2Q % of<br/>Budget</b> | <b>2Q 2016<br/>YTD Actual</b> | <b>2Q 2017 v<br/>2Q 2016</b> |
|---------------------------------|-------------------------------|------------------------|---------------------------|-------------------------------|------------------------------|
| Revenue                         | \$ 684                        | \$ 1,086               | 63.0%                     | \$ 594                        | 15.2%                        |
| Expense                         | 1,399                         | 8,900                  | 15.7%                     | 1,699                         |                              |
| <b>Total Net Revenue (Loss)</b> | <b>\$ (715)</b>               | <b>\$ (7,814)</b>      | <b>9.2%</b>               | <b>\$ (1,105)</b>             | <b>-35.3%</b>                |
| <b>Fund Balance</b>             | <b>2Q 2017<br/>YTD Actual</b> | <b>2017<br/>Budget</b> |                           | <b>2Q 2016<br/>YTD Actual</b> | <b>2Q 2017 v<br/>2Q 2016</b> |
| Beginning Balance               | \$ 12,012                     | \$ 12,012              |                           | \$ 15,059                     | -20.2%                       |
| Net Increase (Decrease)         | (715)                         | (7,814)                |                           | (1,105)                       | -35.3%                       |
| <b>Ending Fund Balance</b>      | <b>\$ 11,297</b>              | <b>\$ 4,198</b>        |                           | <b>\$ 13,954</b>              | <b>-19.0%</b>                |



# 2nd Quarter 2017

## Park Impact Fee & Traffic Impact Fee Funds

| <b>Park Impact Fee (PIF)</b>    | <b>2Q 2017<br/>YTD Actual</b> | <b>2017<br/>Budget</b> | <b>2Q % of<br/>Budget</b> | <b>2Q 2016<br/>YTD Actual</b> | <b>2Q 2017 v<br/>2Q 2016</b> |
|---------------------------------|-------------------------------|------------------------|---------------------------|-------------------------------|------------------------------|
| Revenue                         | \$ 586,742                    | \$ 979,384             | 59.9%                     | \$ 566,038                    | 3.7%                         |
| Expense                         | 45,543                        | 1,028,875              | 4.4%                      | 187,698                       | 0.0%                         |
| <b>Total Net Revenue (Loss)</b> | <b>\$ 541,199</b>             | <b>\$ (49,491)</b>     | <b>-1093.5%</b>           | <b>\$ 378,340</b>             | <b>43.0%</b>                 |
| <b>Fund Balance</b>             | <b>2Q 2017<br/>YTD Actual</b> | <b>2017<br/>Budget</b> |                           | <b>2Q 2016<br/>YTD Actual</b> | <b>2Q 2017 v<br/>2Q 2016</b> |
| Beginning Balance               | \$ 1,802,481                  | \$ 1,802,481           |                           | \$ 2,041,313                  | -11.7%                       |
| Net Increase (Decrease)         | 541,199                       | (49,491)               |                           | 378,340                       | 43.0%                        |
| <b>Ending Fund Balance</b>      | <b>\$ 2,343,680</b>           | <b>\$ 1,752,990</b>    |                           | <b>\$ 2,419,653</b>           | <b>-3.1%</b>                 |

| <b>Traffic Impact Fee (TIF)</b> | <b>2Q 2017<br/>YTD Actual</b> | <b>2017<br/>Budget</b> | <b>2Q % of<br/>Budget</b> | <b>2Q 2016<br/>YTD Actual</b> | <b>2Q 2017 v<br/>2Q 2016</b> |
|---------------------------------|-------------------------------|------------------------|---------------------------|-------------------------------|------------------------------|
| Revenue                         | \$ 45,944                     | \$ 273,099             | 16.8%                     | \$ 108,390                    | -57.6%                       |
| Expense                         | 7,694                         | 822,000                | 0.9%                      | 96,221                        | 100.0%                       |
| <b>Total Net Revenue (Loss)</b> | <b>\$ 38,250</b>              | <b>\$ (548,901)</b>    | <b>-7.0%</b>              | <b>\$ 12,169</b>              | <b>214.3%</b>                |
| <b>Fund Balance</b>             | <b>2Q 2017<br/>YTD Actual</b> | <b>2017<br/>Budget</b> |                           | <b>2Q 2016<br/>YTD Actual</b> | <b>2Q 2017 v<br/>2Q 2016</b> |
| Beginning Balance               | \$ 982,531                    | \$ 982,531             |                           | \$ 831,555                    | 18.2%                        |
| Net Increase (Decrease)         | 38,250                        | (548,901)              |                           | 12,169                        | 214.3%                       |
| <b>Ending Fund Balance</b>      | <b>\$ 1,020,781</b>           | <b>\$ 433,630</b>      |                           | <b>\$ 843,724</b>             | <b>21.0%</b>                 |





# 2nd Quarter 2017

## Debt Service Fund

| Debt Service Fund        |  | 2Q 2017 |        | 2017   |        | 2Q % of |  | 2Q 2016 |        | 2Q 2017 v |  |
|--------------------------|--|---------|--------|--------|--------|---------|--|---------|--------|-----------|--|
|                          |  | YTD     | Actual | Budget |        | Budget  |  | YTD     | Actual | 2Q 2016   |  |
| Revenue                  |  | \$      | 20,224 | \$     | 20,225 | 100.0%  |  | \$      | -      | 100.0%    |  |
| Expense                  |  |         | 20,224 |        | 20,225 | 100.0%  |  |         | -      | 100.0%    |  |
| Total Net Revenue (Loss) |  | \$      | -      | \$     | -      |         |  | \$      | -      |           |  |
| Fund Balance             |  | 2Q 2017 |        | 2017   |        |         |  | 2Q 2016 |        | 2Q 2017 v |  |
|                          |  | YTD     | Actual | Budget |        |         |  | YTD     | Actual | 2Q 2016   |  |
| Beginning Balance        |  | \$      | -      | \$     | -      |         |  | \$      | -      |           |  |
| Net Increase (Decrease)  |  |         | -      |        | -      |         |  |         | -      |           |  |
| Ending Fund Balance      |  | \$      | -      | \$     | -      |         |  | \$      | -      |           |  |





# 2nd Quarter 2017

## General Capital & Equipment Replacement Funds

| <b>General Capital Projects</b> | <b>2Q 2017<br/>YTD Actual</b> | <b>2017<br/>Budget</b> | <b>2Q % of<br/>Budget</b> | <b>2Q 2016<br/>YTD Actual</b> | <b>2Q 2017 v<br/>2Q 2016</b> |
|---------------------------------|-------------------------------|------------------------|---------------------------|-------------------------------|------------------------------|
| Revenue                         | \$ 759,903                    | \$ 7,064,450           | 10.8%                     | \$ 335,690                    | 126.4%                       |
| Expense                         | 820,655                       | 7,064,425              | 11.6%                     | 411,107                       | 99.6%                        |
| Total Net Revenue (Loss)        | \$ (60,752)                   | \$ 25                  | -243008.0%                | \$ (75,417)                   | -19.4%                       |
| <b>Fund Balance</b>             | <b>2Q 2017<br/>YTD Actual</b> | <b>2017<br/>Budget</b> |                           | <b>2Q 2016<br/>YTD Actual</b> | <b>2Q 2017 v<br/>2Q 2016</b> |
| Beginning Balance               | \$ 9,169                      | \$ 9,169               |                           | \$ 102,577                    | 108.9%                       |
| Net Increase (Decrease)         | (60,752)                      | 25                     |                           | (75,417)                      | -19.4%                       |
| Ending Fund Balance             | \$ (51,583)                   | \$ 9,194               |                           | \$ 27,160                     | -89.9%                       |

| <b>Equipment Replacement (ERF)</b> | <b>2Q 2017<br/>YTD Actual</b> | <b>2017<br/>Budget</b> | <b>2Q % of<br/>Budget</b> | <b>2Q 2016<br/>YTD Actual</b> | <b>2Q 2017 v<br/>2Q 2016</b> |
|------------------------------------|-------------------------------|------------------------|---------------------------|-------------------------------|------------------------------|
| Revenue                            | \$ 57,845                     | \$ 115,067             | 50.3%                     | \$ 41,356                     | 39.9%                        |
| Expense                            | -                             | 141,600                | 0.0%                      | 73,171                        | -100.0%                      |
| Total Net Revenue (Loss)           | \$ 57,845                     | \$ (26,533)            | -218.0%                   | \$ (31,815)                   | -281.8%                      |
| <b>Fund Balance</b>                | <b>2Q 2017<br/>YTD Actual</b> | <b>2017<br/>Budget</b> |                           | <b>2Q 2016<br/>YTD Actual</b> | <b>2Q 2017 v<br/>2Q 2016</b> |
| Beginning Balance                  | \$ 189,443                    | \$ 189,443             |                           | \$ 111,928                    | 69.3%                        |
| Net Increase (Decrease)            | 57,845                        | (26,533)               |                           | (31,815)                      | -281.8%                      |
| Ending Fund Balance                | \$ 247,288                    | \$ 162,910             |                           | \$ 80,113                     | 208.7%                       |



# 2nd Quarter 2017

## Water and Stormwater Operating Funds

| <b>Water Utility O&amp;M</b>          | <b>2Q 2017<br/>YTD Actual</b> | <b>2017<br/>Budget</b> | <b>2Q % of<br/>Budget</b> | <b>2Q 2016<br/>YTD Actual</b> | <b>2Q 2017 v<br/>2Q 2016</b> |
|---------------------------------------|-------------------------------|------------------------|---------------------------|-------------------------------|------------------------------|
| Revenue                               | \$ 627,346                    | \$ 1,633,660           | 38.4%                     | \$ 625,306                    | 0.3%                         |
| Expense                               | 534,316                       | 1,643,771              | 32.5%                     | 674,331                       | -20.8%                       |
| Total Net Revenue (Loss)              | \$ 93,030                     | \$ (10,111)            | -920.1%                   | \$ (49,025)                   | -289.8%                      |
| <b>Fund Balance</b>                   | <b>2Q 2017<br/>YTD Actual</b> | <b>2017<br/>Budget</b> |                           | <b>2Q 2016<br/>YTD Actual</b> | <b>2Q 2017 v<br/>2Q 2016</b> |
| Beginning Balance                     | \$ 1,172,034                  | \$ 1,172,034           |                           | \$ 1,147,320                  | 2.2%                         |
| Net Increase (Decrease)               | 93,030                        | (10,111)               |                           | (49,025)                      | -289.8%                      |
| Ending Balance                        | 1,265,064                     | 1,161,923              |                           | 1,098,295                     | 15.2%                        |
| Less: Reserved Amounts                | 457,309                       | 457,309                |                           | 485,130                       | -5.7%                        |
| Net Ending and Available Fund Balance | \$ 807,755                    | \$ 704,614             |                           | \$ 613,165                    | 31.7%                        |
| <b>Stormwater Utility O&amp;M</b>     | <b>2Q 2017<br/>YTD Actual</b> | <b>2017<br/>Budget</b> | <b>2Q % of<br/>Budget</b> | <b>2Q 2016<br/>YTD Actual</b> | <b>2Q 2017 v<br/>2Q 2016</b> |
| Revenue                               | \$ 247,383                    | \$ 483,946             | 51.1%                     | \$ 210,367                    | 17.6%                        |
| Expense                               | 180,921                       | 548,649                | 33.0%                     | 234,850                       | -23.0%                       |
| Total Net Revenue (Loss)              | \$ 66,462                     | \$ (64,703)            | -102.7%                   | \$ (24,483)                   | -371.5%                      |
| <b>Fund Balance</b>                   | <b>2Q 2017<br/>YTD Actual</b> | <b>2017<br/>Budget</b> |                           | <b>2Q 2016<br/>YTD Actual</b> | <b>2Q 2017 v<br/>2Q 2016</b> |
| Beginning Balance                     | \$ 481,513                    | \$ 481,513             |                           | \$ 525,784                    | -8.4%                        |
| Net Increase (Decrease)               | 66,462                        | (64,703)               |                           | (24,483)                      | -371.5%                      |
| Ending Balance                        | 547,975                       | 416,810                |                           | 501,301                       | 9.3%                         |
| Less: Reserved Amounts                | 159,175                       | 159,175                |                           | 149,726                       | 6.3%                         |
| Net Ending and Available Fund Balance | \$ 388,800                    | \$ 257,635             |                           | \$ 351,575                    | 10.6%                        |



# 2nd Quarter 2017

## Sewer Treatment Operating Fund

| <b>Sewer Treatment Utility<br/>O&amp;M</b>   | <b>2Q 2017<br/>YTD Actual</b> | <b>2017<br/>Budget</b> | <b>2Q % of<br/>Budget</b> | <b>2Q 2016<br/>YTD Actual</b> | <b>2Q 2017 v<br/>2Q 2016</b> |
|----------------------------------------------|-------------------------------|------------------------|---------------------------|-------------------------------|------------------------------|
| Revenue                                      | \$ 488,217                    | \$ 732,348             | 66.7%                     | \$ 448,061                    | 9.0%                         |
| Expense                                      | 261,467                       | 733,853                | 35.6%                     | 292,537                       | -10.6%                       |
| <b>Total Net Revenue (Loss)</b>              | <b>\$ 226,750</b>             | <b>\$ (1,505)</b>      | <b>-15066.4%</b>          | <b>\$ 155,524</b>             | <b>45.8%</b>                 |
| <b>Fund Balance</b>                          | <b>2Q 2017<br/>YTD Actual</b> | <b>2017<br/>Budget</b> |                           | <b>2Q 2016<br/>YTD Actual</b> | <b>2Q 2017 v<br/>2Q 2016</b> |
| Beginning Balance                            | \$ 96,685                     | \$ 96,685              |                           | \$ 117,858                    | -18.0%                       |
| Net Increase (Decrease)                      | 226,750                       | (1,505)                |                           | 155,524                       | 45.8%                        |
| Ending Balance                               | 323,435                       | 95,180                 |                           | 273,382                       | 18.3%                        |
| Less: Reserved Amounts                       | 170,000                       | 156,000                |                           | 156,000                       | 9.0%                         |
| <b>Net Ending and Available Fund Balance</b> | <b>\$ 153,435</b>             | <b>\$ (60,820)</b>     |                           | <b>\$ 117,382</b>             | <b>30.7%</b>                 |





# 2nd Quarter 2017

## Water SDC and Utility Capital Fund

| <b>Water SDC</b>                             | <b>2Q 2017<br/>YTD Actual</b> | <b>2017<br/>Budget</b> | <b>2Q % of<br/>Budget</b> | <b>2Q 2016<br/>YTD Actual</b> | <b>2Q 2017 v<br/>2Q 2016</b> |
|----------------------------------------------|-------------------------------|------------------------|---------------------------|-------------------------------|------------------------------|
| Revenue                                      | \$ 585,499                    | \$ 1,074,197           | 54.5%                     | \$ 866,461                    | -32.4%                       |
| Expense                                      | 6,784                         | 394,813                | 1.7%                      | 37,206                        | -81.8%                       |
| <b>Total Net Revenue (Loss)</b>              | <b>\$ 578,715</b>             | <b>\$ 679,384</b>      | <b>85.2%</b>              | <b>\$ 829,255</b>             | <b>-30.2%</b>                |
| <b>Fund Balance</b>                          | <b>2Q 2017<br/>YTD Actual</b> | <b>2017<br/>Budget</b> |                           | <b>2Q 2016<br/>YTD Actual</b> | <b>2Q 2017 v<br/>2Q 2016</b> |
| Beginning Balance                            | \$ 4,709,682                  | \$ 4,709,682           |                           | \$ 3,755,157                  | 25.4%                        |
| Net Increase (Decrease)                      | 578,715                       | 679,384                |                           | 829,255                       | -30.2%                       |
| <b>Net Ending and Available Fund Balance</b> | <b>\$ 5,288,397</b>           | <b>\$ 5,389,066</b>    |                           | <b>\$ 4,584,412</b>           | <b>15.4%</b>                 |

| <b>Utility Capital Projects</b>              | <b>2Q 2017<br/>YTD Actual</b> | <b>2017<br/>Budget</b> | <b>2Q % of<br/>Budget</b> | <b>2Q 2016<br/>YTD Actual</b> | <b>2Q 2017 v<br/>2Q 2016</b> |
|----------------------------------------------|-------------------------------|------------------------|---------------------------|-------------------------------|------------------------------|
| Revenue                                      | \$ 260,489                    | \$ 641,125             | 40.6%                     | \$ 1,655,056                  | -84.3%                       |
| Expense                                      | 133,129                       | 641,100                | 20.8%                     | 1,400,907                     | -90.5%                       |
| <b>Total Net Revenue (Loss)</b>              | <b>\$ 127,360</b>             | <b>\$ 25</b>           | <b>509440.0%</b>          | <b>\$ 254,149</b>             | <b>-49.9%</b>                |
| <b>Fund Balance</b>                          | <b>2Q 2017<br/>YTD Actual</b> | <b>2017<br/>Budget</b> |                           | <b>2Q 2016<br/>YTD Actual</b> | <b>2Q 2017 v<br/>2Q 2016</b> |
| Beginning Balance                            | \$ (226,024)                  | \$ (226,024)           |                           | \$ (569,799)                  | -60.3%                       |
| Net Increase (Decrease)                      | 127,360                       | 25                     |                           | 254,149                       | -49.9%                       |
| <b>Net Ending and Available Fund Balance</b> | <b>\$ (98,664)</b>            | <b>\$ (225,999)</b>    |                           | <b>\$ (315,650)</b>           | <b>-68.7%</b>                |





# 2nd Quarter 2017 City Investments

- Total investment portfolio \$9,908,415
  - Municipal bonds \$1,503,129
  - US Agency bonds \$4,775,746
  - Clark County investment pool \$3,367,271
  - Washington State local government investment pool \$262,269
- Current yield on investment 1.69%
- Weighted average maturity 28.18 months
- All investments within policy limits







THANK YOU



## CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

**MEETING DATE:** July 27, 2017

**ITEM:** BUSINESS

**AGENDA ITEM TITLE:** An Ordinance of the City of Ridgefield, Washington Approving a Development Agreement with Pioneer Canyon 1, LLC.

**PREVIOUS COUNCIL ACTION TAKEN:**

First Reading and Public Hearing was conducted before Council on July 13, 2017.

**SUMMARY/BACKGROUND:**

The Ridgecrest Planned Unit Development was approved by the Hearing Examiner on November 10, 2016 (Final Order attached).

The Ridgecrest developers have requested the city consider a Development Agreement that provides for several items including modification of residential design standards. Under the proposal every home shall contain the following features:

- i) All wall openings, regardless of visibility from a public right-of-way, shall have contrasting trim (minimum 3”), and where no wall openings exist on a façade, contrasting materials must be incorporated;
- ii) roof overhang (minimum 6”);
- iii) covered entry;
- iv) minimum 100 square foot covered outdoor area behind front façade;
- v) another feature approved by the community development director may be authorized in lieu of one or more of the foregoing based on fact-specific analysis in the director’s sole discretion.

Standards applied to the front of homes within the Ridgecrest development will include:

Architectural Design. To ensure variety in architecture and to reduce the dominance of garages on the streetscape, applicants for new residential developments shall demonstrate compliance with the following provisions at the time of building permit application:

**FRONT FAÇADE SEPARATION:** Dwellings with the same front façade located on the same side of a street shall be separated by no less than two (2) lots, and dwellings with the same front façade located on opposite sides of a street shall be separated by no less than two (2) lots, with the lot directly across the street not included in the two-lot calculation. In this context, the lot “directly across the street” means the lot with which the greatest portion of frontage aligns with the frontage of the subject lot.

**FRONT FAÇADE FEATURES:** Every front façade shall contain a minimum of three (3) elements from the lists below to include a minimum of one (1) element that must be incorporated from the structural elements list and at least one (1) element must be incorporated from the

decorative elements list:

**STRUCTURAL ELEMENTS:** Porches, dormers, gables, hipped/pitched roof, bay window, cupolas/towers, 16" offset, balconies, Differing roofline via orientations (structure, pitch, etc.), vertical breaks/horizontal walls

**DECORATIVE ELEMENTS:** Decorative garage doors, pillars/posts, decorative finish, contrasting materials, brick/rock accents, variable siding materials, plan reversal, other architectural elements, other than color, glass or lighting, including varying texture and materials within the same building, or massing, window voids, or other elements the director finds compatible with the residential character of the zone. Current code provisions provide 200 linear feet of separation between similar houses, on either side of a street, and specifically prohibit plan reversal or mirrored plans.

The Ridgecrest developers will provide a six foot (6') tall freestanding wall, with the appearance of earth tone stone and columns every 75' (maximum) will be constructed and maintained to front along S. 45<sup>th</sup> Avenue. Additionally, the 45<sup>th</sup> Avenue Wall will be placed 5' off the right-of-way for S. 45<sup>th</sup> Avenue. This will provide for additional screening and landscaping to match Exhibit C, attached. The agreement also provides for a meandering sidewalk along 45<sup>th</sup> Avenue.

Both the landscaping areas and the wall along 45<sup>th</sup> Avenue, and the off-site trail connections shall be maintained by the developers and future Home Owners Association.

The agreement provides for design and construction of 15<sup>th</sup> Avenue by the developer, in phases, through the development from S. 45<sup>th</sup> Avenue to the eastern edge of the development to the minor arterial street standard in the City's Engineering Standards. The developer agrees to design and construct the off-site portion of S. 15<sup>th</sup> Street, from the eastern edge of the project to S. 11<sup>th</sup> Street to the minor arterial street standard in the City's Engineering Standards. The City agrees that the construction of this off-site portion of S. 15<sup>th</sup> Street can only be completed if and when right-of-way is dedicated by the property owner. The city would agree to administer permitting for the proposed road.

**BUDGET/FINANCIAL IMPACTS:**

None.

**RECOMMENDED ACTION OR MOTION:**

Staff recommends Council adopt Ordinance No. 1239 by making the following motion:

**"I move to adopt Ordinance No. 1239, as presented."**

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

**ATTACHMENTS:** LANDSCAPE EXHIBIT FOR DA EX F (PDF)  
Final Order (PDF)  
Ridgecrest Development Agreement DRAFT 7.19.17 JN (DOCX)  
EXHIBIT F - 45th Avenue Typical Section (PDF)



## ORDINANCE NO. 1239

### AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON APPROVING A DEVELOPMENT AGREEMENT WITH PIONEER CANYON 1, LLC.

**WHEREAS**, the City is a Washington Municipal Corporation with land use planning and permitting authority over all land within its corporate limits; and,

**WHEREAS**, the City has the authority to enter into Development Agreements pursuant to RCW 36.70B.170 which provides:

The Legislature finds that the lack of certainty of the approval of development projects can result in a waste of public and private resources, escalate housing costs for consumers and discourage the commitment to comprehensive planning which would make maximum efficient use of resources at the least economic cost to the public. Assurance to a development project applicant that upon government approval the project may proceed in accordance with existing policies and regulations, and subject to conditions of approval, all as set forth in a development agreement, will strengthen the public planning process, encourage private participation and comprehensive planning, and reduce the economic cost of development; and,

**WHEREAS**, Pioneer Canyon 1, LLC ("Applicant") has controlling interests in the Property Owners own 162.33 acres of property located at 2067 South Royle Rd. in the City of Ridgefield; and

**WHEREAS**, the City Council conducted a public hearing of the proposed Development Agreement at a regular scheduled meeting held on July 13, 2017; and

**WHEREAS**, the City Council conducted a first reading of this ordinance on July 13, 2017; and

**WHEREAS**, the City and the Applicant have reached agreement regarding the terms and conditions of a Development Agreement related to the development of the Project, which Development Agreement, together with its Exhibits A through F, is attached hereto and incorporated herein;

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

Section 1. **Public Interest.** The City Council for the City of Ridgefield, Washington finds, following a public hearing process, that it is in the public interest for the City of Ridgefield to approve the amended Development Agreement with the applicant. Execution of this Agreement will generally: Promote efficient development patterns; provide for architectural design standards, and necessary road improvements.

Section 2. **Development Agreement Approved.** The City Council for the City of Ridgefield hereby approves the Development Agreement ("Agreement") attached hereto as Exhibit "A" and authorizes the City Manager to execute the Agreement substantially in the form attached and to take such other actions as may be necessary to effect this Agreement.

Section 3. **Corrections**. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 4. **Severability**. Any provision of this ordinance or its application to any person, legal entity, or circumstance is held invalid, the remainder of the ordinance or its application to other persons, legal entities, or circumstances is not affected.

Section 5. **Effective Date**. This ordinance shall be in full force and effect thirty (30) calendar days after adoption and publication pursuant to law.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 27<sup>TH</sup> DAY OF AUGUST 2017.

\_\_\_\_\_  
Mayor, Ron Onslow

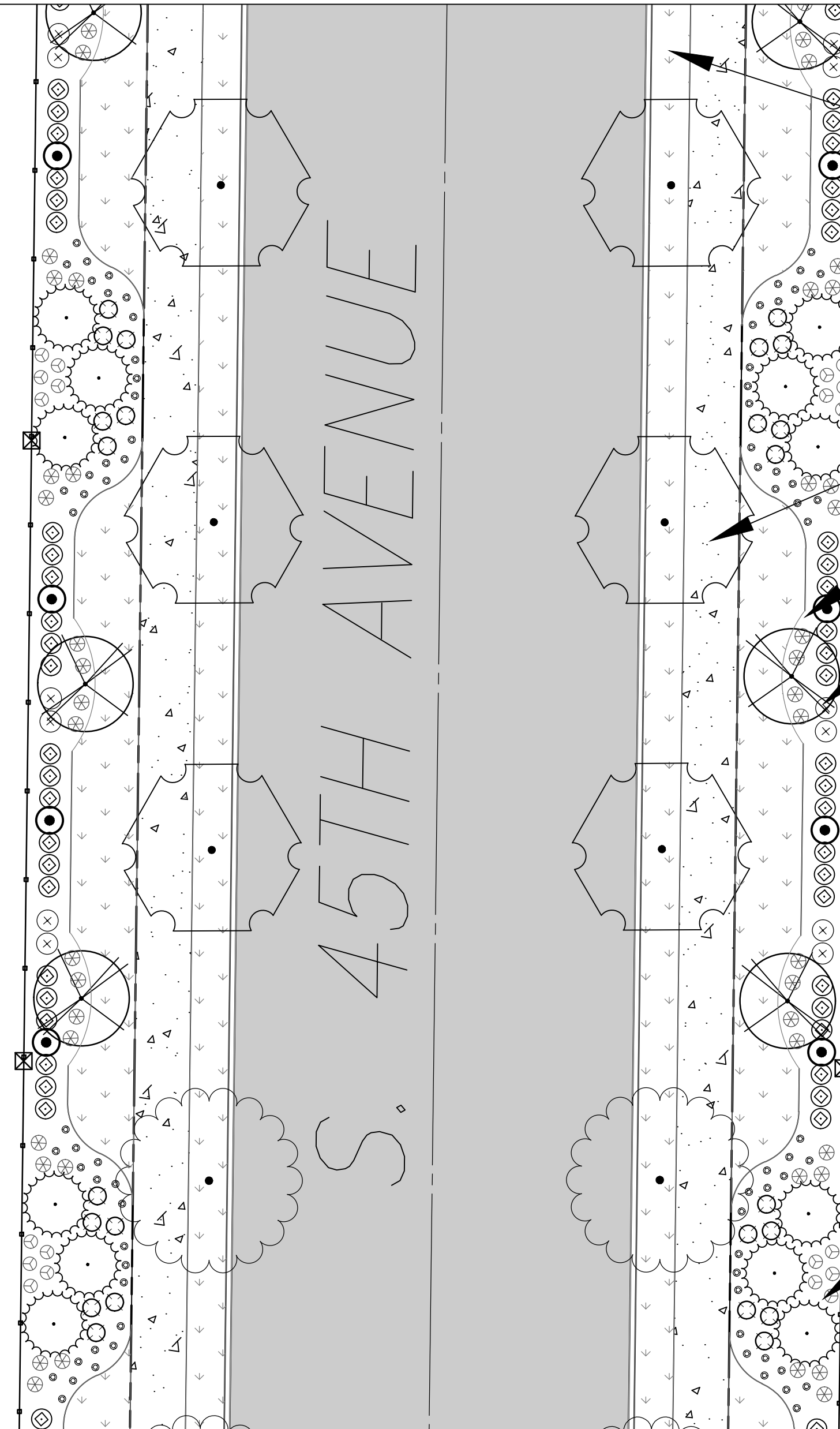
ATTEST/AUTHENTICATED:

\_\_\_\_\_  
Julie Basarab  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Janean Parker  
City Attorney

|                         |               |
|-------------------------|---------------|
| Public Hearing:         | July 13, 2017 |
| First Reading:          | July 13, 2017 |
| Second Reading/Passage: | July 27, 2017 |
| Date of Publication:    |               |
| Effective Date:         |               |



GRASS IN PLANTER STRIPS TYP.

COLUMNS 50-75' O.C.

6' SIDEWALK-CAN MEANDER  
RIGHT-OF-WAY

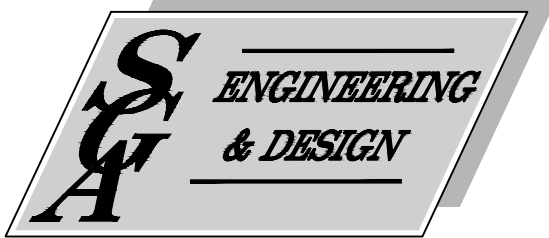
3-6' TALL SHRUBS TYP.

5' LANDSCAPE EASEMENT  
WITH 6' WALL (EARTH TONE  
STONE APPEARANCE).

ADDITIONAL LAYERED  
LANDSCAPING AREAS  
50-75' INTERVALS, TYP.

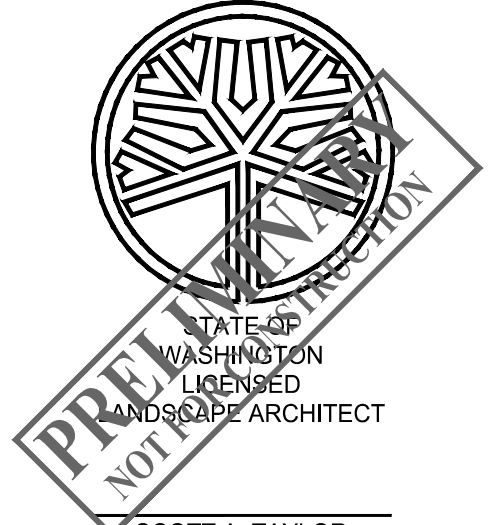
## EXHIBIT - PLANTING LEGEND

|                                                                      | SIZE      |
|----------------------------------------------------------------------|-----------|
| ACER rubrum 'October Glory'<br>October Glory Maple or Approved Equal | 2" CAL.   |
| ACER rubrum 'Bowhall'<br>Bowhall Red Maple or Approved Equal         | 2" CAL.   |
| CHAMACYPARIS nootkatensis<br>Alaskan Cedar or Approved Equal         | 8-9' TALL |
| CORNUS nuttallii<br>Pacific Dogwood or Approved Equal                | 2" CAL.   |
| PIERIS japonica 'Mountain Fire'<br>Japanese Andromeda                | 5 GALLON  |
| RHODODENDRON griffithianum<br>Jean Marie Rhododendron                | 24" TALL  |
| SPIREA japonica 'Goldflame'<br>Japanese Spirea or Approved Equal     | 2 GALLON  |
| NANDINA domestica<br>Heavenly Bamboo or Approved Equal               | 5 GALLON  |
| CALAMAGROSTIS x acutiflora<br>'Karl Foerster' Reed Grass             | 1 GALLON  |
| ARCTOSTAPHYLOS uva-ursi<br>Kinnikinnick                              | 1 GALLON  |
| RIBES sanguineum<br>Red Flowering Currant                            | 2 GALLON  |



CIVIL ENGINEERING ~ LAND PLANNING  
DEVELOPMENT SERVICES  
LANDSCAPE ARCHITECTURE

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SCOTT A. TAYLOR  
LICENSE NO. 1247  
EXPIRES ON 12/31/2024

EXHIBIT LANDSCAPE PLAN

S. 45TH AVENUE  
SUBDIVISION

WASHINGTON

RIDGEFIELD

VERSION 1

REVISIONS

DESIGNED BY: SAT  
DRAWN BY: SAT  
CHECKED BY: SAT  
SCALE: AS SHOWN

JOB NUMBER  
1452

SHEET  
1 of 1



**BEFORE THE LAND USE HEARING EXAMINER  
OF CITY OF RIDGEFIELD, WASHINGTON**

Regarding an application by Pioneer Canyon 1, LLC ) **FINAL ORDER**  
for preliminary plat approval to divide 162.33-acres )  
into 339 lots in the RLD-8 zone at 1288 S. 45<sup>th</sup> ) **PLZ-16-0035**  
Avenue in the City of Ridgefield, Washington ) **(Ridgecrest PUD & Subdivision)**

**A. SUMMARY**

1. Pioneer Canyon 1, LLC, the applicant, requests approval to divide 162.33-acres into 339 lots in seven phases as a Planned Unit Development (“PUD”). The site is located at 1288 S. 45<sup>th</sup> Avenue; also known as Assessor’s parcels # 215597000, 213989000, 215620000, 215624000, 215598000 (the “site”).

a. The western portion of the site and abutting properties to the west and northwest are zoned RLD-8 (Residential Low Density, 8 units per acre maximum density). The northeastern portion of the site and abutting properties to the northeast and east are zoned IND (Industrial). The southeast portion of the site is zoned OFF (Office). Abutting properties to the southwest are zoned RLD-6 (Residential Low Density, 8 units per acre maximum density). Abutting properties to the southeast are located in unincorporated Clark County and zoned R1-6 (Residential, 6,000 square foot minimum lot area) and subject to the UH-10 (Urban Holding, 10-acre minimum lot size) overlay zone. The proposed subdivision is limited to the 118.5-acre, RLD-8 zoned, western portion of the site. No development is currently proposed on the eastern, OFF or IND zoned, portion of the site.

b. The site is currently developed with a single-family residence, several manufactured dwellings, and accessory buildings. Prior to final plat approval, the applicant proposed to remove all of the existing structures on the site, aside from an existing residence to remain within the eastern portion of the site. A new single-family detached dwelling will be built on each of the proposed lots. All proposed lots comply with the minimum dimensional standards for the RLD-8 zone.

c. There are six wetlands (four Category III and two Category IV), a tributary (Type F), and nine seasonal drainages (Type Ns) located on the site. The applicant proposed to preserve these critical areas and the majority of the associated buffers in open space tracts. The proposed development will retain 31-percent of the site area as open space.<sup>1</sup>

d. Domestic water service will be supplied by the City of Ridgefield. Clark Regional Waste Water District (CRWWD) will provide sanitary sewer service. The applicant will collect storm water from impervious areas on the site and convey it to storm water facilities (wet ponds) distributed throughout the site for treatment, detention, and discharge to the on-site wetlands at less than predevelopment rates.

<sup>1</sup> 29.35-percent if the permanent pond in Tract G is excluded from the open space calculation.

e. The applicant will dedicate right-of-way and the applicant or the City will construct a new public minor arterial street, proposed S. 15<sup>th</sup> Street, through the site, from S. 45<sup>th</sup> Avenue to the east boundary of the site. The applicant will also dedicate right-of-way along the site's 45<sup>th</sup> Avenue frontage and the applicant or the City will construct frontage improvements for this street. The applicant will dedicate additional right-of-way and construct public and private streets within the site to provide access to the individual lots from proposed S. 15<sup>th</sup> Street. The applicant will also construct a ten-foot wide multi-purpose trails throughout the development.

2. The Applicant also proposes modification to two site standards:

a. A twenty percent (20%) reduction in the net density of lots allowed in the RLD-8 zone. The required density is 6-8 units per acre in the RLD-8 zone. The Applicant proposes a density of 5.86 units per acre, which is a 2.3 percent reduction. The Applicant's justification is that the reduction will allow for protection of critical area buffers and use of curvilinear road designs to enhance aesthetics and work with the natural topography; and

b. A reduction in the 500-foot street intersection spacing standard. The Applicant's justification is due to topography and critical area limitations. To provide adequate circulation and connectivity the project provides a number of on-site trail connections and a trail network. A 10-foot-wide paved multipurpose trail has been designed through the center of the site. The east-west blocks in Phases 2-4 have been connected by these trail sections. Five additional multipurpose trails have been provided through the site providing access to the trail systems, parks, and open space tracts.

3. The City issued a Determination of Nonsignificance ("DNS") for the subdivision pursuant to the State Environmental Policy Act ("SEPA") on September 2, 2016. The SEPA determination was not appealed and is now final.

4. City of Ridgefield Hearing Examiner Joe Turner (the "examiner") conducted a public hearing to receive testimony and evidence about the application. City staff recommended that the examiner approve the preliminary plat subject to conditions. See the City of Ridgefield Staff Report to the Hearing Examiner dated October 18, 2016 (the "Staff Report") as amended at the hearing and during the open record period. The applicant accepted those findings and conditions, as modified, without exceptions. No one else testified orally or in writing.

5. Based on the findings provided or incorporated herein, the examiner approves the application subject to the conditions at the end of this final order.

## **B. HEARING AND RECORD HIGHLIGHTS**

1. The examiner received testimony at the public hearing about this application on October 26, 2016. All exhibits and records of testimony are filed at the City of Ridgefield. The examiner announced at the beginning of the hearing the rights of persons



with an interest in the matter, including the right to request that the examiner continue the hearing or hold open the public record, the duty of those persons to testify and to raise all issues to preserve appeal rights and the manner in which the hearing will be conducted. The examiner disclaimed any *ex parte* contacts, bias or conflicts of interest. The following is a summary by the examiner of selected testimony and evidence offered at the public hearing.

2. Consulting city planner Donette Miranda summarized the Staff Report and the applicable standards and described the proposed development on the site.

a. She noted that the proposed subdivision is limited to the 118.5-acre RLD-8 zoned portion of the site. No development is currently proposed on the eastern, OFF or IND zoned, portion of the site.

b. She noted that portions of some of the lots extend into the wetland buffer. The signage and fencing required by RDC 18.280.040.F must be located on the lots.

3. Ridgefield public works director Brian Kast noted that the applicant requested a reduction in the 500-foot street intersection spacing standard due to the topography and critical areas on the site. The applicant proposed to provide a ten-foot wide north-south aligned multi-use path through the site as an alternative to the street spacing requirement.

a. He noted that the current Ridgefield engineering standards prohibit private streets. However, the City is in the process of adopting amendments to the engineering standards that will allow for private streets and gated communities. The City will review the final plat for each phase to ensure compliance with the engineering standards in effect when the final plat application is submitted.

b. He agreed with the applicant's proposal to modify condition C.2.

4. Scott Taylor testified on behalf of the applicant and accepted the findings and conditions in the Staff Report.

a. He noted that the applicant could shift the proposed gate to the east and create a short section of public road on the north boundary of the site if needed to comply with the cross-circulation requirements. The applicant and the City will review that issue through the final engineering process.

b. During the master planning process for this area, a farm house and accessory structures on the site were identified as archaeologically significant. After archaeological consultants performed additional reviews the state Department of Archaeology & Historic Preservation ("DAHP") approved the removal of these structures.

c. The applicant will preserve 31-percent of the site as open space, or 29.35-percent if the permanent pond in Tract G is excluded from the open space



calculation. Page 5 of the Staff Report incorrectly states that the applicant will preserve 29-percent of the site as open space.

d. Proposed Tracts E and H are contiguous and will provide more than 50-percent of the required open space on the site as required by RDC 18.401.080.B(1). Tracts E and H are located in different phases. Each phase and the final development will comply with the minimum contiguous open space requirements of the Code.

e. He noted that S. 45<sup>th</sup> Avenue and proposed S. 15<sup>th</sup> Street are listed on the City's Capital Facilities Plan and therefore are subject to Transportation Impact Fee ("TIF") credits. He requested the examiner modify condition A.19 to allow the applicant the option to construct these improvements and seek TIF credits if the City has not completed them.

f. He requested the examiner modify condition C.2 to require payment of TIFs, "in accordance with City TIF policy."

7. At the end of the hearing the examiner held the record open for one week to allow the applicant and City to modify proposed condition A.19. The record in this case closed at 5:00 p.m. November 2, 2016.

### **C. DISCUSSION**

1. City staff recommended approval of the application, based on the affirmative findings and subject to conditions of approval in the Staff Report as modified at the hearing. The applicant accepted those findings and conditions, as amended, without exceptions.

2. The examiner concludes that the affirmative findings in the Staff Report show that the proposed development does or can comply with the applicable standards for a planned unit development and subdivision, provided that the applicant complies with recommended conditions of approval. The examiner adopts the affirmative findings in the Staff Report, as his own.

### **D. CONCLUSION**

Based on the findings and discussion provided or incorporated herein, the examiner concludes that PLZ-16-0035 (Ridgecrest PUD & Subdivision) should be approved, because the application does or can comply with applicable standards of the RDC and the Revised Code of the State of Washington, subject to conditions of approval necessary to ensure the final plat and resulting development will comply with the Code.

### **E. ORDER**

The Hearing Examiner APPROVES PLZ-16-0035 (Ridgecrest PUD & Subdivision) subject to the following conditions of approval:

## CONDITIONS OF APPROVAL

### A. General Conditions:

1. Unless otherwise specified herein, at the time of construction and at all times thereafter, the development shall comply with all approval requirements established in applicable plans, policies, regulations and standards adopted at the time of this application, including but not limited to, the Ridgefield Urban Area Comprehensive Plan (RUACP), the Ridgefield Capital Facilities Plan (RCFP), the Ridgefield Development Code (RDC), the Ridgefield Engineering Standards for Public Works (Engineering Standards), current water and sanitary sewer plans, and the Stormwater Management Manual for the Puget Sound Basin (Puget Sound Manual).
2. Applications for subdivision are subject to the requirements of RDC 18.600, Subdivision General; 18.620, Subdivision procedures; 18.630, Design requirements; and 18.401, PUD.
3. The Applicant shall apply for Final Plat approval, consistent with the requirements of RDC 18.620, for the full subdivision within five (5) years from the date of preliminary plat approval.
4. Pursuant to RCW 27.53.060 it is unlawful to remove or alter any archaeological resource or site without having obtained a written permit from the Washington State Office of Archaeology and Historic Preservation. Upon any discovery of potential or known archaeological resources at the subject site prior to or during on-site construction, the Developer, contractor, and/or any other parties involved in construction shall immediately cease all on-site construction, shall act to protect the potential or known historical and cultural resources area from outside intrusion, and shall notify, within a maximum period of twenty-four hours from the time of discovery, the City of Ridgefield Community Development Department of said discovery.
5. The Applicant shall comply with all SEPA mitigation measures. The Applicant shall comply with the requirements specified in the August 24, 2016 Department of Ecology comment letter and August 26, 2016 Department of Natural Resources comment letter.
6. Prior to Final Plat approval the Applicant shall provide the Community Development Director with a Final Plat showing the required setbacks and building envelopes, and providing detail demonstrating that the proposal complies with the dimensional standards of RDC 18.110.040-1, and provide elevations demonstrating building dimensions.
7. Prior to Final Plat approval the Applicant shall provide the Community Development Director with preliminary façade elevations that demonstrate that the Final Plat satisfies the architectural design standards in RDC 18.210.060.D. At the time of Building Permit submittal for each lot the Applicant shall provide architectural drawings demonstrating that the proposed dwellings satisfy all applicable architectural design standards in RDC 18.210.060.D.
8. Prior to Final Plat approval the Applicant shall provide the Community Development Director with preliminary elevations for the dwellings facing S.45th Avenue that demonstrate that the Final Plat satisfies the architectural design standards in RDC 18.210.065.B and RDC 8.210.120.A.1. At the time of Building Permit submittal for each lot the Applicant shall provide architectural



drawings demonstrating that the proposed dwellings satisfy the architectural design standards in RDC 18.210.065.B and RDC 8.210.120.A.1.

9. Prior to Final Plat approval the Applicant shall provide the Community Development Director with a site plan and preliminary architectural drawings that demonstrate that the Final Plat satisfies the standards in RDC 8.210.150 for two/three unit homes. At the time of Building Permit submittal for each lot the Applicant shall provide demonstrating that the proposed duplex units satisfy the standards in RDC 8.210.150.
10. All garage and carport doors shall be a minimum of 18 feet from garage or carport door and the interior of the sidewalk.
11. Prior to Final Plat approval the Applicant shall provide the Community Development Director a final Landscape Plan demonstrating that the Final Plat satisfies the standards in RDC 18.210.065.D, RDC 18.401, and RDC 18.725.
12. All proposed signs are required demonstrate compliance with RDC 18.710. Future monument signs will require a Ridgefield sign permit and shall comply with RDC 18.710.
13. Prior to Final Plat approval the Applicant shall provide the Community Development Director with a Final Plat shall identifying all critical areas and buffer widths and identifying these areas as protected critical areas consistent with RDC 18.280. The Final Plat shall show the building envelopes in relation to critical area buffers. The Final Plat shall delineate protected critical areas comprising identified wetlands and buffers and identified habitat conservation areas and buffers using tracts or conservation easements in accordance with RDC 18.280.040.H.
14. Prior to Final Plat approval, in accordance with RDC 18.280.040.G the Applicant shall file a notice with the County auditor's office stating the presence of the critical area or buffer on the property, the application of this chapter to the property, and the fact that limitations on actions in or affecting the critical area or buffer may exist. The notice shall "run with the land." The applicant shall submit proof that the notice has been filed for public record before the City approves any site development or construction for the property or at or before recording.
15. Prior to Final Plat approval, the Developer shall provide the Community Development Director with a final Mitigation Plan demonstrating compliance with RDC 18.280.110 and RDC 18.280.150. When mitigation required pursuant to a development proposal is not completed prior to the City final permit approval, the applicant shall be required to provide security in a form and amount deemed acceptable by the City. The applicant shall provide security in a form and amount deemed acceptable by the City to ensure mitigation is fully functional subject to the requirements in RDC 18.280.040.J.
16. Prior to soil disturbance, the Developer shall install fish and wildlife habitat conservation area and wetland signs and fencing consistent with the requirements in RDC 18.280.110.D.3, Signs and Fencing of Fish and Wildlife Habitat Conservation Areas and 18.280.150.C.3, Signs and Fencing of Wetlands. Prior to Final Plat approval, the Applicant delineate and place temporary and permanent signs at the boundary of the outer edge of critical areas tracts and easements consistent with the requirements in RDC 18.280.040.F, Critical Areas Markers and Signs.



17. Each phase of the development shall apply for Final Plat approval in accordance with RDC 18.620.080.C.
18. Construction of the project shall occur in accordance with RDC 18.401.110. A bond or other equivalent security, approved by the City attorney, shall be filed with the Community Development Director prior to final PUD and provided to the City prior to issuance of Building Permits, in accordance with RDC 18.401.120.
19. The Developer shall dedicate to the City the right-of-way necessary for S. 45<sup>th</sup> Avenue and 15<sup>th</sup> Street improvements and pay their proportionate share of the improvements for S. 45<sup>th</sup> Avenue (11.72% of the cost) or reserve the right to construct half width frontage improvements per the City's design with each adjacent phase. Additionally, the Developer shall construct the entry to S. 15<sup>th</sup> Street from S. 45<sup>th</sup> Avenue in Phase 1, S. 15<sup>th</sup> Street to minor arterial standards, and on-site public and private roads concurrent with construction phasing. Maintenance of the private roads will be the responsibility of the individual property owners.
20. Prior to Final Plat approval the Developer shall provide the Community Development Director with a copy of the Home Owners Association (HOA) bylaws and Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and which shall ensure that the HOA is responsible for the perpetual maintenance of all improvements and amenities held in common and not dedicated to the City, consistent with the requirements of RDC 18.401.140, Homeowner Association.
21. Prior to Final Plat approval, the Developer must demonstrate that all lots meet the minimum single-family lot frontage standard in RDC 18.401.090.I.
22. Prior to Final Plat approval, the Developer shall demonstrate that the maximum building coverage does not exceed 50 percent of net buildable area overall and the maximum development coverage does not exceed 65 percent of the net buildable area overall.
23. The Developer shall demonstrate compliance with RDC 18.401.090.P, Mechanical Equipment, at time of Building Permit.
24. All utilities shall be placed underground in accordance with RDC 18.401.090.Q.
25. The Developer shall illuminate the multipurpose trails for security and safety, as required under RDC 18.401.080.R.4, consistent with City engineering standards. prior to Final Plat approval the Applicant shall provide the City with a final Lighting Plan, consistent with RDC 18.715, and demonstrating that light trespass and glare from streetlights shall not extend beyond the perimeter of the subdivision consistent with RDC 18.715.050.
26. Ridgecrest PUD shall be bound by the requirements of RDC 18.401.110, Time requirements and extensions.
27. Ridgecrest PUD shall be bound by the requirements of RDC 18.401.120, Bonding and Enforcement.
28. Ridgecrest PUD shall be bound by the requirements of RDC 18.401.130, Parties Bound.
29. Prior to Final Plat approval, the Developer must demonstrate that all lots meet the minimum lot frontage standard in RDC 18.402.090.I.

30. Future off-street parking and loading shall comply with the provisions of RDC 18.720, including the minimum spaces required by RDC 18.720.030.
31. Prior to Final Plat approval the Applicant shall provide the City with a final Landscape Plan for street trees, parking strips, and Tract B consistent with RDC 18.725.
32. Prior to Final Plat approval, the Developer shall demonstrate that the maximum building coverage does not exceed 60% of net buildable area overall and the maximum development coverage does not exceed 70% of the net buildable area overall.
33. Prior to Final Plat approval the Developer shall provide the Community Development Director with a copy of the final HOA bylaws and CC&Rs and which shall ensure that the HOA is responsible for the perpetual maintenance of all improvements and amenities held in common and not dedicated to the City.
34. Prior to Final Plat approval, the Developer shall illuminate the multimodal path, as required under RDC 18.401.080.R.4, consistent with City engineering standards.
35. The Applicant shall comply with all of the recommendations made by the Clark County Fire and Rescue in their letter submitted for the pre-application conference attached to this staff report, including, but not limited to:
  - a. Maintain a minimum 20-foot road width on any "Fire Access Road" which must be red curbed or signed and marked "Fire Lane – No Parking".
  - b. Allow easy access for the fire district engines and aerial ladder truck. The ladder truck is 39 feet long and requires a clear area 20 feet wide to deploy its ladder outriggers.
  - c. Mark areas adjacent to driveways, fire hydrants, and FDC's as "Fire Lane - No Parking".
  - d. Where a fire hydrant is located on a fire access road, the minimum road width shall be 26 feet.
  - e. Maintain the minimum turning radius as required by the fire code official.
  - f. Provide a maximum lateral spacing of 500 feet between fire hydrants.
  - g. Maintain a minimum 20-foot gate width on any "Fire Access Road Gate" which must be in compliance with criteria as required by the fire code official.

#### **B. Engineering Conditions**

1. The Developer shall dedicate to the City the right-of-way necessary for S. 45<sup>th</sup> Avenue and S. 15<sup>th</sup> Street improvements, and pay their proportionate share for the S. 45<sup>th</sup> Avenue improvements (11.72% of the cost) or reserve the right to construct half width frontage improvements per the City's design with each adjacent phase. Additionally, the Developer shall construct the entry to S. 15<sup>th</sup> Street from S. 45<sup>th</sup> Avenue in Phase 1, S. 15<sup>th</sup> Street to minor arterial standards, and on-site public and private roads concurrent with construction phasing. Maintenance of the private roads will be the responsibility of the individual property owners.



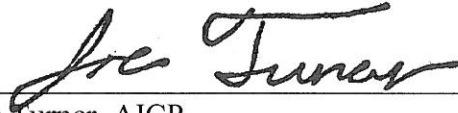
2. The following must be accomplished prior to Engineering Approval (Note: Engineering Approval is required prior to commencement of any on-site construction):
3. Prior to Final Plat approval the Applicant shall demonstrate compliance with the District's standards.
  - a. With the exceptions of the modifications expressly approved herein, all public improvements shall be designed in accordance with the most recent version of the City of Ridgefield and Clark Regional Wastewater District Engineering Standards including but not limited to the following:
    - i. Submit plans for street and water infrastructure to the City for review and approval.
    - ii. Submit plans for sewer infrastructure to Clark Regional Wastewater District for review and approval.
    - iii. Submit complete plans for stormwater management facilities including final Stormwater Technical Information report to the City for review and approval. Design all storm drainage facilities to comply with the 1992 Puget Sound Manual.
    - iv. Obtain a NPDES Construction Stormwater General Permit, issued by the Department of Ecology.
    - v. Submit a grading and erosion control plan to the City for review and approval. Maintain proper erosion control measures throughout construction as identified in Volume 3 of the City's Engineering Standards and per any other permitting authorities.
    - vi. Submit plans to Clark County Fire & Rescue for review and approval.
    - vii. The City's maximum street intersection spacing is 500 feet. Prior to Final Plat approval, a Public Works Department modification for a reduction in the 500-foot street intersection spacing standard will be required.
  - b. Prior to issuance of Building Permits for the first building constructed, the following must be accomplished:
    - i. Complete construction, testing and approval of all infrastructure and site improvements.
    - ii. Complete and record Final Plat.
  - c. The Applicant shall pay water and sewer System Development Charges and Stormwater, Traffic, Park, and School Impact Fees.

### **C. Transportation Impacts**

1. Prior to Final Plat approval, a revised Traffic Impact Study shall be submitted. The Developer will be required to construct all off-site improvements found to be necessary unless the revised Traffic Impact Study, using correct factors, demonstrates that those improvements are not necessary.
2. The Applicant shall pay Transportation Impact Fees in accordance with City TIF policy.



DATED this 10<sup>th</sup> day of November 2016.



Joe Turner, AICP

City of Ridgefield Hearing Examiner

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

#### *APPEAL*

*Any person aggrieved by the granting, denying, or rescinding of a permit on shorelines of the state pursuant to RCW 90.58.140 may seek review from the shorelines hearings board by filing a petition for review within twenty-one days of the date of receipt of the decision as provided for in RCW 90.58.140(6). RDC 19.08.030.*

*The portion of this decision approving the site plan application may be appealed to City Council within fourteen days of the date of this decision. RDC 17.81.150.A.*

Attachment: Final Order (1354 : Ridgecrest Development Agreement)

## Development Agreement

### By and Between the City of Ridgefield and Pioneer Canyon 1 LLC

This Development Agreement is made and entered into this \_\_\_\_ day of \_\_\_\_ 2017, pursuant to RCW 36.70B.170, by and between the City of Ridgefield, a municipal corporation (“City”) and Pioneer Canyon 1, LLC, (“Developer”)

### Recitals

WHEREAS, the City and Developer are authorized to enter into a development agreement pursuant to 36.70B.170; and

WHEREAS, Developer is the applicant and developer of 162.33 acres of property within the City of Ridgefield at 1288 S.45<sup>th</sup> Avenue (hereinafter “Property”) and proposed a 339 single-family planned unit development on the Property, known as Ridgecrest PUD, to be developed in up to seven phases; and

WHEREAS, the Developer has received Preliminary PUD and Preliminary Plat approval for Ridgecrest PUD pursuant a hearing and final decision of the City’s Hearing Examiner, Hearing Examiner Order PLZ-16-0035 dated November 10<sup>th</sup>, 2016; and

WHEREAS, as a condition of approval for development Ridgecrest project, Developer will construct S. 15<sup>th</sup> Street as a minor arterial street through the Property, providing the main connection through the development from S. 45<sup>th</sup> Avenue to S. 11<sup>th</sup> Street; and

WHEREAS, S. 15<sup>th</sup> Street is a planned part of the City’s Transportation Improvement Plan as a minor arterial street providing connectivity and improving transportation levels of service within the City; and

WHEREAS, the eastern third of the proposed arterials street is an offsite improvement on property not a part of the Ridgecrest project and will also be developed to minor arterials street standards; and

WHEREAS, a portion of S. 15<sup>th</sup> Street to be constructed as a part of Phase III encroaches upon a portion of a category IV wetland on the Property and will require Army Corps of Engineers (“Corps”) approval for construction; and

WHEREAS, the Developer has agreed to construct the entire length of S. 15<sup>th</sup> Street to the minor arterial street standard, such street standard resulting in the road encroaching upon the wetland area and requiring the approval of the Corps; and

WHEREAS, the City and the Developer wish to work together and coordinate the permitting and construction of the S. 15<sup>th</sup> Street road improvement to allow for the optimal placement and timing

of the construction and opening of the S. 15<sup>th</sup> Street connection apart from the Ridgecrest project to provide improved levels of service within the City's transportation system; and

NOW THEREFORE, the City and Developer agree to the following terms and conditions:

1. The Developer agrees to design and construct, in phases, S.15<sup>th</sup> Street through the development from S. 45<sup>th</sup> Avenue to the eastern edge of the development to the minor arterial street standard in the City's Engineering Standards.
2. The Developer agrees to design and construct the off-site portion of S. 15<sup>th</sup> Street, from the eastern edge of the project to S. 11<sup>th</sup> Street to the minor arterial street standard in the City's Engineering Standards. The developer has proposed to vary the landscaping, fencing and public utility easements associated with S. 15<sup>th</sup> Street and S. 45<sup>th</sup> Avenue.
3. The City agrees that the construction of this off-site portion of S. 15<sup>th</sup> Street can only be completed if and when right-of-way is dedicated by the property owner.
4. The City agrees that the 12 inch water main line associated with Ridgecrest PUD is larger than the standard 8 inch water main requirement. SDC credits will be available for this upsizing from 8 inch to 12 inch.
5. The City agrees to submit an application based on Developer's design to the Corps for a NWP 18 Permit approval as a Linear Transportation Project. It is understood that this permitting process is available only to municipalities and it is expected that this approval will shorten the time for processing and allow for the earlier construction of S. 15<sup>th</sup> Street to aid improvement of the City's transportation system apart from the Ridgecrest project.
6. The City makes no representations or warranties that the Corps will grant approval; and if not approved, the Developer is still responsible for construction of S. 15<sup>th</sup> Street in accordance with the conditions and phasing schedule set out in the Hearing Examiner's decision.
7. The City agrees that S. 15<sup>th</sup> Street from 45<sup>th</sup> Avenue to S. 11 Street is planned to be a minor arterial street and its construction will benefit traffic circulation within the City. The City has placed the S. 15<sup>th</sup> Street and the 11<sup>th</sup> Street improvements on the City's CFP as a TIF eligible project.
8. The City agrees that the public utility easements for S. 45<sup>th</sup> Avenue and S. 15<sup>th</sup> Street can be located within the right-of-way and not on the rear yards of the adjacent lots. All lots which back up to S. 45<sup>th</sup> Avenue and S. 15<sup>th</sup> Street will have typical 6 foot wide public utility easements along their street frontages where driveway access is taken. It is not necessary for two public utility easements to be located on the lots. Public utilities may be located in the planter strips or under the sidewalks if necessary along S. 45<sup>th</sup> Avenue and S. 15<sup>th</sup> Street.
9. The City agrees that the sidewalks along S. 45<sup>th</sup> Avenue and S. 15<sup>th</sup> Street may meander between the back of curb and edge of right-of-way. This meandering sidewalk will allow for less conflicts between public utilities and allow for increased landscaping between the sidewalk and 6 foot tall "stone look" e.g. natural or manufactured products in muted earth tones freestanding wall on S. 45th, S. 15<sup>th</sup> Street has columns and cedar fence with steel posts.



10. The Developer agrees a 6 foot tall “stone look” e.g. natural or manufactured products in muted earth tones freestanding wall with block columns every 75 feet (maximum) will front along S. 45<sup>th</sup> Avenue. The developer seeks to utilize a layered landscape design as shown on the attached Exhibit
11. The Developer agrees the 6 foot tall wall will be placed 5 feet off the right-of-way for S. 45<sup>th</sup> Avenue. This will provide for additional screening and landscaping as shown on the attached exhibit.
12. The Developer agrees the 6 foot tall cedar fence with stone columns will be placed 5 feet off the right-of-way for S. 15<sup>th</sup> Street. This will provide for additional screening and landscaping to meet the L1 landscape buffer requirement.
13. The Developer agrees the 6 foot tall “stone look” e.g. natural or manufactured products in muted earth tones freestanding wall and block columns will be perpetually maintained by the homeowner’s association and/or the developer.
14. The Developer agrees the 10 foot landscape strip (minimum), between the back of sidewalk and wall or fence, will be perpetually maintained by the homeowner’s association and/or the developer.
15. The Parties agree that with respect to public road improvements under Preliminary Approval Condition #19, the Proportionate Share calculation and terms shall be as defined on EXHIBIT G, with the total sum based on the City’s actual costs and not to exceed \$126.40 per lineal foot. Such sum may be secured by bond, letter of credit, or other form of security acceptable to the City and compatible with grant requirements.
16. The Developer seeks to help the city to modify the architectural design standards found in RDC 18.210.060 D 1. The new standard would read:

Purpose. The purposes of these standards are to ensure compatibility and continuity between and within developments, as well as variety in architecture. The standards are intended to complement the site with quality building design.

- B. Applicability. The standards of this section apply only to low density residential developments with five or more lots vested after the effective date of this ordinance.
- C. Every home shall contain the following features: i) All wall openings, regardless of visibility from a public right-of-way, shall have contrasting trim (minimum 3”), and where no wall openings exist on a façade, contrasting materials must be incorporated; ii) roof overhang (minimum 6”); iii) covered entry; iv) minimum 100 square foot covered outdoor area behind front façade; v) another feature approved by the community development director may be authorized in lieu of one or more of the foregoing based on fact-specific analysis in the director’s sole discretion.
- D. Architectural Design. To ensure variety in architecture and to reduce the dominance of garages on the streetscape, applicants for new residential

developments shall demonstrate compliance with the following provisions at the time of building permit application:

1. **FRONT FAÇADE SEPARATION:** Dwellings with the same front façade located on the same side of a street shall be separated by no less than two (2) lots, and dwellings with the same front façade located on opposite sides of a street shall be separated by no less than two (2) lots, with the lot directly across the street not included in the two-lot calculation. In this context, the lot “directly across the street” means the lot with which the greatest portion of frontage aligns with the frontage of the subject lot.
  2. **FRONT FAÇADE FEATURES:** Every front façade shall contain a minimum of three (3) elements from the lists below to include a minimum of one (1) element must be incorporated from the structural elements list and at least one (1) element must be incorporated from the decorative elements list:
 

**STRUCTURAL ELEMENTS:** Porches, dormers, gables, hipped/pitched roof, bay window, cupolas/towers, 16” offset, balconies, Differing roofline via orientations (structure, pitch, etc.), vertical breaks/horizontal walls

**DECORATIVE ELEMENTS:** Decorative garage doors, pillars/posts, decorative finish, contrasting materials, brick/rock accents, variable siding materials, shutters, plan reversal, other architectural elements, other than color, glass or lighting, including varying texture and materials within the same building, or massing, window voids, or other elements the director finds compatible with the residential character of the zone.
  3. Housing within the same development that faces across a public or private street or right-of-way shall be the same type, i.e., single-family attached facing single-family attached or townhouses facing townhouses.
  4. Where houses are served by alleys, all garages and on-site parking shall be accessible from the alley and the facade of the house facing the public street shall be designed as the front of the house including, but not limited to, a primary building entrance consisting of inward swinging door(s), porch(es), window(s) and pathway(s) to the public sidewalks.
17. The Developer holds the City, its officers, officials, employees and agents harmless from any and all claims, injuries, damages, or losses arising out of or in connection with the City’s submittal of the Corps permit application and the Corps decision on the application.
18. The conditions and covenants set forth in this Agreement shall run with the land and the benefits and burdens shall bind and inure to the benefit of the parties, and their heirs, successors and assigns. This Agreement shall be recorded against the Property with the Clark County Auditor.

19. The Term of this Agreement shall be from the Effective Date of this Agreement and shall continue in force until S. 15<sup>th</sup> Street has been fully constructed and accepted by the City and all of the Owner's obligations in connection therewith are satisfied as determined by the City.
20. All notices, demands and communication to the City and Owner under this Agreement shall be in writing and mailed or delivered to the parties at the addresses below or such other address as the party will have designated by notice to the other. Such notices, demands, and communication shall be deemed delivered two (2) days after mailing.

Notices to City:

\_\_\_\_\_

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

With Copy to:  
Janean Parker  
Law Office of Janean Z. Parker  
P.O. Box 298  
Adna, WA 98522

Notices to Owner

\_\_\_\_\_

\_\_\_\_\_

With Copies to:

\_\_\_\_\_

\_\_\_\_\_

21. The effective date of this Agreement shall be the date that the last party signs this Agreement
22. Severability. In the event that any provision of this Agreement or its application to any person, legal entity, or circumstance is held invalid, the remainder of the Agreement or its application to other persons, legal entities, or circumstances is not affected.



Developer:

City of Ridgefield

By: \_\_\_\_\_  
Its \_\_\_\_\_

By: \_\_\_\_\_  
Steve Stuart, City Manager

Date: \_\_\_\_\_

Date: \_\_\_\_\_

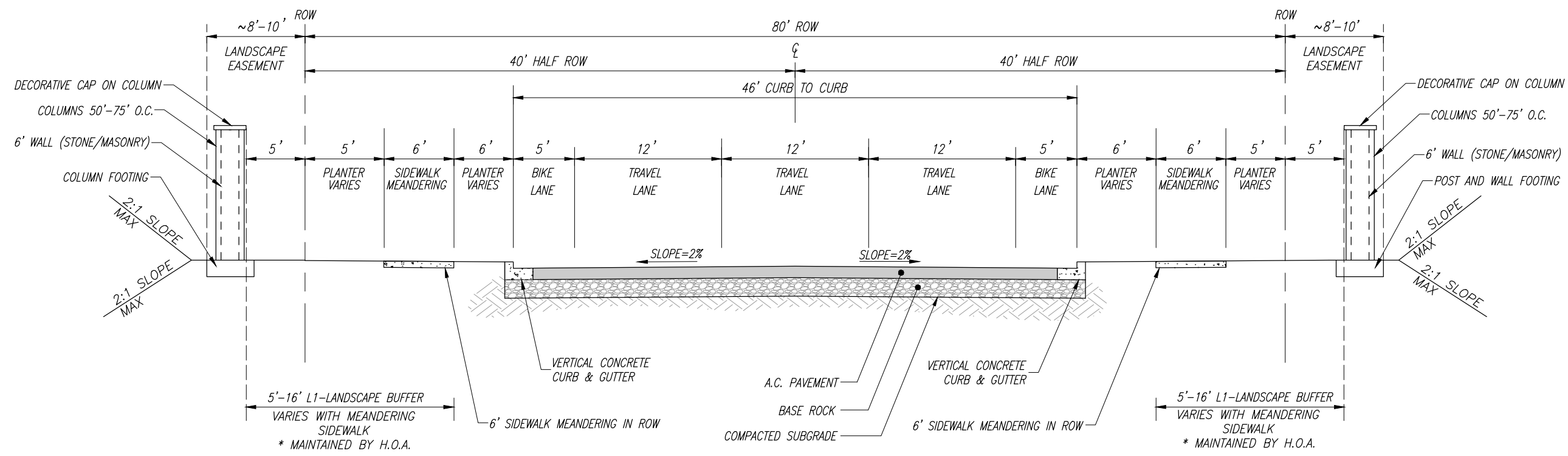
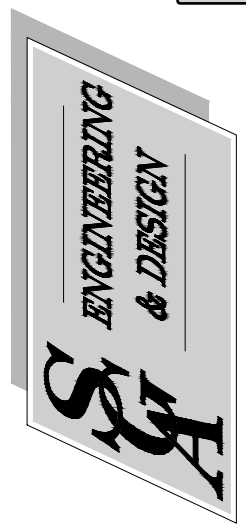
Attest:

By: \_\_\_\_\_  
City Clerk

Approved as to form:

By: \_\_\_\_\_  
City Attorney

Attachment: Ridgecrest Development Agreement DRAFT 7.19.17 JN (1354 : Ridgecrest Development Agreement)



**MINOR ARTERIAL - S 45TH AVENUE/ROYLE ROAD**  
NO SCALE

**TYPICAL ROADWAY SECTION  
FOR  
S 45TH AVENUE/ROYLE ROAD**

**RIDGEFIELD, WASHINGTON**

SCALE: NTS  
DATE: 7/17/2017  
PROJECT: 1627

## CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

**MEETING DATE:** July 27, 2017

**ITEM:** BUSINESS

**AGENDA ITEM TITLE:** AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON APPROVING a DEVELOPMENT AGREEMENT WITH ROBERT a ROYLE LLC; a Washington Limited Liability Company; ELRO LLC, a Washington Limited Liability Company; ESTATE OF ROBERT ROYLE AND LIONEL ROYLE; KENNETH A. ROYLE; LUCILLE E. HOLLIS; MARGARET L. SVIR; MARCELLA R. SATHER; FORTRESS ENTERPRISES, INC., a Washington Corporation

### **PREVIOUS COUNCIL ACTION TAKEN:**

The Royle Concomitant agreement was adopted by Council March 24<sup>th</sup>, 2016 with adoption of Ordinance 1204. The first reading and public hearing of this Ordinance was conducted before Council on July 13, 2017.

### **SUMMARY/BACKGROUND:**

During the Comprehensive Planning process undertaken by the city a Concomitant agreement was adopted by the Council on March 24, 2016 which outlined in broad terms the expected development of the former Royle Farm, now known as Cloverhill. The Cloverhill Planned Unit Development was approved by the Hearing Examiner on April 11, 2017 (Final Order attached) which approved the expected development concepts outlined by City Council with approval of the Concomitant agreement.

Cloverhill developers have requested the city consider an additional Development Agreement that provides for several items including modification of residential design standards. Under the proposal every home shall contain the following features:

- i) All wall openings, regardless of visibility from a public right-of-way, shall have contrasting trim (minimum 3”), and where no wall openings exist on a façade, contrasting materials must be incorporated;
- ii) roof overhang (minimum 6”);
- iii) covered entry;
- iv) minimum 100 square foot covered outdoor area behind front façade;
- v) another feature approved by the community development director may be authorized in lieu of one or more of the foregoing based on fact-specific analysis in the director’s sole discretion.

Standards applied to the front of homes within the Cloverhill development will include:

Architectural Design. To ensure variety in architecture and to reduce the dominance of garages on the streetscape, applicants for new residential developments shall demonstrate compliance with the following provisions at the time of building permit application:



**FRONT FAÇADE SEPARATION:** Dwellings with the same front façade located on the same side of a street shall be separated by no less than two (2) lots, and dwellings with the same front façade located on opposite sides of a street shall be separated by no less than two (2) lots, with the lot directly across the street not included in the two-lot calculation. In this context, the lot “directly across the street” means the lot with which the greatest portion of frontage aligns with the frontage of the subject lot.

**FRONT FAÇADE FEATURES:** Every front façade shall contain a minimum of three (3) elements from the lists below to include a minimum of one (1) element that must be incorporated from the structural elements list and at least one (1) element must be incorporated from the decorative elements list:

**STRUCTURAL ELEMENTS:** Porches, dormers, gables, hipped/pitched roof, bay window, cupolas/towers, 16” offset, balconies, Differing roofline via orientations (structure, pitch, etc.), vertical breaks/horizontal walls

**DECORATIVE ELEMENTS:** Decorative garage doors, pillars/posts, decorative finish, contrasting materials, brick/rock accents, variable siding materials, plan reversal, other architectural elements, other than color, glass or lighting, including varying texture and materials within the same building, or massing, window voids, or other elements the director finds compatible with the residential character of the zone. Current code provisions provide 200 linear feet of separation between similar houses, on either side of a street, and specifically prohibit plan reversal or mirrored plans.

The Cloverhill developers will provide a six foot (6') tall freestanding wall, with the appearance of earth tone stone and columns every 75' (maximum) will be constructed and maintained to front along S. 45<sup>th</sup> Avenue. Additionally, the 45<sup>th</sup> Avenue Wall will be placed 5' off the right-of-way for S. 45<sup>th</sup> Avenue. This will provide for additional screening and landscaping to match Exhibit C, attached. The agreement also provides for a meandering sidewalk along 45<sup>th</sup> Avenue.

As outlined in the Final Order for the Cloverhill PUD the applicant will construct a trail on School District property to connect Cloverhill to Ridgefield High School with a pedestrian path and the Gee Creek trail as shown on attached Exhibit E.

Both the landscaping areas and the wall along 45<sup>th</sup> Avenue, and the off-site trail connections shall be maintained by the developers and future Home Owners Association.

**BUDGET/FINANCIAL IMPACTS:**

None

**RECOMMENDED ACTION OR MOTION:**

Staff recommends Council adopt Ordinance No. 1240 by making the following motion:

**“I move to adopt Ordinance No. 1240, as presented.”**

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

**ATTACHMENTS:**

LANDSCAPE EXHIBIT FOR DA (002) (PDF)  
School Property Trail Plan (3) (PDF)  
EXHIBIT F - 45th Avenue Typical Section (PDF)  
Exhibit D - Phase Map (PDF)  
Cloverhill PUD Final Order PLZ-16-0088 (PDF)  
7-26-17 v12 - FINALCLEAN VERSION (2) (3) (DOCX)

**ORDINANCE NO. 1240**

**AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON APPROVING A DEVELOPMENT AGREEMENT WITH ROBERT A ROYLE LLC; A WASHINGTON LIMITED LIABILITY COMPANY; ELRO LLC, A WASHINGTON LIMITED LIABILITY COMPANY; ESTATE OF ROBERT ROYLE AND LIONEL ROYLE; KENNETH A. ROYLE; LUCILLE E. HOLLIS; MARGARET L. SVIR; MARCELLA R. SATHER; FORTRESS ENTERPRISES, INC., A WASHINGTON CORPORATION**

**WHEREAS**, the City is a Washington Municipal Corporation with land use planning and permitting authority over all land within its corporate limits; and,

**WHEREAS**, the City has the authority to enter into Development Agreements pursuant to RCW 36.70B.170 which provides:

The Legislature finds that the lack of certainty of the approval of development projects can result in a waste of public and private resources, escalate housing costs for consumers and discourage the commitment to comprehensive planning which would make maximum efficient use of resources at the least economic cost to the public. Assurance to a development project applicant that upon government approval the project may proceed in accordance with existing policies and regulations, and subject to conditions of approval, all as set forth in a development agreement, will strengthen the public planning process, encourage private participation and comprehensive planning, and reduce the economic cost of development; and,

**WHEREAS**, ROBERT A ROYLE LLC; a Washington limited liability company; ELRO LLC, a Washington limited liability company; ESTATE OF ROBERT ROYLE AND LIONEL ROYLE; KENNETH A. ROYLE; LUCILLE E. HOLLIS; MARGARET L. SVIR; MARCELLA R. SATHER; FORTRESS ENTERPRISES, INC., a Washington corporation ("Applicant") has controlling interests in the Property Owners own 38 acres of property on tax parcel 215832000 (the "Northern Parcel"), 76.48 acres of property on tax parcel 215817000 (the Southern Parcel), 19.45 acres of property on tax parcel 215810000 (the Western Parcel), and .33 acres of property on tax parcel 215865000 and located at 2067 South Royle Rd. in the City of Ridgefield; and

**WHEREAS**, the Applicant has an approved annexation and development agreement approved by Ordinance 992 adopted April 10, 2008; and

**WHEREAS**, the City Council conducted a public hearing of the proposed Development Agreement at a regular scheduled meeting held on July 13, 2017; and

**WHEREAS**, the City Council conducted a first reading of this ordinance on July 13, 2017; and

**WHEREAS**, the City and the Applicant have reached agreement regarding the terms and conditions of a Development Agreement related to the development of the Project, which Development Agreement, together with its Exhibits A through F, is attached hereto and incorporated herein;

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



Section 1. **Public Interest.** The City Council for the City of Ridgefield, Washington finds, following a public hearing process, that it is in the public interest for the City of Ridgefield to approve the amended Development Agreement with the applicant. Execution of this Agreement will generally: Promote efficient development patterns; provide for architectural design standards, and necessary road improvements.

Section 2. **Development Agreement Approved.** The City Council for the City of Ridgefield hereby approves the Development Agreement ("Agreement") attached hereto as Exhibit "A" and authorizes the City Manager to execute the Agreement substantially in the form attached and to take such other actions as may be necessary to effect this Agreement.

Section 3. **Corrections.** The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 4. **Severability.** Any provision of this ordinance or its application to any person, legal entity, or circumstance is held invalid, the remainder of the ordinance or its application to other persons, legal entities, or circumstances is not affected.

Section 5. **Effective Date.** This ordinance shall be in full force and effect thirty (30) calendar days after adoption and publication pursuant to law.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 27<sup>TH</sup> DAY OF AUGUST 2017.

\_\_\_\_\_  
Mayor, Ron Onslow

ATTEST/AUTHENTICATED:

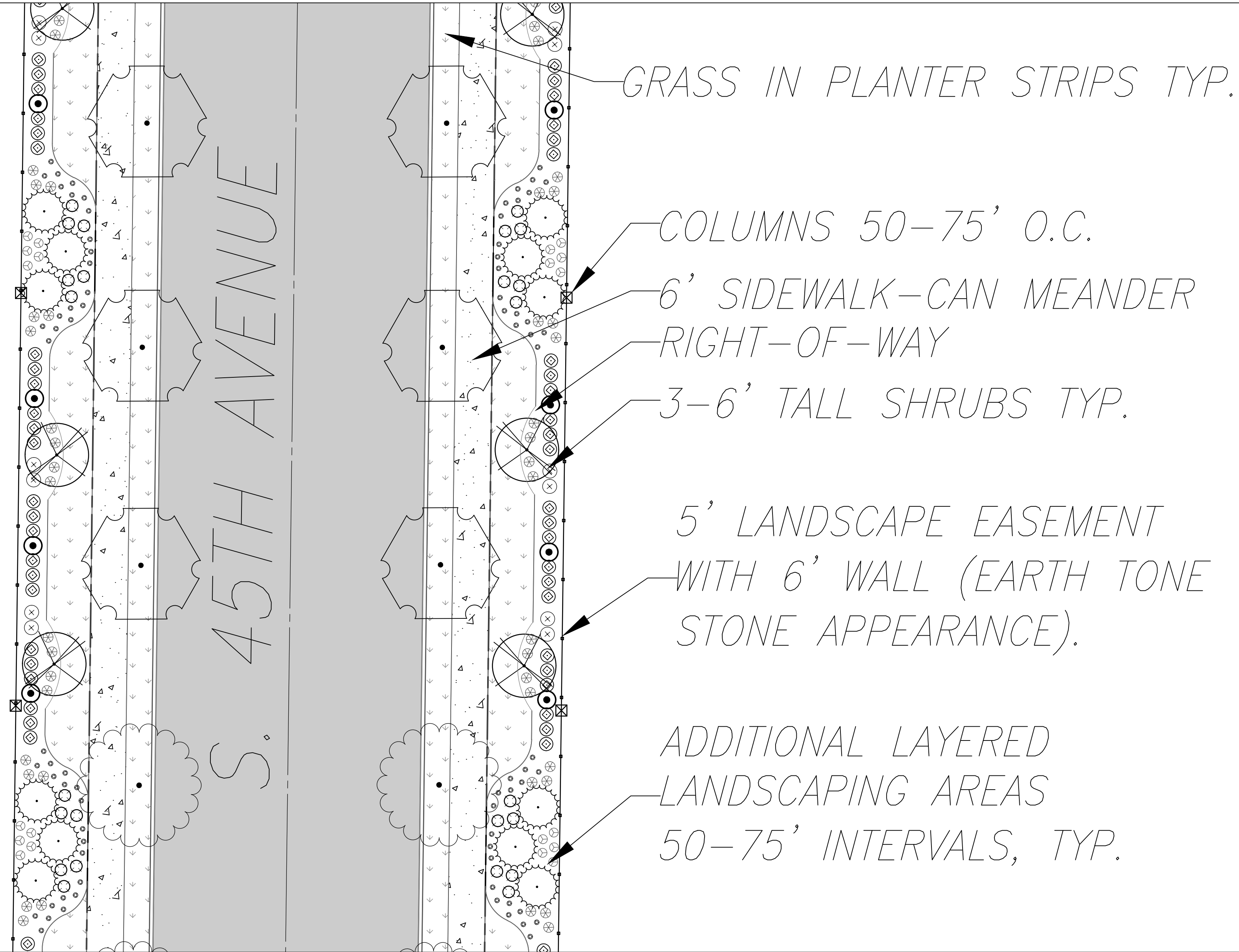
\_\_\_\_\_  
Julie Basarab  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Janean Parker  
City Attorney

|                         |               |
|-------------------------|---------------|
| Public Hearing:         | July 13, 2017 |
| First Reading:          | July 13, 2017 |
| Second Reading/Passage: | July 27, 2017 |
| Date of Publication:    |               |

Effective Date:



## EXHIBIT – PLANTING LEGEND

|                                                                      | SIZE      |
|----------------------------------------------------------------------|-----------|
| ACER rubrum 'October Glory'<br>October Glory Maple or Approved Equal | 2" CAL.   |
| ACER rubrum 'Bowhall'<br>Bowhall Red Maple or Approved Equal         | 2" CAL.   |
| CHAMACYPARIS nootkatensis<br>Alaskan Cedar or Approved Equal         | 8–9' TALL |
| CORNUS nuttallii<br>Pacific Dogwood or Approved Equal                | 2" CAL.   |
| PIERIS japonica 'Mountain Fire'<br>Japanese Andromeda                | 5 GALLON  |
| RHODODENDRON griffithianum<br>Jean Marie Rhododendron                | 24" TALL  |
| SPIREA japonica 'Goldflame'<br>Japanese Spirea or Approved Equal     | 2 GALLON  |
| NANDINA domestica<br>Heavenly Bamboo or Approved Equal               | 5 GALLON  |
| CALAMAGROSTIS x acutiflora<br>'Karl Foerster' Reed Grass             | 1 GALLON  |
| ARCTOSTAPHYLOS uva–ursi<br>Kinnikinnick                              | 1 GALLON  |
| RIBES sanguineum<br>Red Flowering Currant                            | 2 GALLON  |

CIVIL ENGINEERING ~ LAND PLANNING  
DEVELOPMENT SERVICES  
LANDSCAPE ARCHITECTURE

2005 BROADWAY  
VANCOUVER, WA 98663  
PHONE (360)993-0911  
FAX (360)993-0912

STATE OF  
WASHINGTON  
LICENSED  
LANDSCAPE ARCHITECT

SCOTT A. TAYLOR  
LICENSE NO. 1247  
EXPIRES ON \_\_\_\_\_

EXHIBIT LANDSCAPE PLAN

S. 45TH AVENUE  
SUBDIVISION

WASHINGTON  
RIDGEFIELD

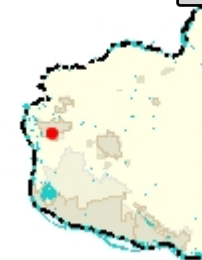
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| DRAWN BY:          | SAT             |
| CHECKED BY:        | SAT             |
| SCALE:             | AS SHOWN        |
| JOB NUMBER<br>1452 | SHEET<br>1 of 1 |





# School Property

5.2.b



## Legend

- Building Footprints
- Taxlots
- Roads
- ImageOrtho
  - Red: Red
  - Green: Green
  - Blue: Blue
- Cities Boundaries
- Urban Growth Boundaries

Notes:

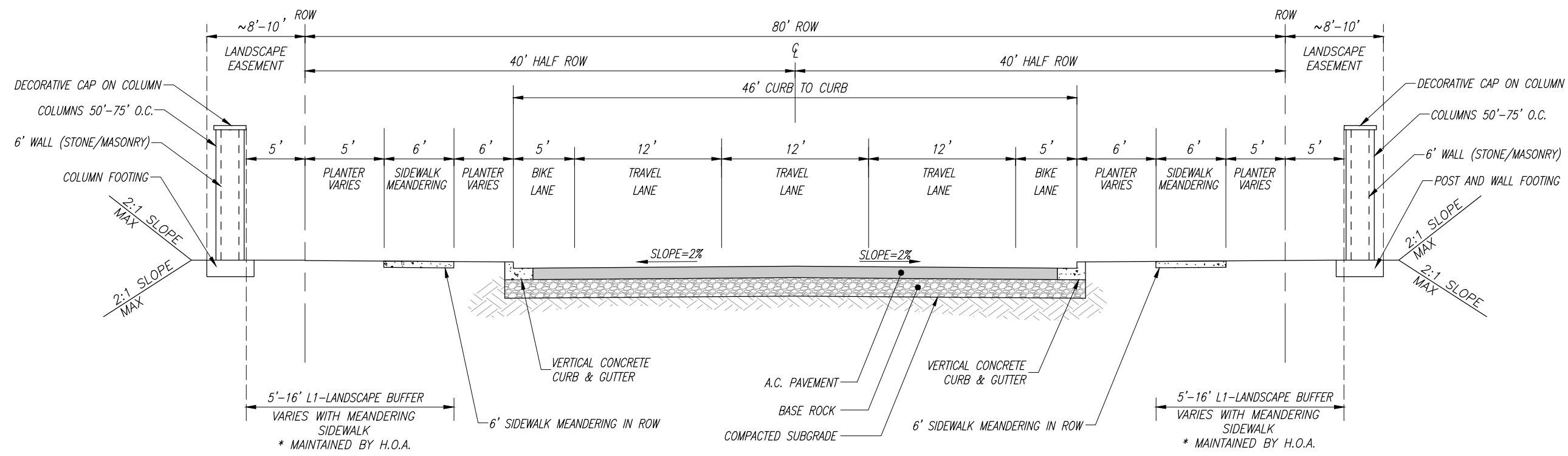
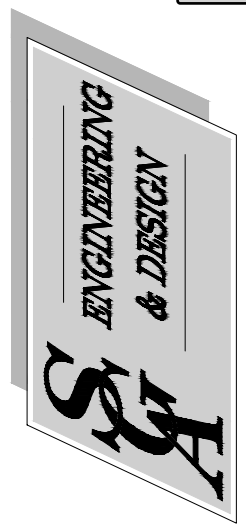
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WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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

Attachment: School Property Trail Plan (3) (1353 : Cloverhill Development Agreement)



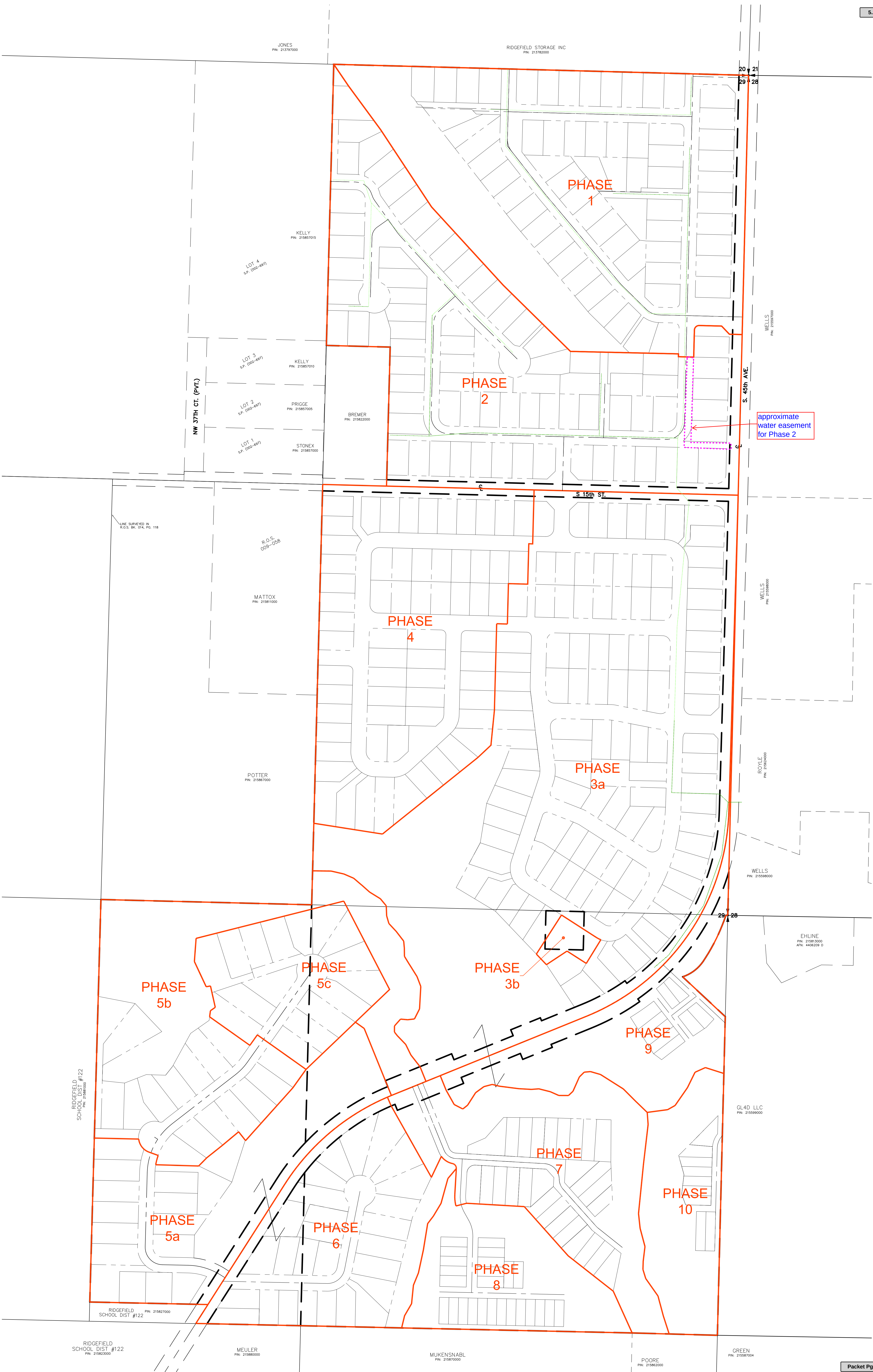


**MINOR ARTERIAL - S 45TH AVENUE/ROYLE ROAD**  
NO SCALE

**TYPICAL ROADWAY SECTION  
FOR  
S 45TH AVENUE/ROYLE ROAD**

RIDGEFIELD, WASHINGTON

SCALE: NTS  
DATE: 7/17/2017  
PROJECT: 1627





**BEFORE THE LAND USE HEARING EXAMINER  
OF CITY OF RIDGEFIELD, WASHINGTON**

Regarding an application by James Kessi for ) **FINAL ORDER**  
 preliminary plat approval to divide 129-acres into )  
 455 lots in the RLD-4 and RLD-8 zones at 2067 S. ) **PLZ-16-0088**  
 Royle Road in the City of Ridgefield, Washington ) **(Cloverhill PUD & Subdivision)**

**A. SUMMARY**

1. James Kessi, the applicant, requests approval to divide 129-acres into 455 lots in ten phases as a Planned Unit Development (“PUD”). The site is located at 2067 S. Royle Road; also known as Assessor’s parcels #215832000, 215817000, 215865000, 215810000 (the “site”).

a. The southwest portion of the site is zoned RLD-4 (Residential Low Density, 4 units per acre maximum density). The remainder of the site and abutting properties to the east are zoned RLD-8 (Residential Low Density, 8 units per acre maximum density). Abutting properties to the west, south, and southeast are zoned RLD-6 (Residential Low Density, 6 units per acre maximum density). Properties to the north are zoned RMD-16 (Residential Medium Density, 16 units per acre maximum density). Properties to the southwest are zoned PF (Public Facilities).

b. The site is currently developed with a single-family residence and several accessory structures. The applicant proposed to remove all of the existing structures on the site prior to final plat approval. A new single-family detached dwelling will be built on each of the proposed lots. All proposed lots comply with the minimum dimensional standards for the RLD-4 and RLD-8 zones, as modified by the PUD.

c. There are twenty wetlands (one Category III and 19 Category IV), three streams (Type F), and five seasonal drainages (Type Ns) located on the site. The applicant will utilize approximately 0.3 acres (13,307 SF) of Category IV emergent and forested slope wetlands (Wetlands B, K, and M) as stormwater ponds by constructing berms in the downslope upland areas that will enable the wetland areas to detain water during storm events. The applicant will preserve all remaining critical areas and the majority of the associated buffers in open space tracts. The proposed development will retain 25-percent of the site area as open space.

d. Domestic water service will be supplied by the City of Ridgefield. Clark Regional Waste Water District (CRWWD) will provide sanitary sewer service. The applicant will collect storm water from impervious areas on the site and convey it to storm water facilities distributed throughout the site for treatment, detention, and discharge to the on-site wetlands, streams, and drainageways at less than predevelopment rates.

e. The applicant will dedicate right-of-way and the applicant or the City will construct improvements along the site’s S. 45<sup>th</sup> Avenue/S. Royle Road frontage. The



applicant will dedicate additional right-of-way and construct public and private streets within the site to provide access to the individual lots from S. 45<sup>th</sup> Avenue/S. Royle Road. The applicant will also construct trails throughout the development.

2. The Applicant also proposes the following modifications from adopted City Standards through the PUD process (RDC 18.401.100):

a. A 20 percent reduction in front yard and street side yard setbacks in the RLD-4 zone from 15 feet to 12 feet, a 20 percent reduction;

b. A 20 percent reduction in side yard setbacks for townhouses in the RLD-8 zone. The applicant proposed to reduce the minimum side yard setback from 5 feet to 4 feet and the minimum street side yard setback from 10 feet to 8 feet; and

c. An 11.5 percent reduction in the average minimum lot size lots in the RLD-4 zone.

d. The Applicant's justification is that the reductions will allow for protection of critical areas and buffers, work with the natural topography, and improve design flexibility. In addition, the setback reductions will increase rear yard area and the lot size reduction will facilitate compliance with the concomitant rezone agreement unit requirement.

3. The applicant initially requested modifications to the open space requirements through the adjustment process (RDC 18.350.030). However the applicant subsequently withdrew this request and proposed to comply with the open space requirements of the Code.

4. The City issued a Determination of Nonsignificance ("DNS") for the subdivision pursuant to the State Environmental Policy Act ("SEPA") on February 15, 2017. The SEPA determination was not appealed and is now final.

5. City of Ridgefield Hearing Examiner Joe Turner (the "examiner") conducted a public hearing to receive testimony and evidence about the application. City staff recommended that the examiner approve the preliminary plat subject to conditions. See the City of Ridgefield Staff Report to the Hearing Examiner dated March 9, 2017 (the "Staff Report") as amended at the hearing. The applicant accepted those findings and conditions, as modified, without exceptions. One person testified in writing with questions and concerns.

6. Based on the findings provided or incorporated herein, the examiner approves the application subject to the conditions at the end of this final order.

## **B. HEARING AND RECORD HIGHLIGHTS**

1. The examiner received testimony at the public hearing about this application on March 16, 2017. All exhibits and records of testimony are filed at the City of Ridgefield.

The examiner announced at the beginning of the hearing the rights of persons with an interest in the matter, including the right to request that the examiner continue the hearing or hold open the public record, the duty of those persons to testify and to raise all issues to preserve appeal rights and the manner in which the hearing will be conducted. The examiner disclaimed any *ex parte* contacts, bias or conflicts of interest. The following is a summary by the examiner of selected testimony and evidence offered at the public hearing.

2. Consulting city planner Elizabeth Decker summarized the Staff Report and the applicable standards and described the proposed development on the site.

a. She noted that the City and the applicant entered a Concomitant Rezone Agreement for the site, which requires the applicant develop the 128.9-acre site with a minimum 453 residential units.

b. The applicant initially requested to reduce the total open space area from 32.2 acres to 30.0 acres and to reduce the main facility area from 16.1 acres to 13.3 acres. However the applicant subsequently modified the project to propose additional offsite open space to meet the 25-percent requirement of the Code. She requested the examiner modify condition A.24 to reflect the modified proposal.

c. The City issued a DNS for this development on February 15, 2017. The Washington Department of Ecology (“Ecology”) commented in opposition to the DNS by letter dated March 9, 2017, arguing that this development should be required to comply with the 2013 Stormwater Manual for Western Washington (the SWMMWW”) in order to avoid significant impacts from the development. Ecology failed to provide any evidence to support its assertions and did not appeal the DNS, which is now final.

d. She requested the examiner modify condition A.1 to require a 20-foot wide landscape buffer on the rear of lots abutting 45<sup>th</sup> Avenue/S. Royle Road; a five-foot planter strip as required by RDC 18.210.065.D in addition to the 15-foot landscape buffer required by RDC Table 18.725.050-1.

e. She requested the examiner add a condition or approval requiring that all non-flag lots comply with the minimum 35-foot road frontage requirement of RDC 18.401.090.I and flag lots provide a minimum 20-foot flag pole frontage as required by the City engineering standards.

f. She noted a typographical error on p. 10 of the Staff Report. The reference to “footnote 3” of RDC Table 18.210.040-1 should refer to “footnote 1.”

3. Ridgefield staff engineer Brenda Howell summarized the engineering issues for the development. She requested the examiner replace all references to the Puget Sound Manual in the Staff Report and conditions with “engineering standards in effect at the time of Engineering Submittal.” The applicant will dedicate right-of-way for frontage improvements on the site’s 45<sup>th</sup> Avenue/S. Royle Road frontage. The applicant will either construct frontage improvements or pay a proportionate share of the cost of City



construction as part of the planned 45<sup>th</sup> Avenue/S. Royle Road improvement project. She requested the examiner modify condition A.36 to require the applicant improve the existing gravel roadway that is proposed as temporary access to Phase 10 with a minimum 20-foot wide paved section.

4. City public works director and City engineer Brian Kast noted that traffic from the proposed development will impact certain intersections that are projected to fail in the future. The applicant proposed to contribute funds towards improvements to these intersections as outlined in the March 16, 2017 letter from H. Lee & Associates, PLLC.

a. RDC 18401.090.E(2) requires that through streets be constructed to Local Access standards and prohibits modifications to this requirement. However the Code does not define the term “through streets.” In response to the applicant’s arguments he concluded that 13<sup>th</sup> Street/Fieldcrest Way/42<sup>nd</sup> Street is not a through street that must be constructed to Local Access standards. He requested the examiner modify condition 33 to that effect.

b. The City will likely reduce the speed limit on 45<sup>th</sup> Avenue/S. Royle Road to 35 mph as part of the planned street improvements.

4. Attorney Jamie Howsley, engineer James Kessi, and traffic engineer Han Lee testified on behalf of the applicant.

a. Mr. Howsley summarized his March 16, 2017 memorandum.

i. This application is vested under the laws in effect when the application was filed, including the current Ridgefield engineering standards that are based on the 1992 Puget Sound Manual. The City has no authority to require compliance with the SWMMWW as Ecology requested.

ii. He requested the examiner delete condition A.25. The City’s modifications to condition A.24 render A.25 redundant.

iii. He requested the examiner modify conditions A.32, .38, .39, and .40 as discussed in his memo.

iv. Condition A.13 misstates the Code. The four-foot setback from the front building façade only applies to accessory structures. The applicant proposed to construct attached garages on all of the lots, which are not accessory structures subject to this requirement.

v. The SEPA comment period ended on March 9, 2017, not March 1, 2017 as stated in the Staff Report.

vi. He requested the examiner add a condition of approval allowing non-sequential phasing where the applicant may develop any phase at any time.



vii. He requested the examiner modify the landscape/buffer requirement along 45<sup>th</sup> Avenue/S. Royle Road to allow a 10-foot landscape strip, a wall, and landscaped backyards. The homeowners association will maintain the landscaping between the wall and the street.

b. Mr. Kessi requested the hearings officer modify condition 33 to allow the applicant to apply for a road modification allowing construction of 13<sup>th</sup> Street/Fieldcrest Way/42<sup>nd</sup> Street to a local access standard. This area of the site is very constrained by streams and open space and this street will not carry a significant volume of traffic.

c. Mr. Lee argued that 13<sup>th</sup> Street/Fieldcrest Way/42<sup>nd</sup> Street is unlikely to function as a “through street.” The future extension of 10<sup>th</sup> Street in the northeast corner of the site is likely to connect with the extension of 42<sup>nd</sup> Street to create a loop street when the abutting property to the north redevelops. 13<sup>th</sup> Street/Fieldcrest Way/42<sup>nd</sup> Street will likely function as a local street, carrying a relatively small volume of traffic.

5. Community Development Director Jeff Niten noted the 35-foot road frontage requirement of RDC 18.401.090.I could be reduce to 28 feet (20 percent) through the administrative adjustment process.

6. Curtis Meuler submitted written testimony. He objected to any reduction in parks and open space area on the site. He questioned whether the applicant will install fences on the boundaries of the site and whether the City will reduce the speed limit on 45<sup>th</sup> Avenue/S. Royle Road.

7. The examiner closed the record at the end of the hearing and announced his intention to approve the application, subject to the conditions of approval in the Staff Report, as modified at the hearing.

### **C. SEPA ISSUES**

1. The City issued a DNS for this application on February 15, 2017. Due to a delay in filing the SEPA register, the 14-day appeal period expired on March 9, 2017. The Department of Ecology submitted a comment letter on March 9, 2017 raising the following concerns:

a. Air quality/greenhouse gas. The Department of Ecology noted that a development of this size will generate significant amounts of CO<sub>2</sub>, a greenhouse gas. As noted in Mr. Howsley’s March 16, 2017 letter, the applicant will comply with the LED lighting standards and other energy efficiency requirements of the RDC and building code. In addition the development will plant a significant amount of vegetation, including trees on the site that is currently planted in pasture grasses. That additional vegetation will absorb some of the CO<sub>2</sub> generated by this development. The City has not adopted specific SEPA policies that address greenhouse gases. Therefore the City lacks authority to impose SEPA conditions to address the impacts of greenhouse gases.

b. Toxics cleanup. The Department of Ecology noted that the site is located within approximately ½ mile of a known contamination site. There is no evidence of any contamination on this site. The applicant must comply with state law regarding any environmental contamination that may be discovered on the site.

c. Water quality. The Department of Ecology objected to the City's threshold determination of nonsignificance, arguing that the City's current engineering standards are not sufficient to comply with water quality standards. This development is vested under the City's current engineering standards, which are based on the 1992 Puget Sound Stormwater Manual (the "Puget Sound Manual"). The Department of Ecology failed to identify any specific probable adverse environmental impacts from this development or provide any evidence to support its statement that the project will result in significant impacts.

d. Water resources. The Department of Ecology noted that any unused groundwater wells on the site must be properly decommissioned and decommissioning reports submitted to the Department of Ecology as required by WAC 173-160-381. The applicant agreed to a condition of approval to that effect.

2. The City's SEPA determination was not appealed and is now final. Therefore the examiner has no authority to reconsider the City's threshold determination.

#### **D. DISCUSSION**

1. City staff recommended approval of the application, based on the affirmative findings and subject to conditions of approval in the Staff Report as modified at the hearing. The applicant accepted those findings and conditions, as amended, without exceptions.

2. The Staff Report identifies the applicable approval standards in the Ridgefield Development Code ("RDC") for the application and contains affirmative findings showing that the proposal does or can comply with those standards, provided that the applicant complies with the recommended conditions of approval, as amended. The examiner adopts the affirmative findings in the Staff Report, as amended, as his own, except to the extent they are inconsistent with the following findings.

3. Development on the site is subject to the following revised dimensional standards pursuant to RDC 18.401.100.

**Table 1. RLD-4 and RLD-8 Lot Dimensional Standards**

| <b>Standard</b>                      | <b>Proposed RLD-4</b> | <b>Proposed RLD-8</b> |
|--------------------------------------|-----------------------|-----------------------|
| Min. Lot Width                       | 50 feet minimum       | 50 feet minimum       |
| Min. Lot Area                        | Average 9,635 SF      | Average 8,137 SF      |
| Min. Front Yard Setback <sup>1</sup> | 12 feet               | 10 feet               |
| Min. Rear Yard                       | 10 feet (25 feet      | 5 feet (25 feet       |



| Setback <sup>1</sup>                       | adjacent to S 45 <sup>th</sup> Avenue or S Royle Road) | adjacent to S 45 <sup>th</sup> Avenue or S Royle Road) |
|--------------------------------------------|--------------------------------------------------------|--------------------------------------------------------|
| Min. Side Yard Setback <sup>1</sup>        | 5 feet                                                 | 5 feet                                                 |
| Min. Street Side Yard Setback <sup>1</sup> | 12 feet                                                | 10 feet                                                |
| Max. Height                                | 30 feet (35 feet with pitched roof)                    | 35 feet                                                |
| Max. Building Coverage                     | 45%                                                    | 50%                                                    |
| Max. Impervious Surface                    | 60%                                                    | 65%                                                    |

<sup>1</sup> All setbacks for lots abutting or adjacent to the public rights-of-way of Pioneer Street east of the Gee Creek crossing, South Hillhurst Road, 45<sup>th</sup> Avenue or South Royle Road are twenty-five feet and may not be modified through the PUD process. Adjacent, when used in this note, means, separated by a street, tract, open space, or similar intervening element.

4. RDC 18.210.065.D(1) requires a minimum five-foot wide planting strip between the back edge of the sidewalk and the property lines of all lots, tracts or parcels abutting Royle Road/45<sup>th</sup> Avenue. In addition, RDC Table 18.725.050-1 requires a 15-foot wide L-1 for lots abutting streets. Therefore a total 20 feet of landscaping is required adjacent to Royle Road/45<sup>th</sup> Avenue. The applicant proposed to provide a 10-foot wide landscape buffer from back of sidewalk, to be landscaped consistent with the RDC requirements of 18.210.065.D to be owned and maintained by the homeowners association. The applicant proposed to provide an additional 10 feet of lawn in the rear yards of homes backing onto Royle Road/45<sup>th</sup> Avenue, for a total 20 feet of required landscaping meeting or exceeding the standards of RDC 18.210.065.D and RDC Table 18.725.050-1. The trees at 25 feet required to meet the L1 standard will be provided on the street side of the fence within the combined 20 feet of landscaping. The examiner finds that the proposed landscape design is sufficient to comply with RDC 18.210.065.D(1) and RDC 18.725. Condition A.11 should be modified to that effect.

5. The proposed PUD does not comply with the minimum open space requirements of RDC 18.401.080.B, which require a minimum twenty-five percent of the total site area for common open space, fifty percent of the required common open space (12.5% of the total site area) located on a single parcel to provide a larger central facility for the PUD, and fifty percent of the main facility be a combination of buildable land suitable for development of active recreation uses and critical areas buffers proposed for passive recreation facilities. The applicant can comply with these requirements by modifying the plat to comply with the requirements of RDC 18.401.080.B on the site, or by submitting a written, recordable, enforceable agreement on an adjacent parcel subject to the Director's approval or through enhanced mitigation subject to a future development agreement or amendment thereto. Condition A.24 should be modified to that effect.

6. The applicant proposed to develop the site in ten phases. Phase 1 will be constructed first, and other Phases constructed in the order selected by the Applicant.



However, multiple phases may be constructed simultaneously. Condition A.3 should be modified to that effect.

7. RDC 18.401.090.E(2) requires that a “[r]esidential access street [that] functions as through street to other subdivisions or off-site roads...” must be constructed to residential access street standards. The Code does not define the term “through street.” Therefore the examiner must determine the meaning of the word based on the text and context of the Code. The examiner finds that proposed 13<sup>th</sup> Street/Fieldcrest Way/42<sup>nd</sup> Street is not a “through street.” Although this street will eventually connect to off-site roads in another subdivision when the abutting property to the north redevelops, it will likely be developed as a loop road connecting with proposed 10<sup>th</sup> Street in the northeast corner of the site. This street will not carry through traffic, provide primary access to the adjacent subdivision, or carry sufficient traffic volume to warrant compliance with the residential access street standards. Therefore Condition 33 should be deleted.

8. The applicant proposed to increase the number of lots accessed by private roads as allowed by the Draft Engineering Standards that are currently under consideration by the City Council. However the Draft Engineering Standards have not been adopted by the City. The applicant should be required to comply with the engineering standards in effect at the time of engineering submittal. Condition of approval B.2.a.iii should be modified to that effect.

9. The applicant agreed to improve the existing gravel access road providing temporary access to Phase 10 to provide a minimum 20-foot paved width temporary roadway. Condition 35 should be modified to that effect.

10. The Applicant proposed lot frontages as narrow as 21.5 feet for lots fronting on culs-de-sac. However RDC 18.401.090.I provides “Each lot used for single-family residential purposes shall have a thirty-five-foot minimum frontage on a public or private street.” This requirement may be reduced to 28 feet through the adjustment process, RDC 18.350.020. In addition the Applicant proposed lot frontages as narrow as 20 feet for flag lots. Flag lots are expressly exempt from minimum frontage requirements. RDC 18.100.032 Flag lot definition. The examiner finds that the applicant should be required to modify the plat to provide a minimum 35 feet of lot frontage; obtain approval of an administrative adjustment to allow a 28-foot street frontage (a 20% reduction to the standard); redesign lots so that the lots meet the definition of a flag lot in RDC 18.100 and meet the minimum access requirements specified in the Engineering Standards; or some combination of these strategies. Condition of approval A.52 should be modified to that effect.

11. Mr. Meuler questioned whether the applicant will install fences on the boundaries of the site. The applicant will install a wall all the rear boundary of lots abutting Royle Road/45<sup>th</sup> Street as required by RDC 18.210.065.C. In addition, the applicant will fence the stormwater facility. However the Code does not otherwise require a fence between this site and abutting residential zoned properties. The applicant or future residents may choose to install fences on individual lots. However the Code does not require such fencing.

### **E. CONCLUSION**

Based on the findings and discussion provided or incorporated herein, the examiner concludes that PLZ-16-0088 (Cloverhill PUD & Subdivision) should be approved, because the application does or can comply with applicable standards of the RDC and the Revised Code of the State of Washington, subject to conditions of approval necessary to ensure the final plat and resulting development will comply with the Code.

### **F. ORDER**

The Hearing Examiner APPROVES PLZ-16-0088 (Cloverhill PUD & Subdivision) subject to the following conditions of approval:

### **CONDITIONS OF APPROVAL**

#### **A. General Conditions:**

1. Unless otherwise specified herein, at the time of construction and at all times thereafter, the development shall comply with all approval requirements established in applicable plans, policies, regulations and standards adopted at the time of this application, including but not limited to, the Ridgefield Urban Area Comprehensive Plan (RUACP), the Ridgefield Capital Facilities Plan (RCFP), the Ridgefield Development Code (RDC), the Ridgefield Engineering Standards for Public Works (Engineering Standards), current water and sanitary sewer plans.
2. Applications for subdivisions are subject to the requirements of RDC 18.600, Subdivision General; 18.620, Subdivision procedures; 18.630, Design requirements; and 18.401, PUD.
3. The Applicant shall apply for Final Plat approval, consistent with the requirements of RDC 18.620, for the first phase of the subdivision within five (5) years from the date of preliminary plat approval. Each phase of the development shall apply for Final Plat approval in accordance with RDC 18.620.080.C, and phases may be approved in any order and are not required to be approved in the numerical order indicated on the preliminary plat.
4. Pursuant to RCW 27.53.060 it is unlawful to remove or alter any archaeological resource or site without having obtained a written permit from the Washington State Office of Archaeology and Historic Preservation. Upon any discovery of potential or known archaeological resources at the subject site prior to or during on-site construction, the Developer, contractor, and/or any other parties involved in construction shall immediately cease all on-site construction, shall act to protect the potential or known historical and cultural resources area from outside intrusion, and shall notify, within a maximum period of twenty-fours from the time of discovery, the City of Ridgefield Community Development Department of said discovery.
5. The Applicant shall comply with all SEPA mitigation measures as noted in this approval.



6. Prior to Final Plat approval the Applicant shall demonstrate that adequate facilities are in place to support the development in order to remove the UH-10 overlay zone designation.
7. Prior to Final Plat approval the Applicant shall provide the Community Development Director with a Final Plat showing the required setbacks and building envelopes, and providing detail demonstrating that the proposal complies with the dimensional standards of RDC 18.210.040-1, 18.220.140-1, and RDC 18.210.150-1 or approved dimension reductions. The applicant shall note the approved dimensional standards on the Final Plat. Building lot size and yard setbacks for lots abutting the perimeter of the PUD (Lots 28-38 in Phase 1; Lots 83-88, 91-101, and 104 in Phase 2; Lots 256-269 in Phase 4; Lots 314-321 in Phase 5; and Lots 360-366 in Phase 6) shall not be less than that permitted in the underlying zone and may not be modified or reduced through the PUD or adjustment process. A note shall be located on the final plat indicating that some lots have different dimensional standards than others.
8. At the time of Building Permit submittal for each lot the Applicant shall provide architectural drawings demonstrating that the proposed dwellings satisfy all applicable architectural design standards in RDC 18.210.060.D.
9. At the time of Building Permit submittal for each lot the Applicant shall provide architectural drawings demonstrating that the proposed dwellings satisfy the architectural design standards in RDC 18.210.065.B.
10. Prior to Final Plat approval the Applicant shall provide the Community Development Director fencing and wall details demonstrating that the Final Plat satisfies the standards in RDC 18.210.065.C and RDC 18.740. At the time of Fencing Permit and Building Permit submittal for each lot along S 45th Avenue and S Royle Road, the Applicant shall provide details demonstrating that proposed walls and fencing satisfy the standards in RDC 18.210.065.C, RDC 18.210.110, and RDC 18.740.
11. Prior to Final Plat approval the Applicant shall provide the Community Development Director with a final Landscape Plan demonstrating that the Final Plat satisfies the standards in RDC 18.210.065.D, RDC 18.401, and RDC 18.725.
  - a. As an option for lots abutting S 45<sup>th</sup> Ave/Royle Rd, the applicant shall provide a landscape buffer easement of 10 feet from back of sidewalk, to be landscaped consistent with the RDC requirements of 18.210.065.D and maintained by the HOA, and an additional minimum 10 feet of lawn in the rear yards of homes backing onto 45<sup>th</sup> Ave/Royle Rd, to total 20 feet of required landscaping meeting or exceeding the standards of RDC 18.210.065.D and RDC Table 18.725.050-1 for RLD sites. The required trees at 25 feet on center to meet the L1 standard and shall be provided on the street side of the fence within the combined 20 feet of landscaping, or as otherwise agreed to in the final design layout by the City in order to maintain consistency with neighboring projects along S 45<sup>th</sup> Ave / Royle Road.



12. Prior to Final Plat approval the Applicant shall provide the City with a final Lighting Plan, consistent with RDC 18.715, and demonstrate that light trespass and glare from streetlights shall not extend beyond the perimeter of the subdivision consistent with RDC 18.715.050.
13. All garage and carport doors shall be a minimum of 18 feet from garage or carport door and the interior of the sidewalk. The garages shall be set back from the front building facade, including covered porches, by a minimum of four feet. No other accessory structures have been identified. Prior to Final Plat approval, the Applicant shall provide the Community Development Director with a Final Plat providing notes demonstrating that the proposal complies with the standards of RDC 18.210.090. At the time of Building Permit submittal for each lot, the Applicant shall provide architectural drawings demonstrating that the proposed garages satisfy the standards in RDC 8.210.120.A.1.
14. Prior to Final Plat approval the Applicant shall provide the Community Development Director with a site plan and preliminary architectural drawings that demonstrate that the Final Plat satisfies the standards in RDC 18.210.150 for two/three unit homes. At the time of Building Permit submittal for each lot the Applicant shall provide demonstrating that the proposed duplex units satisfy the standards in RDC 18.210.150.
15. Prior to Final Plat approval the Applicant shall provide the Community Development Director with preliminary townhouse façade elevations that demonstrate that the Final Plat satisfies the design standards in RDC 18.210.140.B. At the time of Building Permit submittal for each lot, the Applicant shall provide architectural drawings demonstrating that the proposed townhouses satisfy the design standards in RDC 18.210.140.B.
16. Prior to Final Plat approval the Applicant shall provide the Community Development Director with a Final Plat providing notes demonstrating that proposed townhouse driveways, garages, and parking areas comply with the standards of RDC 18.210.140.C. At the time of Building Permit submittal for each lot, the Applicant shall provide architectural drawings demonstrating that the proposed townhouse garages satisfy the standards in RDC 18.210.140.C.3.
17. Prior to Final Plat approval the Applicant shall provide the Community Development Director with a Final Plat providing demonstrating that the proposal meets the townhouse open space and recreation standards of RDC 18.210.140.D.
18. All proposed signs are required demonstrate compliance with RDC 18.710. Any future monument signs will require a Ridgefield sign permit and shall comply with RDC 18.710.
19. Prior to Final Plat approval the Applicant shall provide the Community Development Director with a Final Plat shall identifying all critical areas and buffer widths and identifying these areas as protected critical areas consistent with RDC 18.280. The Final Plat shall show the building envelopes in relation to critical area buffers. The Final Plat shall delineate protected critical areas comprising identified wetlands and buffers and identified habitat conservation

areas and buffers using tracts or conservation easements in accordance with RDC 18.280.040.H.

20. Prior to Final Plat approval, in accordance with RDC 18.280.040.G the Applicant shall file a notice with the County auditor's office stating the presence of the critical area or buffer on the property, the application of this chapter to the property, and the fact that limitations on actions in or affecting the critical area or buffer may exist. The notice shall "run with the land." The Applicant shall submit proof that the notice has been filed for public record before the City approves any site development or construction for the property or at or before recording.
21. Prior to Final Plat approval, the Developer shall provide the Community Development Director with a final Mitigation Plan demonstrating compliance with RDC 18.280.110 and RDC 18.280.150, including proposed a management, maintenance, and monitoring plan. The final Mitigation Plan shall also include a landscape plan prepared by a qualified ecologist or biologist or prepared by a registered landscape architect in the State of Washington and reviewed and certified by a qualified ecology or biologist certifying that the plantings to be used in the remaining buffer area will compliment and support the functions and values of the fish and wildlife habitat conservation area and adjacent wetlands in accordance with RDC 18.280.110(D)(2)(d)(ii) and RDC 18.280.150(C)(2)(iv)(B). When mitigation required pursuant to a development proposal is not completed prior to the City final permit approval, the Applicant shall be required to provide security in a form and amount deemed acceptable by the City. The Applicant shall provide security in a form and amount deemed acceptable by the City to ensure mitigation is fully functional subject to the requirements in RDC 18.280.040.J.
22. Temporary and/or permanent impacts to wetlands and waters may trigger state and federal permits. Prior to soil disturbance, all necessary local, state, and federal permits shall be obtained prior to any wetland impacts.
23. Prior to soil disturbance, the Developer shall install fish and wildlife habitat conservation area and wetland signs and fencing consistent with the requirements in RDC 18.280.110.D.3, Signs and Fencing of Fish and Wildlife Habitat Conservation Areas and 18.280.150.C.3, Signs and Fencing of Wetlands. Prior to Final Plat approval, the Applicant delineate and place temporary and permanent signs at the boundary of the outer edge of critical areas tracts and easements consistent with the requirements in RDC 18.280.040.F, Critical Areas Markers and Signs.
  - Permanent signs (wood or metal) shall be posted at an interval of one per lot for single-family residential along all fish and wildlife habitat conservation areas and riparian buffers, in accordance with RMC 18.280.110.D.1.d.ii. Signs will be worded as follows, or with alternative language approved by the Community Development Director, "The area beyond this sign is a fish and wildlife habitat conservation area. Alteration or disturbance is prohibited by law. Please call the City of Ridgefield for more information."
  - Wood or metal signs shall be posted at an interval of one per lot for single family residential uses or at a maximum interval of two hundred feet or as



otherwise determined by the community development director or designee, and must be perpetually maintained by the property owner. The sign shall be worded as follows or with alternative language approved by the community development director or designee: "The area beyond this sign is a wetland or wetland buffer. Alteration or disturbance is prohibited by law. Please call the city of Ridgefield for more information."

24. Prior to Final Plat approval the Applicant shall provide a revised plat that provides 25 percent of the site area for common open space and 12.5 percent within a single parcel, and provide supporting documentation that 50 percent of the main parcel is developable for recreation areas to fully satisfy the requirements of RDC 18.401.080.B; or, the Applicant will demonstrate compliance with RDC 18.401.080.B through provision of a written, recordable, enforceable agreement on an adjacent parcel subject to the Director's approval or through enhanced mitigation subject to a future development agreement or amendment thereto.
25. Prior to Final Plat approval the Applicant shall revise the plat to provide dispersed facilities fully meeting the dispersed facilities requirements and provide calculations for each dispersed facility demonstrating that they meet the standards in RDC 18.401.080.B.2.
26. Prior to Final Plat approval the Applicant shall work with the City to determine which park facilities will be dedicated to the City and shall develop ownership and maintenance plans for all facilities demonstrating full compliance with RDC 18.401.080.B.9 & 10.
27. Prior to Final Plat approval, the Applicant shall develop parks and trails to City's Engineering Standards and the Park and Trail Design Standards in the Ridgefield Parks and Recreation Comprehensive Plan.
28. Prior to Final Plat approval, the Developer shall provide the Community Development Director with a final Landscape Plan demonstrating compliance with RDC 18.401 and RDC 18.725 detailing, among other things, improvements for parks and trails to fully satisfy the requirements of RDC 18.401.080.B.
29. The Applicant shall provide a bond for construction of the common open space improvements consistent with RDC 18.401.080.B.7 if required by the City.
30. Each phase of the development shall apply for Final Plat approval in accordance with RDC 18.620.080.C.
31. Construction of the project shall occur in accordance with RDC 18.401.110. A bond or other equivalent security, approved by the City attorney, shall be filed with the Community Development Director prior to final PUD and provided to the City prior to issuance of Building Permits, in accordance with RDC 18.401.120.
32. The Developer shall dedicate to the City the right-of-way necessary for S 45<sup>th</sup> Avenue/S Royle Road improvements, and pay their proportionate share of the improvement costs (9.9% of the cost of project T-18 and 36.8% of the cost of project T-22 from the CFP), or construct improvements concurrent with construction phasing to the City's road design. Additionally, the Developer shall construct on-site public and private roads, sidewalks, and trails concurrent with construction phasing in accordance with City code, Engineering, and Park and



Trail Standards. Maintenance of the private roads will be the responsibility of the individual property owners.

33. To provide an acceptable pedestrian route in lieu of sidewalks on both sides of the street for Phases 7 and 8, an additional trail segment shall be provided behind Lots 386 through 399. A minimum right-of-way width of 34 feet must be maintained. An alternate pedestrian path, acceptable to the City Engineer, must also be provided around Phase 9.
34. All relevant standards applying to private communities in the engineering standards in effect at the time of engineering submittal are met, unless specifically excepted, in writing, by the City Engineer.
35. The temporary gravel road used for access in Phase 10 shall be improved with a minimum 20-foot paved width prior to final approval of Phase 10. This temporary roadway shall be maintained as a trail, closed to vehicular access, after Hillside Avenue is completed.
36. The Developer shall contribute Transportation Impact Fees toward citywide impacts.
37. The Developer shall pay a voluntary contribution of \$10,000 per phase for the first five project phases final platted towards a new traffic signal at 9th Avenue/Pioneer St.
38. The Developer shall construct a separate southbound right turn lane at S Royle Road/NW and S Hillhurst Road prior to issuance of final occupancy for the 358<sup>th</sup> lot.
39. The Developer shall pay a fee in lieu of, not to exceed \$5,000, for capacity improvements at 5<sup>th</sup> Avenue/Pioneer St. Fee shall be paid prior to final plat for the first project phase.
40. The Developer shall provide multimodal trail connection from Hay Field Court to the south property border (near Lot 366) to allow a future connection to the adjacent property.
41. Signing shall be placed at all street stubs within the development to communicate the planned future extension of the roadways.
42. Minimum sight distance requirements shall be met at all site intersections and driveways. Sight distances on the internal local and collector street system shall be approved by the City Public Works Director prior to final site plan approval.
43. Prior to Final Plat approval the Developer shall provide the Community Development Director with a copy of the Home Owners Association (HOA) bylaws and final Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and which shall ensure that the HOA is responsible for the perpetual maintenance of all improvements and amenities held in common and not dedicated to the City, consistent with the requirements of RDC 18.401.140, Homeowner Association.
44. Prior to Final Plat approval, the Developer must demonstrate that each lot with reduced setbacks have adequate open space area, and all rooms on lots with reduced setbacks have either no windows, very small window areas, or have adequate provisions for light and air from another direction, in accordance with

- RDC 18.401.090.J. Additionally, prior to Final Plat approval, the Developer must demonstrate that minimum distances required by the Uniform Building Code and the Uniform Fire Code are met.
45. Prior to Final Plat approval, the Developer shall demonstrate that for lots in the RLD-8 zone, the maximum building coverage does not exceed 50 percent of net buildable area overall and the maximum development coverage does not exceed 65 percent of the net buildable area overall and for lots in the RLD-4 zone, the maximum building coverage does not exceed 45 percent of net buildable area overall and the maximum development coverage does not exceed 60 percent of the net buildable area overall.
  46. The Developer shall demonstrate compliance with RDC 18.401.090.P, Mechanical Equipment, at time of Building Permit.
  47. All utilities shall be placed underground in accordance with RDC 18.401.090.Q.
  48. The Developer shall develop sidewalks and trails to City Engineering standards and Park and Trail Design Standards in the Ridgefield Parks and Recreation Comprehensive Plan, and shall illuminate the multipurpose trails for security and safety, as required under RDC 18.401.080.R.4, consistent with City engineering standards. Trails must be separated from vehicular traffic.
    - a. The Developer shall develop internal trails, marked “local trails” on the preliminary plat, to a minimum 5-foot paved width, within a minimum 10-foot-wide easement dedicated for public use, and shall be developed at the Developer’s expense. The Developer shall be responsible for obtaining any necessary permits for trail construction, including for any critical areas impacts.
    - b. The Developer shall design, construct and dedicate portions of system trails T-4 and T-11, as shown on the preliminary plat, to adopted City standards including but not limited to a minimum paved width of 8 feet with a 2-foot shoulder on each side within a minimum 25-foot wide public easement, and may be eligible for PIF credits consistent with RDC 18.070.150. The Developer shall be responsible for obtaining any necessary permits for trail construction, including for any critical areas impacts.
  49. Cloverhill PUD shall be bound by the requirements of RDC 18.401.110, Time requirements and extensions.
  50. Cloverhill PUD shall be bound by the requirements of RDC 18.401.120, Bonding and Enforcement.
  51. Cloverhill PUD shall be bound by the requirements of RDC 18.401.130, Parties Bound.
  52. Prior to Final Plat approval, the Developer must demonstrate that all non-flag lots meet the minimum lot frontage standard in RDC 18.402.090.I by modifying the plat to provide a minimum 35 feet of lot frontage; obtaining approval of an administrative adjustment to allow a 28-foot lot frontage (a 20% reduction to the standard); redesigning lots so that the lots meet the definition of a flag lot in RDC



- 18.100 and meet the minimum access requirements specified in the Engineering Standards; or some combination of these strategies.
53. Future off-street parking and loading shall comply with the provisions of RDC 18.720, including the minimum spaces required by RDC 18.720.030.
  54. Prior to Final Plat approval the Applicant shall provide the City with a final Landscape Plan for street trees, parking strips, and Tract B consistent with RDC 18.725.
  55. Prior to Final Plat approval, the Developer shall demonstrate that the maximum building coverage does not exceed 60% of net buildable area overall and the maximum development coverage does not exceed 70% of the net buildable area overall.
  56. Prior to Final Plat approval the Developer shall provide the Community Development Director with a copy of the final HOA bylaws and CC&Rs and which shall ensure that the HOA is responsible for the perpetual maintenance of all improvements and amenities held in common and not dedicated to the City.
  57. Prior to Final Plat approval, the Developer shall illuminate the multimodal path, as required under RDC 18.401.080.R.4, consistent with City engineering standards.
  58. The Applicant shall comply with all of the recommendations made by the Clark County Fire and Rescue in their letter submitted for the pre-application conference attached to this staff report, including, but not limited to:
    - a. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method.
    - b. Residential sprinklers may be required in all homes. All homes on flag lots will require residential sprinklers.
    - c. The proposed streets comply with the minimum widths for fire access.
    - d. Security gates across a fire access road shall comply with outlined criteria and be approved by the Fire Chief.
    - e. Maintain a minimum 20-foot road width on any "Fire Access Road" which must be red curbed or signed and marked "Fire Lane – No Parking".
    - f. Allow easy access for the fire district engines and aerial ladder truck. The ladder truck is 39 feet long and requires a clear area 20 feet wide to deploy its ladder outriggers.
    - g. Mark areas adjacent to driveways, fire hydrants, and FDC's as "Fire Lane - No Parking".
    - h. Where a fire hydrant is located on a fire access road, the minimum road width shall be 26 feet.
    - i. Maintain the minimum turning radius as required by the fire code official.
    - j. Provide a maximum lateral spacing of 500 feet between fire hydrants.
    - k. Maintain a minimum 20-foot gate width on any "Fire Access Road Gate" which must be in compliance with criteria as required by the fire code official.



59. Prior to Final Plat approval the Developer identify and properly decommission any existing groundwater wells on the site.

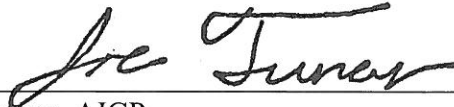
**B. Engineering Conditions**

1. The following must be accomplished prior to Engineering Approval (Note: Engineering Approval is required prior to commencement of any on-site construction):
  - a. Obtain an NPDES Construction Stormwater General Permit, issued by the Department of Ecology.
2. Submit a grading and erosion control plan to the City for review and approval. Maintain proper erosion control measures throughout construction as identified in Volume 3 of the City's Engineering Standards and per any other permitting authorities. Prior to Final Plat approval the Applicant shall demonstrate compliance with Clark Regional Wastewater District standards.
  - a. With the exceptions of the modifications expressly approved herein, all public improvements shall be designed in accordance with the most recent version of the City of Ridgefield and Clark Regional Wastewater District Engineering Standards including but not limited to the following:
    - i. Submit plans for street and water infrastructure to the City for review and approval.
    - ii. Submit plans for sewer infrastructure to Clark Regional Wastewater District for review and approval.
    - iii. Submit complete plans for stormwater management facilities including final Stormwater Technical Information report to the City for review and approval. Design all stormwater facilities to comply with the current City Engineering Standards in effect at the time of engineering submittal..
    - iv. Submit plans to Clark County Fire & Rescue for review and approval.
    - v. The City's maximum street intersection spacing is 500 feet. Prior to Final Plat approval, a Public Works Department modification for a reduction in the 500-foot street intersection spacing standard will be required.
    - vi. Submit plans demonstrating that parks and trails comply with the most recent version of the City's Park and Trail Standards, Engineering Standards, and Ridgefield Development Code.
  - b. Prior to issuance of Building Permits for the first building constructed, the following must be accomplished:
    - i. Complete construction, testing and approval of all infrastructure and site improvements.
    - ii. Complete and record Final Plat.
  - c. The Applicant shall pay water and sewer System Development Charges and Stormwater, Traffic, Park, and School Impact Fees.

**A. Transportation Impacts**

1. The Applicant shall pay Transportation Impact Fees.

DATED this 11<sup>th</sup> day of April 2017.



Joe Turner, AICP  
City of Ridgefield Hearing Examiner

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

**APPEAL**

*This decision is final, but may be appealed as provided in RDC Section 18.310.100.D within fourteen days after the date the notice is mailed. The appeal closing date is **April 26, 2017**. A party wishing to appeal this decision shall be filed with the Clark County Superior Court pursuant to state law.*

Attachment: Cloverhill PUD Final Order PLZ-16-0088 (1353 : Cloverhill Development Agreement)

MAIL TAX STATEMENTS TO:

AFTER RECORDING RETURN TO:

Jordan Ramis PC  
Attn: James D. Howsley  
1499 S.E. Tech Center Place, Suite 380  
Vancouver, WA 98683

### RECORDING COVER SHEET

*This space provided for recorder's use.*

INSTRUMENT TITLE: DEVELOPMENT AGREEMENT

GRANTOR(S): ROBERT A ROYLE LLC; a Washington limited liability company; ELRO LLC, a Washington limited liability company; ESTATE OF ROBERT ROYLE AND LIONEL ROYLE; KENNETH A. ROYLE; LUCILLE E. HOLLIS; MARGARET L. SVIR; MARCELLA R. SATHER; FORTRESS ENTERPRISES, INC., a Washington corporation;

GRANTEE: CITY OF RIDGEFIELD, WASHINGTON

ABBREVIATED LEGAL DESC: \_\_\_\_\_

FULL LEGAL DESC: See **Exhibit A** To This Document

ASSESSOR'S PROPERTY TAX  
PARCEL ACCOUNT NUMBER(S): 215832000; 215817000; 215865000; 215810000

REFERENCE NUMBER OF  
RELATED DOCUMENTS: \_\_\_\_\_

### DEVELOPMENT AGREEMENT

Effective Date: \_\_\_\_\_

Page 1 - DEVELOPMENT AGREEMENT

Attachment: 7-26-17 v12 - FINALCLEAN VERSION (2) (3) (1353 : Cloverhill Development Agreement)



## **PARTIES:**

The real property subject to this Development Agreement consists of four tax parcels within the City of Ridgefield, Clark County, Washington: parcel numbers 215832000; 215817000; 215865000; 215810000. The legal description for the Property is attached as **EXHIBIT A**.

The following individuals and entities are “Current Owners” of the Property:

ROBERT A ROYLE LLC, a Washington limited liability company –  
 LIONEL E. ROYLE –  
 KENNETH A. ROYLE –  
 LUCILLE E. HOLLIS –  
 MARGARET L. SVIR –  
 MARCELLA R. SATHER -  
 ELRO LLC, a Washington limited liability company –

Fortress Enterprises, Inc. is a Washington corporation vested with legal authority to complete development improvements upon particular phases of the Cloverhill development (“Developer”).

The rights and obligations established in this Agreement are assignable by the Current Owners, Owners, Developers and Responsible Parties (all as defined in this Agreement) to their heirs, successors and assigns, and Current Owners, Owners, Developers and Responsible Parties will contractually require subsequent Owners, Developers and Responsible Parties with whom Owners, Developers and Responsible Parties contract with to carry out the terms of this Agreement.

The City of Ridgefield is a Washington municipal corporation (“City”), and is responsible for land use planning and permitting pursuant to the Growth Management Act, RCW 35A.63 and RCW 58.17.

Current Owners, Owners, Developers, Responsible Parties and the City, as defined in this Agreement, are collectively referred to as the Parties.

## **AUTHORITIES**

The parties are authorized to enter this Development Agreement by RCW 36.70B.170(1).

Whereas, pursuant to RCW 36.70B.170, a development agreement may set forth the development standards and other provisions that will apply to, govern and vest the development, use and mitigation of the development of real property for the duration specified in the agreement, which statute provides:

(1) A local government may enter into a Development Agreement with a person having ownership or control of real property within its jurisdiction. A city may enter into a development agreement for real property outside its boundaries as part of a proposed annexation or a service agreement. A development agreement must set forth the development standards and other provisions that will apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement. A development agreement will be consistent with applicable development regulations adopted by a local government planning under chapter 36.70A RCW;

Whereas, the legislative findings supporting the enactment of this section provide:

The legislature finds that the lack of certainty of the approval of development projects can result in a waste of public and private resources, escalate housing costs for consumers and discourage the commitment to comprehensive planning which would make maximum efficient use of resources at the least economic cost to the public. Assurance to a development project applicant that upon government approval the project may proceed in accordance with existing policies and regulations, and subject to conditions of approval, all as set forth in a development agreement, will strengthen the public planning process, encourage private, participation and comprehensive planning, and reduce the economic costs of development. Further, the lack of public facilities and services is a serious impediment to development of new housing and commercial uses. Project applicants and local governments may include provisions and agreements whereby applicants are reimbursed over time for financing public facilities. It is the intent of the legislature by RCW 36.70B.170 through 36.70B.210 to allow local governments and owners and developers of real property to enter into development agreements;

### **RECITALS**

1. On March 24, 2016, a Concomitant Rezone Agreement (“Rezone Agreement”) was entered into by the City, ELRO, LLC, and the Estate of Robert Royle and Lionel Royle, and Fortress Enterprises, Inc. The Rezone Agreement applies to parcels 215832-

000, 215817-000, 21581-0000, and 215865-000: which is all the Property subject to this Development Agreement.

2. The Rezone Agreement provides, in relevant part, that park space suitable for active play within one quarter (1/4) mile of all lots in each phase and an integrated trail network connecting within and between all phases of the project would be constructed prior to final plat for each phase of the Property. Rezone Agreement page 5, paragraph 9.

3. The City issued preliminary plat approval for the Property on April 11, 2017, Final Order PLZ-16-0088 (“Cloverhill PUD & Subdivision”), attached as **EXHIBIT B** (the “Preliminary Plat Approval” and Subdivision Map).

4. The Preliminary Plat Approval Order contains several provisions that are subject to clarification and interpretation, and the Parties also intend to vary landscaping, fencing and public utility easement provisions associated with S. 45<sup>th</sup> Avenue.

5. The City also intends that S. 45<sup>th</sup> Avenue will be constructed as a minor arterial street, with 45<sup>th</sup> Avenue planned as a minor arterial street on the City’s Transportation Improvement Plan for the purpose of providing connectivity and improving transportation levels of service within the City, with 45<sup>th</sup> Avenue improvements TIF eligible.

6. The Parties agree that it is in all Parties’ best interests to formalize such clarification and interpretation to ensure consistent and clear application throughout the development process.

## AGREEMENT

NOW, THEREFORE, the Parties agree as follows:

### 1. DEFINITIONS

Terms utilized in this Agreement are defined as follows:

- 1.1) **“City”** – The City of Ridgefield, Washington.
- 1.2) **“Cloverhill development”** – The Cloverhill PUD & Subdivision authorized by Final Order PLZ-16-0088 (“Final Order”) and subject to the terms of the Concomitant Rezone Agreement and this Development Agreement.



- 1.3) **“Concomitant Rezone Agreement” / “Rezone Agreement”** – The March 24, 2016 rezone agreement executed by the City, ELRO, LLC, and the Estate of Robert Royle and Lionel Royle, and Fortress Enterprises.
- 1.4) **“Developer”** – The person(s) or legal entity(s) vested with legal authority to complete development improvements upon the particular phase of the Cloverhill development.
- 1.5) **“Owner”** – The person(s) or legal entity(s) with legal ownership interest in the particular phase of the Cloverhill development. “Owner” does not include “Current Owners” defined above.
- 1.6) **“Responsible Party”** – The person(s) or legal entity(s) who, as either an Owner or Developer of the subject phase, or as a properly constituted Homeowners’ Association, have a legal duty to perform the terms of this Development Agreement, as defined in any binding legal instrument (including but not limited to purchase and sale agreements, HOA CCRs, and similar legal instruments). Should no Developer or Homeowners’ Association have any such duty allocated in any binding legal instrument, the Owner of the phase at issue shall be responsible for performance of the terms of this Development Agreement as applied to that particular phase. In the event of any dispute between an Owner, Developer and/or Homeowners’ Association regarding the duties, obligations and benefits under this Development Agreement, the City shall have authority to enforce all terms of this Development Agreement as an obligation running with the particular phase for which performance is disputed, and may pursue recourse against any Owner or Developer/Homeowners’ Association of the particular phase subject to the disputed Development Agreement provision; PROVIDED that the City shall not pursue recourse against individual purchaser/owners of individual platted lots once sold to third parties. The Current Owners have no duty or obligation to perform any requirements associated with development of the Cloverhill development under this Development Agreement, the Rezone Agreement, the Final Order, or any other instrument.
- 1.7) **“45<sup>th</sup> Avenue Wall”** – A six foot (6’) tall “stone look” e.g. natural or manufactured products wall, in muted earth tones, freestanding with columns every seventy-five feet (75’) maximum, to front along South 45<sup>th</sup> Avenue.

## 2. GARAGE SETBACK PROVISION

The 4' garage setback provision under RDC 18.210.120.A.1 applies only to accessory structures and accessory dwellings and not to primary dwellings with incorporated garages.

## 3. RESIDENTIAL DESIGN STANDARDS

The architectural design standards found in RDC 18.210.060 and RDC 18.210.065 are replaced with the following:

### 3.1) RDC 18.210.060

A.Purpose. The purposes of these standards are to ensure compatibility and continuity between and within developments, as well as variety in architecture. The standards are intended to complement the site with quality building design.

B.Applicability. The standards of this section apply only to low density residential developments with five or more lots vested after the effective date of this ordinance.

C.Every home shall contain the following features: i) All wall openings, regardless of visibility from a public right-of-way, shall have contrasting trim (minimum 3”), and where no wall openings exist on a façade, contrasting materials must be incorporated; ii) roof overhang (minimum 6”); iii) covered entry; iv) minimum 100 square foot covered outdoor area located on any façade other than the front façade; v) another feature approved by the community development director may be authorized in lieu of one or more of the foregoing based on fact-specific analysis in the director’s sole discretion.

D.Architectural Design. To ensure variety in architecture and to reduce the dominance of garages on the streetscape, applicants for new residential developments shall demonstrate compliance with the following provisions at the time of building permit application:

1. **FRONT FAÇADE SEPARATION:** Dwellings with the same front façade located on the same side of a street shall be separated by no less than two (2) lots, and dwellings with the same front façade located on opposite sides of a street shall be separated by no less than two (2) lots, with the lot directly across the street not included in the two-lot calculation. In this context, the lot “directly across the street” means the lot with which the greatest portion of frontage aligns with the frontage of the subject lot.

2. **FRONT FAÇADE FEATURES:** Every front façade shall contain a minimum of three (3) elements from the lists below to include a minimum of one (1) element from the structural elements list and at least one (1) element from the decorative elements list:

**STRUCTURAL ELEMENTS:** Porches, dormers, gables, hipped/pitched roof, bay window, cupolas/towers, 16” offset, balconies, unique roofline via orientations (structure, pitch, etc.), vertical breaks/horizontal walls

**DECORATIVE ELEMENTS:** Decorative garage doors, pillars/posts, decorative finish, contrasting materials, brick/rock accents, variable siding materials, shutters, plan reversal, other architectural elements, other than color, glass or lighting, including varying texture and materials within the same building, or massing, or window voids.

The community development director may authorize another feature in lieu of one or more of the foregoing based on fact-specific analysis in the director’s sole discretion.

3.Housing within the same development that faces across a public or private street or right-of-way shall be the same type, i.e., single-family attached facing single-family attached or townhouses facing townhouses.

4.Where houses are served by alleys, all garages and on-site parking shall be accessible from the alley and the facade of the house facing the public street shall be designed as the front of the house including, but not limited to, a primary building entrance consisting of inward swinging door(s), porch(es), window(s) and pathway(s) to the public sidewalks.

### 3.2) RDC 18.210.065

A.The following standards apply to all lots abutting or adjacent to the public rights-of-way of Hillhurst Road, Pioneer Street (east of the Gee Creek crossing), 45<sup>th</sup> Avenue, or South Royle Road and may not be modified through the PUD process. Adjacent, when used in this section, means, separated by a street, tract, open space, or similar intervening element.

B.Fencing and Walls. All residential lots shall comply with the following fencing and wall standards in addition to RDC [Section] [18.210.110](#) and [Chapter] [18.740](#); PROVIDED that all S. 45<sup>th</sup> Avenue frontage shall be subject to the fencing and landscaping provisions under Development Agreement 3.3, and such standards shall prevail in the event of inconsistency with the following terms for all S. 45<sup>th</sup> Avenue frontage..

1.Install a fence or wall continuously along the entire lot lines facing major corridors as listed in subsection (A). The fence or wall must comply with the site clearance provisions of Section 2.15 of the city engineering standards.



2.The fence or wall must be a minimum of six feet high and be constructed of , earth tone stone with columns or physical indentations in the fence or wall at least every fifty lineal feet to reduce the massing effect of the fence material. The fence or wall design shall be compatible with nearby fences and walls along the major corridors, and shall be approved by the planning director.

3.The property owner, developer or homeowners association is responsible for the maintenance of the fence or wall.

4.The fence or wall shall not be built until the city issues a fence permit consistent with RDC [Section] 18.740.050, the city issues a building permit for a wall, or grants approval through the development review process.

C.Landscaping. The following standards are in addition to the requirements in RDC18.725.

1.A minimum five-foot wide planting strip shall be required between the back edge of the sidewalk abutting or adjacent to major corridors as listed in subsection (A) and the property lines of abutting lots, tracts or parcels.

Vegetation within this planting strip shall satisfy the following standards:

a.Proposed vegetation shall be detailed in a landscape plan, consistent with the requirements of RDC 18.725.070, that addresses plant location, plant type, quantity, initial and mature planting sizes and method of irrigation.

b.The planting strip shall be planted with a diverse mixture of evergreen trees, native shrubs and groundcover. Water features (creeks, fountains, etc.) may augment or replace the landscaping feature.

c.All plantings shall remain fifty percent opaque year round.

d.An in-ground irrigation system shall be installed to ensure the growth and long-term viability of planted materials.

e.The perpetual maintenance and operation of the five-foot wide planting strip, or in the case of S. 45<sup>th</sup> Avenue frontage, the planting strip running from the back of the sidewalk to the wall (as depicted in Landscape **EXHIBIT C**, and Typical Roadway Section **EXHIBIT F**), shall be the responsibility of a homeowner's association and/or the developer.

### 3.3) Landscape and Wall Detail – S. 45<sup>th</sup> Avenue Frontage

3.3a) A six foot (6') tall “stone-look” (e.g., natural or manufactured products) in muted earth-tones, freestanding wall with columns every 75' (maximum) will be constructed and maintained to front along S. 45<sup>th</sup> Avenue. This wall improvement is referred to as the “45<sup>th</sup> Avenue Wall.” The Responsible Party will install and maintain landscaping along the S. 45<sup>th</sup> Avenue Frontage as depicted in Landscape Plan attached as **EXHIBIT C**, incorporated by reference.

3.3b) The 45<sup>th</sup> Avenue Wall will be placed 5' off the right-of-way for S. 45<sup>th</sup> Avenue. This will provide for additional screening and landscaping to match **EXHIBIT C**, as incorporated herein.

3.3c) The 45<sup>th</sup> Avenue Wall, and the five foot (5') (minimum) to sixteen foot (16') landscape strip between the back of the sidewalk and 45<sup>th</sup> Avenue Wall will be perpetually maintained by the Responsible Party.

3.3d) **EXHIBIT F**, attached hereto and incorporated by reference, provides detail regarding the typical roadway section for S. 45<sup>th</sup> Avenue.

### **3.4) Sidewalk Placement – S. 45<sup>th</sup> Avenue Frontage**

The City agrees that the sidewalks along S. 45<sup>th</sup> Avenue may meander between the back of curb and edge of right-of-way. This meandering sidewalk will allow for less conflicts between public utilities and allow for increased landscaping between the sidewalk and 45<sup>th</sup> Avenue Wall.

## **4. PARKS, OPEN SPACES, TRAILS AND RELATED IMPROVEMENTS – TIMING AND FUNDING**

Parks, open spaces, trails and related improvements shall be completed concurrently with the respective phases, as provided in the Rezone Agreement, with parks, open spaces, trails and related improvements to be constructed prior to the final plat of the particular specific phase of the project that includes within its phase boundaries the specific parks, open spaces, and related improvements. The construction and maintenance of parks, open spaces, trails and related improvements shall be completed and maintained by the Responsible Party. **EXHIBIT D**, attached hereto and incorporated by reference, depicts phase lines and the associated park and open space areas and improvements associated with each phase and shall guide which park and trail improvements are associated with each phase.

### **4.1) Trail Development on School District Property**

The parties anticipate that the Ridgefield School District #122 will authorize the Gee Creek trail and the connection trail improvements generally depicted on **EXHIBIT E** to be constructed and maintained upon School District property identified as Clark County Tax Parcel 215881000. This trail improvement shall be maintained as defined in the associated easement instrument in which the School District is Grantor, and Cloverhill ownership interest is Grantee, such that no maintenance obligations will be imposed upon the Current Owners and the City, and such that the City will have adequate assurances regarding construction and maintenance of these off-site trails. The easement instrument shall be approved by the City and executed and recorded no later than October 2, 2017. In

the event recording is not completed by October 2, 2017, the City may, in its sole discretion, require that Cloverhill Phases 7 through 10 be modified to accommodate equivalent improvements within the boundaries of Phases 7 through 10.

## **5. TRAIL CONSTRUCTION DETAILS**

5.1) Regional trails (T-4 and T-11) shall be paved. Where the anticipated alignment of regional trails is constrained by critical areas the city agrees to shift the regional trail alignment the minimum necessary to avoid critical areas and buffers. The alignment must accomplish the goals and policies in the Comprehensive Plan and Parks and Recreation Plan. All other trails required for the Cloverhill PUD shall be paved to the extent feasible in light of critical area code requirements, engineering and topographical constraints, and other applicable code and regulatory standards. At the Responsible Party's option, all trails may be constructed with base rock only for the first year to enable settling which will extend the life of the trail improvements once paved. This one year settling period shall not delay final plat approval, and subsequent paving may be secured through bonding at the time of final plat approval.

5.2) Trail lighting is required at intersections only, and street lighting provided at intersections where trail sections cross will satisfy trail lighting intersection requirements.

## **6. PARK ACCEPTANCE AND PARK IMPACT FEE CREDITS**

To the extent that the City acquires or accepts dedication of park, trail or open space improvements associated with any phase of the Cloverhill PUD and Subdivision, the City agrees to reimburse the Responsible Party who funded the park, trail or open space improvements associated with specific phase. This reimbursement shall be in the form of Park Impact Fee or Transportation Impact Fee credits as appropriate.

## **7. WATERLINE**

7.1) The City agrees that the 12 inch water main line associated with this project is larger than the standard 8 inch water main requirement. The City will reimburse the Responsible Party who funds this water line improvement upon acceptance of this improvement.

7.2) The City agrees that the City will require the Ridgecrest PUD and Subdivision (City of Ridgefield Final Order PLZ-16-0035) to complete Ridgecrest's water main improvements through build-out of Ridgecrest's first phase of construction and prior to final plat approval of Ridgecrest's first phase of construction, so as to immediately provide water line improvements to 45<sup>th</sup> Avenue, which will provide water availability to the Cloverhill development.

## **8. LOCATION OF PUBLIC UTILITY EASEMENTS WITHIN ROW**



The City agrees that the public utility easements for S. 45<sup>th</sup> Avenue (a/k/a Royle Road) can be located within the right-of-way and not on the rear yards of the adjacent lots. All lots which back up to S. 45<sup>th</sup> Avenue (a/k/a Royle Road) will have typical 6 foot wide public utility easements along their street frontages where driveway access is taken. It is not necessary for two public utility easements to be located on the lots. Public utilities may be located in the planter strips or under the sidewalks if necessary along S. 45<sup>th</sup> Avenue (a/k/a Royle Road).

## **9. PARK, OPEN SPACE, AND TRAIL IMPROVEMENT MAINTENANCE - HOMEOWNERS' ASSOCIATION**

A Homeowners' Association shall be established, and the Responsible Party shall transfer maintenance duties and obligations to the Homeowners' Association, so that the City will have no responsibility for maintenance of the park, open space and trail improvements unless and until the time of any future dedication of the same to the City; PROVIDED, that the City shall accept by dedication or other means all Regional Trails and all trails constructed in conjunction with the Cloverhill development but located upon the off-site Ridgefield School District property, and shall operate and maintain such trails and indemnify the Ridgefield School District with respect to the same

## **10. PROPORTIONATE SHARE**

The Parties agree that with respect to public road improvements under Preliminary Approval Condition #32, the Proportionate Share calculation shall be the total sum based on the City's actual costs and not to exceed \$126.40 per lineal foot of half width frontage. Such sum may be secured by bond, letter of credit, or other form of security acceptable to the City and compatible with grant requirements, OR at the Responsible Party's option, such sum may be secured by individual promissory notes as follows: an individual promissory note securing the sum of the improvements for the particular phase (\$126.40 multiplied by the footage for the specific phase) will be executed at the final plat of the specific phase and shall be a part of the final plat documentation for the specific phase, with the Responsible Party for the specific phase signing as the party obligated pursuant to the promissory note. The sum secured by the promissory note will be converted to cash at final construction of City's 45<sup>th</sup>/Royle Road improvements, with the cash sum equivalent to the City's actual costs, not to exceed \$126.40 per lineal foot. This section 10 replaces Preliminary Approval Condition #32 in its entirety.

## **MISCELLANEOUS PROVISIONS**

**Recitals.** Each of the Recitals contained herein are intended to be, and are incorporated as, covenants between the Parties and will be so construed.

**Execution of Agreement; Counterparts; Electronic Signatures.** This Agreement may be executed in several counterparts; each of which shall be deemed an original and all of which shall constitute one and the same instrument, and shall become effective when counterparts have been signed by each of the Parties and delivered to the other Parties; it being understood that all Parties need not sign the same counterparts – PROVIDED that all signature pages will be recorded together, and the complete recorded Agreement will constitute the final instrument. The exchange of copies of this Agreement and of signature pages by facsimile transmission (whether directly from one facsimile device to another by means of a dial-up connection or whether mediated by the worldwide web), by electronic mail in “portable document format” (“.pdf”) form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, or by combination of such means, shall constitute effective execution and delivery of this Agreement as to the Parties and may be used in lieu of the original Agreement for all purposes. Signatures of the Parties transmitted by facsimile shall be deemed to be their original signatures for all purposes.

**Effective Date.** This Agreement is effective on the date of recording.

**Termination.** This Agreement will terminate upon the mutual agreement of the Parties in writing, which will be recorded.

**City's Reserved Authority.** Notwithstanding anything in this Agreement to the contrary, the City will have the authority to impose new or different regulations to the extent required by a serious threat to public health and safety as required by RCW 36.70B; provided, however that traffic congestion generally is not a serious threat to public health and safety but the impact of congestion at any particular location may degrade to a level that constitutes a safety hazard, and that such action will only be taken by legislative act of the Ridgefield City Council after appropriate public process.

**Authorization.** The persons executing this Agreement on behalf of the Current Owners, Owners, Developers, Responsible Parties and the City are authorized to do so and, upon execution by such parties, this Development Agreement will be a valid and binding obligation of such parties in accordance with its terms. The Parties have each obtained any and all consents required to enter into this Agreement and to consummate or cause to be consummated the transactions contemplated hereby.

**Run with the Land.** This Agreement will run with the land and benefit and bind the Parties and the Parties' heirs, successors and assigns, and will be recorded with the Clark County Auditor.

**Assignability and Contractual Transfer of Obligations:** The rights and obligations established in this Agreement are assignable by the Current Owners, Owners, Developers and Responsible Parties to their heirs, successors and assigns, and the Current Owners, Owners and Developers and Responsible Parties will contractually require subsequent owners and developers with whom Current Owners, Owners, Developers and Responsible Parties contract with to carry out the terms of this Agreement.

**Term.** The Term of this Agreement will expire ten (10) years from the date of execution of this Agreement, unless earlier extended by the Parties.

**Public Hearing.** The Ridgefield City Council has approved execution of this Agreement by ordinance after a public hearing.

**Dispute Resolution.** Should a disagreement arise between the Parties, the Parties agree to attempt to resolve the disagreement by first meeting and conferring. If such meeting proves unsuccessful to resolve the dispute, the disagreement may be resolved by a civil action.

**Venue.** This Agreement will be construed in accordance with the laws of the State of Washington, and venue is in the Clark County Superior Court.

**Performance.** Failure by any Party at any time to require performance by the other Parties of any of the provisions hereof will not affect the Parties' rights hereunder to enforce the same, nor will any waiver by a Party of the breach hereof be held to be a waiver of any succeeding breach or a waiver of this clause.

**Severability.** If any portion of this Agreement will be invalid or unenforceable to any extent, the validity of the remaining provisions will not be affected thereby. If a material provision of this Agreement is held invalid or unenforceable such that a Party does not receive the benefit of its bargain, then the other Parties will renegotiate in good faith terms and provisions that will effectuate the spirit and intent of the Parties' agreement herein.

**Inconsistencies.** If any provisions of the Ridgefield Development Code and land use regulations are deemed inconsistent with this Agreement, the court shall first attempt to harmonize the provisions and if unable to do so, the provisions of this Agreement will prevail, excepting the City's reserved authority as explicitly defined herein.

**Amendments.** This Agreement may only be amended by mutual written agreement of the Parties, and all amendments will be recorded in the Clark County deed records.

**Survival.** Any covenant or condition set forth in this Agreement, the full performance of which is not specifically required prior to the expiration or earlier termination but which by its terms is to survive the termination of this Agreement, will survive the expiration or earlier termination of this Agreement and will remain fully enforceable thereafter.



**No Benefit to Third Parties.** The Parties are the only parties to this Agreement and are the only parties entitled to enforce its terms, except as otherwise specifically provided in this Agreement. There are no third-party beneficiaries.

**Entire Agreement.** This Agreement constitutes the entire agreement between the Parties as to the subject matter, and merges, supersedes, and terminates the Prior Development Agreements.

**Notices.** All notices will be in writing and may be delivered by personal delivery, by overnight courier service, or by deposit in the United States Mail, postage prepaid, as certified mail, return receipt requested, and addressed as follows:

City: City of Ridgefield  
 Attn: Steve Stuart  
 230 Pioneer St.  
 PO Box 608  
 Ridgefield, WA 98642-0608

With a copy to: Janean Parker  
 Law Office of Janean Z. Parker  
 PO Box 298  
 Adna, WA 98522

Developers: Fortress Enterprises, Inc.

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With a copy to: Jordan Ramis, PC  
 Attn: James D. Howsley  
 1499 SE Tech Center Place, Suite 380  
 Vancouver, WA 98683

Current Owners: ROBERT A. ROYLE, LLC  
 ELRO, LLC  
 ESTATE OF ROBERT ROYLE AND LIONEL  
 ROYLE  
 KENNETH A. ROYLE  
 LUCILLE E. HOLLIS  
 MARGARET L. SVIR  
 MARCELLA R. SATHER

With a copy to: Miller Nash Graham & Dunn, LLP  
 Attn: LeAnne Bremer  
 500 Broadway Street, Suite 400  
 Vancouver, WA 98660

Notices will be deemed received by the addressee upon the earlier of actual delivery or refusal of a party to accept delivery thereof. The addresses to which notices are to be delivered may be changed by giving notice of such change in address in accordance with this notice provision.

**Time is of the Essence.** Time is of the essence in the performance of and adherence to each and every provision of this Agreement.

**Non-waiver.** Waiver by any Party of strict performance of any provision of this Agreement will not be deemed a waiver of or prejudice a Party's right to require strict performance of the same or any other provision in the future. A claimed waiver must be in writing and signed by the Party granting a waiver. A waiver of one provision of this Agreement will be a waiver of only that provision. A waiver of a provision in one instance will be a waiver only for that instance, unless the waiver explicitly waives that provision for all instances.

**Headings, Table of Contents.** The section headings are for convenience in reference and are not intended to define or limit the scope of any provision of this Agreement.

**Interpretation of Agreement; Status of Parties.** This Agreement is the result of arm's-length negotiations between the Parties and will not be construed against any Party by reason of its preparation of this Agreement. Nothing contained in this Agreement will be construed as creating the relationship of principal and agent, partners, joint venturers, or any other similar relationship between the Parties.

**Future Assurances.** Each of the Parties will promptly execute and deliver such additional documents and will do such acts that are reasonably necessary, in connection with the performance of their respective obligations under this Agreement according to the Schedule so as to carry out the intent of this Agreement.

Signatures appear on the following pages.



DEVELOPER –

By: \_\_\_\_\_ Date \_\_\_\_\_  
 Its: \_\_\_\_\_

State of Washington )  
 ) ss.  
 City of \_\_\_\_\_)

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, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the \_\_\_\_\_, of \_\_\_\_\_ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_, 2017.

(Seal or stamp)

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Title  
 My appointment expires \_\_\_\_\_

DEVELOPER –

By: \_\_\_\_\_  
Its: \_\_\_\_\_

Date \_\_\_\_\_

State of Washington     )  
                                      ) ss.  
City of \_\_\_\_\_)

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, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_, 2017.

(Seal or stamp)

Signature \_\_\_\_\_

Title \_\_\_\_\_  
My appointment expires \_\_\_\_\_

Attachment: 7-26-17 v12 - FINALCLEAN VERSION (2) (3) (1353 : Cloverhill Development Agreement)

CURRENT OWNER –

\_\_\_\_\_  
By: \_\_\_\_\_ Date \_\_\_\_\_  
Its: \_\_\_\_\_

State of Washington )  
 ) ss.  
City of \_\_\_\_\_)

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, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_, 2017.

(Seal or stamp)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title  
My appointment expires \_\_\_\_\_



CURRENT OWNER –

By:  
Its:

Date

State of Washington )  
 ) ss.  
City of \_\_\_\_\_)

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Dated: \_\_\_\_\_, 2017.

(Seal or stamp)

Signature

Title

My appointment expires \_\_\_\_\_

CURRENT OWNER –

\_\_\_\_\_  
By: \_\_\_\_\_ Date \_\_\_\_\_  
Its: \_\_\_\_\_

State of Washington )  
 ) ss.  
City of \_\_\_\_\_)

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Dated: \_\_\_\_\_, 2017.

(Seal or stamp)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title  
My appointment expires \_\_\_\_\_

CURRENT OWNER –

\_\_\_\_\_  
By: \_\_\_\_\_ Date \_\_\_\_\_  
Its: \_\_\_\_\_

State of Washington )  
 ) ss.  
City of \_\_\_\_\_)

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Dated: \_\_\_\_\_, 2017.

(Seal or stamp)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title  
My appointment expires \_\_\_\_\_



CURRENT OWNER –

\_\_\_\_\_  
By: \_\_\_\_\_ Date \_\_\_\_\_  
Its: \_\_\_\_\_

State of Washington )  
 ) ss.  
City of \_\_\_\_\_)

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, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_, 2017.

(Seal or stamp)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title  
My appointment expires \_\_\_\_\_

CURRENT OWNER –

\_\_\_\_\_  
By: \_\_\_\_\_ Date \_\_\_\_\_  
Its: \_\_\_\_\_

State of Washington )  
 ) ss.  
City of \_\_\_\_\_)

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, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_, 2017.

(Seal or stamp)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title  
My appointment expires \_\_\_\_\_

CURRENT OWNER –

By: \_\_\_\_\_ Date \_\_\_\_\_  
 Its: \_\_\_\_\_

State of Washington )  
 ) ss.  
 City of \_\_\_\_\_)

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Dated: \_\_\_\_\_, 2017.

(Seal or stamp)

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Title  
 My appointment expires \_\_\_\_\_

City of Ridgefield

\_\_\_\_\_  
By: \_\_\_\_\_ Date \_\_\_\_\_  
Its: \_\_\_\_\_

State of Washington )  
 ) ss.  
City of \_\_\_\_\_)

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, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the \_\_\_\_\_, of \_\_\_\_\_ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_, 2017.

(Seal or stamp)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title  
My appointment expires \_\_\_\_\_

Approved as to form:

\_\_\_\_\_  
City Counsel



**EXHIBIT A – LEGAL DESCRIPTION****Parcel No. 215832000**

#37 SEC 29 T4N R1EWM 38A

The Northeast quarter of the Northeast quarter of Section 29, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington.

EXCEPT the South 435.6 feet of the West 200 feet:

ALSO EXCEPT that portion lying within N.E. 254<sup>th</sup> Street now shown as S. 15<sup>th</sup> Street and N.W. 31<sup>st</sup> Avenue now shown as S. 45<sup>th</sup> Avenue.

**Parcel No. 215817000**

#22 SEC 29 T4N R1EWM 76.48A

**TRACT A:**

The Southeast quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section Twenty-nine (29), Township Four (4) North, Range One (1) East of the Willamette Meridian.

**EXCEPT** that certain one-half (1/2) acre tract conveyed to JOHN W. WELLS, by Deed recorded in Volume 146, Page 106, records and said County, described as follows:

Commencing at the quarter section corner between Sections 28 and 29, Township 4 North, Range 1 East of the Willamette Meridian, in the center of the county road, running thence in a southwesterly direction along the center of said county road to a point far enough distant from point of beginning, so that a line drawn therefrom due east to Section line between Section 28 and 29 will with said section line and aforesaid center line of said County road form a triangle containing one-half (1/2) acre of land.

**ALSO EXCEPT** that certain one-third (1/3) acre tract conveyed to ROBERT A. ROYLE and ANN ROYLE, husband and wife, by Correction Warranty Deed recorded as Clark County Auditor's file No. G-745661, records of Clark County, described as follows:

**BEGINNING** at the Northeast corner of the Southeast Quarter of Section 29, Township 4 North, Range 1 East of the Willamette Meridian; thence West 450 feet to the **TRUE POINT OF BEGINNING**; thence West on said quarter section line, 120 feet; thence South 120 feet; thence East 120 feet; thence North 120 feet, to the **POINT OF BEGINNING**.

**ALSO EXCEPT** that portion of the Northeast quarter of the Southeast quarter of Section 29, Township 4 North, Range 1 East, Willamette Meridian, Clark County, Washington, quieted to GL4D, L.L.C. pursuant to Stipulation and Stipulated Order of Judgment to Quiet Title entered in Clark County Superior Court Case No. 07-2-00967-5, described as follows:

BEGINNING at a brass cap marking the Southeast corner of Section 29 as shown in Book "H" of Plats, page 753, Clark County Auditor's Records; thence North 00°06'40" East, along the East line of the Southeast quarter of Section 29, for a distance of 2393 feet, more or less, to the Southeast corner of the "Farthing tract" as described in Clark County Auditor's File No. G-652127 and the TRUE POINT OF BEGINNING; thence West along the South line of the "Farthing tract", 89 feet, more or less, to an existing fence; thence Southeasterly along said fence line, 118 feet, more or less, to the East line of the Southeast quarter of Section 29; thence North 00°06'40" East, along the East line of the Southeast quarter, 77 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO restrictions and easements of record.

EXCEPT County Roads.

**TRACT B:**

A portion of the Northeast quarter of the Southeast quarter of Section 29, Township 4 North, Range 1 East, Willamette Meridian, Clark County, Washington, quieted in Lionel E. Royle, Robert A. Royle, Kenneth A. Royal, Lucille E. Hollis, Marcella R. Sather, Margaret L. Svir and Dwight G. Svir pursuant to Stipulation and Stipulated Order of Judgment to Quiet Title entered in Clark County Superior Court Case No. 07-2-00967-5, described as follows:

All that portion of the “Farthing tract” as described in Clark County Auditor’s File No. G-652127, that lies Southwesterly of the following described line:

BEGINNING at a brass cap marking the Southeast corner of Section 29 as shown in Book “H” of Plats, page 753, Clark County Auditor’s Records; thence North 00°06’40” East, along the East line of the Southeast quarter of Section 29, for a distance of 2393 feet, more or less, to the Southeast corner of the “Farthing tract”; thence Westerly along the South line of the “Farthing tract”, 89 feet, more or less, to an existing Northwesterly fence and the TRUE POINT OF BEGINNING of the line to be described; thence Northwesterly along said fence and it’s extension, 64 feet, more or less, to the centerline of Old County Road 25 (the North line of the “Farthing tract”) and the terminus of said line.

EXCEPT County Roads.

**Parcel No. 215865000**

# 70 SEC 29 T4N R1EWM .33A

BEGINNING at the Northeast corner of the Southeast quarter of Section 29, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington; thence West 450 feet to the TRUE POINT OF BEGINNING; thence West on said quarter section line, 120 feet; thence South 120 feet; thence East 120 feet; thence North 120 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a non-exclusive easement 60 feet in width for road purposes, including transportation of utilities, the center line of which commences at the Southeast corner of the tract herein conveyed; and runs thence in an Easterly and Southerly direction to the County Road known as N.W. Royle Road, as the same is located on the ground.

TOGETHER WITH the right to use the water from and ingress and egress to that certain well approximately 130 feet in depth, located approximately 6 feet North and 20 feet East of the Northwest corner of the above described tract as set forth in Correction Warranty Deed recorded under Clark County Auditor's File No. G 745661, and subject to the terms and conditions set forth therein.

SUBJECT TO restrictions and easements of record.

Attachment: 7-26-17 v12 - FINAL CLEAN VERSION (2) (3) (1353 : Cloverhill Development Agreement)



**Parcel No. 215810000**

#14 SEC 29 T4N R1EWM 19.45A

Beginning at a point 39 rods East of the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 29, Township 4 North, Range 1 East of the Willamette Meridian, in Clark County, Washington; thence North 80 rods; thence East 41 rods; thence South 80 rods; thence West 41 rods to the point of beginning.

**EXCEPT** that portion transferred to RIDGEFIELD SCHOOL DISTRICT NO. 122, Clark County, Washington, by Deed recorded as Auditor's File No. G-485728, described as follows:

That portion of the Northwest Quarter of the Southeast Quarter of Section 29, Township 4 North, Range 1 East of the Willamette Meridian, described as follows:

**BEGINNING** at a point on the South line of the Northwest Quarter of the Southeast Quarter of said Section 29 that is South 89°22'53" East 643.50 feet from the Southwest corner thereof; thence North 0°58'40" East 60.00 feet; thence South 89°22'53" East 335.74 feet to the Westerly right of way line of County Road No. 25; and thence South 31°57'22" West, along said right-of-way, 70.25 feet; thence North 89°22'53" West 299.60 feet to the point of beginning;

**EXCEPT** that portion conveyed to Clark County, Washington, by deed recorded March 20, 1962, under Auditor's File No. G-327882;

**EXCEPT** County Roads.

**EXHIBIT B – FINAL ORDER WITH SUBDIVISION MAP ATTACHED**

Attachment: 7-26-17 v12 - FINAL CLEAN VERSION (2) (3) (1353 : Cloverhill Development Agreement)

**CITY OF RIDGEFIELD  
REQUEST FOR COUNCIL ACTION**

**MEETING DATE:** July 27, 2017  
**ITEM:** BUSINESS  
**AGENDA ITEM TITLE:** Heritage Trees

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**PREVIOUS COUNCIL ACTION TAKEN:**

First reading and public hearing was held before City Council on July 13, 2017.

**SUMMARY/BACKGROUND:**

Part of the 2017 Planning Commission work program included research and development of a Heritage Tree ordinance for the city. Staff has undertaken research into various tree protection and Heritage Tree ordinances throughout the state to find qualities of those regulations that would fit Ridgefield's unique character and goals. During the May 3<sup>rd</sup> Planning Commission meeting Commission members and staff discussed various provisions and applicability to Ridgefield. The Planning Commission held a Public Hearing on June 7, 2017 and recommended approval of the attached draft code.

**BUDGET/FINANCIAL IMPACTS:**

None

**RECOMMENDED ACTION OR MOTION:**

None

**STAFF CONTACT:** Jeff Niten, Community Development Director  
**ATTACHMENTS:** PC recommendation Heritage Trees code (DOCX)

**ORDINANCE NO. 1241****HERITAGE TREES****ORDINANCE NO. 1241****AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON  
ADDING CHAPTERS WITHIN TITLE 18 OF THE RIDGEFIELD MUNICIPAL CODE**

ADDING CHAPTER 18.840 (HERITAGE TREES).

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

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

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

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

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

WHEREAS, the Ridgefield Planning Commission, after conducting public meetings and public hearings on the additions to Title 18 on June 7, 2017, forwarded recommendations to amend Title 18 to the City Council; and

WHEREAS, the City of Ridgefield submitted notice of the proposed amendments to the Washington State Department of Commerce on May 24, 2017 consistent with RCW 36.70A; and

WHEREAS, consistent with WAC 197-11-340(2), on May 23, 2017 the City of Ridgefield issued a Determination of Non-significance regarding the proposed Ridgefield Development Code update; and,

WHEREAS, the public comment period expired on June 7, 2017 and the City addressed all comments received; and,



WHEREAS, the Ridgefield City Council conducted a public hearing and the first reading of the amendments to Title 18 during a regularly scheduled City Council meeting held on July 13, 2017; and

WHEREAS, the Ridgefield City Council conducted a second ordinance reading on the proposed amendments to Title 18 during a regularly scheduled meeting held on July 27, 2017; and

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

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

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

Adds Title 18, Chapters: 18.840, Heritage Trees.

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

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

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

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 27<sup>th</sup> DAY OF JULY, 2017.

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Ron Onslow, Mayor

ATTEST/AUTHENTICATED:

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Julie Basarab,  
Deputy City Clerk

APPROVED AS TO FORM:

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Janean Parker, City Attorney

First Reading: July 13, 2017

Second Reading/Passage: July 27, 2017

Date of Publication:

Effective Date:

**EXHIBIT A:**

**Amendments of Title 18 of the Ridgefield Municipal Code**

Sections:

**18.840.010 Purpose and intent.**

The ordinance codified in this chapter has been adopted to identify, promote, protect and maintain Ridgefield's heritage trees. This chapter is intended to provide reasonable assurance Ridgefield's rich tree heritage will continue. This chapter has three purposes: (1) to identify heritage trees on public and private property; (2) to inform private property heritage tree owners about the treasures they possess; and (3) to encourage maintenance and protection of all heritage trees.

**18.840.020 Definitions.**

For the purposes of this chapter, the following terms are defined:

- A. "Adjacent property owner" means the person responsible for the care of a street tree.
- B. "Applicant" means the person that applies for a Heritage Tree Removal permit.
- C. "Arborist" means a professional trained in the art and science of planting, caring for, and maintaining individual trees.
- D. "City" means the city of Ridgefield, Washington.
- E. "DBH" means Diameter at Breast Height, or 4.5 feet (54 inches) above the ground.
- F. "Drip line" means the area encompassed by the tree canopy projected vertically to the ground.
- G. "Heritage Tree" means a tree meeting the minimum DBH identified in the tree protection ordinance, except defined nuisance trees.
- H. "ISA" means the International Society of Arboriculture.
- I. "Person" means any individual, organization, society, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, governmental agency, public or private utility, cooperative, interstate body, or other legal entity.
- J. "Property owner" means any person deeded the land on which the heritage tree grows or said person's legal representative.
- K. "Remove" or "removal" means the act of removing a heritage tree by digging it up, or cutting it down.

**18.840.030 Applicability of chapter.**

This chapter shall apply to all land designated for single family and multi-family uses, 20,000 square feet in size or less, within the city limits. All trees, other than street trees, are regulated under this chapter. All trees with a DBH measurement of 12 inches or greater, within the city limits, are regulated under this chapter, except nuisance species identified in 18.840.050 (D) below.

**18.840.040 Protected tree removal prohibition.**

Subject to the exceptions identified in Section 18.840.050 of this chapter, no person shall remove or cause damage to any heritage tree.

**18.840.050 Exceptions.**

Acts which may damage or remove a heritage tree may occur only after receiving a permit from the city. Only the property owner or city can apply for a permit.

A. Protected trees may be pruned without a permit as part of routine tree maintenance in accordance with International Society of Arboriculture Standards.

B. A heritage tree may be removed without a permit in order to protect public safety or private or public property from imminent danger, provided that the person responsible for removing the heritage tree applies for a tree removal permit within thirty (30) days following the removal of the tree. Such permit shall be accompanied by a statement from an arborist certified by the ISA that said tree was a danger to public health or public or private property.

1. An otherwise protected tree that is significantly damaged by a storm or reasonably unforeseeable action then removal of the tree is exempt from permitting requirements. Significantly, as it applies to this section, means more than 50% of the height of the main trunk of the tree is touching the ground.

C. Other acts which may result in damage to or removal of protected heritage trees shall adhere to the following process:

1. A person proposing any act which may result in damage to or removal of a protected heritage tree shall submit a Heritage Tree removal application to the city. The request shall identify the protected heritage tree(s) affected, the reason for the action, and the time the proposed action would occur. Applicants are encouraged to work with the native vegetation on site rather than removing heritage trees.
2. A Heritage Tree removal application shall be reviewed using Type II procedures.



3. The city shall make a determination within forty five (45) days of submission of permit application.

4. The city shall notify the person requesting the permit of the decision.

5. A decision to allow an action which may damage or remove any protected heritage trees will result in a permit being issued. The permit shall contain any required terms and/or conditions including replanting of identical species elsewhere on the subject property.

a. A required replacement of the removed heritage tree must be a condition of approval. At the discretion of the Community Development Director the applicant shall replant tree(s) of similar DBH measured at breast height elsewhere on the same property within thirty (30) days of removal. For example, if a heritage tree with a DBH of 15 inches is permitted for removal the applicant shall be required to replant one tree with a 15 inch DBH, or one tree with a 10 inch DBH and one tree with a 5 inch DBH, or three trees with a 5 inch DBH measurement, or any combination that replaces the DBH of the removed tree.

i. In no case will mitigation trees subject to a condition of approval be less than 2.5 inches DBH at the time of planting.

D. Nuisance Species as defined by RDC 18.830.050 Nuisance Plants and Harmful Plants lists, and:

1. Black cottonwood (*Populus trichocarpa*)
2. Black Locust (*Robinia pseudoacacia*)

Failure to follow the procedures set forth in this chapter or the terms and conditions of a permit shall be considered a violation of the city code.

#### **18.840.060 Violation and penalty.**

Any person violating or failing to comply with any provision of this chapter shall be found to have committed an infraction and shall be punishable by a penalty not to exceed five hundred dollars and a requirement to re-plant the same species at a 3 to 1 ratio at a minimum of the same DBH measurement. For example: each tree removed in violation of this chapter three trees shall be replanted. If a 15 inch DBH tree is removed in violation of this chapter three 15 inch DBH must be planted as mitigation in accordance with the formula outlined in 18.840.050 (C) (5) (a). Each such person shall be found to have committed a separate infraction for each and every day during any portion of which any violation of any provision of this chapter is committed, continued or permitted by any such person, and such person shall

be punished accordingly. The remedies for violation or failure to comply described herein are in addition to all other remedies provided or authorized by law.

## CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

**MEETING** July 27, 2017

**DATE:**

**ITEM:** BUSINESS

**AGENDA ITEM** AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON Amending  
**TITLE:** Chapters Within Title 18 of the Ridgefield Municipal Code AMENDING  
CHAPTER 18.210.150 (SPECIAL PROVISIONS FOR COTTAGE, CARRIAGE, AND  
TWO/THREE UNIT HOMES).

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**PREVIOUS COUNCIL ACTION TAKEN:**

First reading and Public Hearing for Ordinance 1242 was before Council on July 13, 2017.

**SUMMARY/BACKGROUND:**

Part of the 2017 Planning Commission work program included research and development of a Tiny Homes ordinance for the city. Staff has undertaken research into Tiny Homes, administrative hurdles associated with tiny homes and building code issues. During the May 3<sup>rd</sup> Planning Commission meeting Commission members discussed various provisions and applicability to Ridgefield. The Planning Commission held a public hearing on June 7, 2017 and recommended approval of the attached Tiny Homes code.

**BUDGET/FINANCIAL IMPACTS:**

None.

**RECOMMENDED ACTION OR MOTION:**

None.

**STAFF** Jeff Niten, Community Development Director

**CONTACT:**

**ATTACHMENTS** 18.210.150\_\_Special\_provisions\_for\_cottage\_\_carriage\_and\_two\_three\_unit\_homes v.1 (DOCX)  
:  
18.100.048\_\_\_\_T\_\_definitions. V1 (DOCX)

**ORDINANCE NO. 1242****AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING CHAPTERS WITHIN TITLE 18 OF THE RIDGEFIELD MUNICIPAL CODE AMENDING CHAPTER 18.210.150 (SPECIAL PROVISIONS FOR COTTAGE, CARRIAGE, AND TWO/THREE UNIT HOMES).**

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

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

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

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

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

WHEREAS, the Ridgefield Planning Commission, after conducting public meetings and public hearings on the revisions to Title 18 on June 7, 2017, forwarded recommendations to amend Title 18 to the City Council; and

WHEREAS, the City of Ridgefield submitted notice of the proposed amendments to the Washington State Department of Commerce on May 24, 2017 consistent with RCW 36.70A; and

WHEREAS, consistent with WAC 197-11-340(2), on May 23, 2017 the City of Ridgefield issued a Determination of Non-significance regarding the proposed Ridgefield Development Code update; and,

WHEREAS, the public comment period expired for PLZ-15-0002 on June 7, 2017 and the City addressed all comments received; and,

WHEREAS, the Ridgefield City Council conducted a public hearing and the first reading of the amendments to Title 18 during a regularly scheduled City Council meeting held on July 13, 2017; and



WHEREAS, the Ridgefield City Council conducted a second ordinance reading on the proposed amendments to Title 18 during a regularly scheduled meeting held on July 27, 2017; and

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

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

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

Amends Title 18, Chapters: 18.210.150, Special Provisions for Cottage, Carriage and Two/Three Unit Homes.

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

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

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

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 27<sup>TH</sup> DAY OF JULY, 2017.

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Ron Onslow, Mayor

ATTEST/AUTHENTICATED:

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Julie Basarab,  
Deputy City Clerk

APPROVED AS TO FORM:

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Janean Parker, City Attorney

First Reading: July 13, 2017

Second Reading/Passage: July 27, 2017

Date of Publication:

Effective Date:

**EXHIBIT A:**

**Amendments of Title 18 of the Ridgefield Municipal Code**

18.210.150 - Special provisions for cottage, carriage, tiny home and two/three unit homes.

- A. Voluntary Provisions. The provisions of this subsection are an alternative to detached single-family home product. These standards address the changing composition of households, and the need for smaller, more diverse, and often, more affordable housing choices. Providing for a variety of housing types also encourages innovation and diversity in housing design and site development, while ensuring compatibility with surrounding single-family residential development.
- B. Definitions. See Chapter 18.100, Definitions, for definitions of the terms used in this section.
- C. Applicability. The housing types described in this chapter may be used only in the RLD-4, RLD-6, RLD-8, and RMD-16 zones.
- D. Primary Standards.

**Table 18.210.150-1**

|                                         | Cottage                                 | Carriage Unit                               | <u>Tiny Homes</u>                             | Two/Three-Unit Home <sup>1</sup>                                                                                                                  |
|-----------------------------------------|-----------------------------------------|---------------------------------------------|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Max Unit Size <sup>2</sup>              | 1,500 square feet <sup>3</sup>          | 800 square feet                             | <u>1,000 square feet</u>                      | 1,000 square feet average unit size                                                                                                               |
|                                         |                                         |                                             |                                               | Structure total <sup>4</sup> :                                                                                                                    |
|                                         |                                         |                                             |                                               | Two-Unit: 2,000 sf                                                                                                                                |
|                                         |                                         |                                             |                                               | Three-Unit: 3,000 sf                                                                                                                              |
| Density                                 |                                         |                                             |                                               | 2 times the maximum density allowed in the underlying zone, up to a maximum of 16 units per net developable acre. <sup>5, 6</sup>                 |
| Max Floor Area Ratio (FAR) <sup>7</sup> |                                         |                                             |                                               | 0.35                                                                                                                                              |
| Development Size                        | Min 4 units<br>Max 24 units             | Allowed when included in a cottage project. | <u>Min 4 units</u><br><u>Max 24 units</u>     | Must be limited to either one two-unit home or one three-unit home, or be part of a cottage development, unless approved through Type II process. |
|                                         | Maximum cluster <sup>8</sup> : 12 units |                                             | <u>Maximum cluster <sup>8</sup>: 12 units</u> |                                                                                                                                                   |

|                                                                           |                                  |                                             |  |                                                                                                                                                                                                      |
|---------------------------------------------------------------------------|----------------------------------|---------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Review Process                                                            | Type II                          |                                             |  | Single two-unit home or single three-unit home: Type I process.<br>Development containing more than one two-unit or one three-unit home (other than a cottage project): Type II <sup>9</sup> process |
| Location                                                                  |                                  |                                             |  | Developments containing cottage, carriage and/or two/three-unit homes may not be located closer than the distance noted below to another development approved under the provisions of this chapter:  |
|                                                                           |                                  |                                             |  | 1—9 Units: 250 feet                                                                                                                                                                                  |
|                                                                           |                                  |                                             |  | 10—19 Units: 500 feet                                                                                                                                                                                |
|                                                                           |                                  |                                             |  | 20—24 Units: 750 feet                                                                                                                                                                                |
| Parking Requirements                                                      |                                  |                                             |  | Minimum of one space per unit.                                                                                                                                                                       |
| Minimum Required Yards (from exterior property lines of subject property) | Front: 20 feet<br>Other: 10 feet | Allowed when included in a cottage project. |  | Front: 20 feet<br>Other: 10 feet                                                                                                                                                                     |
| Lot coverage (all impervious surfaces) <sup>10</sup>                      | 50%                              | Allowed when included in a cottage project. |  | 50%                                                                                                                                                                                                  |
| Height                                                                    |                                  |                                             |  |                                                                                                                                                                                                      |



|                                        |  |                                                                                                                                    |
|----------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------|
| Dwelling Units                         |  | 25 feet where minimum roof slope of 6:12 for all parts of the roof above 18 feet are provided. Otherwise, 18 feet.                 |
| Accessory Structures                   |  | One story, not to exceed 18 feet.                                                                                                  |
| Common Open Space                      |  | 400 square feet per unit. Private open space is also encouraged.                                                                   |
| Community Buildings                    |  | Community buildings are encouraged.                                                                                                |
| Attached Covered Porches <sup>11</sup> |  | Each unit must have a covered porch with a minimum area of 64 square feet per unit and a minimum dimension of 7 feet on all sides. |
| Accessory Dwelling Units (ADUs)        |  | Not permitted as part of a cottage, carriage or two/three-unit home development.                                                   |

<sup>1</sup> Within the downtown transition area this housing type is only allowed where it is included in a cottage project.

<sup>2</sup> A covenant restricting any increases in unit size after initial construction shall be recorded against the property. Vaulted space may not be converted to habitable space.

<sup>3</sup> Maximum size for a cottage is 1,500 square feet. A cottage may include an attached garage, not to exceed 250 square feet.

<sup>4</sup> Maximum size for a two-unit home is 2,000 square feet. A two-unit home may include an attached garage, not to exceed 500 square feet. The maximum size for a three-unit home is 3,000 square feet. A three-unit home may include an attached garage, not to exceed 750 square feet.

<sup>5</sup> Existing detached dwelling units may remain on the subject property and will be counted as units.

<sup>6</sup> When the conversion from detached dwelling units to equivalent units results in a fraction, the equivalent units shall be limited to the whole number below the fraction.

<sup>7</sup> FAR regulations are calculated using the entire development site. FAR for individual lots may vary.

<sup>8</sup> Cluster size is intended to encourage a sense of community among residents. A development site may contain more than one cluster, with a clear separation between clusters.

<sup>9</sup> Carriage units and two/three-unit homes may be included within a cottage housing proposal provided, that the number of two/three-unit homes and carriage units does not exceed 20 percent of the total number of units in the project.

<sup>10</sup> Lot coverage is calculated using the entire development site. Lot coverage for individual lots may vary.

<sup>11</sup> Requirements for porches do not apply to carriage or two/three-unit homes.

E. Community Buildings and Community Space in Cottage Developments. Cottage and Tiny Home developments are encouraged to create community buildings and community open space.

1. Community buildings or space shall be clearly incidental in use and size to the dwelling units.
2. Building height for community buildings shall be no more than one story. Where the community space is located above another common structure, such as a detached garage or storage building, the maximum building height for the underlying zone applies.
3. Community buildings must be located on the same site as the cottage housing development, and be commonly owned by the residents.

F. Design Standards and Guidelines.

1. Tiny Home Projects.

- a. Tiny Homes must be affixed to a permanent foundation.
- b. Permanent water and sanitary sewer service must be connected to each home in the cluster with separate meter service.
- c. The Tiny Home structure, if modular construction, must meet Washington State Department of Labor and Industries standards for a Factory Assembled Structure and receive the "Modular Gold Label Insignia" from Labor and Industries.
- d. New Tiny Home structures, if stick built on-site, must meet City of Ridgefield building codes in effect at the time of application.
- e. Any tiny home development must have, at the time of final plat approval, a note on the face of the plat restricting any expansion of the original structure.

1. Cottage Projects.

- a. To the maximum extent feasible, each dwelling unit lot that abuts a common open space shall have a primary entry and/or covered porch oriented to the common open space.
- b. Each dwelling unit abutting a public right-of-way (not including alleys) shall have a primary or secondary entrance or porch, oriented to the public right-of-way. If a dwelling unit lot abuts more than one public right-of way, the city shall determine to which right-of-way the entrance or porch shall be oriented.
- c. Required Common Open Space. Common open space must be outside of critical areas, such as wetlands, streams and their buffers, and developed and maintained to provide for passive and/or active recreational activities for the residents of the development.
  - i. Each area of common open space shall be in one contiguous and usable piece with a minimum dimension of twenty feet on all sides.

- ii. Required common open space may be divided into no more than two separate areas per cluster of dwelling units.
  - iii. Common open space shall be centrally located and be easily accessible to all dwellings within the development.
  - iv. Fences are not allowed within required open space areas unless required as a condition of approval.
  - v. Landscaping located in common open space areas shall be designed to allow for easy access and use of the space by all residents, and to facilitate maintenance needs. Trees larger than eighteen inches diameter at breast height shall be retained and protected during site construction.
  - vi. Unless the shape or topography of the site precludes the ability to locate units adjacent to the common open space, the following standards must be met:
    - (a) The open space shall be located so that it will be surrounded by cottages or two/three-unit homes on at least two sides;
    - (b) At least fifty percent of the units in the development shall abut a common open space. A cottage is considered to "abut" an area of open space if there is no structure, lot, parcel, tract or right-of-way between the unit and the open space.
  - vii. Surface water management facilities shall be limited within common open space areas. Low impact development (LID) features are permitted, provided they do not adversely impact access to or use of the common open space for a variety of activities. Conventional stormwater collection and conveyance tools, such as flow control and/or water quality vaults are permitted if located underground.
- d. Shared Detached Garages and Surface Parking Design. To minimize the size of a parking area and to avoid impacts to public spaces, shared detached garages and surface parking areas shall satisfy the following six design criteria:
- i. Shared detached garage structures may not exceed four garage doors per building, and a total of one thousand two hundred square feet.
  - ii. The design of a shared garage must be similar and compatible to the dwelling units within the development in terms of size, scale, massing, materials and roof pitch.
  - iii. Shared detached garage structures and surface parking areas must be screened from public streets and adjacent residential uses by landscaping that achieves eighty percent opacity or architectural screening.
  - iv. Shared detached garage structures shall be reserved for the residents of the development.
  - v. Surface parking areas may not be located in clusters of more than four spaces. Clusters must be separated by a distance of at least twenty feet.
  - vi. The roof lines of carports must be similar to the roofline of the dwelling units within the development.
- e. Low Impact Development. The site design shall incorporate the low impact development (LID) strategies to meet stormwater management standards. LID is a set of techniques that mimic natural watershed hydrology by slowing, evaporating/transpiring, and filtering water, which allows water to soak into the ground closer to its source. The design must meet three of the following objectives:
- i. Preserve natural hydrology.
  - ii. Minimize impervious surfaces.
  - iii. Treat stormwater in numerous small, decentralized structures.

- iv. Use natural topography for drainageways and storage areas, to the extent feasible.
- v. Preserve portions of the site in undisturbed, natural conditions.
- vi. Reduce the Use of Piped Systems. Whenever possible, site design should use multifunctional open drainage systems such as vegetated swales or filter strips which also help to fulfill landscaping and open space requirements.
- f. Two/Three-Unit Homes and Carriage Units within Cottage Projects. Two/three-unit homes and carriage units may be included within a cottage housing development. Design of these units should be compatible with that of the cottages included in the project.
- g. Variation in Unit Sizes, Building and Site Design. Cottage projects shall create building and site design that promotes architectural variety and visual interest and which is compatible with the character of the surrounding neighborhood by:
  - i. Including a mix of unit sizes within a single development.
  - ii. Employing multiple architectural styles and site design elements. Dwellings with the same combination of features and treatments may not be located adjacent to each other.
- h. Pedestrian Flow Through Development. Pedestrian connections shall link all buildings to the public right-of-way, common open space and parking areas.
- 2. Two/Three-Unit Homes Not Included in Cottage Developments. Two- and three-unit homes are an allowed use on individual lots in the RLD-4 and RLD-6 zones.
  - a. Entries. Two- and three-unit homes shall maintain the traditional character and quality of detached single-family dwelling units by using design elements such as single points of entry addressing the street, pitched roofs, substantial trim around windows, porches and chimneys. A multiple-unit home may use no more than one entry on each side of the structure.
  - b. Low Impact Development (LID). Projects containing two or more two/three-unit homes shall follow the LID standards in RDC 18.210.150(F)(1)(e).
  - c. Garages and Surface Parking Design.
    - i. Garages and driveways for two/three-unit homes. No more than three garage doors may be visible on any facade of the structure.
    - ii. Surface parking shall be limited to groups of no more than three stalls. Parking areas with more than two stalls must be visually separated from the street, perimeter property lines and common areas through site planning, landscaping or natural screening.
- G. Review Process.
  - 1. The city will process an application for a cottage housing development or a development containing more than one two-unit or one three-unit home through a Type II site plan review process per RDC 18.500. Cottage housing developments may also be reviewed through a subdivision or PUD process; see RDC 18.600 and 18.401, respectively.
  - 2. A single two-unit home or single three-unit home shall be reviewed through a Type I site plan review process.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1207, § 2(Exh. A), 5-26-2016)



18.100.048 - "T" definitions.

**Temporary use.** See "Use: Temporary use."

**Temporary use permit.** A use permit which is of limited duration. See RDC 18.205.015.F.

**Tent city.** An emergency homeless encampment, hosted by a recognized religious assembly, school, or institution that owns or controls real property, which provides temporary housing to homeless persons whether within buildings located on the property or elsewhere on the property outside of buildings.

**Through lot.** See "Lot: Through lot."

**Tiny Home.** A home developed within a cottage cluster that is less than 1,000 square feet of habitable living space.

**Tower, guyed.** See "Wireless: Tower—Guyed."

**Tower, lattice.** See "Wireless: Tower—Lattice."

**Townhouse.** A form of attached housing. A townhouse is a single-family dwelling unit and lot available for purchase that has the following attributes:

- A. Is structurally attached to at least one other dwelling unit;
- B. Each dwelling unit is attached by not more than two vertical party walls;
- C. Is part of a group of two or more such units;
- D. Is separated by a common party fire retardant wall having no doors, windows or other provisions for human passage or visibility; and
- E. Has its own front and rear yard access.

**Trail.** A multi-use facility meeting the requirements of the Ridgefield Engineering Standards for Public Works Construction for non-motorized users for transportation and recreational purposes.

**Trailer, residential.** A mobile home which was not constructed in accordance with federal manufactured housing construction and safety standards (HUD code) in effect after June 15, 1976. Residential trailers are not permitted within the city of Ridgefield.

**Trailer, travel.** Any transportable trailer available for recreational use forty feet or less in length or eight feet or less in width, built on a chassis and equipped with wheels. This term also includes "recreational vehicles."

**Transfer station.** Staffed collection and transportation facility used by private individuals and route collection vehicles to deposit solid waste collected off-site into larger transfer vehicles for transport to permanent disposal sites, and may also include recycling facilities involving collection or processing for shipment.

**Transportation corridor.** A transportation corridor is a significant arterial or highway which is the primary route for inter-community travel in a metropolitan area or region. Transportation corridors typically accommodate a high percentage or regional commercial and mass transit use.

**Tree.** A woody plant which at maturity is usually twenty feet or more in height and generally has a single trunk, un-branched for three feet or more above the ground, and a more or less definite crown.

**Tree canopy.** The total area of the tree or trees where the leaves and outermost branches extend, also known as the "dripline."

**Tree—Deciduous.** Trees that shed or otherwise loose their foliage at the end of the growing season, such as maples, alders, oaks, and willows.

**Tree—Evergreen.** Trees that maintain the majority of their foliage each year when grown in the Ridgefield area. Examples of evergreen trees include pines, firs, Douglas fir, and the Pacific Madrone.

**Tree—Significant.** Any healthy, windfirm, and nonhazardous tree eight inches or greater in diameter breast height if it is a conifer and twelve inches or greater in diameter at breast height if deciduous.

**Tree—Street.** A tree located within a street right-of-way or street tree easement, adjacent to public or private streets, including undeveloped areas.

**Trees—Windfirm.** Trees able to withstand strong winds and resist windthrow (blowdown), wind-rocking, and major breakage.

**Tree and vegetation removal.** Removal of a tree(s) or vegetation, through either direct or indirect actions including, but not limited to, clearing, cutting, causing irreversible damage to roots or trunks; poisoning; destroying the structural integrity; and/or any filling, excavation, grading, or trenching in the dripline area of a tree which has the potential to cause irreversible damage to the tree, or relocation of an existing tree to a new planting location.

**Triplex.** A multi-dwelling structure that contains three primary dwelling units on one lot. Each unit must share a common wall or common floor/ceiling with at least one other unit.

**Two-/three-unit home.** See "Cottage housing: Two-/three-unit home."

(Ord. No. 1132, § 2(Exh. A), 7-11-2013)

**CITY OF RIDGEFIELD  
REQUEST FOR COUNCIL ACTION**

**MEETING DATE:** July 27, 2017  
**ITEM:** BUSINESS  
**AGENDA ITEM TITLE:** Motion - Award of RORC Mass Grading Construction Contract

---

**GOVERNING LEGISLATION:**

Revised Code of Washington Title 35 – Cities and Towns

**PREVIOUS COUNCIL ACTION TAKEN:**

None.

**SUMMARY/BACKGROUND:**

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

In January the City contracted with a team of design consultants headed up by PBS Engineering and Environmental. The project has been broken into several phases of construction to allow the project to be completed by August of 2018. Bids for the Grading and Utility work were advertised on July 7, and bids will be opened on July 26.

**BUDGET/FINANCIAL IMPACTS:**

The 2017 Budget includes a total of \$6,000,000 for the 2017 grading and construction work on RORC.

**RECOMMENDED ACTION OR MOTION:**

Staff recommends awarding the construction contract to the low bidder.

**STAFF CONTACT:** Bryan Kast, Public Works Director

**ATTACHMENTS:**

**CITY OF RIDGEFIELD  
REQUEST FOR COUNCIL ACTION**

**MEETING DATE:** July 27, 2017

**ITEM:** BUSINESS

**AGENDA ITEM TITLE:** Motion - Approval of Bid Award for Hillhurst Road Water Main Extension Project

---

**GOVERNING LEGISLATION:**

Revised Code of Washington Title 35 – Cities and Towns

**PREVIOUS COUNCIL ACTION TAKEN:**

None.

**SUMMARY/BACKGROUND:**

The City's 2013 Water System Plan identifies the extension of the water main in Hillhurst Road to the southern City Limits as project D-29. In conjunction with the street improvements on Hillhurst Road required by the Ridgefield Outdoor recreation complex the City will be completing a portion of this project. This waterline will also serve development in the area, including the new Middle School. The City contracted with PBS Engineering to complete the design of the RORC, including the waterline, and bids for the project were opened on July 19th. The City received three bids, with the low bidder being Tapani Underground of Battle Ground.

**BUDGET/FINANCIAL IMPACTS:**

The 2017 Budget includes a total of \$825,000 for the construction of the Hillhurst Road Water Main Extension project. Tapani's bid of \$538,457.49 is under the engineer's estimate and the budgeted amount.

**RECOMMENDED ACTION OR MOTION:**

Staff recommends awarding the construction contract to Tapani Underground in the amount of \$538,457.49. A suggested motion would be:

**"I move to award the Hillhurst Road Water Main Extension project to Tapani Underground in the amount of \$538,457.49."**

**STAFF CONTACT:** Bryan Kast, Public Works Director

**ATTACHMENTS:** Hillhurst Road Water Main Extension Bid Tabs (XLSX)



| City OF RIDGEFIELD                  |      |                                                   |                           |                   |
|-------------------------------------|------|---------------------------------------------------|---------------------------|-------------------|
| HILLHURST ROAD WATER MAIN EXTENSION |      |                                                   |                           |                   |
| Date: Wednesday July 19, 2017       |      |                                                   |                           |                   |
| Hall                                |      |                                                   |                           |                   |
| Time: 4PM                           |      |                                                   |                           |                   |
|                                     |      |                                                   |                           |                   |
|                                     |      |                                                   |                           |                   |
| CONSTRUCTION COST ESTIMATE          |      |                                                   | Engineers Estimate        |                   |
|                                     |      |                                                   |                           |                   |
|                                     |      |                                                   |                           |                   |
|                                     |      |                                                   |                           |                   |
| Quantity                            | Unit | Description                                       | Unit Price                | Cost              |
| 1                                   | LS   | Mobilization                                      | \$ 65,000.00              | 65,000.00         |
| 1                                   | LS   | Roadway Surveying                                 | \$ 10,000.00              | 10,000.00         |
| 1                                   | LS   | Erosion Control and Water Pollution Prevention    | \$ 6,375.00               | 6,375.00          |
| 1                                   | LS   | Project Temporary Traffic Control                 | \$ 25,000.00              | 25,000.00         |
| 912                                 | TON  | Crushed Surfacing Base Course                     | \$ 60.00                  | 54,720.00         |
| 526                                 | TON  | HMA CL 1/2 In. PG 64-22                           | \$ 100.00                 | 52,600.00         |
| 3,326                               | LF   | Trench Safety System                              | \$ 2.00                   | 6,652.00          |
| 38                                  | LF   | Ductile Iron Pipe for Water Main 4 In. Diam.      | \$ 90.00                  | 3,420.00          |
| 72                                  | LF   | Ductile Iron Pipe for Water Main 8 In. Diam.      | \$ 100.00                 | 7,200.00          |
| 3,216                               | LF   | Ductile Iron Pipe for Water Main 16 In. Diam.     | \$ 130.00                 | 418,080.00        |
| 2                                   | EA   | Blowoff Assembly                                  | \$ 5,000.00               | 10,000.00         |
| 1                                   | EA   | Connect to Existing Water Main                    | \$ 2,000.00               | 2,000.00          |
| 2                                   | EA   | Gate Valve 8 In.                                  | \$ 1,400.00               | 2,800.00          |
| 3                                   | EA   | Gate Valve 12 In.                                 | \$ 2,300.00               | 6,900.00          |
| 11                                  | EA   | Butterfly Valve 16 In.                            | \$ 3,000.00               | 33,000.00         |
| 1                                   | EA   | Comb. Air Release/Air Vacuum Valve Assembly 4 In. | \$ 4,000.00               | 4,000.00          |
| 0.38                                | ACRE | Temporary Seeding                                 | \$ 3,500.00               | 1,330.00          |
| 1                                   | LS   | Permanent Striping                                | \$ 5,250.00               | 5,250.00          |
|                                     |      |                                                   | <b>Subtotal</b>           | <b>714,290.00</b> |
|                                     |      |                                                   | <b>Tax (8.4%)</b>         | <b>40,940.36</b>  |
|                                     |      |                                                   | <b>Construction Total</b> | <b>755,230.36</b> |
|                                     |      |                                                   |                           |                   |
| by Cristy May                       |      |                                                   |                           |                   |
|                                     |      |                                                   |                           |                   |
|                                     |      |                                                   |                           |                   |

Attachment: Hillhurst Road Water Main Extension Bid Tabs (1358 : Approval of Bid Award for Hillhurst Road Water Main Extension Project)