



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, July 8, 2021
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

- I. CITY COUNCIL APPOINTMENT INTERVIEWS - 4:30 P.M.**
- II. EXECUTIVE SESSION PURSUANT TO RCW 42.30.110(1)(G) - 6:00 P.M.**
- III. GENERAL SESSION CALL TO ORDER - 6:30 P.M.**
 - 1. Flag Salute**
 - 2. Roll Call**
 - 3. Late changes to the agenda**
 - 4. City Council Appointment Selection, Position No. 7**

IV. 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.

V. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the June 24, 2021 Meeting**

VI. BUSINESS

- 1. Second Reading of Ordinance No. 1345 – Ridgefield Development Code Updates - Claire Lust, Community Development Director**
- 2. Resolution No. 595 – Potter Intent to Annex - Claire Lust, Community Development Director**
- 3. Motion - Authorization to Submit PWTF Loan Application for Royle Road - Bryan Kast, Public Works Director**

VII. PUBLIC COMMENT

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

VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

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

IX. ADJOURN

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

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: July 08, 2021
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION:

Revised Code of Washington Title 35A

PREVIOUS COUNCIL ACTION TAKEN:

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

BACKGROUND:

Vendor claims

BUDGET/FINANCIAL IMPACTS:

See vendor detail attached

ACTION OR MOTION:

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

“I move to approve the consent agenda as presented”

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: July 8, 2021 - Claims Report (PDF)

City of Ridgefield
Claims Payment Report
For Approval on: July 8, 2021

5.1.a

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ACCESS SERVICES NORTHWEST LLC	2919	18202	Judicial	Sign Language Interpretation Services	150.00
ACCESS SERVICES NORTHWEST LLC Total					150.00
AHMAD ALQATANANI	3463	3463-20210708	Human Resources	Tuition Reimb - Alqatanani	693.50
AHMAD ALQATANANI Total					693.50
Altman Yana	UB*00553	(blank)	Genl Govt/Facilities	Refund Check 012237-000 1245 S Quail Run Pl	87.69
Altman Yana Total					87.69
AMAZON BUSINESS	3485	13MJ-4NKD-H3GL	Council	Council Meeting Storage Tote	57.64
		1JWC-NMMG-N3T4	Public Safety	Hobble Restraints/Offcie Supp	54.11
		1WNR-1YTX-NGX3	Genl Govt/Facilities	Phone Chargers - General Stock	26.00
		14RY-XTWC-FHKM	Genl Govt/Facilities	Surge Protector - Thompson	14.07
AMAZON BUSINESS Total					151.82
Anderson Sandra	UB*00541	(blank)	Genl Govt/Facilities	Refund Check 009967-000 214 N 39th Ct	24.65
Anderson Sandra Total					24.65
Bennett Carla	UB*00552	(blank)	Genl Govt/Facilities	Refund Check 011571-000 872 N Gibert Ct	47.50
Bennett Carla Total					47.50
Bishop Joseph	UB*00551	(blank)	Genl Govt/Facilities	Refund Check 012083-000 3732 S Kennedy Dr	40.64
Bishop Joseph Total					40.64
BLAIRCO INC	1493	21S-08559	Genl Govt/Facilities	S 56th HVAC Repair	89.04
			Public Works	S 56th HVAC Repair	1,326.33
BLAIRCO INC Total					1,415.37
Boatsman Alexis & Kevin	UB*00548	(blank)	Genl Govt/Facilities	Refund Check 012324-000 3165 N Canyon Cir	127.39
Boatsman Alexis & Kevin Total					127.39
BRIDGETOWER OPCO LLC	3585	745091105	Public Works	S Hillhurst Overlay Bid Invitation	389.50
BRIDGETOWER OPCO LLC Total					389.50
Butler Kimberly	UB*00549	(blank)	Genl Govt/Facilities	Refund Check 012756-000 2232 S Meadowlark Dr.	41.16
Butler Kimberly Total					41.16
CHMELIK SITKIN & DAVIS	3294	104801	Genl Govt/Facilities	Park Laundry Eval - May 2021	589.00
CHMELIK SITKIN & DAVIS Total					589.00
CITIES DIGITAL INC.	3382	51906	Community Development	Laserfiche - Permit Tech/ Building Insp	1,803.57
CITIES DIGITAL INC. Total					1,803.57
CITY OF RIDGEFIELD - EPAY PERMITS	95	ENG-21-0039	Public Works	S 45th/S 56th Encroachment Permit	300.00
		PERM-21-0009	Public Works	Park Irrigation Meter Installation	4,960.26
CITY OF RIDGEFIELD - EPAY PERMITS Total					5,260.26
CLARK COUNTY	102	CI029182	Judicial	Pretrial Supervision - May 2021	464.82
		CI029194	Public Safety	2021 Annual Billing - Property & Evidence Handling/Storage	7,900.00
		CI029172	Public Safety	WACIC Support	5,762.00
CLARK COUNTY Total					14,126.82
CLARK COUNTY PUBLIC HEALTH	3137	3137-20210708	Public Works	Kennedy Well Site Evaluation Application	1,010.00
CLARK COUNTY PUBLIC HEALTH Total					1,010.00
CLARK PUBLIC UTILITIES	110	7559-485-202106	Public Works	2300 N 3rd Way Bellwood Trail Lights	33.85

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CLARK PUBLIC UTILITIES	110	7559-485-202106	Public Works	337 S Royal Rd.	106.16
				N 35th Ave and Pioneer St	48.87
				800 NE 264 St Intertie 1 - Water	611.09
				SR/Pioneer ST & S 65 AVE	47.64
				SR/Pioneer St & S 56 PL	80.45
				3701 N 3rd Cir - Electricity	26.83
				535 N Abrams Park Rd.	46.10
				911 N 65th Ave Intertie 2 - Water	113.10
				1504 NW Intertie 3 - Water	897.80
				Overlook Park - Electricity	68.13
				Pioneer St. & Gee Creek Loop - Electricity	27.07
				N 3rd Ave & Simons St.	59.81
				512 N Allen Dr - Electricity	26.83
CLARK PUBLIC UTILITIES Total					2,193.73
CLATSKANIE RIFLE & PISTOL CLUB INC.	3593	1	Public Safety	Clatskanie Rifle & Pistol Club Inc. Membership Dues	140.00
CLATSKANIE RIFLE & PISTOL CLUB INC. Total					140.00
CLEAN WORLD MAINTENANCE INC	3105	46428	Genl Govt/Facilities	Janitorial Services - City Hall	340.92
				Janitorial Services - PW	77.88
			Public Safety	Janitorial Services - PD	230.40
			Public Works	Janitorial Services - PW	168.34
			Finance	COVID Additional Cleanings	820.67
CLEAN WORLD MAINTENANCE INC Total					1,638.21
COCKTAIL CRITTERS LLC	3559	502033762	Genl Govt/Facilities	Business License Refund - Cocktail Critters LLC	50.00
COCKTAIL CRITTERS LLC Total					50.00
COLUMBIAN PUBLISHING	116	29701	Community Development	ORD 1344 - Building Codes	48.60
		29627	Community Development	Development Code Updates	75.60
		29695	Public Works	S Hillhurst Overlay Invitation to Bid	287.10
COLUMBIAN PUBLISHING Total					411.30
COMCAST	2271	2271-202106-510	Genl Govt/Facilities	RACC Communications	72.15
			Public Works	RACC Communications	62.12
			Community Development	RACC Communications	260.63
COMCAST Total					394.90
COMCAST BUSINESS - EPAY	1666	124694469	Genl Govt/Facilities	Internet Services - CH	384.32
COMCAST BUSINESS - EPAY Total					384.32
DEPARTMENT OF LICENSING	3387	195359-2021	Public Safety	Notary License - Steele-Hoots	35.00
DEPARTMENT OF LICENSING Total					35.00
DEPARTMENT OF LICENSING - CPL	154	RG0000722-2021	Genl Govt/Facilities	CPL Fees - Young	18.00
		RG0000728-2021	Genl Govt/Facilities	CPL Fees - Seifried	18.00
		RG0000714-2021	Genl Govt/Facilities	CPL Fees - Zirkle	18.00
		RG0000730-2021	Genl Govt/Facilities	CPL Fees - Morgan	18.00
		RG0000717-2021	Genl Govt/Facilities	CPL Fees - Snyder	18.00
		RG0000723-2021	Genl Govt/Facilities	CPL Fees - Avery	18.00
		RG0000727-2021	Genl Govt/Facilities	CPL Fees - Matallana	18.00
		RG0000725-2021	Genl Govt/Facilities	CPL Fees - Wessels	18.00

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DEPARTMENT OF LICENSING - CPL	154	RG0000726-2021	Genl Govt/Facilities	CPL Fees - Matallana	18.00
		RG0000718-2021	Genl Govt/Facilities	CPL Fees - Thomas	18.00
		RG0000721-2021	Genl Govt/Facilities	CPL Fees - Batterberry	18.00
		RG0000719-2021	Genl Govt/Facilities	CPL Fees - Jones	18.00
		RG0000720-2021	Genl Govt/Facilities	CPL Fees - Rodda	18.00
		RG0000713-2021	Genl Govt/Facilities	CPL Fees - Zirkle	18.00
		RG0000729-2021	Genl Govt/Facilities	CPL Fees - Poppleton	18.00
		RG0000712-2021	Genl Govt/Facilities	CPL Fees - Graff	18.00
		RG0000724-2021	Genl Govt/Facilities	CPL Fees - McKethan	18.00
DEPARTMENT OF LICENSING - CPL Total					306.00
DICK'S TIRE FACTORY	158	D95962	Public Works	Vehicle Maintenance - Water	27.00
DICK'S TIRE FACTORY Total					27.00
DIGITAL ASSURANCE CERTIFICATION LLC	3592	54720	Finance	GO Bonds Issuance Compliance Services	1,500.00
DIGITAL ASSURANCE CERTIFICATION LLC Total					1,500.00
Dupell Tim	UB*00544	(blank)	Genl Govt/Facilities	Refund Check 011652-000 701 S 19th Pl	2.94
Dupell Tim Total					2.94
EWING VANCOUVER	2374	14438776	Genl Govt/Facilities	Tools - Portillo	12.12
			Public Works	Tools - Portillo	230.24
EWING VANCOUVER Total					242.36
EXTREME PRODUCTS	3327	66888	Genl Govt/Facilities	PD Uniforms	(147.34)
			Public Safety	PD Uniforms	1,901.54
EXTREME PRODUCTS Total					1,754.20
FRED CRIPPEN	191	0191-20210708	Public Works	Shipping/Taxes Reimb - Crippen	65.67
FRED CRIPPEN Total					65.67
GRAY AND OSBORNE INC	207	21261.00-1	Community Development	The Crossing Phase 3 Final Plat	579.88
		21262.00-1	Community Development	Zaphyr Point Final Plat	497.22
		21237.00-4	Public Works	Risk and Resiliency Assessment	489.41
		21257.00-1	Community Development	Timm Road Industrial RV/Boat Storage	133.67
		21260.00-1	Community Development	Ridgefield Park Final Short Plat	287.06
GRAY AND OSBORNE INC Total					1,987.24
H.D. FOWLER COMPANY	2036	I5822375	Public Works	Meter Adapters	2,651.03
H.D. FOWLER COMPANY Total					2,651.03
HALME EXCAVATING INC.	2746	2746-20210708	Genl Govt/Facilities	S 3rd Ave Improvements Retainage Release	21,925.13
HALME EXCAVATING INC. Total					21,925.13
HARPER HOUF PETERSON RIGHELLIS INC.	1678	50818	Community Development	51st Ave/Pioneer Widening	25,455.53
HARPER HOUF PETERSON RIGHELLIS INC. Total					25,455.53
HARRY'S LAWN AND POWER EQUIPMENT	214	205537	Public Works	Trimmer Head	38.11
		205538	Public Works	Parks Supplies	132.80
HARRY'S LAWN AND POWER EQUIPMENT Total					170.91
HOME DEPOT CREDIT CARD SERVICES	1805	5032183	Public Works	Streets Supp	104.14
		4362624	Public Works	Overlook Park Water Heaters	606.58
HOME DEPOT CREDIT CARD SERVICES Total					710.72
HONEY BUCKETS	223	552164437	Public Works	Davis Park - Port-a-Potty	373.00
		552172968	Finance	Hand Washing Station	345.00

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HONEY BUCKETS Total					718.00
J2 BLUE PRINT SUPPLY	243	AR104348	Community Development	Plotter Contract - June 2021	82.57
J2 BLUE PRINT SUPPLY Total					82.57
JEREMY A LEE	3565	10631	Genl Govt/Facilities	255 S 65th Gates	3,537.33
JEREMY A LEE Total					3,537.33
JOHN & MARYJANE ROSE	3582	BLD-21-0078	Genl Govt/Facilities	Refund BLD-21-0078	1,801.28
JOHN & MARYJANE ROSE Total					1,801.28
Johnson Tanna	UB*00543	(blank)	Genl Govt/Facilities	Refund Check 011091-000 3111 S 1st St	13.63
Johnson Tanna Total					13.63
KARL JOHANSSON	3569	21001-2	Public Works	YMCA Siteplan	38,407.18
KARL JOHANSSON Total					38,407.18
Leones Cristian	UB*00545	(blank)	Genl Govt/Facilities	Refund Check 010479-000 140 N 44th Pl	16.94
Leones Cristian Total					16.94
LESERINE MURITOK	3482	19	Judicial	Interpreting Services	120.00
LESERINE MURITOK Total					120.00
Lundy Kathleen & David	UB*00555	(blank)	Genl Govt/Facilities	Refund Check 013018-000 604 N 22nd Ct	77.39
Lundy Kathleen & David Total					77.39
MARTA L. OCHOA-RUTHERFORD	3396	473	Judicial	Interpreting Serivces	65.00
MARTA L. OCHOA-RUTHERFORD Total					65.00
MCM Of Washington	UB*00547	(blank)	Genl Govt/Facilities	Refund Check 009510-089 1002 S Sevier Cir	43.64
MCM Of Washington Total					43.64
Melone Mallory	UB*00554	(blank)	Genl Govt/Facilities	Refund Check 010739-000 2834 N Smythe Rd	40.28
Melone Mallory Total					40.28
Mikles Chris	UB*00550	(blank)	Genl Govt/Facilities	Refund Check 009519-000 2508 S 19th Ct	84.66
Mikles Chris Total					84.66
MINISTER-GLAESER SURVEYING INC.	1044	69293	Public Works	Trail Easement	1,886.25
MINISTER-GLAESER SURVEYING INC. Total					1,886.25
NEW DAY MAINTENANCE LLC	2557	420212	Genl Govt/Facilities	3441/3443 Maple Removal	1,517.60
NEW DAY MAINTENANCE LLC Total					1,517.60
NORTHWEST STAFFING	522	4117884	Community Development	Temp Services - Frosh	397.76
		4117757	Community Development	Temp Services - Frosh	490.99
NORTHWEST STAFFING Total					888.75
ODOT DMV SERVICES	976	89569958	Public Safety	PD Photo Request	6.50
ODOT DMV SERVICES Total					6.50
OTAK INC.	1787	6210197	Community Development	Ridgefield Commercial Dev Reviews	9,101.25
OTAK INC. Total					9,101.25
Otteson Abigail	UB*00528	(blank)	Genl Govt/Facilities	Refund Check 010493-000 190 N 44th Pl	41.21
Otteson Abigail Total					41.21
OWEN EQUIPMENT COMPANY	916	201507	Genl Govt/Facilities	Wireless ComHub	9,420.00
OWEN EQUIPMENT COMPANY Total					9,420.00
PACIFIC OFFICE AUTOMATION	2710	474679	Genl Govt/Facilities	Quarterly Usage - PW	0.58
				Quarterly Usage - City Hall	121.79
			Public Works	Quarterly Usage - PW	8.02
				Quarterly Usage - CDD/PW	46.68

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PACIFIC OFFICE AUTOMATION	2710	474679	Community Development	Quarterly Usage - PW	0.38
				Quarterly Usage - CDD/PW	46.69
PACIFIC OFFICE AUTOMATION Total					224.14
PACIFIC OFFICE AUTOMATION - LEASE	1564	72860778	Genl Govt/Facilities	PW Shop Printer	5.48
				RACC Copier Lease	19.22
				City Hall Copier Lease	609.88
			Public Works	PW Shop Printer	81.65
				RACC Copier Lease	285.72
			Community Development	RACC Copier Lease	304.94
PACIFIC OFFICE AUTOMATION - LEASE Total					1,306.89
PAUL SCHEINER	3584	BLD-21-0091	Genl Govt/Facilities	Refund BLD-21-0091	348.15
PAUL SCHEINER Total					348.15
PBS ENGINEERING AND ENVIRONMENTAL	342	0071543.000-5	Public Works	Pioneer Street Extension	46,186.83
		0071403.000-13	Public Works	I-5 S Connection Proj	3,495.00
		0071272.000-26	Community Development	Developer Plan Review	3,577.50
		0023181.000-1	Public Works	Pre-Demolition Asbestos Survey and Waste Characterization	2,071.05
PBS ENGINEERING AND ENVIRONMENTAL Total					55,330.38
PIONEER PEST MANAGEMENT	2040	458935	Genl Govt/Facilities	Pest Control - PW	6.74
			Public Works	Pest Control - PW	100.58
PIONEER PEST MANAGEMENT Total					107.32
Pioneer Village Holdings LLC	UB*00546	(blank)	Genl Govt/Facilities	Refund Check 013497-000 4300 S Settler Dr	9.01
Pioneer Village Holdings LLC Total					9.01
RICK DORAN	3590	3590-20210708	Genl Govt/Facilities	Uniform Reimb - Doran	(8.06)
			Public Safety	Uniform Reimb - Doran	104.06
RICK DORAN Total					96.00
RIDGEFIELD ART ASSOCIATION	2501	2501-20210708	Genl Govt/Facilities	2021 City Partner Grant	1,200.00
RIDGEFIELD ART ASSOCIATION Total					1,200.00
RIDGEFIELD COMMUNITY GLEANERS ASSOCIATION	2996	2996-20210708	Genl Govt/Facilities	2021 City Partner Grant	1,200.00
RIDGEFIELD COMMUNITY GLEANERS ASSOCIATION Total					1,200.00
RIDGEFIELD MAIN STREET	2788	2788-20210708	Genl Govt/Facilities	2021 City Partner Grant	1,200.00
RIDGEFIELD MAIN STREET Total					1,200.00
SPECIAL ASPHALT PRODUCTS	3580	INVC086427	Genl Govt/Facilities	Crack Sealant - Overcharged - WA St. Use/Sales Tax	(285.40)
			Public Works	Crack Sealant - Overcharged	3,683.00
		INVC086511	Genl Govt/Facilities	Crack Sealant - WA St. Use/Sales Tax	(240.03)
			Public Works	Crack Sealant	3,097.58
		INVC086639	Public Works	Crackseal machine rental for week of June 14th and 21st 2021.	3,577.20
		INVC086517	Genl Govt/Facilities	Crack Sealant - WA St. Use/Sales Tax	(239.02)
			Public Works	Crack Sealant	3,084.51
		RTN002464	Genl Govt/Facilities	Crack Sealant Credit - WA State Use/Sales Tax	285.40
			Public Works	Crack Sealant - Credit	(3,683.00)
		RTN002465	Genl Govt/Facilities	Crack Sealant - Return WA State Use/Sales Tax	119.93
			Public Works	Crack Sealant - Return	(1,547.70)
SPECIAL ASPHALT PRODUCTS Total					7,852.47
THE MASTERS TOUCH LLC	1786	75975	Public Works	Delinquent Utility Statements - June 2021	329.79

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THE MASTERS TOUCH LLC	1786	P75975	Public Works	Delinquent Utility Statements - Postage - June 2021	143.31
		P75925	Public Works	Backflow Letters - Postage - June 2021	97.92
		J210242	Public Works	Utility Billing Envelope Stock	772.84
		75925	Public Works	Backflow Letters - June 2021	333.53
THE MASTERS TOUCH LLC Total					1,677.39
Torgerson Shawn & Jessica	UB*00556	(blank)	Genl Govt/Facilities	Refund Check 012934-000 1165 N 1st Ave	99.30
Torgerson Shawn & Jessica Total					99.30
Turley Paul	UB*00542	(blank)	Genl Govt/Facilities	Refund Check 011645-000 2204 S 17th Way	95.69
Turley Paul Total					95.69
USA BLUEBOOK	444	632438	Genl Govt/Facilities	PW Uniforms - Thiesen/Portillo	17.02
			Public Works	PW Uniforms - Thiesen/Portillo	323.48
		632575	Genl Govt/Facilities	PW Uniforms	31.00
			Public Works	PW Uniforms	93.01
USA BLUEBOOK Total					464.51
UTILITY SERVICES ASSOCIATES LLC	3483	126376	Public Works	Hillhurst Water Leak Detection	625.00
UTILITY SERVICES ASSOCIATES LLC Total					625.00
WAPITI NW LLC	2545	9294	Genl Govt/Facilities	Vehicle Maint - 2020 Silverado	24.83
			Public Works	Vehicle Maint - 2020 Silverado	223.43
		9315	Genl Govt/Facilities	Vehicle Maint - 2006 F350	65.57
			Public Works	Vehicle Maint - 2006 F350	454.70
		9297	Public Works	Vehicle Maintenace - 2011 F350	300.10
		9310	Community Development	Vahicle Maint - 2012 F150	1,794.68
WAPITI NW LLC Total					2,863.31
WELLWORKS FOR YOU	3414	14199	Human Resources	Wellness Program - June 2021	548.00
WELLWORKS FOR YOU Total					548.00
WILCOX AND FLEGEL	1469	0613001-IN	Genl Govt/Facilities	Diesel Fuel	75.45
			Public Works	Diesel Fuel	1,123.92
WILCOX AND FLEGEL Total					1,199.37
WOODLAND SAW AND CYCLE INC.	2223	1553	Public Works	Tools/Supplies - Stormwater	1,314.11
		1560	Public Works	Tools/Equip Maint - Stormwater	373.27
		1561	Public Works	Parks Supplies	252.38
WOODLAND SAW AND CYCLE INC. Total					1,939.76
Grand Total					234,261.21

Attachment: July 8, 2021 - Claims Report (Approval of Claims And/Or Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: July 08, 2021

ITEM:

AGENDA ITEM TITLE: Approval of Minutes from the June 24, 2021 Meeting

AGENDA ITEM TITLE:

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

GOVERNING LEGISLATION:

Not applicable

PREVIOUS COUNCIL ACTION TAKEN:

Not applicable

SUMMARY/BACKGROUND:

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

BUDGET/FINANCIAL IMPACTS:

Not applicable

ACTION OR MOTION:

Approve the minutes by making the following motion:

1. "I move to approve the consent agenda"

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS: 06-24-2021 (PDF)



CITY OF RIDGEFIELD, WASHINGTON
City Council MEETING MINUTES
June 24, 2021

Regular Meeting - 6:30 PM

STUDY SESSION - 5:30 P.M.

1. Washington State Legislative Update

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL

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

MOTION: Council Member Aichele moved to excuse Council Member Lindsay from the meeting.

SECOND: Council Member Onslow.

Motion passed.

LATE CHANGES TO THE AGENDA

None

PUBLIC COMMENT

None received.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

1. Approval of Claims And/Or Payroll

2. Approval of Minutes from the June 10, 2021 Meeting

Attachment: 06-24-2021 (Approval of Minutes)

PRESENTATION

1. Parklet Discussion

BUSINESS

1. Motion - Approval of YMCA Site Planning Contract

The City has received \$250,000 in state funds for the design and planning of the YMCA site. The project is located on City owned property north of Pioneer Street at 51st Avenue and will serve the community with a pool, exercise facilities and community services. Staff published a request for proposals on January 5 and twelve proposals were received on January 26th. The proposals were scored and interviews with the top two firms were conducted on March 11th. Based on the proposals and scoring Johansson Wing Architects was selected for the design contract. Due to the expedited timeframe for the project an \$88,000 “pre-design” contract was excited to allow survey, wetlands and archeological investigation efforts to begin. The remaining design contract is before Council for approval.

MOTION: MOVED TO AWARD THE DESIGN CONTRACT FOR THE YMCA SITE DESIGN TO JOHANSSON WING ARCHITECTS AS PRESENTED.

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

2. Motion - Approval of Award of Hillhurst Overlay

In 2019 the City applied for and received a TIB Grant for the Overlay of Hillhurst from 6th Way south to 500 feet past Great Blue Road. The project includes dig-outs and repairs of damaged pavement, an overlay of the entire roadway between 6th Way and Great Blue Rd, and an overlay of half of the roadway 500-feet south of Great Blue Rd in front of the church. PBS Engineering completed the design on the project in 2020, however the project’s construction was delayed for one year due to TIB’s funding being reduced during the pandemic. In advance of the paving work the City has replaced several water services that cross the street that were past their service life. A 5-year street cut moratorium has been placed on the repaved paved area and Staff have notified utilities and adjacent property owners. In addition to the grant work on this bid the City will be completing grind and overlay of the lane adjacent to the Wishing Wells Subdivision as a separate schedule on the bid, as well as some pavement repairs at the new PW facility.

MOTION: MOVED TO AWARD HILLHURST OVERLAY PROJECT TO JET CONSTRUCTION NW IN THE AMOUNT OF \$625,494.54.

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

3. Resolution No. 594 – Amendment of Financial Policy #04: Procurement of Goods & Services - Kirk Johnson, Finance Director

Financial Policy #04: Procurement of Goods & Services was adopted by Council on September 26, 2019.

Staff are recommending changes to the policy to update processes that have changed since the initial adoption of the policy. The main change is to reference bid submittals through the new online procurement system, ProcureNow. City staff recently implemented the online system to create more efficiencies and participation of vendors in the bid process.

MOTION: MOVED TO APPROVE RESOLUTION NO. 594 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Wells, Councilor
SECONDER:	Dana Ziemer, Councilor
AYES:	Onslow, Wells, Stose, Aichele, Ziemer
ABSENT:	Lindsay

PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1345 – Ridgefield Development Code Updates - Claire Lust, Community Development Director

The Community Development Department is proposing a series of amendments to Title 18 of the Ridgefield Municipal Code (RMC), also known as the Ridgefield Development Code (RDC). The purpose of the proposed amendments is to keep the code up-to-date and to address current development issues in order to better serve the Ridgefield community.

City Council discussion and questions.

Mayor Opened Public Hearing: 7:36PM

David Lampe

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

Mayor Closed Public Hearing: 7:41PM

First reading conducted.

PUBLIC COMMENT

None received.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Aichele - Attended Port of Ridgefield meeting, grape trimming at a roundabout, pre-application conference.

Council Member Onslow - Attended Chamber of Commerce open house meeting, Main Street meeting, City Manager briefing, AWC annual virtual conference.

Council Member Wells - Attended alliance board meeting.

Council Member Ziemer - Thanked everyone for their support.

Mayor

Recognized Council Member Ziemer for her dedication to City Council.

Red Cross trailer will now be in Ridgefield, permanent location to be determined.

City Manager

City Manager Steve Stuart - Provided an update on Fireworks discharge.

Deputy City Manager Lee Knottnerus - Cooling station center update provided.

Public Works Director Bryan Kast - Pavement preservation update provided.

Community Development Claire Lust - Community Development update provided.

ADJOURN - [8:02 PM](#)

Julie Ferriss, City Clerk

Don Stose, Mayor

Attachment: 06-24-2021 (Approval of Minutes)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: July 08, 2021

ITEM:

AGENDA ITEM TITLE: AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON Amending Chapters Within Title 18 of the Ridgefield Municipal Code AMENDING CHAPTERS 18.100 Definitions, 18.230 COMMERCIAL DISTRICTS, 18.235 MIXED-USE DISTRICTS, 18.240 EMPLOYMENT DISTRICT, 18.260 PUBLIC FACILITY DISTRICT, 18.320 AMENDMENTS, 18.401 PLANNED UNIT DEVELOPMENTS, 18.710 Signs, AND 18.740 FENCES AND WALLS.

PREVIOUS COUNCIL ACTION TAKEN:

Public hearing and first reading: June 24, 2021

SUMMARY/BACKGROUND:

The Community Development Department is proposing a series of amendments to Title 18 of the Ridgefield Municipal Code (RMC), also known as the Ridgefield Development Code (RDC). The purpose of the proposed amendments is to keep the code up-to-date and to address current development issues in order to better serve the Ridgefield community.

BUDGET/FINANCIAL IMPACTS:

None.

ACTION OR MOTION:

Adopt Ordinance No. 1345 by making the following motion:

“I move to adopt Ordinance No. 1345, as presented.”

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS: 2021 RDC Amendments_Staff Report_CC_2 (PDF)
2021 RDC Amendments Matrix_CC_2 (PDF)

ORDINANCE NO. 1345**AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING CHAPTERS WITHIN TITLE 18 OF THE RIDGEFIELD MUNICIPAL CODE AMENDING CHAPTERS 18.100 DEFINITIONS, 18.230 COMMERCIAL DISTRICTS, 18.235 MIXED-USE DISTRICTS, 18.240 EMPLOYMENT DISTRICT, 18.260 PUBLIC FACILITY DISTRICT, 18.320 AMENDMENTS, 18.401 PLANNED UNIT DEVELOPMENTS, 18.710 SIGNS, AND 18.740 FENCES AND WALLS.**

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, most recently including Ordinance No. 1325; and

WHEREAS, the Ridgefield Planning Commission, after conducting a public hearing on the proposed revisions to Title 18 on June 16, 2021, forwarded a recommendation to amend Titles 18 to the City Council; and

WHEREAS, the City of Ridgefield submitted notice of the proposed amendments to the Washington State Department of Commerce on June 18, 2021 consistent with RCW 36.70A; and

WHEREAS, consistent with WAC 197-11-340(2), on June 21, 2021 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 July 5, 2021 and the City addressed all comments received; and,

WHEREAS, the Ridgefield City Council conducted a public hearing and the first reading of the proposed amendments to Title 18 during a regularly scheduled City Council meeting held on June 24, 2021; 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 8, 2021; 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 Titles 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 Exhibit A, attached hereto and incorporated by this reference.

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 8th DAY OF JULY, 2021.

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss,
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading/Passage: June 24, 2021

Second Reading/Passage: July 8, 2021

Date of Publication:

Effective Date:



THE CITY OF RIDGEFIELD

510 Pioneer Street Ste B | P.O. Box 608 | Ridgefield, WA

Amendments to Title 18 of the Ridgefield Municipal Code City Council Staff Report July 8, 2021

BACKGROUND

The Community Development Department is proposing a series of amendments to Title 18 of the Ridgefield Municipal Code (RMC), also known as the Ridgefield Development Code (RDC). The purpose of the proposed amendments is to keep the code up-to-date and to address current development issues in order to better serve the Ridgefield community.

PLANNING COMMISSION

Planning Commission held a public hearing on the proposed Title 18 amendments on June 16, 2021. There were no public comments, however, Commissioners discussed the proposed amendments and made recommendations to staff. Planning Commission comments and staff responses appear in the tables below under Discussion – Summary of Proposed Changes.

Planning Commission voted unanimously to forward a recommendation of approval, incorporating minor changes requested by Planning Commission, to City Council.

CITY COUNCIL

City Council held a public hearing on the proposed Title 18 amendments on June 24, 2021. Justin Wood submitted written comments prior to the meeting and David Lampe (xx) provided comments during the meeting. Council discussed the proposed amendments, and also suggested further research and refinement of the fence standards and the submerged open space standards. Public comments and City Council comments with staff responses appear in the tables below under Discussion – Summary of Proposed Changes.

DISCUSSION

Types of Amendments

The proposed amendments intend to update the code to address issues identified when applying the existing code and issues anticipated for future projects in Ridgefield. For this round of updates, staff identified two types of proposed code amendments: housekeeping updates and minor policy changes. No major policy changes have been proposed at this time (see Attachment A, 2021 RDC Amendments Matrix, for details):

1. Housekeeping items: address clerical errors and clarify existing code language without substantive changes to the content.
2. Minor policy changes: add content to strengthen the code with the goal to better implement the

Ridgefield Comprehensive Plan and existing City policies and practices.

Summary of Proposed Changes

Housekeeping items:

<u>Code section(s)</u>	<u>Reason(s) for amendment</u>	<u>Planning Commission Input</u>	<u>City Council Input</u>	<u>Public Input</u>
18.230.055	Apply commercial building design provisions to CNB zone along with other commercial zones as intended.	No comments.	No comments.	No comments.
18.235.060	Correct typo.	N/A	N/A	Correct typo. Staff response: Typo corrected.
18.260.060	Replace “increased” with “decreased” to make the Public Facility zone setback standards make sense.	No comments.	No comments.	No comments.
18.320.020	Explicitly state existing provisions for the City to propose Comprehensive Plan amendments after the July 1 deadline for other applicants.	No comments.	No comments.	No comments.
18.401.090	Cross-reference dark skies ordinance in Planned Unit Development ordinance.	No comments.	No comments.	No comments.
18.710.090, .190, .200	Clarify that nits are interchangeable with candelas per square meter for the purpose of measuring sign luminance.	No comments.	No comments.	No comments.

Attachment: 2021 RDC Amendments_Staff Report_CC_2 (Title 18 Biannual Updates)

Minor Policy Changes:

<u>Code section(s)</u>	<u>Reason(s) for amendment</u>	<u>Planning Commission Input</u>	<u>City Council Input</u>	<u>Public Input</u>
18.100.020, .010	Update definition of family to match updates enacted at the state level through SB 5235, removing the upper limit on unrelated individuals living together.	No comments.	No comments.	No comments.
18.235.060.P	Ensure adequate open space serving residential portions of horizontal mixed-use sites.	No comments.	No comments.	Can we allow critical areas as part of the required 25% open space, using the same language as PUDs? <i>Staff response:</i> New cross-reference requires subject open space to meet the same requirements as PUD open space.
18.235.060.Q	Make assigning the RMUO designation and RMUO master planning separate actions, such that the designation is reviewed similar to a zone change by Planning Commission and Council, and the master plan development is reviewed through a Type III process with the Hearing Examiner.	No comments.	No comments.	No comments.
18.401.080	Allow natural ponds, streams, etc. to count toward the 25	Do we define “natural pond”? There may be pre-existing unofficial	Ponds could be used as active open space, e.g. for fishing.	“Unusable” is not used elsewhere in the open space code. Could the

	percent open space requirement in PUDs.	stormwater runoff areas, and these should not count. <i>Staff response:</i> No, but this term isn't proposed in the code itself. Updated proposed code amendment to limit submerged areas counted toward open space to be submerged critical areas and buffers. Recommend clarifying that submerged areas can only count toward unusable open space, not the required usable open space. <i>Staff response:</i> Updated proposed code amendments to clarify.	<i>Staff response:</i> Only submerged critical areas may be counted as open space, and critical areas do not support activities such as fishing.	final sentence be removed? <i>Staff response:</i> This sentence is necessary to clarify that submerged critical areas cannot count toward the minimum active and passive recreation areas. It was rewritten to clarify. Dedicating 25% open space will reduce the number of housing units and increase costs. <i>Staff response:</i> The housing units allowed in mixed use developments have little individual yard space, resulting in a need for equitable access to shared open space to the same degree present in PUDs.
18.740.030	Apply steel structural post requirement to wood fences in all zoning districts.	Does the treated wood requirement for wood fences mean pressure-treated? This method includes potentially harmful substances. <i>Staff response:</i> No, the code does not specify how the wood needs to be treated.	The wood covering the steel structural posts does not need to be treated because it is not structural, and the rest of a wood fence does not need to be treated since those portions are easy to replace if they become damaged. <i>Staff response:</i> Language about treated wood removed from amendments.	Similar to Council comments.

PROCESS

<u>Date</u>	<u>Milestone</u>
June 2, 2021	Notice of public hearing published in the Columbian and posted at City Hall
June 16, 2021	Planning Commission public hearing
June 24, 2021	City Council public hearing and 1 st reading
July 8, 2021	City Council public meeting and 2nd reading/adoption

ATTACHMENTS

- A. Attachment A – 2021 RDC Amendments Matrix

2021 Ridgefield Development Code Proposed Amendments – City Council 7/8/2021

Title 18 – Development Code

Housekeeping Updates

Code Section	Code Language	Rationale
18.230 – Commercial Districts		
18.230.055 – Building design and features.	A. Applicability. The requirements of section 18.230.055 apply to buildings within the CNB, CCB and CRB zoning districts. The requirements of the chapter apply to: 1. New building of any size, 2. The addition to or remodel of an existing building that increases the square footage of the building by twenty percent, and 3. The addition to or remodel of an existing building where the construction valuation is fifty percent or greater of the existing site and building valuation.	Provisions are meant to apply to each of the three commercial districts.
18.235 – Mixed-Use Districts		
18.235.060 – Special provisions for the Ridgefield Mixed Use Overlay	B. Applicability 1. The RMUO is an optional overlay to that may be applied within the Pioneer and 45th and Ridgefield Junction subareas, as defined in the current adopted subarea plans for the districts, when initiated by the property owner through an approved master plan, through procedures outlined in RDC 18.235.060.Q.	Correct typo.
18.260 – Public Facility District		
18.260.060 – Dimensional standards.	A. Setbacks. All buildings, parking and storage areas shall be set back as follows: 1. Setback from streets: minimum of twenty feet. 2. Side lot and rear setbacks: minimum of twenty feet from any adjoining property. 3. These setbacks may be increased decreased through the conditional use process.	Setbacks have required minimums, not maximums, so there is extra process required to decrease the setbacks.
18.320 – Amendments		
18.320.020 – Amendment process.	A. The city shall consider amendments to the RUACP no more frequently than once every year, except as authorized under RCW 36.70A.130(2)(i.-v.). All proposals shall be considered by the city council concurrently so the cumulative effect of various proposals can be ascertained. (RCW 36.70A.130.2.)	Clarify when and how the City can propose annual Comprehensive Plan amendments.

	C. To be considered during the annual amendment review process, an applicant must file a petition no later than July 1 for the petition to be considered during that calendar year. <u>except that the City may propose an amendment after this deadline so long as it meets the requirements of RMC 18.320.020.A-B and the City's adopted public participation process.</u>	
18.401 – Planned Unit Developments		
18.401.090 – Site plan requirements.	<u>W. Lighting. All lighting shall be shielded and aimed downward to prevent light trespass and glare as provided in RDC 18.715.</u>	Cross reference dark skies ordinance in PUD ordinance.
18.710 – Signs		
18.710.090 – Sign illumination.	C. Internally illuminated signs. 1. Internally illuminated signs shall be constructed with an opaque sign face background with translucent text, symbols and/or logo shields. If the sign owner desire to have the entire sign face visible at night, and external light source may be used to illuminate the sign, subject to the illumination standards in this chapter. 2. In no case may an internally illuminated sign, a digital sign or an electronic message center sign exceed a light output of fifty nits (<u>cd/m²</u>) in a residential zone or one hundred nits (<u>cd/m²</u>) in a non-residential zone during daytime hours. 3. Neon sign lighting is allowed in non-residential zones only and shall not exceed on hundred nits (<u>cd/m²</u>) per sign face.	1 nit = 1 candela per meter squared. Code users may be familiar with one term measuring luminance but not the other.
18.710.190 – Digital signs.	D. Maximum luminance: Fifty nits (<u>cd/m²</u>) during nighttime hours.	
18.710.200 – Electronic message center (EMC) signs.	E. Maximum luminance. 1. Daytime: five thousand nits (<u>cd/m²</u>). 2. Nighttime (one-half hour before sunset and one-half hour after sunrise): one hundred nits (<u>cd/m²</u>).	

Minor Policy Changes

Code Section	Code Language	Rationale
18.100 – Definitions		
18.100.020 – “F” definitions.	Family. An individual; two or more persons related by blood or marriage, <u>or</u> a group of up to six persons who may or may not be related, living together as a single housekeeping unit and using common cooking facilities; or a group living arrangement where six or fewer residents receive	SB 5235 was passed this year and preempts local regulations on the

	supportive services such as counseling, foster care, or medical supervision at the dwelling unit by resident or nonresident staff. For purposes of this definition, minors living with a parent shall not be counted as part of the maximum number of residents.	maximum number of unrelated occupants per dwelling. Dwellings continue to be subject to lawful limits on occupant load per square foot.
18.100.010 – “A” definitions.	Adult family home. A residential home in which a person or persons provide personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services.	Create separate adult family home definition since the six-person maximum still applies for these homes. Language from RCW 70.128.010.
18.235 – Mixed-Use Districts		
18.235.060 – Special provisions for the Ridgefield Mixed Use Overlay (RMUO)	J. Open Space Requirements. 1. Not less than ten percent of the net developable area shall be designated for open space for community or site-user activity. Such activity space may be planned and designed for recreational use or involvement by residents, employees, site visitors and/or the general public. a. In horizontal mixed-use developments, not less than twenty-five percent of the net developable area for residential uses shall be designated as open space for community or site-user activity meeting the requirements in RDC 18.401.080.B. This area may count toward the overall ten percent requirement in (1).	Ensure adequate open space serving residential portions of horizontal mixed-use sites.
	Q. Procedure. 1. Adding or removing the RMUO is subject to the Type IV procedural requirements in RDC 18.310.090 and the rezoning requirements in RDC 18.320.	Make assigning the RMUO designation and RMUO master planning separate actions, such that the designation is reviewed similar to a zone change by Planning Commission and Council, and the master plan development is reviewed through a Type III process with the Hearing Examiner. Renummer following sections.

18.401 – Planned Unit Developments		
18.401.080 – General conditions.	B. Open Space. Every PUD shall provide a minimum of twenty-five percent of the gross site area for common open space which shall be used for the collective enjoyment of occupants of the development. Open space shall not include public or private streets or rights-of-way, driveways, above-ground utility facilities including stormwater facilities, parking areas unless developed as part of <u>a</u> park or trail facility consistent with standards in the Ridgefield Parks and Recreation Comprehensive Plan, or the required yards for buildings or structures. Open spaces areas may include critical areas and buffers, but shall not be computed to include any submerged lands. <u>Open space areas not counted toward minimum active and passive recreation requirements may include submerged critical areas.</u>	Allow submerged critical areas to count toward the 25 percent open space requirement in PUDs. Keep requirement that stormwater facilities do not count.
18.740 – Fences and Walls		
18.740.030 – Design criteria.	<u>C. Wood fences installed in any zoning district shall have steel structural posts wood post covers.</u>	Apply steel structural post requirement to all zoning districts.

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: July 08, 2021

ITEM:

AGENDA ITEM TITLE: A Resolution Geographically Modifying and Adopting a Notice of Intent to Annex Approximately 20.1 Acres Identified as the Potter Annexation Area Located in the Gee Creek Plateau Subarea Adjacent to the Border of the City of Ridgefield

GOVERNING LEGISLATION:

RCW 35A.14, Annexation by Code Cities

PREVIOUS COUNCIL ACTION TAKEN:

Council initially approved Resolution No. 589, Potter Intent to Annex, on December 17, 2020.

SUMMARY/BACKGROUND:

The proposed Intent to Annex includes two adjacent parcels and the adjacent right-of-way. Joe Potter and Michelle Potter own the parcel with Assessor's #215867000, and Lenore Mattox owns the parcel with Assessor's #215811000. The subject parcels are within the Ridgefield Urban Growth Area (UGA) and are contiguous with the Ridgefield city limits to the east and south. Therefore, the parcels are eligible for annexation.

The direct petition method of annexation (RCW 35A.14.120-150) requires that owners of 10% or more of the land value of the proposed annexation area must sign the Notice of Intent to Annex. Joe Potter and Michelle Potter signed the Notice of Intent to Annex. The Potters own 65% of the land value of the properties proposed for annexation (\$823,304.00 of \$1,283,098.00), exceeding the 10% threshold of the Notice of Intent to Annex.

Council initially approved Resolution No. 589, Potter Intent to Annex, on December 17, 2020. The applicant subsequently circulated a 60% petition and submitted the Potter Petition to Annex to the City. Prior to scheduling the petition to annex public hearing, staff analyzed the issues with additional traffic on County roads necessary to access the annexation area and determined that upgrading the roads to urban standards would better serve the properties. Roads must be in the City Limits in order to be upgraded to urban standards. The applicant and their representative agreed to bring a new intent to annex resolution back to Council, to consider whether to geographically modify the annexation area as permitted under RCW 35A.14.120 prior to moving forward with the petition to annex.

BUDGET/FINANCIAL IMPACTS:

None.

ACTION OR MOTION:

To approve the intent to annex:

"I move the Council accept the Potter Intent to Annex."

To approve the intent to annex with geographical modifications:

"I move the Council geographically modify and accept the Potter Intent to Annex."

STAFF CONTACT:

Claire Lust, Community Development Director

Potter Intent to Annex application materials (PDF)

ATTACHMENTS:

PLZ-20-0057 Potter Intent to Annex v2_Staff Report_070821 (PDF)

Resolution No.595

A RESOLUTION GEOGRAPHICALLY MODIFYING AND ADOPTING A NOTICE OF INTENT TO ANNEX APPROXIMATELY 20.1 ACRES IDENTIFIED AS THE POTTER ANNEXATION AREA LOCATED IN THE GEE CREEK PLATEAU SUBAREA ADJACENT TO THE BORDER OF THE CITY OF RIDGEFIELD

WHEREAS, a Notice of Intent to Annex was filed with the City of Ridgefield on August 13, 2020 containing signatures representing owners of 10 percent of the assessed valuation of the property in accordance with §35A.14.120 of the Revised Code of Washington; and

WHEREAS, the City Council of the City of Ridgefield has considered a Notice of Intent and 10% petition to annex approximately 20.1 acres in the Gee Creek Plateau Subarea consisting of Clark County Assessor's Parcel No. 215867000 located at 3797 S 15th Street, Clark County Assessor's Parcel No. 215811000 located at 3925 S 15th Street, and the adjacent right-of-way (referred to as the Potter annexation area) into the City of Ridgefield; and

WHEREAS, the Potter annexation area is designated Urban Low (UL) in the Ridgefield Urban Area Comprehensive Plan; and

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

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

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

WHEREAS, the City Council of the City of Ridgefield has reviewed said annexation request, and has considered whether to authorize the circulation of a petition for annexation, and, if so, upon what terms; and

WHEREAS, the City Council finds that, in addition to the subject Potter annexation area, it is in the public interest to modify the geography of the Potter

annexation area to add the following public right of way: segment of S 10th Way between the existing City Limits and S 35th Place, the segment of S 35th Place between S 10th Way and S 15th Street, and the segment of S 15th street between S 35th Place and the existing City Limits; and

WHEREAS, authorizing the circulation of a petition does not bind the City to approve the annexation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON, AS FOLLOWS:

Section 1. The City Council hereby determines that it will modify the proposed annexation area to add the following public right of way: segment of S 10th Way between the existing City Limits and S 35th Place, the segment of S 35th Place between S 10th Way and S 15th Street, and the segment of S 15th street between S 35th Place and the existing City Limits as shown on Attachment A, incorporated fully by this reference.

Section 2. The City Council hereby authorizes the circulation of a petition for annexation for the Potter annexation area as modified.

Section 3. All property within the territory hereby sought to annexed shall assume its proportionate share of the City's indebtedness existing as of the date of annexation and as modified in the future, and shall be assessed and taxed at the same rate and at the same basis as property within the City of Ridgefield.

Section 4. The annexation area is proposed to be zoned Residential Low Density 4 (RLD-4) in accordance with RDC 18.210.015, the Ridgefield Urban Area Comprehensive Plan, and the Gee Creek Plateau Subarea Plan.

ADOPTED AT THE REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 8th DAY OF JULY, 2021.

CITY OF RIDGEFIELD

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

Attachment A: Potter Intent to Annex Area

CITY OF RIDGEFIELD

NOTICE OF INTENT TO ANNEX

ASSESSOR'S PARCEL NO. 215811-000 & 215867-000

OEI JOB # A10124.01.01

REVIEWED BY: KURT F. STONEX, P.E.

COMPILED BY: INGRID S. FRIEDBERG, LAND USE PLANNER

OLSON ENGINEERING COPY



OLSON

CITY OF RIDGEFIELD

NOTICE OF INTENT TO ANNEX

ASSESSOR PARCEL NO. 215811-000 AND 215867-000

APPLICANT:

JOE AND MICHELLE POTTER

P.O. BOX 515
RIDGEFIELD, WA 98642
360.609.7748
potterboys@msn.com

AUGUST 2020

OEI JOB # A10124.01.01

CONTACT:

OLSON ENGINEERING, INC.
222 E. EVERGREEN BLVD.
VANCOUVER, WA 98660
360. 695.1385
360.695.8117 FAX

PRINCIPAL-IN-CHARGE:

KURT STONEX
kurt@olsonengr.com

PROJECT MANAGER:

INGRID FRIEDBERG
ingridf@olsonengr.com

Attachment: Potter Intent to Annex application materials (Potter Intent to Annex)

Notice of Intent to Annex Table of Contents

Section A — Application Requirements

- A.1. Master Application Form**
- A.2. Submittal Checklist**
- A.3. Authorization**
- A.4. Introductory Statement**
- A.5. Vicinity Map**

Section C — Application Fee (Copy)

Section A — Application Requirements

A.1. Master Application Form



MASTER LAND USE APPLICATION
 510-B Pioneer Street/PO Box 608
 Ridgefield, WA 98642
 Tel: (360)887-3908
 Fax: (360)887-2507
www.ridgefieldwa.us

OFFICE USE ONLY

PERMIT NUMBER

CONTACT INFORMATION**APPLICANT:**☐ Check box if primary contactContact Name: Joe PotterCompany: N/AAddress: P.O. Box 515City, State, ZIP: Ridgefield, WA 98642Phone: 360.609.7748Email: potterboys@msn.comSignature: *Joe Potter*

(Signature required)

APPLICANT'S REPRESENTATIVE:☒ This will be the contact for any public inquiriesContact Name: Ingrid S. FriedbergCompany: Olson Engineering, Inc.Address: 222 E. Evergreen Blvd.City, State, ZIP: Vancouver, WA 98660Phone: 360.695.1385Email: ingridf@olsonengr.comSignature: *Ingrid Friedberg***PROPERTY OWNER:**☐ Check box if primary contactContact Name: Joe & Michelle PotterCompany: N/AAddress: P.O. Box 515City, State, ZIP: Ridgefield, WA 98642Phone: 360.609.7748Email: potterboys@msn.comSignature: *Joe Potter* *Michelle Potter*

(Signature or a letter of authorization from the owner required)

Attachment: Potter Intent to Annex application materials (Potter Intent to Annex)

PROPERTY INFORMATION

Site Address: 3797 S. 15th Street, Ridgefield, WALegal Description: NE 1/4, S29, T4N, R1EExisting Use of Site: Single-family residential.Project type: Annexation Total cost of the project: _____Zoning description: Single-family residential (R1-7.5) Fiscal quarter the project will start: N/ASite area (acres): 14.97 acres Year the project will start: N/ASquare footage (Commercial Buildings): _____ Fiscal quarter the project will end: N/ANumber of units (Residential): Five (5) Year the project will end: N/AAssessor's Serial Number: 215867-000

DEVELOPMENT PROPOSAL

Proposed Development Action:

The Applicant proposes to annex his property (i.e. Assessors Serial Number 215867-000) to the City of Ridgefield along with the adjacent property Assessor's Serial Number 215811-000 (Owner: Leonore P. Maddox).

List the Master File Number associated with this request: **PROJECTS-**____-____-____-____

Pre-Application Conference Date and File Number, if applicable: _____

Attachment: Potter Intent to Annex application materials (Potter Intent to Annex)

A.2. Submittal Checklist



**NOTICE OF INTENT TO ANNEX
NOTICE OF PETITION TO ANNEX**
510-B Pioneer Street/PO Box 608
Ridgefield, WA 98642
Tel: (360)887-3908
Fax: (360)887-2507
www.ridgefieldwa.us

OFFICE USE ONLY

PERMIT NUMBER

SUBMITTAL CHECKLIST

- ☒ Notice of Intent to Annex (complete sections A and C)
- ☐ Notice of Petition to Annex (complete sections A, B, and C)

A. APPLICATION REQUIREMENTS:

Please include electronic versions of all required application materials.

- ☒ **1 MASTER APPLICATION FORM:** Provide one (1) copy of the completed Master Land Use Application form with original signature(s).
- ☒ **2 CHECKLIST:** Provide one (1) copy of this completed submittal checklist.
- ☒ **3 AUTHORIZATION:** Provide one (1) copy of the Signed Declaration and Authorization with original signature(s) of the property owner(s).
- ☐ **4 INTRODUCTORY STATEMENT:** Provide one (1) copy of a statement describing the annexation request and other relevant background, such as future development plans for the parcel(s).
- ☒ **5 VICINITY MAP:** Provide one (1) copy of an 8.5 x 11-inch vicinity map outlining the area proposed for annexation in reference to existing corporate limits and the Urban Growth Area boundary.

B. FOR NOTICE OF PETITION TO ANNEX REQUESTS, COMPLETE SECTION B.

- ☐ **6 MAP:** Submit one (1) copy of a map or series of maps of the annexation area. Map shall be folded to fit in a legal-size file. Include one (1) reduced copy (11 inches by 17 inches or 8.5 inches by 11 inches) of the map(s).

Include all of the following information:

- ☐ Dimensions and north arrow
- ☐ General vicinity of proposed annexation in relation to the City of Ridgefield
- ☐ Proposed boundaries of the annexation
- ☐ City of Ridgefield corporate limits
- ☐ The Urban Growth Boundary
- ☐ Major physical features such as lakes, streams, and ravines
- ☐ All public roads near the annexation area

- ☐ **7 MAILING LABELS:** Current Clark County assessor's map showing properties within the annexation area and within a 300-foot radius of the annexation area, a typed list and one (1) set of self-adhesive labels of the names and addresses of

Intent or Petition of Annexation :

Attachment: Potter Intent to Annex application materials (Potter Intent to Annex)

property owners, certified as accurate and complete by the Clark County assessor, a title company, licensed surveyor, or other party approved by the City Clerk. Mailing labels can be obtained from the Clark County GIS Department; call (564) 729-4652 or order online at <https://gis.clark.wa.gov/gishome/mapstore/#/services>.

6.2.a

☐ **8 SURVEY:** Provide a survey of the area proposed for annexation, prepared by a professional surveyor. Include the full width of any right-of-way adjacent to the property being annexed.

C. APPLICATION FEES:

Fees must be paid at the time of application. Please make checks payable to City of Ridgefield. There may be fees related to fire reviews and/or fire inspections. These fees would be applied to the permit with payment due at the time of permit issuance.

☒ **Notice of Intent to Annex \$450**

☐ **Notice of Petition to Annex \$2000**

By affixing my signature hereto, I certify under penalty of perjury that the information furnished herein is true and correct to the best of my knowledge. I have owner(s) permission to submit this application. I agree to hold harmless the City of Ridgefield as to any claim (including costs, expenses and attorney's fees incurred in the investigation of such claim) which may be made by any person, including myself, and filed against the City of Ridgefield, but only where such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information provided to the City as a part of this application.

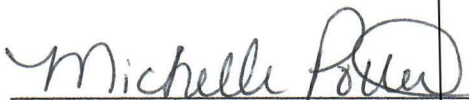


Applicant's Signature

August 8, 2020
Date

Joe Potter

Print Applicant's Name



Applicant's Signature

August 8, 2020
Date

Michelle Potter

Print Applicant's Name

Attachment: Potter Intent to Annex application materials (Potter Intent to Annex)

Intent or Petition of Annexation :

A.3. Authorization

NOTICE OF INTENT TO ANNEX

DECLARATION

We, the undersigned, are owners of real property lying outside of the corporate limits of the City of Ridgefield, Washington, but contiguous thereto and designated as part of the Ridgefield Urban Growth Area.

We, the undersigned, attest that we are owners of not less than 10% in value pursuant to the assessed valuation records compiled and maintained by the Clark County Department of Assessment and GIS of the total acreage of the properties described in the proposed annexation area. We do hereby declare our intention to circulate a petition for annexation to the City of Ridgefield, Washington under the Direct Petition Method as described in RCW 35A.14.120-150. It is acknowledged that this petition may consist of multiple documents filed separately.

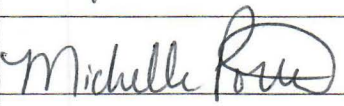
WARNING

Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Each signature shall be executed in ink or indelible pencil and shall be followed by the name and address of the signer and the date of signing.

AUTHORIZATION

Printed names and signatures of all persons having an interest in real property in the described area whose consent is required by virtue of such interest to authorize the filing of this notice are hereto identified:

NAME OF PROPERTY OWNER (PRINT CLEARLY)	SIGNATURE OF PROPERTY OWNER	CLARK COUNTY ASSESSOR'S PARCEL NUMBER	DATE SIGNED
Joe Potter		215867-000	August 8, 2020
Michelle Potter			August 8, 2020

Intent or Petition of Annexation

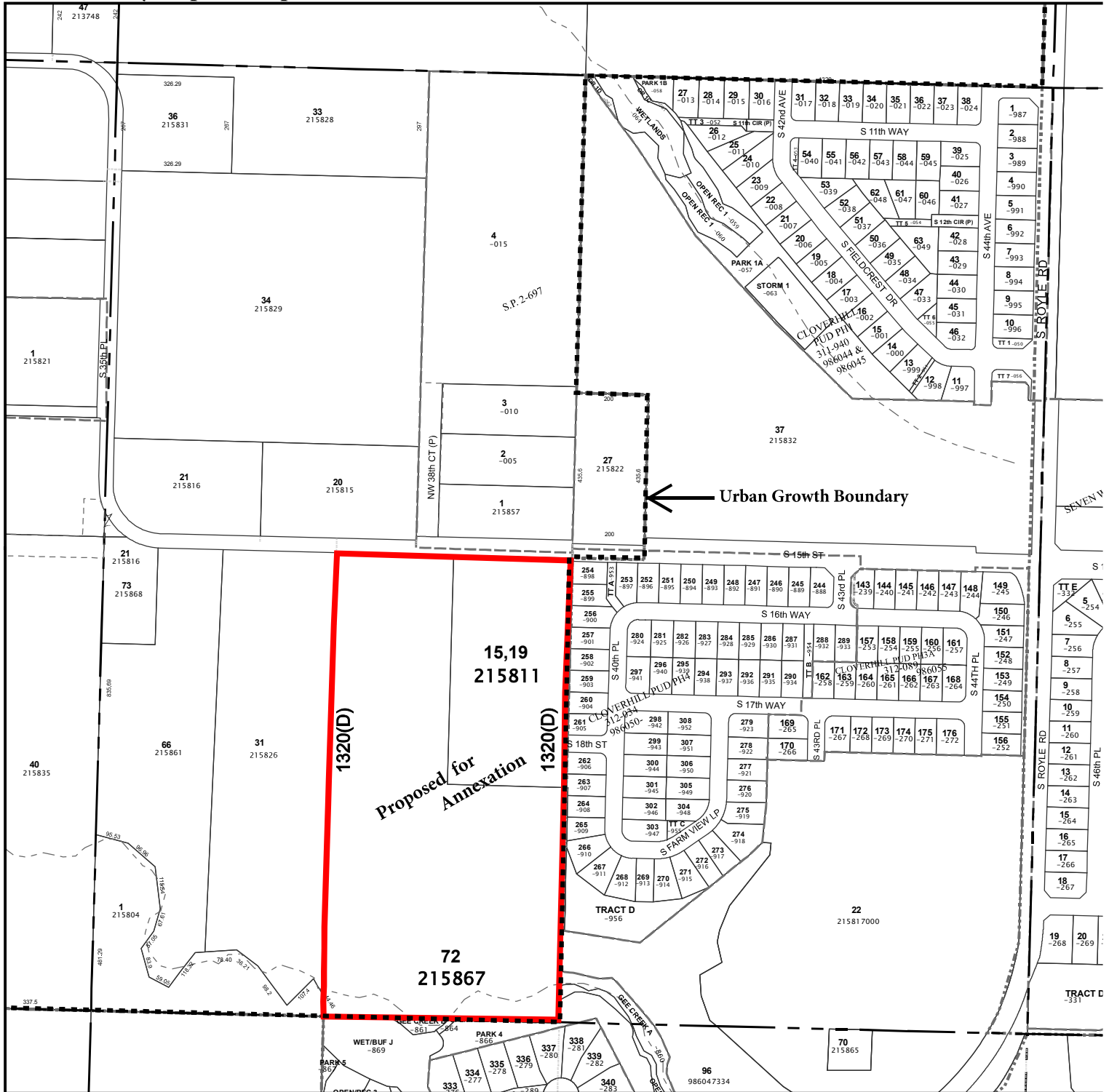
A.4. Introductory Statement

Introductory Statement

The Applicant herewith submits the City of Ridgefield (“City”) Notice of Intent to Annex in order that Assessor’s Parcel No. 215811-000 and 215867-000 will be annexed to the City. The property owners may at a future time decide to develop the property into a single-family residential subdivision.

A.5. Vicinity Map

Vicinity Map for Proposed Annexation of Assessor's Serial Nos. ("ASNs") 215811-000 and 215867-000



Printed: April 7, 2020
Scale - 1:3600
1" = 300'

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Clark County
Geographic Information System

NE Qtr of Section 29 T4N R1E WM

Attachment: Potter Intent to Annex application materials (Potter Intent to Annex)

Section C — Application Fee (Copy)



COMMUNITY DEVELOPMENT DEPARTMENT

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

Potter Intent to Annex

Staff Report

File No. PLZ-20-0057

July 8, 2021

I. Basic Facts

Council date: December 17, 2020; July 8, 2021

Action requested: Potter Notice of Intent to Annex and Council determination whether to proceed with annexation.

Application date: On August 13 2020, the City received the Potter Intent to Annex application.

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

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

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

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

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

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

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

Gee Creek Plateau Subarea Plan Zoning Concept: Residential Low Density – 4 (RLD-4), Residential Cluster Overlay, Open Space/Park, Open Space Overlay

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

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

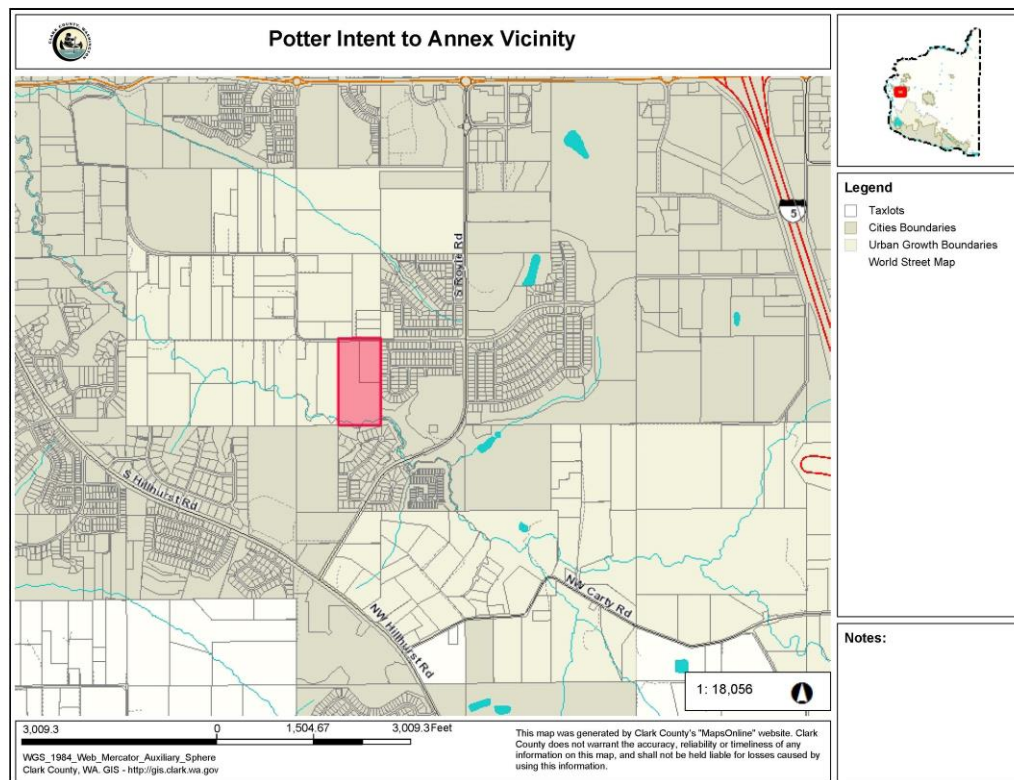
II. Documents Received

- A. Master land use application
- B. Notice of intent to annex application
- C. Declaration of intent to annex
- D. Narrative
- E. Vicinity map

III. Property Information

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

Property Owner	Legal	Square Feet	Acres	2020 Assessed Property Value	Site Address
Potter Joe & Potter Michelle	#72 S29 T4N R1E WM, Assessor's #215867000	652,093	14.97	\$828,304.00	3797 S 15 th St / Ridgefield, WA 98642
Mattox Lenore P	#15, #19 S29 T4N R1E WM, Assessor's #215811000	223,463	5.13	\$454,794.00	3925 S 15 th St / Ridgefield, WA 98642
		Total: 875,556	Total: 20.1	Total : \$1,283,098.00	



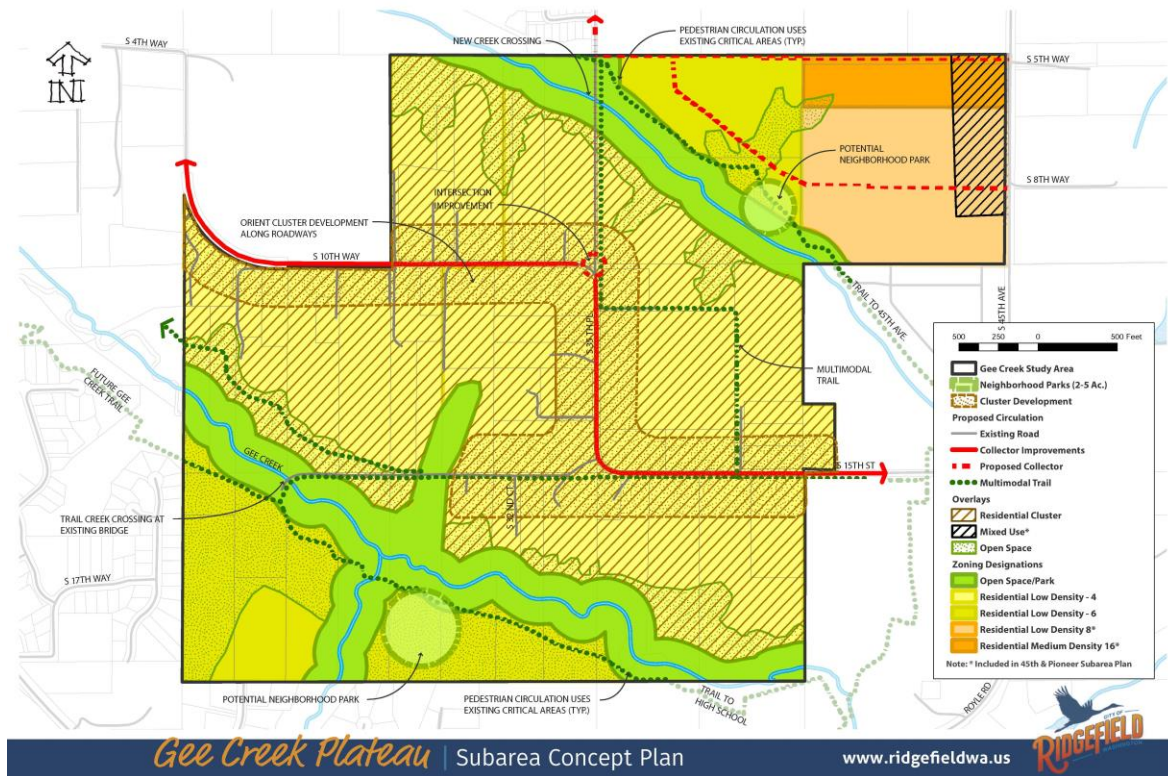


V. Zoning

Per the Gee Creek Plateau Subarea Plan, the future City of Ridgefield zoning for the properties is Residential Low Density – 4 (RLD-4) with a Cluster Development overlay intended to locate residential development near S 15th Street and preserve the southern portion of the properties as open space. The plan also shows an Open Space overlay on the southern portion of the property, as well as an Open Space/Park zoning designation along Gee

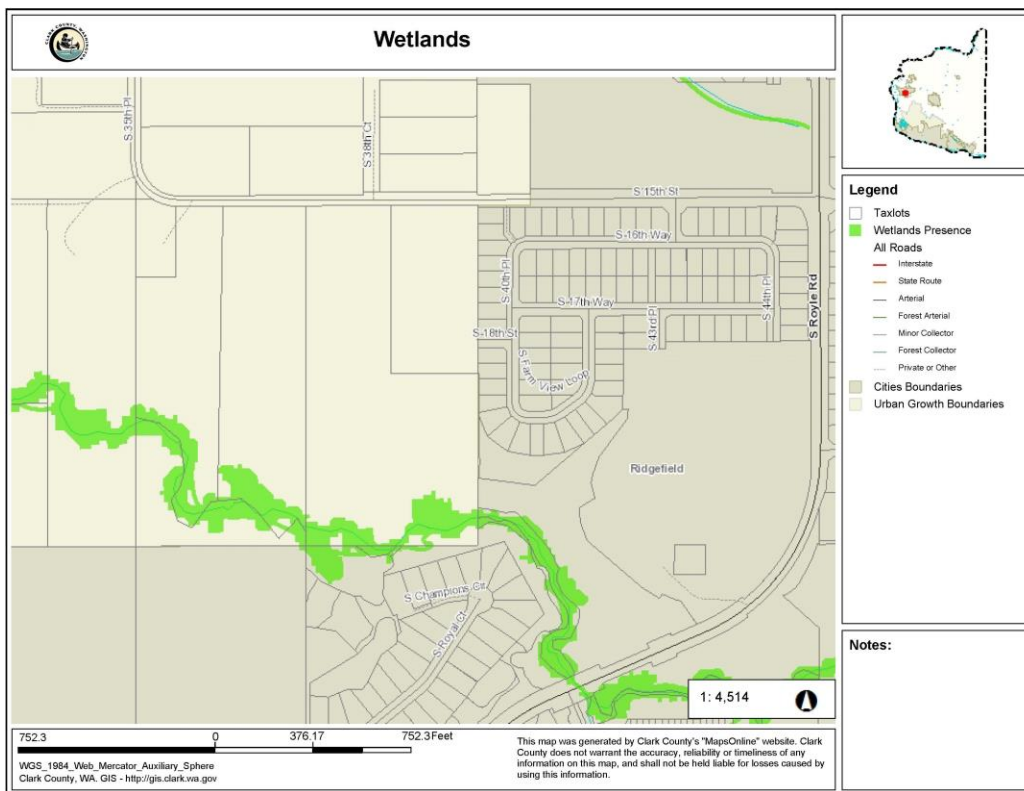
Creek at the southern site boundary. The proposed future Gee Creek Trail alignment is shown offsite to the south, on the southern bank of the creek.

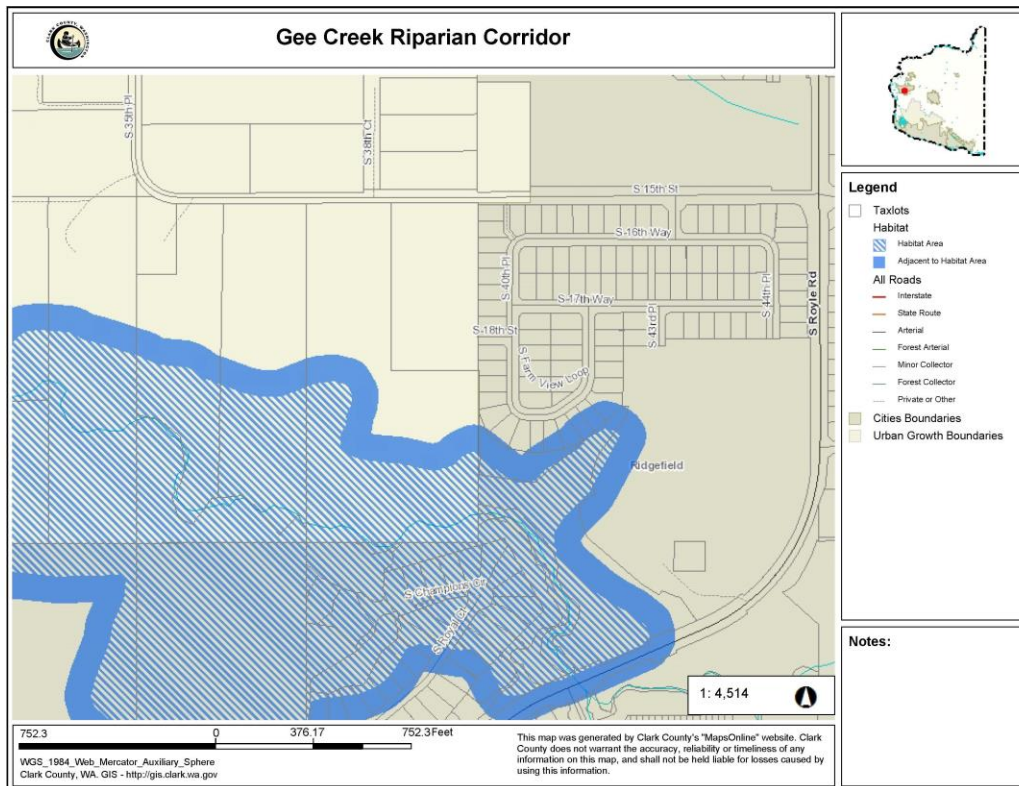
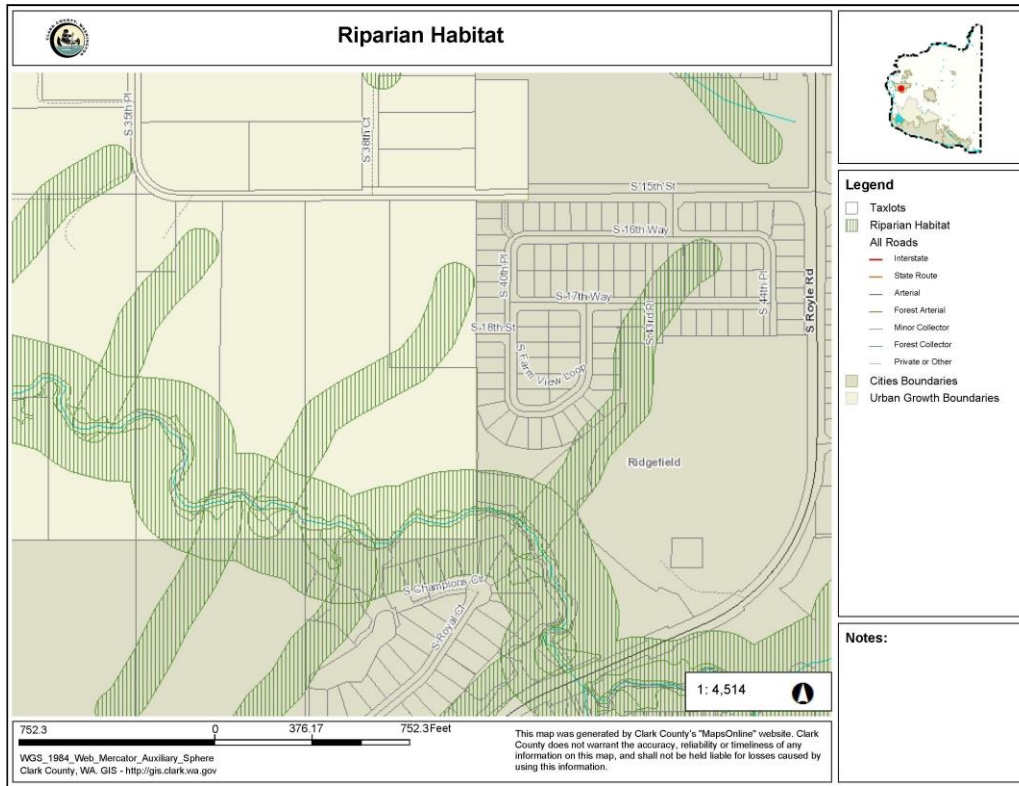
Gee Creek Plateau Zoning

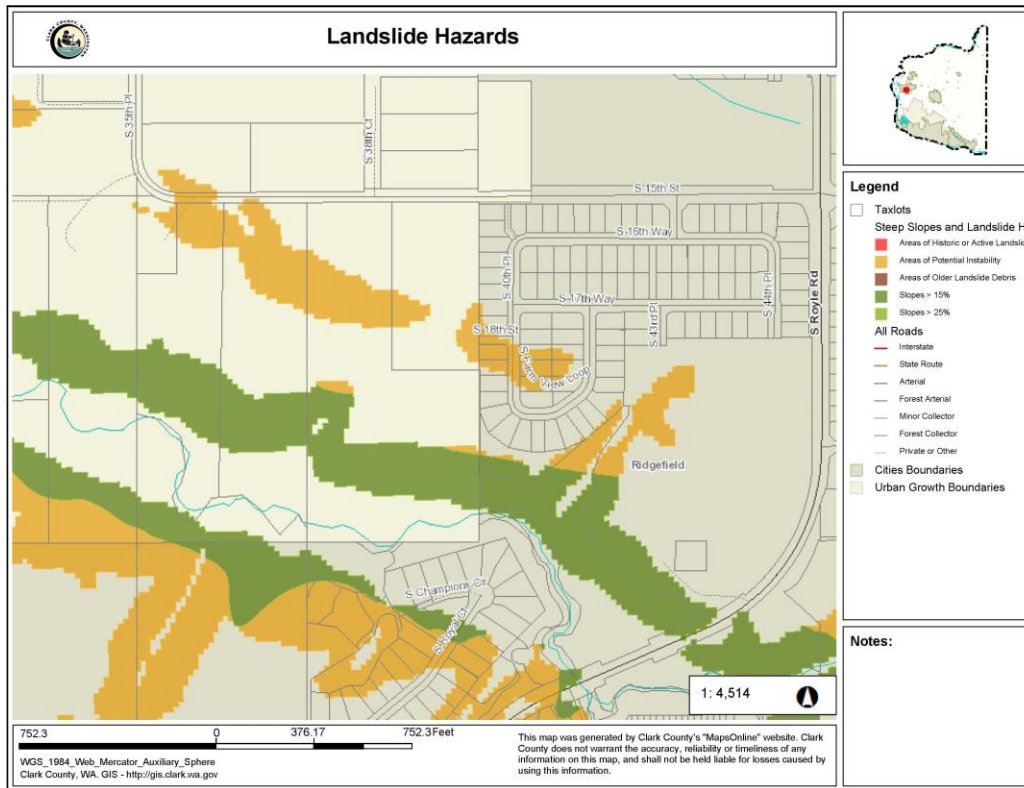


VI. Development Considerations

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







VII. Direct Petition Method

The direct petition method of annexation (RCW 35A.14.120-150) requires that owners of 10% or more of the land value of the proposed annexation area must sign the Notice of Intent to Annex. Road values are not included in this calculation. Joe Potter and Michelle Potter signed the Notice of Intent to Annex. The Potters own 65% of the land value of the properties proposed for annexation (\$823,304.00 of \$1,283,098.00), exceeding the 10% threshold of the Notice of Intent to Annex.

VIII. Procedure

At this meeting, City Council will determine:

- **Whether the city will accept, reject, or geographically modify the Potter Notice of Intent to Annex;**
- Whether the city will require the simultaneous adoption of a proposed zoning regulation, if such a proposal has been prepared and filed (as provided for in RCW 35A.14.330 and RCW 35A.14.340);
- Whether the property, if annexed, will be consistent with the 2016 Ridgefield Urban Area Comprehensive Plan (RUACP);
- Whether the property, if annexed, will be required to assume all or any portion of the city's existing general indebtedness; and
- Whether the property, if annexed, will be supported by the city's Capital Facilities Plan.

Should the Council accept the Notice of Intent to Annex, the Council authorizes the Notice of Petition to Annex to be circulated. The Petition to Annex process is:

- 60% Notice of Petition to Annex: The applicant shall secure the signatures of the property owners holding a minimum of 60% of the total value of the area proposed for annexation;
- Petition to Annex Application: The applicant shall submit a complete Petition to Annex application to the city;
 - Public Services: In the application, the applicant shall demonstrate that there are adequate public services available to serve the annexation area;
 - Survey: In the application, the applicant shall include a survey map and legal description of the entire annexation area including the adjacent half-width right-of-way.
- Certification of Sufficiency: The city shall send the 60% petition to Clark County for review of legal description and to obtain a Certification of Sufficiency;
- SEPA: The city shall prepare and circulate a SEPA DNS for rezoning the properties to RLD-4 consistent with the RUACP and the Gee Creek Plateau Subarea Plan;
- Council Hearing: City Council shall conduct a public hearing on the Notice of Petition to Annex;
- Council 2nd reading: City Council shall hold a 2nd reading to determine whether the city will accept or reject the Notice of Petition to Annex;
- Ordinances: The city shall adopt an ordinance annexing certain lands, adopt a zoning ordinance for the annexed area, and forward the ordinance(s) to the Clark County Assessor's Office, State Department of Revenue, State Department of Commerce, and State Office of Financial Management; and
- Census: The City Clerk shall report population increases to census reporting agencies.

Signed:



Claire Lust, Community Development Director

July 1, 2021

Attachment: PLZ-20-0057 Potter Intent to Annex v2_Staff Report_070821 (Potter Intent to Annex)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: July 08, 2021

ITEM:

AGENDA ITEM TITLE: Motion - Authorization to Submit PWTF Loan Application for Royle Road

GOVERNING LEGISLATION:

RCW 36.69, City of Ridgefield Financial Policy #04

PREVIOUS COUNCIL ACTION TAKEN:

None

SUMMARY/BACKGROUND:

City Staff are preparing a Public Works Trust Fund (PWTF) loan application for the final design construction of Royle Road. This proposed project will tie into the improvements that are planned to bid this August and will reconstruct Royle Road from NW Hillhurst Road to S 19th Street. The project will include two 12' lanes with 5' bicycle lanes, left-turn lanes at selected intersections, raised planted medians, and a 6' sidewalk on the East side of Royle Road. The construction will include roadway grading, paving, stormwater, a new 12 inch waterline, utility replacement and relocation, lighting, and landscaping.

BUDGET/FINANCIAL IMPACTS:

The City is requesting \$10,000,000 in funds with the application. The total estimated cost for the project is \$10,420,000. The loan term is 0.94% over 20 years. The annual payment will be approximately \$45,725.

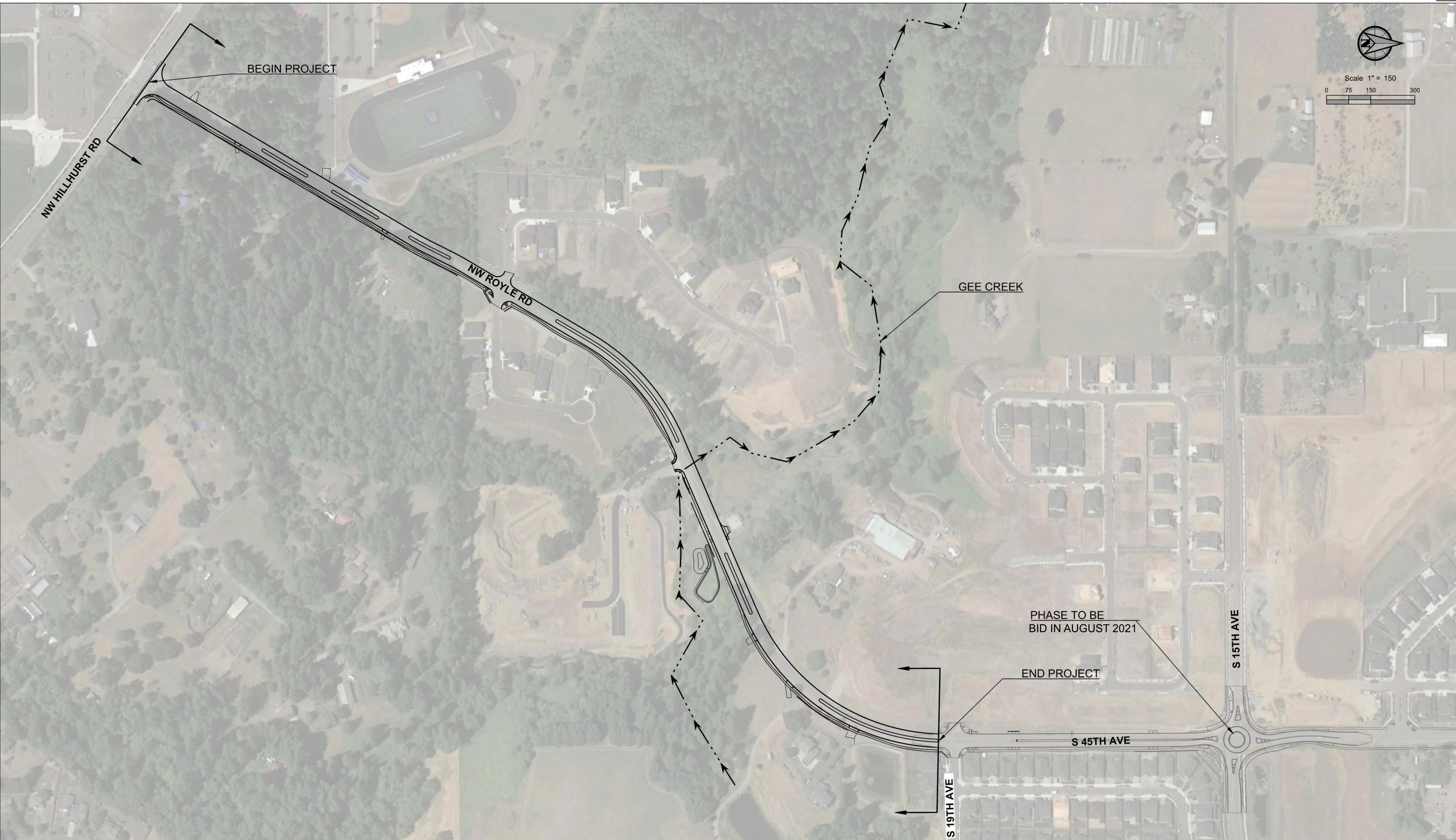
RECOMMENDED ACTION OR MOTION:

Staff recommends council accept the PWTF Load. A suggested motion is:

"I move to approve the application for a Public Works Trust Fund loan for Royle Road in the amount of \$10,000,000 and authorize the City Manager to take all steps necessary to

complete the loan application.”

STAFF CONTACT: Bryan Kast, Public Works Director
ATTACHMENTS: Royle Road Exhibit S 19th St to Hillhurst (PDF)



S ROYLE ROAD
S 15TH ST TO NW HILLHURST

