



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, June 22, 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 June 8, 2017 Meeting**

IV. PRESENTATION

- 1. Flag Recognition Presentation - Neal Van Houten, Sons of American Revolution, Fort Vancouver Chapter**

V. BUSINESS

- 1. Motion - Approval of Trail Naming - Hascall Trail - Bryan Kast, Public Works Director**
- 2. Ordinance No. 1236 – First Reading of Authorization to Issue Limited Tax General Obligation Bonds to Develop RORC-Kirk Johnson, Finance Director**
- 3. Ordinance No. 1227 – Second Reading of Sign Code Amendment-Jeff Niten, Community Development Director**
- 4. Ordinance No. 1234 – Second Reading of Ridgefield Development Code Amendment-Jeff Niten, Community Development Director**
- 5. Ordinance No. 1235 – Second Reading of 35th Avenue Roundabout Right of Way Public Use and Necessity-Bryan Kast, Public Works Director**
- 6. Motion - Approval Award for the 35Th Avenue Roundabout Construction Contract - Bryan Kast, Public Works Director**

VI. PUBLIC HEARING/BUSINESS

- 1. Public Hearing and Approval of Resolution No. 529 – 2018-2023 Transportation Improvement Program-Bryan Kast, Public Works Director**

2. Public Hearing and Resolution No. 530 - Declaring Certain Property as Surplus and Authorizing Its Disposition-Kirk Johnson, Finance 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. FROM THE COUNCIL

X. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: June 22, 2017
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION:

Revised Code of Washington Title 35A

PREVIOUS COUNCIL ACTION TAKEN:

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

BACKGROUND:

Vendor claims

BUDGET/FINANCIAL IMPACTS:

See vendor detail attached

RECOMMENDED ACTION OR MOTION:

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

“I move to approve the consent agenda as presented”

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: June 22 2017 Claims Report (PDF)

City of Ridgefield
Claims Payment Report
For Approval on: June 22, 2017

Sum of Amount							
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total		
ACCELA INC.	2779	INV-ACC31445	Public Works	Web Payments with Online-Bills.com - Annual Fee	2,060.00		
ACCELA INC. Total					2,060.00		
AIRGAS USA LLC	17	9944877664	Genl Govt/Facilities	Oxygen Cyl Lease Renewal	22.63		
			Public Works	Oxygen Cyl Lease Renewal	409.30		
			Community Development	Oxygen Cyl Lease Renewal	8.75		
			AIRGAS USA LLC Total			440.68	
AMERICAN MEDICAL RESPONSE	2842	5234243	Public Safety	Blood Draw	100.00		
AMERICAN MEDICAL RESPONSE Total					100.00		
ARAMARK UNIFORM SERVICES	32	862933752	Genl Govt/Facilities	Uniform Services	2.14		
			Public Works	Uniform Services	55.27		
		862933751	Genl Govt/Facilities	Floor Mats - City Hall	7.11		
			Public Safety	Floor Mats - PD	4.52		
		862944270	Public Works	Floor Mats - PW	3.88		
			Community Development	Floor Mats - CDDI	3.88		
			Genl Govt/Facilities	Floor Mats - City Hall	7.11		
			Public Safety	Floor Mats - PD	4.52		
		862944271	Public Works	Floor Mats - PW	3.88		
			Community Development	Floor Mats - CDDI	3.88		
			Genl Govt/Facilities	Uniform Services	1.92		
			Public Works	Uniform Services	49.58		
		ARAMARK UNIFORM SERVICES Total					147.69
		BERGERABAM	1708	318887	Public Works	Smythe Road Trail Project - Services Trough 6/2/2017	1,603.65
BERGERABAM Total					1,603.65		
BLAIRCO INC	1493	17-86390	Community Development	HVAC Service - CDD Building	524.15		
BLAIRCO INC Total					524.15		
BLUEFIN PAYMENT SYSTEMS	2827	201706-01	Public Works	Utilities E-Pay Fees - May 2017	717.29		
BLUEFIN PAYMENT SYSTEMS Total					717.29		
BLUMENTHAL UNIFORMS AND EQUIPMENT	54	7631953	Public Safety	PD Uniforms	10.84		
		7575929	Genl Govt/Facilities	PD Uniforms-Use/Sales Tax	(1.85)		
		7575928	Public Safety	PD Uniforms	23.85		
			Genl Govt/Facilities	PD Uniforms-Use/Sales Tax	(7.77)		
			Public Safety	PD Uniforms	100.29		
		7575892	Genl Govt/Facilities	PD Uniforms-Use/Sales Tax	(17.47)		
			Public Safety	PD Uniforms	225.43		
BLUMENTHAL UNIFORMS AND EQUIPMENT Total					333.32		
BOB'S PAINTLAND	59	8512A	Public Safety	Paint for Police Department Exterior	42.11		
		8349A	Public Works	Traffic Paint	130.03		
BOB'S PAINTLAND Total					172.14		
Bowlby Daren	UB*00018	(blank)	Genl Govt/Facilities	Refund Check	29.68		
Bowlby Daren Total					29.68		
BSK ASSOCIATES	2119	V701719	Public Works	Lab Analysis - Coliform	286.00		
				Lab Analysis - Water Sampling	1,222.50		

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BSK ASSOCIATES	2119	V701719	Public Works	Lab Analysis - Alkalinity	280.00
BSK ASSOCIATES Total					1,788.50
CARAHSOFT	2500	IN459687	Genl Govt/Facilities	Payroll Software Implementation	10,531.06
CARAHSOFT Total					10,531.06
CFM STRATEGIC COMMUNICATIONS INC.	2551	23988	Genl Govt/Facilities	Lobbyist	4,530.00
CFM STRATEGIC COMMUNICATIONS INC. Total					4,530.00
CITY OF LACENTER	2846	693	Public Works	Lab Analysis	39.89
				Biosolids Disposal	815.82
CITY OF LACENTER Total					855.71
CITY OF RIDGEFIELD	95	DEM-17-0006	Community Development	DEM-17-0006 - Demo premit for demo of mobile homes	100.00
CITY OF RIDGEFIELD Total					100.00
CITY OF RIDGEFIELD-W/S	96	201706-01	Public Works	Blue Heron Community Garden - Water	4.12
		201706-02	Public Works	Columbia Hills Irrigation Tract B Wind River	3.31
		201706-04	Public Works	Green Gables Tract-Q Irrigation M	7.83
		201706-09	Public Works	1-5/SR501 NE Interchange Irrigation	6.62
		201706-06	Public Works	Green Gables Tract-D Irrigation MET	3.67
		201706-08	Public Works	1-5/SR501 NE Interchange Irrigation	6.62
		201706-05	Public Works	Green Gables Tract-D Irrigation M	5.54
		201706-03	Public Works	Columbia Hills Irrigation Tract D Cispus Way	6.62
		201706-07	Public Works	Green Gables Tract-C Irrigation M	3.31
CITY OF RIDGEFIELD-W/S Total					47.64
CIVILWORKS NW INC.	1706	201706-01	Genl Govt/Facilities	Alley Improvement Project Retainage Release	12,366.84
CIVILWORKS NW INC. Total					12,366.84
CLARK AND SONS EXCAVATING, INC.	2848	1	Genl Govt/Facilities	Main Ave Pavement Repair Less 5% Retainage	(14,976.70)
			Public Works	Main Ave Pavement Repair Less 5% Retainage	299,534.00
CLARK AND SONS EXCAVATING, INC. Total					284,557.30
CLARK COUNTY	102	130007910	Public Works	Laboratory Analysis	2,935.40
				Biosolids Disposal	5,196.47
		31009917	Public Safety	2nd Qtr 2017 - CRESA User Fee	18,896.50
CLARK COUNTY Total					27,028.37
CLARK COUNTY TREASURERS OFFICE	554	201706-01	Genl Govt/Facilities	School Impact Fees	108,315.53
CLARK COUNTY TREASURERS OFFICE Total					108,315.53
CLARK PUBLIC UTILITIES	110	201706-01	Public Works	800 NE 264 St Intertie 1 - Water	1,299.85
		201706-02	Public Works	2300 N 3rd Way Bellwood Trail Lights	30.74
		201706-04	Public Works	512 N Allen Dr - Electricity	26.91
		201706-09	Public Works	911 N 65th Ave Intertie 2 - Water	104.85
		201706-06	Public Works	1504 NW Intertie 3 - Water	95.60
		201706-08	Public Works	3701 N 3rd Cir - Electricity	26.90
		201706-05	Public Works	255 S 56th Pl - Electricity	464.75
		201706-03	Public Works	Pioneer St. & Gee Creek Loop - Electricity	27.32
		201706-07	Public Works	Overlook Park - Electricity	51.56
		201706-10	Community Development	211 N Main Ave - CDD Annex	44.76
		10786188	Public Works	Light Pole Replacement-4347 N 2nd Way	2,758.06
		201706-12	Public Works	N. 3rd Ave & Simons St. - Water	47.39
		201706-11	Public Works	214 S Riverview Dr	36.29
CLARK PUBLIC UTILITIES Total					5,014.98

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CLARK REGIONAL WASTEWATER DISTRICT	741	201706-01	Public Works	109 W Division WWTP - Sewer	247.53
		201706-02	Public Safety	116 N Main Ave PD - Sewer	47.79
		201706-04	Public Works	301 N 3rd Ave CDD - Sewer	26.76
			Community Development	301 N 3rd Ave CDD - Sewer	21.03
		201706-09	Community Development	211 Main Ave - Sewer	122.54
		201706-06	Public Works	Abrams Park Kitchen - Sewer	44.11
		201706-08	Public Works	255 S 56th Pl Well & Reservoir - Sewer	61.27
		201706-05	Public Works	Abrams Park Restrooms - Sewer	75.98
		201706-03	Genl Govt/Facilities	230 Pioneer St City Hall - Sewer	135.41
		201706-07	Public Works	Abrams Park Former Mgr House - Sewer	47.79
CLARK REGIONAL WASTEWATER DISTRICT Total					830.21
COLUMBIAN PUBLISHING	116	201706-01	Genl Govt/Facilities	City Hall 6 Month Columbian Subscription	222.00
COLUMBIAN PUBLISHING Total					222.00
COMCAST	2271	201706-01	Public Safety	PD Communications	289.71
		201706-02	Public Works	WWTP Communications	296.41
		201706-04	Genl Govt/Facilities	Community Center Communications	216.14
			Community Development	Community Center Communications	54.03
		201706-03	Genl Govt/Facilities	City Hall Communications	66.91
				City Hall Internet	184.97
COMCAST Total					1,108.17
COMCAST BUSINESS	1666	54100091	Genl Govt/Facilities	City Hall Communications	362.57
COMCAST BUSINESS Total					362.57
COMPULINK MANAGEMENT CENTER INC.	2648	20170531PS	Genl Govt/Facilities	Laserfiche Implementation-Use/Sales Tax	(209.24)
			Public Works	Laserfiche Implementation	486.04
			Community Development	Laserfiche Implementation	648.06
			Information Technology	Laserfiche Implementation	972.09
			#N/A	Laserfiche Implementation	594.05
COMPULINK MANAGEMENT CENTER INC. Total					2,491.00
CUSTOMINK LLC	2718	11683414	Genl Govt/Facilities	Big Paddle T-Shirts	425.16
CUSTOMINK LLC Total					425.16
DAN'S TRACTOR	134	962692	Public Works	Parks Equipment Maint	200.17
DAN'S TRACTOR Total					200.17
DEPARTMENT OF LICENSING	154	RG0000190-2017	Genl Govt/Facilities	CPL Fees - Bardin Laurie	18.00
		RG0000189-2017	Genl Govt/Facilities	CPL Fees - Bardin David	18.00
		RG0000188-2017	Genl Govt/Facilities	CPL Fees - Clevenger	18.00
DEPARTMENT OF LICENSING Total					54.00
DICK'S TIRE FACTORY	158	D63106	Public Works	Park Caretaker Vehicle Maintenance	90.43
DICK'S TIRE FACTORY Total					90.43
DON STOSE	1223	201606-01	Council	Meals Per-Diem - Kennewick Tour - Stose	78.00
DON STOSE Total					78.00
DR Horton Inc.	UB*00013	(blank)	Genl Govt/Facilities	Refund Check	34.71
DR Horton Inc. Total					34.71
DUSTEN WEICHMAN	1660	201706-01	Community Development	Meals at Trainings	27.37
				Mileage - Wichman - WSDOT Training	400.18
DUSTEN WEICHMAN Total					427.55
ELCOR INC	2081	MSP-9729	Information Technology	Information Technology Services - May 2017	6,815.62

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ELCOR INC	2081	9730	Public Works	WWTP Laptop	2,260.70
ELCOR INC Total					9,076.32
FERGUSON ENTERPRISES INC # 8423	181	582243	Public Works	48 Sensus Meters and MXU's for Meter Replacement Program	15,245.38
		581504	Public Works	Field Hydrant for WWTP	604.50
FERGUSON ENTERPRISES INC # 8423 Total					15,849.88
GISI MARKETING GROUP	2811	146346	Genl Govt/Facilities	Bird Fest 2017 Buttons	446.61
GISI MARKETING GROUP Total					446.61
GRAY AND OSBORNE INC	207	1	Public Works	Northridge Drive Water Main Replacement Project	1,162.05
GRAY AND OSBORNE INC Total					1,162.05
GROVER ELECTRIC AND PLUMBING	210	HA50253	Public Works	WWTP Water Heater Replacement	424.52
GROVER ELECTRIC AND PLUMBING Total					424.52
H.D. FOWLER COMPANY	2036	I4521110	Public Works	Ball Valve	111.59
				Water Meters	647.27
		I4530334	Public Works	Water Supplies - Brass Gate Valve	86.72
		I4530333	Public Works	2' Bury #88-SS Stainless Steel Eclipse Sampling Station	1,962.04
H.D. FOWLER COMPANY Total					2,807.62
HDR ENGINEERING INC.	734	1200055292	Public Works	Main Ave Preservation Project	384.10
HDR ENGINEERING INC. Total					384.10
HERB N' ROOTS CATERING CO.	2528	201706-01	Genl Govt/Facilities	Big Paddle 2017 Volunteer Meals	133.00
HERB N' ROOTS CATERING CO. Total					133.00
HONEY BUCKETS	223	550333503	Public Works	Davis Park Port-a-Potty	298.00
HONEY BUCKETS Total					298.00
HUMANE SOCIETY FOR SW WASHINGTON	526	4206	Public Safety	Animal Control Services	250.00
		4167	Public Safety	Animal Control Services	375.00
HUMANE SOCIETY FOR SW WASHINGTON Total					625.00
INDX INC.	1755	2017209	Genl Govt/Facilities	Storage Unit Rental	450.00
INDX INC. Total					450.00
INTERMEDIA.NET INC	2187	1706001643	Information Technology	Voice Service Charges	79.75
INTERMEDIA.NET INC Total					79.75
JANEAN Z PARKER	2199	159	Genl Govt/Facilities	Legal Services	240.00
			Public Works	Legal Services	1,925.00
			Community Development	Legal Services	2,800.00
			Legal	Legal Services	1,568.75
JANEAN Z PARKER Total					6,533.75
JOE TURNER P.C.	1437	648	Community Development	Public Hearings	3,746.83
JOE TURNER P.C. Total					3,746.83
JOHN MAIN	2448	201706-01	Council	Mileage Reimbursement - May 2017	56.60
		201706-02	Council	Mileage Reimbursement - March 2017	42.48
		201706-04	Council	Mileage Reimbursement - January 2017	44.89
		201706-03	Council	Mileage Reimbursement - February 2017	56.34
JOHN MAIN Total					200.31
Kingston Homes Llc	UB*00017	(blank)	Genl Govt/Facilities	Refund Check	61.85
Kingston Homes Llc Total					61.85
L.N. CURTIS AND SONS	2828	INV101312	Public Safety	Aimpoint Patrol Rifle Optics	3,694.27
L.N. CURTIS AND SONS Total					3,694.27
LAFROMBOISE COMMUNICATIONS INC	2388	6955	Community Development	Occupancy Perits	388.30

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LAFROMBOISE COMMUNICATIONS INC Total					388.30
LISA BLAKE	2297	201706-01	Genl Govt/Facilities	Postage Reimbursement	7.71
LISA BLAKE Total					7.71
MACKAY AND SPOSITO INC.	899	31853	Public Works	Gee Creek Trail - Work through 5/27/17	7,517.50
MACKAY AND SPOSITO INC. Total					7,517.50
MARIUS L MALATTIA	1817	201706-01	Community Development	Residential & Commercial Plan Reviews	522.50
MARIUS L MALATTIA Total					522.50
METROPOLITAN TRANSPORTATION COMMISSION	2115	4926-AR10464	Public Works	StreetSaver Annual Subscription - 8/1/17-7/31/18	1,500.00
METROPOLITAN TRANSPORTATION COMMISSION Total					1,500.00
MUNICIPAL CODE CORP.	1185	287449	Genl Govt/Facilities	Codification	1,854.04
MUNICIPAL CODE CORP. Total					1,854.04
NAPA AUTO PARTS	498	982052	Genl Govt/Facilities	Returned PW FTE Vehicle Maintenance	(4.29)
			Public Works	Returned PW FTE Vehicle Maintenance	(69.24)
			Community Development	Returned PW FTE Vehicle Maintenance	(2.38)
	981877		Genl Govt/Facilities	Shop Supplies - PW FTE	0.91
				Vehicle Maint - Ryan Thamert	3.97
				Vehicle Maint - PW FTE	4.49
				Vehicle Maint - Eli Krebsner	7.95
			Public Works	Shop Supplies - PW FTE	14.77
				Vehicle Maint - Ryan Thamert	75.48
				Vehicle Maint - PW FTE	72.46
				Vehicle Maint - Eli Krebsner	71.50
			Community Development	Shop Supplies - PW FTE	0.51
				Vehicle Maint - PW FTE	2.49
	984762		Genl Govt/Facilities	PW FTE Vehicle Maintenance	4.68
			Public Works	PW FTE Vehicle Maintenance	75.58
			Community Development	PW FTE Vehicle Maintenance	2.60
NAPA AUTO PARTS Total					261.48
NEW DAY ARBORIST	2557	201706-01	Public Works	Western Red Cedar Consult. - 210 S 4th	125.00
NEW DAY ARBORIST Total					125.00
New Tradition Homes	UB*00010	(blank)	Genl Govt/Facilities	Refund Check	61.71
New Tradition Homes Total					61.71
NORTHWEST NATURAL GAS	315	201706-01	Public Safety	Police Department - Natural Gas	22.69
		201706-02	Genl Govt/Facilities	City Hall - Natural Gas	59.83
		201706-03	Public Works	PW Shop - Natural Gas	26.66
NORTHWEST NATURAL GAS Total					109.18
NORTHWEST STAFFING	522	4076061	Genl Govt/Facilities	Utlity Clerk Temp Services - Week Ending 05/28/2017	361.92
				Utlity Clerk Credit Check	25.00
			Public Works	Utlity Clerk Temp Services - Week Ending 05/28/2017	361.92
				Utlity Clerk Credit Check	25.00
NORTHWEST STAFFING Total					773.84
OFFICEMAX INCORPORATED	1599	515441	Genl Govt/Facilities	City Hall Office Supplies	119.48
				PW FTE Office Supplies	10.22
				Utility Clerk Office Supplies	0.55
				Utility Clerk Operational Supplies	0.10
			Public Works	PW FTE Office Supplies	184.85

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OFFICEMAX INCORPORATED	1599	515441	Public Works	Utility Clerk Office Supplies	10.50
				Utility Clerk Operational Supplies	1.85
				Community Development	CDD Office Supplies
			Public Safety	PW FTE Office Supplies	3.95
				PD Operational Supplies	5.79
				PD Office Supplies	95.26
OFFICEMAX INCORPORATED Total					448.81
ONE CALL CONCEPTS	326	7059090	Public Works	Excavation Notification & Modem Ticket Delivery	146.52
ONE CALL CONCEPTS Total					146.52
ON-HOLD CONCEPTS INC	2217	431216	Information Technology	On-Hold Music Service	24.95
ON-HOLD CONCEPTS INC Total					24.95
PATRICK HILDRETH BRAND AND DESIGN	2372	739	Information Technology	Website Updates	200.00
PATRICK HILDRETH BRAND AND DESIGN Total					200.00
PAUL LEWIS	1647	201706-01	Executive	City Manager Annual Evaluation	1,380.00
PAUL LEWIS Total					1,380.00
Pillar Homes	UB*00011	(blank)	Genl Govt/Facilities	Refund Check	75.07
	UB*00016	(blank)	Genl Govt/Facilities	Refund Check	62.60
Pillar Homes Total					137.67
REFLECTOR	369	98164	Community Development	CDD Advertisement	72.46
		98172	Public Works	Sports Complex - Notice of SEPA DNS	129.71
		98162	Community Development	Notice of Hrg. Parcel 68376-000	31.39
		98163	Community Development	Pub. Hrg. - 6yr Trans Plan	35.69
REFLECTOR Total					269.25
RELIANT BEHAVIORAL HEALTH LLC	2568	193716	Genl Govt/Facilities	Employee Assistance Program Services 7/1/17-6/30/18	35.86
			Public Safety	Employee Assistance Program Services 7/1/17-6/30/18	379.31
			Public Works	Employee Assistance Program Services 7/1/17-6/30/18	550.35
			Community Development	Employee Assistance Program Services 7/1/17-6/30/18	256.90
			Administration	Employee Assistance Program Services 7/1/17-6/30/18	93.10
			Finance	Employee Assistance Program Services 7/1/17-6/30/18	105.17
			Human Resources	Employee Assistance Program Services 7/1/17-6/30/18	44.83
			Executive	Employee Assistance Program Services 7/1/17-6/30/18	34.48
RELIANT BEHAVIORAL HEALTH LLC Total					1,500.00
RICOH USA INC.	1662	98895010	Public Safety	PD Copier Lease	66.32
RICOH USA INC. Total					66.32
RIDGEFIELD COMMUNITY CENTER	373	201706-01	Genl Govt/Facilities	Ridgefield Community Center Rental	825.00
			Community Development	Ridgefield Community Center Rental	275.00
RIDGEFIELD COMMUNITY CENTER Total					1,100.00
RIDGEFIELD FARMER'S MARKET	2845	1	Genl Govt/Facilities	Big Paddle 2017 Music	100.00
RIDGEFIELD FARMER'S MARKET Total					100.00
RIDGEFIELD LITTLE LEAGUE	2843	201706-01	Genl Govt/Facilities	Park Refundable Deposit	100.00
RIDGEFIELD LITTLE LEAGUE Total					100.00
RON ONSLOW	930	201606-01	Council	Meals Per-Diem - Kennewick Tour - Onslow	78.00
RON ONSLOW Total					78.00
SANDRA DAY	1838	201606-01	Council	Meals Per-Diem - Kennewick Tour - Day	78.00
SANDRA DAY Total					78.00
SHRED-IT US JV LLC	2274	8122082425B	Genl Govt/Facilities	Secure Shredding - City Hall	19.80

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SHRED-IT US JV LLC	2274	8122469932	Public Works	Secure Shredding - CDD/PW	15.60
			Community Development	Secure Shredding - CDD/PW	15.60
		8122469933	Genl Govt/Facilities	Secure Shredding - City Hall	31.20
SHRED-IT US JV LLC Total					82.20
Singer Mitchell	UB*00015	(blank)	Genl Govt/Facilities	Refund Check	4.82
Singer Mitchell Total					4.82
SMARSH	2550	INV00239654	Information Technology	Social Media & Email Archiving	218.00
SMARSH Total					218.00
SMART CHOICE HEATING & COOLING	2844	MEC-17-0036	Genl Govt/Facilities	Refund MEC-17-0036	45.00
SMART CHOICE HEATING & COOLING Total					45.00
SPOK INC.	295	A0364104R	Public Works	Communications	8.68
SPOK INC. Total					8.68
STACY HAY	2847	201706-01	Genl Govt/Facilities	Reimbursement of Duplicate Payment on MEC-17-0050	45.00
STACY HAY Total					45.00
STERICYCLE	2504	3003869949	Public Safety	Hazardous Waste Disposal	10.36
STERICYCLE Total					10.36
STEVE STUART	2075	201606-01	Executive	Meals Per-Diem - Kennewick Tour - Stuart	78.00
STEVE STUART Total					78.00
TERESA D JOHNSON CPA INC.	561	4663	Finance	Compilation & Accounting Services	606.67
TERESA D JOHNSON CPA INC. Total					606.67
THE MASTERS TOUCH LLC	1786	P51841	Public Works	Delinquent Utility Statements - Postage	237.81
		51841	Public Works	Delinquent Utility Statements	453.07
THE MASTERS TOUCH LLC Total					690.88
THE PARR COMPANY	964	26364831	Public Works	Streets Supplies	3.35
		26365748	Public Works	Street Signs Supplies	3.24
		26362482	Public Works	Street Signs Supplies	13.63
		26366319	Public Works	Streets Supplies	3.24
		26365233	Genl Govt/Facilities	Big Paddle Supplies	28.50
		26366072	Public Works	Water Operational Supplies	26.49
THE PARR COMPANY Total					78.45
TRABUCCO CONSULTING LLC	2236	6839	Genl Govt/Facilities	Farm to Table Coordination-Use/Sales Tax	(53.45)
				Farm to Table Coordination	689.70
				First Saturday Postcards	335.50
				First Saturday Postcards-Use/Sales Tax	(26.00)
TRABUCCO CONSULTING LLC Total					945.75
TRIBECA TRANSPORT LLC	747	COR-1706	Public Works	Sludge Hauling	3,355.00
TRIBECA TRANSPORT LLC Total					3,355.00
Tuscany Homes Llc	UB*00012	(blank)	Genl Govt/Facilities	Refund Check	32.14
	UB*00014	(blank)	Genl Govt/Facilities	Refund Check	20.33
Tuscany Homes Llc Total					52.47
US BANK	2237	201706-01	Finance	Custody Charges	32.00
		4557806	Public Works	Management Fees	126.58
US BANK Total					158.58
VERIZON WIRELESS	452	9786592700	Genl Govt/Facilities	PW Cell Phones & 2 iPads	47.24
				PW Director iPad	22.12
				Julie iPad	147.60

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VERIZON WIRELESS	452	9786592700	Public Safety	PD Chief iPad	147.70
				PD Cell Phones	850.69
			Public Works	PW Cell Phones & 2 iPads	1,135.25
				PW Director iPad	118.03
			Community Development	PW Cell Phones & 2 iPads	215.09
				PW Director iPad	7.34
				CDD Cell Phones	174.93
				CDD Director iPad	147.70
			Administration	Deputy City Manager iPad	147.70
			Finance	Finance Director iPad	147.70
			Executive	City Manager iPad	147.70
				City Manager iPad Case	162.59
				Council	Council iPads
VERIZON WIRELESS Total					3,899.45
WELLS FARGO	1681	201706-9760	Public Safety	May 2017 Visa Stmt-Hoots Costco.com	108.49
				May 2017 Visa Stmt-Hoots TLO Transunion	25.00
				May 2017 Visa Stmt-Hoots Safelite Autoglass	92.03
				May 2017 Visa Stmt-Hoots Amazon.com	31.31
				May 2017 Visa Stmt-Hoots Safariland	92.62
				May 2017 Visa Stmt-Hoots USPS	49.00
		201706-1889	Executive	May 2017 Visa Stmt-Stuart Countrycafe	69.15
				May 2017 Visa Stmt-Stuart Internation	1,219.00
				May 2017 Visa Stmt-Stuart Sportsmans	213.85
				May 2017 Visa Stmt-Stuart Buckets	19.51
				May 2017 Visa Stmt-Stuart Burgerville	12.48
				May 2017 Visa Stmt-Stuart GA-Campus Parking	6.00
				May 2017 Visa Stmt-Stuart El Rancho Viejo	29.15
				May 2017 Visa Stmt-Stuart Grants House	18.33
				May 2017 Visa Stmt-Stuart Adobe Acropro	16.25
				May 2017 Visa Stmt-Stuart SQ Capitol Dome	3.34
		201706-2960	Genl Govt/Facilities	May 2017 Visa Stmt-Johnson Costco.com	66.83
			Public Safety	May 2017 Visa Stmt-Johnson Costco.com	63.35
				May 2017 Visa Stmt-Johnson Paypal Billofsalew	4.99
				Public Works	May 2017 Visa Stmt-Johnson Costco.com
			Community Development	May 2017 Visa Stmt-Johnson Costco.com	78.48
			Finance	May 2017 Visa Stmt-Johnson Supershuttle	95.00
				May 2017 Visa Stmt-Johnson Accela Finance	998.00
				May 2017 Visa Stmt-Johnson Fuel Bistro	69.80
				May 2017 Visa Stmt-Johnson Hyatt Hotels	1,438.98
			Human Resources	May 2017 Visa Stmt-JohnsonAccela Finance	499.00
		201706-5494	Genl Govt/Facilities	May 2017 Visa Stmt-Kipp Custom Ink	459.50
				May 2017 Visa Stmt-Kipp Ridgefield Floral	108.40
				May 2017 Visa Stmt-Kipp Dollar Tree	59.28
				May 2017 Visa Stmt-Kipp Amazon	98.91
				May 2017 Visa Stmt-Kipp Target	129.83
				May 2017 Visa Stmt-Kipp Sadie & Josie	225.00

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WELLS FARGO	1681	201706-5494	Genl Govt/Facilities	May 2017 Visa Stmt-Kipp Fred Meyer	14.34
				May 2017 Visa Stmt-Kipp Costco	70.11
				May 2017 Visa Stmt-Kipp Vistaprint	71.86
				May 2017 Visa Stmt-Kipp The Home Depot	128.40
		201706-8989	Human Resources	May 2017 Visa Stmt-Kipp Ridgefield Floral	37.94
				May 2017 Visa Stmt-Kipp Fred Meyer	32.87
				May 2017 Visa Stmt-Brunson Safeway	0.34
				May 2017 Visa Stmt-Brooks Dick's Tire Factory	37.71
		201706-8453	Public Safety	May 2017 Visa Stmt-Brooks Instant Imprints	160.88
				May 2017 Visa Stmt-Brooks Lava Java	29.30
				May 2017 Visa Stmt-Brunson Safeway	5.46
				May 2017 Visa Stmt-Brunson AWWA.ORG	193.50
		201706-7107	Public Works	May 2017 Visa Stmt-Brunson Safeway	0.19
				May 2017 Visa Stmt-Kast Dry Box Inc	21.68
				May 2017 Visa Stmt-Kast Dry Box Inc	65.04
				May 2017 Visa Stmt-Kast Starliner Food Mart	194.60
		201706-7296	Genl Govt/Facilities	May 2017 Visa Stmt-Arends WM Supercenter	1.14
				May 2017 Visa Stmt-Arends Harbor Freight Tools	3.92
				May 2017 Visa Stmt-Arends Portland Packaging Co.	(10.32)
				May 2017 Visa Stmt-Arends Ace Cutting Equipment	(25.16)
		201706-4056	Public Works	May 2017 Visa Stmt-Arends WM Supercenter	88.34
				May 2017 Visa Stmt-Arends Harbor Freight Tools	63.20
				May 2017 Visa Stmt-Arends Portland Packaging Co.	133.33
				May 2017 Visa Stmt-Arends Ace Cutting Equipment	324.66
		201706-1117	Community Development	May 2017 Visa Stmt-Arends Right Irrigation Supply	65.89
				May 2017 Visa Stmt-Arends On the Spot Engraving	106.23
				May 2017 Visa Stmt-Arends Birds English Garden	200.48
				May 2017 Visa Stmt-Arends WM Supercenter	0.63
		201706-8764	Finance	May 2017 Visa Stmt-Arends Harbor Freight Tools	2.18
				May 2017 Visa Stmt-Rhine Material Flow-Conveyor	(28.53)
				May 2017 Visa Stmt-Rhine Shell Oil	20.73
				May 2017 Visa Stmt-Rhine Costco	206.29
		201706-8764	Community Development	May 2017 Visa Stmt-Rhine Material Flow-Conveyor	368.13
				May 2017 Visa Stmt-Basarab Costco.com	79.73
				May 2017 Visa Stmt-Basarab Vistaprint	525.47
				May 2017 Visa Stmt-Basarab Fuel Bistro	76.47
		201706-8764	Human Resources	May 2017 Visa Stmt-Basarab Park Foundation	100.00
				May 2017 Visa Stmt-Basarab WSP Bkgrnd Checks	12.00
				May 2017 Visa Stmt-Basarab Fuel Bistro	4.02
				May 2017 Visa Stmt-Blehm Doubletree	1,549.45
		201706-8764	Community Development	May 2017 Visa Stmt-Blehm Quality Inn	223.38
				May 2017 Visa Stmt-Blehm Conference Silutions	475.00
				May 2017 Visa Stmt-Blehm Fred Meyer	135.97
				May 2017 Visa Stmt-Blehm Lava Java	30.41
		201706-8764	Human Resources	May 2017 Visa Stmt-Knott Communityme	525.00
				May 2017 Visa Stmt-Knott Indeed	200.00

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WELLS FARGO Total					12,979.38
WESTLIE FORD INC.	1639	85827	Genl Govt/Facilities	Vehicle Maintenance - Thamert	27.09
			Public Works	Vehicle Maintenance - Thamert	514.71
		CM85827	Genl Govt/Facilities	Core Return - Thamert Vehicle	(5.42)
			Public Works	Core Return - Thamert Vehicle	(102.98)
		FOCS101916	Community Development	Vehicle Maintenance - CDD	283.95
WESTLIE FORD INC. Total					717.35
WILCO FARM STORE	655	689529	Public Works	Streets Supplies	45.51
		689239	Genl Govt/Facilities	Uniforms - Kauffman	1.73
				Uniforms - Crockford	0.35
			Public Works	Streets Supplies	19.48
				Uniforms - Kauffman	15.59
				Uniforms - Crockford	16.98
				Parks Trailer Supplies	10.82
WILCO FARM STORE Total					110.46
Grand Total					556,399.64

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: June 22, 2017
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Minutes from June 8, 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: 06-08-2017 Meeting Minutes (PDF)



CITY OF RIDGEFIELD, WASHINGTON
City Council MEETING MINUTES
June 8, 2017

Regular Meeting - 6:30 PM

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

FLAG SALUTE

ROLL CALL

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 - [6:32 PM](#)

Late addition to claims: Vendor - FCI Custom Police Vehicle, increase claims by \$6,006.00.

PUBLIC COMMENT - [6:33 PM](#)

Mark Hensley - Resident
Walter is a service animal.
Will be taking over 3 minutes to speak today.
I have turrets.
You have underestimated me, your officers are dumb enough to do it.
I will be polite at this point.
Your officers misread the situation.
Misunderstanding with the City.
Issues with ex wife, lost custody of children.
On disability.
You are on the hook and what you did is criminal.

Chief Brooks introduced new police officer Tyler King.

CONSENT AGENDA

1. Approval of Claims And/Or Payroll - [6:44 PM](#)

Attachment: 06-08-2017 Meeting Minutes (1327 : Approval of Minutes)

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

2. Approval of Minutes from May 25, 2017 Meeting

PRESENTATION

1. Economic Development Phase 1 Plan Update - [6:49 PM](#)

Columbia River Economic Development Council President Mike Bomar provided an update to City Council on Economic Development Phase 1 Plan.

2. Parks Board 1st Quarter Update

Parks Board Chair Marie Bouvier provided 1st quarter update to City Council.

BUSINESS

1. Ordinance No. 1233 – Second Reading of Quail Hill Development Agreement-Jeff Niten, Community Development Director

The Quail Hill at Union Ridge subdivision received preliminary approval on July 11, 2007. This Development Agreement satisfies a provision of the initial Agreement requiring a formalized open space concept prior to June 30, 2017. The open space concept developed by the applicant is attached, and shows a paved 5 foot wide loop around the basketball court located in the southeast corner of the property including picnic areas with tables and benches. The 5 foot wide paved trail continues south for approximately 880 feet. A branch of the trail extends to the east and incorporates a loop proposed as a 4 to 5 foot wide gravel trail, approximately 1,330 feet in length with locations designated for benches, picnic tables, and viewing areas.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1233 AS PRESENTED.

Council member Wertz - good residential project and acceptable for Ridgefield, but use of the land is misallocation of prime job space. Will be voting against this but not because this particular project as presented as residential development is unfit, I think it is fit but it's not where it should be. This land should have been used for commercial purpose as intendent.

RESULT:	ADOPTED [6 TO 1]
MOVER:	Don Stose, Councilor
SECONDER:	David Taylor, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Main, Day
NAYS:	Wertz

2. Ordinance No. 1235 – First Reading of 35th Avenue Roundabout Right of Way Public Use and Necessity-Bryan Kast, Public Works Director

The City of Ridgefield received a grant for the design and construction of the 35th Avenue Roundabout from the Washington Transportation Improvement Board in late 2015. The City has acquired all right-of-way necessary, with the exception of the southeast corner of the roundabout on property owned by Karen Lahti. City staff first met with Ms. Lahti about the project in June of 2016, and Universal Field Services completed an appraisal of the property in August of 2016. Beginning in November of 2016 the project team began contacting Ms. Lahti to set up a meeting with her to present an offer of compensation. In March of 2017, the project team was able to arrange a meeting with Ms. Lahti on the property and presented her with an offer of \$110,769 based on the appraised value of the property

before and after the right of way acquisition. The ROW to be acquired with this offer included all right-of-way necessary along Pioneer Street for the proposed and future frontage improvements, as well as right-of-way on S. 35th Ave and area for stormwater improvements. The City has subsequently revised the offer to 122,905 to take into account the sale of the property directly to the east that took place after the appraisal was completed. To date the City has not been able to reach an agreement on the acquisition price. To avoid further delays to the project the City is proceeding with condemnation of the right-of-way necessary for the project. The property to be condemned has been reduced from the original acquisition offer to only that area that is necessary for the construction of the 35th Avenue Roundabout project. The City has mailed notice to Ms. Lahti via certified mail and has posted notice in both the Reflector and the Columbian to provide required notification per RCW 8.25.290.

First reading conducted.

3. Motion - 35Th Avenue Construction Contract - 7:28 PM

In late 2015 the City applied for and received a TIB Grant for the design and construction of the 35th Avenue Roundabout. The project will construct a 2-lane roundabout and associated bicycle, pedestrian and stormwater improvements. The City contracted with HDJ Design Group (which was acquired by PBS Engineering during design) to complete the design of the project, and bids for the project were opened on May 19th. The City received four bids on the project; however, two of the four bidders neglected to include a list of subcontractors and were found to be non-responsive. Tapani Inc submitted the lowest responsive bid.

MOTION: MOVED TO REJECT BIDS FOR THE 35TH AVENUE ROUNDABOUT PROJECT AND AUTHORIZE STAFF TO REBID THE PROJECT.

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

PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1227 – Sign Code Amendment-Jeff Niten, Community Development Director

Cities around the country are amending their sign ordinances to comply with a recent U.S. Supreme Court decision, Reed v. Town of Gilbert. The basic premise municipalities must follow is that sign regulations must be content neutral. In other words, a municipal government must regulate signs in a way which doesn't require reading the content. The Association of Washington Cities has developed a model sign ordinance which will regulate signs in our community in a manner which we believe is compliant with the decision issued by the Supreme Court. Staff has tailored the model ordinance to match our community needs and also match previous work the Planning Commission has done on ordinances including the Commercial Design Standards and the optional Mixed Use overlay. The Planning Commission conducted a public hearing on November 2, 2016 and extensively discussed several aspects of the proposed code section. One point of discussion was temporary signage. The Planning Commission ultimately recommended temporary signage be permitted for 60 days. Following the Planning Commission meeting staff engaged in discussions with community groups and others interested in regulation of signage in the Ridgefield community and incorporated some suggestions to improve the regulation proposal to match to unique needs of Ridgefield.

Mayor opened the hearing: 7:56PM.

Rian Davis - Clark County Association of Realtors

Concerns regarding temporary signs.

Size and height concerns regarding the general real estate sign.

Distance of sign posting consideration.

60 day maximum limitation for posting of signs, longer time allowance for consideration.

Limitation of 1 temporary sign concerns.

Joe Melroy - Resident

Suggesting - give consideration to businesses and their needs.

Signage is the most important thing for bringing.

Roy Garrison - Resident

Sign ordinance is very hassling.

Question - is there a method of enforcement or is it driven by complaint only?

Mayor closed the hearing: 8:04PM.

Staff response - have met several times with business community regarding signage proposal.
Enforcement of temporary signs will be driven by complaint only.

City Council conducted discussion.

First reading conducted.

Formal public record to stay open until the next City Council meeting.

2. Public Hearing and First Reading of Ordinance No. 1234 – Ridgefield Development Code Amendment-Jeff Niten, Community Development Director

The Ridgefield Development Code established zoning regulations for residential and nonresidential development throughout the City, and needs periodic updating. The proposed package of 2017 updates includes clarifications to code language to better implement the original intent of the code, based on feedback from staff and code users over the past year. The majority of updates relate to issues identified by staff and code users during implementation or mandated updates that can be roughly broken into the following categories: planned Unit Development requirements, clarification of definitions, correcting outdated code references and typographical errors, use consistent terminology throughout the code.

City Council conducted discussion.

Mayor opened the hearing: 8:47PM.

Pat Jeffries - Non Resident

Fencing and landscaping options on 45th Avenue, need to know what direction code is going so we can proceed with project.

6 foot solid wall fencing, different rock patterns available.

Storage facilities are needed, look out for your residents.

Roy Garrison - Resident

Community needs storage.

Don't eliminate storage space.

John Girod - Developer

Storage facilities - housing should be design in coordination with storage.

Self-storage is the answer.

Mark Jeffries - Non Resident

Mini storage's are needed.

Don't like when garage are full of stuff.

Storages are not bad, they keep community looking nice.

Mayor closed the hearing: 8:57PM.

First reading conducted.

Formal public record to stay open until the next City Council meeting.

PUBLIC COMMENT - [9:02 PM](#)

Joe Melroy - Port of Ridgefield Commissioner

Thank you to the City for a great big paddle event.

Mayor Onslow - Thank you to Joe for all his hard work before and during the event.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council - [9:04 PM](#)

Council member Stose - Attended briefing with City Manager.

Council member Day - Attended briefing with City Manager.

Council member Taylor - Attended High School breakfast for senior's event, briefing with City Manager, big paddle event.

Council member Wertz - Attended briefing with City Manager.

Council member Main - Attended C-Tran board meeting.

Council member Wells - Attended briefing with City Manager.

Mayor - [9:07 PM](#)

Attended BBQ at the High School for senior's, briefing with City Manager and great big paddle event.

Proclamation - Ridgefield High School Recognition

Proclamation read into the record.

City Manager - [9:12 PM](#)

City Manager Steve Stuart- City Council retreat is scheduled for Monday, June 12th, trailers demolition starting Monday on Mill and Main Avenue, Community Service day is Saturday June 17th.

City Attorney Janean Parker - litigation update provided.

Community Development Jeff Niten - Employees have been getting additional trainings.

Public Works Director Bryan Kast - Main Avenue overlay project updated provided.

Police Chief John Brooks - Currently working on updating parking ordinance.

FROM THE COUNCIL

ADJOURN - [9:18 PM](#)

Julie Basarab, City Clerk

Ron Onslow, Mayor

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: June 22, 2017
ITEM: BUSINESS
AGENDA ITEM TITLE: Motion - Approval of Trail Naming - Hascall Trail

GOVERNING LEGISLATION:

RMC 8.180.100

PREVIOUS COUNCIL ACTION TAKEN:

None

SUMMARY/BACKGROUND:

The Ridgefield Municipal code includes procedures for the naming of park facilities. In May, Roy Garrison came to a Council Meeting and suggested naming the trail that the trail adjacent to Reiman Road after the Hascall Family. The City was also contacted by Cecil Hascall, the son of Lewis Hascall in support of this name. Lewis Hascall is responsible for the establishment of the Trail off Pioneer Road near Reiman Road. The trail was originally built as a road to access the family property in the 1950s.

BUDGET/FINANCIAL IMPACTS:

None

RECOMMENDED ACTION OR MOTION:

Staff recommends that the Council consider the proposed name and recommendation of the Parks Board, and pass a motion approving the proposed name. A suggested motion is:

“I move to approve naming the trail adjacent to Smythe Road Hascall Trail”

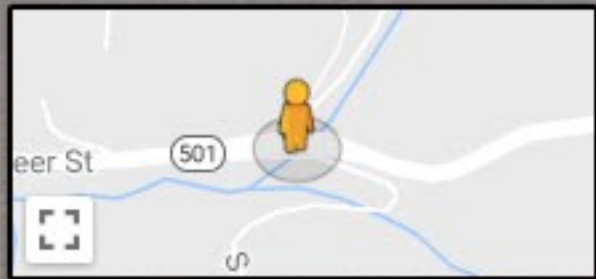
STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS: hascall trail (PDF)



Pioneer St
Ridgefield, Washington
Street View - Jun 2016

5.1.a



Google

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: June 22, 2017

ITEM: BUSINESS

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington, Authorizing the Issuance of One or More Series of Limited Tax General Obligation Bonds of the City in the Aggregate Principal Amount of Not to Exceed \$15,000,000, to Finance Costs Related to Developing, Equipping and Furnishing the Ridgefield Outdoor Recreation Complex and Paying Costs of Issuing the Bonds; Providing the Form, Terms and Covenants of the Bonds; Providing for the Disposition of the Proceeds of Sale of the Bonds; Delegating Authority to Approve the Final Terms of the Bonds; and Providing for Other Matters Relating Thereto.

GOVERNING LEGISLATION:

RCW 39.36; Ridgefield Financial Policy #10: Debt Management

PREVIOUS COUNCIL ACTION TAKEN:

Council previously approved Ordinance No. 923 June 22, 2006 issuing limited tax general obligation and refunding bonds. Council approved an interlocal agreement with the Ridgefield School District for a shared use recreation complex

SUMMARY/BACKGROUND:

The City of Ridgefield entered into an agreement with Ridgefield School District No. 122 to build a shared use recreation complex (Ridgefield Outdoor Recreation Complex or RORC). The City has agreed to build the facility while the school district is providing the majority of the land the facility will be built on. Funding for the design, 7.5 acre land purchase by the City, and construction will come from existing development related funding, consisting of Real Estate Excise Tax and Park Impact Fees. Additional funding has been targeted through a combination of federal and state grants. The final funding will be from the issuance of one of more series of limited tax general obligation bonds.

Ordinance No. 1236 provides the legal authorization to the City Manager and Finance Director to issue the bonds and sets the not to exceed amount, maximum rate and time frame for issuance of the bonds. The City's project timeline includes grading and underground work to be completed in 2017 with the above ground facilities to be completed in 2018 with an expected completion date of August 2018.

BUDGET/FINANCIAL IMPACTS:

Initial estimates are for a \$10 million issuance, with debt service to be approximately \$750,000 annually, payable from development related funding through Real Estate Excise Tax and Park Impact Fee revenue sources.

RECOMMENDED ACTION OR MOTION:

Council conduct first reading of Ordinance No. 1236. Second reading is scheduled for July 13,

2017.

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: RORC Bonding Ordinance Presentation (PDF)

ORDINANCE NO. 1236

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON, AUTHORIZING THE ISSUANCE OF ONE OR MORE SERIES OF LIMITED TAX GENERAL OBLIGATION BONDS OF THE CITY IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$15,000,000, TO FINANCE COSTS RELATED TO DEVELOPING, EQUIPPING AND FURNISHING THE RIDGEFIELD OUTDOOR RECREATION COMPLEX AND PAYING COSTS OF ISSUING THE BONDS; PROVIDING THE FORM, TERMS AND COVENANTS OF THE BONDS; PROVIDING FOR THE DISPOSITION OF THE PROCEEDS OF SALE OF THE BONDS; DELEGATING AUTHORITY TO APPROVE THE FINAL TERMS OF THE BONDS; AND PROVIDING FOR OTHER MATTERS RELATING THERETO.

WHEREAS, the City Council (the "Council") of the City of Ridgefield, Washington (the "City"), has deemed it in the best interest of the City that the City together with Ridgefield School District No. 122, Clark County, Washington (the "District") develop, equip and furnish the Ridgefield Outdoor Recreation Complex to be located at South Hillhurst Road and Carty Road, Ridgefield, Washington (the "Project"); and

WHEREAS, the City is authorized by Washington State law to issue limited tax general obligation bonds to pay costs of the Project; and

WHEREAS, after due consideration the Council has determined that it is in the best interest of the City to authorize the issuance and sale of one or more series of limited tax general obligation bonds to pay all or a portion of the costs of the Project and to pay costs of issuance for the bonds, as set forth herein; and

WHEREAS, this Council wishes to delegate authority to each of the City Manager and the Finance Director, or his or her designee (each, a "Designated Representative"), for a limited time, to approve the interest rates, maturity dates, redemption terms and principal maturities for the bonds within the parameters set by this ordinance; and

WHEREAS, the City expects to receive a proposal from the Underwriter (as defined herein) and now desires to issue and sell the bonds to the Underwriter as set forth herein.

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

Section 1. Definitions and Interpretation of Terms.

(a) *Definitions.* As used in this ordinance, the following words shall have the following meanings:

Beneficial Owner means any person that has or shares the power, directly or indirectly, to make investment decisions concerning ownership of any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries).

Bond Counsel means Pacifica Law Group LLP or an attorney at law or a firm of attorneys, selected by the City, of nationally recognized standing in matters pertaining to the tax exempt nature of interest on bonds issued by states and their political subdivisions.

Bond Purchase Contract means the contract(s) for the purchase of one or more series of the Bonds between the Underwriter and the City, authorized to be executed pursuant to Section 12 of this ordinance.

Bond Register means the registration books showing the name, address and tax identification number of each Registered Owner of the Bonds, maintained pursuant to Section 149(a) of the Code.

Bond Registrar means, initially, the fiscal agent of the State, for the purposes of registering and authenticating the Bonds, maintaining the Bond Register, effecting transfer of ownership of the Bonds and paying interest on and principal of the Bonds.

Bonds mean the City's Limited Tax General Obligation Bonds, 2017, or other series designation as approved by a Designated Representative, authorized to be issued in one or more series pursuant to the terms of this ordinance.

City means the City of Ridgefield, a municipal corporation duly organized and existing under the laws of the State.

City Clerk means the duly appointed and acting City Clerk of the City or the successor to the duties of that office.

City Manager means the duly appointed and acting City Manager, including anyone acting in such capacity for the position, or the successor to the duties of that office.

Closing means the date of delivery of a series of the Bonds to the Underwriter.

Code means the Internal Revenue Code of 1986 as in effect on the date of issuance of the Tax-Exempt Bonds or (except as otherwise referenced herein) as it may be amended to apply to obligations issued on the date of issuance of the Tax-Exempt Bonds, together with applicable proposed, temporary and final regulations promulgated, and applicable official public guidance published, under the Code.

Commission means the United States Securities and Exchange Commission.

Continuing Disclosure Certificate means one or more written undertakings for the benefit of the owners and Beneficial Owners of the Bonds as required by Section (b)(5) of the Rule.

Council or **City Council** means the Ridgefield City Council, as the general legislative body of the City as the same is duly and regularly constituted from time to time.

Debt Service Fund means the City's LTGO Debt Service Fund and the accounts contained therein, as further provided pursuant to Section 10 of this ordinance.

Designated Representative means each of the City Manager and the Finance Director, or his or her designee. The signature of one Designated Representative shall be sufficient to bind the City.

District means Ridgefield School District No. 122, Clark County, Washington, a municipal corporation duly organized and existing under and by virtue of the laws of the State.

DTC means The Depository Trust Company, New York, New York, a limited purpose trust company organized under the laws of the State of New York, as depository for the Bonds pursuant to Section 4 of this ordinance.

Fair Market Value means the price at which a willing buyer would purchase an investment from a willing seller in a bona fide, arm's-length transaction, except for specified investments as described in Treasury Regulation §1.148-5(d)(6), including United States Treasury obligations, certificates of deposit, guaranteed investment contracts, and investments for yield-restricted defeasance escrows. Fair Market Value is generally determined on the date on which a contract to purchase or sell an investment becomes binding, and, to the extent required by the applicable regulations under the Code, the term "investment" will include a hedge.

Federal Tax Certificate means the certificate executed by a Designated Representative setting forth the requirements of the Code for maintaining the tax exemption of interest on any series of Tax-Exempt Bonds, and attachments thereto.

Finance Director means the Finance Director of the City or the successor to such officer.

Government Obligations means those obligations now or hereafter defined as such in chapter 39.53 RCW, as this chapter may be hereafter amended or restated, that are direct or indirect obligations of the United States or obligations unconditionally guaranteed by the United States.

Letter of Representations means the Blanket Issuer Letter of Representations given by the City to DTC, as amended from time to time.

Mayor means the duly appointed and acting Mayor of the City or the successor to the duties of that office.

MSRB means the Municipal Securities Rulemaking Board or any successors to its functions.

Official Statement means the disclosure documents prepared and delivered in connection with the issuance of the Bonds.

Project means the Ridgefield Outdoor Recreation Complex ("RORC"), a joint outdoor recreation complex with the District that will include ballfields, parking, concession facilities, landscaping, field lighting and other infrastructure, including parking to be located adjacent to the planned site for a middle school generally in the area of South Hillhurst Road and Carty Road, Ridgefield, Washington. The RORC (to be located on parcels of real estate currently owned by the City and the District) will be used jointly by the City for public parks and recreation purposes and by the District for student sports and recreation purposes.

Project Account means the account created pursuant to Section 8 of this ordinance.

Record Date means the Bond Registrar's close of business on the 15th day of the month preceding an interest payment date. With respect to redemption of a Bond prior to its maturity, the Record Date shall mean the Bond Registrar's close of business on the date on which the Bond Registrar sends the notice of redemption in accordance with this ordinance.

Registered Owner means the person named as the registered owner of a Bond in the Bond Register. For so long as the Bonds are held in book-entry only form, DTC or its nominee shall be deemed to be the sole Registered Owner.

Rule means the Commission's Rule 15c2-12 under the Securities Exchange Act of 1934, as the same may be amended from time to time.

State means the State of Washington.

Taxable Bonds means any Bonds determined to be issued on a taxable basis pursuant to Section 12.

Tax-Exempt Bonds means any Bonds determined to be issued on a tax-exempt basis under the Code pursuant to Section 12.

Underwriter means Piper Jaffray & Co., its successors, or such other firm or group of firms selected by the Designated Representative to serve as the underwriter of the Bonds as evidenced by the Bond Purchase Contract.

(b) *Interpretation.* In this ordinance, unless the context otherwise requires:

(1) The terms “hereby,” “hereof,” “hereto,” “herein,” “hereunder” and any similar terms, as used in this ordinance, refer to this ordinance as a whole and not to any particular article, section, subdivision or clause hereof, and the term “hereafter” shall mean after, and the term “heretofore” shall mean before, the date of this ordinance;

(2) Words of any gender shall mean and include correlative words of any other gender and words importing the singular number shall mean and include the plural number and vice versa;

(3) Words importing persons shall include firms, associations, partnerships (including limited partnerships), trusts, corporations and other legal entities, including public bodies, as well as natural persons;

(4) Any headings preceding the text of the several articles and sections of this ordinance, and any table of contents or marginal notes appended to copies hereof, shall be solely for convenience of reference and shall not constitute a part of this ordinance, nor shall they affect its meaning, construction or effect; and

(5) All references herein to “articles,” “sections” and other subdivisions or clauses are to the corresponding articles, sections, subdivisions or clauses hereof.

Section 2. Authorization of the Project. The Bonds are being issued to finance and/or reimburse the City for costs of the Project and to pay costs of issuance for the Bonds. The cost of all necessary design, architectural, engineering, and other consulting services, inspection, appraisal, and testing, administrative and relocation expenses, on and off-site utilities, related improvements and other costs incurred in connection with the Project shall be deemed a part of the costs of the Project. The Project shall include any improvements, rehabilitation, and furniture, equipment and appurtenances as determined to be necessary by the City. Any remaining costs of the Project shall be paid from other City funds legally available for such purposes.

Section 3. Authorization of Bonds and Bond Details. For the purpose of paying and/or reimbursing the City for costs of the Project and paying costs of issuance of the Bonds, the City shall issue and sell one or more series of its limited tax general obligation bonds in an aggregate principal amount of not to exceed \$15,000,000 (the “Bonds”) as set forth herein.

The Bonds shall be general obligations of the City, shall be designated “City of Ridgefield, Washington, Limited Tax General Obligation Bonds, 2017” with additional series designation or other

such designation as determined to be necessary by a Designated Representative. The Bonds shall be dated as of the date of Closing; shall be fully registered as to both principal and interest; shall be in the denomination of \$5,000 each, or any integral multiple thereof, within a series and maturity; shall be numbered separately in such manner and with any additional designation as the Bond Registrar deems necessary for purposes of identification; shall bear interest from their date payable on the dates and commencing as provided in the Bond Purchase Contract; and shall mature on the dates and in the principal amounts set forth in the Bond Purchase Contract, as approved and executed by a Designated Representative pursuant to Section 12 of this ordinance.

Section 4. Registration, Exchange and Payments.

(a) *Bond Registrar/Bond Register.* The City hereby specifies and adopts the system of registration approved by the State Finance Committee from time to time through the appointment of state fiscal agents. The City shall cause a bond register to be maintained by the Bond Registrar. So long as any Bonds remain outstanding, the Bond Registrar shall make all necessary provisions to permit the exchange or registration or transfer of Bonds at its designated office. The Bond Registrar may be removed at any time at the option of the Finance Director upon prior notice to the Bond Registrar and a successor Bond Registrar appointed by the Finance Director. No resignation or removal of the Bond Registrar shall be effective until a successor shall have been appointed and until the successor Bond Registrar shall have accepted the duties of the Bond Registrar hereunder. The Bond Registrar is authorized, on behalf of the City, to authenticate and deliver Bonds transferred or exchanged in accordance with the provisions of such Bonds and this ordinance and to carry out all of the Bond Registrar's powers and duties under this ordinance. The Bond Registrar shall be responsible for its representations contained in the Certificate of Authentication of the Bonds.

(b) *Registered Ownership.* The City and the Bond Registrar, each in its discretion, may deem and treat the Registered Owner of each Bond as the absolute owner thereof for all purposes (except as provided in Section 14 of this ordinance), and neither the City nor the Bond Registrar shall be affected by any notice to the contrary. Payment of any such Bond shall be made only as described in Section 4(g), but such Bond may be transferred as herein provided. All such payments made as described in Section 4(g) shall be valid and shall satisfy and discharge the liability of the City upon such Bond to the extent of the amount or amounts so paid.

(c) *DTC Acceptance/Letters of Representations.* The Bonds initially shall be held by DTC acting as depository. The City has executed and delivered to DTC a Blanket Issuer Letter of Representations. Neither the City nor the Bond Registrar shall have any responsibility or obligation to DTC participants or the persons for whom they act as nominees (or any successor depository) with respect to the Bonds in respect of the accuracy of any records maintained by DTC (or any successor depository) or any DTC participant, the payment by DTC (or any successor depository) or any DTC participant of any amount in respect of the principal of or interest on Bonds, any notice which is permitted or required to be given to Registered Owners under this ordinance (except such notices as shall be required to be given by the City to the Bond Registrar or to DTC (or any successor depository)), or any consent given or other action taken by DTC (or any successor depository) as the Registered Owner. For so long as any Bonds are held by a depository, DTC or its successor depository or its nominee shall be deemed to be the Registered Owner for all purposes hereunder, and all references herein to the Registered Owners shall mean DTC (or any successor depository) or its nominee and shall not mean the owners of any beneficial interest in such Bonds.

(d) *Use of Depository.*

(1) The Bonds shall be registered initially in the name of “Cede & Co.”, as nominee of DTC, with one Bond maturing on each of the maturity dates for the Bonds within a series in a denomination corresponding to the total principal therein designated to mature on such date. Registered ownership of such Bonds, or any portions thereof, may not thereafter be transferred except (A) to any successor of DTC or its nominee, provided that any such successor shall be qualified under any applicable laws to provide the service proposed to be provided by it; (B) to any substitute depository appointed by the Finance Director pursuant to subsection (2) below or such substitute depository’s successor; or (C) to any person as provided in subsection (4) below.

(2) Upon the resignation of DTC or its successor (or any substitute depository or its successor) from its functions as depository or a determination by the Finance Director to discontinue the system of book entry transfers through DTC or its successor (or any substitute depository or its successor), the Finance Director may hereafter appoint a substitute depository. Any such substitute depository shall be qualified under any applicable laws to provide the services proposed to be provided by it.

(3) In the case of any transfer pursuant to clause (A) or (B) of subsection (1) above, the Bond Registrar shall, upon receipt of all outstanding Bonds of a series, together with a written request on behalf of the Finance Director, issue a single new Bond for each maturity of that series then outstanding, registered in the name of such successor or such substitute depository, or their nominees, as the case may be, all as specified in such written request of the Finance Director.

(4) In the event that (A) DTC or its successor (or substitute depository or its successor) resigns from its functions as depository, and no substitute depository can be obtained, or (B) the Finance Director determines that it is in the best interest of the Beneficial Owners of the Bonds that such owners be able to obtain physical Bond certificates, the ownership of such Bonds may then be transferred to any person or entity as herein provided, and shall no longer be held by a depository. The Finance Director shall deliver a written request to the Bond Registrar, together with a supply of physical Bonds, to issue Bonds as herein provided in any authorized denomination. Upon receipt by the Bond Registrar of all then outstanding Bonds together with a written request on behalf of the Finance Director to the Bond Registrar, new Bonds of such series shall be issued in the appropriate denominations and registered in the names of such persons as are requested in such written request.

(e) *Registration of Transfer of Ownership or Exchange; Change in Denominations.* The transfer of any Bond may be registered and Bonds may be exchanged, but no transfer of any such Bond shall be valid unless it is surrendered to the Bond Registrar with the assignment form appearing on such Bond duly executed by the Registered Owner or such Registered Owner’s duly authorized agent in a manner satisfactory to the Bond Registrar. Upon such surrender, the Bond Registrar shall cancel the surrendered Bond and shall authenticate and deliver, without charge to the Registered Owner or transferee therefor, a new Bond (or Bonds at the option of the new Registered Owner) of the same date, series, maturity, and interest rate and for the same aggregate principal amount in any authorized denomination, naming as Registered Owner the person or persons listed as the assignee on the assignment form appearing on the surrendered Bond, in exchange for such surrendered and cancelled Bond. Any Bond may be surrendered to the Bond Registrar and exchanged, without charge, for an equal aggregate principal amount of Bonds of the same date, series, maturity, and interest rate, in any authorized denomination. The Bond Registrar shall not be obligated to exchange any bond or transfer registered ownership during the period between the applicable Record Date and the next upcoming interest payment or redemption date.

(f) *Bond Registrar’s Ownership of Bonds.* The Bond Registrar may become the Registered Owner of any Bond with the same rights it would have if it were not the Bond Registrar, and to the

extent permitted by law, may act as depository for and permit any of its officers or directors to act as a member of, or in any other capacity with respect to, any committee formed to protect the right of the Registered Owners or beneficial owners of Bonds.

(g) *Place and Medium of Payment.* Both principal of and interest on the Bonds shall be payable in lawful money of the United States of America. Interest on the Bonds shall be calculated on the basis of a year of 360 days and twelve 30-day months. For so long as all Bonds are held by a depository, payments of principal thereof and interest thereon shall be made as provided in accordance with the operational arrangements of DTC referred to in the Letter of Representations. In the event that the Bonds are no longer held by a depository, interest on the Bonds shall be paid by check or draft mailed to the Registered Owners at the addresses for such Registered Owners appearing on the Bond Register on the Record Date, or upon the written request of a Registered Owner of more than \$1,000,000 of Bonds (received by the Bond Registrar at least by the Record Date), such payment shall be made by the Bond Registrar by wire transfer to the account within the United States designated by the Registered Owner. Principal of the Bonds shall be payable upon presentation and surrender of such Bonds by the Registered Owners at the designated office of the Bond Registrar.

If any Bond is duly presented for payment and funds have not been provided by the City on the applicable payment date, then interest will continue to accrue thereafter on the unpaid principal thereof at the rate stated on the Bond until the Bond is paid.

Section 5. Redemption Prior to Maturity and Purchase of Bonds.

(a) *Mandatory Redemption of Term Bonds and Optional Redemption.* The Bonds of each series shall be subject to mandatory redemption to the extent, if any, set forth in the Bond Purchase Contract and as approved by a Designated Representative pursuant to Section 12. The Bonds of each series shall be subject to optional redemption on the dates, at the prices and under the terms set forth in the Bond Purchase Contract approved by a Designated Representative pursuant to Section 12.

(b) *Purchase of Bonds.* The City reserves the right to purchase any of the Bonds at any time at a price deemed reasonable by the Finance Director.

(c) *Selection of Bonds for Redemption.* For as long as the Bonds are held in book entry only form, the selection of particular Bonds within a series and maturity to be redeemed shall be made in accordance with the operational arrangements then in effect at DTC. If the Bonds are no longer held by a depository, the selection of such Bonds to be redeemed and the surrender and reissuance thereof, as applicable, shall be made as provided in the following provisions of this subsection (c) or as otherwise set forth in the Bond Purchase Contract. If the City redeems at any one time fewer than all of the Bonds having the same maturity date within a series, the particular Bonds or portions of Bonds of such series and maturity to be redeemed shall be selected by lot (or in such manner determined by the Bond Registrar) in increments of \$5,000. In the case of a Bond of a denomination greater than \$5,000, the City and the Bond Registrar shall treat each Bond of such series as representing such number of separate Bonds each of the denomination of \$5,000 as is obtained by dividing the actual principal amount of such Bond by \$5,000. In the event that only a portion of the principal sum of a Bond is redeemed, upon surrender of such Bond at the designated office of the Bond Registrar there shall be issued to the Registered Owner, without charge therefor, for the then unredeemed balance of the principal sum thereof, at the option of the Registered Owner, a Bond or Bonds of like series, maturity and interest rate in any of the denominations herein authorized.

(d) *Notice of Redemption.*

(1) Official Notice. For so long as the Bonds are held by a depository, notice of redemption shall be given in accordance with the operational arrangements of DTC as then in effect, and neither the City nor the Bond Registrar shall provide any notice of redemption to any Beneficial Owners. The notice of redemption may be conditional. Thereafter (if the Bonds are no longer held by a depository), notice of redemption shall be given in the manner hereinafter provided. Unless waived by any owner of Bonds to be redeemed, official notice of any such redemption (which redemption may be conditioned by the Bond Registrar on the receipt of sufficient funds for redemption or otherwise) shall be given by the Bond Registrar on behalf of the City by mailing a copy of an official redemption notice by first class mail at least 20 days and not more than 60 days prior to the date fixed for redemption to the Registered Owner of the Bond or Bonds to be redeemed at the address shown on the Bond Register or at such other address as is furnished in writing by such Registered Owner to the Bond Registrar.

All official notices of redemption shall be dated and shall state:

- (A) the redemption date,
- (B) the redemption price,
- (C) if fewer than all outstanding Bonds are to be redeemed, the identification by series and maturity (and, in the case of partial redemption, the respective principal amounts) of the Bonds to be redeemed,
- (D) any conditions to redemption,
- (E) that unless conditional notice of redemption has been given and such conditions have not been satisfied or waived, on the redemption date the redemption price shall become due and payable upon each such Bond or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after said date, and
- (F) the place where such Bonds are to be surrendered for payment of the redemption price, which place of payment shall be the designated office of the Bond Registrar.

On or prior to any redemption date, unless such redemption has been rescinded or revoked, the City shall deposit with the Bond Registrar an amount of money sufficient to pay the redemption price of all the Bonds or portions of Bonds which are to be redeemed on that date. The City retains the right to rescind any redemption notice and the related optional redemption of Bonds by giving notice of rescission to the affected registered owners at any time on or prior to the scheduled redemption date. Any notice of optional redemption that is so rescinded shall be of no effect, and the Bonds for which the notice of optional redemption has been rescinded shall remain outstanding.

(2) *Effect of Notice; Bonds Due.* If notice of redemption has been given and not rescinded or revoked, or if the conditions set forth in a conditional notice of redemption have been satisfied or waived, the Bonds or portions of Bonds to be redeemed shall, on the redemption date, become due and payable at the redemption price therein specified, and from and after such date such Bonds or portions of Bonds shall cease to bear interest. Upon surrender of such Bonds for redemption in accordance with said notice, such Bonds shall be paid by the Bond Registrar at the redemption price. Installments of interest due on or prior to the redemption date shall be payable as herein provided for payment of interest. All Bonds which have been redeemed shall be canceled by the Bond Registrar and shall not be reissued.

(3) *Additional Notice.* In addition to the foregoing notice, further notice shall be given by the City as set out below, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed. Each further notice of redemption given hereunder shall contain the information required above for an official notice of redemption plus (A) the CUSIP numbers of all Bonds being redeemed; (B) the date of issue of the Bonds as originally issued; (C) the rate of interest borne by each Bond being redeemed; (D) the series and maturity date of each Bond being redeemed; and (E) any other descriptive information needed to identify accurately the Bonds being redeemed. Each further notice of redemption may be sent at least 20 days before the redemption date to each party entitled to receive notice pursuant to Section 14 and with such additional information as the City shall deem appropriate, but such mailings shall not be a condition precedent to the redemption of such Bonds.

(4) *Amendment of Notice Provisions.* The foregoing notice provisions of this Section 5, including but not limited to the information to be included in redemption notices and the persons designated to receive notices, may be amended by additions, deletions and changes in order to maintain compliance with duly promulgated regulations and recommendations regarding notices of redemption of municipal securities.

Section 6. Form of Bonds. The Bonds shall be in substantially the form attached hereto as Exhibit A and incorporated herein by this reference.

Section 7. Execution of Bonds. The Bonds shall be executed on behalf of the City by the facsimile or manual signature of the Mayor and shall be attested to by the facsimile or manual signature of the City Clerk, and shall have the seal of the City impressed or a facsimile thereof imprinted, or otherwise reproduced thereon.

If any officer who shall have signed or whose facsimile signatures appear on any of the Bonds shall cease to be such officer of the City before said Bonds shall have been authenticated or delivered by the Bond Registrar or issued by the City, such Bonds may nevertheless be authenticated, delivered and issued and, upon such authentication, delivery and issuance, shall be as binding upon the City as though said person had not ceased to be such officer. Any Bond may be signed and attested on behalf of the City by such persons who, at the actual date of execution of such Bond shall be the proper officer of the City, although at the original date of such Bond such persons were not such officers of the City.

Only such Bonds as shall bear thereon a Certificate of Authentication manually executed by an authorized representative of the Bond Registrar shall be valid or obligatory for any purpose or entitled to the benefits of this ordinance. Such Certificate of Authentication shall be conclusive evidence that the Bonds so authenticated have been duly executed, authenticated and delivered hereunder and are entitled to the benefits of this ordinance.

Section 8. Application of Bond Proceeds. The Finance Director is hereby authorized to create a Project Account, and subaccounts therein as necessary, for the purposes set forth in this section. A portion of the proceeds of the Bonds shall be deposited in the Project Account in the amounts specified in the closing memorandum prepared in connection with the issuance of the Bonds. Such proceeds shall be used to pay and/or reimburse the City for the costs of the Project and to pay costs of issuance of the Bonds. The Finance Director shall invest money in the Project Account and the subaccounts contained therein in such obligations as may now or hereafter be permitted to cities of the State by law and which will mature prior to the date on which such money shall be needed, but only to the extent that the same are acquired, valued

and disposed of at Fair Market Value. Upon completion of the Project, Bond proceeds (including interest earnings thereon) may be used for other capital projects of the City or transferred to the Debt Service Fund.

Section 9. Tax Covenants. The City will take all actions necessary to assure the exclusion of interest on the Tax-Exempt Bonds from the gross income of the owners of the Tax-Exempt Bonds to the same extent as such interest is permitted to be excluded from gross income under the Code as in effect on the date of issuance of the Tax-Exempt Bonds, including but not limited to the following:

(a) *Private Activity Bond Limitation.* The City will assure that the proceeds of the Tax-Exempt Bonds are not so used as to cause the Tax-Exempt Bonds to satisfy the private business tests of Section 141(b) of the Code or the private loan financing test of Section 141(c) of the Code.

(b) *Limitations on Disposition of Project.* The City will not sell or otherwise transfer or dispose of (i) any personal property components of the Project other than in the ordinary course of an established government program under Treasury Regulation 1.141-2(d)(4) or (ii) any real property components of the Project, unless it has received an opinion of nationally recognized bond counsel to the effect that such disposition will not adversely affect the treatment of interest on the Tax-Exempt Bonds as excludable from gross income for federal income tax purposes.

(c) *Federal Guarantee Prohibition.* The City will not take any action or permit or suffer any action to be taken if the result of such action would be to cause any of the Tax-Exempt Bonds to be “federally guaranteed” within the meaning of Section 149(b) of the Code.

(d) *Rebate Requirement.* The City will take any and all actions necessary to assure compliance with Section 148(f) of the Code, relating to the rebate of excess investment earnings, if any, to the federal government, to the extent that such section is applicable to the Tax-Exempt Bonds.

(e) *No Arbitrage.* The City will not take, or permit or suffer to be taken, any action with respect to the proceeds of the Tax-Exempt Bonds which, if such action had been reasonably expected to have been taken, or had been deliberately and intentionally taken, on the date of issuance of the Tax-Exempt Bonds would have caused the Tax-Exempt Bonds to be “arbitrage bonds” within the meaning of Section 148 of the Code.

(f) *Registration Covenant.* The City will maintain a system for recording the ownership of each Tax-Exempt Bond that complies with the provisions of Section 149 of the Code until all Tax-Exempt Bonds have been surrendered and canceled.

(g) *Record Retention.* The City will retain its records of all accounting and monitoring it carries out with respect to the Tax-Exempt Bonds for at least three years after the Tax-Exempt Bonds mature or are redeemed (whichever is earlier); however, if the Tax-Exempt Bonds are redeemed and refunded, the City will retain its records of accounting and monitoring

at least three years after the earlier of the maturity or redemption of the obligations that refunded the Tax-Exempt Bonds.

(h) *Compliance with Federal Tax Certificate.* The City will comply with the provisions of the Federal Tax Certificate with respect to the Tax-Exempt Bonds, which are incorporated herein as if fully set forth herein. The covenants of this Section will survive payment in full or defeasance of the Tax-Exempt Bonds.

(i) *Bank Qualification.* In the Federal Tax Certificate the City may designate the Tax-Exempt Bonds as “qualified tax-exempt obligations” for purposes of paragraph (3) of Section 265(b) of the Code.

Section 10. Debt Service Fund and Provision for Tax Levy Payments. The City has previously authorized the creation of a fund to be used for the payment of debt service on the Bonds and other limited tax general obligations of the City, designated as the “LTGO Debt Service Fund” (the “Debt Service Fund”), and within such fund separate accounts as determined to be necessary by the Finance Director, for the purpose of paying debt service on the Bonds. No later than the date each payment of principal of and/or interest on the Bonds matures or becomes due and payable, the City shall transmit sufficient funds, from the Debt Service Fund or from other legally available sources to the Bond Registrar for the payment of such principal and/or interest. Money in the Debt Service Fund not needed to pay the interest or principal next coming due may temporarily be deposited in legal investments for City funds, but only to the extent that the same are acquired, valued and disposed of at Fair Market Value.

The City hereby irrevocably covenants and agrees for as long as any of the Bonds are outstanding and unpaid that each year it shall include in its budget and levy an *ad valorem* tax upon all the property within the City subject to taxation in an amount that will be sufficient, together with all other revenues and money of the City legally available for such purposes, to pay the principal of and interest on the Bonds as the same shall become due.

The City hereby irrevocably pledges that the annual tax provided for herein to be levied for the payment of such principal and interest shall be within and as a part of the property tax levy permitted to cities without a vote of the electorate, and that a sufficient portion of each annual levy to be levied and collected by the City prior to the full payment of the principal of and interest on the Bonds will be and is hereby irrevocably set aside, pledged and appropriated for the payment of the principal of and interest on the Bonds. The full faith, credit and resources of the City are hereby irrevocably pledged for the annual levy and collection of said taxes and for the prompt payment of the principal of and interest on the Bonds as the same shall become due.

Section 11. Defeasance. In the event that the City, in order to effect the payment, retirement or redemption of any Bond, sets aside in the Debt Service Fund or in another special account, cash or noncallable Government Obligations, or any combination of cash and/or noncallable Government Obligations, in amounts and maturities which, together with the known earned income therefrom, are sufficient to redeem or pay and retire such Bond in accordance with its terms and to pay when due the interest and redemption premium, if any, thereon, and such cash and/or noncallable Government Obligations are irrevocably set aside and pledged for such purpose, then no further payments need be made into the Debt Service Fund for the payment of the principal of and interest on

such Bond. The owner of a Bond so provided for shall cease to be entitled to any lien, benefit or security of this ordinance except the right to receive payment of principal, premium, if any, and interest from the Debt Service Fund or such special account, and such Bond shall be deemed to be not outstanding under this ordinance.

The City shall give written notice of defeasance of the Bonds in accordance with the Continuing Disclosure Certificate.

Section 12. Sale of Bonds.

(a) *Bond Sale.* The Bonds shall be sold at negotiated sale to the Underwriter pursuant to the terms of the Bond Purchase Contract. The Council has determined that it is in the best interest of the City to delegate to each of the Designated Representatives, for a limited time the authority to approve the final interest rates, aggregate principal amount(s), principal amount of each maturity of the Bonds, whether to issue the Bonds in one or more series, whether to designate the Bonds (or the Bonds of a series) as Tax-Exempt or Taxable Bonds, and the redemption rights for each series of Bonds.

Subject to the terms and conditions set forth in this Section 12, each Designated Representative is hereby authorized to determine whether to issue the Bonds in one or more series, whether to designate the Bonds (or the Bonds of a series) as Tax-Exempt or Taxable Bonds, and to approve the final interest rates, aggregate principal amount, principal maturities, and redemption rights for the Bonds in the manner provided hereafter so long as:

- (1) the aggregate principal amount of the Bonds does not exceed \$15,000,000,
- (2) the final maturity date for the Bonds is no later than December 1, 2038,
- (3) the aggregate purchase price for a series of the Bonds shall not be less than 98% of the aggregate stated principal amount of such series of Bonds, excluding any original issue discount, and
- (4) the true interest cost for a series of Bonds (in the aggregate) does not exceed 5.00%.

Subject to the terms and conditions set forth in this section, a Designated Representative is hereby authorized to execute the Bond Purchase Contract on behalf of the City.

Following the execution of the Bond Purchase Contract, a Designated Representative shall provide a report to the Council describing the final terms of the Bonds approved pursuant to the authority delegated in this section. The authority granted to the Designated Representatives by this Section 12 shall expire on August 31, 2018. If the Bond Purchase Contract for the Bonds has not been executed by August 31, 2018, the authorization for the issuance of the Bonds shall be rescinded, and the Bonds shall not be issued nor their sale approved unless such Bonds are re-authorized by ordinance of the Council. The ordinance re-authorizing the issuance and sale of such Bonds may be in the form of a new ordinance

repealing this ordinance in whole or in part or may be in the form of an amendatory ordinance approving a Bond Purchase Contract or establishing terms and conditions for the authority delegated under this Section 12.

(b) *Delivery of Bonds; Documentation.* Upon the passage and approval of this ordinance and execution of the Bond Purchase Contract, the proper officials of the City, including the Designated Representatives, are authorized and directed to undertake all action necessary for the prompt execution and delivery of the Bonds to the Underwriter and further to execute all closing certificates and documents required to effect the closing and delivery of the Bonds in accordance with the terms of the Bond Purchase Contract. Such documents may include, but are not limited to, documents related to a municipal bond insurance policy delivered by an insurer to insure the payment when due of the principal of and interest on all or a portion of the Bonds as provided therein, if such insurance is determined by a Designated Representative to be in the best interest of the City.

Section 13. Preliminary and Final Official Statements. A Designated Representative is hereby authorized to deem final any preliminary Official Statement relating to the Bonds for the purposes of the Rule. A Designated Representative is further authorized to approve for purposes of the Rule, on behalf of the City, any Official Statement relating to the issuance and sale of the Bonds and the distribution of the Official Statement pursuant thereto with such changes, if any, as may be deemed by him or her to be appropriate.

Section 14. Undertaking to Provide Ongoing Disclosure. The City covenants to execute and deliver at the time of Closing a Continuing Disclosure Certificate. The Designated Representative is hereby authorized to execute and deliver one or more Continuing Disclosure Certificates upon the issuance, delivery and sale of the Bonds with such terms and provisions as such officer shall deem appropriate and in the best interests of the City..

Section 15. Lost, Stolen or Destroyed Bonds. In case any Bonds are lost, stolen or destroyed, the Bond Registrar may authenticate and deliver a new Bond or Bonds of like series, amount, date and tenor to the Registered Owner thereof if the owner pays the expenses and charges of the Bond Registrar and the City in connection therewith and files with the Bond Registrar and the City evidence satisfactory to both that such Bond or Bonds were actually lost, stolen or destroyed and of his or her ownership thereof, and furnishes the City and the Bond Registrar with indemnity satisfactory to both.

Section 16. Severability; Ratification. If any one or more of the covenants or agreements provided in this ordinance to be performed on the part of the City shall be declared by any court of competent jurisdiction to be contrary to law, then such covenant or covenants, agreement or agreements, shall be null and void and shall be deemed separable from the remaining covenants and agreements of this ordinance and shall in no way affect the validity of the other provisions of this ordinance or of the Bonds. All acts taken pursuant to the authority granted in this ordinance but prior to its effective date are hereby ratified and confirmed.

Section 17. Effective Date. This ordinance shall be in full force and effect five days after publication of this ordinance or a summary thereof in the official newspaper of the City as provided by law.

PASSED BY THE CITY COUNCIL at its regular meeting held on July 13, 2017.

Ron Onslow, Mayor

ATTEST

Julie Basarab, City Clerk

APPROVED AS TO FORM

Pacifica Law Group LLP, as Bond Counsel

By: _____

EXHIBIT A

Form of Bond

UNITED STATES OF AMERICA

NO. ____ \$

STATE OF WASHINGTON

CITY OF RIDGEFIELD

LIMITED TAX GENERAL OBLIGATION BOND, 2017[A/B] [TAXABLE]

INTEREST RATE: % MATURITY DATE: CUSIP NO.:

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: AND NO 100/DOLLARS

The City of Ridgefield, Washington (the "City"), hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or registered assigns, on the Maturity Date identified above, the Principal Amount indicated above and to pay interest thereon from _____, 20____, or the most recent date to which interest has been paid or duly provided for until payment of this bond at the Interest Rate set forth above, payable on _____, and semiannually thereafter on the first days of each succeeding _____ and _____. Both principal of and interest on this bond are payable in lawful money of the United States of America. The

fiscal agent of the State of Washington has been appointed by the City as the authenticating agent, paying agent and registrar for the bonds of this issue (the "Bond Registrar"). For so long as the bonds of this issue are held in fully immobilized form, payments of principal and interest thereon shall be made as provided in accordance with the operational arrangements of The Depository Trust Company ("DTC") referred to in the Blanket Issuer Letter of Representations (the "Letter of Representations") from the City to DTC.

The bonds of this issue are issued under and in accordance with the provisions of the Constitution and applicable statutes of the State of Washington and Ordinance No. 2017- _____ duly passed by the City Council on [_____, 2017 (the "Bond Ordinance"). This bond is one of an authorized issue of bonds of like date, series, tenor, rate of interest and date of maturity, except as to number and amount in the aggregate principal amount of \$_____ (the "Bonds") and is issued pursuant to the Bond Ordinance to provide funds to pay the cost of acquiring, improving, equipping and furnishing an outdoor recreation complex, including related parking, and paying costs of issuance for the Bonds (the "Project"). [Simultaneously with the issuance of the Bonds, the City will also issue its Limited Tax General Obligation Bonds, 2017[A/B] [Taxable] pursuant to the Bond Ordinance for the purpose of financing a portion of the costs of the Project.] Capitalized terms used in this bond have the meanings given such terms in the Bond Ordinance.

This bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Bond Ordinance until the Certificate of Authentication hereon shall have been manually signed by or on behalf of the Bond Registrar or its duly designated agent.

The Bonds are subject to redemption prior to maturity as provided in the Bond Purchase Contract and the Bond Ordinance. The Bonds may be transferred and exchanged upon surrender to the Bond Registrar as provided in the Bond Ordinance.

[The Bonds are not "private activity bonds" as such term is defined in the Internal Revenue Code of 1986, as amended (the "Code"). The City has designated the Bonds as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3)(B) of the Code.]

The City hereby irrevocably covenants and agrees with the owner of this bond that it shall include in its annual budget and levy taxes annually, within and as a part of the tax levy permitted to the City without a vote of the electorate, upon all the property subject to taxation in amounts sufficient, together with other money legally available therefor, to pay the principal of and interest on this bond as the same shall become due. The full faith, credit and resources of the City are hereby irrevocably pledged for the annual levy and collection of such taxes and the prompt payment of such principal and interest.

The pledge of tax levies for payment of principal of and interest on the bonds may be discharged prior to maturity of the bonds by making provision for the payment thereof on the terms and conditions set forth in the Bond Ordinance.

It is hereby certified that all acts, conditions and things required by the Constitution and statutes of the State of Washington to exist, to have happened, been done and performed precedent to and in the issuance of this bond have happened, been done and performed and that the issuance of this bond and the bonds of this issue does not violate any constitutional, statutory or other limitation upon the amount of bonded indebtedness that the City may incur.

IN WITNESS WHEREOF, the City of Ridgefield, Washington, has caused this bond to be signed by the manual or facsimile signature of its Mayor, attested by the manual or facsimile signature of the City Clerk, and the seal of the City to be impressed or reproduced hereon, all as of _____, 2017.

CITY OF RIDGEFIELD, WASHINGTON

(S E A L)

By: [Facsimile Signature]
Mayor

Attest:

[Facsimile Signature]
City Clerk

CERTIFICATE OF AUTHENTICATION

Date of Authentication: _____

This is one of the Limited Tax General Obligation Bonds, 2017, of the City of Ridgefield, Washington, dated _____, 2017, as described in the within mentioned Bond Ordinance.

WASHINGTON STATE FISCAL AGENT, as Registrar

By: _____
Authorized Officer



City of Ridgefield, Washington

Ridgefield Outdoor Recreation Center (RORC) Limited Tax General Obligation Bonds

June 22, 2017

PFM Financial
Advisors LLC

1200 Fifth Avenue
Suite 1220
Seattle, WA, 98101

Susan Musselman
(360) 445-0238
Duncan Brown
(206) 858-5367



Plan of Finance

- The City intends to fund the Ridgefield Outdoor Recreation Complex (RORC) with a combination of funds on hand (REET and park impact funds); state and federal grant funding; sponsorship(s); proceeds from the sale of City property; and bond proceeds
 - Debt service on City bonds expected to be repaid with future REET and PIF revenue
- Size of bond issue(s) may range between \$10-15 million, depending on exact amounts of grant funding and property sale revenues

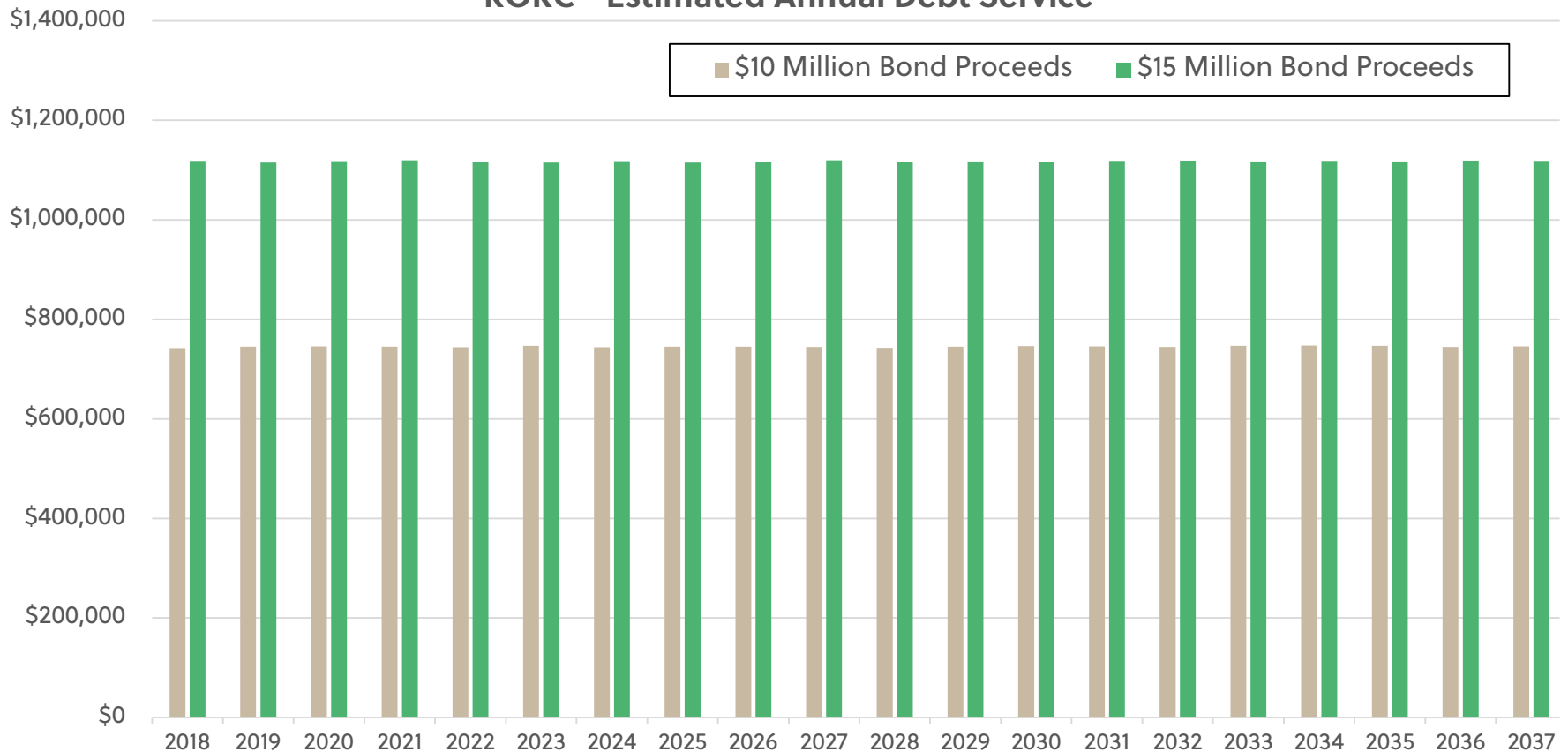
Estimated Sources and Uses of Project Funds		
	<i>Smaller Bond Issue</i>	<i>Larger Bond Issue</i>
Site Improvements Contract	\$7,700,000	\$7,700,000
Grading and Utility Contract	5,800,000	5,800,000
School District Reimbursement	4,000,000	4,000,000
Street Project	<u>2,500,000</u>	<u>2,500,000</u>
Total Uses of Funds	\$20,000,000	\$20,000,000
Bond Proceeds	\$10,000,000	\$15,000,000
REET and PIF Funds on Hand	5,000,000	5,000,000
Property Sale, State/Federal Grants, Sponsorship	<u>5,000,000</u>	<u>--</u>
Total Sources of Funds	\$20,000,000	\$20,000,000



Plan of Finance

- The chart below shows estimated annual debt service on a \$10 million bond issue vs. a \$15 million bond issue

RORC - Estimated Annual Debt Service



Market rates as of 6/16/17, plus 1.00% "cushion." Preliminary; subject to change.



Next Steps

- The City Council will be asked to adopt the bond resolution, which will delegate authority to the City Manager and Finance Director to execute the bond transaction within certain parameters, including:
 - Principal amount of not more than \$15 million
 - Maximum interest rate of 5.0%
 - Final maturity not later than December 1, 2038
- PFM, Pacifica Law Group (bond counsel), and Piper Jaffray (underwriter) will help the City prepare a "Preliminary Official Statement" (or POS, the disclosure document)
- The City will apply for a bond rating
- After finalizing the POS and receiving a rating, the City's bonds will be offered to investors
 - Specific date will be determined as the transaction progresses – currently targeted for late September
 - Bond closing (receipt of funds) typically two weeks after sale date



Next Steps

<u>Activity</u>	<u>Date</u>
City Council meeting to consider Bond Ordinance	June 22
Prepare Preliminary Official Statement (POS) and rating agency presentation materials	July – August
Call or meeting with rating agency	Late August
Finalize plan of finance and POS	Early September
Bond sale	Late September
Bond closing (receipt of funds)	October

PFM Financial Advisors LLC
1200 Fifth Avenue | Suite 1220 | Seattle, WA 98101

Susan Musselman, Director
(360) 445-0238 | musselmans@pfm.com

Duncan Brown, Senior Managing Consultant
(206) 858-5367 | brownd@pfm.com



CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: June 22, 2017

ITEM: BUSINESS

AGENDA ITEM TITLE: AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON
Amending Chapters Within Title 18 of the Ridgefield Municipal
Code AMENDING CHAPTERS 18.710 (SIGNS).

PREVIOUS COUNCIL ACTION TAKEN:

None

SUMMARY/BACKGROUND:

Cities around the country are amending their sign ordinances to comply with a recent U.S. Supreme Court decision, *Reed v. Town of Gilbert*. The basic premise municipalities must follow is that sign regulations must be content neutral. In other words, a municipal government must regulate signs in a way which doesn't require reading the content. The Association of Washington Cities has developed a model sign ordinance which will regulate signs in our community in a manner which we believe is compliant with the decision issued by the Supreme Court. Staff has tailored the model ordinance to match our community needs and also match previous work the Planning Commission has done on ordinances including the Commercial Design Standards and the optional Mixed Use overlay.

The Planning Commission conducted a public hearing on November 2, 2016 and extensively discussed several aspects of the proposed code section. One point of discussion was temporary signage. The Planning Commission ultimately recommended temporary signage be permitted for 60 days.

Following the Planning Commission meeting staff engaged in discussions with community groups and others interested in regulation of signage in the Ridgefield community and incorporated some suggestions to improve the regulation proposal to match to unique needs of Ridgefield.

BUDGET/FINANCIAL IMPACTS:

None

RECOMMENDED ACTION OR MOTION:

Staff recommends Council adopt Ordinance No. 1227 by making the following motion:

"I move to adopt Ordinance No. 1227, as presented."

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: 18.710 Signs_V.4 second reading (DOCX)
Sign Code Comparison (DOCX)
Chapter_18.710___SIGNS strikethrough (DOCX)
12 foot tall sign.2 (JPG)
20 foot tall sign.2 (JPG)
woodburn-premium-outlets-01 (JPG)

ORDINANCE NO. 1227**AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING CHAPTERS WITHIN TITLE 18 OF THE RIDGEFIELD MUNICIPAL CODE AMENDING CHAPTERS 18.710 (SIGNS).**

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 and 1178; and

WHEREAS, the Ridgefield Planning Commission, after conducting public meetings and public hearings on the revisions to Title 18 on November 2, 2016, 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 October 6, 2016 consistent with RCW 36.70A; and

WHEREAS, consistent with WAC 197-11-340(2), on October 19, 2016 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 November 9, 2016 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 May 25, 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 June 8, 2017;

**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, Chapter: 18.710, Signs.

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 JUNE, 2017.

Ron Onslow, Mayor

ATTEST/AUTHENTICATED:

Julie Basarab,
Deputy City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading: May 25, 2017

Second Reading/Passage: June 8, 2017

Date of Publication:

Effective Date:

18.710 Signs

Section 18.710.010 Intent and Purpose.

A. Intent. Signs have a strong visual impact on the character and quality of the community. As a prominent part of the scenery, they attract or repel the viewing public, affect the safety of vehicular traffic, and their suitability or appropriateness helps to set the tone for the neighborhood. The City relies upon its scenery and physical beauty to attract commerce, aesthetic considerations assume economic value. It is the intent of the City, through this Chapter, to protect and enhance the City's historic and residential character and its economic base through the provision of appropriate and aesthetic signage. In addition, it is the intent of the City to limit the size, type and location of signs in order to minimize their distracting effect on drivers and thereby improve traffic safety.

B. Purpose. The purpose of this Chapter is to promote the public health, safety and welfare through a comprehensive system of reasonable, effective, consistent, content-neutral and nondiscriminatory sign standards and requirements. This Chapter has also been adopted to:

1. Promote and accomplish the goals, policies and objectives of the City's Comprehensive Plan and Zoning Code;
2. To provide minimum standards in order to safeguard life, health, property and public welfare, and promote traffic safety by controlling the design, quality of materials, construction, illumination, size, location and maintenance of sign and sign structures;
3. Recognize free speech rights by regulating signs in a content-neutral manner;
4. Promote the free flow of traffic and protect pedestrians and motorists from injury and property damage caused by, or which may be fully or partially attributable to, cluttered, distracting and/or illegible signage;
5. Protect the beauty of the City's built environment by encouraging signs that are compatible with the architectural style, characteristics and scale of the building to which it may be attached, and to encourage signs that are compatible with adjacent buildings and businesses;
6. Protect property values, the local economy, and the quality of life by preserving and enhancing the appearance of the streetscape;
7. Provide consistent sign design standards;
8. Protect encourage creative and innovative approaches to signage, and signs that are of a quality design, pleasing in appearance and are appropriate in size, materials and illumination to the surrounding neighborhood;
9. Provide an improved visual environment for the citizens of and visitors to the City;

10. Adopt clear, understandable regulations which enable the fair and consistent enforcement of this Chapter; and

11. Address emerging trends in digital and electronic sign technologies and provide regulations that facilitate use of such technologies while ensuring protection of motorists and pedestrians from the hazards of glare, startling bursts of light, and use of virtual movement and animation intended to attract driver attention, to hold driver gaze, and/or to otherwise distract drivers from the safe operation of their vehicles. Protect neighborhoods, surrounding development and the night sky from the nuisance factors associated with such glare, movement and animation of digital and electronic signs.

Section 18.710.020 Applicability and Interpretations.

A. This Chapter applies to all signs as defined in Section 18.710.290 (Definitions), within the City which are visible or audible from any street, sidewalk or public place, regardless of the type or nature.

B. This Chapter is not intended to, and shall not be interpreted to, restrict speech on the basis of its content, viewpoint, or message. Any classification of signs in this Chapter which purports to permit speech by reason of the type of sign, identity of the sign user or otherwise, shall be interpreted to allow commercial or non-commercial speech on the sign. No part of this Chapter shall be construed to favor commercial speech over non-commercial speech. To the extent that any provision of this Chapter is ambiguous, the term shall be interpreted not to regulate speech on the basis of the content of the message.

Section 18.710.030 Exemptions. The following signs or activities relating to signs are exempt from the permitting requirements of this Chapter.

A. Changes to the face or copy of changeable copy signs, digital signs, electronic messaging signs, provided such changes do not change the material or appearance of the sign as originally permitted by the City.

B. The normal repair and maintenance of conforming or legal nonconforming signs.

C. Temporary signs on private property or public property, meeting the requirements in Section 18.710.270 (Temporary Signs).

D. Building identification numbers as required pursuant to R.M.C. 14.60.020 or any other City or State regulation.

E. Governmental signs. Signs installed by the City, County, or a federal or State governmental agency for the protection of the public health, safety and general welfare, including, but not limited to, the following:

1. Emergency and warning signs necessary for public safety or civil defense;
2. Traffic and/or wayfinding signs erected and maintained by an authorized public agency;

- 3. Signs required to be displayed by law;
 - 4. Signs showing the location of public facilities; and
 - 5. Any sign, posting, notice, or similar sign placed by or required by a governmental agency in carrying out its responsibility to protect the public health, safety and general welfare.
- F. Flags. Any flags, provided that they conform to all provisions of this chapter for signs.
- G. Certain stone or cement plaques and cornerstones with engraved or cast text or symbols and permanently embedded in the building's foundation or masonry siding materials, provided that none of these exceed four (4) square feet in area.
- H. Interior signs. Signs or displays located entirely inside of a building and located at least three (3) feet away from transparent doors and windows.
- I. Non-visible signs. Signs and associated sign support structures not visible or audible beyond the boundaries of the lot or parcel upon which they are located, or from any public right-of-way.
- J. Vehicle with signs. Any sign on a vehicle, unless such vehicle is parked or stationed near an activity for the primary purpose of attracting public attention to such activity, unless such vehicle or mobile unit is regularly parked in any prominently visible location for the primary purpose of attracting public attention to the sign.
- K. Temporary signs in windows. Any temporary sign taped or otherwise affixed to the inside of a window, in such a manner as to be easily removed, provided that the total area of such sign in any one window does not exceed the size limitations in Section 18.710.280 (Window Signs) and Section 18.710.270 (Temporary Signs).
- L. Bench signs. Any outdoor bench or furniture with any signs other than plaques one square foot or less in area.
- M. Privately-maintained traffic control signs in a subdivision with private roads, or signs in a parking lot.

Section 18.710.040 Prohibited Signs. No person shall erect, alter, maintain or relocate any of the following signs in the City.

- A. Animated signs. Rotating or revolving signs, or signs where all or a portion of the sign moves in some manner. This includes any sign animated by any means, including fixed aerial displays, balloons, pennants, spinners, propellers, whirling, or similar devices designed to flutter, rotate or display other movement under the influence of the wind, including flag canopies not otherwise allowed in Section 18.710.160 (Awning or Canopy Signs), streamers, tubes, or other devices affected by the movement of air or other atmospheric or mechanical means. This does not include historic signs and historic replica signs where the applicant is able to prove, through documentation or other evidence, that the original historic sign produced the same motion/movement and is proposed in the same location.

- B. Rotating signs. Any sign in which the sign body or any portion rotates, moves up and down, or any other type of action involving a change in position of the sign body or any portion of the sign, whether by mechanical or any other means.
- C. Nuisance signs. Any signs which emit smoke, visible particles, odors and sound, except that speakers in drive-through facilities shall be permitted.
- D. Bench or furniture signs greater than one (1) square foot in area.
- E. Flashing signs or lights. A sign that contains an intermittent or flashing light source, or a sign that includes the illusion of intermittent or flashing light by means of animation, or an externally mounted intermittent light source. Flashing light sources are prohibited. Signs with an exposed light source, exceeding the equivalent of 25-watts per lamp, including clear light bulbs which do not flash on a theater marquee except for neon incorporated into the design of the sign, are also prohibited. Electronic message center signs and digital signs are allowed under the provisions of Sections 18.710.190 (Digital Signs) and 18.710.200 (Electronic Message Center Signs).
- F. Hazardous signs. Any sign that constitutes a traffic hazard or detriment to traffic safety by reason of its size, location, movement or method of illumination, or by obstructing the vision of drivers, or by distracting from the visibility of an official traffic control device by diverting or tending to divert the attention of drivers or moving vehicles from traffic movements on streets, roads, intersections or access facilities. No sign shall be erected so that it obstructs the vision of pedestrians or by glare or method of illumination constitutes a hazard to pedestrians or traffic. No sign may interfere with, mislead or confuse traffic.
- G. No sign may impede free ingress and egress from any door, window or exit way required by building and fire regulations.
- H. Permanent signs on vacant lots, parcels or easements. No permanent sign shall be located on a vacant lot, parcel or easement. No permanent sign shall be located on a lot, parcel or easement as the principal use of that lot, parcel or easement. Signs may only be established as an accessory use to a principally permitted use.
- I. Portable signs on wheels (trailer signs), changeable copy portable signs and illuminated portable signs.
- J. Abandoned signs.
- K. Signs on utility poles, fences, on poles or trees.
- L. Off-site controlled signs. Any sign that is programmed and/or controlled off-site.

Section 18.710.050 Sign permits.

A. Permit Required. No person shall erect, alter or relocate any sign requiring a permit under this Chapter without first submitting a sign permit application and receiving approval of the sign permit from the City, unless the sign is identified as exempt under Section 18.710.030 (Exemptions). Some sign types may be regulated under other codes adopted by the City, which may require additional permits that are subject to additional regulations, including, but not limited to, the Building Code (Title 14) and Right-of-Way Use Permits (chapter 12.15). Signs for which permits are not required shall nonetheless comply with all applicable provisions of this Chapter.

B. Review Procedures. The following steps shall be followed in the processing of sign permit applications:

1. Determination of Complete application (Section 18.310.040)
2. Determination of Consistency (Section 18.310.050)
3. Notice of Decision by Director (Section 18.310.060)
4. Administrative Appeal – if any (open record hearing, Section 18.310.100)

C. Application Requirements. A complete sign permit application shall consist of the following:

1. Application form. A completed sign permit application, including the applicant's name, address, phone number, and e-mail address. If the applicant is not the property owner, then the property owner must be identified, and the application must include an affidavit from the property owner, verifying that the property owner has given permission to the applicant for the submission of the sign permit application and for the installation/posting of the sign on the property owner's property.

2. Other permit applications. A completed building permit application, if required under the City's Building Code; a completed Right of Way Use permit application, if required under chapter 12.15; a completed Special Event permit application, if required under chapter 5.40.

3. Building elevation/site plan. Signs proposed to be mounted on a building require a building elevation drawn to scale that specifies the locations and size of existing signs on the building, the location and size of new signs proposed on the building, the dimensions of the wall plane upon which the signs will be placed, and drawings or photographs which show the scale of the sign in relation to surrounding doors, windows and other architectural features. Free-standing signs require a site plan indicating the proposed sign location as it relates to property lines, surrounding landscaping, adjacent streets, driveways and adjacent buildings.

4. Detailed description of sign. A scaled colored rendering or drawing of the sign and its associated support structure, including dimensions of all sign faces, and descriptions of materials to be used on the sign and associated trim caps, fixtures, and support structure; description of the sign face illumination and methods used to ensure that only text, graphics and logo shields are internally illuminated.

5. Scaled installation drawing. A scaled drawing that includes the sign description, proposed materials, size, weight, manner of construction and method of attachment, including all hardware necessary for proper sign installation, and, if applicable, foundation design.

6. Lighting. A drawing indicating the location and fixture type of all exterior lighting for the proposed signs. The drawing shall specify wattage and lamp type to ensure compatibility with the lighting standards in Section 18.710.100.

7. Fees. Payment of the appropriate sign permit fee (and all other fees, such as building permit and/or electrical permit fees).

D. Criteria for Approval.

1. Sign permit applications shall be reviewed by the Community Development Director for consistency with the standards in this Chapter, according to sign type and other applicable regulations. A sign permit shall not issue unless the Director makes written findings and conclusions that the criteria applicable to each sign type, as well as the general standards in this Chapter, are satisfied. Building permit applications associated with signs shall be reviewed by the Building Official for consistency with the Building Code. If the sign uses electrical wiring and connections, a licensed electrician must submit a copy of the electrical permit application to the Community Development Department, with the original submitted for approval to the State of Washington. If the sign requires a Right-of-Way Use or Special Event permit, the application shall be submitted with the sign permit application for review by the Public Works Director.

2. A sign permit shall not issue unless the Director makes findings that the criteria applicable to each sign type in this Chapter are satisfied, and further, that the sign does not exceed the limits in this subsection for the business or use set forth below:

(a) Calculation of Maximum Size Allowance. The maximum total aggregate sign area of all signs permitted for a business or use shall not exceed one (1) square foot of sign area for each one (1) foot of principal building frontage occupied by such business or use. In addition, one square foot of sign area for each two hundred (200) square feet of gross floor area occupied by such business may be included in the calculation of the total area permitted. The total aggregate sign area is the combined total display area of all types of signs located on the premises measured in square feet, but not including exempt or temporary signs.

(b) Building Setback from Street. The tenants of a building which is set back one hundred (100) feet or more from the street may increase the wall sign area otherwise permitted to face such street by twenty-five (25) percent, provided that the total sign area on any one building frontage still does not exceed two hundred (200) square feet.

(c) **Buildings with More than One Frontage.** Any business which has more than one building frontage may have one hundred fifty (150) percent of the sign surface area permitted on the principal frontage by the provisions of subsection 18.710.050(D)(2)(a). The permitted sign surface area may be distributed in any manner on the front and adjacent sides of the building which have frontage subject to the placement limitations of subsection 18.710.050(D)(3), but in no event shall the sign surface area on any building façade exceed one hundred (100) percent of the sign surface area permitted by subsection 18.710.050(D)(2)(a). Building frontage opposite the principal frontage may have additional sign area calculated in the same manner and subject to the same size and placement regulations as for the principal frontage, as long as two adjacent frontages do not exceed one hundred fifty (150) percent of the permitted sign surface area.

3. **Other criteria for approval.** In addition to the above, the Director shall make written findings that the sign meets all of the criteria in this Chapter for sign placement, maximum height, location on the property, zone, etc.

E. **Notice of Final Decision.** A Notice of Decision incorporating the decision on the sign permit application shall issue not more than 120 days after issuance of the Determination of Completeness. This deadline shall not apply if a Right-of-Way Use permit or Special Event permit is required.

F. **Expiration of Sign Permit.** Once the sign permit for the sign issues, the sign must be installed within 180 days or the sign permit will expire. Building permits and street Right-of-Way Use permits shall expire in accordance with other applicable code provisions. No sign may be erected if the sign permit has expired, even if the associated building permit and/or street Right-of-Way Use permit has not expired.

Section 18.710.060 Sign Variances.

A. **Approval Required.** A variance may be granted from the strict application of the regulations in this Chapter which apply to: (a) sign placement on a parcel or building frontage; (b) sign area; or (3) sign height, as regulated in this Chapter. A variance may not be granted to allow any prohibited signs or prohibited sign features, as described in Section 18.710.040, or for any other purpose not listed in this subsection A. Modifications of (a) (b) or (c) above up to 20% of the numerical standard shall be reviewed as an Administrative Adjustment (18.350.020). Requests for modification to (a) (b) or (c) of more than 20% of a numerical standard shall be reviewed as a Variance (18.350.040)

B. **Need for Sign Permit, Consolidation of Processing.** A sign variance application may be submitted before or concurrent with the associated sign permit application. No sign permit application requiring a variance for issuance will be processed without a sign variance application unless the applicant specifically requests that the application be processed without a variance.

C. **Review Procedures.** The following steps shall be followed in the processing of sign variance applications:

1. **Determination of Complete Application (Section 18.310.040)**

2. Determination of Consistency (Section 18.310.050)
3. Notice of Decision by Director (Section 18.310.060)
4. Administrative Appeal, if any (open record hearing, Section 18.310.100)

D. First Amendment Exception/Variance. Where an applicant can demonstrate that the strict application of the regulations in this Chapter would violate his/her First Amendment rights, the City may grant a variance that does not conform to all of the variance criteria. However, the applicant shall submit an application which provides his/her response to each of the variance criteria. The City need not make findings that all of the variance criteria have been satisfied, but if not all criteria have not been satisfied, the variance may only be granted to the extent reasonably necessary to protect the applicant's First Amendment rights. If a First Amendment Exception is granted, it shall be treated as an approval of a variance for purposes of this Chapter.

E. Notice of Final Decision. A Notice of Decision incorporating the decision on the variance application shall issue not more than 120 days after issuance of the Determination of Complete Application.

Section 18.710.070 Nonconforming signs, Maintenance, Removal and Enforcement.

A. Nonconforming signs. Any lawful nonconforming sign may be continued, as long as it is maintained only in the manner and to the extent that it existed at the time it became nonconforming. Illegal signs shall not be considered nonconforming signs. Nonconforming signs are subject to the provisions of chapter 18.340 (Nonconforming Uses).

B. Maintenance. It is unlawful for any owner of record, lessor, lessee, manager or other person having lawful possession or control over a building, structure or parcel of land to fail to maintain any signs on the building, structure or parcel in compliance with this Chapter and the Development Code. Failure to maintain a sign constitutes a violation of this Chapter, and shall be subject to enforcement under the provisions of Title 9 and/or Title 15.

1. Sign maintenance. All signs, whether or not in existence prior to adoption of this Chapter, shall be maintained. Maintenance of a sign shall include periodic cleaning, replacement of flickering, burned out or broken light bulbs or fixtures, repair or replacement of any faded, peeled, cracked or otherwise damaged or broken parts of a sign, and any other activity necessary to restore the sign so that it continues to comply with the requirements and contents of the sign permit issued for its installation and provisions of this Chapter.

2. Landscape maintenance. Required landscaped areas associated with an approved sign shall receive regular repair and maintenance. Plant materials that do not survive after installation in required landscape areas are required to be replaced within six (6) months of the plant's demise or within the next planting season, whichever event first occurs.

C. Removal. Any vacant and/or unused sign support structures, angle irons, sign poles or other remnants of old signs which are currently not in use, or are not proposed for immediate reuse by a sign permit application for a permitted sign, shall be removed. In addition to the remedies in the Municipal Code chapter 15.24, the Director shall have the authority to require the repair, maintenance or removal of any sign or sign structure which has become dilapidated or represents a hazard to the safety, health or welfare of the public, at the cost of the sign and/or property owner.

D. Enforcement. Violations of the provisions of this Chapter shall be enforced according to chapter 15 and chapter 18 of the Ridgefield Municipal Code.

Section 18.710.090 Sign illumination.

A. General. No temporary sign may be illuminated, except banner signs. No sign located in a residential zone may be illuminated, except that on parcels two (2) acres in size or greater, signs may be halo illuminated or illuminated as necessary for allowable digital signs. Permanent signs allowed by this Chapter may be non-illuminated, or illuminated by internal light fixtures, halo illuminated, or have external indirect illumination, unless otherwise specified. All illuminated signs shall comply with the time limitations of subsection 18.710.090(D) below.

B. Externally illuminated signs.

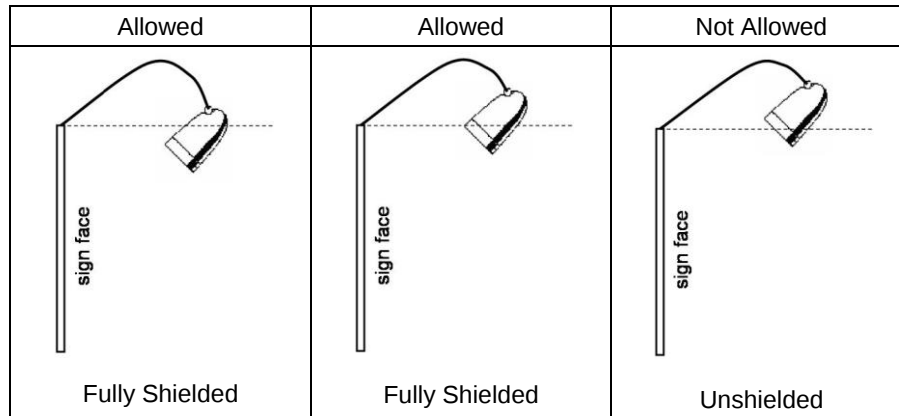
1. Except as provided in this Subsection, externally illuminated signs shall be illuminated only with steady, stationary, fully shielded light sources directed solely onto the sign without causing glare. Light shielding shall ensure that the lamp or light source is not visible beyond the premises and shall further ensure that the light is contained within the sign face.

2. A light fixture mounted above the sign face may be installed with its bottom opening tilted toward the sign face, provided:

(a) The bottom opening of the light fixture is flat (*i.e.*, it could be covered by a flat board allowing no light to escape); and

(b) The uppermost portion of the fixture's opening is located no higher than the top of the sign face, as shown in Figure 1 below. Light fixtures aimed and installed in this fashion shall be considered fully shielded.

Figure 1



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 desires to have the entire sign face visible at night, an 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 50 nits in a residential zone or 100 nits in a non-residential zone during nighttime hours.

3. Neon sign lighting is allowed in non-residential zones only and shall not exceed 100 nits per sign face. Neon signs with solid backgrounds are not allowed in windows in order to ensure maximum light and visibility through windows. An example of a neon sign is shown in Figure 2 below.

4. Illuminated signs are prohibited in any residential zone (RLD 4, 6, or 8 and RMD 16) and in any Community Neighborhood Business (CNB) zone.

Commented [JN1]: RBA Comment.

Figure 2



D. Time limitations. All illuminated signs over three (3) square feet in area shall be turned off by 11:00 p.m., or when the business closes, whichever is later. Signs subject to time limitations are required to have functioning and properly adjusted automatic shut-off timers.

Section 18.710.100. Sign Materials.

A. Temporary signs. The construction of temporary signs is limited to the materials described in the definition of “temporary sign,” (Section 18.710.290, Definitions). In addition, the temporary sign must also conform to the requirements of this Chapter, including, but not limited to Section 18.710.270 (Temporary signs).

B. Permanent signs. Permanent signs must be manufactured of durable materials that withstand the effects of water and wind. The following additional requirements apply to any permanent signs larger than thirty (30) square feet, except for window signs located inside glass:

1. Paper-faced sign, including vinyl-coated paper and those applied with adhesives, are not allowed. Canvas or vinyl signs must be made of minimum twenty (20) oz. materials with polymeric plasticizers for durability.

2. Sign faces made of canvas, fabric, vinyl or similar pliable materials that are attached to permanent sign structures must be mounted behind a perimeter frame or trim cap so that the edges of the sign face are not exposed, except that flags made of 100% spun polyester are exempt from this requirement.

Figure 3

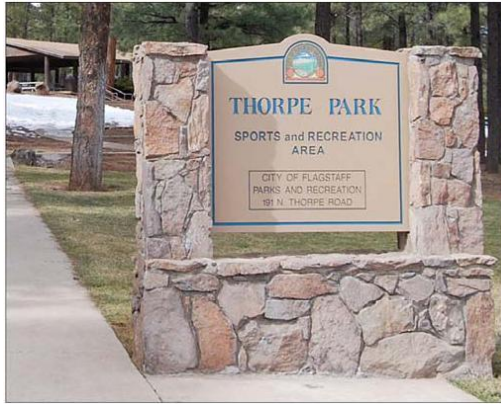


Figure 4

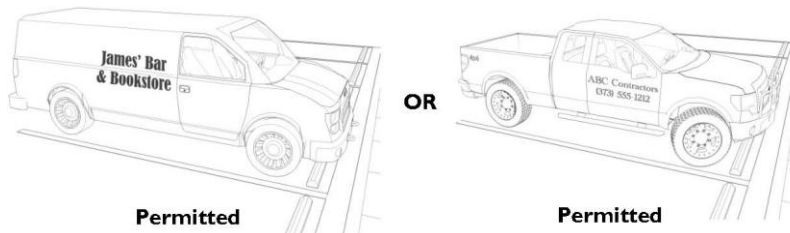


Section 18.710.110. Sign Placement and Location Restrictions.

A. City right-of-way. No sign may be placed within the Roadway portion of the City Right-of-Way, except banner signs as defined in 18.710.270 (F) except as otherwise permitted with a City Right-of-Way use or Special Event permit. No permanent sign may be placed within the Right-of-Way except as otherwise permitted with a City Right-of-Way Use Permit.

B. Attached to vehicles on private premises. No sign may be mounted, attached or painted on a trailer, boat or motor vehicle, which is parked, stored or displayed conspicuously on private premises in a manner intended to attract the attention of the public. (This excludes signs that are permanently painted or wrapped on the surface of the vehicle, or adhesive vinyl film affixed to the interior or exterior surface of a vehicle window, or signs magnetically attached to motor vehicles or rolling stock that are actively used in the daily conduct of business. However, such vehicles shall be operable and parked in a lawful or authorized manner.)

Figure 5



C. Attached to other fixtures. No sign may be painted, attached or mounted on fuel tanks, storage containers and/or solid waste receptacles or their enclosures, except for information required by law.

D. Freeway-oriented signs. Freeway-oriented signs are prohibited, except in the following instances:

1. Building mounted wall signs (Section 18.710.170), window signs (Section 18.710.280) and temporary signs (Section 18.710.280) as otherwise allowed by this Chapter may face the freeway if:

(a) they are installed by a business that has its primary customer entrance facing the freeway; and

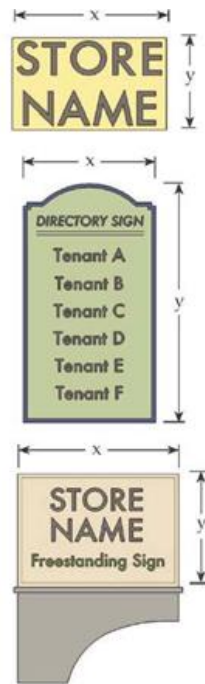
(b) the wall, window or temporary sign also faces an intervening parking lot or frontage road that serves the business.

2. Free-standing signs as otherwise allowed by this Chapter are allowed for businesses located on and facing frontage roads along freeways, even if such signs are incidentally visible from the freeway.

Section 18.710.120 Sign Area Measurements. Sign area for all sign types is measured as follows:

A. Background panel or surface. Sign copy mounted, affixed or painted on a background panel or surface distinctively painted, textured or constructed as a background for the sign copy, is measured as that area contained within the smallest rectangle, parallelogram, triangle, or circle that will enclose the sign copy and the background, as shown in Figure 6.

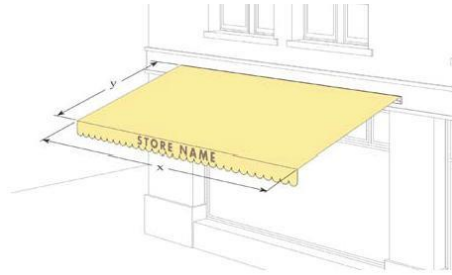
Figure 6



B. Individual letters or graphics. Sign copy mounted as individual letters or graphics against a wall, fascia, mansard or parapet of a building or surface of another structure, that has not been painted, textured or otherwise altered to provide a distinctive background for the sign copy, is measured as the sum of the smallest square, rectangle, parallelogram, triangle or circle that will enclose each word, sentence and complete message, and each graphic in the sign.

C. Illuminated surface. Sign copy mounted, affixed or painted on an illuminated surface or illuminated element of a building or structure, is measured as the entire illuminated surface or illuminated element, which contains sign copy, as shown in Figure 7. Such elements may include, but are not limited to, illuminated canopy fascia signs and/or interior illuminated awnings.

Figure 7



D. Backlit translucent panels. Backlit translucent panels and spandrels, with or without text or graphics, are measured as the area of the height and width of any internally illuminated translucent panel or spandrel, including the side panels if the structure or spandrel is greater than six (6) inches in width.

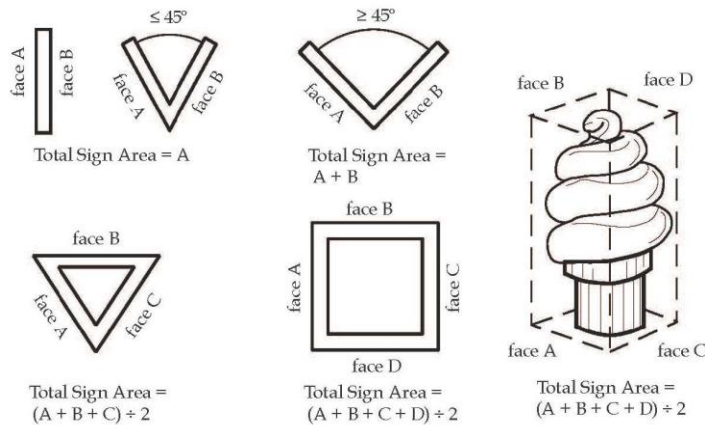
E. Multi-face signs. Multi-face signs, as shown in Figure 8, are measured as follows:

1. Two face signs: If the interior angle between the two sign faces is forty-five (45) degrees or less, the sign area is of one sign face only. If the angle between the two sign faces is greater than forty-five (45) degrees, the sign area is the sum of the areas of the two sign faces.

2. Three or four face signs: The sign area is fifty (50) percent of the sum of the areas of all sign faces.

3. Spherical, free-form, sculptural or other non-planar sign area is measured as fifty (50) percent of the sum of the areas using only the four (4) vertical sides of the smallest four (4) – sided polyhedron that will encompass the sign structure, as show in Figure 8 below. Signs with greater than four polyhedron faces are prohibited.

Figure 8

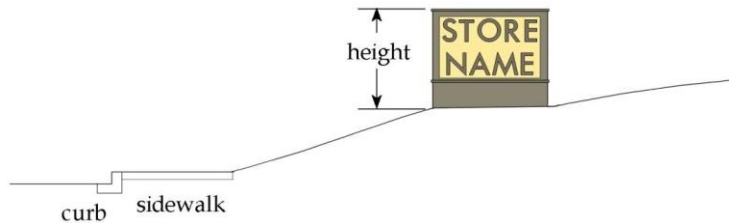


Section 18.710.130 Sign height measurement. Sign height is measured as follows:

A. Freestanding signs. Sign height is measured as the vertical distance from natural grade at the base of a sign to the top of the sign, including the sign support structure; except that signs within twenty-five (25) feet of an adjacent road may be measured as follows:

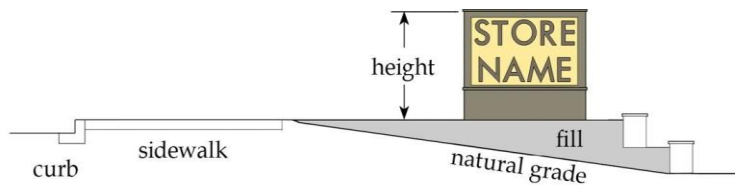
1. If natural grade at the base of a sign is higher than the grade of the adjacent road, sign height shall be measured from the base of the sign as shown in Figure 9.

Figure 9



2. If natural grade at the base of the sign is lower than the grade of an adjacent road, the height of the sign shall be measured from the top of curb or road-grade elevation, provided that fill is placed between the curb and the sign and extends at least five (5) feet beyond the base of the sign in all directions, as shown in Figure 10.

Figure 10



Section 18.710.140 Sign Structure and Installation.

- A. Support elements. Any angle iron, bracing, guy wires or similar features used to support a sign shall not be visible.
- B. Electrical service. When electrical service is provided to freestanding signs or landscape wall signs, all such electrical service is required to be underground and concealed. Electrical service to building mounted wall signs, including conduit, housings and wire, shall be concealed or, when necessary, painted to match the surface of the structure upon which they are mounted. A building permit (electrical) must be issued prior to the installation of any new signs requiring electrical service.
- C. Raceway cabinets. Raceway cabinets, where used as an element of building mounted wall signs, shall match the building color at the location of the building where the sign is located. Where a raceway cabinet provides a contrast background to sign copy, the colored area is considered part of the sign face and is counted in the aggregate sign area permitted for the site or business. Examples of raceway cabinets are shown in Figure 11.

Figure 11



- D. Limitation on attachments and secondary uses. All permitted sign structures and their associated landscape areas shall be kept free of supplemental attachments or secondary uses including, but not limited to, supplemental signs not part of a permitted sign, light fixture, newspaper distribution racks or trash container. The use of sign structures and associated landscape areas as bicycle racks or support structures for outdoor signs is prohibited.

Section 18.710.150 Accessory Signs. No permit shall issue for an accessory sign which does not comply with the following standards:

- A. Number. A maximum of one (1) sign at each vehicle point of entry or egress, not to exceed four (4) accessory signs per parcel.
- B. Location. Flexible, provided that the number of signs in Subsection A is not exceeded, and provided that the signs comply with setback standards for freestanding signs in 18.710.210.
- C. Zones. Not allowed in residential zones.
- D. Design. Non-illuminated or internal illumination only. Any accessory sign with electronic display must conform to all EMC and/or digital sign standards in Section 18.710.190 (Digital signs) or 18.710.200 (EMC signs).
- E. Size. Maximum sign area: three (3) square feet per face; may be double-sided.
- F. Height: Mounting height:
 - 1. Building Mounted Wall sign (Section 18.710.170): Maximum of eight (8) feet; must be flat against a wall of the building.
 - 2. Freestanding sign (Section 18.710.210): Maximum of three (3) feet from grade.

Figure 12



G. Drive-Through Large Accessory Signs. In addition to the accessory signs allowed for vehicle points of entry and in addition to free-standing signs otherwise allowed under Section 18.710.210, large accessory signs are allowed for each point of entry to a drive-up window, subject to the following standards:

1. Maximum sign area per drive-up point of entry: forty-five (45) square feet.
2. Maximum sign size: thirty (30) square feet.
3. Maximum sign height: Five (5) feet, six (6) inches, including the associated sign structure.
4. Orientation: Large accessory signs must be oriented so that the sign face is not visible from the view of the street or public-right-of way.
5. Screening: All sides of large accessory signs must be screened from the view of the street or public right-of-way with landscaping or walls of brick, stone or siding materials that match the principal walls of the building to which the sign applies. If landscaping is used for screening, it must provide full screening at maturity and must be large enough at planting to provide at least seventy (70) percent screening of the sign.
6. Audio. No sound or amplification may be emitted that is audible beyond the site.

Section 18.710.160 Awning or Canopy Signs. No permit shall issue for an awning or canopy sign which does not comply with the following standards:

- A. Number. One (1) awning or canopy sign is allowed for each primary entrance to a building or tenant space. In addition, one (1) awning or canopy sign may be allowed on a secondary entrance which faces a public street or on-site parking area. (As used in this subsection, “street” shall include freeways, but exclude alleys and service ways.) The awning/canopy sign may only be placed on the ground floor level facade of the building.
- B. Area. The sign area on the primary elevation shall not exceed one (1) square foot of sign area per lineal foot of awning or canopy width. A maximum of forty (40) percent of an awning or canopy on which signage is proposed may be of an angle greater than sixty (60) degrees from horizontal.

Figure 13



C. Location.

1. An awning/canopy sign may not be mounted higher than a maximum of twenty-five (25) feet above the ground floor.
2. An awning/canopy sign shall not project above, below or beyond the edges of the face of the building wall or architectural element on which it is located.
3. No part of the sign, as a part of, or displayed on the vertical surface of an awning/canopy, shall project beyond the edges of the awning/canopy surface on which it is displayed. If an awning/canopy is placed on multiple store fronts, each business or tenant space is permitted signage no greater than sixty (60) percent of the store width or tenant space.
4. The awning/canopy shall not extend horizontally a distance greater than sixty (60) percent of the width of the awning/canopy or valance on which it is displayed.

D. Zone. Not allowed in residential zones.

E. Illumination. If sign letters or logos are to be back-lit or internally illuminated, only the face area containing the letters or logos may be illuminated. The sign may also be externally illuminated as allowed by Section 18.710.090.

Section 18.710.170 Building Mounted Wall signs.¹ No permit shall issue for a building mounted wall sign which does not comply with the following standards:

A. Residential Zones. The maximum building mounted wall signage allowed in residential zones is as follows:

1. Size of Parcel or Site. Wall signs are not allowed on sites smaller than two (2) acres, except for address numbers as required by law.
2. Area. One hundred (100) square feet total, not to exceed three (3) percent of the area of the façade upon which the sign is placed. Width: Not to exceed sixty (60) percent of the width of the wall plane upon which the sign is placed.

Figure 14



B. Non-residential Zones.

1. Size of Parcel or Site. No restrictions.
2. Area. The total signage may be up to five (5) percent of the area of the façade upon which the sign is placed. Width: Not to exceed sixty (60) percent of the width of the wall plane upon which the sign is placed or the width of the tenant space. Height: Not to exceed seventy (70) percent of the height of the blank wall space or fascia on which the sign is mounted.
3. Location on Building. Signs may not cover or obscure important architectural details of a building, such as stair railings, windows, doors, decorative louvers or similar elements intended to be decorative features of a building design. Signs must appear to be a secondary feature of the building façade.

4. Illumination, flush or tight mounted. All individual letter signs shall be installed to appear flush-mounted. If the letters are illuminated and require a raceway, the letters shall be installed tight against the raceway, which shall be painted to match the color of the surface to which the raceway is mounted. Where possible – especially on new construction – the raceway should be recessed to allow letters to be flush with the wall surface.

5. Design. Where more than one (1) sign is allowed for a business, all signs shall be consistent in design, style, color and method of illumination.

Section 18.710.180 Changeable Copy Sign. No permit shall issue for a changeable copy sign which does not comply with the following standards:

A. Number. No more than one (1) changeable copy sign shall be allowed for each parcel, except that additional changeable copy signs are permitted as follows:

1. the additional changeable copy sign(s) must be placed at least one hundred (100) feet from abutting streets or rights-of-way; and

2. the additional changeable copy sign(s) must not exceed the maximum area, height, and quantity standards otherwise applicable to any free-standing or building mounted wall signs on the parcel.

Figure 15



- B. Area. No more than twenty (20) percent of the allowed wall sign area or fifty (50) percent of a free standing sign face may be changeable copy (this does not apply to signs required by law). Wall mounted changeable copy signs placed at least one hundred (100) feet from abutting streets may be a maximum of fifty (50) percent of permitted wall sign area.
- C. Height above grade. Fifteen (15) feet maximum. For wall signs, limited to the maximum height for freestanding signs.
- D. Placement/Location. Allowed only as an integral part of a building mounted sign or a freestanding sign. Portable changeable copy signs are not permitted.
- E. Zones. Changeable copy signs are allowed in all zones.
- F. Design. Non-illuminated in all zones. Internally or indirectly illuminated in non-residential zones subject to the illumination standards in Section 18.710.090.

Section 18.710.190 Digital Signs. A Digital Sign is not a separately allowed sign type. The purpose of this section is to regulate the manner in which digital sign technology can be applied to sign types that are otherwise allowed in this Chapter. It is not intended to allow more signs or larger signs than otherwise permitted in this Chapter. No permit shall issue for a Digital Sign which does not comply with the following standards:

- A. Maximum size: thirty (30) square feet, or as otherwise limited by the size limits of this chapter.
- B. Density: One Digital Sign per one hundred (100) feet of street frontage in non-residential zones. One Digital Sign per two hundred (200) feet of street frontage in residential zones, not to exceed one (1) sign per parcel.
- C. Zoning: Allowed in residential and non-residential zones only.
- D. Maximum luminance: Fifty (50) nits during nighttime hours.
- E. Motion limits: No motion allowed except for instantaneous change of message.
- F. Minimum hold between messages: eight (8) seconds.
- G. Programming: to ensure that digital signs are programmed and continue to operate according to local standards, digital signs shall be designed for local on-site control and programming.

Section 18.710.200 Electronic Message Center (EMC) Signs. An EMC Sign is not a separately allowed sign type. The purpose of this section is to regulate the manner in which EMC sign technology can be applied to sign types that are otherwise allowed in this Chapter. It is not intended to allow more signs or larger signs than otherwise permitted in this Chapter. No permit shall issue for an EMC which does not comply with the following standards:

- A. Maximum size: thirty (30) square feet.

- B. Density: One EMC per one hundred (100) feet of street frontage, not to exceed one (1) per business and tenant space.
- C. Zoning: Prohibited in residential zones.
- D. Minimum parcel per sign. One acre.
- E. Maximum Luminance.
 - 1. Daytime: 5000 nits.
 - 2. Nighttime (one-half hour before sunset and one-half hour after sunrise): 100 nits.
 - 3. Signs shall include auto-dimming features with light-sensory capabilities to dim the sign to allowable luminance levels during nighttime hours.
- F. Motion limits: No motion except for a fade in of the next message with the fade transition being no more nor less than 1.5 seconds. Fade transition is required rather than instantaneous message changes to avoid sudden or startling flashes of light.
- G. Minimum hold between messages: ten (10) seconds, plus 1.5 second transition fade.
- H. Programming. To ensure that EMC's are programmed and continue to operate according to local standards, EMC's shall be designed for local on-site control and programming. The applicant shall provide a written certificate from the sign manufacturer that the nighttime light intensity has been factory pre-set not to exceed allowable levels under this Section, and that this setting is protected from end-user modification by password-protected software or other method that ensures compliance.

Section 18.710.210 Freestanding Signs. No sign permit shall issue for a freestanding sign which does not comply with the following standards:

- A. Number.
 - 1. The number and type of freestanding signs for single and multiple tenant uses are derived from the use, zone, location and length of development site frontage as described in this Section.
 - 2. One freestanding sign is allowed for each site frontage. Flag lot sites with frontage on a public street are permitted one (1) sign on the frontage providing primary access to the site.
 - 3. Where more than one (1) freestanding sign is proposed on a site with multiple frontages, a minimum of sixty (60) linear feet shall separate each sign.
 - 4. The permanent sign base shall have a minimum aggregate width of forty (40) percent of the width of the sign cabinet or face.

Commented [JN2]: At the RBA meeting the decision was made that freestanding signs should be limited to one per site, not one per frontage. Easy enough to change, we would also need to remove (3) below

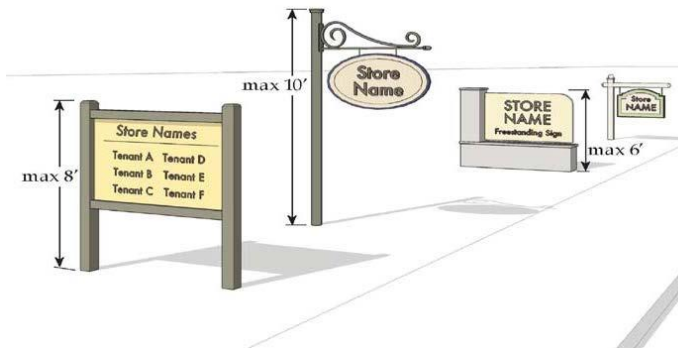
Figure 16



B. Location.

1. No freestanding sign shall be permitted on any site that does not have street frontage.
2. Freestanding signs shall be set back a minimum of five (5) feet from the street side property line, a minimum of twenty-five (25) feet from any interior side lot line and a minimum of thirty (30) feet from any residential district.
3. No freestanding sign shall be located in the triangular area(s) measured fifteen (15) feet by fifteen (15) feet where a driveway enters onto a street, or in any other area which may obstruct the vision of motorists so as to create a safety hazard. Additionally, all signs are subject to the Public Works Standards regarding sight distances.

Figure 17



C. Height by Zoning District.

1. Sign height and maximum area is regulated by zoning district:

A. Signs in the Commercial Regional Business (CRB) zone shall be a maximum of 200 square feet in area and shall be no taller than **fifty feet (50')** above grade.

Commented [JN3]: Changed to 50 from 40 per discussion.

B. Signs in the Community Commercial Business (CCB) zone and Public Facilities (PF) zone shall be a maximum of 100 square feet in area and shall be no taller than twenty feet (20') above grade.

C. Signs in the Commercial Neighborhood Business (CNB) zone, the Employment (E) zone, and properties with the Ridgefield Mixed Use Overlay (MX) when proposed for Mixed Use development shall be a maximum of 75 square feet and shall be no taller than twelve feet (12') above grade.

- a. Properties with the Ridgefield Mixed Use Overlay that are built to the standards of the underlying zone are subject to the requirements of the underlying zone.

1. In zones other than Commercial Regional Business (CRB) a sign may be awarded a bonus of up to fifteen percent (15%) in allowable area, provided that all of the following conditions are satisfied:

(a) The sign is placed on a monument-style base made or covered with a brick or stone, which extends at least the full width of the sign face and is at least one-fourth (1/4) of the total sign height. An alternate material may be approved by the Director if he or she finds that the material better reflects the materials and architecture of the closest or principle building on the site; and

(b) The sign face is either non-illuminated, externally illuminated, or complies with both of the following standards for an internally illuminated sign:

i. The background of the sign is totally opaque, only the graphics and/or text are illuminated; and

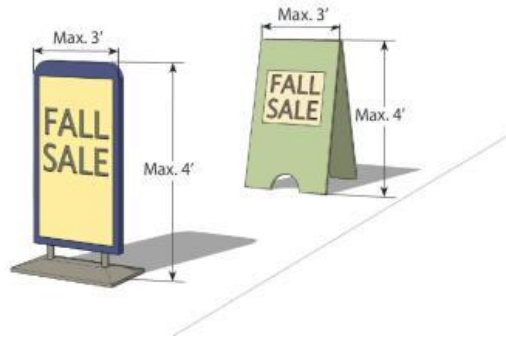
ii. The sign cabinet and the associated trim caps that secure and frame the sign face are dark bronze, black, or an earth tone color which reflects the color of the sign base and/or the color of the siding or trim of the building to which the sign applies; and

Section 18.710.220. Portable Signs. No permit shall be issued for a portable sign (includes sandwich board and pole mounted signs) which does not comply with the following standards:

A. Zone: Allowed only in non-residential zones, except that temporary portable signs are allowed in residential zones, subject to the provisions of Section 18.710.270 (temporary signs).

B. Design and Materials: Must be designed with durable materials, otherwise they will be regulated as temporary signs under Section 18.710.270. Portable signs must be designed to withstand wind and include a heavy weighted base for pole-mounted signs, and a heavy weight suspended between the opposing faces of a sandwich board sign.

Figure 18



C. Size and Height. Sandwich board signs: Maximum of four (4) feet in height, maximum of three (3) feet in width. (Note: sandwich board sign height is measured in the flat standing position, rather than in open standing position.) Pole-mounted signs: Maximum of five (5) feet in height, two (2) feet in width.

D. Number: Not more than one (1) portable sign may be displayed per business, per tenant space.

E. Location: Must be located no further than ten (10) feet from the primary building of the business, or, if there is only one business or tenant space on the site, it may be located not farther than then (10) feet from the site's driveway entrance, unless determined by the Public Works Director that sign location would compromise sight distance and/or cause safety concerns. No portable sign may be located on the City right-of-way (which includes the sidewalk), without a Street right-of-way use permit.

F. Display Hours: Portable signs, including temporary portable signs may be displayed during business or operating hours only.

G. Type: Portable signs may not be changeable copy signs or illuminated in any manner.

Section 18.710.230 Projecting signs. No permit shall issue for any projecting sign which does not comply with the following standards.

A. Number. One (1) projecting sign may be allowed per tenant space or building frontage. Projecting signs are permitted in addition to allowable wall signage.

B. Sign size.

1. Non-residential zones: The face of a projecting sign shall not exceed twelve (12) square feet in area.
2. Residential zones: The face of a projecting sign shall not exceed one and one-half (1.5) square feet in area.

Figure 19



C. Location.

1. No part of any projecting sign shall be located lower than eight (8) feet above the grade of sidewalk, walkway or driveway which is directly below the sign, or within three (3) feet of the sign.
2. Projecting signs may extend a maximum of four (4) feet from the building and shall be hung a minimum of six (6) inches away from the building.
3. No projecting sign shall be located within twenty-five (25) feet of another projecting sign on the same site or on the same building.
4. No projecting sign shall be located higher than the first story level of the building.

D. Design.

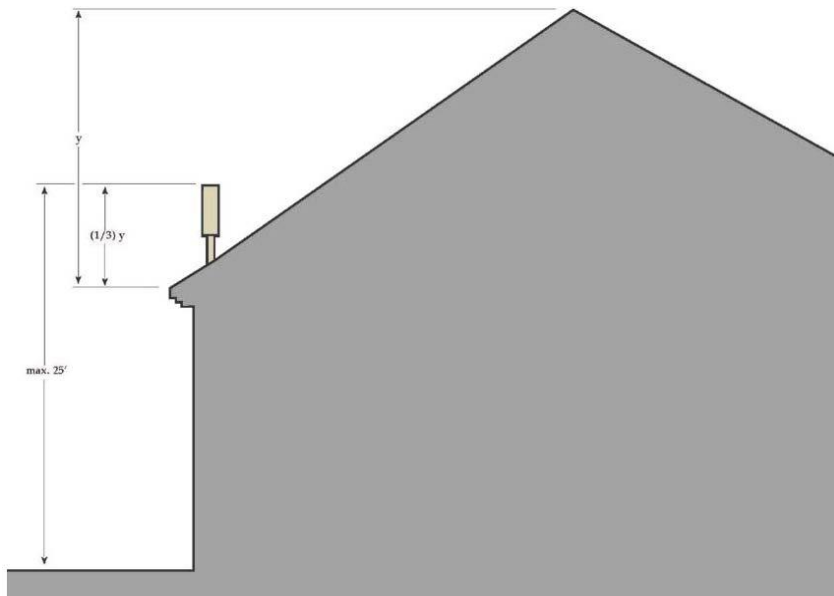
1. Non-residential zones: May be illuminated, internally or indirectly. In residential zones, projecting signs may not be illuminated.
2. Projecting signs shall be perpendicular to the building wall to which it is affixed.

3. Projecting signs shall not exceed four (4) inches in thickness.
 4. Projecting signs shall be supported by or suspended from solid rods or otherwise tethered or reinforced to avoid movement in wind.
- E. Zone. Residential and nonresidential zones: as limited above.

Section 18.710.240 Roof-Mounted Signs. No permit shall issue for a roof-mounted sign which does not comply with the following standards:

- A. Number. No more than one (1) roof-mounted sign shall be allowed for each building.

Figure 20



- B. Area. The area of the roof-mounted sign shall not exceed the total amount of wall sign area that would be allowed for the building elevation on which the roof mounted sign is located.
- C. Location. Allowed on the slope of peaked/sloped roof buildings only, and only on the lowest one-third (1/3) of the slope of the peaked roof. Roof-mounted signs shall be installed so that the structural supports of the sign are minimized. Angle irons, guy wires, braces or other secondary supports shall appear to be an integral part of the roof or roof-mounted sign.
- D. Zone. Roof-mounted signs are permitted in nonresidential zones only.
- E. Design. Roof-mounted signs may be non-illuminated, internally illuminated or indirectly illuminated, provided that the light is limited to the sign face only.

Section 18.710.250 Service Island Signs. No permit shall issue for a service island sign which does not comply with the following standards:

A. Number and Size.

1. Island canopies. One (1) sign on the canopy fascia per street frontage, not to exceed 20 percent of the area of canopy fascia to which the sign is mounted.

2. Spandrel signs and canopy support signs. Spandrel signs shall not exceed twenty (20) percent of the spandrel area, and both spandrel signs and signs attached to canopy support columns shall be deducted from allowable wall signage on the associated principle building on the site.

B. Zone. Not allowed in residential zones.

C. Design. Spandrel signs may be internally illuminated, subject to the illumination standards of 18.710.090. Signs attached to canopy support columns shall not be illuminated.

Section 18.710.260 Sign walkers. Sign walkers are allowed, subject to the following standards:

A. Permit. A permit is not required for a sign walker, but the sign walker shall comply with all the applicable requirements of this Chapter.

B. Number. No limit.

C. Area. The sign walker's sign shall not exceed eight (8) square feet in area, and shall not exceed eight (8) feet in height when held in place.

D. Zone. Allowed in nonresidential zones only.

E. Design. The sign walker's sign cannot be illuminated. Sign walkers shall be limited to daylight hours only. A sign walker's sign may not include any element of a prohibited sign as described in Section 18.710.040.

F. Location. Sign walkers are restricted to a minimum of thirty (30) feet from a street or driveway intersection, measured from the back of the curb or edge of pavement if no curb exists, and shall not be located in any of the following places:

1. On any public property or within public right-of-way, although sign walkers are allowed on public sidewalks;

2. In parking aisles or stalls;

3. In driving lanes;

4. On fences, walls, boulders, planters, other signs, vehicles, utility facilities or other structures; or

5. In a manner which results in a sign walker physically interfering with motorists; pedestrians or bicyclists.

Section 18.710.270 Temporary Signs.

- A. No Permit required. No sign permit is required for temporary signs.
- B. Removal. Temporary signs shall be removed if the sign is in need of repair, is worn, dilapidated or creates a public nuisance, or within 60 days, whichever occurs first.
- C. Materials. See Section 18.710.100 (sign materials) and the definition of “temporary sign” in Section 18.710.290.
- D. City property (excluding City right-of-way). Temporary signs on City-owned property (excluding City right-of-way) are allowed only in conjunction with an approved Special Event permit.
- E. City Right-of-Way outside of the Roadway. Temporary signs are prohibited in the Roadway. Temporary signs on City Right-of-Way placed outside of the Roadway, must comply with the following requirements:
1. Location. Allowed only between the property line and the back of the nearest curb, or where no curb exists, between the property line and the nearest edge of the roadway pavement. Signs may not be placed on sidewalks, driveways or other paved areas designed for pedestrian or vehicular use, or as conditioned in a right-of-way use permit. Approval of the abutting owner is recommended.
 2. Type. Signs on stakes that can be manually pushed or hammered into the ground are allowed. All other signs are prohibited, unless specifically allowed by a right-of-way use permit.
 3. Size and height. Limited to four (4) square feet, and three (3) feet in height.
 4. Dilapidated or Nuisance signs. Any temporary sign in the right-of-way that is dilapidated or a nuisance, shall be removed by the person responsible for placement of the sign.
 5. Other signs. The City may allow other signs in City right-of-way with a Right-of-Way use permit.
- F. Banner signs within the City Right-of-Way. Banners are permitted to cross City roadways to advertise special events.
1. Location. Allowed in the downtown area on Pioneer Street west of S. 9th Avenue and to the intersection of Pioneer and N. Main Ave. and on N. Main Ave. from the intersection of N. Main Ave. and Pioneer St. north to the intersection of N. Main Ave. and Division St.
 2. Type. Banner signs are typically affixed to power poles and reach the entire length of the road way and are constructed of flexible, lightweight materials.
 3. Size and height. Limited to five (5) feet in height and a length of seventy-five (75) feet. The banners must be hung a minimum fifteen (15) feet above grade.

G. Residential zones. Temporary signs may be placed on property residentially zoned in accordance with the requirements of this Section and the following:

6. Window signs. Limited to no more than one temporary window sign per residential unit, not to exceed four (4) square feet.

7. Freestanding signs (includes post-mounted, stake and portable signs).

(a) Single-family zones: Temporary free-standing signs shall not exceed ~~four~~ five (4 5) square feet in size and ~~six five (5 6)~~ six (5 6) feet in height, if the sign is mounted on the ground, and not to exceed three (3) feet in height if the sign is stake-mounted or portable.

(b) Multi-family zones: Temporary free-standing signs shall not exceed six (6) square feet in size and ~~six five (6 5)~~ six (6 5) feet in height if the sign is post mounted on the ground, and not to exceed three (3) feet in height if the sign is stake-mounted or portable.

8. Surface-mounted signs. Limited to sites two (2) acres or larger:

(a) Size. No larger than thirty-two (32) square feet.

(b) Location. Must be flatly affixed to walls below the fascia or parapet line, or flatly affixed to on-site fences either facing or abutting the street, or facing inward to the subject site. Signs shall not be attached or tethered to other site improvements.

H. Non-residential zones. Temporary signs are allowed on non-residentially zoned property in accordance with the requirements of this Section and the following:

9. Window signs. Limited to twenty-five (25) percent of the window area, subject to the window sign requirements of Section 18.710.240.

10. Freestanding signs (including post-mounted, stake and portable signs):
Size/height. Limited to four (4) square feet and five (5) feet in height if the temporary sign is mounted in the ground, and not to exceed three (3) feet in height if the temporary sign is portable.

(a) Temporary signs advertising a property for sale may be up to thirty-two (32) square feet in size on non-residentially zoned parcels greater than two (2) gross acres. These signs may be affixed to the ground with wooden posts set in concrete or other methods to ensure stability of the sign during adverse weather conditions.

11. Surface-mounted signs:

(a) Size. Limited to thirty-two (32) square feet.

(b) Location. Must be flatly affixed to walls below the fascia or parapet line, or flatly affixed to on-site fences either facing the abutting street, or facing inward to the subject site. Signs shall not be attached or tethered to other site improvements.

I. Temporary signs on large properties, residential or non-residentially zoned properties. The following temporary signs may be placed on any site at least two (2) acres in size, in accordance with the requirements of this Section and the following:

12. Type. Any type.

13. Size/height. Not to exceed sixty-four (64) square feet and up to eight (8) feet above ground level.

14. Exclusivity. The sign allowed under this subsection is in lieu of and shall not be displayed with or be in addition to other temporary signs allowed by this Section.

Section 18.710.280 Window Signs. No permit shall issue for a permanent window sign which does not comply with the following standards:

A. Number: No more than one permanent window sign may be placed in a single window.

Figure 21



B. Window Coverage. Window signs (temporary and permanent) shall not exceed twenty-five (25) percent of the area of the window on which they are displayed.

C. Location. No higher than second (2nd) story windows for permanent window signs. (For the requirements applicable to temporary window signs, see Section 18.710.270.

D. Zone. Allowed in all zones.

E. Design. Permanent window signs are limited to individual painted or vinyl cut-out letters and graphics, or neon signs constructed with or without a solid or opaque background. Permanent signs with solid backgrounds are not permitted in windows in order to ensure maximum light and visibility through windows. Temporary window signs are exempt from the restrictions in this Subsection E.

Section 18.710.290 Definitions. The words and phrases used in this Section shall be construed as defined in this Chapter, unless the context clearly appears otherwise. Unless specifically defined in this Section, the definitions set forth in other provisions of this Code shall likewise apply to this Chapter.

“A”

“Abandoned sign” means a sign, the face of which has been removed or is broken and is not refaced within 180 days thereafter. Abandoned signs shall also include signs with rusted, faded, peeled, cracked or otherwise deteriorated materials or finishes that have not been repaired within 90 days after the City provides notice of the sign’s deteriorated condition under the City’s enforcement chapter (18.24).

“Accessory sign” means a permanent, free standing or building mounted sign of limited height and size that provides supplemental opportunity for free standing or building mounted signage on a site.

“Aerial sign” means a free floating balloon, kite or similar object not directly secured to property within the City.

“A-frame sign” *see also*, portable sign or sandwich board sign, means signs capable of standing without support or attachment.

“Alter” means to change the copy, color, size, shape, illumination, position, location, construction or supporting structure of a sign, not including ordinary maintenance.

“Area of a sign” means the smallest square, rectangle, parallelogram or circle that will enclose the extreme limits of writing, representation, logo, or any figure of similar character, together with any frame, background area, structural trim, or other materials or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed. The supports or uprights on which any such sign is supported shall not be included in determining the sign area. The area of signs with two (2) faces shall be considered to be the area of the largest face. The area of signs with three (3) or more faces shall be considered to be the area of the largest face or one-half (1/2) the area of all of the faces, whichever is less.

“Awning or Canopy sign” means a sign affixed to or imprinted on an attached shelter composed on non-rigid materials such as an awning, or a permanent architectural projection, such as an awning or canopy, composed of non-rigid materials on a supporting framework, affixed to the exterior wall of a building, extending over a door, entrance, window or outdoor service area.

“B”

“Business activity” means an enterprise offering goods, services, or other consideration to the public, in legal occupancy of a site or of a specific portion of a site and under separate and distinct management from any other enterprise located on the same site.

“Business frontage” means the horizontal dimensions of a building or individual business elevation measured at ground level.

“C”

“Canopy or Awning sign” – see definition under “Awning or Canopy sign” above.

“Changeable copy sign: means a sign or portion thereof which is designed to have its message or copy readily changed manually or by remote or automatic means without altering or replacing the face or surface. Changeable copy signs support hard-copy text or graphics and do not use digital or electronic text or images.

“D”

“Digital sign” means a changeable copy sign with monochrome LED (light emitting diodes) text, graphics or symbols over a black, non-illuminated background.

“Directional sign” means a sign erected for the purpose of facilitating or controlling the efficient and safe movement of pedestrians or vehicles within a multi-tenant development.

“E”

“Electronic message center sign” means an electrically activated changeable copy sign having variable message and/or graphic presentation capability that can be electronically programmed by computer or handheld device from a remote location. EMC’s typically use light emitting diodes (LED’s) or liquid crystal display (LCD) as a lighting source.

“Elevation” means the visible vertical plane of the side of a building from ground level to the roof line.

“Elevation, primary” means the side of a building directly abutting either a street or a parking area. A business owner may choose which elevation is considered the primary elevation, except that in a multi-tenant building, the elevation which is contiguous to other businesses shall be the primary elevation.

“Elevation, secondary” means any elevation of a building not determined to be a primary elevation.

“F”

“Façade” means the elevation of a building extending from the ground level up to the bottom of the fascia on a pitched roof building, and up to the top of the wall or parapet on a flat

roof building. The area of a façade for purposes of calculating allowable wall signage includes the area of the windows and doors but excludes openings that do not have solid coverings, such as breezeways, colonnades and gateways that extend to the backside of the building.

“Fascia” means an architectural term for a vertical frieze or board under a roof edge or which forms the outer surface of a cornice, visible to an observer.

“Flag” means a flat piece of cloth, with distinctive colors, patterns or symbols, having one end of the cloth attached to a vertical staff (directly or by rope and pulley mechanism) and all other ends free-flowing under natural movement of wind.

“Flag canopy” means a line of flags, or a series of lines of flags, suspended above a site.

“Flashing sign” means an electric sign or portion thereof except electronic message center signs, which changes light intensity in a sudden transitory burst, or which switches on and off in a constant pattern in which more than one-third of the non-constant light source is off at any one time.

“Freestanding sign” means a sign and its support pole or base standing directly on the ground that is independent from any building or other structure.

“Freeway” means a limited access highway, state route or interstate.

“Freeway oriented sign” means a sign within 150 feet of a freeway right-of-way that has its sign face parallel to, perpendicular to, angled toward, or otherwise readable from the freeway right-of-way.

“Frontage” means the property line of an individual lot, tract or parcel that abuts a public or private street right-of-way, excluding alleys and private driveways. The number of frontages on a lot is the same as the number of public or private street rights-of-way that the lot abuts.

“G”

“Gross leasable space” means area of a single leasable space, regardless of the number of tenants or leases within the space.

“H”

“Halo illuminate” means a light source placed behind totally opaque letter or symbol so that the light reflects off the wall or background to which the letters or symbols are mounted rather than emanating through the letters or symbols, creating a halo effect that leaves the letters or symbols viewable in silhouette form only.

“Height of sign” means the overall height of the sign above grade directly below or at the base of the sign.

“I”

“Illegal sign” means a sign which does not conform to the requirements and standards of this Chapter and which does not meet the criteria of a nonconforming sign as defined in this Definitions Section.

“Integrated development site” means any commercial or noncommercial development site, regardless of the number of lots or individual tenants, that is developed with common parking, layout, architecture or design features.

“Item of information” means a word, figure, logo, abbreviation or other symbolic representation.

“L”

“Logo” means a design of letters, colors or symbols used as a trademark or for identification in lieu of, or in conjunction with, other signs.

“Logo shield” means a logo contained within an area no greater than four (4) square feet, incorporated into a larger sign face or designed as an individual sign or component of a sign containing individually mounted sign graphics.

“Lot line” means a line that separates two lots.

“Luminance” means the photometric quality most closely associated with the perception of brightness. Luminance is measured in candelas per square meters or “nits.”

“M”

“Mansard” means a roof with two slopes on each side of the four sides, the lower steeper than the upper.

“Monument sign” means a freestanding low profile sign with the sign width greater than the sign height and designed with a solid base and background.

“Motion” means the depiction of movement or change of position of text, images or graphics. Motion shall include, but not be limited to, visual effects such as dissolving and fading text and images, running sequential text, graphic bursts, lighting that resembles zooming, twinkling or sparkling, changes in light or color, transitory bursts of light intensity, moving patterns or bands of light, expanding or contracting shapes and similar actions.

“Multitenant development” means a development consisting of three (3) or more leasable spaces.

“N”

“Natural grade” means the topographic condition or elevation of a site or portion of a site over the past five years, or the finished grade of an approved site development plan. Changes to grade or elevation resulting from fill, mounding or berming within five years preceding any

requested permit other than a site development plan shall not be considered natural grade for permitting purposes.

“Neon sign” means a sign with illumination affected by a light source consisting of a neon or other gas tube which is bent to form letters, symbols or other shapes.

“Night-time hours” means from one-half hour before sunset to one-half hour after sunrise.

“Nits” means a unit of measure of brightness or luminance. One (1) nit is equal to one (1) candela/square meter.

“Nonconforming sign” means any sign, which at one time conformed to all applicable requirements and standards of this Chapter, including all permit requirements, but which subsequently ceased to so conform due to changes in such requirements and standards.

“Nonresidential zone” means, in the context of this Chapter, any zone that does not include residential dwelling units except for mixed use zoning districts where residential units are located above or behind nonresidential uses and the ground floor streetscape is characterized by commercial and other nonresidential uses.

“O”

“Opaque” means a material that does not transmit light from an internal illumination source.

“P”

“Painted sign” means a sign painted directly on a building or on material which is then attached to a building. *See also*, “wall sign.”

“Pan-channel” means a sign graphic that is constructed of a three-sided metal channel, usually having a light source contained within the channel. The open side may face inward, resulting in silhouette lighting, or it may face outward to allow full illumination. The open side of the channel may be enclosed with a translucent material.

“Parapet” means a protective wall or barrier projecting above any canopy, balcony or roof.

“Permanent sign” means a sign constructed of weather resistant material and intended for permanent use and that does not otherwise meet the definition of “temporary sign.” Wall mounted sign holders designed for insertion of signs and posters shall be considered permanent signage and subject to all standards of this chapter.

“Pole sign” means a sign mounted on a weighted base, intended to be movable.

“Portable sign” means a free-standing sign that is readily moveable and not permanently affixed to the ground, including A-frame or sandwich board signs, pole signs mounted on weighted bases, and similar signs that are used on more than a temporary basis.

“Projecting sign or Projection sign” means a sign attached to a building with the face not parallel to the vertical surface of the building. Projecting signs include signs projecting directly from walls, or signs hanging from porch ceilings or other support structures.

“R”

“Raceway” means a box-type conduit to house electrical wires for signs and used to support and/or affix signage on a wall.

“Right of Way” is the strip of land platted, dedicated, condemned, established by prescription or otherwise legally established for the use of pedestrians, vehicles or utilities.

“Roadway” means that portion of the street improved, designed, or ordinarily used for vehicular travel and parking, exclusive of the sidewalks and shoulder. Where there are curbs, the roadway is the curb to curb width of the street.

“Roof line” means the uppermost edge of the roof or the top of the parapet, excluding mechanical equipment screens, whichever is highest. Where a building has several roof levels, the roof line shall be the one belonging to that portion of the building on which the sign is located.

“Roof mounted sign” means a sign which has a point of attachment to the roof or mansard of a building. Architectural projections, including mechanical equipment screens, above any parapet or roof line whose sole function is a background for signs shall be considered a sign structure. A sign on such an architectural projection shall be considered a roof sign.

“S”

“Sandwich board sign” – see “A-frame sign” definition.

“Service Island sign” means a permanent sign displayed on the service island canopy of a gas station, bank, carwash or other use that provides a canopy cover for vehicles. Service island signs are not the same as awning or canopy signs as otherwise defined by this chapter.

“Sign” means letters, figures, symbols, trademarks, or logos, with or without illumination, intended to identify any place, subject, person, firm, business, product, article, merchandise or point of sale. A sign also includes balloons attached to sign structures, products, streamers, spinners, pennants, flags, inflatables or similar devices intended to attract attention to a site or business, as well as architectural or structural forms, illuminated panels, spandrels, awnings and other structural or architectural features not common to classic vernacular or non-corporate regional architecture and that are intended to convey a brand, message or otherwise advertise a location or product, whether or not such features include text or graphics and whether or not they serve other practical purposes such as lighting, covering or enclosure of persons or products. A sign includes any device which streams, televises or otherwise conveys electronic

visual messages, pictures, videos or images, with or without sound or odors. Refer to Section 18.710.040 for a list of prohibited signs.

“Signable area” means the area of the largest rectangular portion of a face of a building to which a sign is affixed or proposed to be affixed, which can be included within parallel, vertical and horizontal lines uninterrupted by significant architectural features of the building.

“Sign walker” means a sign carried by a person.

“Site” means a unit of land, together with all improvements thereon, determined as follows:

1) a unit of land which may be conveyed separately from any and all adjacent land without the requirement of approval of a boundary line adjustment, short plat or a preliminary plat.

2) Two (2) or more buildings or business activities that are or will be related to each other physically or architecturally, such as by sharing off-street parking facilities, so as to form an integrated development, such as a shopping center, industrial park, or office complex.

“Spandrel” means a panel or box-type structure that spans between and/or is connected to the support columns of a porch, colonnade or canopy, usually for architectural embellishment and/or signage purposes.

“Special event sign or temporary sign” means signs or advertising displays or a combination thereof which advertises or attracts public attention to a special one-time event, including but not limited to, the opening of a building or business activity, the sale of goods and services at discounted or otherwise especially advantageous prices or similar event.

“Static” means without motion.

“Story” means that portion of a building included between the upper surface of a floor and the upper surface of the floor or ceiling next above.

“Suspended Sign” means a sign mounted above a sidewalk adjacent to a business, affixed to a beam, overhang, roof or other fixture that is an integral part of a building.

“T”

“Temporary sign (which may include special event sign)” means any sign that is used temporarily and is not permanently mounted, painted or otherwise affixed, excluding portable signs as defined by this Chapter, including any poster, banner, placard, stake sign or sign not placed in the ground with concrete (except temporary for sale signs as defined in 18.710.270 (10) (a)) or other means to provide permanent support, stability and rot prevention. Temporary signs may only be made of non-durable materials including, but not limited to, paper, plywood, corrugated board, flexible, bendable or foldable plastics, foamcore board, vinyl canvas or vinyl mesh products of less than 20 oz. fabric, vinyl canvas and vinyl mesh products without polymeric plasticizers and signs painted or drawn with water soluble paints or chalks. Signs

made of any other materials shall be considered permanent and are subject to the permanent sign regulations of this Chapter.

“Tenant space” means the entire building which encompasses a building or use on a site; or in buildings designed for multi-tenant occupancy, it is the space between demising walls and which has an independent entrance to common corridors or to the outside. Portions of tenant spaces that are sublet to or otherwise allowed to be used by persons or businesses other than the principle person or business of a tenant space are not considered tenant spaces in the context of this chapter.

“U”

“Unshielded lighting” means an external illumination source which is exposed to view.

“V”

“W”

“Wall sign” means a sign which is attached parallel to or painted on a wall, including parapet or canopy fascia, or a building.

“Width of sign” means the total horizontal dimension of a sign, including all frames or structures.

“Window” means the entire window unit including individual sashes or panes that might otherwise divide the area between the head, jamb and sill; except that in commercial storefront window assemblies, a single “window” is the glass area between each mullion that divides the window assembly, whether installed as a single piece of glass or as multiple pieces of glass divided by muntins.

“Window sign” means a sign that is attached to or is intended to be seen in, on or through a window of a building and is visible from the exterior of the window.

Sign Code Comparison

Accessory Signs: a permanent, free standing or building mounted sign of limited height and size that provides supplemental opportunity for free standing or building mounted signage on a site.

<i>Zoning Districts</i>	<i>Current Code</i>	<i>Proposed Code</i>
Any zone except residential.	One allowed per abutting street frontage and vehicle entrance. Six square feet per side and a maximum of 42 inches above grade.	One at each vehicle ingress or egress. Maximum of four per lot. Three square feet in size, may be double sided, unless a drive-thru large accessory sign. If wall mounted, maximum height eight feet. If freestanding, maximum height three feet from grade.

Awning or Canopy sign: a sign affixed to or imprinted on an attached shelter composed on non-rigid materials such as an awning, or a permanent architectural projection, such as an awning or canopy, composed of non-rigid materials on a supporting framework, affixed to the exterior wall of a building, extending over a door, entrance, window or outdoor service area.

<i>Zoning Districts</i>	<i>Current Code</i>	<i>Proposed Code</i>
Any zone except residential	Not addressed	One sign per awning at primary entrances. One additional for a secondary entrance that faces a public street or on-site parking. One square foot of sign for each lineal foot of width. Maximum Height 25 feet above grade.

Building mounted wall sign:

<i>Zoning Districts</i>	<i>Current Code</i>	<i>Proposed Code</i>
Any zone, except residential must be 2 acres in size or greater.	Total sign coverage on an individual building may not exceed one square foot per one lineal foot of building frontage, per abutting street frontage,	Not to exceed 5% of the façade where the sign is placed. Not to exceed 60% of the width of the wall or 70% of the height of the wall, or storefront.

	with a guaranteed minimum of thirty-six square feet and a maximum of seventy-five square feet (CNB); 120 sq. feet per business; 36 sq. ft. (MX zones) 200 sq. ft. (E) and (CRB).	
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Changeable Copy Signs:

<i>Zoning Districts</i>	<i>Current Code</i>	<i>Proposed Code</i>
Any zone	Not specifically addressed. Regulated as either wall mounted/marquee or free standing signs.	One permitted per parcel, each additional must be 100 feet from right of way and the additional changeable copy sign(s) must not exceed the maximum area, height, and quantity standards otherwise applicable to any free-standing or building mounted wall signs on the parcel, or 15 feet in height, whichever is most restrictive.

Electronic Message Center (EMC) Signs

<i>Zoning Districts</i>	<i>Current Code</i>	<i>Proposed Code</i>
Prohibited in residential districts.	Permitted in CRB 30 square feet max, E 20 square feet max., PF/OS, 80 square feet max.	Thirty (30) square feet max, One EMC per one hundred (100) feet of street frontage, not to exceed one (1) per business and tenant space, Maximum Luminance. 1. Daytime: 5000 nits. 2. Nighttime (one-half hour before sunset and one-half hour after sunrise): 100 nits.

		Signs shall include auto-dimming features with light-sensory capabilities to dim the sign to allowable luminance levels during nighttime hours. Motion limits: No motion except for a fade in of the next message with the fade transition being no more nor less than 1.5 seconds. Fade transition is required rather than instantaneous message changes to avoid sudden or startling flashes of light. Minimum hold between messages: ten (10) seconds, plus 1.5 second transition fade.
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Freestanding Signs:

<i>Zoning Districts</i>	<i>Current Code</i>	<i>Proposed Code</i>
Prohibited in residential districts.	CNB: Allowable area: one square foot per one lineal foot of property frontage with an allowable minimum of thirty-six square feet and a maximum of one hundred square feet of total sign coverage allowed. Number of signs: one per abutting street frontage, provided the minimum spacing between signs shall be fifty feet measured along the street frontage property line.	One freestanding sign is allowed for each site frontage. Flag lot sites with frontage on a public street are permitted one (1) sign on the frontage providing primary access to the site. Where more than one (1) freestanding sign is proposed on a site with multiple frontages, a minimum of sixty (60) linear feet shall separate each sign. The permanent sign base shall have a minimum aggregate width of forty (40) percent of the width of the sign cabinet or face.

	Height of sign: maximum twenty feet. Mixed Use Districts: One freestanding outdoor advertising sign to identify each place of business not to exceed twenty feet in height and fifty square feet in area and no more than two such signs to advertise a commercial group complex. Any freestanding sign in a commercial group complex shall be a complex sign. Employment: Allowable area: one square foot per lineal foot of street frontage, up to a maximum of two hundred square feet, provided that each business frontage shall be guaranteed a minimum of thirty-six square feet. Number of signs: one per street frontage. A second sign may be placed, with the maximum sign area (see subsection (D)(1)(a) of this section) distributed between two signs, along the street frontage, provided that a distance of two hundred feet between signs is maintained. Height of sign: maximum thirty feet. Freeway signs: one freeway sign is allowed per legal lot. Freeway signs shall not exceed three hundred fifty square feet in sign area and forty feet in height. Industrial complex signs may be included in this category.	Sign height and maximum area is regulated by zoning district: A. Signs in the Commercial Regional Business (CRB) zone shall be a maximum of 200 square feet in area and shall be no taller than fifty feet (50') above grade. B. Signs in the Community Commercial Business (CCB) zone and Public Facilities (PF) zone shall be a maximum of 100 square feet in area and shall be no taller than twenty feet (20') above grade. C. Signs in the Commercial Neighborhood Business (CNB) zone, the Employment (E) zone, and properties with the Ridgefield Mixed Use Overlay (MX) when proposed for Mixed Use development shall be a maximum of 75 square feet and shall be no taller than twelve feet (12') above grade. a. Properties with the Ridgefield Mixed Use Overlay that are built to the standards of the underlying zone are subject to the requirements of the underlying zone. 3. In zones other than Commercial Regional Business (CRB) a sign may be awarded a bonus of up to fifteen percent (15%) in allowable area, provided that all of the following conditions are satisfied:
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	CRB: Allowable area: one square foot per linear foot of street frontage, up to a maximum of two hundred square feet, provided that each business frontage shall be guaranteed a minimum of thirty-six square feet. Number of signs: one per street frontage, exclusive of frontage along I-5. Height of sign: maximum twenty-five feet. Freeway signs: one freeway sign is allowed, per legal lot. Freeway signs shall not exceed three hundred fifty square feet in sign area and forty feet in height. Business complex signs may be included in this category. CCB: One freestanding outdoor advertising sign to identify each place of business not to exceed twenty feet in height and fifty square feet in area and no more than two such signs to advertise a commercial group complex. Any freestanding sign in a commercial group complex shall be a complex sign. PF: One freestanding outdoor advertising sign per building sites not to exceed twenty feet in height and one hundred twenty square feet in area and no more than two such signs to advertise a building site complex. Any freestanding sign in a building site complex shall be a complex sign.	(a) The sign is placed on a monument-style base made or covered with a brick or stone, which extends at least the full width of the sign face and is at least one-fourth (1/4) of the total sign height. An alternate material may be approved by the Director if he or she finds that the material better reflects the materials and architecture of the closest or principle building on the site; and (b) The sign face is either non-illuminated, externally illuminated, or complies with both of the following standards for an internally illuminated sign: i. The background of the sign is totally opaque, only the graphics and/or text are illuminated; and The sign cabinet and the associated trim caps that secure and frame the sign face are dark bronze, black, or an earth tone color which reflects the color of the sign base and/or the color of the siding or trim of the building to which the sign applies.
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Temporary Signs:

<i>Zoning Districts</i>	<i>Current Code</i>	<i>Proposed Code</i>
	For the purpose of advertising a particular lot, building or premises for sale, lease, or hire, one temporary unlighted sign not exceeding six square feet is permitted. A temporary real estate sign within three hundred feet of interstate (I-5) right-of-way may not exceed a maximum of ninety-six square feet and fifteen feet in height. No sign permit is required. For the purpose of advertising a real estate subdivision, a temporary sign is permitted at each entrance of an officially recorded plat, provided the sign does not exceed thirty-six square feet in area. A sign permit is required. All temporary signs must be removed prior to final occupancy. For the purpose of identifying the architect, engineer or contractor of work under construction, one temporary sign is permitted, not exceeding thirty-six square feet in area. A sign permit is required. All temporary signs must be removed prior to final occupancy. For the purpose of endorsing political candidates or ballot propositions, temporary political signs are permitted without a sign permit or fee subject to all of the following provisions:	No Permit required. Temporary signs shall be removed if the sign is in need of repair, is worn, dilapidated or creates a public nuisance, or within 60 days, whichever occurs first. City property (excluding City right-of-way). Temporary signs on City-owned property (excluding City right-of-way) are allowed only in conjunction with an approved Special Event permit. City Right-of-Way outside of the Roadway. Temporary signs are prohibited in the Roadway. Temporary signs on City Right-of-Way placed outside of the Roadway, must comply with the following requirements: Location. Allowed only between the property line and the back of the nearest curb, or where no curb exists, between the property line and the nearest edge of the roadway pavement. Approval of the abutting owner is recommended. Signs on stakes that can be manually pushed or hammered into the ground are allowed. All other signs are prohibited, unless specifically allowed by a right-of-way use permit.

	Size of Signs. Political signs located in the public right-of-way as set forth in subsection 3 shall be limited to a maximum surface area of five square feet with a maximum height of five feet. The maximum square footage shall be based upon one side of the sign. Signs may be two-sided. Signs on Private Property. Political signs may be erected upon any private property with the permission of the property owner, resident, or respective agent. In cases of vacant property, or where there is no occupied structure on the property, political signs may be placed thereon with the written consent of the property owner or his agent. Political Signs on the Public Right-of-way. For purposes of this section, the public right-of-way shall mean that portion of the public right-of-way located next to a street between the roadway and the adjacent private property open to the public for general pedestrian passage, including the buffer/planting strip. Political signs may be posted preceding a primary, general or special election within the public right-of-way only if the signs do not create a traffic obstruction or hazard or impair or impede pedestrian thoroughfares and comply with all requirements of this section. Political signs located in the public right-of-way shall only be attached to a self-supporting wood stick(s), metal post, or other such devices, shall not be attached to	Size and height. Limited to four (4) square feet, and three (3) feet in height. Other signs. The City may allow other signs in City right-of-way with a Right-of-Way use permit. <u>Banner signs within the City Right-of-Way. Banners are permitted to cross City roadways to advertise special events.</u> <u>Location. Allowed in the downtown area on Pioneer Street west of S. 9th Avenue and to the intersection of Pioneer and N. Main Ave. and on N. Main Ave. from the intersection of N. Main Ave. and Pioneer St. north to the intersection of N. Main Ave. and Division St.</u> <u>Type. Banner signs are typically affixed to power poles and reach the entire length of the road way and are constructed of flexible, lightweight materials.</u> <u>Size and height. Limited to five (5) feet in height and a length of seventy-five (75) feet. The banners must be hung a minimum fifteen (15) feet above grade.</u> Residential zones. Temporary signs may be placed on property residentially zoned in accordance with the requirements of this Section and the following: Window signs. Limited to no more than one temporary window sign per residential unit, not to exceed four (4) square feet.
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	any other structures and shall not be erected in any manner which would damage the surface infrastructure in which the sign is located. Unauthorized Signs on City Property. Unauthorized signs of any nature located on city-owned or maintained property are prohibited and shall be immediately removed unless specifically authorized by law. City-owned or maintained property shall include all property held in the city's name or controlled by easement or other legal devices, including all adjacent portions of the public right-of-way. Erection and Removal of Signs. Political signs may be posted preceding a primary, general or special election. Political signs shall not be displayed longer than fifteen days after the date the election was held for which the sign was intended. In cases where a general election follows a primary election, those signs for candidates whose names will appear on the ballot in the general election may be displayed during the interim period and up to fifteen days after the date the general election is held. It shall be the responsibility of the property owner or occupant, if the sign is located on private property, or the respective candidate, if the sign is located on the public right-of-way, to have the signs removed. Signs that have not been removed within fifteen days of the election will be	Freestanding signs (includes post-mounted, stake and portable signs). Single-family zones: Temporary free-standing signs shall not exceed four <u>five</u> (4 <u>5</u>) square feet in size and <u>six</u> five (5 <u>6</u>) feet in height, if the sign is mounted on the ground, and not to exceed three (3) feet in height if the sign is stake-mounted or portable. Multi-family zones: Temporary free-standing signs shall not exceed six (6) square feet in size and <u>six</u> five (6 <u>5</u>) feet in height if the sign is post mounted on the ground, and not to exceed three (3) feet in height if the sign is stake-mounted or portable. Surface-mounted signs. Limited to sites two (2) acres or larger: Size. No larger than thirty-two (32) square feet. Location. Must be flatly affixed to walls below the fascia or parapet line, or flatly affixed to on-site fences either facing or abutting the street, or facing inward to the subject site. Signs shall not be attached or tethered to other site improvements. Non-residential zones. Temporary signs are allowed on non-residentially zoned property in accordance with the requirements of this Section and the following:
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	subject to the enforcement actions under RDC 18.395. For the purpose of advertising fairs, special events, or similar temporary activities, a sign permit for a temporary sign or group of signs is required. Temporary signs may be displayed for up to sixty days per calendar year. Such signs shall be removed by the permittee within fifteen days following cessation of the activities for which the sign application was made. The maximum area of these signs shall be thirty-six square feet and include the name of the permittee on the sign. For the purpose of promoting a civic event, nonprofit organization, public service announcement, holiday decoration, or similar community interests, the planning director or designee shall issue a sign permit for community banners. Such signs may be permitted for up to sixty days per calendar year. Banners may only be placed at city-designated locations along Pioneer Street, Main Avenue and Hillhurst Road and may extend into the public right-of-way if the planning director or designee determines that they do not pose a traffic safety hazard. The maximum area of these signs shall be seventy-five square feet. For the purpose of advertising garage sales, rummage sales, yard sales or similar temporary sales activities, temporary signs are allowed without a sign	Window signs. Limited to twenty-five (25) percent of the window area, subject to the window sign requirements of Section 18.710.240. Freestanding signs (including post-mounted, stake and portable signs): Size/height. Limited to four (4) square feet and five (5) feet in height if the temporary sign is mounted in the ground, and not to exceed three (3) feet in height if the temporary sign is portable. <u>Temporary signs advertising a property for sale may be up to thirty-two (32) square feet in size on non-residentially zoned parcels greater than two (2) gross acres. These signs may be affixed to the ground with wooden posts set in concrete or other methods to ensure stability of the sign during adverse weather conditions.</u> Surface-mounted signs: Size. Limited to thirty-two (32) square feet. Location. Must be flatly affixed to walls below the fascia or parapet line, or flatly affixed to on-site fences either facing the abutting street, or facing inward to the subject site. Signs shall not be attached or tethered to other site improvements.
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	permit subject to all of the following provisions: No such sign shall exceed four square feet in sign area. Signs shall not be posted or attached to traffic control devices, telephone poles, power poles or other public utility facilities. Care must be taken to ensure that the placement of such signs will not create a hazard to the public by obstructing the view or passage of pedestrians, cyclists or motorists. Garage sale signs shall not be displayed for longer than three consecutive days and must be removed within twenty-four hours after the sale. Garage sale signs may not be displayed more than six times during any twelve-month period for direction to a sale on the same premises.	Temporary signs on large properties, residential or non-residentially zoned properties. The following temporary signs may be placed on any site at least two (2) acres in size, in accordance with the requirements of this Section and the following: Size/height. Not to exceed sixty-four (64) square feet and up to eight (8) feet above ground level.
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Chapter 18.710 - SIGNS^[20]

Sections:

Footnotes:

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Editor's note— Ord. No. 1132, § 2(Exh. A), adopted July 11, 2013, amended Ch. 18.710 in its entirety to read as herein set out. Former Ch. 18.710, §§ 18.710.010—18.710.140, pertained to similar subject matter, and derived from Ord. No. 1108, § 2, 7-26-2012; Ord. 833 § 2 (part), 2004; Ord. 676 § 1 (part), 1995).

~~18.710.010 – Purpose and scope.~~ Section 18.710.010 Intent and Purpose.

A. Intent. Signs have a strong visual impact on the character and quality of the community. As a prominent part of the scenery, they attract or repel the viewing public, affect the safety of vehicular traffic, and their suitability or appropriateness helps to set the tone for the neighborhood. The City relies upon its scenery and physical beauty to attract commerce, aesthetic considerations assume economic value. It is the intent of the City, through this Chapter, to protect and enhance the City's historic and residential character and its economic base through the provision of appropriate and aesthetic signage. In addition, it is the intent of the City to limit the size, type and location of signs in order to minimize their distracting effect on drivers and thereby improve traffic safety.

~~The purpose of this chapter is to ensure that signs effectively direct the public to business, residential and public uses, without adversely affecting public safety or the unique character of Ridgefield.~~

B. Purpose. The purpose of this Chapter is to promote the public health, safety and welfare through a comprehensive system of reasonable, effective, consistent, content-neutral and nondiscriminatory sign standards and requirements. This Chapter has also been adopted to:

- ~~A. These requirements include, but are not limited to, standards relating to the number, size, placement and physical characteristics of signs.~~ 1. Promote and accomplish the goals, policies and objectives of the City's Comprehensive Plan and Zoning Code;
- ~~B. In addition, the purpose of this chapter is to provide an effective administrative process for the review and enforcement of these standards and to protect and improve the economic, aesthetic and social qualities of the city.~~ 2. To provide minimum standards in order to safeguard life, health, property and public welfare, and promote traffic safety by controlling the design, quality of materials, construction, illumination, size, location and maintenance of sign and sign structures;
- ~~C. This chapter complements other chapters of this title and implements the policies of the RUACP.~~ 3. Recognize free speech rights by regulating signs in a content-neutral manner;

~~D. Scope. The signage covered under this chapter includes, but is not limited to, all commercial signs and wall graphics, professional and business signs, home business and home occupation signs, banners, balloons, flags and other temporary signage. 4. Promote the free flow of traffic and protect pedestrians and motorists from injury and property damage caused by, or which may be fully or partially attributable to, cluttered, distracting and/or illegible signage;~~

~~E. This chapter does not regulate traffic signs, towing signs, or other governmental street signs, doorway identification nameplates, holiday decorations, information signs, temporary interior window signage, noncommercial murals, memorial signs, signs not viewable from the public right of way, scoreboards, sponsor boards and historical signs. 5. Protect the beauty of the City's built environment by encouraging signs that are compatible with the architectural style, characteristics and scale of the building to which it may be attached, and to encourage signs that are compatible with adjacent buildings and businesses;~~

~~F. Conformance to State Law. Nothing in this code shall be construed to permit the erection of signs which are prohibited by state law or any amendments thereof.~~

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

Section 18.710.020 Applicability and Interpretations.

A. This Chapter applies to all signs as defined in Section 18.710.290 (Definitions), within the City which are visible or audible from any street, sidewalk or public place, regardless of the type or nature.

B. This Chapter is not intended to, and shall not be interpreted to, restrict speech on the basis of its content, viewpoint, or message. Any classification of signs in this Chapter which purports to permit speech by reason of the type of sign, identity of the sign user or otherwise, shall be interpreted to allow commercial or non-commercial speech on the sign. No part of this Chapter shall be construed to favor commercial speech over non-commercial speech. To the extent that any provision of this Chapter is ambiguous, the term shall be interpreted not to regulate speech on the basis of the content of the message.

Section 18.710.030 Exemptions. The following signs or activities relating to signs are exempt from the permitting requirements of this Chapter.

A. Changes to the face or copy of changeable copy signs, digital signs, electronic messaging signs, provided such changes do not change the material or appearance of the sign as originally permitted by the City.

B. The normal repair and maintenance of conforming or legal nonconforming signs.

C. Temporary signs on private property or public property, meeting the requirements in Section 18.710.270 (Temporary Signs).

D. Building identification numbers as required pursuant to R.M.C. 14.60.020 or any other City or State regulation.

E. Governmental signs. Signs installed by the City, County, or a federal or State governmental agency for the protection of the public health, safety and general welfare, including, but not limited to, the following:

1. Emergency and warning signs necessary for public safety or civil defense;
2. Traffic and/or wayfinding signs erected and maintained by an authorized public agency;
3. Signs required to be displayed by law;
4. Signs showing the location of public facilities; and
5. Any sign, posting, notice, or similar sign placed by or required by a governmental agency in carrying out its responsibility to protect the public health, safety and general welfare.

F. Flags. Any flags, provided that they conform to all provisions of this chapter for signs.

G. Certain stone or cement plaques and cornerstones with engraved or cast text or symbols and permanently embedded in the building's foundation or masonry siding materials, provided that none of these exceed four (4) square feet in area.

H. Interior signs. Signs or displays located entirely inside of a building and located at least three (3) feet away from transparent doors and windows.

I. Non-visible signs. Signs and associated sign support structures not visible or audible beyond the boundaries of the lot or parcel upon which they are located, or from any public right-of-way.

J. Vehicle with signs. Any sign on a vehicle, unless such vehicle is parked or stationed near an activity for the primary purpose of attracting public attention to such activity, unless such vehicle or mobile unit is regularly parked in any prominently visible location for the primary purpose of attracting public attention to the sign.

K. Temporary signs in windows. Any temporary sign taped or otherwise affixed to the inside of a window, in such a manner as to be easily removed, provided that the total area of such sign in any one window does not exceed the size limitations in Section 18.710.280 (Window Signs) and Section 18.710.270 (Temporary Signs).

L. Bench signs. Any outdoor bench or furniture with any signs other than plaques one square foot or less in area.

M. Privately-maintained traffic control signs in a subdivision with private roads, or signs in a parking lot.

~~18.710.020—Signs prohibited.~~ Section 18.710.040 Prohibited Signs.

The city prohibits the erection, by any person, of signs having any of the following characteristics: No person shall erect, alter, maintain or relocate any of the following signs in the City.

- A. ~~Signs which bear or contain statements, words, or pictures of an obscene nature, as defined by state constitutional law;~~ Animated signs. Rotating or revolving signs, or signs where all or a portion of the sign moves in some manner. This includes any sign animated by any means, including fixed aerial displays, balloons, pennants, spinners, propellers, whirling, or similar devices designed to flutter, rotate or display other movement under the influence of the wind, including flag canopies not otherwise allowed in Section 18.710.160 (Awning or Canopy Signs), streamers, tubes, or other devices affected by the movement of air or other atmospheric or mechanical means. This does not include historic signs and historic replica signs where the applicant is able to prove, through documentation or other evidence, that the original historic sign produced the same motion/movement and is proposed in the same location.
- B. ~~Signs advertising activities that are illegal under state or federal laws or regulations in effect at the location of such signs or at the location of such activities;~~ Rotating signs. Any sign in which the sign body or any portion rotates, moves up and down, or any other type of action involving a change in position of the sign body or any portion of the sign, whether by mechanical or any other means.
- C. ~~A sign which does not bear the names of the owner or person responsible for the maintenance of the advertising;~~ Nuisance signs. Any signs which emit smoke, visible particles, odors and sound, except that speakers in drive-through facilities shall be permitted.
- D. ~~Signs artificially illuminated which are of such intensity or placed in such manner as to interfere with, or impair the vision of the driver of a motor vehicle, or otherwise interfere with any driver's operation of a motor vehicle;~~ Bench or furniture signs greater than one (1) square foot in area.
- E. ~~Signs which attempt or appear to attempt to direct the movement of traffic by interfering with, imitating or resembling any official traffic sign, signal or device;~~ Flashing signs or lights. A sign that contains an intermittent or flashing light source, or a sign that includes the illusion of intermittent or flashing light by means of animation, or an externally mounted intermittent light source. Flashing light sources are prohibited. Signs with an exposed light source, exceeding the equivalent of 25-watts per lamp, including clear light bulbs which do not flash on a theater marquee except for neon incorporated into the design of the sign, are also prohibited. Electronic message center signs and digital signs are allowed under the provisions of Sections 18.710.190 (Digital Signs) and 18.710.200 (Electronic Message Center Signs).
- F. ~~Signs which prevent the driver of a vehicle from having a clear and unobstructed view of official signs and approaching or merging traffic, including any signs that violate the sight obstruction requirements contained in Section 2.15 of the city's adopted engineering standards;~~ Hazardous signs. Any sign that constitutes a traffic hazard or detriment to traffic safety by reason of its size, location, movement or method of illumination, or by obstructing the vision of drivers, or by distracting from the visibility of an official traffic control device by diverting or tending to divert the attention of drivers or moving vehicles from traffic movements on streets, roads, intersections or access facilities. No sign shall be erected so that it obstructs the vision of pedestrians or by glare or method of illumination constitutes a hazard to pedestrians or traffic. No sign may interfere with, mislead or confuse traffic.
- G. ~~Signs which exceed the height limit as allowed by zoning district;~~ No sign may impede free ingress and egress from any door, window or exit way required by building and fire regulations.
- H. ~~Signs located or projecting within the public right-of-way, unless expressly authorized by the sign permit or other written authorization from the city has been obtained;~~ Permanent signs on vacant lots, parcels or easements. No permanent sign shall be located on a vacant lot, parcel or easement. No permanent sign shall be located on a lot, parcel or easement as the principal use of that lot, parcel or easement. Signs may only be established as an accessory use to a principally permitted use.
- I. ~~Rooftop and rotating signs;~~ Portable signs on wheels (trailer signs), changeable copy portable signs and illuminated portable signs.

- J. ~~Portable signs, temporary signs, flags and banners, and inflatable commercial displays, unless a temporary sign permit has been approved by the planning director; Abandoned signs.~~
- K. ~~Signs containing strobe lights which are visible from beyond the property line; Signs on utility poles, fences, on poles or trees.~~
- L. ~~Any sign not specifically permitted by this title, excluding those signs identified in the scope of this chapter; Off-site controlled signs. Any sign that is programmed and/or controlled off-site.~~
- M. ~~Signs which contain flashing lights or moving parts;~~
- N. ~~Off-premises signs (billboards), except for off-premise directional signs;~~
- O. ~~Video billboards;~~
- P. ~~Signs that prevent, or interfere, with pedestrian safety and movement;~~
- Q. ~~Electronic message and changing image signs, except as allowed by zoning district.~~

~~(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1178, § 2(Exh. A), 2-12-2015)~~

~~18.710.030 Sign permits. Section 18.710.050 Sign permits.~~

- A. ~~Sign Permits Required. Sign permits are required for all signs which are authorized under Section 18.710.050 and for temporary signs authorized under Section 18.710.045 where specified.~~
 - 1. ~~The sign permit shall only be issued if it complies with all the applicable provisions of this chapter and the city code.~~
 - 2. ~~One sign permit application may include all signs proposed for the premises. In addition, a temporary sign permit may include all temporary signs proposed within one year.~~
 - 3. ~~Sign permits in accordance with RDC 18.710.030.B are not required for other types of signs such as those indicated in Section 18.710.040. However, all signs are required to conform to the provisions of this chapter and, where indicated, must obtain a temporary sign permit in accordance with RDC 18.710.030.E.~~
 - 4. ~~Additionally, a building permit may be required for the installation of a sign pursuant to Title 14 of this code.~~

Permit Required. No person shall erect, alter or relocate any sign requiring a permit under this Chapter without first submitting a sign permit application and receiving approval of the sign permit from the City, unless the sign is identified as exempt under Section 18.710.030 (Exemptions). Some sign types may be regulated under other codes adopted by the City, which may require additional permits that are subject to additional regulations, including, but not limited to, the Building Code (Title 14) and Right-of-Way Use Permits (chapter 12.15). Signs for which permits are not required shall nonetheless comply with all applicable provisions of this Chapter.

- B. ~~Application Requirements. Application for sign permits must be submitted with the following information:~~
 - 1. ~~Completed application form containing:~~
 - a. ~~Applicant's name, address and phone number;~~
 - b. ~~Contractor's license number, if the sign is not being installed by the owner;~~
 - c. ~~Owner's name;~~

- d. ~~The property address, or tax lot number, if no address is available, on which the sign(s) are to be located;~~
 - e. ~~Description of all signs proposed in the application including number of signs, area and height; and~~
 - f. ~~Applicant certification that the information submitted is correct and the sign will not block any existing solar feature pursuant to Section 18.710.080.~~
2. ~~Site plan to scale which identifies:~~
- a. ~~All the boundaries of the property;~~
 - b. ~~General location of all buildings, driveway, parking areas;~~
 - c. ~~The name and location of all streets;~~
 - d. ~~The location of all existing freestanding signs; and~~
 - e. ~~The location of all proposed signs, including the minimum distance to the property line and center of adjacent streets and driveways, as applicable.~~
3. ~~Front elevation view of sign which identifies:~~
- a. ~~Size and shape of sign;~~
 - b. ~~Height of sign;~~
 - c. ~~Types of support(s);~~
 - d. ~~All permanent graphics; and~~
 - e. ~~Type of lighting, if any, such as direct, indirect, internal or ground mounted.~~
4. ~~Side elevation required for building signs which project more than one foot beyond the building line or one foot above the eave of the building.~~
5. ~~Any other information requested by the planning director which is necessary to determine compliance with the provisions of this chapter, or vision clearance requirements of the city code.~~

Review Procedures. The following steps shall be followed in the processing of sign permit applications:

- 1. Determination of Complete application (Section 18.310.040)
 - 2. Determination of Consistency (Section 18.310.050)
 - 3. Notice of Decision by Director (Section 18.310.060)
 - 4. Administrative Appeal – if any (open record hearing, Section 18.310.100)
- C. ~~Sign Permit Review. The planning director shall approve, approve with conditions, deny or return plans to the applicant for revisions within twenty-one days from the receipt of a technically complete application using a type I procedure. If the decision is not rendered within 21 days, the applicant may meet with the planning director or designee, to discuss the application.~~

Application Requirements. A complete sign permit application shall consist of the following:

- 1. Application form. A completed sign permit application, including the applicant's name, address, phone number, and e-mail address. If the applicant is not the property owner, then the property owner must be identified, and the application must include an affidavit from the property owner, verifying that the property owner has given permission to the applicant for the submission of the sign permit application and for the installation/posting of the sign on the property owner's property.
- 2. Other permit applications. A completed building permit application, if required under the City's Building Code; a completed Right of Way Use permit application, if required under chapter 12.15; a completed Special Event permit application, if required under chapter 5.40.

3. Building elevation/site plan. Signs proposed to be mounted on a building require a building elevation drawn to scale that specifies the locations and size of existing signs on the building, the location and size of new signs proposed on the building, the dimensions of the wall plane upon which the signs will be placed, and drawings or photographs which show the scale of the sign in relation to surrounding doors, windows and other architectural features. Free-standing signs require a site plan indicating the proposed sign location as it relates to property lines, surrounding landscaping, adjacent streets, driveways and adjacent buildings.
 4. Detailed description of sign. A scaled colored rendering or drawing of the sign and its associated support structure, including dimensions of all sign faces, and descriptions of materials to be used on the sign and associated trim caps, fixtures, and support structure; description of the sign face illumination and methods used to ensure that only text, graphics and logo shields are internally illuminated.
 5. Scaled installation drawing. A scaled drawing that includes the sign description, proposed materials, size, weight, manner of construction and method of attachment, including all hardware necessary for proper sign installation, and, if applicable, foundation design.
 6. Lighting. A drawing indicating the location and fixture type of all exterior lighting for the proposed signs. The drawing shall specify wattage and lamp type to ensure compatibility with the lighting standards in Section 18.710.100.
 7. Fees. Payment of the appropriate sign permit fee (and all other fees, such as building permit and/or electrical permit fees).
- D. Appeal. The applicant may appeal the decision of the planning director to the hearing examiner under Type III procedures.

Criteria for Approval.

1. Sign permit applications shall be reviewed by the Community Development Director for consistency with the standards in this Chapter, according to sign type and other applicable regulations. A sign permit shall not issue unless the Director makes written findings and conclusions that the criteria applicable to each sign type, as well as the general standards in this Chapter, are satisfied. Building permit applications associated with signs shall be reviewed by the Building Official for consistency with the Building Code. If the sign uses electrical wiring and connections, a licensed electrician must submit a copy of the electrical permit application to the Community Development Department, with the original submitted for approval to the State of Washington. If the sign requires a Right-of-Way Use or Special Event permit, the application shall be submitted with the sign permit application for review by the Public Works Director.
2. A sign permit shall not issue unless the Director makes findings that the criteria applicable to each sign type in this Chapter are satisfied, and further, that the sign does not exceed the limits in this subsection for the business or use set forth below:
 - (a) Calculation of Maximum Size Allowance. The maximum total aggregate sign area of all signs permitted for a business or use shall not exceed one (1) square foot of sign area for each one (1) foot of principal building frontage occupied by such business or use. In addition, one square foot of sign area for each two hundred (200) square feet of gross floor area occupied by such business may be included in the calculation of the total area permitted. The total aggregate sign area is the combined total display area of all types of signs located on the premises measured in square feet, but not including exempt or temporary signs.
 - (b) Building Setback from Street. The tenants of a building which is set back one hundred (100) feet or more from the street may increase the wall sign area otherwise permitted to face such street by twenty-five (25) percent, provided that the total sign area on any one building frontage still does not exceed two hundred (200) square feet.

(c) Buildings with More than One Frontage. Any business which has more than one building frontage may have one hundred fifty (150) percent of the sign surface area permitted on the principal frontage by the provisions of subsection 18.710.050(D)(2)(a). The permitted sign surface area may be distributed in any manner on the front and adjacent sides of the building which have frontage subject to the placement limitations of subsection 18.710.050(D)(3), but in no event shall the sign surface area on any building façade exceed one hundred (100) percent of the sign surface area permitted by subsection 18.710.050(D)(2)(a). Building frontage opposite the principal frontage may have additional sign area calculated in the same manner and subject to the same size and placement regulations as for the principal frontage, as long as two adjacent frontages do not exceed one hundred fifty (150) percent of the permitted sign surface area.

3. Other criteria for approval. In addition to the above, the Director shall make written findings that the sign meets all of the criteria in this Chapter for sign placement, maximum height, location on the property, zone, etc.

E. Notice of Final Decision. A Notice of Decision incorporating the decision on the sign permit application shall issue not more than 120 days after issuance of the Determination of Completeness. This deadline shall not apply if a Right-of-Way Use permit or Special Event permit is required.

F. Expiration of Sign Permit. Once the sign permit for the sign issues, the sign must be installed within 180 days or the sign permit will expire. Building permits and street Right-of-Way Use permits shall expire in accordance with other applicable code provisions. No sign may be erected if the sign permit has expired, even if the associated building permit and/or street Right-of-Way Use permit has not expired.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1178, § 2(Exh. A), 2-12-2015)

18.710.040 – Signs unrestricted by zoning district.

The following types of signs are permitted in all zoning districts, unless specifically provided for in a particular zone. In such case, individual district regulations shall apply.

- A. For the purpose of identifying a ranch, estate or farm, a permanent sign may be erected as an integral part of a gate or entrance structure, provided there are not more than two signs, each of which does not exceed thirty-two square feet in area. No sign permit is required.
- B. For the purpose of restricting the use of property, signs are permitted along the boundary line of a publicly or privately owned tract of land. Each such sign shall not exceed two square feet in area. In addition, at the entrance of such tract of land, one sign shall be permitted not to exceed eighteen square feet in area. No sign permit is required.
- C. For the purpose of identifying the entrance, exit, traffic direction and parking facilities of public or private property on premises, signs are permitted not exceeding eight square feet in area and eight feet in height. No sign permit is required.
- D. For the purpose of informing and directing traffic, menu boards and height warning signs are permitted, providing the signs are not oriented to and not intended to be legible from a street or other private property, further providing that menu board and on-site directional signs shall not exceed thirty-two square feet in area and eight feet in height. No sign permit is required.
- E. For the purpose of giving directions, off-premise signs may be permitted, subject to a type III conditional use permit specifying the size, location and design. Such signs shall be limited to thirty-six feet or less in area, unless it is sufficiently demonstrated that a larger sign is warranted

in order to adequately be seen. Also, signs shall be limited to those which are necessary to direct or inform the public as to the location of publicly owned facilities, historical points of interest, institutions, business or business districts, fraternal orders or service clubs.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1178, § 2(Exh. A), 2-12-2015)

~~18.710.045 – Temporary signs unrestricted by zoning district.~~

The following types of signs are permitted in all zoning districts:

- ~~A. For the purpose of advertising a particular lot, building or premises for sale, lease, or hire, one temporary unlighted sign not exceeding six square feet is permitted. A temporary real estate sign within three hundred feet of interstate (I-5) right-of-way may not exceed a maximum of ninety-six square feet and fifteen feet in height. No sign permit is required.~~
- ~~B. For the purpose of advertising a real estate subdivision, a temporary sign is permitted at each entrance of an officially recorded plat, provided the sign does not exceed thirty-six square feet in area. A sign permit is required. All temporary signs must be removed prior to final occupancy.~~
- ~~C. For the purpose of identifying the architect, engineer or contractor of work under construction, one temporary sign is permitted, not exceeding thirty-six square feet in area. A sign permit is required. All temporary signs must be removed prior to final occupancy.~~
- ~~D. For the purpose of endorsing political candidates or ballot propositions, temporary political signs are permitted without a sign permit or fee subject to all of the following provisions:~~
 - ~~1. Size of Signs. Political signs located in the public right-of-way as set forth in subsection 3 shall be limited to a maximum surface area of five square feet with a maximum height of five feet. The maximum square footage shall be based upon one side of the sign. Signs may be two-sided.~~
 - ~~2. Signs on Private Property. Political signs may be erected upon any private property with the permission of the property owner, resident, or respective agent. In cases of vacant property, or where there is no occupied structure on the property, political signs may be placed thereon with the written consent of the property owner or his agent.~~
 - ~~3. Political Signs on the Public Right-of-way. For purposes of this section, the public right-of-way shall mean that portion of the public right-of-way located next to a street between the roadway and the adjacent private property open to the public for general pedestrian passage, including the buffer/planting strip. Political signs may be posted preceding a primary, general or special election within the public right-of-way only if the signs do not create a traffic obstruction or hazard or impair or impede pedestrian thoroughfares and comply with all requirements of this section. Political signs located in the public right-of-way shall only be attached to a self-supporting wood stick(s), metal post, or other such devices, shall not be attached to any other structures and shall not be erected in any manner which would damage the surface infrastructure in which the sign is located.~~
 - ~~4. Unauthorized Signs on City Property. Unauthorized signs of any nature located on city-owned or maintained property are prohibited and shall be immediately removed unless specifically authorized by law. City-owned or maintained property shall include all property held in the city's name or controlled by easement or other legal devices, including all adjacent portions of the public right-of-way.~~
 - ~~5. Erection and Removal of Signs. Political signs may be posted preceding a primary, general or special election. Political signs shall not be displayed longer than fifteen days after the date the election was held for which the sign was intended. In cases where a general election follows a primary election, those signs for candidates whose names will appear on the ballot in the general election may be displayed during the interim period and up to fifteen days after the date the general election is held. It shall be the responsibility of the property owner or~~

occupant, if the sign is located on private property, or the respective candidate, if the sign is located on the public right of way, to have the signs removed. Signs that have not been removed within fifteen days of the election will be subject to the enforcement actions under RDC 18.395.

- ~~E. For the purpose of advertising fairs, special events, or similar temporary activities, a sign permit for a temporary sign or group of signs is required. Temporary signs may be displayed for up to sixty days per calendar year. Such signs shall be removed by the permittee within fifteen days following cessation of the activities for which the sign application was made. The maximum area of these signs shall be thirty-six square feet and include the name of the permittee on the sign.~~
- ~~F. For the purpose of promoting a civic event, nonprofit organization, public service announcement, holiday decoration, or similar community interests, the planning director or designee shall issue a sign permit for community banners. Such signs may be permitted for up to sixty days per calendar year. Banners may only be placed at city-designated locations along Pioneer Street, Main Avenue and Hillhurst Road and may extend into the public right-of-way if the planning director or designee determines that they do not pose a traffic safety hazard. The maximum area of these signs shall be seventy-five square feet.~~
- ~~G. For the purpose of advertising garage sales, rummage sales, yard sales or similar temporary sales activities, temporary signs are allowed without a sign permit subject to all of the following provisions:~~
 - ~~1. No such sign shall exceed four square feet in sign area.~~
 - ~~2. Signs shall not be posted or attached to traffic control devices, telephone poles, power poles or other public utility facilities. Care must be taken to ensure that the placement of such signs will not create a hazard to the public by obstructing the view or passage of pedestrians, cyclists or motorists.~~
 - ~~3. Garage sale signs shall not be displayed for longer than three consecutive days and must be removed within twenty-four hours after the sale. Garage sale signs may not be displayed more than six times during any twelve-month period for direction to a sale on the same premises.~~

(Ord. No. 1178, § 2(Exh. A), 2-12-2015)

~~18.710.050 Signs controlled by zoning district.~~

In addition to the signs enumerated in Section 18.710.040 and Section 18.710.045, the following signs are permitted by zoning districts. Other types of signs are strictly prohibited unless authorized by another section of this chapter.

~~A. Residential — RLD-4, RLD-6, RLD-8, RMD-16.~~

- ~~1. The purpose of the residential districts is to maintain and establish low to medium density residential areas, while encouraging appropriate infill and redevelopment; provide for additional related uses such as schools, parks and utility uses necessary to serve immediate residential areas; and encourage traditional pedestrian-oriented neighborhoods.~~
- ~~2. For the purpose of identifying residential or professional occupancy, signs indicating the name, address or occupation are permitted, not exceeding two square feet in area for each individual occupancy and shall be non-illuminated. The maximum height for freestanding signs shall be four feet.~~
- ~~3. Subdivision Signs. Subdivision signs shall be subject to the following limitations:~~
 - ~~a. Sign text shall be limited to the name of the subdivision only.~~
 - ~~b. Type: only monument style or physically attached wall signs.~~

- c. ~~Number of signs: maximum of two signs per entrance.~~
- d. ~~Area: accumulative maximum sign area shall not exceed thirty six square feet per entrance.~~
- e. ~~Height: maximum height may not exceed ten feet.~~
- f. ~~Lighting: signs may be illuminated in compliance with RDC 18.710.100 and 18.715.~~
- 4. ~~Conditional Uses. Signs for conditional uses such as religious institutions, schools, day care, residential care facilities and others shall be as described below.~~
 - a. ~~Type: monument only.~~
 - b. ~~Maximum height: eight feet.~~
 - c. ~~Maximum area: thirty six square feet.~~
 - d. ~~The sign may be illuminated only during hours of operation and in compliance with the RDC 18.710.100 and 18.715.~~
- B. ~~Neighborhood Business—CNB. The purpose of the neighborhood business district is to provide for the shopping and service needs of the immediate urban neighborhood in which they are located.~~
 - 1. ~~Signs containing advertising displays not specifically and directly related to products sold, or services rendered on the premises are prohibited.~~
 - 2. ~~Total sign coverage on an individual building may not exceed one square foot per one lineal foot of building frontage, per abutting street frontage, with a guaranteed minimum of thirty six square feet and a maximum of seventy five square feet, per business, of total sign coverage allowed. The maximum sign area may be distributed among any number of signs.~~
 - 3. ~~On-Premise Freestanding Signs.~~
 - a. ~~Allowable area: one square foot per one lineal foot of property frontage with an allowable minimum of thirty six square feet and a maximum of one hundred square feet of total sign coverage allowed.~~
 - b. ~~Number of signs: one per abutting street frontage, provided the minimum spacing between signs shall be fifty feet measured along the street frontage property line.~~
 - c. ~~Height of sign: maximum twenty feet.~~
 - d. ~~Lighting: for internally illuminated signs, the background shall be translucent, and the illuminated portion of the sign face must not exceed fifty percent of the sign face area. Signs may only be illuminated during hours of operation and in compliance with RDC 18.710.100 and 18.715.~~
- C. ~~Mixed Use—CMU, WMU, and WLS (Central Mixed Use) (Waterfront Mixed Use) (Waterfront Low Scale). The CMU district encompasses the original downtown commercial core of the city. The purpose of the district is to preserve the character defining elements of the core area and to encourage new use and development that reflects the scale, materials and use patterns of the business core. Downtown commercial development shall encourage pedestrian, bus and bicycle access. The purpose of the WMU district is to preserve and enhance the natural resources of the area and to connect the city to its waterfront through mixed use development and pedestrian and water-related travel. The purpose of the WLS district is to provide for water-oriented mixed use development along the Lake River waterfront while enhancing the natural resources base of the area and connecting the city to its waterfront.~~
 - 1. ~~Signs containing advertising displays not specifically and directly related to products sold, or services rendered on the premises are prohibited.~~
 - 2. ~~Total sign coverage may not exceed one square foot per one linear foot of building frontage, per abutting street frontage, with an allowable minimum of thirty six square feet and a~~

maximum of one hundred twenty square feet per business. The maximum sign area may be distributed among any number of signs. Signs advertising products sold and/or produced, or services rendered on the premises are permitted as follows:

- a. ~~Wall Sign or Marquee Sign. Maximum sign face area for an individual wall sign shall not exceed thirty-six square feet.~~
 - b. ~~Freestanding Sign. One freestanding outdoor advertising sign to identify each place of business not to exceed twenty feet in height and fifty square feet in area and no more than two such signs to advertise a commercial group complex. Any freestanding sign in a commercial group complex shall be a complex sign.~~
 - c. ~~Projecting Sign. A projecting sign shall not exceed twenty square feet of sign area for a single story building and thirty-six square feet in sign area for a two-story building. The lowest portion of a projecting sign shall be no less than eight feet from ground level, project no more than six feet from the building face, and shall not extend six inches above the roof line. One projecting sign for each building entrance used as a customer entrance is allowed. The eight-foot height restriction does not apply to signs extending over private property.~~
 - d. ~~Business Complex Freestanding Sign. A business complex freestanding sign shall not exceed fifty square feet in area and twelve feet in height. Any freestanding sign in a commercial group complex shall be a business complex sign. One group complex sign may be installed on any one abutting street frontage; a second sign is allowed if the site has two street frontages.~~
 - e. ~~A-Frame Signs. A-frame signs advertising products sold or produced, or services rendered, on the premises shall not exceed seven square feet, forty-two inches in height, and twenty-four inches in width per each sign side. Sign to be placed during hours of operation only. One A-frame sign allowed per licensed business. Signs shall meet all of the following standards:~~
 - i. ~~Signs may be placed in the right-of-way provided that the sign placement maintains a five-foot-wide clear zone for pedestrian movement along the full frontage of the parcel and does not create any sight obstruction per Section 2.15 of the city engineering standards.~~
 - ii. ~~Signs shall be placed on the same parcel as the business advertised within twenty feet of the main business entrance.~~
 - iii. ~~Signs shall be constructed of finished materials to create a professional appearance.~~
 - iv. ~~Nothing in this subsection shall be interpreted to allow off premises signs.~~
 - f. ~~Directional Signs. Directional signs not to exceed six square feet per sign side and a maximum height of forty-two inches. One directional sign allowed per abutting street frontage entrance or exit.~~
 - g. ~~Lighting. Illuminated signs shall be in compliance with RDC 18.710.100 and 18.715.~~
- D. ~~Industrial and Office IND and OFF. The purpose of the IND and OFF districts is to provide land designated as regional employment resources. These districts are designed to conserve industrial land exclusively for basic employment opportunities in a master planned setting. Both of these districts implement their respective RUACP plan designations, by providing for a wide range of non-retail, non-residential employment opportunities with direct access to Interstate 5.~~
1. ~~On-Premise Freestanding Signs.~~
- a. ~~Allowable area: one square foot per lineal foot of street frontage, up to a maximum of two hundred square feet, provided that each business frontage shall be guaranteed a minimum of thirty-six square feet.~~

- ~~b. Number of signs: one per street frontage. A second sign may be placed, with the maximum sign area (see subsection (D)(1)(a) of this section) distributed between two signs, along the street frontage, provided that a distance of two hundred feet between signs is maintained.~~
- ~~c. Height of sign: maximum thirty feet.~~
- ~~d. Freeway signs: one freeway sign is allowed per legal lot. Freeway signs shall not exceed three hundred fifty square feet in sign area and forty feet in height. Industrial complex signs may be included in this category.~~
- ~~2. On-Premise Wall Signs or Marquee Signs.~~
 - ~~a. Allowable area: one square foot per linear foot of building frontage (if a freestanding sign is also placed), per abutting street frontage, as measured horizontally along a side building elevation, up to a maximum of two hundred square feet per sign; provided that each building is guaranteed a minimum of a thirty-six square foot sign. The maximum sign area may be distributed among any number of signs.~~
 - ~~b. Allowable area if no freestanding sign is placed: one and one-half square feet per lineal foot of building frontage, per abutting street frontage, as measured horizontally along a side building elevation, up to a maximum of three hundred square feet per sign, with a guaranteed minimum of fifty-four square feet of sign area per building.~~
 - ~~c. Projecting signs are prohibited in these districts.~~
- ~~3. Industrial Complex Signs (Freestanding Signs), Exclusive of I-5 Signage Allowance. In addition to freestanding business site signs, an industrial complex sign shall be placed, either monument style or freestanding, at the main entrance of each industrial or business complex, based on the following specifics:~~
 - ~~a. Allowable area: one square foot per lineal foot of street frontage of the premises, up to a maximum of two hundred square feet for each sign; provided that every business complex shall be guaranteed a minimum of sixty-four square foot sign.~~
 - ~~b. Number of signs: one per complex entrance as allowed by site plan approval. A second complex sign may be placed at a second entrance, if desired.~~
 - ~~c. Height of sign: a maximum of thirty feet.~~
 - ~~d. Space shall be made available for businesses to be listed on the industrial complex sign directory, if desired by the business.~~
- ~~4. Directional Signs. Directional signs not to exceed six square feet per sign side and a maximum height of forty-two inches. One directional sign allowed per abutting street frontage entrance or exit.~~
- ~~5. Lighting. Illuminated signs shall be in compliance RDC 18.710.100 and 18.715.~~
- ~~6. Electronic message center not to exceed twenty square feet in sign area.~~
- ~~E. Regional Business CRB. The purpose of the CRB district is to provide for the location of integrated complexes made up of business and office uses serving regional market areas with significant employment opportunities within one-half mile of the I-5 junction.~~
 - ~~1. On-Premise Freestanding Signs.~~
 - ~~a. Allowable area: one square foot per linear foot of street frontage, up to a maximum of two hundred square feet, provided that each business frontage shall be guaranteed a minimum of thirty-six square feet.~~
 - ~~b. Number of signs: one per street frontage, exclusive of frontage along I-5.~~
 - ~~c. Height of sign: maximum twenty-five feet.~~

- d. ~~Freeway signs: one freeway sign is allowed, per legal lot. Freeway signs shall not exceed three hundred fifty square feet in sign area and forty feet in height. Business complex signs may be included in this category.~~
2. ~~On-Premise Wall Signs or Marquee Signs.~~
- a. ~~Allowable area: one square foot per linear foot of building frontage (if a freestanding sign is also placed), per abutting street frontage, as measured horizontally along a side building elevation, up to a maximum of two hundred square feet per sign; provided that each building is guaranteed a minimum thirty-six square foot sign.~~
- b. ~~Allowable area if no freestanding sign is placed: one and one-half square feet per lineal foot of building frontage, per abutting street frontage, as measured horizontally along a side building elevation, up to a maximum of three hundred square feet per sign, with a guaranteed minimum of fifty-four square feet of sign area per building.~~
- c. ~~The maximum sign area may be distributed among any number of signs.~~
- d. ~~Projecting signs are prohibited in these districts.~~
3. ~~Business Complex Signs (Freestanding Signs). In addition to freestanding business site signs, a business complex sign shall be placed, either monument style or freestanding, at the main entrance of each business complex, based on the following:~~
- a. ~~Allowable area: one square foot per linear foot of street frontage of the premises up to a maximum of two hundred square feet for each sign, provided that every business complex shall be guaranteed a minimum of sixty-four square foot sign.~~
- b. ~~Number of signs: one per complex entrance as allowed by site plan approval. A second complex sign may be placed at a second entrance, if desired.~~
- c. ~~Space shall be made available for businesses to be listed on the complex sign directory, if desired by the business.~~
- d. ~~Height of sign: maximum thirty feet.~~
4. ~~Portable or Temporary Signs: See Section 18.710.030(E).~~
5. ~~The erection or remodeling of signs directed at limited access highways shall be approved by the planning director, only after consideration has been given to the location, size, and orientation of such sign, as provided for in this section.~~
6. ~~Signs either attached to buildings or freestanding structures shall only contain advertising display specifically and directly related to products produced, sold, used or otherwise handled, or services rendered on the real property.~~
7. ~~Directional Signs. Directional signs not to exceed six square feet per sign side and a maximum height of forty-two inches. One directional sign allowed per abutting street frontage entrance or exit.~~
8. ~~Lighting. Illuminated signs shall be in compliance with RDC 18.710.100 and 18.715.~~
9. ~~Electronic message center not to exceed thirty square feet in sign area.~~
- F. ~~Community Business CCB. The purpose of the community business district is to provide location for a wide variety of business activities, such as convenience and comparison retail, personal services for local needs.~~
1. ~~Signs containing advertising displays not specifically and directly related to products sold, or services rendered on the premises are prohibited.~~
2. ~~Total sign coverage may not exceed one square foot per one linear foot of building frontage, per abutting street frontage, with an allowable minimum of thirty-six square feet and a maximum of one hundred twenty square feet per business. The maximum sign area may be~~

distributed among any number of signs. Signs advertising products sold and/or produced, or services rendered on the premises are permitted as follows:

- a. ~~Wall sign or marquee sign. Maximum sign face area for an individual wall sign shall not exceed thirty-six square feet.~~
- b. ~~Freestanding Sign. One freestanding outdoor advertising sign to identify each place of business not to exceed twenty feet in height and fifty square feet in area and no more than two such signs to advertise a commercial group complex. Any freestanding sign in a commercial group complex shall be a complex sign.~~
- c. ~~Projecting Sign. A projecting sign shall not exceed twenty square feet of sign area for a single story building and thirty-six square feet in sign area for a two-story building. The lowest portion of a projecting sign shall be no less than eight feet from ground level, project no more than six feet from the building face, and shall not extend six inches above the roof line. One projecting sign for each building entrance used as a customer entrance is allowed. The eight-foot height restriction does not apply to signs extending over private property.~~
- d. ~~Business Complex Freestanding Sign. A business complex freestanding sign shall not exceed fifty square feet in area and twelve feet in height. Any freestanding sign in a commercial group complex shall be a business complex sign. One group complex sign may be installed on any one abutting street frontage; a second sign is allowed if the site has two street frontages.~~
- e. ~~A-Frame Signs. A-frame signs advertising products sold or produced, or services rendered, on the premises shall not exceed seven square feet, forty-two inches in height, and twenty-four inches in width per each sign side. Sign to be placed during hours of operation only. One A-frame sign allowed per licensed business.~~
- f. ~~Directional Signs. Directional signs not to exceed six square feet per sign side and a maximum height of forty-two inches. One directional sign allowed per abutting street frontage entrance or exit.~~
- g. ~~Lighting. Illuminated signs shall be in compliance RDC 18.710.100 and 18.715.~~

G. ~~Public PF and POS (Public Facilities) (Parks/Open Space). The purpose of the public facilities district is to provide space for publicly held property, or properties which serve broad public purposes, such as private airports, schools, hospitals or waste disposal sites. The purpose of the parks/open space district is to provide space for passive and active recreation such as parks and trails. Those public, or semi-public, services that exist outside the public facilities and parks/open space districts, as allowed by the city's development code, are subject to the provisions of the public sign section.~~

- 1. ~~Signs containing advertising displays not specifically and directly related to products sold or services rendered on the premises are prohibited.~~
- 2. ~~Total sign coverage may not exceed one square foot per one lineal foot of building frontage, per abutting street frontage, with an allowable minimum of thirty-six square feet and a maximum of one hundred twenty square feet per public entity. The maximum sign area may be distributed among any number of signs. Signs advertising products sold and/or produced, or services rendered on the premises, are permitted as follows:~~
 - a. ~~Wall Sign. Maximum sign face area for an individual wall sign shall not exceed one hundred twenty square feet.~~
 - b. ~~Freestanding Sign. One freestanding outdoor advertising sign per building sites not to exceed twenty feet in height and one hundred twenty square feet in area and no more than two such signs to advertise a building site complex. Any freestanding sign in a building site complex shall be a complex sign.~~

- c. ~~Projecting Sign. A projecting sign shall not exceed ten square feet in sign area. The lowest portion of a projecting sign shall be no less than eight feet from ground level, project no more than six feet from the building face, and shall not extend six inches above the roof line. One projecting sign for each building entrance used as a customer entrance is allowed.~~
 - d. ~~Building Site Complex Freestanding Sign. A building site complex freestanding sign shall not exceed one hundred twenty square feet in area and eight feet in height. Any freestanding sign in a building site complex shall be a complex sign. One group complex sign may be installed on any one street frontage.~~
 - e. ~~A Frame Signs. A frame signs are prohibited in the public districts.~~
 - f. ~~Directional Signs. Directional signs not to exceed six square feet per sign side and a maximum height of forty-two inches. One directional sign allowed per street frontage entrance or exit.~~
 - g. ~~Lighting. Illuminated signs shall be in compliance with RDC 18.710.100 and 18.715.~~
 - h. ~~Electronic message center not to exceed eighty square feet in sign area.~~
3. ~~A community donor sign is a wall sign, or an addition to an existing freestanding sign, located on publicly owned property, recognizing an individual or organization that has donated one hundred thousand dollars or more to the government entity that owns the property where the sign is located. Individual donor signs shall not exceed forty square feet.~~
 4. ~~The planning director, through a Type 1 procedure, may exempt a heritage sign from review under this chapter. To exempt the sign, the director shall find that (1) the sign is public rather than commercial in nature, (2) represents community institutions or social organizations, and (3) has been in place for twenty-five years or more. However, should a proposal be made to expand the area or to light a heritage sign in a different way, the sign shall no longer be exempt from review under this chapter.~~
- H. ~~Employment Mixed Use Overlay (EMUO). The purpose of the employment mixed use overlay (EMUO) is to provide for a mix of compatible light industrial, service, office, retail and residential uses. The mix of uses is to be mutually supporting and pedestrian and transit-oriented. The EMUO promotes physical and functional integration, coordination, cohesive site planning and design that maximizes land use. It also encourages the development of a compact, active environment.~~
1. ~~Signs containing advertising displays not specifically and directly related to products sold or services rendered on the premises are prohibited.~~
 2. ~~For property designated residential in the approved EMUO master plan, the sign provisions within the residential district shall apply. See subsection A of this section, Residential.~~
 3. ~~For property designated for low impact commercial in the approved EMUO master plan, the sign provisions in the mixed use CMUAWMU/WLS district shall apply. See subsection C of this section, Mixed Use.~~
 4. ~~For property designated industrial and office in the approved EMUO master plan, the sign provisions within the industrial and office IND and OFF shall apply. See subsection D of this section, Industrial and Office IND and OFF.~~
 5. ~~For property within one half mile of the I-5 Junction and designated destination retail or high-impact commercial in the approved EMUO master plan, the sign provisions within the regional business district shall apply. See subsection E of this section, Regional Business CRB.~~
 6. ~~For property not within one half mile of the I-5 Junction and designated destination retail or high-impact commercial in the approved EMUO master plan, the sign provisions within the~~

~~industrial and office—IND and OFF shall apply. See subsection D of this section, Industrial and Office—IND and OFF.~~

~~(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1178, § 2(Exh. A), 2-12-2015)~~

18.710.060 —~~Nonconforming signs.~~ Sign Variances

~~Nonconforming and unlawful signs shall be subject to the conditions set forth below:~~

- A. ~~Nonconforming Signs. Approval Required. A variance may be granted from the strict application of the regulations in this Chapter which apply to: (a) sign placement on a parcel or building frontage; (b) sign area; or (3) sign height, as regulated in this Chapter. A variance may not be granted to allow any prohibited signs or prohibited sign features, as described in Section 18.710.040, or for any other purpose not listed in this subsection A. Modifications of (a) (b) or (c) above up to 20% of the numerical standard shall be reviewed as an Administrative Adjustment (18.350.020). Requests for modification to (a) (b) or (c) of more than 20% of a numerical standard shall be reviewed as a Variance (18.350.040)~~
 1. ~~A permitted sign lawfully existing prior to the time of this amendment may continue, although such a sign does not conform to the provisions of this chapter. Sign copy changes are allowed under this provision, but a change in size or location, will require compliance under the current sign code.~~
 2. ~~Replacement. Any sign replacing a nonconforming sign shall conform to the provisions of the code and the nonconforming sign(s) shall no longer be displayed.~~
- B. ~~Unlawful Signs. Need for Sign Permit, Consolidation of Processing. A sign variance application may be submitted before or concurrent with the associated sign permit application. No sign permit application requiring a variance for issuance will be processed without a sign variance application unless the applicant specifically requests that the application be processed without a variance.~~
 1. ~~Permanent unlawful signs and sign structures shall be allowed to be displayed for sixty days from the adoption of the ordinance codified in this chapter, to provide a reasonable opportunity for the owner to come into compliance of the sign code.~~
 2. ~~Portable unlawful signs shall be allowed to be displayed for ten days from the adoption of the ordinance codified in this chapter to provide a reasonable opportunity for the owner to come into compliance of the sign code.~~
 3. ~~Removal. Any signs not removed within the time limit shall be deemed a public nuisance, and shall be removed as ordered by the code enforcement officer. Costs of removal and storage shall be the responsibility of the property owner.~~
 4. ~~A sign or structure removed by the city shall be held not less than thirty days, during which time, it may be recovered by the owner upon paying for removal and storage costs. If not recovered within thirty days, the sign or sign structure will be declared abandoned and may be disposed of by the city in any manner permitted by law.~~
- C. ~~Review Procedures. The following steps shall be followed in the processing of sign variance applications:~~
 1. Determination of Complete Application (Section 18.310.040)
 2. Determination of Consistency (Section 18.310.050)
 3. Notice of Decision by Director (Section 18.310.060)
 4. Administrative Appeal, if any (open record hearing, Section 18.310.100)
- D. First Amendment Exception/Variance. Where an applicant can demonstrate that the strict application of the regulations in this Chapter would violate his/her First Amendment rights, the City may grant a variance that does not conform to all of the variance criteria. However, the applicant shall submit an

application which provides his/her response to each of the variance criteria. The City need not make findings that all of the variance criteria have been satisfied, but if not all criteria have not been satisfied, the variance may only be granted to the extent reasonably necessary to protect the applicant's First Amendment rights. If a First Amendment Exception is granted, it shall be treated as an approval of a variance for purposes of this Chapter.

- E. Notice of Final Decision. A Notice of Decision incorporating the decision on the variance application shall issue not more than 120 days after issuance of the Determination of Complete Application.

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

18.710.070 - Signs facing residential districts. Nonconforming signs, Maintenance, Removal and Enforcement.

~~No sign shall face or be oriented toward any adjoining or abutting residential district within two hundred feet of the premises of which the sign is to be placed.~~

- A. Nonconforming signs. Any lawful nonconforming sign may be continued, as long as it is maintained only in the manner and to the extent that it existed at the time it became nonconforming. Illegal signs shall not be considered nonconforming signs. Nonconforming signs are subject to the provisions of chapter 18.340 (Nonconforming Uses).
- B. Maintenance. It is unlawful for any owner of record, lessor, lessee, manager or other person having lawful possession or control over a building, structure or parcel of land to fail to maintain any signs on the building, structure or parcel in compliance with this Chapter and the Development Code. Failure to maintain a sign constitutes a violation of this Chapter, and shall be subject to enforcement under the provisions of Title 9 and/or Title 15.
1. Sign maintenance. All signs, whether or not in existence prior to adoption of this Chapter, shall be maintained. Maintenance of a sign shall include periodic cleaning, replacement of flickering, burned out or broken light bulbs or fixtures, repair or replacement of any faded, peeled, cracked or otherwise damaged or broken parts of a sign, and any other activity necessary to restore the sign so that it continues to comply with the requirements and contents of the sign permit issued for its installation and provisions of this Chapter.
 2. Landscape maintenance. Required landscaped areas associated with an approved sign shall receive regular repair and maintenance. Plant materials that do not survive after installation in required landscape areas are required to be replaced within six (6) months of the plant's demise or within the next planting season, whichever event first occurs.
- C. Removal. Any vacant and/or unused sign support structures, angle irons, sign poles or other remnants of old signs which are currently not in use, or are not proposed for immediate reuse by a sign permit application for a permitted sign, shall be removed. In addition to the remedies in the Municipal Code chapter 15.24, the Director shall have the authority to require the repair, maintenance or removal of any sign or sign structure which has become dilapidated or represents a hazard to the safety, health or welfare of the public, at the cost of the sign and/or property owner.
- D. Enforcement. Violations of the provisions of this Chapter shall be enforced according to chapter 15 and chapter 18 of the Ridgefield Municipal Code.

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

18.710.080 — Sign placement/solar access.

~~The applicant shall certify that placement of the proposed sign will not impact the availability of direct sunlight to an existing solar energy system which, by the determination of the planning director, contributes substantially to the space and/or water heating requirements of a building.~~

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

18.710.090 – On-site interference.

~~The location and structural design of freestanding signs shall be such as to not interfere with the safe and efficient use of off-street parking and loading areas, including access driveways. — Section 18.710.090~~

Sign illumination. General. No temporary sign may be illuminated, except banner signs. No sign located in a residential zone may be illuminated, except that on parcels two (2) acres in size or greater, signs may be halo illuminated or illuminated as necessary for allowable digital signs. Permanent signs allowed by this Chapter may be non-illuminated, or illuminated by internal light fixtures, halo illuminated, or have external indirect illumination, unless otherwise specified. All illuminated signs shall comply with the time limitations of subsection 18.710.090(D) below.

Externally illuminated signs.

Except as provided in this Subsection, externally illuminated signs shall be illuminated only with steady, stationary, fully shielded light sources directed solely onto the sign without causing glare. Light shielding shall ensure that the lamp or light source is not visible beyond the premises and shall further ensure that the light is contained within the sign face.

A light fixture mounted above the sign face may be installed with its bottom opening tilted toward the sign face, provided:

The bottom opening of the light fixture is flat (i.e., it could be covered by a flat board allowing no light to escape); and

*The uppermost portion of the fixture's opening is located no higher than the top of the sign face, as shown in **Error! Reference source not found.** below. Light fixtures aimed and installed in this fashion shall be considered fully shielded.*

Internally illuminated signs.

Internally illuminated signs shall be constructed with an opaque sign face background with translucent text, symbols and/or logo shields. If the sign owner desires to have the entire sign face visible at night, an external light source may be used to illuminate the sign, subject to the illumination standards in this Chapter.

In no case may an internally illuminated sign, a digital sign or an electronic message center sign exceed a light output of 50 nits in a residential zone or 100 nits in a non-residential zone during nighttime hours.

Neon sign lighting is allowed in non-residential zones only and shall not exceed 100 nits per sign face. Neon signs with solid backgrounds are not allowed in windows in order to ensure maximum light and visibility through windows. An example of a neon sign is shown in **Error! Reference source not found.** below.

Illuminated signs are prohibited in any residential zone (RLD 4, 6, or 8 and RMD 16) and in any Community Neighborhood Business (CNB) zone.

Time limitations. All illuminated signs over three (3) square feet in area shall be turned off by 11:00 p.m., or when the business closes, whichever is later. Signs subject to time limitations are required to have functioning and properly adjusted automatic shut-off timers.

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

18.710.100 – Lighted signs as nuisance.

Outdoor illuminated signs shall be placed so as not to be a nuisance to any residents or future residents of residentially zoned property within two hundred feet of the sign. A nuisance shall be defined as flashing lights or lights of such intensity which may interfere with the residents' peaceful occupancy of their home. Outdoor illuminated signs that are not wholly illuminated from within shall use low wattage low pressure sodium lighting fixtures. Lighting fixtures shall be mounted to the bottom or top edge of the sign face and shall be shielded to focus lighting on the face of the sign to minimize off-sign impacts. Outdoor advertising signs of the type constructed of translucent materials and wholly illuminated from within do not require shielding. As part of a sign permit or site plan review process, the director may require signs to be screened, shielded, relocated or the lighting adjusted, or require other measures to mitigate a potential interference with adjoining residentially zoned property.

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

Section 18.710.100. Sign Materials.

Temporary signs. The construction of temporary signs is limited to the materials described in the definition of "temporary sign," (Section 18.710.290, Definitions). In addition, the temporary sign must also conform to the requirements of this Chapter, including, but not limited to Section 18.710.270 (Temporary signs).

Permanent signs. Permanent signs must be manufactured of durable materials that withstand the effects of water and wind. The following additional requirements apply to any permanent signs larger than thirty (30) square feet, except for window signs located inside glass:

Paper-faced sign, including vinyl-coated paper and those applied with adhesives, are not allowed. Canvas or vinyl signs must be made of minimum twenty (20) oz. materials with polymeric plasticizers for durability.

Sign faces made of canvas, fabric, vinyl or similar pliable materials that are attached to permanent sign structures must be mounted behind a perimeter frame or trim cap so that the edges of the sign face are not exposed, except that flags made of 100% spun polyester are exempt from this requirement.

18.710.110 – Inspection.

~~Upon presentation of proper credentials, the planning director or duly authorized representative, may enter at reasonable times any building or structure, or upon any premises in the city, to perform any duty imposed by this chapter. The planning director shall exercise discretion in choosing when to inspect or re-inspect any sign.~~

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

Section 18.710.110. Sign Placement and Location Restrictions.

City right-of-way. No sign may be placed within the Roadway portion of the City Right-of-Way, except banner signs as defined in 18.710.270 (F) except as otherwise permitted with a City Right-of-Way use or Special Event permit. No permanent sign may be placed within the Right-of-Way except as otherwise permitted with a City Right-of-Way Use Permit.

Attached to vehicles on private premises. No sign may be mounted, attached or painted on a trailer, boat or motor vehicle, which is parked, stored or displayed conspicuously on private premises in a manner intended to attract the attention of the public. (This excludes signs that are permanently painted or wrapped on the surface of the vehicle, or adhesive vinyl film affixed to the interior or exterior surface of a vehicle window, or signs magnetically attached to motor vehicles or rolling stock that are actively used in the daily conduct of business. However, such vehicles shall be operable and parked in a lawful or authorized manner.)

Attached to other fixtures. No sign may be painted, attached or mounted on fuel tanks, storage containers and/or solid waste receptacles or their enclosures, except for information required by law.

Freeway-oriented signs. Freeway-oriented signs are prohibited, except in the following instances:

Building mounted wall signs (Section 18.710.170), window signs (Section 18.710.280) and temporary signs (Section 18.710.280) as otherwise allowed by this Chapter may face the freeway if:

they are installed by a business that has its primary customer entrance facing the freeway; and

the wall, window or temporary sign also faces an intervening parking lot or frontage road that serves the business.

Free-standing signs as otherwise allowed by this Chapter are allowed for businesses located on and facing frontage roads along freeways, even if such signs are incidentally visible from the freeway.

18.710.120 – Enforcement.

~~If the planning director or duly authorized representative finds that any advertising sign is erected or maintained in violation of the prior sign regulations, or is erected or maintained in violation of the provisions of this chapter, the planning director, pursuant to Chapter 18.395, shall enforce this chapter.~~

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

Section 18.710.120 Sign Area Measurements. Sign area for all sign types is measured as follows:

Background panel or surface. Sign copy mounted, affixed or painted on a background panel or surface distinctively painted, textured or constructed as a background for the sign copy, is measured as that area contained within the smallest rectangle, parallelogram, triangle, or circle that will enclose the sign copy and the background, as shown in **Error! Reference source not found.**

Individual letters or graphics. Sign copy mounted as individual letters or graphics against a wall, fascia, mansard or parapet of a building or surface of another structure, that has not been painted, textured or otherwise altered to provide a distinctive background for the sign copy, is measured as the sum of the smallest square, rectangle, parallelogram, triangle or circle that will enclose each word, sentence and complete message, and each graphic in the sign.

Illuminated surface. Sign copy mounted, affixed or painted on an illuminated surface or illuminated element of a building or structure, is measured as the entire illuminated surface or illuminated element, which contains sign copy, as shown in **Error! Reference source not found.** Such elements may include, but are not limited to, illuminated canopy fascia signs and/or interior illuminated awnings.

Backlit translucent panels. Backlit translucent panels and spandrels, with or without text or graphics, are measured as the area of the height and width of any internally illuminated translucent panel or spandrel, including the side panels if the structure or spandrel is greater than six (6) inches in width.

Multi-face signs. Multi-face signs, as shown in Figure 8, are measured as follows:

Two face signs: If the interior angle between the two sign faces is forty-five (45) degrees or less, the sign area is of one sign face only. If the angle between the two sign faces is greater than forty-five (45) degrees, the sign area is the sum of the areas of the two sign faces.

Three or four face signs: The sign area is fifty (50) percent of the sum of the areas of all sign faces.

Spherical, free-form, sculptural or other non-planar sign area is measured as fifty (50) percent of the sum of the areas using only the four (4) vertical sides of the smallest four (4) – sided polyhedron that will encompass the sign structure, as show in **Error! Reference source not found.** below. Signs with greater than four polyhedron faces are prohibited.

18.710.130 – Maintenance and appearance of signs.

~~All advertising signs, together with all of their supports, braces, guys and anchors, shall be kept in good repair and maintained in a safe condition. All advertising signs and the sites upon which they are located shall be maintained in a neat, clear and attractive condition, and advertising signs shall be kept free from excessive rust, corrosion, peeling paint or other surface deterioration. The display surface of all outdoor advertising structures shall be kept neatly painted or posted.~~

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

Section 18.710.130 Sign height measurement. Sign height is measured as follows:

Freestanding signs. Sign height is measured as the vertical distance from natural grade at the base of a sign to the top of the sign, including the sign support structure; except that signs within twenty-five (25) feet of an adjacent road may be measured as follows:

If natural grade at the base of a sign is higher than the grade of the adjacent road, sign height shall be measured from the base of the sign as shown in **Error! Reference source not found..**

If natural grade at the base of the sign is lower than the grade of an adjacent road, the height of the sign shall be measured from the top of curb or road-grade elevation, provided that fill is placed between the curb and the sign and extends at least five (5) feet beyond the base of the sign in all directions, as shown in **Error! Reference source not found..**

18.710.140—Abandoned signs.

~~Except as provided in this chapter, any person who owns or leases a sign shall remove such sign when either the function has discontinued or the business it advertises has discontinued on the premises on which the sign is located; or when the sign is no longer properly repaired or maintained, as required by this chapter.~~

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

Section 18.710.140 Sign Structure and Installation.

Support elements. Any angle iron, bracing, guy wires or similar features used to support a sign shall not be visible.

Electrical service. When electrical service is provided to freestanding signs or landscape wall signs, all such electrical service is required to be underground and concealed. Electrical service to building mounted wall signs, including conduit, housings and wire, shall be concealed or, when necessary, painted to match the surface of the structure upon which they are mounted. A building permit (electrical) must be issued prior to the installation of any new signs requiring electrical service.

Raceway cabinets. Raceway cabinets, where used as an element of building mounted wall signs, shall match the building color at the location of the building where the sign is located. Where a raceway cabinet provides a contrast background to sign copy, the colored area is considered part of the sign face and is counted in the aggregate sign area permitted for the site or business. Examples of raceway cabinets are shown in **Error! Reference source not found..**

Limitation on attachments and secondary uses. All permitted sign structures and their associated landscape areas shall be kept free of supplemental attachments or secondary uses including, but not limited to, supplemental signs not part of a permitted sign, light fixture, newspaper distribution racks or trash container. The use of sign structures and associated landscape areas as bicycle racks or support structures for outdoor signs is prohibited.

Section 18.710.150 Accessory Signs. No permit shall issue for an accessory sign which does not comply with the following standards:

Number. A maximum of one (1) sign at each vehicle point of entry or egress, not to exceed four (4) accessory signs per parcel.

Location. Flexible, provided that the number of signs in Subsection A is not exceeded, and provided that the signs comply with setback standards for freestanding signs in 18.710.210.

Zones. Not allowed in residential zones.

Design. Non-illuminated or internal illumination only. Any accessory sign with electronic display must conform to all EMC and/or digital sign standards in Section 18.710.190 (Digital signs) or 18.710.200 (EMC signs).

Size. Maximum sign area: three (3) square feet per face; may be double-sided.

Height: Mounting height:

Building Mounted Wall sign (Section 18.710.170): Maximum of eight (8) feet; must be flat against a wall of the building.

Freestanding sign (Section 18.710.210): Maximum of three (3) feet from grade.

Drive-Through Large Accessory Signs. In addition to the accessory signs allowed for vehicle points of entry and in addition to free-standing signs otherwise allowed under Section 18.710.210, large accessory signs are allowed for each point of entry to a drive-up window, subject to the following standards:

Maximum sign area per drive-up point of entry: forty-five (45) square feet.

Maximum sign size: thirty (30) square feet.

Maximum sign height: Five (5) feet, six (6) inches, including the associated sign structure.

Orientation: Large accessory signs must be oriented so that the sign face is not visible from the view of the street or public-right-of way.

Screening: All sides of large accessory signs must be screened from the view of the street or public right-of-way with landscaping or walls of brick, stone or siding materials that match the principal walls of the building to which the sign applies. If landscaping is used for screening, it must provide full screening at maturity and must be large enough at planting to provide at least seventy (70) percent screening of the sign.

Audio. No sound or amplification may be emitted that is audible beyond the site.

Section 18.710.160 Awning or Canopy Signs. No permit shall issue for an awning or canopy sign which does not comply with the following standards:

Number. One (1) awning or canopy sign is allowed for each primary entrance to a building or tenant space. In addition, one (1) awning or canopy sign may be allowed on a secondary entrance which faces a public street or on-site parking area. (As used in this subsection, "street" shall include freeways, but exclude alleys and service ways.) The awning/canopy sign may only be placed on the ground floor level facade of the building.

Area. The sign area on the primary elevation shall not exceed one (1) square foot of sign area per lineal foot of awning or canopy width. A maximum of forty (40) percent of an awning or canopy on which signage is proposed may be of an angle greater than sixty (60) degrees from horizontal.

Location.

An awning/canopy sign may not be mounted higher than a maximum of twenty-five (25) feet above the ground floor.

An awning/canopy sign shall not project above, below or beyond the edges of the face of the building wall or architectural element on which it is located.

No part of the sign, as a part of, or displayed on the vertical surface of an awning/canopy, shall project beyond the edges of the awning/canopy surface on which it is displayed. If an awning/canopy is placed on multiple store fronts, each business or tenant space is permitted signage no greater than sixty (60) percent of the store width or tenant space.

The awning/canopy shall not extend horizontally a distance greater than sixty (60) percent of the width of the awning/canopy or valance on which it is displayed.

Zone. Not allowed in residential zones.

Illumination. If sign letters or logos are to be back-lit or internally illuminated, only the face area containing the letters or logos may be illuminated. The sign may also be externally illuminated as allowed by Section 18.710.090.

Section 18.710.170 Building Mounted Wall signs.¹ No permit shall issue for a building mounted wall sign which does not comply with the following standards:

Residential Zones. The maximum building mounted wall signage allowed in residential zones is as follows:

Size of Parcel or Site. Wall signs are not allowed on sites smaller than two (2) acres, except for address numbers as required by law.

Area. One hundred (100) square feet total, not to exceed three (3) percent of the area of the façade upon which the sign is placed. Width: Not to exceed sixty (60) percent of the width of the wall plane upon which the sign is placed.

Non-residential Zones.

Size of Parcel or Site. No restrictions.

Area. The total signage may be up to five (5) percent of the area of the façade upon which the sign is placed. Width: Not to exceed sixty (60) percent of the width of the wall plane upon which the sign is placed or the width of the tenant space. Height: Not to exceed seventy (70) percent of the height of the blank wall space or fascia on which the sign is mounted.

Location on Building. Signs may not cover or obscure important architectural details of a building, such as stair railings, windows, doors, decorative louvers or similar elements intended to be decorative features of a building design. Signs must appear to be a secondary feature of the building façade.

Illumination, flush or tight mounted. All individual letter signs shall be installed to appear flush-mounted. If the letters are illuminated and require a raceway, the letters shall be installed tight against the raceway, which shall be painted to match the color of the surface to which the raceway is mounted. Where possible – especially on new construction – the raceway should be recessed to allow letters to be flush with the wall surface.

Design. Where more than one (1) sign is allowed for a business, all signs shall be consistent in design, style, color and method of illumination.

Section 18.710.180 Changeable Copy Sign. No permit shall issue for a changeable copy sign which does not comply with the following standards:

Number. No more than one (1) changeable copy sign shall be allowed for each parcel, except that additional changeable copy signs are permitted as follows:

the additional changeable copy sign(s) must be placed at least one hundred (100) feet from abutting streets or rights-of-way; and

the additional changeable copy sign(s) must not exceed the maximum area, height, and quantity standards otherwise applicable to any free-standing or building mounted wall signs on the parcel.

Area. No more than twenty (20) percent of the allowed wall sign area or fifty (50) percent of a free standing sign face may be changeable copy (this does not apply to signs required by law). Wall mounted changeable copy signs placed at least one hundred (100) feet from abutting streets may be a maximum of fifty (50) percent of permitted wall sign area.

Height above grade. Fifteen (15) feet maximum. For wall signs, limited to the maximum height for freestanding signs.

Placement/Location. Allowed only as an integral part of a building mounted sign or a freestanding sign. Portable changeable copy signs are not permitted.

Zones. Changeable copy signs are allowed in all zones.

Design. Non-illuminated in all zones. Internally or indirectly illuminated in non-residential zones subject to the illumination standards in Section 18.710.090.

Section 18.710.190 Digital Signs. A Digital Sign is not a separately allowed sign type. The purpose of this section is to regulate the manner in which digital sign technology can be applied to sign types that are otherwise allowed in this Chapter. It is not intended to allow more signs or larger signs than otherwise permitted in this Chapter. No permit shall issue for a Digital Sign which does not comply with the following standards:

Maximum size: thirty (30) square feet, or as otherwise limited by the size limits of this chapter.

Density: One Digital Sign per one hundred (100) feet of street frontage in non-residential zones. One Digital Sign per two hundred (200) feet of street frontage in residential zones, not to exceed one (1) sign per parcel.

Zoning: Allowed in residential and non-residential zones only.

Maximum luminance: Fifty (50) nits during nighttime hours.

Motion limits: No motion allowed except for instantaneous change of message.

Minimum hold between messages: eight (8) seconds.

Programming: to ensure that digital signs are programmed and continue to operate according to local standards, digital signs shall be designed for local on-site control and programming.

Section 18.710.200 Electronic Message Center (EMC) Signs. An EMC Sign is not a separately allowed sign type. The purpose of this section is to regulate the manner in which EMC sign technology can be applied to sign types that are otherwise allowed in this Chapter. It is not intended to allow more signs or larger signs than otherwise permitted in this Chapter. No permit shall issue for an EMC which does not comply with the following standards:

Maximum size: thirty (30) square feet.

Density: One EMC per one hundred (100) feet of street frontage, not to exceed one (1) per business and tenant space.

Zoning: Prohibited in residential zones.

Minimum parcel per sign. One acre.

Maximum Luminance.

Daytime: 5000 nits.

Nighttime (one-half hour before sunset and one-half hour after sunrise): 100 nits.

Signs shall include auto-dimming features with light-sensory capabilities to dim the sign to allowable luminance levels during nighttime hours.

Motion limits: No motion except for a fade in of the next message with the fade transition being no more nor less than 1.5 seconds. Fade transition is required rather than instantaneous message changes to avoid sudden or startling flashes of light.

Minimum hold between messages: ten (10) seconds, plus 1.5 second transition fade.

Programming. To ensure that EMC's are programmed and continue to operate according to local standards, EMC's shall be designed for local on-site control and programming. The applicant shall provide a written certificate from the sign manufacturer that the nighttime light intensity has been factory pre-set not to exceed allowable levels under this Section, and that this setting is protected from end-user modification by password-protected software or other method that ensures compliance.

Section 18.710.210 Freestanding Signs. No sign permit shall issue for a freestanding sign which does not comply with the following standards:

Number.

The number and type of freestanding signs for single and multiple tenant uses are derived from the use, zone, location and length of development site frontage as described in this Section.

One freestanding sign is allowed for each site frontage. Flag lot sites with frontage on a public street are permitted one (1) sign on the frontage providing primary access to the site.

Where more than one (1) freestanding sign is proposed on a site with multiple frontages, a minimum of sixty (60) linear feet shall separate each sign.

The permanent sign base shall have a minimum aggregate width of forty (40) percent of the width of the sign cabinet or face.

Location.

No freestanding sign shall be permitted on any site that does not have street frontage.

Freestanding signs shall be set back a minimum of five (5) feet from the street side property line, a minimum of twenty-five (25) feet from any interior side lot line and a minimum of thirty (30) feet from any residential district.

No freestanding sign shall be located in the triangular area(s) measured fifteen (15) feet by fifteen (15) feet where a driveway enters onto a street, or in any other area which may obstruct the vision of motorists so as to create a safety hazard. Additionally, all signs are subject to the Public Works Standards regarding sight distances.

Height by Zoning District.

1. Sign height and maximum area is regulated by zoning district:
 - A. Signs in the Commercial Regional Business (CRB) zone shall be a maximum of 200 square feet in area and shall be no taller than fifty feet (50') above grade.

B. Signs in the Community Commercial Business (CCB) zone and Public Facilities (PF) zone shall be a maximum of 100 square feet in area and shall be no taller than twenty feet (20') above grade.

C. Signs in the Commercial Neighborhood Business (CNB) zone, the Employment (E) zone, and properties with the Ridgefield Mixed Use Overlay (MX) when proposed for Mixed Use development shall be a maximum of 75 square feet and shall be no taller than twelve feet (12') above grade.

a. Properties with the Ridgefield Mixed Use Overlay that are built to the standards of the underlying zone are subject to the requirements of the underlying zone.

In zones other than Commercial Regional Business (CRB) a sign may be awarded a bonus of up to fifteen percent (15%) in allowable area, provided that all of the following conditions are satisfied:

The sign is placed on a monument-style base made or covered with a brick or stone, which extends at least the full width of the sign face and is at least one-fourth (1/4) of the total sign height. An alternate material may be approved by the Director if he or she finds that the material better reflects the materials and architecture of the closest or principle building on the site; and

The sign face is either non-illuminated, externally illuminated, or complies with both of the following standards for an internally illuminated sign:

The background of the sign is totally opaque, only the graphics and/or text are illuminated; and

The sign cabinet and the associated trim caps that secure and frame the sign face are dark bronze, black, or an earth tone color which reflects the color of the sign base and/or the color of the siding or trim of the building to which the sign applies; and

Section 18.710.220. Portable Signs. No permit shall be issued for a portable sign (includes sandwich board and pole mounted signs) which does not comply with the following standards:

Zone: Allowed only in non-residential zones, except that temporary portable signs are allowed in residential zones, subject to the provisions of Section 18.710.270 (temporary signs).

Design and Materials: Must be designed with durable materials, otherwise they will be regulated as temporary signs under Section 18.710.270. Portable signs must be designed to withstand wind and include a heavy weighted base for pole-mounted signs, and a heavy weight suspended between the opposing faces of a sandwich board sign.

Size and Height. Sandwich board signs: Maximum of four (4) feet in height, maximum of three (3) feet in width. (Note: sandwich board sign height is measured in the flat standing position, rather than in open standing position.) Pole-mounted signs: Maximum of five (5) feet in height, two (2) feet in width.

Number: Not more than one (1) portable sign may be displayed per business, per tenant space.

Location: Must be located no further than ten (10) feet from the primary building of the business, or, if there is only one business or tenant space on the site, it may be located not farther than then (10) feet from the site's driveway entrance, unless determined by the Public Works Director that sign location would compromise sight distance and/or cause safety concerns. No portable sign may be located on the City right-of-way (which includes the sidewalk), without a Street right-of-way use permit.

Display Hours: Portable signs, including temporary portable signs may be displayed during business or operating hours only.

G. Type: Portable signs may not be changeable copy signs or illuminated in any manner.

Section 18.710.230 Projecting signs. No permit shall issue for any projecting sign which does not comply with the following standards.

Number. One (1) projecting sign may be allowed per tenant space or building frontage. Projecting signs are permitted in addition to allowable wall signage.

Sign size.

Non-residential zones: The face of a projecting sign shall not exceed twelve (12) square feet in area.

Residential zones: The face of a projecting sign shall not exceed one and one-half (1.5) square feet in area.

Location.

No part of any projecting sign shall be located lower than eight (8) feet above the grade of sidewalk, walkway or driveway which is directly below the sign, or within three (3) feet of the sign.

Projecting signs may extend a maximum of four (4) feet from the building and shall be hung a minimum of six (6) inches away from the building.

No projecting sign shall be located within twenty-five (25) feet of another projecting sign on the same site or on the same building.

No projecting sign shall be located higher than the first story level of the building.

Design.

Non-residential zones: May be illuminated, internally or indirectly. In residential zones, projecting signs may not be illuminated.

Projecting signs shall be perpendicular to the building wall to which it is affixed.

Projecting signs shall not exceed four (4) inches in thickness.

Projecting signs shall be supported by or suspended from solid rods or otherwise tethered or reinforced to avoid movement in wind.

Zone. Residential and nonresidential zones: as limited above.

Section 18.710.240 Roof-Mounted Signs. No permit shall issue for a roof-mounted sign which does not comply with the following standards:

Number. No more than one (1) roof-mounted sign shall be allowed for each building.

Area. The area of the roof-mounted sign shall not exceed the total amount of wall sign area that would be allowed for the building elevation on which the roof mounted sign is located.

Location. Allowed on the slope of peaked/sloped roof buildings only, and only on the lowest one-third (1/3) of the slope of the peaked roof. Roof-mounted signs shall be installed so that the structural supports of the sign are minimized. Angle irons, guy wires, braces or other secondary supports shall appear to be an integral part of the roof or roof-mounted sign.

Zone. Roof-mounted signs are permitted in nonresidential zones only.

Design. Roof-mounted signs may be non-illuminated, internally illuminated or indirectly illuminated, provided that the light is limited to the sign face only.

Section 18.710.250 Service Island Signs. No permit shall issue for a service island sign which does not comply with the following standards:

Number and Size.

Island canopies. One (1) sign on the canopy fascia per street frontage, not to exceed 20 percent of the area of canopy fascia to which the sign is mounted.

Spandrel signs and canopy support signs. Spandrel signs shall not exceed twenty (20) percent of the spandrel area, and both spandrel signs and signs attached to canopy support columns shall be deducted from allowable wall signage on the associated principle building on the site.

Zone. Not allowed in residential zones.

Design. Spandrel signs may be internally illuminated, subject to the illumination standards of 18.710.090. Signs attached to canopy support columns shall not be illuminated.

Section 18.710.260 Sign walkers. Sign walkers are allowed, subject to the following standards:

Permit. A permit is not required for a sign walker, but the sign walker shall comply with all the applicable requirements of this Chapter.

Number. No limit.

Area. The sign walker's sign shall not exceed eight (8) square feet in area, and shall not exceed eight (8) feet in height when held in place.

Zone. Allowed in nonresidential zones only.

Design. The sign walker's sign cannot be illuminated. Sign walkers shall be limited to daylight hours only. A sign walker's sign may not include any element of a prohibited sign as described in Section 18.710.040.

Location. Sign walkers are restricted to a minimum of thirty (30) feet from a street or driveway intersection, measured from the back of the curb or edge of pavement if no curb exists, and shall not be located in any of the following places:

On any public property or within public right-of-way, although sign walkers are allowed on public sidewalks;

In parking aisles or stalls;

In driving lanes;

On fences, walls, boulders, planters, other signs, vehicles, utility facilities or other structures; or

In a manner which results in a sign walker physically interfering with motorists; pedestrians or bicyclists.

Section 18.710.270 Temporary Signs.

No Permit required. No sign permit is required for temporary signs.

Removal. Temporary signs shall be removed if the sign is in need of repair, is worn, dilapidated or creates a public nuisance, or within 60 days, whichever occurs first.

Materials. See Section 18.710.100 (sign materials) and the definition of “temporary sign” in Section 18.710.290.

City property (excluding City right-of-way). Temporary signs on City-owned property (excluding City right-of-way) are allowed only in conjunction with an approved Special Event permit.

City Right-of-Way outside of the Roadway. Temporary signs are prohibited in the Roadway. Temporary signs on City Right-of-Way placed outside of the Roadway, must comply with the following requirements:

Location. Allowed only between the property line and the back of the nearest curb, or where no curb exists, between the property line and the nearest edge of the roadway pavement. Signs may not be placed on sidewalks, driveways or other paved areas designed for pedestrian or vehicular use, or as conditioned in a right-of-way use permit. Approval of the abutting owner is recommended.

Type. Signs on stakes that can be manually pushed or hammered into the ground are allowed. All other signs are prohibited, unless specifically allowed by a right-of-way use permit.

Size and height. Limited to four (4) square feet, and three (3) feet in height.

Dilapidated or Nuisance signs. Any temporary sign in the right-of-way that is dilapidated or a nuisance, shall be removed by the person responsible for placement of the sign.

Other signs. The City may allow other signs in City right-of-way with a Right-of-Way use permit.

F. Banner signs within the City Right-of-Way. Banners are permitted to cross City roadways to advertise special events.

1. Location. Allowed in the downtown area on Pioneer Street west of S. 9th Avenue and to the intersection of Pioneer and N. Main Ave. and on N. Main Ave. from the intersection of N. Main Ave. and Pioneer St. north to the intersection of N. Main Ave. and Division St.

2. Type. Banner signs are typically affixed to power poles and reach the entire length of the road way and are constructed of flexible, lightweight materials.

3. Size and height. Limited to five (5) feet in height and a length of seventy-five (75) feet. The banners must be hung a minimum fifteen (15) feet above grade.

G. Residential zones. Temporary signs may be placed on property residentially zoned in accordance with the requirements of this Section and the following:

Window signs. Limited to no more than one temporary window sign per residential unit, not to exceed four (4) square feet.

Freestanding signs (includes post-mounted, stake and portable signs).

Single-family zones: Temporary free-standing signs shall not exceed ~~four~~ five (4 5) square feet in size and six ~~five~~ (5 6) feet in height, if the sign is mounted on the ground, and not to exceed three (3) feet in height if the sign is stake-mounted or portable.

Multi-family zones: Temporary free-standing signs shall not exceed six (6) square feet in size and six ~~five~~ (6 5) feet in height if the sign is post mounted on the ground, and not to exceed three (3) feet in height if the sign is stake-mounted or portable.

Surface-mounted signs. Limited to sites two (2) acres or larger:

Size. No larger than thirty-two (32) square feet.

Location. Must be flatly affixed to walls below the fascia or parapet line, or flatly affixed to on-site fences either facing or abutting the street, or facing inward to the subject site. Signs shall not be attached or tethered to other site improvements.

H. Non-residential zones. Temporary signs are allowed on non-residentially zoned property in accordance with the requirements of this Section and the following:

Window signs. Limited to twenty-five (25) percent of the window area, subject to the window sign requirements of Section 18.710.240.

Freestanding signs (including post-mounted, stake and portable signs): Size/height. Limited to four (4) square feet and five (5) feet in height if the temporary sign is mounted in the ground, and not to exceed three (3) feet in height if the temporary sign is portable.

(a) Temporary signs advertising a property for sale may be up to thirty-two (32) square feet in size on non-residentially zoned parcels greater than two (2) gross acres. These signs may be affixed to the ground with wooden posts set in concrete or other methods to ensure stability of the sign during adverse weather conditions.

Surface-mounted signs:

Size. Limited to thirty-two (32) square feet.

Location. Must be flatly affixed to walls below the fascia or parapet line, or flatly affixed to on-site fences either facing the abutting street, or facing inward to the subject site. Signs shall not be attached or tethered to other site improvements.

I. Temporary signs on large properties, residential or non-residentially zoned properties. The following temporary signs may be placed on any site at least two (2) acres in size, in accordance with the requirements of this Section and the following:

Type. Any type.

Size/height. Not to exceed sixty-four (64) square feet and up to eight (8) feet above ground level.

Exclusivity. The sign allowed under this subsection is in lieu of and shall not be displayed with or be in addition to other temporary signs allowed by this Section.

Section 18.710.280 Window Signs. No permit shall issue for a permanent window sign which does not comply with the following standards:

Number: No more than one permanent window sign may be placed in a single window.

Window Coverage. Window signs (temporary and permanent) shall not exceed twenty-five (25) percent of the area of the window on which they are displayed.

Location. No higher than second (2nd) story windows for permanent window signs. (For the requirements applicable to temporary window signs, see Section 18.710.270.

Zone. Allowed in all zones.

Design. Permanent window signs are limited to individual painted or vinyl cut-out letters and graphics, or neon signs constructed with or without a solid or opaque background. Permanent signs with solid backgrounds are not permitted in windows in order to ensure maximum light and visibility through windows. Temporary window signs are exempt from the restrictions in this Subsection E.

Section 18.710.290 Definitions. The words and phrases used in this Section shall be construed as defined in this Chapter, unless the context clearly appears otherwise. Unless specifically defined in this Section, the definitions set forth in other provisions of this Code shall likewise apply to this Chapter.

“A”

“Abandoned sign” means a sign, the face of which has been removed or is broken and is not refaced within 180 days thereafter. Abandoned signs shall also include signs with rusted, faded, peeled, cracked or otherwise deteriorated materials or finishes that have not been repaired within 90 days after

the City provides notice of the sign's deteriorated condition under the City's enforcement chapter (18.24).

"Accessory sign" means a permanent, free standing or building mounted sign of limited height and size that provides supplemental opportunity for free standing or building mounted signage on a site.

"Aerial sign" means a free floating balloon, kite or similar object not directly secured to property within the City.

"A-frame sign" see also, portable sign or sandwich board sign, means signs capable of standing without support or attachment.

"Alter" means to change the copy, color, size, shape, illumination, position, location, construction or supporting structure of a sign, not including ordinary maintenance.

"Area of a sign" means the smallest square, rectangle, parallelogram or circle that will enclose the extreme limits of writing, representation, logo, or any figure of similar character, together with any frame, background area, structural trim, or other materials or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed. The supports or uprights on which any such sign is supported shall not be included in determining the sign area. The area of signs with two (2) faces shall be considered to be the area of the largest face. The area of signs with three (3) or more faces shall be considered to be the area of the largest face or one-half (1/2) the area of all of the faces, whichever is less.

"Awning or Canopy sign" means a sign affixed to or imprinted on an attached shelter composed on non-rigid materials such as an awning, or a permanent architectural projection, such as an awning or canopy, composed of non-rigid materials on a supporting framework, affixed to the exterior wall of a building, extending over a door, entrance, window or outdoor service area.

"B"

"Business activity" means an enterprise offering goods, services, or other consideration to the public, in legal occupancy of a site or of a specific portion of a site and under separate and distinct management from any other enterprise located on the same site.

"Business frontage" means the horizontal dimensions of a building or individual business elevation measured at ground level.

"C"

"Canopy or Awning sign" – see definition under "Awning or Canopy sign" above.

"Changeable copy sign: means a sign or portion thereof which is designed to have its message or copy readily changed manually or by remote or automatic means without altering or replacing the face or surface. Changeable copy signs support hard-copy text or graphics and do not use digital or electronic text or images.

"D"

“Digital sign” means a changeable copy sign with monochrome LED (light emitting diodes) text, graphics or symbols over a black, non-illuminated background.

“Directional sign” means a sign erected for the purpose of facilitating or controlling the efficient and safe movement of pedestrians or vehicles within a multi-tenant development.

“E”

“Electronic message center sign” means an electrically activated changeable copy sign having variable message and/or graphic presentation capability that can be electronically programmed by computer or handheld device from a remote location. EMC’s typically use light emitting diodes (LED’s) or liquid crystal display (LCD) as a lighting source.

“Elevation” means the visible vertical plane of the side of a building from ground level to the roof line.

“Elevation, primary” means the side of a building directly abutting either a street or a parking area. A business owner may choose which elevation is considered the primary elevation, except that in a multi-tenant building, the elevation which is contiguous to other businesses shall be the primary elevation.

“Elevation, secondary” means any elevation of a building not determined to be a primary elevation.

“F”

“Façade” means the elevation of a building extending from the ground level up to the bottom of the fascia on a pitched roof building, and up to the top of the wall or parapet on a flat roof building. The area of a façade for purposes of calculating allowable wall signage includes the area of the windows and doors but excludes openings that do not have solid coverings, such as breezeways, colonnades and gateways that extend to the backside of the building.

“Fascia” means an architectural term for a vertical frieze or board under a roof edge or which forms the outer surface of a cornice, visible to an observer.

“Flag” means a flat piece of cloth, with distinctive colors, patterns or symbols, having one end of the cloth attached to a vertical staff (directly or by rope and pulley mechanism) and all other ends free-flowing under natural movement of wind.

“Flag canopy” means a line of flags, or a series of lines of flags, suspended above a site.

“Flashing sign” means an electric sign or portion thereof except electronic message center signs, which changes light intensity in a sudden transitory burst, or which switches on and off in a constant pattern in which more than one-third of the non-constant light source is off at any one time.

“Freestanding sign” means a sign and its support pole or base standing directly on the ground that is independent from any building or other structure.

“Freeway” means a limited access highway, state route or interstate.

“Freeway oriented sign” means a sign within 150 feet of a freeway right-of-way that has its sign face parallel to, perpendicular to, angled toward, or otherwise readable from the freeway right-of-way.

“Frontage” means the property line of an individual lot, tract or parcel that abuts a public or private street right-of-way, excluding alleys and private driveways. The number of frontages on a lot is the same as the number of public or private street rights-of-way that the lot abuts.

“G”

“Gross leasable space” means area of a single leasable space, regardless of the number of tenants or leases within the space.

“H”

“Halo illuminate” means a light source placed behind totally opaque letter or symbol so that the light reflects off the wall or background to which the letters or symbols are mounted rather than emanating through the letters or symbols, creating a halo effect that leaves the letters or symbols viewable in silhouette form only.

“Height of sign” means the overall height of the sign above grade directly below or at the base of the sign.

“I”

“Illegal sign” means a sign which does not conform to the requirements and standards of this Chapter and which does not meet the criteria of a nonconforming sign as defined in this Definitions Section.

“Integrated development site” means any commercial or noncommercial development site, regardless of the number of lots or individual tenants, that is developed with common parking, layout, architecture or design features.

“Item of information” means a word, figure, logo, abbreviation or other symbolic representation.

“L”

“Logo” means a design of letters, colors or symbols used as a trademark or for identification in lieu of, or in conjunction with, other signs.

“Logo shield” means a logo contained within an area no greater than four (4) square feet, incorporated into a larger sign face or designed as an individual sign or component of a sign containing individually mounted sign graphics.

“Lot line” means a line that separates two lots.

“Luminance” means the photometric quality most closely associated with the perception of brightness. Luminance is measured in candelas per square meters or “nits.”

“M”

“Mansard” means a roof with two slopes on each side of the four sides, the lower steeper than the upper.

“Monument sign” means a freestanding low profile sign with the sign width greater than the sign height and designed with a solid base and background.

“Motion” means the depiction of movement or change of position of text, images or graphics. Motion shall include, but not be limited to, visual effects such as dissolving and fading text and images, running sequential text, graphic bursts, lighting that resembles zooming, twinkling or sparkling, changes in light or color, transitory bursts of light intensity, moving patterns or bands of light, expanding or contracting shapes and similar actions.

“Multitenant development” means a development consisting of three (3) or more leasable spaces.

“N”

“Natural grade” means the topographic condition or elevation of a site or portion of a site over the past five years, or the finished grade of an approved site development plan. Changes to grade or elevation resulting from fill, mounding or berming within five years preceding any requested permit other than a site development plan shall not be considered natural grade for permitting purposes.

“Neon sign” means a sign with illumination affected by a light source consisting of a neon or other gas tube which is bent to form letters, symbols or other shapes.

“Night-time hours” means from one-half hour before sunset to one-half hour after sunrise.

“Nits” means a unit of measure of brightness or luminance. One (1) nit is equal to one (1) candela/square meter.

“Nonconforming sign” means any sign, which at one time conformed to all applicable requirements and standards of this Chapter, including all permit requirements, but which subsequently ceased to so conform due to changes in such requirements and standards.

“Nonresidential zone” means, in the context of this Chapter, any zone that does not include residential dwelling units except for mixed use zoning districts where residential units are located above or behind nonresidential uses and the ground floor streetscape is characterized by commercial and other nonresidential uses.

“O”

“Opaque” means a material that does not transmit light from an internal illumination source.

“P”

“Painted sign” means a sign painted directly on a building or on material which is then attached to a building. See also, “wall sign.”

“Pan-channel” means a sign graphic that is constructed of a three-sided metal channel, usually having a light source contained within the channel. The open side may face inward, resulting in silhouette lighting, or it may face outward to allow full illumination. The open side of the channel may be enclosed with a translucent material.

“Parapet” means a protective wall or barrier projecting above any canopy, balcony or roof.

“Permanent sign” means a sign constructed of weather resistant material and intended for permanent use and that does not otherwise meet the definition of “temporary sign.” Wall mounted sign holders designed for insertion of signs and posters shall be considered permanent signage and subject to all standards of this chapter.

“Pole sign” means a sign mounted on a weighted base, intended to be movable.

“Portable sign” means a free-standing sign that is readily moveable and not permanently affixed to the ground, including A-frame or sandwich board signs, pole signs mounted on weighted bases, and similar signs that are used on more than a temporary basis.

“Projecting sign or Projection sign” means a sign attached to a building with the face not parallel to the vertical surface of the building. Projecting signs include signs projecting directly from walls, or signs hanging from porch ceilings or other support structures.

“R”

“Raceway” means a box-type conduit to house electrical wires for signs and used to support and/or affix signage on a wall.

“Right of Way” is the strip of land platted, dedicated, condemned, established by prescription or otherwise legally established for the use of pedestrians, vehicles or utilities.

“Roadway” means that portion of the street improved, designed, or ordinarily used for vehicular travel and parking, exclusive of the sidewalks and shoulder. Where there are curbs, the roadway is the curb to curb width of the street.

“Roof line” means the uppermost edge of the roof or the top of the parapet, excluding mechanical equipment screens, whichever is highest. Where a building has several roof levels, the roof line shall be the one belonging to that portion of the building on which the sign is located.

“Roof mounted sign” means a sign which has a point of attachment to the roof or mansard of a building. Architectural projections, including mechanical equipment screens, above any parapet or roof line whose sole function is a background for signs shall be considered a sign structure. A sign on such an architectural projection shall be considered a roof sign.

“S”

“Sandwich board sign” – see “A-frame sign” definition.

“Service Island sign” means a permanent sign displayed on the service island canopy of a gas station, bank, carwash or other use that provides a canopy cover for vehicles. Service island signs are not the same as awning or canopy signs as otherwise defined by this chapter.

“Sign” means letters, figures, symbols, trademarks, or logos, with or without illumination, intended to identify any place, subject, person, firm, business, product, article, merchandise or point of sale. A sign also includes balloons attached to sign structures, products, streamers, spinners, pennants, flags, inflatables or similar devices intended to attract attention to a site or business, as well as architectural or structural forms, illuminated panels, spandrels, awnings and other structural or architectural features not common to classic vernacular or non-corporate regional architecture and that are intended to convey a brand, message or otherwise advertise a location or product, whether or not such features include text or graphics and whether or not they serve other practical purposes such as lighting, covering or enclosure of persons or products. A sign includes any device which streams, televises or otherwise conveys electronic visual messages, pictures, videos or images, with or without sound or odors. Refer to Section 18.710.040 for a list of prohibited signs.

“Signable area” means the area of the largest rectangular portion of a face of a building to which a sign is affixed or proposed to be affixed, which can be included within parallel, vertical and horizontal lines uninterrupted by significant architectural features of the building.

“Sign walker” means a sign carried by a person.

“Site” means a unit of land, together with all improvements thereon, determined as follows:

a unit of land which may be conveyed separately from any and all adjacent land without the requirement of approval of a boundary line adjustment, short plat or a preliminary plat.

Two (2) or more buildings or business activities that are or will be related to each other physically or architecturally, such as by sharing off-street parking facilities, so as to form an integrated development, such as a shopping center, industrial park, or office complex.

“Spandrel” means a panel or box-type structure that spans between and/or is connected to the support columns of a porch, colonnade or canopy, usually for architectural embellishment and/or signage purposes.

“Special event sign or temporary sign” means signs or advertising displays or a combination thereof which advertises or attracts public attention to a special one-time event, including but not limited to, the opening of a building or business activity, the sale of goods and services at discounted or otherwise especially advantageous prices or similar event.

“Static” means without motion.

“Story” means that portion of a building included between the upper surface of a floor and the upper surface of the floor or ceiling next above.

“Suspended Sign” means a sign mounted above a sidewalk adjacent to a business, affixed to a beam, overhang, roof or other fixture that is an integral part of a building.

“T”

“Temporary sign (which may include special event sign)” means any sign that is used temporarily and is not permanently mounted, painted or otherwise affixed, excluding portable signs as defined by this Chapter, including any poster, banner, placard, stake sign or sign not placed in the ground with concrete (except temporary for sale signs as defined in 18.710.270 (10) (a), or other means to provide permanent support, stability and rot prevention. Temporary signs may only be made of non-durable materials including, but not limited to, paper, plywood, corrugated board, flexible, bendable or foldable plastics, foamcore board, vinyl canvas or vinyl mesh products of less than 20 oz. fabric, vinyl canvas and vinyl mesh products without polymeric plasticizers and signs painted or drawn with water soluble paints or chalks. Signs made of any other materials shall be considered permanent and are subject to the permanent sign regulations of this Chapter.

“Tenant space” means the entire building which encompasses a building or use on a site; or in buildings designed for multi-tenant occupancy, it is the space between demising walls and which has an independent entrance to common corridors or to the outside. Portions of tenant spaces that are sublet to or otherwise allowed to be used by persons or businesses other than the principle person or business of a tenant space are not considered tenant spaces in the context of this chapter.

“U”

“Unshielded lighting” means an external illumination source which is exposed to view.

“V”

“W”

“Wall sign” means a sign which is attached parallel to or painted on a wall, including parapet or canopy fascia, or a building.

“Width of sign” means the total horizontal dimension of a sign, including all frames or structures.

“Window” means the entire window unit including individual sashes or panes that might otherwise divide the area between the head, jamb and sill; except that in commercial storefront window assemblies, a single “window” is the glass area between each mullion that divides the window assembly, whether installed as a single piece of glass or as multiple pieces of glass divided by muntins.

“Window sign” means a sign that is attached to or is intended to be seen in, on or through a window of a building and is visible from the exterior of the window.



Gentle Dental
& ORTHODONTICS

SUPERCUTS

Nail Studio
French Tip F/S \$25
Pedicure w/hot stone \$22

TANS
\$6⁵⁰

KC
TERIYAKI

Attachment: 12 foot tall sign.2 (1295 : Sign Code)



Attachment: 20 foot tall sign.2 (1295 : Sign Code)

5.3.f

Attachment:

Packet Pg. 148



CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: June 22, 2017

ITEM: BUSINESS

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); and 18.210 (Low Density Residential Districts); and 18.220 (Medium Density Residential Districts); and 18.230 (COMMERCIAL DISTRICTS); AND 18.235 (MIXED USE DISTRICTS); and 18.240 (Employment District); and 18.260 (Public Facility District); and 18.265 (Parks/Open Space District); and 18.310 (Procedures); and 18.401 (Planned Unit Developments); and 18.620 (Procedure for Subdivision); and 18.720 (Off-Street Parking and Loading).

PREVIOUS COUNCIL ACTION TAKEN:

Ordinance 1132 updating the Ridgefield Development Code (2013). Ordinance 1177 updating the Ridgefield Development Code (2015). Ordinance 1207 and 1225 updating the Ridgefield Development Code (2016). Ordinance 1230 and 1232 updating the Ridgefield Development Code (2017).

BACKGROUND:

The RDC governs the uses and design of development within the City, as well as the review procedures for approving development. City Council passed a comprehensive update to the RDC in 2013 (Ordinance 1132, approved July 11, 2013). The City Council also adopted minor revisions to the RDC in January 2015, May 2016, December 2016, and April 2017.

The Planning Commission undertook a review of the RDC in June of 2017, and recommended approval of a slate of amendments to Council. The Planning Commission held a public hearing on the proposed amendments at the regularly scheduled June 7, 2017 meeting.

The Ridgefield Development Code established zoning regulations for residential and nonresidential development throughout the City, and needs periodic updating. The proposed package of 2017 updates includes clarifications to code language to better implement the original intent of the code, based on feedback from staff and code users over the past year. The majority of updates relate to issues identified by staff and code users during implementation or mandated updates that can be roughly broken into the following categories:

Planned Unit Development requirements,
Clarification of definitions,
Correcting outdated code references and typographical errors,
Use consistent terminology throughout the code.

Staff has prepared two options for the Council to consider for regulations relating to self-storage.

BUDGET/FINANCIAL IMPACTS:

None

RECOMMENDED ACTION OR MOTION:

Staff recommends Council adopt Ordinance No. 1234 by making the following motion:

“I move to adopt Ordinance No. 1234, as presented.”

Alternatively, if City Council desires to adopt Ordinance 1234 without self-storage regulation staff recommends amending Ordinance 1234 to remove the self-storage regulations and consider adoption of Ordinance 1238 which will place a moratorium on acceptance or processing of self-storage applications.

STAFF CONTACT:

Jeff Niten, Community Development Director

ATTACHMENTS:

18.205.020___Master_use_table. Ex A (DOCX)

2017RDCAmendment_Matrix_Second reading (DOCX)

Ord. 1238 Emer_Moratorium_self storage (DOC)

ORDINANCE NO. 1234

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING CHAPTERS WITHIN TITLE 18 OF THE RIDGEFIELD MUNICIPAL CODE AMENDING CHAPTERS 18.100 (DEFINITIONS); AND 18.210 (LOW DENSITY RESIDENTIAL DISTRICTS); AND 18.220 (MEDIUM DENSITY RESIDENTIAL DISTRICTS); AND 18.230 (COMMERCIAL DISTRICTS); AND 18.235 (MIXED USE DISTRICTS); AND 18.240 (EMPLOYMENT DISTRICT); AND 18.260 (PUBLIC FACILITY DISTRICT); AND 18.265 (PARKS/OPEN SPACE DISTRICT); AND 18.310 (PROCEDURES); AND 18.401 (PLANNED UNIT DEVELOPMENTS); AND 18.620 (PROCEDURE FOR SUBDIVISION); AND 18.720 (OFF-STREET PARKING AND LOADING).

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

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

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

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

WHEREAS, the Ridgefield City Council passed additional resolutions after this time period that revised the development regulations, including Ordinance Nos. 1072, 1108, 1132, 1178, 1225, 1230, 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 23, 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 June 8, 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 June 22, 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, Chapter: 18.100, Definitions; and
 Amends Title 18, Chapter: 18.210, Residential Low Density Districts; and
 Amends Title 18, Chapter: 18.220, Residential Medium Density Districts; and
 Amends Title 18, Chapter: 18.230, Commercial Districts; and
 Amends Title 18, Chapter: 18.235, Mixed Use Districts; and
 Amends Title 18, Chapter: 18.240, Employment Districts; and
 Amends Title 18, Chapter: 18.260, Public Facility District; and
 Amends Title 18, Chapter: 18.265, Parks/Open Space District; and
 Amends Title 18, Chapter: 18.310, Procedures; and
 Amends Title 18, Chapter: 18.401, Planned Unit Developments; and
 Amends Title 18, Chapter: 18.620, Procedure for Subdivision; and
 Amends Title 18, Chapter: 18.720, Off-Street Parking and Loading.

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 22nd DAY OF JUNE, 2017.

Ron Onslow, Mayor

ATTEST/AUTHENTICATED:

Julie Basarab,
Deputy City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading/Passage: June 8, 2017

Second Reading/Passage: June 22, 2017

Date of Publication:

Effective Date:

EXHIBIT A:

Amendments of Title 18 of the Ridgefield Municipal Code

EXHIBIT A

18.205.020 - Master use table.

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

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

Table 18.205.020-1

EMPLOYMENT											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Office	N	N	P	P	P	P	P-L	P	P	N	P
Light Manufacturing	N	N	N	N	C	C	N ¹	C	P	N	N
Research and Development	N	N	N	C	C	C	P	N	P	N	N
Freight/Cargo Movement and Storage	N	N	N	C	C	N	N	N	C	N	N
Heavy Equipment and Truck Related Use	N	N	N	N	N	N	N	N	N	N	N

Fleet Service	N	N	N	C	C	C	N	N	C	N	N
Warehousing	N	N	N	N	N	N	N	N	C	N	N
Wholesale Retail	N	N	N	N	N	N	N	N	P	N	N
Marijuana Processing	N	N	N	N	N	N	N	N	N	N	N
Marijuana Production	N	N	N	N	N	N	N	N	N	N	N
Medical Cannabis Collective Gardens	N	N	N	N	N	N	N	N	N	N	N
<u>Self-storage</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

Table Notes:

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

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

2017 Annual Update to Ridgefield Development Code: Part 2

Notes to interpret the matrix:

- Revisions noted in legislative format, underline and ~~strikeout~~.
- For reference, there is a link to the existing code on the City's webpage at: <http://www.ci.ridgefield.wa.us/cd/page/planning-division>.

Code Section	Code Language	Rationale
RDC 18.100 – Definitions		
18.100.034	<u>Mini-Storage: See Self Storage.</u>	Reference where definition can be found.
18.100.046	<u>Self-Storage: Of, relating to, or being a commercial facility in which customers can rent space to store possessions.</u>	Define term.
18.100.054	Warehousing. The storage of large quantities of materials or products indoors and/or outdoors. Includes self-storage and storage of shipping containers. <u>Does not include self-storage.</u>	Remove self-storage from warehousing definition, to reflect recommendation that self-storage not be permitted in the E zone, where warehousing is a conditional use. Remove storage of shipping containers from warehousing definition because the use is undesired and does not produce jobs consistent with employment goals.
RDC 18.205 – Uses – List Self Storage in Uses table and prohibit in each zone. (See attached Exhibits)		
RDC 18.210 – Residential Low Density Districts		
Table 18.210.040-1	Min. Side Yard Setback (1) (2) 5 feet for RLD-4, 6 and 8 <u>2. The minimum side yard setback shall not be reduced through the PUD or adjustment or variance process.</u>	Ensure minimum 5-foot side yard setbacks to simplify compliance with building code separation requirements.
Table 18.210.050-1	RMD-8 <u>RLD-8</u>	Revise typographical error.
18.210.060 (C) (2)	The fence or wall must be a minimum of six feet high and be constructed <u>to give the appearance</u> 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	New materials are available for fence construction that are substantially more cost efficient, and appear to be natural stone.

Code Section	Code Language	Rationale
	wall design shall be compatible with nearby fences and walls along the major corridors, and shall be approved by the planning director.	
RDC 18.220 – Residential Medium Density Districts		
Table 18.220.040-1	Min. Side Yard Setback (1) (2) (3) (4) 5 feet for RMD-16 <u>4. The minimum side yard setback shall not be reduced through the PUD or adjustment or variance process.</u>	Ensure minimum 5-foot side yard setbacks to simplify compliance with building code separation requirements.
<u>18.220.095</u>	<u>Vehicles in residential zones.</u> A. <u>Motor homes, recreational vehicles and utility trailers shall not be parked on street for a period of two weeks or more during any calendar year.</u> B. <u>Motor homes, recreational vehicles and utility trailers may be parked in off-street parking areas, including driveways, so long as they are not parked between the front lot line and the primary facade of the dwelling.</u>	Add new section regulating recreational vehicles in the RMD zone consistent with recreational vehicle restrictions in the RLD zones.
Table 18.220.140-1	Min. Side Yard Setback (1) (2): 0-5 feet Min. Street Side Yard Setback: 15 feet 10 feet (2) The minimum side yard for a townhouse shall be zero feet for the side yard where the townhouse attaches to another townhouse and five feet where the townhouse is not attached to another townhouse, <u>which shall not be reduced through the PUD or adjustment or variance process.</u> For zero-lot line development, eaves may project across the property line if the developer or property owners record an easement expressly describing the purpose, dimensions, and duration of the easement.	Reduce street side yard setback requirement for townhomes in the RMD district consistent with requirements for other RMD development. Ensure minimum 5-foot side yard setback between non-attached units for building separation.
18.220.140.D	Open Space and Recreation Areas. Townhouse development projects are exempt from The following standards supersede the requirements of RDC 18.220.115, and shall apply to any townhouse development projects not developed as a PUD. For all townhouse projects developed as a PUD, the project shall comply with the open space requirements of RDC 18.401.080.B in lieu of this section. and shall provide open space and recreation areas as follows:	Clarify relationship to PUD open space and recreation requirements to avoid overlap.
RDC 18.230– Commercial Districts		

Code Section	Code Language	Rationale
18.230.040.D	All commercial zones shall provide alternative fuel stations equal to two percent of the required spaces per RDC 18.710. This section applies only to those lots containing fifty parking spaces or more. In no case shall more than five alternative fuel stations be required.	Reorganize; moved to commercial parking standards.
18.230.045.B	<u>B. When development is proposed on two or more contiguous parcels, the dimensional standards of this section shall be applied treating the development as one parcel for purposes of this section. Setbacks shall be required for the exterior perimeter of the development, and shall not apply along property lines interior to the development provided that building separation requirements for fire and life safety are met.</u>	Allow multiple tax parcels to be treated as a single site for purpose of dimensional standards such as setbacks to simplify larger-scale development.
18.230.055.H.3	Warehouse and mini-storage doors may not directly and visibly face pedestrian streets.	Remove unnecessary design guidelines; warehousing is not a permitted use in the commercial districts. (RDC Table 18.205.020-1)
18.230.080.D	<u>Off-street parking lots containing 50 parking spaces or more in all commercial zones shall provide pedestal or wall-mounted Level 2, 240-volt electric vehicle chargers, or similar alternative fueling stations as approved by the planning director. Stations shall be provided at a ratio of one station per 50 parking spaces up to a maximum of five such stations.</u>	Relocated. Added specifications for type of charging station required.
18.230.080.D	Driveways shall comply with all city engineering standards. Further, driveways shall be restricted to no more than one entrance and exit lane per two hundred fifty linear feet of street frontage, measured separately for each frontage in the case of lots with multiple frontages, except that each property shall be guaranteed a minimum of one entrance and exit lane.	Delete in favor of similar language specific to driveways in RDC 18.230.085.A.
18.230.085.A	Number and separation of driveways. Parking lot entrances shall be restricted to no more than one entrance and exit lane per three hundred lineal feet of frontage, <u>unless otherwise recommended by the city engineer on the basis of traffic impacts</u> . Properties with less than three hundred lineal feet of frontage shall be restricted to one entrance and exit lane for vehicular access. For corner properties, the separate street frontages shall be measured separately unless both streets are classified as an arterial or collector.	Provide alternative for driveway spacing if warranted due to projected traffic volumes.

Code Section	Code Language	Rationale
RDC 18.235 – Mixed-Use Districts		
18.235.060.C.2.a .ix	Self-storage. Must be located on a RMUO site with residential use, limited to no more than twenty percent of the gross site area, and located to the rear or side of the site such that it does not occupy more than twenty percent of the street frontage. All other warehousing uses are prohibited.	Remove self-storage as a permitted use in the RMUO, since it does not provide enough jobs per acre to meet the City's employment goals.
18.235.060.C.2. b.xii		
18.235.060.C.2.c .xiii		
18.235.060.C.3	h. Warehousing, except self-storage.	Reflect removal of self-storage from permitted use lists in RDC 18.235.060.C.2.
	<u>o. Light manufacturing.</u>	Through the first round of 2017 RDC updates, light manufacturing is now a permitted use in the E zone, however, it is not an efficient use for the RMUO.
RDC 18.240 – Employment District		
18.240.055.B	<u>B. When development is proposed on two or more contiguous parcels, the dimensional standards of this section shall be applied treating the development as one parcel for purposes of this section. Setbacks shall be required for the exterior perimeter of the development, and shall not apply along property lines interior to the development provided that building separation requirements for fire and life safety are met.</u>	Allow multiple tax parcels to be treated as a single site for purpose of dimensional standards such as setbacks to simplify larger-scale development.
18.240.110.B	General Applicability. The provisions of this section may be applied to any parcel or an aggregation of parcels under an applicant's common ownership or control of forty gross acres or greater that are designated EMUO on the RUACP map at the election of an applicant. In the event an applicant elects to file an EMUO master plan application instead of an IND or OFF master plan application, the applicant shall comply with all the provisions of this section and unless otherwise provided, Sections 18.240.020 through 18.240.100 <u>18.240.095</u> of this chapter shall not apply.	Performance standards for the E zone (RDC 18.240.100) should still apply under the EMUO.
RDC 18.260 – Public Facility District		

Code Section	Code Language	Rationale
18.260.060.C	<u>C. When development is proposed on two or more contiguous parcels, the dimensional standards of this section shall be applied treating the development as one parcel for purposes of this section. Setbacks shall be required for the exterior perimeter of the development, and shall not apply along property lines interior to the development provided that building separation requirements for fire and life safety are met.</u>	Allow multiple tax parcels to be treated as a single site for purpose of dimensional standards such as setbacks to simplify larger-scale development.
RDC 18.265 – Parks/Open Space District		
18.265.060.B	<u>B. When development is proposed on two or more contiguous parcels, the dimensional standards of this section shall be applied treating the development as one parcel for purposes of this section. Setbacks shall be required for the exterior perimeter of the development, and shall not apply along property lines interior to the development provided that building separation requirements for fire and life safety are met.</u>	Allow multiple tax parcels to be treated as a single site for purpose of dimensional standards such as setbacks to simplify larger-scale development.
RDC 18.310 – Procedures		
18.310.080.F.5	The city attorney shall review and approve any final order prior to review and action by the city council.	Delete outdated procedural reference.
RDC 18.401 – Planned Unit Developments		
18.401.040.A	<i>(Preliminary PUD application requirements to include:)</i> 2. A calculation of site area including: f. Open space and recreation area, consistent with the requirements of RDC 18.401.080.B, including total area, main facility area, area for each dispersed facility, total <u>developable and undevelopable portions</u> buildable and unbuildable areas across the site, and <u>developable and undevelopable portions</u> buildable and unbuildable area for each facility. 3. A calculation of net density based on net developable acres, including any density modifications proposed under RDC 18.280.070 or 18.401.100. <u>Indicate whether the applicant elects to include or exclude open space in the calculation of net developable acres as allowed under RDC 18.401.080.B.10.</u> Calculations shall be provided for the entire site as well as broken down for each project area or phase.	Update submittal requirements to match language in open space requirements.

Code Section	Code Language	Rationale
18.401.080.B	Open Space. Every PUD shall provide a minimum of twenty-five percent of the total gross site area for common open space which shall be used for the collective enjoyment of occupants of the development. 1. Main Facility. At least fifty percent of the required common open space, or twelve and one-half percent of the total gross site area, shall be located on a single parcel to provide a larger, central facility for the PUD. A minimum of fifty percent of the main facility shall be a combination of buildable land suitable for development of active recreation uses and critical areas buffers proposed for passive recreation facilities consistent with RDC [Chapter] 18.280, limited to the portion of the buffer area proposed for improvements such as a trail or wildlife viewing structure. The remaining fifty percent or less of the main facility may include critical areas and buffers not proposed for passive recreation improvements.	Replace “total” with “gross” in order to be consistent with defined terms.
18.401.080.C	Perimeter Compatibility 1. <u>Purpose.</u> The development of the perimeter of the PUD shall achieve substantial compatibility with <u>abutting residentially zoned properties</u> the existing and planned development of the abutting and adjacent area so that there will be a graduated transition between the existing and new <u>residential</u> development. The review authority may require inclusion of such features as screening, fencing, landscape design or walls to achieve compatible perimeter boundaries. a. Adjacent, when used in RDC 18.401.080.C, means, separated by a street, tract, open space, or similar intervening element with a minimum width of 15 feet. 2. <u>Applicability.</u> <u>This section shall apply to lots abutting the perimeter of the PUD and lots not separated from the perimeter by an open space tract with a minimum width of 20 feet, critical areas tract, public or private street, or similar intervening element, where the property abutting the PUD perimeter is zoned RLD or RMD. Exceptions:</u> a. <u>This section shall not apply where the proposed PUD lots abut mapped or platted critical areas on the abutting property.</u> 3. <u>Compatibility measures.</u> a. <u>Building lot size for lots subject to this section shall not be less than 65 percent of that permitted in the underlying zone, and may not be</u>	Adjust to reflect intent for perimeter compatibility to only apply to adjacent residential developments.

Code Section	Code Language	Rationale
	<u>modified or reduced through the PUD or variance process; or</u> <u>b. If the applicant proposes to reduce the perimeter lot sizes below 80 percent of that permitted in the underlying zone, the applicant will provide landscaping on the external public streets at a minimum of 15 feet wide to an L3 standard, with the exception of Pioneer Street, Hillhurst Road, and 45th Street/Royle Road, which are subject to RDC 18.210.065.</u> <u>c. Within a PUD in the RLD zones, only detached single-family dwellings, an open space tract with a minimum width of 20 feet, critical areas tract, public or private street, or similar intervening element as determined by the Community Development Director shall abut any property line external to the proposed PUD where the abutting property is less than five acres or greater than 20,000 square feet and the platting of the abutting property into less than five acres predates the proposed PUD.</u> 2. Within a PUD, only detached single-family dwellings, or platted open space with a minimum width of 15 feet, shall abut or be adjacent to any property line external to the proposed PUD where the abutting or adjacent property is less than five acres and the platting of the abutting or adjacent property into less than five acres predates the proposed PUD. If the PUD is within the RMD-16 zone and the development does not include any detached single-family dwellings, this requirement does not apply. 3. Building lot size and yard setbacks for lots abutting or adjacent to the exterior boundary line of the PUD area shall not be less than that permitted in the underlying zone, and may not be modified or reduced through the PUD or variance process. 4. If the abutting or adjacent property is undevelopable under this title, the review authority may reduce the perimeter lot size and building setback requirement to the minimum standards permitted in this chapter and may also reduce or eliminate requirements for screening of the affected perimeter area.	

Code Section	Code Language	Rationale
18.401.090.E	Street Design. All streets shall be constructed consistent with City of Ridgefield Engineering Standards, except as explicitly modified below or through a modification of standards approved through the <u>PUD subdivision review process</u> <u>or engineering review process</u>. 1. Within the PUD, local street pavement widths may be reduced from standard street widths to twenty feet for one-way traffic provided that all the following conditions are fulfilled: a. On-site parking shall be provided which is functionally convenient to dwelling units; b. Provide on-site parking at least equal to the underlying zone requirement plus one stall per unit for guest parking; c. One-way streets or loop streets with one access point shall serve no more than fifteen single family residential units and will be no more than one thousand feet long, and one-way streets shall be signed at every intersection; d. On-street parking shall be limited to one side of the street, and "no parking" or "fire lane" signs shall be required; e. There shall be provided, through covenants or other legal means, assurance of permanent maintenance of private streets and parking areas; f. All areas that are to be occupied or traveled over by motor vehicles shall be paved and constructed to city standards; and g. Where there is no reasonable alternative except to allow a street through sensitive lands, and abutting lots do not take access directly from this street, parking lanes shall not be required.	Remove engineering details from PUD standards; all street design including modifications to be addressed through the Engineering Standards.
18.401.090.I	Minimum Frontage. Each lot used for single-family <u>detached</u> residential <u>development purposes</u> shall have a thirty-five-foot minimum frontage on a public or private street, except for a lot fronting the bulb of a cul-de-sac, which shall have a twenty-five-foot minimum frontage. Each lot used for <u>single-family attached and multifamily residential development purposes</u> shall have a twenty-five-foot minimum frontage on a public street, except for a lot fronting the bulb of a cul-de-sac, which shall have a twenty-foot minimum frontage. Lots developed consistent with the cottage housing	Clarify which types of housing uses are subject to the single-family or multifamily frontage minimums.

Code Section	Code Language	Rationale
	provisions of RDC 18.210.150 are exempt from these frontage requirements.	
18.401.090.R	Pedestrian Circulation Facilities. Within the PUD, sidewalks shall be constructed in accordance with city of Ridgefield engineering standards. Additional pedestrian facilities shall be required to be dedicated and constructed at the developer's expense, including connections with planned city and county trail systems, public accessways to connect to cul-de-sac streets and to pass through oddly shaped or unusually long blocks. These facilities shall create a network of public paths which shall be: 1. Functionally and safely convenient to each dwelling unit served; 2. Functionally and safely convenient to schools and to industrial, commercial, recreational and utility areas within or adjacent to the project, and functionally convenient to a larger pedestrian circulation system outside the PUD; 3. Hard surfaced to accommodate a variety of users; <u>and</u> 4. Lighted for security and safety; and 5. Compliant with City Engineering Standards.	Remove in favor of relocation to engineering standards. Renumber remaining sections.
18.401.090.T	1. Private access to collector and arterial streets shall be minimized; <u>and</u> 2. Parallel through streets and contoured grid patterns shall be encouraged; and	Remove in favor of relocation to engineering standards. Renumber remaining sections.
RDC 18.620 – Procedure for Subdivision		
18.620.010	C. The planned unit development (PUD) process found in Chapter 18.401 is optional. When used, the PUD shall be completed in conjunction with a subdivision consistent with this chapter. D. Whenever a proposed PUD involves the creation of ten or more new lots, regardless of size, a separate subdivision application shall be filed and considered at the same time as the PUD application.	Delete outdated procedural reference and renumber following sections.
RDC 18.720 – Off-Street Parking and Loading		

Code Section	Code Language	Rationale
18.720.020.E	Parking Areas in Setbacks. Driveways for parking areas may be located within required setbacks and yards. No other element of parking areas may be located within required setbacks and yards. —Required Yard. Except as provided in the applicable zoning district, required parking and loading spaces shall not be located in a required setback front, side or rear yards.	Clarify that driveways may cross required yards and setbacks, but all other portions of parking areas must be located outside of required yards.
18.720.020.G	7. Driveways Service drives to off-street parking areas shall be designed and constructed to facilitate the flow of traffic, to provide maximum safety of traffic access and egress, and to provide maximum safety of pedestrians and vehicular traffic on the site. The number of driveways service drives shall be limited to the minimum that will allow the property to accommodate and service the traffic to be anticipated. Driveways Service drives shall be clearly and permanently marked and defined through the use of rails, fences, walls or other barriers or markers on frontage not occupied by driveways service drives. Driveways Service drives to drive-in establishments shall be designed to avoid backing movements or other maneuvering within a street, other than an alley. 8. Driveways Service drives shall provide minimum sight distances required by the engineering standards. have a minimum vision clearance area formed by the intersection of the driveway centerline, the street right-of-way line, and a straight line joining said lines through points twenty feet from their intersection.	Use consistent terms throughout parking section, to better implement above allowance for driveways within setbacks. “Driveway” is a defined term in RDC 18.100 that includes service drives. Update sign distance requirements to refer to engineering standards, which establish more specific requirements based on various site characteristics.
RDC 13.05.070 – Violations and penalty		
13.05.070 A	Any violation of this title shall constitute an infraction punishable by a penalty of \$500 and shall be governed by the Infraction Rules for Courts of Limited Jurisdiction (IRLJ). In the event the court determines that the defendant has committed an infraction, a civil penalty in the minimum amount of five hundred dollars, no more than two hundred fifty dollars of which may be suspended, shall be imposed upon the responsible person. Any additional penalty will be in the discretion of the court. Each day such incident is in existence shall constitute a separate and distinct infraction for the purpose of imposing a civil penalty. be a civil violation subject to a penalty of \$500. the penalties and abatement process set forth	

Code Section	Code Language	Rationale
	in RMC Chapter 18.385 as enacted or hereinafter amended.	

ORDINANCE NO. 1238

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON ADOPTING A MORATORIUM WITHIN THE CORPORATE BOUNDARIES OF THE CITY ON THE FILING, ACCEPTANCE, PROCESSING, AND/OR APPROVAL OF APPLICATIONS OR PERMITS FOR ANY NEW SELF-SERVICE STORAGE FACILITIES; PROVIDING FOR SEVERABILITY AND CORRECTION OF CLERICAL ERRORS; DECLARING AN EMERGENCY; AND ESTABLISHING AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, the Ridgefield Municipal Code (RMC) Title 18, the Ridgefield Development Code currently permits self-storage facilities, defined as warehousing facilities, in the Employment (E) zone with the approval of a conditional use permit; and

WHEREAS, since July 2016 two (2) self-service storage facilities have been permitted and three (3) self-storage facility proponents have approached the city about locating additional facilities in the city; and

WHEREAS, after further analysis, the Community Development Director determined that self-service storage facilities should be analyzed, particularly in relationship to the unique vision that has been adopted for the city and its employment goals; and

WHEREAS, the City of Ridgefield is authorized to adopt a moratorium, interim zoning ordinance, and interim official controls as methods to preserve the status quo while Comprehensive Plan and/or Zoning Code amendments are considered, prepared and enacted; and

WHEREAS, the City desires to impose a moratorium on the filing, acceptance, processing, and/or approval of applications or permits for self-service storage facilities within the corporate boundaries of the City; and

WHEREAS, a moratorium will allow time for the City to adopt development regulations for self-service storage facilities so as to ensure consistency with the City's Comprehensive Plan, the development regulations, and to ensure consistency and conformity with the surrounding community while maintaining the status quo; and

WHEREAS, pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City Council may adopt a moratorium for a period of up to six (6) months without notice and public hearing provided that the City holds a public hearing within sixty (60) days after the adoption of this Ordinance; and

WHEREAS, RCW 35A.13.190 permits and ordinance to become effective immediately but requires that it must be passed by a majority plus one of the whole membership of the council to have such an effect; and

WHEREAS, without an immediate moratorium, proponents could file applications vesting development that is incompatible with the City's vision for the City, thereby justifying the declaration of emergency to preserve the public health, safety, and welfare;

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

Section 1. **Moratorium Established.** The City hereby imposes a moratorium on the filing, acceptance, processing, and/or approval of all new self-storage facility applications or permits within all zoning districts within the corporate boundary of the City of Ridgefield.

Section 2. **Definition.** For the purposes of this moratorium a self-service storage facility shall be defined as: Of, relating to, or being a commercial facility in which customers can rent space to store possessions.

Section 3. **Effective Duration of Moratorium.** The moratorium set forth in this Ordinance shall be in effect for a period of six (6) months from the date this Ordinance is adopted and will automatically expire at the conclusion of that six month period unless the same is extended as provided in RCW 35A.63.220 and RCW 36.70A.390, or unless terminated sooner by City Council.

Section 4. **Public Hearing.** Pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City Council will hold a public hearing at its regularly scheduled at 6:30pm in the Ridgefield Community Center on June 22, 2017 or as soon thereafter as the business of the City Council shall permit, in order to take public testimony and to consider adopting further findings.

Section 5. **Referral to Staff.** The Community Development Director and/or designee is hereby authorized and directed to study and develop appropriate land use regulations pursuant to Washington law and consistent with the Ridgefield Comprehensive Land Use Plan and associated documents for review and recommendation for inclusion into the provisions of the City of Ridgefield Municipal Code, Title 18.

Section 6. **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 7. **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 8. **Emergency Ordinance and Effective Date.** The City Council hereby finds and declares this Ordinance is a public emergency ordinance necessary for the protection of the public health, safety, property, or peace, and shall take effect and be in full force immediately upon its adoption by a majority vote plus one of the whole member of the Council, and that the same is not subject to a referendum (RCW 35A.11.090). The underlying facts necessary to support this emergency declaration are included in the "WHEREAS" clauses above, all of which are adopted by reference as findings of fact as if fully set forth herein. This Ordinance does not affect any existing vested rights.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 22nd DAY OF JUNE 2017.

CITY OF RIDGEFIELD

Mayor, Ron Onslow

ATTEST:

Julie Basarab
Deputy City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

Public Hearing: June 22, 2017
First reading: June 22, 2017
Second Reading/Passage: Waived
Date of Publication: XXXXXXXXXX
Effective Date: June 22, 2017

Attachment: Ord. 1238 Emer_Moratorium_self storage (1317 : Ridgefield Development Code Updates)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: June 22, 2017

ITEM: BUSINESS

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Relating to the Acquisition by Eminent Domain of Certain Property in the City of Ridgefield for the 35th Avenue Roundabout Street Improvement Project; Declaring Public Use and Necessity for Land and Property to be Condemned for the Construction of the Project, Authorizing the Condemnation of Property Therefore, Authorizing the Payment Therefore, and Authorizing the City Attorney to Prosecute Such Action in the Event Direct Purchase Efforts Are Not Successful.

GOVERNING LEGISLATION:

RCW 8.12.005 and RCW 8.25.290

PREVIOUS COUNCIL ACTION TAKEN:

First Reading on June 8, 2017.

SUMMARY/BACKGROUND:

The City of Ridgefield received a grant for the design and construction of the 35th Avenue Roundabout from the Washington Transportation Improvement Board in late 2015. The City and its consultant PBS Engineering (formerly HDJ Design Group) have completed design of the project, and are ready to begin construction. In parallel with the design of the project, the project team has been working with Universal Field Services to appraise and acquire the right-of-way necessary for the project. The City has acquired all right-of-way necessary, with the exception of the southeast corner of the roundabout on property owned by Karen Lahti. City staff first met with Ms. Lahti about the project in June of 2016, and Universal Field Services completed an appraisal of the property in August of 2016. Beginning in November of 2016 the project team began contacting Ms. Lahti to set up a meeting with her to present an offer of compensation.

In March of 2017, the project team was able to arrange a meeting with Ms. Lahti on the property and presented her with an offer of \$110,769 based on the appraised value of the property before and after the right of way acquisition. The ROW to be acquired with this offer included all right-of-way necessary along Pioneer Street for the proposed and future frontage improvements, as well as right-of-way on S. 35th Ave and area for stormwater improvements. The City has subsequently revised the offer to 122,905 to take into account the sale of the property directly to the east that took place after the appraisal was completed. To date the City has not been able to reach an agreement on the acquisition price.

To avoid further delays to the project the City is proceeding with condemnation of the right-of-way necessary for the project. The property to be condemned has been reduced from the original acquisition offer to only that area that is necessary for the construction of the 35th Avenue

Roundabout project.

The City has mailed notice to Ms. Lahti via certified mail and has posted notice in both the Reflector and the Columbian to provide required notification per RCW 8.25.290.

BUDGET/FINANCIAL IMPACTS:

Budget impact has yet to be determined for the just compensation due the property owner for the reduced right-of-way area. The right-of-way will be purchased using Grant and City funds for the 35th Avenue Roundabout project.

RECOMMENDED ACTION OR MOTION:

Staff recommends Council adopt Ordinance No. 1235 by making the following motion:

“I move to adopt Ordinance No. 1235, as presented.”

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS: Lahti North ROW (PDF)
Lahti West ROW (PDF)
Lahti Stormwater Esmt (PDF)
Lahti TCE South-West (PDF)
Lahti TCE West (PDF)

ORDINANCE NO. 1235

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON RELATING TO THE ACQUISITION BY EMINENT DOMAIN OF CERTAIN PROPERTY IN THE CITY OF RIDGEFIELD FOR THE 35TH AVENUE ROUNDABOUT STREET IMPROVEMENT PROJECT; DECLARING PUBLIC USE AND NECESSITY FOR LAND AND PROPERTY TO BE CONDEMNED FOR THE CONSTRUCTION OF THE PROJECT, AUTHORIZING THE CONDEMNATION OF PROPERTY THEREFORE, AUTHORIZING THE PAYMENT THEREFORE, AND AUTHORIZING THE CITY ATTORNEY TO PROSECUTE SUCH ACTION IN THE EVENT DIRECT PURCHASE EFFORTS ARE NOT SUCCESSFUL.

Whereas, the 35th Ave Roundabout project is a street improvement project that will provide improvements to include a 2-lane roundabout and associated pedestrian and bicycle facilities; and

Whereas, the goals for this project include increasing intersection safety and mobility, as well as providing traffic calming in the vicinity of the project; and

Whereas, the 35th Ave Roundabout project is included within the City's six-year capital facilities plan; and

Whereas, the 35th Ave Roundabout project is necessary to accommodate the transportation needs of this area of the City and to improve access to SR-501, also known as Pioneer Street; and

Whereas, the City of Ridgefield has received a grant to fund the Construction of the 35th Ave Roundabout project from the Transportation Improvements Board; and

Whereas, the design of the project has been completed and the construction is estimated to begin in July of 2017; and

Whereas, time is of the essence to acquire the property to meet the time limits mandated by the project funding, and the property is critical to the project and necessary for public safety, welfare, and transportation needs; and

Whereas, based on the foregoing, the City Council finds that it is necessary to acquire certain property by eminent domain; and

Whereas, the City has provided notice of the planned final action described below, in the manner provided for in RCW 8.12.005 and 8.25.290;

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

Section 1. **Findings of Fact.** Each and every of the recitals contained in the 'whereas' clauses of the preamble to this ordinance are hereby adopted as findings of fact and incorporated herein fully by reference.

Section 2. **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 to acquire certain property described herein by eminent domain.

Section 3. **Declaration of Public Use and Necessity.** The design and construction of the 35th Ave Roundabout project improvements and the property necessary therefore are hereby declared to be a public use and necessary for public purposes, namely to improve the intersection of Pioneer Street and 35th Avenue. The public use and necessity demands the acquisition of the property described in Section 4 for the construction of the 35th Ave Roundabout project.

Section 4. **Condemnation of Property Authorized.** The City shall, after reasonable efforts at direct negotiation, condemn such portion of the property at the south-east corner of Pioneer Street and S. 35th Avenue in Ridgefield, described in Exhibit A attached hereto and incorporated herein by this reference to obtain ownership and rights thereto, after just compensation having been first paid or paid into court for the owner in the manner prescribed by law.

Section 5. **Authorization of the City Attorney.** The City Attorney and/or designees are hereby authorized to commence condemnation proceedings for the property describe in Section 4, pursuant to law, to determine and make or pay just compensation, and to take such other steps as they deem necessary to complete acquisition of the property. The City Attorney is further authorized to adjust the extent of the property taken or acquired to facilitate implementation of this ordinance, provided that such adjustment shall not be inconsistent with the 35th Ave Roundabout project.

Section 6. **Compensation.** Compensation to be paid to the owners of the property identified in Section 4, and all costs of litigation therefore, shall be paid from the City's Capital Project Fund.

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

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 22nd DAY OF JUNE 2017.

Mayor, Ron Onslow

ATTEST:

Julie Basarab
Deputy City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

Public Hearing:
First reading:
Second Reading/Passage:
Date of Publication:
Effective Date:

Exhibit A



Exhibit "A"
Legal Description
Lahti Property
North Right of Way Dedication

Being a tract of land located in the Southeast one-quarter of Section 20, Township 4 North, Range 1 East, Willamette Meridian, Clark County, Washington, said tract being more particularly described as follows:

COMMENCING FROM the Center of said Section 20;

Thence South 01°26'48" West, along the North-South centerline of said Section 20, for a distance of 25.22 feet **TO THE TRUE POINT OF BEGINNING;**

Thence South 01°26'48" West, continuing along the North-South centerline of said Section 20, for a distance of 79.78 feet;

Thence South 88°33'12" East, leaving said North-South centerline, for a distance of 52.96 feet to an angle point;

Thence North 61°55'04" East, for a distance of 100.63 feet to a point 60.00 feet Southerly of, when measured perpendicular to the centerline of State Route 501 (Pioneer Street);

Thence South 88°42'39" East, along a line parallel with the centerline of said State Route 501, for a distance of 98.50 feet to an angle point;

Thence North 01°17'21" East, for a distance of 30.00 feet to a point on the Southerly right-of-way line of said State Route 501, said point being 30.00 feet southerly of, when measured perpendicular to, the centerline of said State Route 501;

Thence North 88°42'39" West, along the Southerly right-of-way line of said State Route 501, for a distance of 181.57 feet to the beginning of a 2895.00 foot radius tangent curve to the right;

Thence continuing along said Southerly right-of-way line and the arc of a 2895.00 foot radius curve to the right, through a central angle of 01°08'08" (the long chord of which bears North 88°08'35" West, a distance of 57.38 feet) for a distance of 57.38 feet **TO THE TRUE POINT OF BEGINNING;**

Contains in all 11,951 square feet or 0.274 acres, more or less.

Above bearings based on the East-West centerline of Section 20 as shown on the plat of "Green Gables PUD Phase 1" recorded in Book 311, Page 655, Clark County Plat Records.

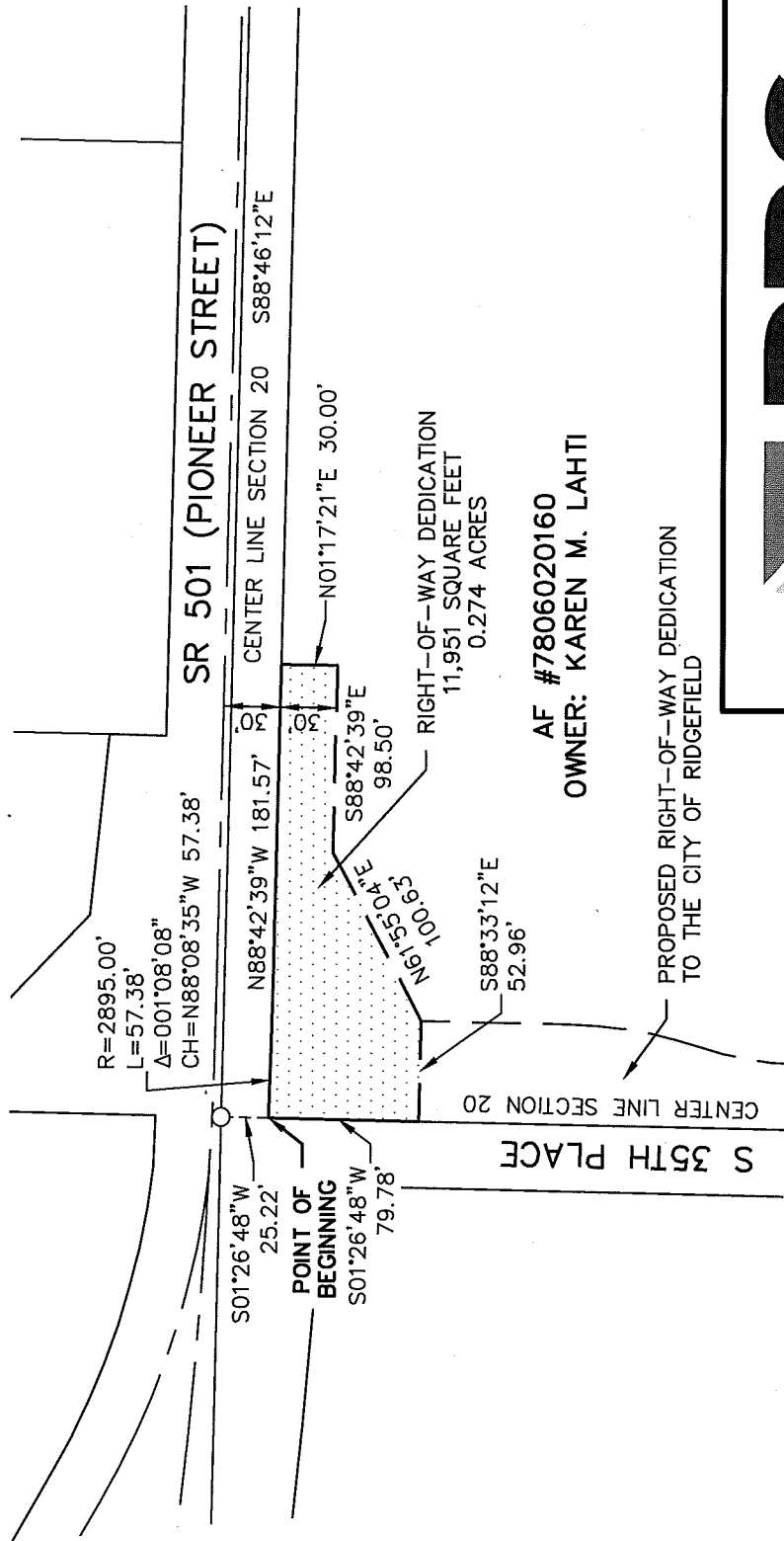
See Exhibit Map attached hereto.



EXHIBIT MAP

W.S.D.O.T. RIGHT OF WAY DEDICATION

JUNE 1, 2017



AF #7806020160
OWNER: KAREN M. LAHTI

PROPOSED RIGHT-OF-WAY DEDICATION
TO THE CITY OF RIDGEFIELD



DRAWN BY: RFS	SCALE: 1"=100'	6/1/2017
CHECKED BY: TLG	JOB NO.: 4083-02	SHEET 1 OF 1



Exhibit "A"
Legal Description
Lahti Property
West Right of Way Dedication

Being a tract of land located in the Southeast one-quarter of Section 20, Township 4 North, Range 1 East, Willamette Meridian, Clark County, Washington, said tract being more particularly described as follows:

COMMENCING FROM the Center of said Section 20;

Thence South $01^{\circ}26'48''$ West, along the North-South centerline of said Section 20, for a distance of 105.00 feet, to **THE TRUE POINT OF BEGINNING**;

Thence continuing South $01^{\circ}26'48''$ West, along said North-South centerline, for a distance of 250.43 feet;

Thence South $88^{\circ}33'12''$ East, leaving said North-South centerline, for a distance of 35.00 feet to an angle point;

Thence North $01^{\circ}26'48''$ East, along a line parallel with said North-South centerline, for a distance of 52.67 feet to the beginning of a 165.00 foot radius tangent curve to the right;

Thence along the arc of a 165.00 foot radius tangent curve to the right, through a central angle of $17^{\circ}14'09''$ (the chord of which bears North $10^{\circ}03'53''$ East, a distance of 49.45 feet) for a distance of 49.64 feet to the beginning of a 235.00 foot radius reverse curve to the left;

Thence along the arc of a 235.00 foot radius curve to the left, through a central angle of $17^{\circ}14'09''$ (the chord of which bears North $10^{\circ}03'53''$ East, a distance of 70.43 feet) for a distance of 70.69 feet to a point of tangency;

Thence North $01^{\circ}26'48''$ East, along a line parallel with said North-South centerline, for a distance of 79.23 feet to an angle point;

Thence North $88^{\circ}33'12''$ West, for a distance of 52.96 feet to **THE TRUE POINT OF BEGINNING**;

Contains in all 11316 square feet or 0.260 acres, more or less.

Above bearings based on the East-West centerline of Section 20 as shown on the plat of "Green Gables PUD Phase 1" recorded in Book 311, Page 655, Clark County Plat Records.

See Exhibit Map attached hereto.



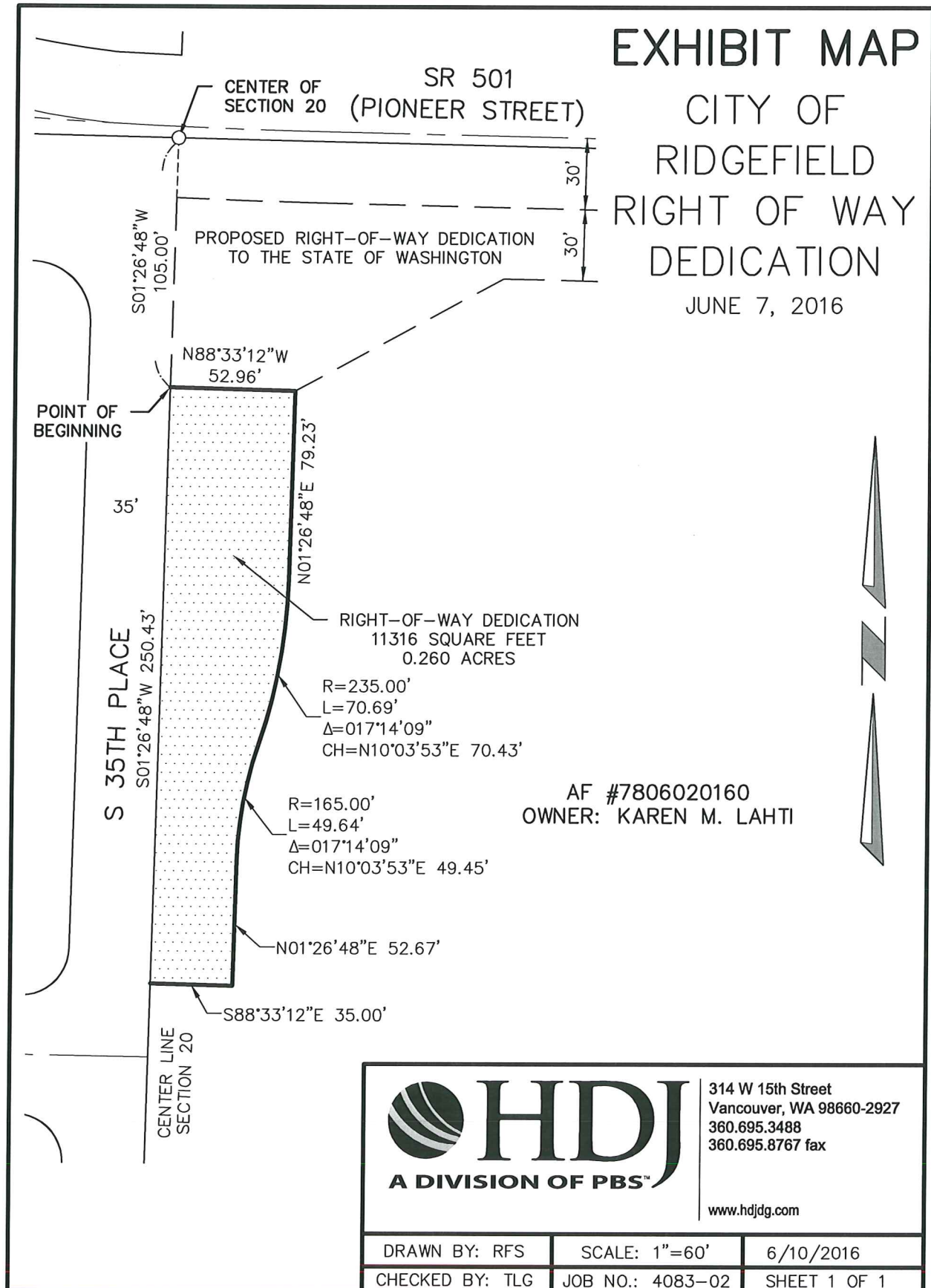




Exhibit "A"
Legal Description
Lahti Property
Stormwater Easement

Being a tract of land located in the Southeast one-quarter of Section 20, Township 4 North, Range 1 East, Willamette Meridian, Clark County, Washington, said tract being more particularly described as follows:

COMMENCING FROM the Center of said Section 20;

Thence South 88°46'12" East, along the East-West centerline of said Section 20, for a distance of 453.44 feet to a point;

Thence South 01°13'48" West, along a line perpendicular to said East-West centerline, for a distance of 26.26 feet to a point on the Southerly right-of-way line of State Route 501 (Pioneer Street), said point being 30.00 feet Southerly of, when measured perpendicular to the centerline of said State Route 501 and **POINT OF BEGINNING**;

Thence South 01°17'21" West, for a distance of 10.00 feet;

Thence South 88°42'39" East, along a line parallel with said centerline of State Route 501, for a distance of 30.00 feet to an angle point;

Thence North 01°17'21" East, for a distance of 10.00 feet to the Southerly right-of-way line of State Route 501 (Pioneer Street);

Thence North 88°42'39" West, along said Southerly right-of-way line, for a distance of 30.00 feet to the **POINT OF BEGINNING**;

Contains in all 300 square feet or 0.007 acres, more or less.

Above bearings based on the East-West centerline of Section 20 as shown on the plat of "Green Gables PUD Phase 1" recorded in Book 311, Page 655, Clark County Plat Records.

See Exhibit Map attached hereto.



EXHIBIT MAP

LAHTI PROPERTY STORMWATER EASEMENT

JUNE 1, 2017

SR 501 (PIONEER STREET)

S88°46'12"E 453.44'
CENTER LINE SECTION 20

S 35TH PLACE

SECTION 20
CENTER LINE

PROPOSED RIGHT-OF-WAY DEDICATION
TO THE STATE OF WASHINGTON

PROPOSED RIGHT-OF-WAY DEDICATION
TO THE CITY OF RIDGEFIELD

POINT OF BEGINNING

S01°17'21"W
10.00'

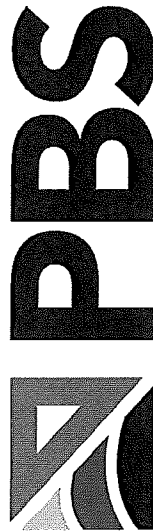
N01°17'21"E
10.00'

STORMWATER EASEMENT
300 SQUARE FEET
0.007 ACRES

S88°42'39"E
30.00'

N88°42'39"W
30.00'

AF #7806020160
OWNER: KAREN M. LAHTI



DRAWN BY: RFS	SCALE: 1"=60'	6/1/2017
CHECKED BY: TLG	JOB NO.: 4083-02	SHEET 1 OF 1



Exhibit "A"
Legal Description
Lahti Property
Temporary Construction Easement

Being a tract of land located in the Southeast one-quarter of Section 20, Township 4 North, Range 1 East, Willamette Meridian, Clark County, Washington, said tract being more particularly described as follows:

COMMENCING FROM the Center of said Section 20;

Thence South 88°46'12" East, along the East-West centerline of said Section 20, for a distance of 238.84 feet to a point;

Thence South 01°13'48" West, along a line perpendicular to said East-West centerline, for a distance of 26.04 feet to a point on the Southerly right-of-way line of State Route 501 (Pioneer Street), said point being 30.00 feet Southerly of, when measured perpendicular to the centerline of said State Route 501 and **POINT OF BEGINNING**;

Thence South 01°17'21" West, for a distance of 10.00 feet;

Thence South 88°42'39" East, along a line parallel with said centerline of State Route 501, for a distance of 279.06 feet to an angle point;

Thence North 01°17'21" East, for a distance of 10.00 feet to the Southerly right-of-way line of State Route 501 (Pioneer Street);

Thence North 88°42'39" West, along said Southerly right-of-way line, for a distance of 279.06 feet to the **POINT OF BEGINNING**;

ALSO INCLUDING:

COMMENCING FROM the Center of said Section 20;

Thence South 88°46'12" East, along the East-West centerline of said Section 20, for a distance of 238.84 feet to a point;

Thence South 01°13'48" West, along a line perpendicular to said East-West centerline, for a distance of 26.04 feet to a point on the Southerly right-of-way line of State Route 501 (Pioneer Street), said point being 30.00 feet Southerly of, when measured perpendicular to the centerline of said State Route 501;

Thence South 01°17'21" West, for a distance of 30.00 feet to the **POINT OF BEGINNING**;

Thence North 88°42'39" West, along a line parallel with said centerline of State Route 501, for a distance of 98.50 feet to an angle point;

Thence South 61°55'04" West, for a distance of 10.19 feet;

Thence South $88^{\circ}42'39''$ East, along a line parallel with said centerline of State Route 501, for a distance of 107.39 feet to an angle point;

Thence North $01^{\circ}17'21''$ East, for a distance of 5.00 feet to the **POINT OF BEGINNING**;

Contains in all 3,306 square feet or 0.076 acres, more or less.

Above bearings based on the East-West centerline of Section 20 as shown on the plat of "Green Gables PUD Phase 1" recorded in Book 311, Page 655, Clark County Plat Records.

See Exhibit Map attached hereto.

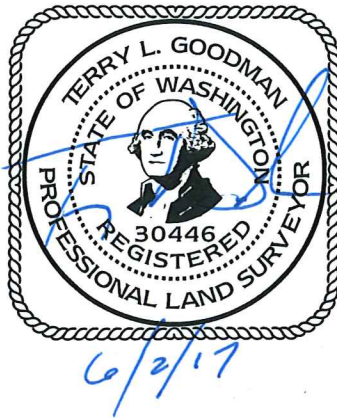


EXHIBIT MAP

TEMPORARY CONSTRUCTION EASEMENT

JUNE 1, 2017

SR 501 (PIONEER STREET)

S88°46'12"E 238.84' S01°13'48"W 26.04' CENTER LINE SECTION 20 S88°46'12"E

POINT OF BEGINNING

S01°17'21"W 10.00' N88°42'39"W 98.50' S88°42'39"E 107.39'

TEMPORARY CONSTRUCTION EASEMENT
515 SQUARE FEET
0.012 ACRES

PROPOSED RIGHT-OF-WAY DEDICATION
TO THE STATE OF WASHINGTON

PROPOSED RIGHT-OF-WAY DEDICATION
TO THE CITY OF RIDGEFIELD

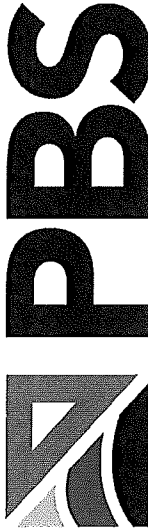
"ALSO INCLUDING" POINT OF BEGINNING

TEMPORARY CONSTRUCTION EASEMENT
2,791 SQUARE FEET
0.064 ACRES

AF #7806020160
OWNER: KAREN M. LAHTI

S 35TH PLACE

SECTION 20



DRAWN BY: RFS	SCALE: 1"=40'	6/1/2017
CHECKED BY: TLC	JOB NO.: 4083-02	SHEET 1 OF 1

Attachment: Lahti TCE South-West (1337 : 35TH Avenue Roundabout Right of Way Public Use)



Exhibit "A"
Legal Description
Lahti Property
Temporary Construction Easement

Being a tract of land located in the Southeast one-quarter of Section 20, Township 4 North, Range 1 East, Willamette Meridian, Clark County, Washington, said tract being more particularly described as follows:

COMMENCING FROM the Center of said Section 20;

Thence South 01°26'48" West, along the North-South centerline of said Section 20, for a distance of 105.00 feet;

Thence South 88°33'12" East, leaving said North-South centerline, for a distance of 52.96 feet to **THE TRUE POINT OF BEGINNING**;

Thence North 61°55'04" East, for a distance of 11.49 feet;

Thence South 01°26'48" West, along a line parallel with said North-South centerline, for a distance of 84.90 feet to an angle point;

Thence North 88°33'12" West, for a distance of 10.00 feet;

Thence North 01°26'48" East, along a line parallel with said North-South centerline, for a distance of 79.23 feet to **THE TRUE POINT OF BEGINNING**;

Contains in all 821 square feet or 0.019 acres, more or less.

Above bearings based on the East-West centerline of Section 20 as shown on the plat of "Green Gables PUD Phase 1" recorded in Book 311, Page 655, Clark County Plat Records.

See Exhibit Map attached hereto.

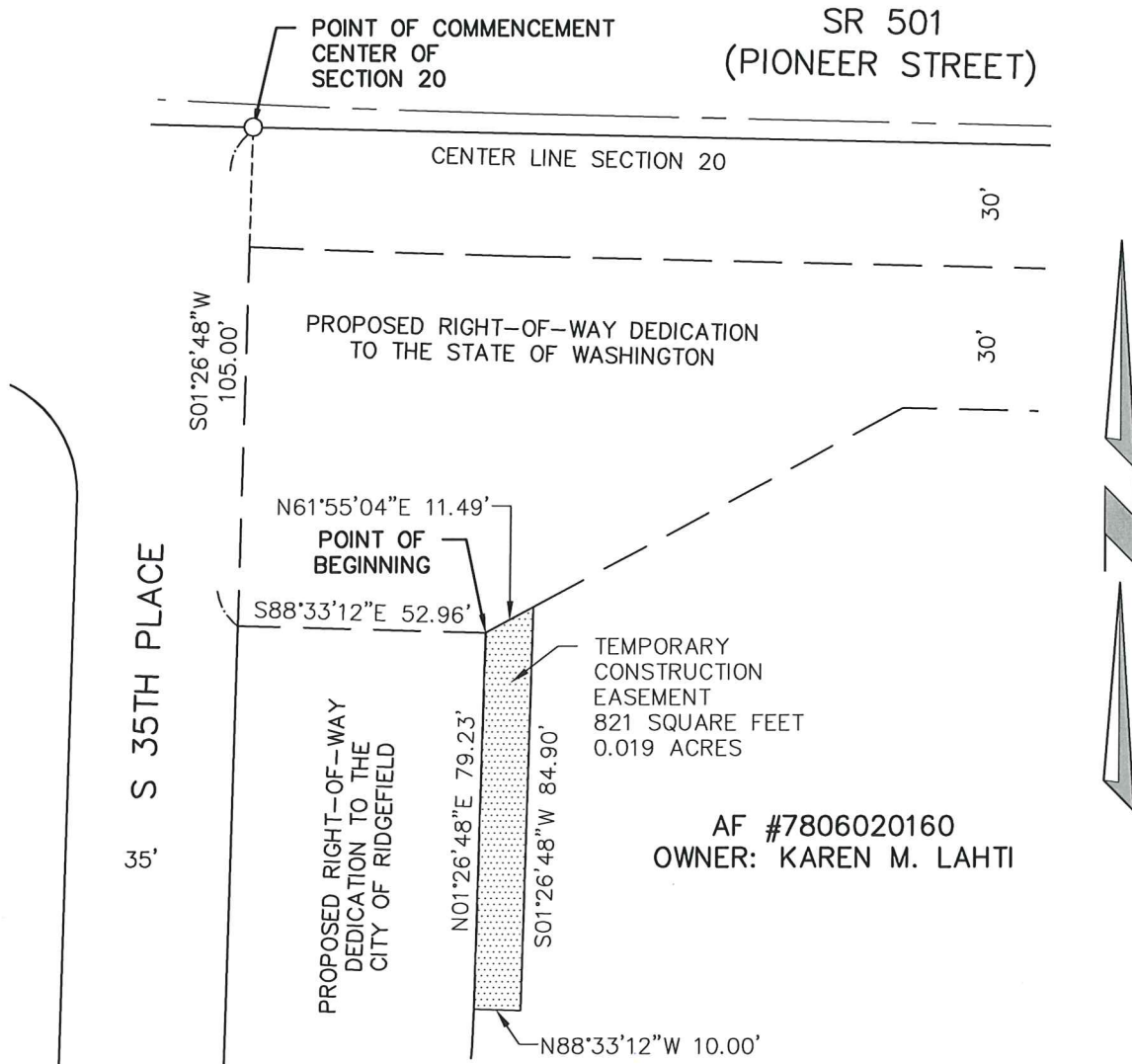


EXHIBIT MAP

LAHTI PROPERTY

TEMPORARY CONSTRUCTION EASEMENT

AUGUST 4, 2016



314 W 15th Street
Vancouver, WA 98660-2927
360.695.3488
360.695.8767 fax

www.hdjdg.com

DRAWN BY: RFS	SCALE: 1"=40'	8/4/2016
CHECKED BY: TLG	JOB NO.: 4083-02	SHEET 1 OF 1

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: June 22, 2017

ITEM: BUSINESS

AGENDA ITEM TITLE: Motion - Approval Award for the 35Th Avenue Roundabout Construction Contract

GOVERNING LEGISLATION:

Revised Code of Washington Title 35 – Cities and Towns

PREVIOUS COUNCIL ACTION TAKEN:

None

SUMMARY/BACKGROUND:

In late 2015 the City applied for and received a TIB Grant for the design and construction of the 35th Avenue Roundabout. The project will construct a 2-lane roundabout and associated bicycle, pedestrian and stormwater improvements. The City contracted with HDJ Design Group (which was acquired by PBS Engineering during design) to complete the design of the project, and the project was first bid in May. The City received four bids; however, two of the four bids were found to be non-responsive, and the lowest bid was significantly higher than the Engineer's Estimate. Because of these issues, the Council rejected the original bids and authorized staff to re-bid the project. With the re-bid the project team incorporated design changes to reduce the overall price of the project construction. Bids will be opened on the 22nd and bid information will be available at the Council meeting.

BUDGET/FINANCIAL IMPACTS:

The total approved cost for this project from TIB is \$2,660,096.

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: June 22, 2017

ITEM: PUBLIC HEARING/BUSINESS

AGENDA ITEM TITLE: A Resolution of the City of Ridgefield, Washington Adopting a Revised Comprehensive Six-Year Transportation Improvement Program for 2018-2023

GOVERNING LEGISLATION:

RCW 35.77.010, Perpetual Advanced Six Year Plans for Coordinated Transportation Program Expenditures

PREVIOUS COUNCIL ACTION TAKEN:

Council has adopted resolutions through the years providing annual revisions to the City's Six Year Transportation Improvement Program. Most recently, Resolution No. 508 was adopted on June 9, 2016, which updated the City's Transportation Improvement Program for 2017-2022.

SUMMARY/BACKGROUND:

Per RCW 35.77.010, the legislative body of each city and town, pursuant to one or more public hearings thereon, shall prepare and adopt a comprehensive transportation program for the ensuing six calendar years. The six-year program shall specifically set forth those projects and programs of regional significance for inclusion in the transportation improvement program within that region. Exhibit 1 presents the staff-prepared City of Ridgefield Six Year Transportation Program for 2018-2023.

BUDGET/FINANCIAL IMPACTS:

Costs for capital improvement projects will be funded through federal/state grants or allocations, City-collected traffic impact fees, Real Estate Excise Tax and developer-required improvements, as applicable.

RECOMMENDED ACTION OR MOTION:

1. Staff recommends that Council conduct a public hearing of Resolution No. 529 in accordance with the most-recently adopted City of Ridgefield Governance Manual.
2. Staff recommends that Council Consider Resolution No. 508 for adoption. Should the City Council wish to adopt Resolution No. 529, a suggest motion would be:

"I move to adopt Resolution No. 529 as presented."

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS:

2018-2023 TIP (PDF)

Resolution No.529**A RESOLUTION OF THE CITY OF RIDGEFIELD, WASHINGTON ADOPTING A REVISED
COMPREHENSIVE SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM FOR 2018-2023**

WHEREAS, pursuant to Revised Code of Washington (RCW) Section 35.77.010, City staff have prepared a revised and extended Comprehensive Six-Year Transportation Improvement Program for 2018-2023; and,

WHEREAS, the purpose of said revised and extended program is to ensure that the City of Ridgefield will have available advance plans for use as a guide in carrying out a coordinated street construction program; and,

WHEREAS, notice of the time and place for a hearing of said plan was published in accordance with laws requiring setting time and place for a hearing thereon at the Ridgefield Community Center, 210 N. Main Avenue, Ridgefield, Washington on June 22, 2017, at a regular City Council meeting. At such time and place, City Council held a public hearing and considered said Comprehensive Six-Year Transportation Improvement Program for 2018-2023.

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

1. The City of Ridgefield Comprehensive Six-Year Transportation Improvement Program for 2018-2023 attached hereto as Exhibit "1" is adopted as the current transportation improvement program for the City of Ridgefield. The Public Works Director is hereby directed to forthwith file the revised and extended Comprehensive Six-Year Transportation Improvement Program for 2018-2023 with the Washington State Department of Transportation.
2. This resolution shall be in full force and effect on June 22, 2017

ADOPTED AT A REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF
RIDGEFIELD, WASHINGTON THIS 22nd DAY OF JUNE 2017.

CITY OF RIDGEFIELD

Ron Onslow, Mayor

ATTEST/AUTHENTICATED:

Julie Basarab

City Clerk

Functional Class	Evaluation Criteria	Project Identification		Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Dollars							Expenditure Schedule					
		A. Pin/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID					Project Phase	Phase Start (yyyy)	Fund Source Information					1st	2nd	3rd	4th	5th & 6th	
										Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds						Total Funds
1	2	3	4	5	6	7	8	9	10	11	12	\$ 13	14	15	16	17	18	19	20	
17	Support Planned Dev. Multimodal Connectivity	A.T-18 C. 45th Ave Improvements D. 45th Ave E. N. 10th St to S. 15th St F. Widen to one lane each direction with center turn lane. Project to be constructed as development occurs and will be funded through developer contributions and traffic impact fees	B. RF 004	05	P	1250	Cable TV Gas Power Telephone Water Sewer	ALL	2017					\$ 7,203,820	\$ 7,203,820	\$ 150,000	\$ 4,000,000	\$ 250,000	\$ 250,000	\$ 500,000
		Totals								\$ -	\$ -	\$ -	\$ 7,203,820	\$ 7,203,820	\$ 150,000	\$ 4,000,000	\$ 250,000	\$ 250,000	\$ 500,000	
16	Support Planned Dev. Multimodal Connectivity	A. T-28 C. 85th Ave Improvements D. 85th Ave E. S. 5th St to N. 10th St. F. Widen to one lane each direction with center turn lane. Project to be constructed as development occurs and will be funded through developer contributions and traffic impact fees	B. RF 005	05	P	3960	Cable TV Gas Power Telephone Water Sewer	ALL	2018			\$ 1,692,496	\$ 2,538,744	\$ 4,231,240				\$ 100,000	\$ 200,000	
		Totals								\$ -	\$ -	\$ 1,692,496	\$ 2,538,744	\$ 4,231,240	\$ -	\$ -	\$ -	\$ 100,000	\$ 200,000	
14	Safety Connectivity	A. T-1 C. 9th Avenue and Pioneer Intersection Control D. Pioneer Street at 9th Ave E. MP 17.25 to MP 17.35 F. Signalized intersection control	B. RF 007	12	P	550	Gas Power	ALL	2021					\$ 404,790	\$ 404,790					\$ 404,790
		Totals								\$ -	\$ -	\$ -	\$ 404,790	\$ 404,790	\$ -	\$ -	\$ -	\$ -	\$ 404,790	
00	Multimodal Preservation	A. C. Downtown Streetscape D. Pioneer Street, 9th Ave, Division St E. F. Restore and rehabilitate streetscape, underground utilities, improve sidewalks and beautify.	B. RF 012	03	P	4000	Cable TV Power Telephone	ALL	2021			\$ 5,150,000	\$ 515,000	\$ 5,665,000					\$ 1,000,000	
		Totals								\$ -	\$ -	\$ 5,150,000	\$ 515,000	\$ 5,665,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	
14	Support Planned Dev. Multimodal Connectivity	A. T-15 C. Hillhurst Road Improvements D. Hillhurst Road E. Pioneer Street to Sevier Rd F. Widen to one lane each direction with center turn lane. Project to be constructed as development occurs and will be funded through developer contributions and traffic impact fees	B. RF 009	04	P	6700	Cable TV Gas Power Telephone Water Sewer	ALL	2017					\$ 6,348,920	\$ 6,348,920	\$ 150,000	\$ 150,000	\$ 150,000		\$ 500,000
		Totals								\$ -	\$ -	\$ -	\$ 6,348,920	\$ 6,348,920	\$ 150,000	\$ 150,000	\$ 150,000	\$ -	\$ 500,000	
16	Support Planned Dev. Multimodal Connectivity	A. T-25 C. Hillhurst Road Improvements D. Hillhurst Road E. Sevier Rd to 219th Extension F. Widen to two lanes each direction with center turn lane. Project to be constructed as development occurs and will be funded through developer contributions and traffic impact fees	B. RF 015	04	P	7800	Cable TV Gas Power Telephone Water Sewer	ALL	2017			\$ 4,307,718	\$ 12,923,153	\$ 17,230,870	\$ 200,000		\$ 400,000			
		Totals								\$ -	\$ -	\$ 4,307,718	\$ 12,923,153	\$ 17,230,870	\$ 200,000	\$ -	\$ 400,000	\$ -	\$ -	
16	Multimodal Safety	A. N-1 C. Main Ave Access Improvements D. Main Ave E. N. of Depot St. to N. City Limits F. Construct new multi-modal bicycle and pedestrian facility from end of existing sidewalk north to Ridgefield National Wildlife Refuge Headquarters, including new bridge over Gee Creek	B. RF 016	03, 07	C, P	2000		PE	2017	FLAP	\$ 537,554			\$ 81,452	\$ 603,349	\$ 435,000				
		Construction	2018					FLAP	\$ 2,815,760			\$ 426,654	\$ 3,160,401.87		\$ 3,160,402					
		Totals								\$ 3,353,314	\$ -	\$ -	\$ 508,106	\$ 3,763,751	\$ 435,000	\$ 3,160,402	\$ -	\$ -	\$ -	

Functional Class	Evaluation Criteria	Project Identification		Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Dollars							Expenditure Schedule					
		A. Pin/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID					Project Phase	Phase Start (yyyy)	Fund Source Information					1st	2nd	3rd	4th	5th & 6th	
										Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds						Total Funds
1	2	3		4	5	6	7	8	9	10	11	12	\$ 13	14	15	16	17	18	19	20
00	Preservation	A. B. RF 013 C. Annual Street Maintenance Program D. E. F. Roadway maintenance and restoration projects. Projects anticipated to be funded through combination of local finds, grants and loans.		07	C, P		Water Sewer	ALL	2017					\$ 2,008,500	\$ 2,008,500	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 400,000
		Totals							\$ -	\$ -	\$ -	\$ 2,008,500	\$ 2,008,500	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 400,000		
16	Economic Dev. Support Planned Dev. Multimodal Connectivity	A. T-10 B. RF 003 C. Pioneer Street Extension D. Pioneer Street E. 65th Ave to S. 5th St G. F. Construct extension of Pioneer Street in new alignment. Project anticipated to be constructed as development occurs and funded through grants, developer contributions and Traffic Impact Fees.		01	P	2500	Cable TV Gas Power Telephone Water Sewer	ALL	2020					\$ 6,639,380	\$ 6,639,380				\$ 250,000	
		Totals							\$ -	\$ -	\$ -	\$ 6,639,380	\$ 6,639,380	\$ -	\$ -	\$ -	\$ 250,000	\$ -		
14	Safety Support Planned Dev. Economic Dev. Multimodal Connectivity	A. T-8a,b B. RF 001 C. Pioneer Street Improvements Ph. 1 D. Pioneer Street E. 45th Ave to 56th Place G. F. Widen to two lanes each direction with center turn lane. Project to be constructed as development occurs and will be funded through developer contributions and traffic impact fees		04	P	2650	Cable TV Power Telephone Gas	ALL	2017				\$ 1,029,176	\$ 2,572,940	\$ 3,602,116	\$ 200,000	\$ 200,000		\$ 200,000	
		Totals							\$ -	\$ -	\$ 1,029,176	\$ 2,572,940	\$ 3,602,116	\$ 200,000	\$ 200,000	\$ -	\$ 200,000	\$ -		
14	Safety Support Planned Dev. Economic Dev. Multimodal Connectivity	A. T-5 B. RF 002 C. Pioneer St Improvements Ph. 2 D. Pioneer Street E. 35th Ave to 45th Ave G. F. Widen to two lanes each direction with center turn lane. Project to be constructed as development occurs and will be funded through developer contributions and traffic impact fees		04	P	2400	Cable TV Power Telephone Gas	ALL	2017				\$ 827,914	\$ 3,311,656	\$ 4,139,570	\$ 350,000				\$ 300,000
		Totals							\$ -	\$ -	\$ 827,914	\$ 3,311,656	\$ 4,139,570	\$ 350,000	\$ -	\$ -	\$ -	\$ 300,000		
14	Economic Dev. Support Planned Dev. Multimodal Connectivity	A. T-11 B. RF 010 C. Pioneer Street RR Overpass D. Pioneer Street E. N. Main Ave to Division St G. F. Construct extension of Pioneer Street in new alignment. Project to be constructed by the Port of Ridgefield and funded through grants, Port funds and Traffic Impact Fees.		01	C, P	1800	Cable TV Power Telephone	PE	2017						\$ 360,500	\$ 350,000				
		Const						STP Rural	\$ 2,214,500		\$ 8,240,000	\$ 1,442,000	\$ 11,896,500		\$ 11,900,000					
Totals			\$ 2,214,500	\$ -	\$ 8,240,000	\$ 1,442,000	\$ 12,257,000	\$ 350,000	\$ 11,900,000	\$ -	\$ -	\$ -								
00	Economic Dev. Multimodal Support Planned Dev.	A. T-12 B. RF 008 C. 51st Ave Improvements D. 51st Ave E. Pioneer Street to S. 20th Way G. F. Construct new roadway with one lane each direction and center turn lane on new alignment. Project anticipated to be constructed as development occurs and be funded through developer contributions and Traffic Impact Fees.		01	P	5800	Cable TV Gas Power Telephone Water Sewer	ALL	2018				\$ 1,030,412	\$ 4,121,648	\$ 5,152,060		\$ 300,000	\$ 250,000		\$ 200,000
		Totals							\$ -	\$ -	\$ 1,030,412	\$ 4,121,648	\$ 5,152,060	\$ -	\$ 300,000	\$ 250,000	\$ -	\$ 200,000		
16	Economic Dev. Support Planned Dev. Multimodal Connectivity	A. T-27 B. RF 006 C. 65th Ave Improvements D. 65th Ave E. Pioneer St to N.20th St G. F. Widen to one lane each direction with center turn lane. Project anticipated to be constructed as development occurs and to be funded through developer contributions and traffic impact fees.		05	P	5000	Cable TV Gas Power Telephone Water Sewer	ALL	2019					\$ 3,133,260	\$ 3,133,260			\$ 150,000		\$ 1,500,000
		Totals							\$ -	\$ -	\$ -	\$ 3,133,260	\$ 3,133,260	\$ -	\$ -	\$ 150,000	\$ -	\$ 1,500,000		

Functional Class	Evaluation Criteria	Project Identification		Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Dollars							Expenditure Schedule					
		A. Pin/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID					Project Phase	Phase Start (yyyy)	Fund Source Information					1st	2nd	3rd	4th	5th & 6th	
										Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds						Total Funds
1	2	3		4	5	6	7	8	9	10	11	12	\$ 13	14	15	16	17	18	19	20
17	Support Planned Dev. Connectivity Multimodal	A. T-19, N-21 C. S. 35th Ave Construction D. S.35th Ave E. Pioneer St. To S. 15th St F. Build S. 35th Ave to Collector standard. Project anticipated to be constructed as development occurs and to be funded through developer contributions .	B. RF 018 G.	01	P	3900	Cable TV Gas Power Telephone Water Sewer	ALL	2017					\$ 5,304,500	\$ 5,304,500	\$ 300,000	\$ 300,000	\$ 300,000		
		Totals							\$ -	\$ -	\$ -	\$ 5,304,500	\$ 5,304,500	\$ 300,000	\$ 300,000	\$ 300,000	\$ -	\$ -		
17	Support Planned Dev. Connectivity Multimodal	A. T-20 C. Rebuild S. 15th St D. S. 15th St E. S. 35th Ave to S. 45th Ave F. Re-construct S. 15th St to Collector Standard. Project anticipated to be constructed as development occurs and to be funded through developer contributions and traffic impact fees.	B. RF 019 G.	05	P	2600	Cable TV Gas Power Telephone Water Sewer	ALL	2017					\$ 4,832,760	\$ 4,832,760	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	
		Totals							\$ -	\$ -	\$ -	\$ 4,832,760	\$ 4,832,760	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ -	
16	Support Planned Dev. Economic Dev. Connectivity Multimodal	A. T-22 C. S. Royal Road Widening D. Royal Road E. Hillhurst Rd to S. 15th St F. Widen to one lane each direction with center turn lane. Project to be constructed as development occurs and will be funded through developer contributions and traffic impact fees	B. RF 020 G.	04	P	4700	Cable TV Gas Power Telephone Water Sewer	ALL	2017					\$ 2,794,390	\$ 2,794,390	\$ 150,000	\$ 1,000,000	\$ 250,000	\$ 250,000	\$ 250,000
		Totals							\$ -	\$ -	\$ -	\$ 2,794,390	\$ 2,794,390	\$ 150,000	\$ 1,000,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	
00	Multimodal	A. C. Annual Trail and Pathway Program D. E. F. Construct new trails and pathways Citywide.	B. RF 021 G.	01	P			ALL	2017					\$ 927,000	\$ 927,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 300,000
		Totals							\$ -	\$ -	\$ -	\$ 927,000	\$ 927,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 300,000		
14	Safety Economic Dev. Support Planned Dev. Connectivity Multimodal	A. T-3 C. Pioneer St. Improvements Ph. 3 D. Pioneer Street E. Reiman Rd. to 35th Ave F. Widen to two lanes each direction with center turn lane. Project to be constructed as development occurs and will be funded through developer contributions and traffic impact fees	B. RF 022 G.	04	P	3200	Cable TV Gas Power Telephone Water Sewer	ALL	2017				\$ 1,309,130	\$ 5,236,520	\$ 6,545,650	\$ 100,000	\$ 100,000		\$ 250,000	
		Totals							\$ -	\$ -	\$ 1,309,130	\$ 5,236,520	\$ 6,545,650	\$ 100,000	\$ 100,000	\$ -	\$ 250,000	\$ -		
14	Safety Multimodal	A. C. Smythe Road Trail D. Smythe Road E. Reiman Road to 35th ave and Pioneer F. Construct pedestrian trail parallel to Pioneer Street	B. RF 023 G.	05	P	3500	Cable TV Gas Power Telephone Water Sewer	All	2017				\$ 515,000	\$ 154,500	\$ 669,500	\$ 650,000				
		Totals							\$ -	\$ -	\$ 515,000	\$ 154,500	\$ 669,500	\$ 650,000	\$ -	\$ -	\$ -	\$ -		

Functional Class	Evaluation Criteria	Project Identification		Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Dollars							Expenditure Schedule					
		A. Pin/Project No.	B. STIP ID					Project Phase	Phase Start (yyyy)	Fund Source Information										
		C. Project Title	D. Road Name or Number							Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds	1st	2nd	3rd	4th	5th & 6th
		E. Begin & End Termini	G. Structure ID																	
1	2	3		4	5	6	7	8	9	10	11	12	\$ 13	14	15	16	17	18	19	20
00	Multimodal	A. B. RF 024		00	P			ALL	2017					\$ 154,500	\$ 154,500	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 50,000
		D. E. G.																		
		F. Update sidewalks and curb ramps to current ADA requirements						Totals	2017		\$ -	\$ -	\$ -	\$ 154,500	\$ 154,500	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 50,000
14	Economic Dev. Support Planned Dev. Connectivity Multimodal	A. T-21 a,b B. RF 025		00	P		Cable TV Gas Power Telephone Water Sewer	ALL	2017				\$ 6,060,314	\$ 15,665,476	\$ 21,725,790	\$ 500,000				\$ 1,500,000
		D. S. 11th street/15th St E. Union Ridge Parkway to S. 45th Av&G. F. Build S 15th Street to Collector Standard including I-5 overpass. Project anticipated to be constructed as development occurs and to be funded through developer contributions, traffic impact fees and grants.																		
								Totals			\$ -	\$ -	\$ 6,060,314	\$ 15,665,476	\$ 21,725,790	\$ 500,000	\$ -	\$ -	\$ -	\$ 1,500,000

Evaluation Criteria	Functional Class:	Improvement type codes:
Safety	Rural (< 5000 Pop)	00 No Classification
Multimodal	Urban (> 5000 Pop)	01 New construction on new alignmen
Economic Dev.	1 Interstate	02 Relocation
Support Planned Dev.	2 Principal Arterial	03 Reconstruction
Preservation	6 Minor Arterial	04 Major Widening
Connectivity	7 Major Collector	05 Minor Widening
	8 Minor Collector	07 Resurfacing
	9 Local Access	08 New Bridge Construction
		09 Bridge Replacement
		10 Bridge Rehabilitation
		11 Minor Bridge Rehabilitation
		12 Safety/Traffic Operation/TSM
		14 Bridge Program - Special
		21 Transit Capital Project
		22 Transit Operational Project
		23 Transit Planning
		24 Transit Training/Admin
		31 Non-Capital Improvement
		Utility Codes:
		C-Cable TV
		O-Other
		S-Sewer
		W-Water
		G-Gas
		P-Power
		T-Telephone
		Status:
		S- Funding Secured
		P-Project Planned

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: June 22, 2017

ITEM: PUBLIC HEARING/BUSINESS

AGENDA ITEM TITLE: Declaring Certain Property as Surplus and Authorizing Its Disposition

GOVERNING LEGISLATION:

Revised Code of Washington Chapter 39.33 – Intergovernmental Disposition of Property

PREVIOUS COUNCIL ACTION TAKEN:

Council has previously adopted resolutions providing for the surplus of certain property and executing its sale or disposal

SUMMARY/BACKGROUND:

The City acquires various equipment and property as needed for staff to perform work responsibilities. As the equipment and property is used throughout its life to conduct City business, it ages, and eventually becomes obsolete and/or in disrepair.

The City is requesting to declare 707 Abrams Park Road, parcel #68376-000 surplus and dispose of it in an orderly fashion.

A public hearing is required due to this property having a value that exceeds \$50,000.

The City purchased property located at 707 Abrams Park Road in 2015 in order to use a portion of the property to complete construction of a trail segment from Abrams Park to Heron Drive. Staff have completed design and are ready to begin construction on the trail. The City has completed a boundary line adjustment to carve out the needed land for the trail and are ready to sell the house and remaining property on this parcel. Staff is recommending that Council approve surplus of the property in order to begin marketing during the real estate sales season. Staff will bring any sale of the property to Council for final approval prior to executing the sale.

BUDGET/FINANCIAL IMPACTS:

The City will see a budget impact for the property at the time of sale. The initial projected listing price of the property is \$625,000 +.

RECOMMENDED ACTION OR MOTION:

Staff recommends that Council adopt resolution No. 530 as presented by making the following motion:

“I move to adopt Resolution No. 530 as presented.”

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

Resolution No.530

DECLARING CERTAIN PROPERTY AS SURPLUS AND AUTHORIZING ITS DISPOSITION

WHEREAS, the City of Ridgefield has acquired certain real property, which includes land and building purchased in 20015; and

WHEREAS, the City completed a boundary line adjustment to obtain the land for construction of a trail segment along the Gee Creek Trail from this real property; and

WHEREAS, the remaining real property is surplus to the immediate needs of the City of Ridgefield.

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

Section 1. Based upon the findings and recommendations of the City, the real property parcel #68376-000, legally described as #107 James Carty DLC 3.90 A M/L, with an address of 707 N. Abrams Park Road, Ridgefield, WA 98642, requesting to be declared surplus and no longer meets the needs of the City, and further, these items cannot be reassigned as an asset to other departments of the City.

Section 2. This property is deemed to no longer create a benefit for the residents of the City of Ridgefield.

Section 3. The Council authorizes the City Manager to list for sale, the real property, for the best available price and benefit of the City of Ridgefield.

ADOPTED AT A REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 22nd DAY OF JUNE, 2017.

City of Ridgefield

Ron Onslow, Mayor

Attest:

Julie Basarab,
City Clerk