



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, June 21, 2018
Ridgefield Community Center
210 N. Main, Ridgefield, WA 98642**

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

1. Buxton Update - Cheyenne Robinson,

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

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

III. PUBLIC COMMENT

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

IV. CONSENT AGENDA

1. Approval of Claims And/Or Payroll
2. Approval of Minutes from June 14, 2018 Meeting

V. BUSINESS

1. Second Reading of Ordinance No. 1264 – Ridgefield Municipal Code 9.04.030, Fireworks - Lee Knottnerus, Deputy City Manager
2. Resolution No. 539 – Update to Master Fee Schedule - Kirk Johnson, Finance Director
3. Motion - Approval of Seven Wells Estates Phase 2 Final Plat - Jeff Niten, Community Development Director
4. Motion - Approval of Cedar Creek PUD CC&Rs - Jeff Niten, Community Development Director

VI. PUBLIC COMMENT

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

VII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council
2. Mayor
3. City Manager

VIII. EXECUTIVE SESSION - CITY MANAGER PERFORMANCE EVALUATION PURSUANT TO RCW 42.30.110(1)(G)

IX. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: June 21, 2018

ITEM:

AGENDA ITEM TITLE: Buxton Update

GOVERNING LEGISLATION:

PREVIOUS COUNCIL ACTION TAKEN:

SUMMARY/BACKGROUND:

BUDGET/FINANCIAL IMPACTS:

RECOMMENDED ACTION OR MOTION:

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS:

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: June 21, 2018
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 21 2018 Claims Report (PDF)

City of Ridgefield
Claims Payment Report
For Approval on: June 21st, 2018

4.1.a

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
AIRGAS USA LLC	17	9954044690	Genl Govt/Facilities	Oxygen/Acetylene Lease Renewal	28.62
			Public Works	Oxygen/Acetylene Lease Renewal	432.12
			Community Development	Oxygen/Acetylene Lease Renewal	21.81
			AIRGAS USA LLC Total		
ARAMARK UNIFORM SERVICES	32	863484439	Genl Govt/Facilities	PW Uniforms and Floor Mats	2.10
			Public Works	PW Uniforms and Floor Mats	47.70
		863484438	Community Development	PW Uniforms and Floor Mats	0.70
			Genl Govt/Facilities	Floor Mats - City Hall/PW/CDD/PD	7.09
			Public Safety	Floor Mats - City Hall/PW/CDD/PD	4.47
			Public Works	Floor Mats - City Hall/PW/CDD/PD	3.91
			Community Development	Floor Mats - City Hall/PW/CDD/PD	3.92
			ARAMARK UNIFORM SERVICES Total		
BLUEFIN PAYMENT SYSTEMS	2827	2827-201806	Public Works	Citizen Payment Processing Fees	1,127.24
BLUEFIN PAYMENT SYSTEMS Total					1,127.24
BLUMENTHAL UNIFORMS AND EQUIPMENT	54	9983604	Public Safety	Holster - Officer Ferriss	82.37
		9917893	Genl Govt/Facilities	Name Tags - Uniforms	(1.68)
			Public Safety	Name Tags - Uniforms	21.68
BLUMENTHAL UNIFORMS AND EQUIPMENT Total					102.37
BRENDA HOWELL	2875	2875-201806	Genl Govt/Facilities	Employee Mileage Reimbursement - Pedestrian Accommodation Wrkshp	9.05
			Public Works	Employee Mileage Reimbursement - Pedestrian Accommodation Wrkshp	90.47
			Community Development	Employee Mileage Reimbursement - Pedestrian Accommodation Wrkshp	81.42
			Public Works	Meals Per-diem - Pedestrian Accommodation Workshop	143.00
		2875-201806-01			
BRENDA HOWELL Total					323.94
BSK ASSOCIATES	2119	V801917	Public Works	Alkalinity and Coliform Testing	735.00
BSK ASSOCIATES Total					735.00
CITY OF LACENTER	2846	764	Public Works	Biosolid Disposal and Lab Analysis	847.44
CITY OF LACENTER Total					847.44
CITY OF RIDGEFIELD	95	COM-18-0018	Public Works	Fields 4 and 5 scoreboards/fencing/walls	4,096.50
		COM-18-0015	Public Works	Field 1 Front poles/scoreboard/flag pole/fencing	2,819.40
		COM-18-0017	Public Works	Field three fencing/walls/scoreboard	1,268.40
		COM-18-0016	Public Works	Field 2 Front Poles/Scoreboard/Fencing/Walls	3,007.50
CITY OF RIDGEFIELD Total					11,191.80
CLARK AND SONS EXCAVATING INC.	2848	2848-201806	Public Works	Cemetery Booster Pump Station and NR Main	104,726.56
CLARK AND SONS EXCAVATING INC. Total					104,726.56
CLARK COUNTY TREASURERS OFFICE	554	SIF201805-01	Genl Govt/Facilities	School Impact Fees	267,188.30
CLARK COUNTY TREASURERS OFFICE Total					267,188.30
CLARK PUBLIC UTILITIES	110	7448-974-201806	Public Works	N 35th Ave and Pioneer St - Electricity	51.07
		0110-7211-942-1-201806	Public Works	3701 N 3rd Cir - Electricity	19.40
		7453-365-201806	Public Works	535 N Abrams Park Rd - Electricity	37.18
		0110-7122-944-7-201806	Public Works	512 N Allen Dr - Electricity	19.49
		7125-427-201806	Public Works	N3rd Ave & Simons St - Electricity	51.89
		0110-7123-806-7-201806	Public Works	Pioneer St. & Gee Creek Loop - Electricity	19.81
		0110-7126-408-9-201806	Public Works	2300 N 3rd Way Bellwood Trail Lights	20.71

Attachment: June 21 2018 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
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CLARK PUBLIC UTILITIES	110	0110-7124-838-9-201806	Public Works	Overlook Park - Electricity	29.30
		0110-7207-403-2-201806	Public Works	911 N 65th Ave Intertie 2 - Water	134.67
		0110-7207-402-4-201806	Public Works	1504 NW Intertie 3 - Water	1,248.65
CLARK PUBLIC UTILITIES Total					1,632.17
CLARK REGIONAL WASTEWATER DISTRICT	741	0741-032712-201806	Public Safety	116 N Main Ave PD - Sewer	46.59
		0741-032695-201806	Public Works	109 W Division WWTP - Sewer	280.12
		0741-032664-201806	Public Works	301 N 3rd Ave CDD - Sewer	27.10
			Community Development	301 N 3rd Ave CDD - Sewer	21.30
		0741-032752-201806	Genl Govt/Facilities	230 Pioneer St City Hall - Sewer	148.23
		0741-035480-201806	Public Works	255 S 56th Pl Well & Reservoir - Sewer	39.60
		0741-032895-201806	Public Works	Abrams Park Restrooms - Sewer	72.60
		0741-032894-201806	Public Works	Abrams Park Kitchen - Sewer	39.60
		0741-032899-201806	Public Works	Abrams Park Former Mgr House - Sewer	42.96
CLARK REGIONAL WASTEWATER DISTRICT Total					718.10
COLUMBIA RESOURCE COMPANY	114	20192	Public Works	Special Waste Disposal - Road Kill	47.50
COLUMBIA RESOURCE COMPANY Total					47.50
COLUMBIAN PUBLISHING	116	3134613	Community Development	Notice of Public Hearing Pioneer Village	117.00
COLUMBIAN PUBLISHING Total					117.00
COMCAST	2271	2271-201806-116	Public Safety	Internet Communications June 2018	338.19
		2271-201806-210	Genl Govt/Facilities	Internet Communications June 2018	223.63
			Community Development	Internet Communications June 2018	55.96
		2271-201806-230	Genl Govt/Facilities	Internet Services June 2018	290.38
COMCAST Total					908.16
DICK'S TIRE FACTORY	158	D95740	Genl Govt/Facilities	Vehicle Maint - Strickler	11.44
			Public Works	Vehicle Maint - Strickler	560.69
DICK'S TIRE FACTORY Total					572.13
ELCOR INC	2081	MSP-10596	Public Safety	Computer Maint and IT Services	1,780.37
			Public Works	Computer Maint and IT Services	1,665.37
			Community Development	Computer Maint and IT Services	1,242.81
			Information Technology	Computer Maint and IT Services	3,026.35
		10631	Public Safety	Replibit Appliance	3,403.28
			Public Works	Replibit Appliance	3,168.83
			Community Development	Replibit Appliance	3,308.75
			Information Technology	Replibit Appliance City Hall	6,001.12
ELCOR INC Total					23,596.88
ELMERS FLAG AND BANNER	170	12201	Genl Govt/Facilities	US and WA State Flag Replacements	395.39
ELMERS FLAG AND BANNER Total					395.39
GRAY AND OSBORNE INC	207	18229	Public Works	Cemetery Booster Pump Station and NR Wtr Mn	1,589.11
		17292	Community Development	Seven Wells Subdivision	900.80
GRAY AND OSBORNE INC Total					2,489.91
GSI WATER SOLUTIONS INC.	2971	0727.001-4	Public Works	Hydrological Study	3,185.00
GSI WATER SOLUTIONS INC. Total					3,185.00
HARRY'S LAWN AND POWER EQUIPMENT	214	142028	Public Works	Equipment Maint Supplies	58.62
		142027	Public Works	Operational Supplies	36.19
		142029	Public Works	Trimmer Line Premium	61.78
		142030	Public Works	Brushcutter	539.25
HARRY'S LAWN AND POWER EQUIPMENT Total					695.84

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HART CROWSER INC	3006	1806121	Public Works	Geotechnical Engineering Svcs	5,348.74
HART CROWSER INC Total					5,348.74
IMAGINEERING GRAHICS INC	234	18211	Community Development	Inspection Cards	465.04
IMAGINEERING GRAHICS INC Total					465.04
INTERSTATE SPECIAL EVENTS	2706	127969-1	Genl Govt/Facilities	Big Paddle	464.33
INTERSTATE SPECIAL EVENTS Total					464.33
JOHN BROOKS	2793	2793-201806	Genl Govt/Facilities	Big Paddle Food Bar Items and Ice Reimbursement	20.69
		2793-201806-2	Public Safety	WA ASSOC of Sheriffs and Police Chiefs Spring Training Per Diem	67.00
JOHN BROOKS Total					87.69
KENYON DISEND PLLC	1746	187139	Community Development	Prof Attorney Svcs - COA 517451	51.05
		187135	Legal	Professional Attorney Services- Port Franchise Agreement	240.00
		187136	Community Development	Professional Attorney Services - Annexation Appeal	544.25
		187137	Community Development	Professional Attorney Services - Comp Plan Appeal	26.11
		187138	Community Development	Professional Attorney Svcs - Compliance Proceeding	219.92
KENYON DISEND PLLC Total					1,081.33
LARCH CORRECTIONS CENTER	2088	LCC1805.616	Public Works	City Cleanup	1,226.92
LARCH CORRECTIONS CENTER Total					1,226.92
LEE KNOTTNERUS	1765	1765-201805-02	Human Resources	Meals Per-diem - PRIMA Conf - Knottnerus	129.00
LEE KNOTTNERUS Total					129.00
LEGACY HEALTH RELEASE OF INFORMATION	1456	90697354	Public Safety	Medical Records Case Number 18-139	30.00
LEGACY HEALTH RELEASE OF INFORMATION Total					30.00
NW CONSTRUCTION GENERAL CONTRACTING INC.	2900	2900-201806	Genl Govt/Facilities	35th and Pioneer Roundabout Project Retainage	(36,091.39)
			Public Works	35th and Pioneer Roundabout Project	721,827.83
NW CONSTRUCTION GENERAL CONTRACTING INC. Total					685,736.44
POWER RENTS LLC	2798	29995-2	Public Works	3rd Street Irrigation Repair	96.93
POWER RENTS LLC Total					96.93
REFLECTOR	369	104332	Genl Govt/Facilities	Ordinance 1263 Downtown Arts Quarter	48.70
REFLECTOR Total					48.70
RICOH USA INC.	1662	100633008	Public Safety	PD Copier	223.92
RICOH USA INC. Total					223.92
SGA ENGINEERING PLLC	2596	12112	Community Development	Pioneer Village Prelim Plams/Application	2,496.25
SGA ENGINEERING PLLC Total					2,496.25
SHRED-IT US JV LLC	2274	8124874483	Public Safety	Secure Shredding Police Dept	62.40
		8124874485	Genl Govt/Facilities	Secure Shredding Service City Hall	62.40
		8124874484	Community Development	Secure Shredding Service CDD	62.40
SHRED-IT US JV LLC Total					187.20
SITEONE LANDSCAPE SUPPLY LLC	2951	86278485	Public Works	Hunter Latching Solenoid	29.42
		86427644	Public Works	Parks Supplies	76.26
		86436621	Public Works	Return of Hunter Latching	(29.42)
SITEONE LANDSCAPE SUPPLY LLC Total					76.26
STEPHANIE BROWNING	3007	3007-2018	Genl Govt/Facilities	Park Refundable Deposit	100.00
STEPHANIE BROWNING Total					100.00
Team Construction LLC	UB*00103	(blank)	Genl Govt/Facilities	Refund Check	500.00
Team Construction LLC Total					500.00
THE MASTERS TOUCH LLC	1786	M180277	Public Works	Number ten Standard Green Envelopes	267.31
THE MASTERS TOUCH LLC Total					267.31
THE PARR COMPANY	964	26410422	Public Works	3rd St Irrigation Repair	209.63

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THE PARR COMPANY Total					209.63
TOKAY SOFTWARE	1167	107738	Genl Govt/Facilities Public Works	Web Tests Web Tests	(2.69) 34.69
TOKAY SOFTWARE Total					32.00
US BANK	2237	2237-201806	Finance	Secure Custody Charges May 2018	24.00
US BANK Total					24.00
USA BLUEBOOK	444	586068 587170	Public Works Public Works	Operational Supplies Operational Supplies - Meters	621.32 1,448.41
USA BLUEBOOK Total					2,069.73
WOODLAND TRUE VALUE HARDWARE	1507	1507-201806	Public Works	Operational Supplies	323.32
WOODLAND TRUE VALUE HARDWARE Total					323.32
Grand Total					1,122,377.91

Attachment: June 21 2018 Claims Report (Approval of Claims And/Or Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: June 21, 2018
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Minutes from June 14, 2018 Meeting

AGENDA ITEM TITLE:

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

GOVERNING LEGISLATION:

Not applicable

PREVIOUS COUNCIL ACTION TAKEN:

Not applicable

SUMMARY/BACKGROUND:

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

BUDGET/FINANCIAL IMPACTS:

Not applicable

RECOMMENDED ACTION OR MOTION:

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

1. "I move to approve the consent agenda"

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS: 06-14-2018 (PDF)



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

June 14, 2018

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM - [6:39 PM](#)

FLAG SALUTE

ROLL CALL

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

MOTION: Council Member Darren Wertz moved to excuse Council Member Ron Onslow and John Main from the meeting.

SECOND: Council Member Lee Wells

Vote - Yes: Council Member Wertz, Day, Wells and Mayor Stose.

Vote - No: None.

Passed.

LATE CHANGES TO THE AGENDA

Move proclamation under IV. PRESENTATION.

Council member Taylor arrived to the meeting.

PUBLIC COMMENT

None received.

Attachment: 06-14-2018 (Approval of Minutes)

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

1. Approval of Claims And/Or Payroll
2. Approval of Minutes from May 24, 2018 Meeting

PRESENTATION**Proclamation - Elder Abuse Awareness Month - [6:39 PM](#)**

Mayor Stose read Proclamation - Elder Abuse Awareness month into the record. Clark County Councilor Julie Olson accepted the Proclamation.

1. Salary Commission Update - [6:42 PM](#)

Commission Chair David Kelly presented an update on Salary Commission.

PUBLIC HEARING/BUSINESS**1. Public Hearing and First Reading of Ordinance No. 1264 – Ridgefield Municipal Code 9.04.030, Fireworks - Lee Knottnerus, Deputy City Manager**

In November 2017, City Council adopted a ban on fireworks within Ridgefield city limits for New Year's Eve and New Year's Day. This ban will take effect in 2018. At about the same time, Ridgefield began work with Clark County and other local municipalities to discuss a more coordinated approach to the sales and use of fireworks. Since that time, Washougal, Battleground and Clark County have modified fireworks restrictions. Consistency among local jurisdictions reduces confusion among residents and makes the requirements easy to follow for everyone. The City of Battleground sales and discharge restrictions were adopted on May 21, 2018 and will be effective in June/July 2019. The restrictions reduce the number of days for sale of fireworks from June 28 thru July 5 to July 1 thru July 5; and reduce the number of days for discharge of fireworks from June 28 thru July 5 to July 3-4 only. Clark County adopted its restrictions on June 12, 2018, which will be effective in June/July 2109. The restrictions reduce the number of days for discharge of fireworks from June 28 thru July 5 to July 4 only. Each year the City receives complaints from residents regarding the noise, litter and pollution associated with fireworks during the Fourth of July holiday. Complaints include concerns that neighborhoods are "turned into war zones," fireworks are discharged beyond the days/times allowed;" "the noise creates distress for elderly, veterans, babies, pets and wildlife;" "large amounts of debris is left in streets and yards;" and "fireworks cause a fire hazard." In recent years, the number of complaints has increased. Council may consider the following options regarding fireworks in Ridgefield city limits:

1. Take no action and retain the current restrictions in the Ridgefield Municipal Code.
2. Adopt additional restrictions for the dates and times permitted for the sale and/or use of fireworks.
3. Provide authority to the City Manager, in consultation with the Fire Marshal, to prohibit the use of fireworks during periods of extreme fire danger.
4. Prohibit use of fireworks in any park within the City or within 300 feet of a forest.
5. Adopt a "safe and sane" rule to restrict the type of consumer fireworks that may be purchased and used.
6. Impose a complete ban on the sale, possession and use of consumer fireworks.

Mayor Opened Public Hearing: 6:58PM

Jan Robinson - Resident
 Fireworks safety concerns
 Noise - shakes the house and neighbors houses
 Health concerns for elderly
 Pets suffer during discharge of fireworks
 Fireworks discharge effects veterans that suffer from PTSD

Rob Aichele - Resident
 Stressful period for pets happens well before 4th of July
 Tighten restrictions needed

David Plunkett - Resident
 Read the proposed Ordinance
 It's time for change - people in Ridgefield are fed up
 Consider changing the hours that fireworks are allowed to be discharged
 Types of fireworks allowed also need to be addressed

Charisa Martin - Resident
 Watched a house burned down due to fireworks
 We have pets that are also in distressed
 Unable to leave neighborhood and participate in City events when fireworks are being discharged
 Would like to see fireworks banned

Mike Mccamish - Resident
 Experienced first 4th of July event last year
 Commercial grade fireworks discharged in our neighborhood - over our house
 Limit the type of fireworks and days of sale

Jeff Vigue - Resident
 I don't participate in the purchase of fireworks or the discharge
 Sale of fireworks from the Ridgefield fireworks stand goes towards the grad night party for Ridgefield seniors
 Limiting the days of sale may affect their budget for the grad party

Carol Brozman - Resident
 Worked at a school district and will always support the schools and students however helping student by selling dangerous fireworks is inappropriate

Sharol Mitchell - Resident
 In agreement with everyone that spoke this evening
 Used to own horses and fireworks also effected them
 Noticed that with every year it gets much nosier then before

Mayor Closed Public Hearing 7:17PM

First reading conducted.

BUSINESS

1. Motion - Approval of Clark County Fire and Rescue Interlocal Agreement - [7:17 PM](#)

Clark County Fire and Rescue (CCFR) has been providing plan review services for subdivisions and attending pre-application conferences for some time. Fire Marshal services, including building plan

review, have been provided by the Clark County Fire Marshal. There has been confusion among applicants regarding which agency has responsibility for which tasks. CCFR approached the city in early 2018 with a concept to provide the city with a single organization that will be responsible for all fire related reviews within the city boundaries. In order to streamline the permitting process and reduce confusion among applicants the city and CCFR began to work on an interlocal agreement that would allow CCFR to provide a “one stop shop” for all fire related reviews. Enhancing the partnership between the City of Ridgefield and Clark Fire and Rescue will provide enhanced service, closer cooperation between the two agencies, and a process that is easier to navigate for our customers.

Chief Mike Johnson presented an overview of the agreement to City Council via powerpoint.

MOTION: COUNCIL MEMBER DAVID TAYLOR MOVED TO APPROVE CLARK COUNTY FIRE AND RESCUE INTERLOCAL AGREEMENT AS PRESENTED.

SECOND: COUNCIL MEMBER SANDRA DAY.

COUNCIL MEMBER LEE WELLS MOVED TO AMEND THE MOTION BY STRIKING AS PRESENTED AND ADDING THAT INTERLOCAL AGREEMENT WOULD BE REVIEWED BY CITY COUNCIL EVERY 2 YEARS.

SECOND: COUNCIL MEMBER SANDRA DAY.

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

Vote - No: None.

Passed.

AMENDED MOTION:

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

Vote - No: None.

Passed.

2. Motion - Approval of Long Term Use of Parks Agreement - [7:41 PM](#)

In September 2018, the Ridgefield Outdoor Recreation Complex (“RORC”) - a partnership project with the Ridgefield School District - will complete construction and open to the public. Field 1 of RORC is designed to accommodate Ridgefield High School varsity baseball, as well as providing seating capacity for up to 2,500 people in order to host regional baseball teams and tournaments as agreed upon by the City and School District. The first such agreement for Council to consider is a long-term use agreement for a Southwest Washington expansion franchise with an established summer collegiate wood bat baseball league. City Staff received proposals from two different summer collegiate wood bat baseball leagues, who were both seeking to establish a Clark County franchise in Ridgefield. Negotiations for a potential use agreement included staff-level discussions, stakeholder interviews and evaluation by City Council at the April 12, 2018 Council Meeting. The two proposals were evaluated on criteria including league history, number of teams in the league, team locations, number of games, average league attendance, ownership, potential owners’ resumes, and commitment to local area. At its April 12, 2018 City Council Meeting, City Council directed Staff to finalize negotiations for a Use Agreement with a single league. The substance of that Use Agreement is attached, with highlights including: Exclusive league rights in Clark County for a collegiate wood bat baseball team; Use period of June 1 - August 31, with approximately 30 home games each summer; 10-year Term, starting in 2019, with 2 possible 5-year extensions; and Revenues to include \$100,000 capital contribution, \$6,000 annual user fee, and 10 GA tickets to every home game for City and School District to distribute.

Tony Bonacci with West Coast League excited for this opportunity and working with the City.

MOTION: MOVED TO APPROVE LONG TERM USE OF PARKS AGREEMENT WITH THE CITY MANAGER HAVING APPROVAL OF ANY AMENDMENTS PROPOSED FROM THE SCHOOL DISTRICT.

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

PUBLIC COMMENT

Marie Stephenson - Resident

Thanked Ridgefield Police Department for dealing with unwanted individual that was hanging around for few days. They took care of the situation and stopped by my house to inform me of that.

Doug Boff - La Center City Council

Impressed with the display of flags when coming into town.

Mike Bomar - Resident

Excited for the vision of the RORC and opportunity with the league.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Day - Attended 15 meeting, friends of the refuge update, chamber of commerce launch party, groundbreaking for Vancouver Clinic, CREDC event.

Council Member Wells - Attended Port of Ridgefield meeting.

Council Member Wertz - Attended groundbreaking for Vancouver Clinic, ribbon cutting at mini storage.

Council Member Taylor - Attended briefing with City Manager.

Mayor

Attended chamber of commerce launch party.

City Manager

City Manager Steve Stuart - Dredging of Lake River update provided.

Community Development Jeff Niten - Provided an update on Rosauers store.

Public Works Director Bryan Kast - Ridgefield Outdoor Recreation Complex construction update provided.

EXECUTIVE SESSION - CITY MANAGER PERFORMANCE EVALUATION PURSUANT TO RCW 42.30.110(1)(G) -

[8:20 PM](#)

Mayor Stose announced that City Council will enter into Executive Session to discuss City Manager performance evaluation pursuant to RCW 42.30.110(1)(g) for approximately 45 minutes and no action to be taken.

Attendance: City Council and Paul Lewis, City Consultant.

Executive Session adjourned at 9:11PM.

ADJOURN - [9:11 PM](#)

Julie Ferriss, City Clerk

Don Stose, Mayor

Attachment: 06-14-2018 (Approval of Minutes)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: June 21, 2018

ITEM:

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington
Amending Chapter 9.04.030 of the Ridgefield Municipal
Code (Fireworks)

GOVERNING LEGISLATION:
Ridgefield Municipal Code 9.04.030, Fireworks

PREVIOUS COUNCIL ACTION TAKEN:
None.

BACKGROUND:

In November 2017, City Council adopted a ban on fireworks within Ridgefield city limits for New Year's Eve and New Year's Day. This ban will take effect in 2018. At about the same time, Ridgefield began work with Clark County and other local municipalities to discuss a more coordinated approach to the sales and use of fireworks. Since that time, Washougal, Battleground and Clark County have modified fireworks restrictions. Consistency among local jurisdictions reduces confusion among residents and makes the requirements easy to follow for everyone.

Current State Law and Ridgefield Municipal Code. Washington State Law, RCW 70.77, governs the regulations of fireworks including which fireworks are legal, licensing for public fireworks displays, fireworks sales and when fireworks may be discharged. However, state law allows for local jurisdictions to further restrict when fireworks may be sold or discharged, what types of fireworks may be sold or discharged and for cities to completely prohibit the sale and discharge of fireworks.

State Fireworks Law provides for the following sales and discharge periods:

Date	Sales Period	Discharge Period
June 28	12Noon to 11PM	12Noon to 11PM
June 29 to July 3	9AM to 11PM	9AM to 11PM
July 4	9AM to 11PM	9AM to 12Midnight
July 5	9AM to 9PM	9AM to 11PM

Ridgefield Municipal Code for sale and discharge of fireworks is consistent with state law with one exception. On July 5, RMC allows discharge from 9AM to 9PM, two hours shorter than allowed under state law.

Restrictions by Local Jurisdictions. Of the 266 known Washington State jurisdictions, 102 have restricted sale and/or discharge of fireworks beyond what is allowed in state law and 87 have

banned sale and/or discharge of fireworks. Of the 102 jurisdictions that have implemented restrictions, most have done so by decreasing the number of days that fireworks can be discharged:

Discharge periods	Number of Jurisdictions
1 day	53
2 days	15
3 days	8
4 days	7
5 days	3
6 days	0
7 days	4
7.5 days (follow state law with a shorter discharge time on July 5)	12

Current discharge time ordinances of neighboring jurisdictions are represented in the following chart:

	June 28	June 29	June 30	July 1	July 2	July 3	July 4	July 5
Clark County							9AM – Midnight	
Amboy	Noon – 11PM	9AM – 11PM	9AM – 11PM	9AM – 11PM	9AM – 11PM	9AM – 11PM	9AM – Midnight	
Battle Ground						9AM – 11PM	9AM – Midnight	
Camas						9AM – 11PM	9AM – Midnight	
La Center		10AM – 10PM	10AM – 10PM	10AM – 10PM	10AM – 10PM	10AM – 10PM	10AM – 11PM	
Vancouver	It is illegal to use fireworks within Vancouver city limits.							
Washougal							9AM – Midnight	
Woodland	Noon – 11PM	9AM – 11PM	9AM – 11PM	9AM – 11PM	9AM – 11PM	9AM – 11PM	9AM – Midnight	9AM – 11PM
Yacolt	Noon – 11PM	9AM – 11PM	9AM – 11PM	9AM – 11PM	9AM – 11PM	9AM – 11PM	9AM – Midnight	9AM – 9PM
Ridgefield	Noon – 11PM	9AM – 11PM	9AM – 11PM	9AM – 11PM	9AM – 11PM	9AM – 11PM	9AM – Midnight	9AM – 9PM

Current sales time ordinances of neighboring jurisdictions are represented in the following chart:

	June 28	June 29	June 30	July 1	July 2	July 3	July 4	July 5
Clark County	Noon-11PM	9AM – 11PM	9AM-11PM	9AM-11PM	9AM-11PM	9AM-11PM	9AM-11PM	
Battle Ground				9AM – 11PM	9AM – 11Pm	9AM – 11PM	9AM – 11PM	
Camas					9AM – 11PM	9AM – 11PM	9AM – 11PM	9AM-9PM
La Center	12Noon-10PM	10AM-10PM	10AM-10PM	10AM-10PM	10AM-10PM	10AM-10PM	10AM-10PM	10AM-9PM
Vancouver	It is illegal to sell fireworks within Vancouver city limits.							
Washougal					9AM-11PM	9AM-11PM	9AM-11PM	
Woodland	Noon-11PM	9AM – 11PM	9AM-11PM	9AM-11PM	9AM-11PM	9AM-11PM	9AM-11PM	9AM-9PM
Yacolt	Noon-11PM	9AM – 11PM	9AM-11PM	9AM-11PM	9AM-11PM	9AM-11PM	9AM-11PM	9AM-9PM
Ridgefield	Noon – 11PM	9AM – 11PM	9AM – 11PM	9AM – 11PM	9AM – 11PM	9AM – 11PM	9AM-11PM	9AM-9PM

The City of Battleground sales and discharge restrictions were adopted on May 21, 2018 and will be effective in June/July 2019. The restrictions reduce the number of days for sale of fireworks from June 28 thru July 5 to July 1 thru July 4; and reduce the number of days for discharge of fireworks from June 28 thru July 5 to July 3-4 only. The Clark County sales and discharge restrictions were adopted on June 12, 2018 and will be effective in June/July 2019. The restrictions reduce the number of days for discharge of fireworks from June 28 thru July 4 to July 4 only.

Clark County Opinion Survey. An opinion survey conducted by Clark County of 7,628 residents shows that survey respondents in the Ridgefield area had the least favorable opinions on July 4th fireworks as compared to other areas of Clark County. Just 27% of respondents said personal fireworks were very important to their holiday while 61% said they were very concerned about fire hazards. Fifty-five percent said they were very concerned about noise and 51% are concerned about garbage.

Fireworks Safety. Each year the City receives complaints from residents regarding the noise, litter and pollution associated with fireworks during the Fourth of July holiday. Complaints include concerns that neighborhoods are “turned into war zones,” fireworks are discharged beyond the days/times allowed;” “the noise creates distress for elderly, veterans babies, pets and wildlife;” “large amounts of debris is left in streets and yards;” and “fireworks cause a fire hazard.” In recent years, the number of complaints has increased.

For Clark County, complaints increased from 350 in 2015 to 430 in 2016 and 570 in 2018 during the period June 28 through July 5. There were 31 fire incidents in 2016 and 28 in 2017 generally involving vegetation but did involve two calls regarding damage to a residence. In

addition, hospitals reported 22 fireworks related injuries in 2015 and 18 in 2016. Data is not available for 2017.

Safe and Sane. The “safe and sane rule” originated in California and has been adopted by Oregon State along with only Washougal in Washington. The unique “safe and sane” fireworks law was enacted in 1973, classifies the items that qualify as “fireworks,” and dictates who may use them. Under the law, private citizens may only use “safe and sane” fireworks, and are strictly prohibited from possessing or using fireworks which are defined under the law as “dangerous.” “Dangerous” fireworks are firecrackers, salutes, chasers, skyrockets and missile-type rockets and mortar-type fireworks, or those fireworks not specifically listed that fly, explode or travel more than one (1) foot into the air or more than six (6) feet on the ground. (Cal. Health & Safety Code, Sec. 12505)

Most jurisdictions in Clark County, including Ridgefield, currently permit the sale, possession and use of “consumer fireworks” consistent with Washington state law. The definition of “consumer fireworks” is broader than the “safe and sane” definition in California. The permitted fireworks in Washington include:

“Any small firework device designed to produce visible effects by combustion and which must comply with the construction, chemical composition, and labeling regulations of the United States consumer product safety commission, as set forth in 16 C.F.R. Parts 1500 and 1507 and including some small devices designed to produce audible effects, such as whistling devices, ground devices containing 50 mg or less of explosive materials, and aerial devices containing 130 mg or less of explosive materials and classified as fireworks UN0336 by the United States department of transportation at 49 C.F.R. Sec. 172.101 as of June 13, 2002, and not including fused set pieces containing components which together exceed 50 mg of salute powder.”

Options. The Council may consider the following options regarding fireworks in Ridgefield city limits:

1. Take no action and retain the current restrictions in the Ridgefield Municipal Code.
2. Adopt additional restrictions for the dates and times permitted for the sale and/or use of fireworks.
3. Provide authority to the City Manager, in consultation with the Fire Marshal, to prohibit the use of fireworks during periods of extreme fire danger.
4. Adopt a “safe and sane” rule to restrict the type of consumer fireworks that may be purchased and used.
5. Impose a complete ban on the sale, possession and use of consumer fireworks.

BUDGET/FINANCIAL IMPACTS: N/A.

RECOMMENDED ACTION OR MOTION:

Staff recommends Council adopt Ordinance No. 1264 by making the following motion:

“I move to adopt Ordinance No. 1264, as presented.”

STAFF CONTACT:

Lee Knottnerus, Deputy City Manager

ATTACHMENTS:

Ordinance No. 1264 Code (PDF)

ORDINANCE NO. 1264

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING CHAPTER 9.04.030 OF THE RIDGEFIELD MUNICIPAL CODE (FIREWORKS)

WHEREAS, Washington State Law, RCW 70.77, governs the regulations of fireworks including which fireworks are legal, licensing for public fireworks displays, fireworks sales and when fireworks may be discharged; and

WHEREAS, state law authorizes local jurisdictions, including the City, to further restrict when fireworks may be sold or discharged, what types of fireworks may be sold or discharged and for municipalities to completely prohibit the sale and discharge of fireworks; and

WHEREAS, the City Council deems it to be in the best interests of public health, safety and welfare that fireworks and explosives be regulated as provided in this ordinance; and

WHEREAS, THE Ridgefield City Council conducted a public hearing and the first reading of the amendments to Title 9 during a regularly scheduled City Council meeting held on June 14, 2018; and

WHEREAS, THE Ridgefield City Council conducted a second ordinance reading on the proposed amendment to Title 9 during a regularly scheduled meeting held on June 21, 2018;

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 9 to ensure health, safety and welfare of its citizens.

Section 2. Amendments of Title 9 of the Ridgefield Municipal Code. The Ridgefield City Council hereby amends certain Chapters of Title 9 set forth below in the manner set forth in Exhibit A, attached hereto and incorporated by this reference:

Amends Title 9, Chapter: 9.04.030, Fireworks.

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

Section 4. Severability. 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 5. Applicability. This ordinance shall be applied in the current city limits of Ridgefield and shall expand to incorporate future additions to the city on the effective date of any future annexation.

Section 6. Effective date. This ordinance shall be in full force and effect one year after adoption and publication on June 21, 2019, pursuant to RCW 70.77.250(4).

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 21 DAY OF JUNE, 2018.

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss,
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading: June 14, 2018

Second Reading/Passage: June 21, 2018

Date of Publication: June 25, 2018

Effective Date: June 21, 2019

ORDINANCE NO. 1264

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9.04.030 - Fireworks.**A. Definitions.**

"City" means the city of Ridgefield, Washington.

"Consumer fireworks" means any small firework device designed to produce visible effects by combustion and which must comply with the construction, chemical composition, and labeling requirements of the United States consumer product safety commission, as set forth in 16 C.F.R. Parts 1500 and 1507 and including some small devices designed to produce audible effects, such as whistling devices, ground devices containing fifty mg or less of explosive materials, and aerial devices containing one hundred thirty mg or less of explosive materials and classified as fireworks UN0336 by the United States department of transportation at 49 C.F.R. Sec 172.101 as of June 13, 2002, and not including fused setpieces containing components which together exceed fifty mg of salute powder.

"Display fireworks" means large fireworks designed primarily to produce visible or audible effects by combustion, deflagration, or detonation and includes but is not limited to, salutes containing more than two grains (one hundred thirty mg) or explosive materials, aerial shells containing more than forty grams of pyrotechnic compositions, and other display pieces which exceed the limit of explosive materials for classification as "consumer fireworks" and are classified as fireworks UN0333, UN0334, or UN0335 by the United States department of transportation at 49 Code of Federal Regulations (C.F.R.) Sec 172.101 as of June 13, 2002 and including fused setpieces containing components which exceed fifty mg of salute powder.

"Fire nuisance" means anything or any act which increases, or may cause an increase of, the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service or preventing, suppressing, or extinguishing fire; or which may obstruct, delay, hinder, or may become the cause of any obstruction, delay or hindrance to the prevention or extinguishment of fire.

"Fireworks" means any composition or device designed to produce a visible or audible effect by combustion, deflagration, or detonation, and which meets the definition or articles pyrotechnic or consumer fireworks or display fireworks.

"License" means a non-transferable formal authorization which the chief of the Washington State Patrol, through the director of fire protection, is authorized to issue under this section to allow a person to engage in the act specifically designated therein.

"Licensee" means any person issued a fireworks license in conformance with this section.

"Local fire official" means the chief of Clark County Fire District No. 12 or a chief fire protection officer or such other person as may be designated by the governing body of the city to act as a local fire official under this section.

"Permit" means the official authorization granted by the city for the purpose of establishing and maintaining a place within the jurisdiction of the city where fireworks are sold.

"Permittee" means any person issued a fireworks permit in conformance with this section.

"Person" includes any individual, firm, partnership, joint venture, association, concern, corporation, or any other group or combination acting as a unit.

"Public display of fireworks" means an entertainment feature where the public is or could be admitted or allowed to view the display or discharge of display fireworks.

"Retailer" means and includes any person who, at a fixed location or place of business, offers for sale, sells or exchanges for consideration fireworks to a consumer or user.

"Temporary storage" means the storage of consumer fireworks during the periods allowed for sale in this section.

B. Prohibited Acts. Except as otherwise provided in this section, no person, without appropriate state license and city permit as required by this section may:

1. Manufacture, import, possess, or sell any fireworks at wholesale or retail for any use;
2. Make a public display of fireworks;
3. Transport fireworks, except as a licensee or as a public carrier delivering to a licensee; or
4. Knowingly manufacture, import, transport, store, sell or possess with intent to sell, as fireworks, explosives, as defined in Revised Code of Washington (RCW) 70.74.010, that are not fireworks, as defined by this section;
5. No person less than eighteen years of age may apply for or receive a permit; or
6. No license or permit is required for the possession or use of consumer fireworks lawfully purchased at retail.

C. Sale of Consumer Fireworks. It is legal to sell and purchase consumer fireworks within the city limits from twelve o'clock noon to eleven p.m. on ~~June 28th~~ July 1st, from nine a.m. to eleven p.m., and on each day from June 29th to July 2nd through July 4th and from nine a.m. to nine p.m. on July 5th. Each retail fireworks stand shall provide signage indicating the dates and times fireworks may be legally discharged in the City of Ridgefield. Such signage must be placed where it is easily readable by the public where the sales transactions occur.

D. Discharge of Consumer Fireworks. Consumer fireworks may be used or discharged ~~each day between the hours of twelve o'clock noon and eleven p.m. on June 28th, from nine a.m. to eleven p.m. on each day from June 29th to July 3rd, and~~ from nine a.m. to twelve o'clock midnight on July 4th, ~~from nine a.m. to nine p.m. on July 5th.~~ The Fire Marshal, in consultation with the City Manager, may suspend or ban the discharge of fireworks or common fireworks upon consideration of current moisture levels, wind speeds, lack of rain, and other fire related factors.

E. Enforcement. The police department is hereby authorized to enforce the provisions of this chapter. If, in the reasonable exercise of its discretion, a police officer believes that a civil citation is warranted, in lieu of prosecution, he or she may issue a civil citation. The penalties are set out in the table below.

<u>VIOLATION</u>	<u>FIRST VIOLATION</u>	<u>SECOND VIOLATION</u>	<u>SUBSEQUENT VIOLATIONS</u>
<u>Discharge or Legal Consumer Fireworks Outside of Permissible Time (RCW 70.77.136)</u>	<u>\$100</u>	<u>\$250</u>	<u>\$500</u>

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Discharge of Illegal Fireworks (RCW 70.77.401)	\$250	\$500	\$1000
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EF. Unlawful Possession of Fireworks—Penalties. It is unlawful to possess any class or kind of fireworks in violation of this section. A violation of this section is:

1. A misdemeanor if involving less than one pound of fireworks, exclusive of external packaging; or
2. A gross misdemeanor if involving one pound or more of fireworks, exclusive of external packaging. For the purposes of this section, "external packaging" means any materials that are not an integral part of the operative unit of fireworks.

FG. Unlawful Discharge or Use of Fireworks—Penalty. It is unlawful for any person to discharge or use fireworks in a reckless manner which creates a substantial risk of death or serious physical injury to another person or damage of the property of another. A violation of this section is a gross misdemeanor.

GH. Gross Misdemeanor. It is unlawful for any person to sell or transfer any common fireworks to a consumer or a user other than at a fixed place of business of a retailer for which a license and permit have been issued.

HI. Penalty. Except as otherwise provided in this section, any person violating any provision of this section or any rules issued thereunder is guilty of a misdemeanor.

IJ. ~~Civil Enforcement Not Precluded. The inclusion of this section of criminal penalties does not preclude enforcement of this section through civil means as set forth in RCW 70.77 et al.~~

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: June 21, 2018

ITEM: BUSINESS

AGENDA ITEM TITLE: A Resolution of the City of Ridgefield, Washington Amending and Superseding Resolution No. 299, Resolution No. 313, Resolution No. 325, Resolution No. 346, Resolution No. 402, Resolution No. 441, Resolution No. 455, Resolution No. 477, Resolution No. 483, Resolution No. 522, and Resolution No. 531 (Master Fee Schedule)

GOVERNING LEGISLATION:

Revised Code of Washington Chapter 42.56.120
Washington Administrative Code 44-14-07001
Ridgefield Municipal Code Chapter 3.70 – Fees for Services

PREVIOUS COUNCIL ACTION TAKEN:

City Council passed Resolution No. 299 August 2, 2005 establishing the Master Fee Schedule. Council has since passed multiple revisions to the Master Fee Schedule, the most recent Resolution No. 531 on August 24, 2017, updating fees and structure to the fee schedule.

SUMMARY/BACKGROUND:

City staff periodically review the Master Fee Schedule to insure fees are appropriate to cover services provided. Community Development staff have identified a few minor changes to the fee schedule that will more closely match permit and land use applications and/or add language that clarifies fee types. Major changes are outlined below.

As a companion to the recently adopted interlocal agreement with Clark County Fire and Rescue (CCFR), the city is adopting Fire Code Fees set by CCFR. As a result these fees are added to the master fee schedule.

Effective January 1, 2018, the consumer price index (CPI-U) the city has historically used, (Portland-Salem CPI-U) has been discontinued by the U.S. Bureau of Labor Statistics. As a result the city has researched available price indexes and determined the West Region CPI-U is the best fit for our area. Reference to the West Region CPI-U index used for impact fees and system development charges has been revised accordingly. City staff will follow-up with code changes at a later date reflecting the index change.

Effective July 1, 2018 the State of Washington has increased the Washington State Building Code Council (W.S.B.C.C.) Surcharge. Please refer to the table below for applicable changes. A redlined and final copy of the fee schedule are attached.

Fee Description	Current Fee	Recommended Fee	Justification
Fire Code Fees	N/A	Attached exhibit "A" in the Master Fee Schedule	City will collect fire code fees associated with building permits for efficiency
W.S.B.C.C. Surcharge – Commercial	0	25	State of Washington surcharge
W.S.B.C.C. Surcharge – Residential	4.50	6.50	1 st unit, each additional unit remains \$2
Fence Permit	25	Removed	Permit is not required
Limited Use Permit Type 1	150	Removed	Duplication. Also listed as temporary use permit
Limited Use Permit Type II	450	Removed	Duplication. Also listed as temporary use permit
Type II Determination or Discontinuance of Nonconforming Situation	No change	No change	Added Type II to description
Type II Reconstruction of a nonconforming Situation	No change	No change	Added Type II to description
Modification of Preliminary PUD – Major Modification	1,000	2,000	Correction to fee on fee schedule
Temporary Sign Permit	No change	No change	Permit not required. Removed from fee schedule
Permanent Sign Permit	No change	No change	Added language to clarify land use fees also apply
Final Site Plan Review	0	450	Added fee to fee schedule
Street Tree Removal	No change	No change	Added clarification on \$0 fee if tree is replaced timely
Engineering Review	No change	No change	Added Engineering to fee description for clarification
Water System Development Charge	No change	No change	Added all meter sizes for clarification on cost for developers
Admin Fee for Fire Code Fees	0	30	Administrative charge for collecting fire code fees that will be remitted to CCFR

BUDGET/FINANCIAL IMPACTS:

No significant budget impacts are anticipated

RECOMMENDED ACTION OR MOTION:

A recommended motion is: **“I move to approve Resolution No. 539 as presented.”**

STAFF CONTACT:

Kirk Johnson, Finance Director

ATTACHMENTS:

Exhibit A - 2018 Master Fee Schedule (DOCX)

2018 Master Fee Schedule - Redlined (DOCX)

Resolution No.539

A RESOLUTION OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING AND SUPERSEDING RESOLUTION NO. 299, RESOLUTION NO. 313, RESOLUTION NO. 325, RESOLUTION NO. 346, RESOLUTION NO. 402, RESOLUTION NO. 441, RESOLUTION NO. 455, RESOLUTION NO. 477, RESOLUTION NO. 483, RESOLUTION NO. 522, AND RESOLUTION NO. 531 (MASTER FEE SCHEDULE)

WHEREAS, it is the general policy of the City to establish fees that are reflective of the cost of services provided by the City; and

WHEREAS, the Ridgefield City Council approved Resolution No. 299 at a regular meeting held on August 2, 2005 establishing a Master Fee Schedule to provide cost recovery for the provision of providing various municipal services; and,

WHEREAS, the Ridgefield City Council approved additional resolutions after this time period that added services, delegated authority, and modified and/or updated fees, and;

WHEREAS, the Ridgefield City Council also desires to add new fees, update fees and charges within the current Master Fee Schedule that are outdated or no longer applicable; and

NOW THEREFORE, be it resolved by the City Council of the City of Ridgefield, Washington, as follows:

Section 1. Public Interest. The City Council for the City of Ridgefield, Washington finds that it is in the public interest to amend and supersede the previously approved Master Fee Schedule to address costs associated with providing services.

Section 2. Supersede Previous Resolutions. This Resolution inclusive of Exhibit “A” attached hereto shall supersede in its entirety Resolution No. 299, Resolution No. 313, Resolution No. 325, Resolution No. 346, Resolution No. 402, Resolution No. 441, Resolution No. 455, Resolution No. 477, Resolution No. 483, Resolution No. 522, and Resolution No. 531 previously passed by the Ridgefield City Council.

Section 3. Adjustments. The Ridgefield City Council amends the Master Fee Schedule to include the attached Exhibit “A”.

Section 4. Effective Date. This Resolution shall be in full force and effect on June 22, 2018.

ADOPTED AT A REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 21st DAY OF JUNE, 2018.

CITY OF RIDGEFIELD

Don Stose
Mayor

Attest:

Julie Ferriss
City Clerk

City of Ridgefield, WA
Master Fee Schedule
Effective Date: June 22, 2018



5.2.a

FEE AMOUNT

A. City Personnel Costs	
Building Official	\$75.00
Building Inspector	\$65.00
Public Safety	\$75.00
Public Works	\$50.00
Park Attendant	\$15.00
All Other City Personnel	Actual Cost + 10%
B. Land Use Planning Permits	
• Payment. All fees are due at the time an application is submitted. • Simultaneous Development Permit Submittal. Applicants may submit for Land Use, Public Works/Engineering and Building permits simultaneously. Public Works/Engineering and Building permits shall not be issued until final Land Use permits have been issued. • Refunds. The Community Development Director (Director) shall refund the full amount of any fee paid hereunder which was erroneously paid or collected. The Director may authorize refunding of not more than 80 percent of a fee paid when an application has been withdrawn or canceled before any work has been done under an application review or before any plan reviewing has been done, The Director shall not authorize refunding of any fee paid except upon receipt of a written application for a refund submitted by the original applicant not later than 180 days after the date of application.	
Annexation:	
Notice of Intent	\$250
Notice of Petition to Annex	\$1,000
Appeal:	
Review by recognized City Neighborhood Organization or HOA	\$250
Appeal involving an individual single-family residence or duplex	\$350
All Others	\$2,000
Archaeological Pre-Determination Review	\$350
Boundary Line Adjustment	\$400
Comprehensive Plan Amendment/Zone Change Request	
Comprehensive Plan	\$3,000
Zone Change Request	\$3,750
Conditional Use Permit:	
New Use	\$3,750
Existing Use – Minor Alteration	\$450
Existing Use – Major Alteration	\$2,000
Covenant Release: Full or Partial	\$1,000
Critical or Sensitive Area Review (Fee for Each Required Review)	
Fish & Wildlife Habitat Conservation Areas	\$600
Frequently Flooded Areas	\$600

City of Ridgefield, WA
Master Fee Schedule
Effective Date: June 22, 2018



5.2.a

FEE AMOUNT

Geologic Hazard Areas	\$600
Wetlands	\$600
Critical Aquifer Recharge Areas	\$600
Minor Exception Request	\$600
Reasonable Use Exception Request	\$600
Development Agreement	\$750
Development Agreement – Amendment	\$750
Director's Interpretation	\$250
Extensions of Land Use Approval:	
Preliminary PUD or Preliminary Plat	\$350
All Others	\$150
Final Plat:	
Final Subdivision Plat	\$2,000
Final Short Plat	\$500
Home Occupation	\$150
Legal Lot Determination:	
Up to Two Lots	\$450
Plus Fee-per-lot for Each Lot Over 2	\$50
Legislative Text Amendment	\$2,500
Master Planned/Mixed Use Development	\$2,500
(Plus Corresponding PUD or Subdivision Fee)	
Nonconforming Situations:	
Type I Alteration of Nonconforming Situation	\$150
Type II Alteration of Nonconforming Situation	\$450
Type III Alteration of Nonconforming Situation	\$3,250
Type II Determination or Discontinuance of Nonconforming Situation	\$150
Type II Reconstruction of a Nonconforming Situation	\$450
Planned Residential Development (PUD):	
10 – 25 Lots	\$4,000
26 – 50 Lots	\$5,500
51 Lots or More	\$5,500
Plus Fee-per-lot for Each Lot Over 50	\$25
Modification of Preliminary PUD	
Minor Modification	\$650
Major Modification	\$2,000
Plat Alteration or Vacation	\$2,000
Plat Modification	\$1,000
Post-Decision Review:	
Type I	\$150
Type II	\$450
Type III	\$3,250
Engineering Review (If Required)	\$500

City of Ridgefield, WA
Master Fee Schedule
Effective Date: June 22, 2018



5.2.a

FEE AMOUNT

Pre-Application Conference:	\$1,250
If Development Permit Application Submitted within 6 Months	\$500 Credit
SEPA Review:	
SEPA Review	\$500
SEPA Review for One Single Family Residence	\$150
Shoreline Permit:	
Shoreline Statement of Exemption	\$150
Shoreline Substantial Development Permit	\$3,000
Shoreline Conditional Use Permit	\$3,000
Shoreline Variance	\$2,100
Sign Permit:	
Sandwich Board or "A" Frame	\$50
Permanent (Plus Applicable Building and Land Use Permit Fees in Section "B and D")	\$50
Site Plan Review:	
Minor Site Plan	\$150
Basic Site Plan	\$1,500
Binding Site Plan	\$2,100
Final Site Plan Review	\$450
Short Plat (Preliminary)	\$500
Subdivision (Preliminary):	
10 – 25 Lots	\$4,000
26 – 50 Lots	\$5,500
51 Lots or More	\$5,500
Plus Fee-per-lot for Each Lot Over 50	\$25
Temporary Use Permit:	
Type I	\$150
Type II	\$450
Type I Review (All Others)	\$150
Type II Review (All Others)	\$450
Type III Review (All Others)	\$3,250
Variance/Administrative Adjustment	
Administrative Adjustment	\$350
Variance	\$3,250
Variance Filed in Conjunction with Another Type III Application	\$1,050
Zoning Confirmation Letter	\$150
C. Public Works Permits	
• Payment. All fees are due at the time an application is submitted. Any additional charges shall be paid prior to receipt of a Final Decision, Final Plat Approval or Statement of Completion as applicable. • Simultaneous Development Permit Submittal. Applicants may submit for Land Use, Public Works/Engineering and Building permits	

Attachment: Exhibit A - 2018 Master Fee Schedule (Update to the Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule
Effective Date: June 22, 2018



5.2.a

FEE AMOUNT

simultaneously. Public Works/Engineering and Building permits shall not be issued until final Land Use permits have been issued. • Refunds. The Community Development Director (Director) shall refund the full amount of any fee paid hereunder which was erroneously paid or collected. The Director may authorize refunding of not more than 80 percent of a fee paid when an application has been withdrawn or canceled before any work has been done under an application review or before any plan reviewing has been done, The Director shall not authorize refunding of any fee paid except upon receipt of a written application for a refund submitted by the original applicant not later than 180 days after the date of application.		
Right of Way/Road Encroachment Permit:		
Right of Way/Road Blocking Only		\$75
1-200 Linear Feet of Pavement Disturbed		\$150
Over 200 Linear Feet of Pavement Disturbed		\$150
Plus Fee Per Linear Foot over 200		\$0.75
Extension (90 Day)		\$75
Grading Permit:		
Under 50 Cubic Yards of Total Cut and Fill		No Fee
50-100 Cubic Yards of Total Cut and Fill		\$50
101-500 Cubic Yards of Total Cut and Fill		\$200
501-1,000 Cubic Yards of Total Cut and Fill		\$500
1,001-10,000 Cubic Yards of Total Cut and Fill		\$750
10,001-50,000 Cubic Yards of Total Cut and Fill		\$1,000
50,001-100,000 Cubic Yards of Total Cut and Fill		\$1,500
100,001-200,000 Cubic Yards of Total Cut and Fill		\$1,750
Over 200,000 Cubic Yards of Total Cut and Fill		\$2,000
Grading Permit Extension (12 Months)		50% of Original Fee
Street Tree Removal (Permit Required):		
Fee if Existing Tree is Replaced within Timeframe on Permit		\$0
Fee if Existing Tree is Not Replaced within Timeframe on Permit		\$50
Water Utility Fees:		
Administrative Termination		\$50
Hydrant Meter Rental Deposit		\$500
Meter Accuracy Testing (One Free Test per 12 Month Period)		\$60
Utility Account Set Up		\$10
Service Call		\$15
Water Meter Installation Fee		
5/8-3/4 Inch Meter		\$425
1.0 Inch Meter		\$490
1.5 Inch Meter		\$775
2.0 Inch Meter		\$980
3.0 Inch Meter		Time & Materials
4.0 Inch Meter		Time & Materials

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Attachment: Exhibit A - 2018 Master Fee Schedule (Update to the Master Fee Schedule)

City of Ridgefield, WA
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FEE AMOUNT

6.0 Inch Meter	Time & Materials
8.0 Inch Meter	Time & Materials
Water Service Installation	Time & Materials
Water Utility Availability Determination	\$25
Engineering Review:	
Engineering Site Plan	\$1,000
Engineering Site Plan - Final	\$450
Engineering Site Plan with Off-site Infrastructure	\$2,000
Engineering Short Plat (2-9 Lots)	\$1,000
Engineering Subdivision/PUD (More than 9 Lots)	\$1,000
Plus Fee Per Lot	\$50
Fee for Each City Plan Review in Excess of 3	\$500
D. Building Permits	
• Payment. All plan review fees are due at the time an application is submitted. All building permit fees are due when the permit is picked up by the applicant. Any additional charges shall be paid prior to the issuance of a building permit. • * Use of Outside Professional Consultants. The City reserves the right to use the services of outside professional consultants. The applicant is responsible for any City costs in excess of the fee amount paid. All such costs shall be billed to the applicant and shall include a \$30 processing fee. Any additional charges shall be paid prior to issuance of a building permit. • Simultaneous Development Permit Submittal. Applicants may submit for Land Use, Public Works/Engineering and Building permits simultaneously. Public Works/Engineering and Building permits shall not be issued until final Land Use permits have been issued. • Building Valuation. Building Valuation shall be calculated by the Building Official based on the cost of the construction as stated by the applicant and/or by utilizing the square footage of the proposed construction and valuation data published by the International Code Council. Valuation data shall be updated annually (2016 data for 2018 permits). • Refunds. The Community Development Director (Director) shall refund the full amount of any fee paid hereunder which was erroneously paid or collected. The Director may authorize refunding of not more than 80 percent of a fee paid when an application has been withdrawn or canceled before any work has been done under an application review or before any plan reviewing has been done, The Director shall not authorize refunding of any fee paid except upon receipt of a written application for a refund submitted by the original applicant not later than 180 days after the date of application.	

Attachment: Exhibit A - 2018 Master Fee Schedule (Update to the Master Fee Schedule)

City of Ridgefield, WA
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FEE AMOUNT

Building Plan Review:	65% of Building Permit Fee
Minimum Plan Review Fee	\$25
Maximum Plan Review Fee	\$26,000
Outside Structural Plan Review: Exception Only (ex: Hospitals)	* City Cost
Fee for Each City Plan Review in Excess of 3	\$500
Building Permit:	
<i>Valuation per International Code Council – Two Year Lag</i>	
\$1-\$500 (Minimum)	\$25
\$501-\$2,000	\$50
\$2,001 - \$25,000 Base	\$50
Plus \$/\$1,000 Over \$2,000 (and Any Fraction Thereof)	\$14
\$25,001 - \$50,000 Base	\$372
Plus \$/\$1,000 Over \$25,000 (and Any Fraction Thereof)	\$10
\$50,001 - \$100,000 Base	\$622
Plus \$/\$1,000 Over \$50,000 (and Any Fraction Thereof)	\$8
\$100,001 - \$500,000 Base	\$1,022
Plus \$/\$1,000 Over \$100,000 (and Any Fraction Thereof)	\$6
\$500,001 - \$1,000,000 Base	\$3,400
Plus \$/\$1,000 Over \$500,000 (and Any Fraction Thereof)	\$5
Over \$1,000,000 Base	\$5,900
Plus \$/\$1,000 Over \$1,000,000 (and Any Fraction Thereof)	\$4
Maximum Building Permit Fee	\$40,000
Foundation Permit/Early Start Agreement: Early foundation permit for commercial building will be deducted from permit fee upon full submittal.	25% of Building Permit Fee
Inspection Fees:	
Base Inspection Cost per Hour	\$65
Inspections Outside of Normal Business Hours	4 Hour Minimum
Re-Inspection Fees (If Separate Inspection Fee is Applicable)	1 Hour Minimum
Adult Family Home	2 Hour Minimum
Special Occupancies	2 Hour Minimum
Special Inspections Requested by the Applicant	2 Hour Minimum
Other Inspections (If Separate Inspection Fee is Applicable)	1 Hour Minimum
Mechanical Plan Review Fees:	25% of Mechanical Permit Fee
Mechanical Permit Fees:	
Permit Issuance	\$30.00
Supplemental Permit (Original Permit Not Expired)	\$15.00
Furnaces	
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3 kW)	\$15.00

Attachment: Exhibit A - 2018 Master Fee Schedule (Update to the Master Fee Schedule)

City of Ridgefield, WA
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FEE AMOUNT

For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 kW)	\$20.00
For the installation or relocation of each floor furnace, including vent	\$15.00
For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$15.00
<u>Heat Pumps/AC</u>	
Heat Pump/AC 0-3	\$12.00
Heat Pump/AC 3-15	\$20.00
Heat Pump/AC 15-30	\$25.00
Heat Pump/AC 30-50	\$35.00
Heat Pump/AC >50	\$60.00
<u>Wood/Pellet/Gas Stoves</u>	
Wood/Pellet/Gas Stove Insert	\$58.00
Wood/Pellet/Gas Stove Free Standing	\$58.00
<u>Gas Piping Systems</u>	
For each gas piping system of one to five outlets	\$7.00
For each additional outlet over five, each	\$2.00
<u>Appliance Vents</u>	
For the installation, relocation, or replacement of each appliance vent installed and not included in an appliance permit	\$8.00
<u>Repairs or Additions</u>	
For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code	\$14.00
<u>Boilers, Compressors, and Absorption Systems</u>	
For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW)	\$15.00
For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	\$30.00
For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)	\$40.00
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)	\$55.00

City of Ridgefield, WA
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FEE AMOUNT

For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)	\$95.00
<u>Air Handlers</u>	
For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto	\$15.00
Note: This fee does not apply to an air handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code	
For each air-handling unit over 10,000 cfm (4719 L/s)	\$20.00
<u>Evaporative Coolers</u>	
For each evaporative cooler other than portable type	\$15.00
<u>Ducts</u>	
For each duct	\$9.00
<u>Ventilation and Exhaust</u>	
For each ventilation fan connected to a single duct	\$8.00
For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	\$15.00
For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	\$15.00
<u>Incinerators</u>	
For the installation or relocation of each domestic-type incinerator	\$20.00
For the installation or relocation of each commercial or industrial-type incinerator	\$15.00
<u>Miscellaneous</u>	
For each appliance or piece of equipment regulated by the Mechanical Code but not classified in other appliance categories, or for which no other fee is listed in the table	\$15.00
Plumbing Plan Review Fees:	25% of Plumbing Permit Fee
Plumbing Permit Fees:	
Permit Issuance	\$30.00
Supplemental Permit (Original Permit Not Expired)	\$15.00
<u>Fixtures and Vents</u>	
For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow prevention thereof)	\$10.00
For repair or alteration of drainage or vent piping, each fixture	\$7.00
<u>Industrial Waste and Rainwater Systems</u>	
For each industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps	\$20.00
Rainwater systems – per drain inside building	\$10.00

City of Ridgefield, WA
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FEE AMOUNT

<u>Water Piping and Water Heaters</u>	
For installation, alteration, or repair of water piping or water-treatment equipment, or both, each	\$7.00
For each water heater including vent (for vents only, see Mechanical Permit Fee Table)	\$15.00
<u>Gas Piping Systems</u>	
For each gas piping system of one to five outlets	\$7.00
For each additional outlet over five, each	\$2.00
<u>Lawn Sprinklers, Vacuum Breakers and Backflow Protection Devices</u>	
For each lawn sprinkler system on any one meter, including backflow protection devices thereof	\$15.00
For atmospheric-type vacuum breakers or backflow protection devices not included above:	
1 to 5 devices	\$15.00
Over 5 devices, each	\$3.00
For each backflow-protection device other than atmospheric-type vacuum breakers:	
2 inches (50.8 mm) and smaller	\$15.00
Over 2 inches (50.8 mm)	\$25.00
<u>Swimming Pools</u>	
For each swimming pool or spa (in addition to other permits/fees):	
Public Pool	\$95.00
Public Spa	\$65.00
Private Pool	\$65.00
Private Spa	\$35.00
Pools over 5,000 gallons	\$100.00
<u>Miscellaneous</u>	
For each appliance or piece of equipment regulated by the Plumbing Code but not listed in other appliance categories, or for which no other fee is listed	\$10.00
Mobile Home Permit Fees:	
Placement of a Temporary Mobile Home/Trailer	\$100.00
Manufactured Home Inspection	\$100.00
Temporary Storage of a Mobile Home	\$100.00
Other Building Permit and Inspection Fees:	
Accessibility Review	\$100.00
Change of Occupancy	\$100.00
Change of Use	\$100.00
Demolition Permit	\$100.00
Energy/Indoor Air Quality	\$100.00
Moving Permit	\$100.00
Roof Permit:	
Full Tear Off	\$15.00

Attachment: Exhibit A - 2018 Master Fee Schedule (Update to the Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule
Effective Date: June 22, 2018



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FEE AMOUNT

Full Tear Off with Sheathing Replaced	\$100.00
Temporary Certificate of Occupancy	
Temporary Revocable Commercial Certificate of Occupancy	
0-90 Days	\$250.00
91 Days and Over	\$500.00
Temporary Tents, Canopies, and Air Supported Structures	
• For public use, inclusive of all tents for a single event	
• Not applicable to tents less than 200 sq. ft., canopies less than 400 sq. ft., or tents used for non-commercial events	\$100.00
Fire Code Fees:	
Permit Fees (Refer to Appendix "A", Clark County Fire and Rescue Permit Fees)	
Life, Health and Safety Permit	\$50.00
• Payable to the City of Ridgefield	
• Required for all Clark County Fire and Rescue reviews and inspections	
Fire Alarm, Sprinkler and Other Protection Systems:	
• All plan check and review fees, inspections, and permits for installation of separate fire alarm system or sprinkler system applications and other fire protection systems shall be payable to the City of Ridgefield for Clark County Fire and Rescue	
• Annual inspections will be billed by and payable to Clark County Fire and Rescue	
Washington State Building Code Council (W.S.B.C.C.) Surcharge:	
Commercial	\$25.00
First Living Unit	\$6.50
Each Additional Unit (In a Multi-Family Project)	\$2.00
Collected on each permit that is issued in accordance with the Ridgefield Building Code	
Systems Development Charges and Impact Fees (See Notes):	
<u>Traffic Impact Fees (1)(5)</u>	
Single Family (Per Dwelling Unit)	\$2,946.67
Multi Family (Per Dwelling Unit)	\$1,804.33
Commercial (Per Average Daily Trip)	\$307.91
<u>Park Impact Fees (2)(5)</u>	
Single Family (Per Dwelling Unit)	\$3,075.00
Multi Family (Per Dwelling Unit)	\$3,075.00
<u>School Impact Fees (3)(6)</u>	
Single Family (Per Dwelling Unit)	\$7,107.00
Multi Family (Per Dwelling Unit)	\$7,107.00
<u>Water System Development Charge (4)(7)</u>	
5/8"-3/4" Meter	\$4,123.80
1" Meter	\$10,309.50

Attachment: Exhibit A - 2018 Master Fee Schedule (Update to the Master Fee Schedule)

City of Ridgefield, WA
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FEE AMOUNT

1.5" Meter	\$20,619.00
2" Meter	\$32,990.40
3" Meter	\$61,857.00
4" Meter	\$103,095.00
6" Meter	\$206,190.00
8" Meter	\$329,904.00
Outside City Limits	1.5x In-City SDC
<u>Notes:</u>	
1. Traffic Impact Fees charged are based upon average daily trip (ADT) generation of the proposed use. 2. Park Impact Fees reflect a mix of acquisition and development. Trail cost estimates make allowance for required compliance with the Americans with Disabilities Act. Development costs can be significantly reduced by calculating deductions made for other exactions, e.g. dedication of a public easement through an open space corridor earmarked for trail or park development. 3. School Impact Fees are based on the improvement cost of needed school facilities identified in the most current Ridgefield School District Capital Facility Plan. 4. Water System Development Charges are based upon meter equivalent size (M.E.S.). 5. Per Ridgefield Municipal Code 18.070.080-18.070.090, the planning director shall calculate annual inflation adjustments in the Traffic Impact Fee rate and the Park Impact Fee rate. The annual inflation adjustment shall be effective January 1 and will be equal to the change in the West Region All Urban Consumer Price Index (CPI-U) for the first half of the previous year (Ex: January 1, 2019 impact fee increase to reflect the increase in the CPI-U index from the first half of 2017 to the first half of 2018). 6. Per Ridgefield Municipal Code 18.070.100, the planning director shall calculate annual inflation adjustments in the School Impact Fee rate. The annual inflation adjustment shall be effective January 1 and will be equal to the change in the West Region All Urban Consumer Price Index (CPI-U) for the first half of the previous year (Ex: January 1, 2019 impact fee increase to reflect the increase in the CPI-U index from the first half of 2017 to the first half of 2018). 7. Per Ridgefield Municipal Code 13.30.010 Water System Development Charges are set forth in the Master Fee Schedule. The Public Works Director shall calculate annual inflation adjustments in the Water System Development Charges. The annual inflation adjustment shall be effective January 1 and will be equal to the change in the West Region All Urban Consumer Price Index (CPI-U) for the first half of	

City of Ridgefield, WA
Master Fee Schedule
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FEE AMOUNT

- the previous year (Ex: January 1, 2019 impact fee increase to reflect the increase in the CPI-U index from the first half of 2017 to the first half of 2018).
8. All Impact Fees and System Development Charges are collected at the time of occupancy. Per Ridgefield Municipal Code 13.30.020 meter size 3" and larger or single family residential homes moving from well source to municipal water source may be eligible for payment plans.

Appendix "A"

Clark County Fire and Rescue Permit Fees

Permit / Process	Review	Inspection
<i>Development Review</i>		
Commercial Site Plans	195.00	195.00
Subdivision or Planned Residential Development	164.00	164.00
Pre-Application Conference	95.00	NA
Other Land Use Applications	132.00	132.00
<i>Building Construction / Change of Use or Occupancy</i>		
A, B, E, F, M, R Occupancies 0-1,000 sq.ft.	100.00	69.00
A, B, E, F, M, R Occupancies 1,001-5,000 sq.ft.	132.00	100.00
A, B, E, F, M, R Occupancies 5,001-10,000 sq.ft.	163.00	132.00
A, B, E, F, M, R Occupancies 10,001-20,000 sq.ft.	203.00	163.00
A, B, E, F, M, R Occupancies 20,001-40,000 sq.ft.	242.00	194.00
Each Additional 20,000 sq. ft. (or portion thereof)	40.00	32.00
Building or Structure for Special or Temporary Use	148.00	148.00
H1 Occupancy or H2 Occupancy	391.00	210.00
H3 Occupancy	433.00	210.00
H4 Occupancy	296.00	210.00
H5 Occupancy	538.00	236.00
I Occupancy	296.00	195.00
Portable Classroom	148.00	148.00
S Occupancy up to 10,000 sq. ft.	195.00	195.00
Each Additional 10,000 sq. ft. (or portion thereof)	100.00	100.00
<i>High-Piled Combustible Storage</i>		
Designated Storage Area 501 - 2,500 sq. ft.	126.00	100.00
Designated Storage Area 2,501 - 12,000 sq. ft.	156.00	132.00
Designated Storage Area 12,001 - 20,000 sq. ft.	186.00	164.00
Designated Storage Area 20,001 - 30,000 sq. ft.	236.00	195.00
Each Additional 30,000 sq. ft. (or portion thereof)	236.00	243.00

Attachment: Exhibit A - 2018 Master Fee Schedule (Update to the Master Fee Schedule)

City of Ridgefield, WA
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FEE AMOUNT

E. Park Rental & Special Events	
Special Events. Request for City Services such as Police and Public Works labor are available by request. Refer to Special Event Fees for more information.	
Abram's Park Rentals	
Bennett Hall:	
First Hour	\$25.00
Each Additional Hour	\$15.00
Maximum Fee	\$100.00
Refundable Deposit	\$50.00
Bennett Hall & Kitchen:	
First Hour	\$25.00
Each Additional Hour	\$15.00
Maximum Fee	\$100.00
Refundable Deposit	\$100.00
Bennett Hall & Plaza: (May or may not include kitchen)	
First Hour	\$35.00
Each Additional Hour	\$25.00
Maximum Fee	\$160.00
Refundable Deposit	\$100.00
Bennett Hall, Plaza & Open Space: (May or may not include kitchen)	
First Hour	\$40.00
Each Additional Hour	\$30.00
Maximum Fee	\$190.00
Refundable Deposit	\$100.00
Overlook Park Rentals:	
Plaza & Stage	
Per Hour	\$40.00
Maximum Fee	\$240.00
Refundable Deposit	\$300.00
Plaza, Stage & Upper Grassy Area	
Per Hour	\$45.00
Maximum Fee	\$270.00
Refundable Deposit	\$300.00
Entire Park	
Per Hour	\$50.00
Maximum Fee	\$300.00
Refundable Deposit	\$300.00
All other City Parks are available to the public on a first come, first served basis. Reservations are not accepted.	
	No Charge
Special Events:	
Special Event Permit Application	No Charge
City Personnel Costs	Section A
City Services (Cost + Admin Fee of \$30.00)	Actual Cost

City of Ridgefield, WA
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FEE AMOUNT

F. Other Fees and Permits	
Business License Fees:	
Annual Business License	\$50
Annual Contractor's License	\$50
Annual Peddler and Solicitors License	\$50
Plus One-Time Background Check	\$40
Copy/Record Duplication Fees:	
Copy of audio tapes, video tapes, photos, maps or other records needing reproduction	Actual City Cost
Black & White 8.5x11.0 Inch	\$0.15 per page
Black & White 8.5x14.0 Inch	\$0.35 per page
Black & White 11.0x17.0 Inch	\$0.40 per page
Color 8.5x11.0 Inch	\$1.00 per page
Color 8.5x14.0 Inch	\$1.00 per page
Color 11.0x17.0 Inch	\$1.50 per page
Records scanned into electronic format	\$0.10 per page
Electronic files uploaded to email, cloud storage service, or other electronic delivery system	\$0.05 every four files
Transmission of electronic records	\$0.10 per gigabyte
Hiring information technology expertise – external	Actual City Cost w/10% deposit
Annual Budget (Bound Copy)	\$30.00
Comprehensive Annual Financial Report (Bound Copy)	\$30.00
City Comprehensive Plan (Bound Copy)	\$30.00
Park & Recreation Comprehensive Plan (Bound Copy)	\$30.00
City Engineering Standards (Bound Copy)	\$30.00
Administrative Processing Fee:	
Fee Added to Each Billing/Invoice for Reimbursable Costs	\$30.00
Fee Added to Each Remittance for Impact Fees or SDCs	\$30.00
Fee Added to Each Remittance for Fire Code Fees	\$30.00
Administrative Fees:	
NSF Check	\$35.00
Cemetery Lot – Purchase	\$600.00
Cemetery Lot – Marking	\$25.00
Notary Fee	\$5.00
Latecomer Agreement Application	\$500.00
Latecomer Agreement Processing	\$125.00
Latecomer Agreement Appeal	\$250.00
Administrative Billing Late Fee (After 60 Days Past Due)	1% Per Month
Police Department Fees:	
Fingerprint Card	\$20.00
Release of Property to Finder Fee	*\$10.00
Neighborhood Electric Vehicle/Golf Cart Registration (One Time)	\$30.00

City of Ridgefield, WA
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FEE AMOUNT

<u>Concealed Weapon Permit</u>	
Concealed Weapon Permit Application (Good for 5 Years)	\$50.75
Concealed Weapon Permit Renewal	\$32.00
Late Renewal Penalty	\$42.00
Replacement Permit	\$10.00
<u>Dog Licenses</u>	
Spayed or Neutered – Annual Fee	\$20.00
Not Spayed or Neutered – Annual Fee	\$30.00
Hobby Kennels (5-10 Dogs)	\$50.00
Commercial Kennels (11+ Dogs)	\$100.00
*Plus Actual Cost of Publication of Notice (RCW 63.21.030)	

Attachment: Exhibit A - 2018 Master Fee Schedule (Update to the Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule
Effective Date: ~~January 1~~ **June 22**, 2018



FEE AMOUNT

A. City Personnel Costs	
Building Official	\$75.00
Building Inspector	\$65.00
Public Safety	\$75.00
Public Works	\$50.00
Park Attendant	\$15.00
All Other City Personnel	Actual Cost + 10%
B. Land Use Planning Permits	
• Payment. All fees are due at the time an application is submitted. • Simultaneous Development Permit Submittal. Applicants may submit for Land Use, Public Works/Engineering and Building permits simultaneously. Public Works/Engineering and Building permits shall not be issued until final Land Use permits have been issued. • Refunds. The Community Development Director (Director) shall refund the full amount of any fee paid hereunder which was erroneously paid or collected. The Director may authorize refunding of not more than 80 percent of a fee paid when an application has been withdrawn or canceled before any work has been done under an application review or before any plan reviewing has been done. The Director shall not authorize refunding of any fee paid except upon receipt of a written application for a refund submitted by the original applicant not later than 180 days after the date of application.	
Annexation:	
Notice of Intent	\$250
Notice of Petition to Annex	\$1,000
Appeal:	
Review by recognized City Neighborhood Organization or HOA	\$250
Appeal involving an individual single-family residence or duplex	\$350
All Others	\$2,000
Archaeological Pre-Determination Review	\$350
Boundary Line Adjustment	\$400
Comprehensive Plan Amendment/Zone Change Request	
Comprehensive Plan	\$3,000
Zone Change Request	\$3,750
Conditional Use Permit:	
New Use	\$3,750
Existing Use – Minor Alteration	\$450
Existing Use – Major Alteration	\$2,000
Covenant Release: Full or Partial	\$1,000
Critical or Sensitive Area Review (Fee for Each Required Review)	
Fish & Wildlife Habitat Conservation Areas	\$600
Frequently Flooded Areas	\$600

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~~August 25~~ **June 22**, 2018

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Attachment: 2018 Master Fee Schedule - Redlined (Update to the Master Fee Schedule)

City of Ridgefield, WA
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FEE AMOUNT

Geologic Hazard Areas	\$600
Wetlands	\$600
Critical Aquifer Recharge Areas	\$600
Minor Exception Request	\$600
Reasonable Use Exception Request	\$600
Development Agreement	\$750
Development Agreement – Amendment	\$750
Director's Interpretation	\$250
Extensions of Land Use Approval:	
Preliminary PUD or Preliminary Plat	\$350
All Others	\$150
Fence Permit	\$25
Final Plat:	
Final Subdivision Plat	\$2,000
Final Short Plat	\$500
Home Occupation	\$150
Legal Lot Determination:	
Up to Two Lots	\$450
Plus Fee-per-lot for Each Lot Over 2	\$50
Legislative Text Amendment	\$2,500
Limited Use Permit:	
Type I	\$150
Type II	\$450
Master Planned/Mixed Use Development	\$2,500
(Plus Corresponding PUD or Subdivision Fee)	
Nonconforming Situations:	
Type I Alteration of Nonconforming Situation	\$150
Type II Alteration of Nonconforming Situation	\$450
Type III Alteration of Nonconforming Situation	\$3,250
Type II Determination or Discontinuance of Nonconforming Situation	\$150
Type II Reconstruction of a Nonconforming Situation	\$450
Planned Residential Development (PUD):	
10 – 25 Lots	\$4,000
26 – 50 Lots	\$5,500
51 Lots or More	\$5,500
Plus Fee-per-lot for Each Lot Over 50	\$25
Modification of Preliminary PUD	
Minor Modification	\$650
Major Modification	\$1,000 \$2,000
Plat Alteration or Vacation	\$2,000
Plat Modification	\$1,000
Post-Decision Review:	
Type I	\$150

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Attachment: 2018 Master Fee Schedule - Redlined (Update to the Master Fee Schedule)

City of Ridgefield, WA
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FEE AMOUNT

Type II	\$450
Type III	\$3,250
Engineering Review (If Required)	\$500
Pre-Application Conference:	\$1,250
If Development Permit Application Submitted within 6 Months	\$500 Credit
SEPA Review:	
SEPA Review	\$500
SEPA Review for One Single Family Residence	\$150
Shoreline Permit:	
Shoreline Statement of Exemption	\$150
Shoreline Substantial Development Permit	\$3,000
Shoreline Conditional Use Permit	\$3,000
Shoreline Variance	\$2,100
Sign Permit:	
Sandwich Board or "A" Frame	\$50
Temporary	\$0
Permanent (Plus Applicable Building <u>and Land Use</u> Permit Fees in Section " <u>B and D</u> ")	\$50
Site Plan Review:	
Minor Site Plan	\$150
Basic Site Plan	\$1,500
Binding Site Plan	\$2,100
<u>Final Site Plan Review</u>	<u>\$450</u>
Short Plat (Preliminary)	\$500
Subdivision (Preliminary):	
10 – 25 Lots	\$4,000
26 – 50 Lots	\$5,500
51 Lots or More	\$5,500
Plus Fee-per-lot for Each Lot Over 50	\$25
Temporary Use Permit:	
Type I	\$150
Type II	\$450
Type I Review (All Others)	\$150
Type II Review (All Others)	\$450
Type III Review (All Others)	\$3,250
Variance/Administrative Adjustment	
Administrative Adjustment	\$350
Variance	\$3,250
Variance Filed in Conjunction with Another Type III Application	\$1,050
Zoning Confirmation Letter	\$150
C. Public Works Permits	
Payment. All fees are due at the time an application is submitted. Any additional charges shall be paid prior to receipt of a Final	

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Attachment: 2018 Master Fee Schedule - Redlined (Update to the Master Fee Schedule)

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FEE AMOUNT

Decision, Final Plat Approval or Statement of Completion as applicable.	
Simultaneous Development Permit Submittal. Applicants may submit for Land Use, Public Works/Engineering and Building permits simultaneously. Public Works/Engineering and Building permits shall not be issued until final Land Use permits have been issued. Refunds. The Community Development Director (Director) shall refund the full amount of any fee paid hereunder which was erroneously paid or collected. The Director may authorize refunding of not more than 80 percent of a fee paid when an application has been withdrawn or canceled before any work has been done under an application review or before any plan reviewing has been done. The Director shall not authorize refunding of any fee paid except upon receipt of a written application for a refund submitted by the original applicant not later than 180 days after the date of application.	
Right of Way/Road Encroachment Permit:	
Right of Way/Road Blocking Only	\$75
1-200 Linear Feet of Pavement Disturbed	\$150
Over 200 Linear Feet of Pavement Disturbed	\$150
Plus Fee Per Linear Foot over 200	\$0.75
Extension (90 Day)	\$75
Grading Permit:	
Under 50 Cubic Yards of Total Cut and Fill	No Fee
50-100 Cubic Yards of Total Cut and Fill	\$50
101-500 Cubic Yards of Total Cut and Fill	\$200
501-1,000 Cubic Yards of Total Cut and Fill	\$500
1,001-10,000 Cubic Yards of Total Cut and Fill	\$750
10,001-50,000 Cubic Yards of Total Cut and Fill	\$1,000
50,001-100,000 Cubic Yards of Total Cut and Fill	\$1,500
100,001-200,000 Cubic Yards of Total Cut and Fill	\$1,750
Over 200,000 Cubic Yards of Total Cut and Fill	\$2,000
Grading Permit Extension (12 Months)	50% of Original Fee
Street Tree Removal (Permit Required):	
<u>Fee if Existing Tree is Replaced within Timeframe on Permit</u>	<u>\$0</u>
Fee if Existing Tree is Not Replaced within Timeframe on Permit	\$50
Water Utility Fees:	
Administrative Termination	\$50
Hydrant Meter Rental Deposit	\$500
Meter Accuracy Testing (One Free Test per 12 Month Period)	\$60
Utility Account Set Up	\$10
Service Call	\$15
Water Meter Installation Fee	
5/8-3/4 Inch Meter	\$425

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FEE AMOUNT

1.0 Inch Meter	\$490
1.5 Inch Meter	\$775
2.0 Inch Meter	\$980
3.0 Inch Meter	Time & Materials
4.0 Inch Meter	Time & Materials
6.0 Inch Meter	Time & Materials
8.0 Inch Meter	Time & Materials
Water Service Installation	Time & Materials
Water Utility Availability Determination	\$25
Engineering Review:	
Engineering Site Plan	\$1,000
Engineering Site Plan - Final	\$450
Engineering Site Plan with Off-site Infrastructure	\$2,000
Engineering Short Plat (2-9 Lots)	\$1,000
Engineering Subdivision/PUD (More than 9 Lots)	\$1,000
Plus Fee Per Lot	\$50
Fee for Each City Plan Review in Excess of 3	\$500
D. Building Permits	
• Payment. All plan review fees are due at the time an application is submitted. All building permit fees are due when the permit is picked up by the applicant. Any additional charges shall be paid prior to the issuance of a building permit. • * Use of Outside Professional Consultants. The City reserves the right to use the services of outside professional consultants. The applicant is responsible for any City costs in excess of the fee amount paid. All such costs shall be billed to the applicant and shall include a \$30 processing fee. Any additional charges shall be paid prior to issuance of a building permit. • Simultaneous Development Permit Submittal. Applicants may submit for Land Use, Public Works/Engineering and Building permits simultaneously. Public Works/Engineering and Building permits shall not be issued until final Land Use permits have been issued. • Building Valuation. Building Valuation shall be calculated by the Building Official based on the cost of the construction as stated by the applicant and/or by utilizing the square footage of the proposed construction and valuation data published by the International Code Council. Valuation data shall be updated annually (20165 data for 20187 permits). • Refunds. The Community Development Director (Director) shall refund the full amount of any fee paid hereunder which was erroneously paid or collected. The Director may authorize refunding of not more than 80 percent of a fee paid when an application has been withdrawn or canceled before any work has been done under an application review or before any plan reviewing has been done,	

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FEE AMOUNT

The Director shall not authorize refunding of any fee paid except upon receipt of a written application for a refund submitted by the original applicant not later than 180 days after the date of application.	
Building Plan Review:	65% of Building Permit Fee
Minimum Plan Review Fee	\$25
Maximum Plan Review Fee	\$26,000
Outside Structural Plan Review: Exception Only (ex: Hospitals)	* City Cost
Fee for Each City Plan Review in Excess of 3	\$500
Building Permit:	
<i>Valuation per International Code Council – Two Year Lag</i>	
\$1-\$500 (Minimum)	\$25
\$501-\$2,000	\$50
\$2,001 - \$25,000 Base	\$50
Plus \$/\$1,000 Over \$2,000 (and Any Fraction Thereof)	\$14
\$25,001 - \$50,000 Base	\$372
Plus \$/\$1,000 Over \$25,000 (and Any Fraction Thereof)	\$10
\$50,001 - \$100,000 Base	\$622
Plus \$/\$1,000 Over \$50,000 (and Any Fraction Thereof)	\$8
\$100,001 - \$500,000 Base	\$1,022
Plus \$/\$1,000 Over \$100,000 (and Any Fraction Thereof)	\$6
\$500,001 - \$1,000,000 Base	\$3,400
Plus \$/\$1,000 Over \$500,000 (and Any Fraction Thereof)	\$5
Over \$1,000,000 Base	\$5,900
Plus \$/\$1,000 Over \$1,000,000 (and Any Fraction Thereof)	\$4
Maximum Building Permit Fee	\$40,000
Foundation Permit/Early Start Agreement: Early foundation permit for commercial building will be deducted from permit fee upon full submittal.	25% of Building Permit Fee
Inspection Fees:	
Base Inspection Cost per Hour	\$65
Inspections Outside of Normal Business Hours	4 Hour Minimum
Re-Inspection Fees (If Separate Inspection Fee is Applicable)	1 Hour Minimum
Adult Family Home	2 Hour Minimum
Special Occupancies	2 Hour Minimum
Special Inspections Requested by the Applicant	2 Hour Minimum
Other Inspections (If Separate Inspection Fee is Applicable)	1 Hour Minimum
Mechanical Plan Review Fees:	25% of Mechanical Permit Fee
Mechanical Permit Fees:	
Permit Issuance	\$30.00
	\$15.00

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FEE AMOUNT

Supplemental Permit (Original Permit Not Expired)	
<u>Furnaces</u>	
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3 kW)	\$15.00
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 kW)	\$20.00
For the installation or relocation of each floor furnace, including vent	\$15.00
For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$15.00
<u>Heat Pumps/AC</u>	\$12.00
Heat Pump/AC 0-3	\$20.00
Heat Pump/AC 3-15	\$25.00
Heat Pump/AC 15-30	\$35.00
Heat Pump/AC 30-50	\$60.00
Heat Pump/AC >50	
<u>Wood/Pellet/Gas Stoves</u>	\$58.00
Wood/Pellet/Gas Stove Insert	\$58.00
Wood/Pellet/Gas Stove Free Standing	
<u>Gas Piping Systems</u>	\$7.00
For each gas piping system of one to five outlets	\$2.00
For each additional outlet over five, each	
<u>Appliance Vents</u>	
For the installation, relocation, or replacement of each appliance vent installed and not included in an appliance permit	\$8.00
<u>Repairs or Additions</u>	
For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code	\$14.00
<u>Boilers, Compressors, and Absorption Systems</u>	
For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW)	\$15.00
For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	\$30.00
For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)	\$40.00

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FEE AMOUNT

For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)	\$55.00
For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)	\$95.00
<u>Air Handlers</u>	
For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto	\$15.00
Note: This fee does not apply to an air handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code	
For each air-handling unit over 10,000 cfm (4719 L/s)	\$20.00
<u>Evaporative Coolers</u>	
For each evaporative cooler other than portable type	\$15.00
<u>Ducts</u>	
For each duct	\$9.00
<u>Ventilation and Exhaust</u>	
For each ventilation fan connected to a single duct	\$8.00
For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	\$15.00
For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	\$15.00
<u>Incinerators</u>	
For the installation or relocation of each domestic-type incinerator	\$20.00
For the installation or relocation of each commercial or industrial-type incinerator	\$15.00
<u>Miscellaneous</u>	
For each appliance or piece of equipment regulated by the Mechanical Code but not classified in other appliance categories, or for which no other fee is listed in the table	\$15.00
Plumbing Plan Review Fees:	25% of Plumbing Permit Fee
Plumbing Permit Fees:	
Permit Issuance	\$30.00
Supplemental Permit (Original Permit Not Expired)	\$15.00
<u>Fixtures and Vents</u>	
For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow prevention thereof)	\$10.00
For repair or alteration of drainage or vent piping, each fixture	\$7.00
<u>Industrial Waste and Rainwater Systems</u>	

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Attachment: 2018 Master Fee Schedule - Redlined (Update to the Master Fee Schedule)

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FEE AMOUNT

For each industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps	
Rainwater systems – per drain inside building	
<u>Water Piping and Water Heaters</u>	
For installation, alteration, or repair of water piping or water-treatment equipment, or both, each	\$20.00
For each water heater including vent (for vents only, see Mechanical Permit Fee Table)	\$10.00
<u>Gas Piping Systems</u>	
For each gas piping system of one to five outlets	\$7.00
For each additional outlet over five, each	
<u>Lawn Sprinklers, Vacuum Breakers and Backflow Protection Devices</u>	\$15.00
For each lawn sprinkler system on any one meter, including backflow protection devices thereof	\$7.00
For atmospheric-type vacuum breakers or backflow protection devices not included above:	\$2.00
1 to 5 devices	
Over 5 devices, each	\$15.00
For each backflow-protection device other than atmospheric-type vacuum breakers:	
2 inches (50.8 mm) and smaller	\$15.00
Over 2 inches (50.8 mm)	\$3.00
<u>Swimming Pools</u>	
For each swimming pool or spa (in addition to other permits/fees):	\$15.00
Public Pool	\$25.00
Public Spa	
Private Pool	
Private Spa	
Pools over 5,000 gallons	\$95.00
<u>Miscellaneous</u>	\$65.00
For each appliance or piece of equipment regulated by the Plumbing Code but not listed in other appliance categories, or for which no other fee is listed	\$65.00
	\$35.00
	\$100.00
Mobile Home Permit Fees:	
Placement of a Temporary Mobile Home/Trailer	
Manufactured Home Inspection	
Temporary Storage of a Mobile Home	\$10.00
Other Building Permit and Inspection Fees:	
Accessibility Review	\$100.00
Change of Occupancy	\$100.00
	\$100.00

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FEE AMOUNT

Change of Use	
Demolition Permit	\$100.00
Energy/Indoor Air Quality	\$100.00
Moving Permit	\$100.00
Roof Permit:	\$100.00
Full Tear Off	\$100.00
Full Tear Off with Sheathing Replaced	\$100.00
Temporary Certificate of Occupancy	
Temporary Revocable Commercial Certificate of Occupancy	\$15.00
0-90 Days	\$100.00
91 Days and Over	
Temporary Tents, Canopies, and Air Supported Structures	
• For public use, inclusive of all tents for a single event	\$250.00
• Not applicable to tents less than 200 sq. ft., canopies less than 400 sq. ft., or tents used for non-commercial events	\$500.00
Fire Code Fees:	
<u>Permit Fees (Refer to Appendix "A", Clark County Fire and Rescue Permit Fees)</u>	\$100.00
Life, Health and Safety Permit	
• Payable to the City of Ridgefield	
• Required for all Clark County Fire Marshal and Clark County Fire District #12 and Rescue reviews and inspections	\$50.00
Fire Alarm, Sprinkler and Other Protection Systems:	
• All plan check and review fees, inspections, and permits for installation of separate fire alarm system or sprinkler system applications and other fire protection systems shall be payable to the <u>City of Ridgefield for Clark County Fire Marshal's Office or Clark County Fire District No. 12 and Rescue</u>	
• Upon receipt of billings from Annual inspections will be billed by and payable to Clark County Fire and Rescue the Fire Marshal's Office or Clark County Fire District No. 12, the City of Ridgefield shall submit an invoice to the responsible party for payment, inclusive of the City's administrative service charge and any Life, Health Safety Permit fees.	
Washington State Building Code Council (W.S.B.C.C.) Surcharge:	
<u>Commercial</u>	
First Living Unit	
Each Additional Unit (In a Multi-Family Project)	
Collected on each permit that is issued in accordance with the Ridgefield Building Code	
Systems Development Charges and Impact Fees (See Notes):	\$25.00

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Attachment: 2018 Master Fee Schedule - Redlined (Update to the Master Fee Schedule)

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FEE AMOUNT

<u>Traffic Impact Fees (1)(5)</u>	\$4,506.50
Single Family (Per Dwelling Unit)	\$2.00
Multi Family (Per Dwelling Unit)	
Commercial (Per Average Daily Trip)	
<u>Park Impact Fees (2)(5)</u>	
Single Family (Per Dwelling Unit)	
Multi Family (Per Dwelling Unit)	\$2,946.67
<u>School Impact Fees (3)(6)</u>	\$1,804.33
Single Family (Per Dwelling Unit)	\$307.91
Multi Family (Per Dwelling Unit)	
<u>Water System Development Charge (4)(7)</u>	\$3,075.00
Single Family (Per Meter Equivalent Size) 5/8"-3/4" Meter	
Multi Family (Per Meter Equivalent Size) 1" Meter	\$3,075.00
Commercial (Per Meter Equivalent Size) 1.5" Meter	
2" Meter	\$7,107.00
3" Meter	\$7,107.00
4" Meter	
6" Meter	\$4,123.80
8" Meter	\$4,123.80 10,309.50
Outside City Limits	0
Notes:	\$4,123.80 20,619.00
1. Traffic Impact Fees charged are based upon average daily trip (ADT) generation of the proposed use.	0
2. Park Impact Fees reflect a mix of acquisition and development. Trail cost estimates make allowance for required compliance with the Americans with Disabilities Act. Development costs can be significantly reduced by calculating deductions made for other exactions, e.g. dedication of a public easement through an open space corridor earmarked for trail or park development.	\$32,990.40
3. School Impact Fees are based on the improvement cost of needed school facilities identified in the most current Ridgefield School District Capital Facility Plan.	\$61,857.00
4. Water System Development Charges are based upon meter equivalent size (M.E.S.).	\$103,095.00
5. Per Ridgefield Municipal Code 18.070.080-18.070.090 , the planning director shall calculate annual inflation adjustments in the Traffic Impact Fee rate and the Park Impact Fee rate. The annual inflation adjustment shall be effective January 1 and will be equal to the change in the Portland-West Region All Urban Consumer Price Index (CPI-U) for the first half of the previous year (Ex: January 1, 201 97 impact fee increase to reflect the increase in the CPI-U index from the first half of 201 75 to the first half of 201 86).	\$206,190.00
	\$329,904.00
	1.5x In-City SDC

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City of Ridgefield, WA
Master Fee Schedule

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FEE AMOUNT

6. Per Ridgefield Municipal Code 18.070.100, the planning director shall calculate annual inflation adjustments in the School Impact Fee rate. The annual inflation adjustment shall be effective January 1 and will be equal to the change in the West Region All Urban Consumer Price Index (CPI-U) for the first half of the previous year (Ex: January 1, 2019 impact fee increase to reflect the increase in the CPI-U index from the first half of 2017 to the first half of 2018). ~~Rider Levett Bucknall Construction Cost index calculated after the first half of the previous year.~~
7. Per Ridgefield Municipal Code 13.30.010 Water System Development Charges are set forth in the Master Fee Schedule. The Public Works Director shall calculate annual inflation adjustments in the Water System Development Charges. The annual inflation adjustment shall be effective January 1 and will be equal to the change in the ~~Portland~~ West Region All Urban Consumer Price Index (CPI-U) for the first half of the previous year (Ex: January 1, 2019~~7~~ impact fee increase to reflect the increase in the CPI-U index from the first half of 2017~~5~~ to the first half of 2018~~6~~).
8. All Impact Fees and System Development Charges are collected at the time of occupancy. Per Ridgefield Municipal Code 13.30.020 meter size 3" and larger or single family residential homes moving from well source to municipal water source may be eligible for payment plans.

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Appendix "A"

Clark County Fire and Rescue Permit Fees

<u>Permit / Process</u>	<u>Review</u>	<u>Inspection</u>
<u>Development Review</u>		
<u>Commercial Site Plans</u>	<u>195.00</u>	<u>195.00</u>
<u>Subdivision or Planned Residential Development</u>	<u>164.00</u>	<u>164.00</u>
<u>Pre-Application Conference</u>	<u>95.00</u>	<u>NA</u>
<u>Other Land Use Applications</u>	<u>132.00</u>	<u>132.00</u>
<u>Building Construction / Change of Use or Occupancy</u>		
<u>A, B, E, F, M, R Occupancies 0-1,000 sq.ft.</u>	<u>100.00</u>	<u>69.00</u>
<u>A, B, E, F, M, R Occupancies 1,001-5,000 sq.ft.</u>	<u>132.00</u>	<u>100.00</u>
<u>A, B, E, F, M, R Occupancies 5,001-10,000 sq.ft.</u>	<u>163.00</u>	<u>132.00</u>
<u>A, B, E, F, M, R Occupancies 10,001-20,000 sq.ft.</u>	<u>203.00</u>	<u>163.00</u>
<u>A, B, E, F, M, R Occupancies 20,001-40,000 sq.ft.</u>	<u>242.00</u>	<u>194.00</u>
<u>Each Additional 20,000 sq. ft. (or portion thereof)</u>	<u>40.00</u>	<u>32.00</u>
<u>Building or Structure for Special or Temporary Use</u>	<u>148.00</u>	<u>148.00</u>
<u>H1 Occupancy or H2 Occupancy</u>	<u>391.00</u>	<u>210.00</u>
<u>H3 Occupancy</u>	<u>433.00</u>	<u>210.00</u>

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Attachment: 2018 Master Fee Schedule - Redlined (Update to the Master Fee Schedule)

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FEE AMOUNT

<u>H4 Occupancy</u>	<u>296.00</u>	<u>210.00</u>
<u>H5 Occupancy</u>	<u>538.00</u>	<u>236.00</u>
<u>I Occupancy</u>	<u>296.00</u>	<u>195.00</u>
<u>Portable Classroom</u>	<u>148.00</u>	<u>148.00</u>
<u>S Occupancy up to 10,000 sq. ft.</u>	<u>195.00</u>	<u>195.00</u>
<u>Each Additional 10,000 sq. ft. (or portion thereof)</u>	<u>100.00</u>	<u>100.00</u>
<u>High-Piled Combustible Storage</u>		
<u>Designated Storage Area 501 - 2,500 sq. ft.</u>	<u>126.00</u>	<u>100.00</u>
<u>Designated Storage Area 2,501 - 12,000 sq. ft.</u>	<u>156.00</u>	<u>132.00</u>
<u>Designated Storage Area 12,001 - 20,000 sq. ft.</u>	<u>186.00</u>	<u>164.00</u>
<u>Designated Storage Area 20,001 - 30,000 sq. ft.</u>	<u>236.00</u>	<u>195.00</u>
<u>Each Additional 30,000 sq. ft. (or portion thereof)</u>	<u>236.00</u>	<u>243.00</u>

E. Park Rental & Special Events

- **Special Events.** Request for City Services such as Police and Public Works labor are available by request. Refer to Special Event Fees for more information.

Abram's Park Rentals	
Bennett Hall:	
First Hour	\$25.00
Each Additional Hour	\$15.00
Maximum Fee	\$100.00
Refundable Deposit	\$50.00
Bennett Hall & Kitchen:	
First Hour	\$25.00
Each Additional Hour	\$15.00
Maximum Fee	\$100.00
Refundable Deposit	\$100.00
Bennett Hall & Plaza: (May or may not include kitchen)	
First Hour	\$35.00
Each Additional Hour	\$25.00
Maximum Fee	\$160.00
Refundable Deposit	\$100.00
Bennett Hall, Plaza & Open Space: (May or may not include kitchen)	
First Hour	\$40.00
Each Additional Hour	\$30.00
Maximum Fee	\$190.00
Refundable Deposit	\$100.00
Overlook Park Rentals:	
Plaza & Stage	
Per Hour	\$40.00
Maximum Fee	\$240.00
Refundable Deposit	\$300.00
Plaza, Stage & Upper Grassy Area	
Per Hour	\$45.00

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Resolution No. ~~531~~ **539**
~~August 25~~ **June 22**, 2018~~7~~

Page 13

Attachment: 2018 Master Fee Schedule - Redlined (Update to the Master Fee Schedule)

City of Ridgefield, WA
Master Fee Schedule
Effective Date: ~~January 1~~ **June 22**, 2018



FEE AMOUNT

Maximum Fee	\$270.00
Refundable Deposit	\$300.00
Entire Park	
Per Hour	\$50.00
Maximum Fee	\$300.00
Refundable Deposit	\$300.00
All other City Parks are available to the public on a first come, first served basis. Reservations are not accepted.	No Charge
Special Events:	
Special Event Permit Application	No Charge
City Personnel Costs	Section A
City Services (Cost + Admin Fee of \$30.00)	Actual Cost
F. Other Fees and Permits	
Business License Fees:	
Annual Business License	\$50
Annual Contractor's License	\$50
Annual Peddler and Solicitors License	\$50
Plus One-Time Background Check	\$40
Copy/Record Duplication Fees:	
Copy of audio tapes, video tapes, photos, maps or other records needing reproduction	Actual City Cost
Black & White 8.5x11.0 Inch	\$0.15 per page
Black & White 8.5x14.0 Inch	\$0.35 per page
Black & White 11.0x17.0 Inch	\$0.40 per page
Color 8.5x11.0 Inch	\$1.00 per page
Color 8.5x14.0 Inch	\$1.00 per page
Color 11.0x17.0 Inch	\$1.50 per page
Records scanned into electronic format	\$0.10 per page
Electronic files uploaded to email, cloud storage service, or other electronic delivery system	\$0.05 every four files
Transmission of electronic records	\$0.10 per gigabyte
Hiring information technology expertise – external	Actual City Cost w/10% deposit
Annual Budget (Bound Copy)	\$30.00
Comprehensive Annual Financial Report (Bound Copy)	\$30.00
City Comprehensive Plan (Bound Copy)	\$30.00
Park & Recreation Comprehensive Plan (Bound Copy)	\$30.00
City Engineering Standards (Bound Copy)	\$30.00
Administrative Processing Fee:	
Fee Added to Each Billing/Invoice for Reimbursable Costs	\$30.00
Fee Added to Each Remittance for Impact Fees or SDCs	\$30.00
Fee Added for Each Remittance for Fire Code Fees	\$30.00
Administrative Fees:	

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Resolution No. ~~531~~ **539**
~~August 25~~ **June 22**, 2018

Page 14

Attachment: 2018 Master Fee Schedule - Redlined (Update to the Master Fee Schedule)

City of Ridgefield, WA
 Master Fee Schedule
 Effective Date: ~~January 1~~ **June 22**, 2018



FEE AMOUNT

NSF Check	\$35.00
Cemetery Lot – Purchase	\$600.00
Cemetery Lot – Marking	\$25.00
Notary Fee	\$5.00
Latecomer Agreement Application	\$500.00
Latecomer Agreement Processing	\$125.00
Latecomer Agreement Appeal	\$250.00
Administrative Billing Late Fee (After 60 Days Past Due)	1% Per Month
Police Department Fees:	
Fingerprint Card	\$20.00
Release of Property to Finder Fee	*\$10.00
Neighborhood Electric Vehicle/Golf Cart Registration (One Time)	\$30.00
Concealed Weapon Permit	
Concealed Weapon Permit Application (Good for 5 Years)	\$50.75
Concealed Weapon Permit Renewal	\$32.00
Late Renewal Penalty	\$42.00
Replacement Permit	\$10.00
Dog Licenses	
Spayed or Neutered – Annual Fee	\$20.00
Not Spayed or Neutered – Annual Fee	\$30.00
Hobby Kennels (5-10 Dogs)	\$50.00
Commercial Kennels (11+ Dogs)	\$100.00
*Plus Actual Cost of Publication of Notice (RCW 63.21.030)	

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: June 21, 2018

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Seven Wells Estates Phase 2 Final Plat

GOVERNING LEGISLATION:

RCW 36.70.A and RCW 58

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

The Ridgefield Hearing Examiner approved the preliminary plat for Ridgecrest Planned Unit Development (PUD) on November 10, 2016, as PLZ-16-0035. The project is now named Seven Wells Estates.

The project (Seven Wells Estates Phase 2) proposes to subdivide an 11.5-acre site, Assessor's #986043525, into 51 single family residential lots. The Phase 2 lots range from 6,439 sq. ft. (Lot 103) to 9,850 sq. ft. (Lot 76), consistent with the lot size approved for the Ridgecrest preliminary PUD. The average lot area in Phase 2 is 7,491 sq. ft. The Phase 2 plat also includes storm facility Tract E and pedestrian access easement Tracts F and G, all to be owned and maintained by the HOA. Phase 2 does not include open space areas. However, it is adjacent to open space Tract A approved with Phase 1.

BUDGET/FINANCIAL IMPACTS:

Additional property tax revenue from 51 new single-family homes.

RECOMMENDED ACTION OR MOTION:

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

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: PLZ-18-0049 Seven Wells Estates Ph 2_Final Plat_06152018 (PDF)
Seven Wells Estates Ph 2 Address Map_2 (PDF)
Seven Wells Estates Ph 2 trail figure (PPTX)



COMMUNITY DEVELOPMENT DEPARTMENT

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

Seven Wells Estates Phase 2 Final Plat

Staff Report

File No. PLZ-18-0049

I. Review Process

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

II. Basic Facts

Application date: On May 11, 2018, the City received an application for final plat approval for Seven Wells Estates PUD Phase 2.

City Council hearing date: June 21, 2018

Owner: Patrick Jeffries, Ridgecrest JV LLC; 18518 NW 41st Ave, Ridgefield, WA 98642; 360.597.5363, pjeffries@jbhomeswa.com

Property Information: No address. A subdivision in lot #45 of S28, T4N, R1E WM; Assessor's #986043525; 11.5 acres; 51 lots

III. Documents Received

- Master land use application
- Final Plat checklist – May 8, 2018
- Final Plat narrative – May 11, 2018
- Perimeter description and comp checks – April 4, 2018
- Guarantee – April 27, 2018
- Final Plat sheets – April 10, 2018
- Recorded CC&Rs – December 18, 2017
- Resubmitted final plat materials – May 30, 2018; June 1, 2018

IV. Background

The Ridgefield Hearing Examiner approved the preliminary plat for Ridgecrest Planned Unit Development (PUD) on November 10, 2016, as PLZ-16-0035. It has since been renamed as Seven Wells Estates. The plat is also subject to

the July 27, 2017 development agreement made between the City of Ridgefield and the Developer, records of Clark County, WA.

The project (Phase 2) proposes to subdivide Assessor's parcel 986043525 (11.5 acres) into 51 single family residential lots. The lots range from 6,439 sq. ft. (Lot 103) to 9,850 sq. ft. (Lot 76), consistent with the lot size approved for the Ridgecrest PUD. The average lot area is 7,491 sq. ft. Phase 2 also includes storm facility Tract E and pedestrian access easement Tracts F and G, all to be owned and maintained by the HOA. Phase 2 does not include open space areas; however, it is adjacent to open space Tract A approved with Phase 1.

The applicant submitted a cost estimate for incomplete public improvements totaling \$936,959.44. The bond required for incomplete public improvements is therefore \$1,124,351.33 or 120% of the provided estimate. The bond will be released at final engineering acceptance.

The Final Plat must demonstrate compliance with the findings and conditions of approval in the original Council Decision, post-decision reviews, and with applicable City regulations and standards. The purpose of this review is to consider whether the applicant has met the conditions of approval, the Ridgefield Development Code, and the City Engineering Standards for Public Works. The review team evaluated the final plat materials provided and offer the following combined comments.

V. Engineering Comments

All final plat engineering comments have been addressed.

VI. Survey Comments

Gray & Osborne, Inc. reviewed the final plat materials prepared by Minister-Glaeser Surveying, Inc., as submitted to them by the City of Ridgefield, on May 14, 2018. They reviewed for compliance with the applicable WAC and RMC. The City returned their comments to the applicant on May 17, 2018, and the applicant submitted revised materials on June 1, 2018. Gray & Osborne is reviewing the resubmitted materials at the time of writing.

As a **condition of approval**, the applicant shall address any remaining survey comments prior to obtaining city signatures on final plat mylars.

VII. Land Use Planning Comments

The applicant has responded to the following land use conditions of approval from the Ridgecrest PUD preliminary plat approval, PLZ-16-0035:

1. Unless otherwise specified herein, at the time of construction and at all times thereafter, the development shall comply with all approval requirements established in applicable plans, policies, regulations and standards adopted at the time of this application, including but not limited to, the Ridgefield Urban Area Comprehensive Plan (RUACP), the Ridgefield Capital Facilities Plan (RCFP), the Ridgefield Development Code (RDC), the Ridgefield Engineering Standards for Public Works (Engineering Standards), current water and sanitary sewer plans, and the Stormwater Management Manual for the Puget Sound Basin (Puget Sound Manual).

Findings

This condition is met subject to ongoing compliance.

2. Applications for subdivision are subject to the requirements of RDC 18.600, Subdivision General; 18.620, Subdivision procedures; 18.630, Design requirements; and 18.401, PUD.

Findings

This condition is met subject to ongoing compliance.

3. The Applicant shall apply for Final Plat approval, consistent with the requirements of RDC 18.620, for the full subdivision within five (5) years from the date of preliminary plat approval.

Findings

This condition is met subject to ongoing compliance.

4. Pursuant to RCW 27.53.060 it is unlawful to remove or alter any archaeological resource or site without having obtained a written permit from the Washington State Office of Archaeology and Historic Preservation. Upon any discovery of potential or known archaeological resources at the subject site prior to or during on-site construction, the Developer, contractor, and/or any other parties involved in construction shall immediately cease all on-site construction, shall act to protect the potential or known historical and cultural resources area from outside intrusion, and shall notify, within a maximum period of twenty-fours from the time of discovery, the City of Ridgefield Community Development Department of said discovery.

Findings

This condition is met subject to ongoing compliance.

5. The Applicant shall comply with all SEPA mitigation measures. The Applicant shall comply with the requirements specified in the August 24, 2016 Department of Ecology comment letter and August 26, 2016 Department of Natural Resources comment letter.

Findings

This condition is met subject to ongoing compliance.

6. Prior to final plat approval the applicant shall provide the Community Development Director with a final plat showing the required setbacks and building envelopes, and providing detail demonstrating that the proposal complies with the dimensional standards of RDC 18.210.040-1, and provide elevations demonstrating building dimensions.

Findings

The applicant has provided detail demonstrating that the proposal complies with the dimensional standards of RDC 18.210.040-1, including setbacks and building coverage, in Note 11. This condition is met.

7. Prior to final plat approval the applicant shall provide the Community Development Director with preliminary façade elevations that demonstrate that the final plat satisfies the architectural design standards in RDC 18.210.060.D. At the time of building permit submittal for each lot the applicant shall provide architectural drawings demonstrating that the proposed dwellings satisfy all applicable architectural design standards in RDC 18.210.060.D.

Findings

Staff finds that preliminary façade elevations demonstrating compliance with RDC 18.210.060.D shall be submitted with building permits. This condition does not apply at final plat approval.

8. Prior to final plat approval the applicant shall provide the Community Development Director with preliminary elevations for the dwellings facing S 45th Avenue that demonstrate that the final plat satisfies the architectural design standards in RDC 18.210.065.B and RDC 18.210.120.A.1. At the time of building permit submittal for each lot the applicant shall provide architectural drawings demonstrating that the proposed dwellings satisfy the architectural design standards in RDC 18.210.065.B and RDC 18.210.120.A.1.

Findings

Phase 2 does not include lots adjacent to S 45th Avenue. This condition does not apply.

9. Prior to Final Plat approval the Applicant shall provide the Community Development Director with a site plan and preliminary architectural drawings that demonstrate that the Final Plat satisfies the standards in RDC 8.210.150 for two/three-unit homes. At the time of Building Permit submittal for each lot the Applicant shall provide demonstrating that the proposed duplex units satisfy the standards in RDC 8.210.150.

Findings

No two or three-unit homes are proposed in Phase 2. This condition does not apply to Phase 2.

10. All garage and carport doors shall be a minimum of 18 feet from garage or carport door and the interior of the sidewalk.

Findings

The applicant has provided detail demonstrating that the proposal complies with the dimensional standards of RDC 18.210.040-1, including setbacks and building coverage, in Note 5. This condition is met.

11. Prior to Final Plat approval the Applicant shall provide the Community Development Director a final Landscape Plan demonstrating that the Final Plat satisfies the standards in RDC 18.210.065.D, RDC 18.401, and RDC 18.725.

Findings

Landscape plans dated September 19, 2017 that satisfy the standards in RDC 18.210.065.D, 18.401, and 18.725 were approved as part of the Ridgecrest Phase 2 engineering review. This condition is met.

12. All proposed signs are required demonstrate compliance with RDC 18.710. Future monument signs will require a Ridgefield sign permit and shall comply with RDC 18.710.

Findings

No signs are proposed at the time of final plat submittal. Future signs shall comply with RDC 18.710 and will require a sign permit.

13. Prior to Final Plat approval the Applicant shall provide the Community Development Director with a Final Plat identifying all critical areas and buffer widths and identifying these areas as protected critical areas consistent with RDC 18.280. The Final Plat shall show the building envelopes in relation to critical area buffers. The Final Plat shall delineate protected critical areas comprising identified wetlands and buffers and identified habitat conservation areas and buffers using tracts or conservation easements in accordance with RDC 18.280.040.H.

Findings

There are no critical areas or buffers in Phase 2. This condition does not apply to Phase 2.

14. Prior to Final Plat approval, in accordance with RDC 18.280.040.G the Applicant shall file a notice with the County auditor's office stating the presence of the critical area or buffer on the property, the application of this chapter to the property, and the fact that limitations on actions in or affecting the critical area or buffer may exist. The notice shall "run with the land." The applicant shall submit proof that the notice has been filed for public record before the City approves any site development or construction for the property or at or before recording.

Findings

There are no critical areas or buffers in Phase 2. This condition does not apply to Phase 2.

15. Prior to Final Plat approval, the Developer shall provide the Community Development Director with a final Mitigation Plan demonstrating compliance with RDC 18.280.110 and RDC 18.280.150. When mitigation required pursuant to a development proposal is not completed prior to the City final permit approval, the applicant shall be required to provide security in a form and amount deemed acceptable by the City. The applicant shall provide security in a form and amount deemed acceptable by the City to ensure mitigation is fully functional subject to the requirements in RDC 18.280.040.J.

Findings

There are no critical areas or buffers in Phase 2. This condition does not apply to Phase 2.

16. Prior to soil disturbance, the Developer shall install fish and wildlife habitat conservation area and wetland signs and fencing consistent with the requirements in RDC 18.280.110.D.3, Signs and Fencing of Fish and Wildlife Habitat Conservation Areas and 18.280.150.C.3, Signs and Fencing of Wetlands. Prior to Final Plat approval, the Applicant shall delineate and place temporary and permanent signs at the boundary of the outer edge of critical areas tracts and easements consistent with the requirements in RDC 18.280.040.F, Critical Areas Markers and Signs.

Findings

There are no critical areas or buffers in Phase 2. This condition does not apply to Phase 2.

17. Each phase of the development shall apply for Final Plat approval in accordance with RDC 18.620.080.C.

Findings

The applicant has applied for Final Plat approval for Phase 2 in accordance with RDC 18.620.080.C. This condition is met.

18. Construction of the project shall occur in accordance with RDC 18.401.110. A bond or other equivalent security, approved by the City attorney, shall be filed with the Community Development Director prior to final PUD and provided to the City prior to issuance of Building Permits, in accordance with RDC 18.401.120.

Findings

The applicant provided an adequate estimate of \$60,000 (pre-tax) for the incomplete public improvements. The applicant will be required to bond for \$78,048.00 for unfinished public improvements, or 120% of the estimate submitted (post-tax). The bond will be released at final engineering acceptance. This condition is met subject to ongoing compliance with the Public Works Department bonding process.

19. The Developer shall dedicate to the City the right-of-way necessary for S. 45th Avenue and 15th Street improvements and pay their proportionate share of the improvements for S. 45th Avenue (23.4% of the cost). Additionally, the Developer shall construct the entry to S. 15th Street from S. 45th Avenue in Phase 1,

S. 15th Street to minor arterial standards, and on-site public and private roads concurrent with construction phasing. Maintenance of the private roads will be the responsibility of the individual property owners.

Findings

This condition is met per engineering review of the final plat submittal.

20. Prior to Final Plat approval the Developer shall provide the Community Development Director with a copy of the Home Owners Association (HOA) bylaws and Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and which shall ensure that the HOA is responsible for the perpetual maintenance of all improvements and amenities held in common and not dedicated to the City, consistent with the requirements of RDC 18.401.140, Homeowner Association.

Findings

The applicant submitted recorded HOA CC&Rs with the final plat application. This condition is met.

21. Prior to Final Plat approval, the Developer must demonstrate that all lots meet the minimum single-family lot frontage standard in RDC 18.401.090.I.

Findings

Per RDC 18.401.090.I, the minimum single-family lot frontage is 35 feet. The minimum lot frontage in Phase 2 is 43 feet. This condition is met.

22. Prior to Final Plat approval, the Developer shall demonstrate that the maximum building coverage does not exceed 50 percent of net buildable area overall and the maximum development coverage does not exceed 65 percent of the net buildable area overall.

Findings

Note 11 on Sheet 1 states that the maximum building coverage will not exceed 50 percent of the net buildable area. As a **condition of approval**, the applicant shall add a statement to the plat ensuring that the maximum development coverage will not exceed 65 percent of the net buildable area overall.

23. The Developer shall demonstrate compliance with RDC 18.401.090.P, Mechanical Equipment, at time of Building Permit.

Findings

This condition does not apply at final plat approval.

24. All utilities shall be placed underground in accordance with RDC 18.401.090.Q.

Findings

This condition is met.

25. The Developer shall illuminate the multipurpose trails for security and safety, as required under RDC 18.401.080.R.4, consistent with City engineering standards. Prior to Final Plat approval the Applicant shall provide the City with a final Lighting Plan, consistent with RDC 18.715, and demonstrating that light trespass and glare from streetlights shall not extend beyond the perimeter of the subdivision consistent with RDC 18.715.050.

Findings

No portions of the multiuse trail are Phase 2. Lighting plans dated September 19, 2017 that satisfy the standards in 18.715 were approved as part of the Ridgecrest Phase 2 engineering review. This condition is met subject to ongoing compliance with RDC 18.715.050.

26. Ridgecrest PUD shall be bound by the requirements of RDC 18.401.110, Time requirements and extensions.

Findings

This condition is met subject to ongoing compliance.

27. Ridgecrest PUD shall be bound by the requirements of RDC 18.401.120, Bonding and Enforcement.

Findings

This condition is met subject to ongoing compliance.

28. Ridgecrest PUD shall be bound by the requirements of RDC 18.401.130, Parties Bound.

Findings

This condition is met subject to ongoing compliance.

29. Prior to Final Plat approval, the Developer must demonstrate that all lots meet the minimum lot frontage standard in RDC 18.401.090.I.

Findings

The minimum lot frontage is 43 feet (Lot 72). This condition is met.

30. Future off-street parking and loading shall comply with the provisions of RDC 18.720, including the minimum spaces required by RDC 18.720.030.

Findings

This condition does not apply at the time of final plat approval.

31. Prior to Final Plat approval the Applicant shall provide the City with a final Landscape Plan for street trees, parking strips, and Tract B consistent with RDC 18.725.

Findings

Landscape plans dated September 19, 2017 that satisfy the standards in 18.725 were approved as part of the Ridgecrest Phase 2 engineering review. This condition is met.

32. Prior to Final Plat approval, the Developer shall demonstrate that the maximum building coverage does not exceed 60% of net buildable area overall and the maximum development coverage does not exceed 70% of the net buildable area overall.

Findings

The more conservative standards in Condition 22 apply. See Condition 22.

33. Prior to Final Plat approval the Developer shall provide the Community Development Director with a copy of the final HOA bylaws and CC&Rs and which shall ensure that the HOA is responsible for the perpetual maintenance of all improvements and amenities held in common and not dedicated to the City.

Findings

The applicant submitted recorded HOA CC&Rs with the final plat application. This condition is met.

34. Prior to Final Plat approval, the Developer shall illuminate the multimodal path, as required under RDC 18.401.080.R.4, consistent with City engineering standards.

Findings

No portions of the multiuse trail are in Phase 2. This standard does not apply to Phase 2.

Additional planning comments and **conditions of approval** are provided below.

1. The proposal shall comply with all terms and conditions of approval for the original decision, PLZ-16-0035, approved by the Hearing Examiner with a final order dated November 2016.
2. The Development agreement (DA) was approved in July 2017. The terms of the DA apply to each phase of development.

Prior to obtaining city signatures on the final plat mylars and recording the plat for Seven Wells Estates Phase 2, conditions 3-4 shall be met:

3. All street names on the final plat shall conform to the City of Ridgefield Street Renaming Committee Manual. See Section X below.
4. Add a statement to the plat ensuring that the maximum development coverage will not exceed 65 percent of the net buildable area overall.
5. Submit a Mylar for signature containing the signature and seal of the surveyor of record (Certification of Subdivision Platting, see RDC 18.620.120.L for required language) and the signatures of all parties having an ownership interest in the land for purposes of dedication (Dedication of Subdivision, see RDC 18.620.120.M).
6. Record the final plat with the Clark County Auditor's Office within thirty (30) calendar days of City signatures on the face of the Mylar.
7. Submit three (3) full-sized copies and one (1) 11-inch by 17-inch copy of the recorded plat and all associated written documents within thirty (30) calendar days of City signatures on the face of the Mylar.

The City of Ridgefield shall not process land use or building permit applications until the above conditions are satisfied.

Contact: Jeff Niten, Community Development Director, (360) 857-5013, jeff.niten@ci.ridgefield.wa.us

VIII. Addressing

See attached Addressing Table and Map.

IX. Conclusion

Staff recommends City Council approve the Final Plat. Please submit any materials as described in this staff memo.

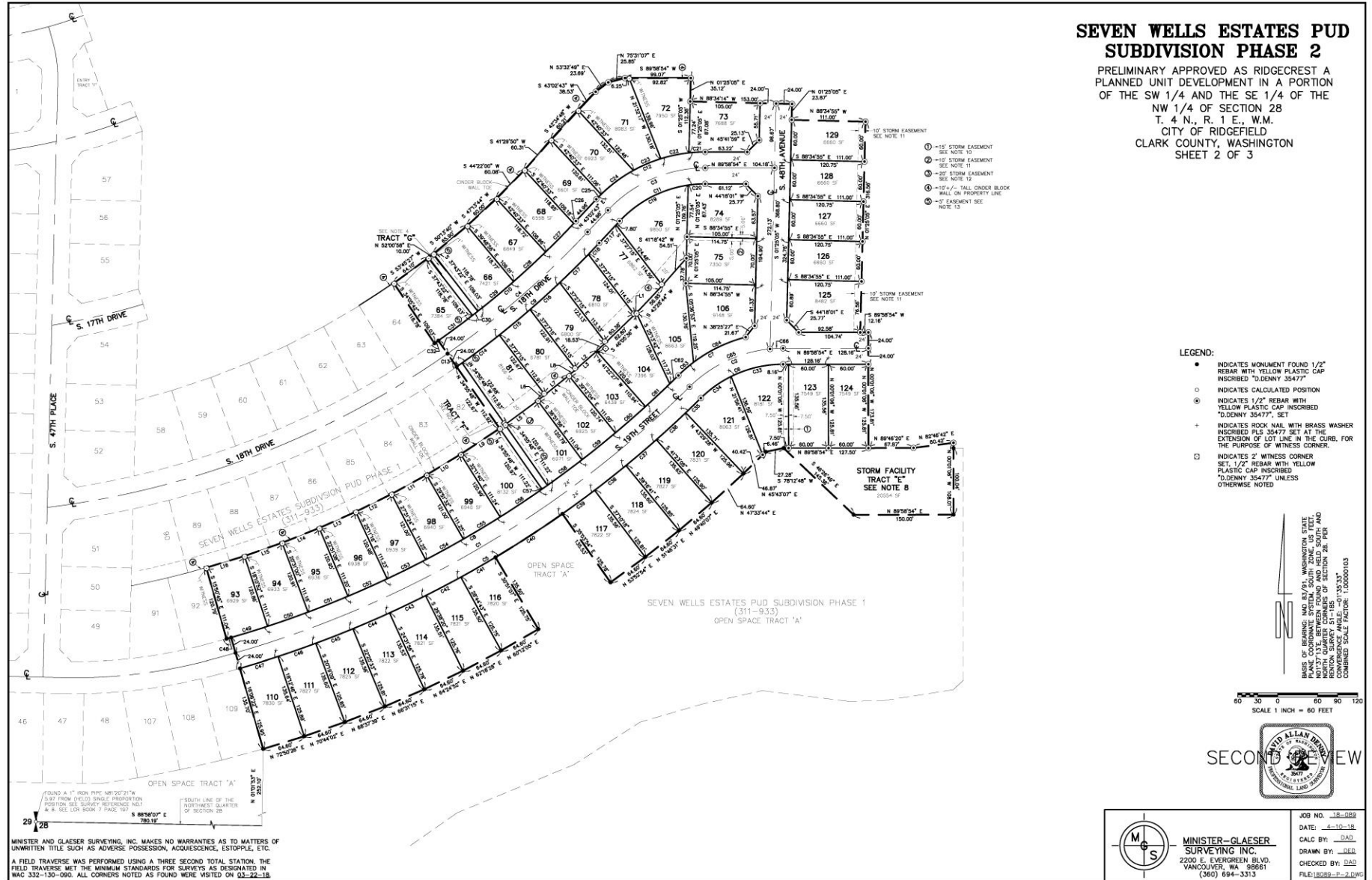
X. Seven Wells Estates Phase 2 Addressing

Ascending from west to east and from north to south

Lot #	Address	Lot #	Address	Lot #	Address
S 18th Drive		S 50th Place		S 19th Street	
North (even) side of street		West (odd) side of street		North (even) side of street	
65	4860	73	1771	93	4732
66	4878	74	1819	94	4744
67	4904	75	1841	95	4756
68	4918	106	1865	96	4812
69	4932	East (even) side of street		97	4826
70	4946	129	1780	98	4836
71	4960	128	1804	99	4848
72	4974	127	1822	100	4856
South (odd) side of street		126	1840	101	4912
81	4859	125	1858	102	4920
80	4873			103	4928
79	4909			104	4936
78	4923			105	4944
77	4937			South (odd) side of street	
76	4951			110	4731
				111	4745
				112	4757
				113	4809
				114	4821
				115	4833
				116	4843
				117	4911
				118	4919
				119	4927
				120	4935
				121	4943
				122	4951
				123	5021
				124	5045

Attachment: PLZ-18-0049 Seven Wells Estates Ph 2_Final Plat_06152018 (Seven Wells Estates Phase 2 Final Plat)

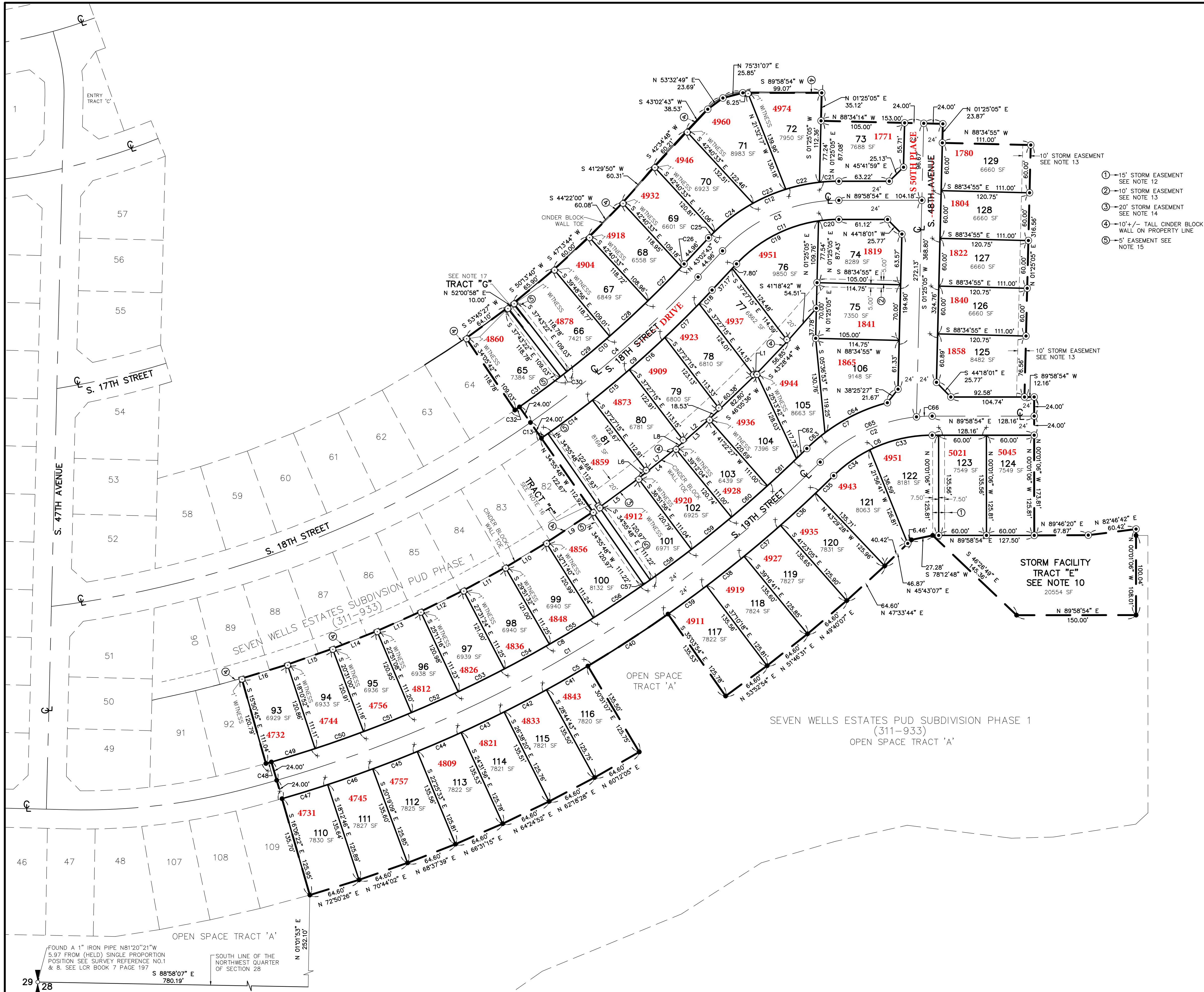
XI. Seven Wells Estates Phase 2 Plat (Sheet 2)



Attachment: PLZ-18-0049 Seven Wells Estates Ph 2_Final Plat_06152018 (Seven Wells Estates Phase 2

SEVEN WELLS ESTATES PUD SUBDIVISION PHASE 2

PRELIMINARY APPROVED AS RIDGECREST A
PLANNED UNIT DEVELOPMENT IN A PORTION
OF THE SW 1/4 AND THE SE 1/4 OF THE
NW 1/4 OF SECTION 28
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
SHEET 2 OF 3



- ①-15' STORM EASEMENT
SEE NOTE 12
②-10' STORM EASEMENT
SEE NOTE 13
③-20' STORM EASEMENT
SEE NOTE 14
④-10' +/- TALL CINDER BLOCK
WALL ON PROPERTY LINE
⑤-5' EASEMENT SEE
NOTE 15

- LEGEND:
- INDICATES MONUMENT FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477"
 - INDICATES CALCULATED POSITION
 - ⊙ INDICATES 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477", SET
 - ⊕ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED PLS 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF WITNESS CORNER.
 - ⊠ INDICATES 2' WITNESS CORNER SET, 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477" UNLESS OTHERWISE NOTED

BASIS OF BEARING: NAD 83/91, WASHINGTON STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET,
N013713"E, BETWEEN FOUND AND HELD SOUTH AND
NORTH QUARTER CORNERS OF SECTION 28. PER
RENTON SURVEY 51-185
CONVERGENCE ANGLE: -01°35'33"
COMBINED SCALE FACTOR: 1.00000103

60 30 0 60 90 120
SCALE 1 INCH = 60 FEET



FIRST VIEW

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

JOB NO. 18-089
DATE: 4-10-18
CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAD
FILE: 18089-P-2.DWG

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

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE
FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN
WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 03-22-18.



**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: June 21, 2018

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Cedar Creek PUD CC&Rs

GOVERNING LEGISLATION:

RDC 18.401.140 B 1

PREVIOUS COUNCIL ACTION TAKEN:

City Council considered the final plat for the Cedar Creek PUD on August 10, 2017.

SUMMARY/BACKGROUND:

RDC 18.401.140 B 1 states:

A homeowners' association bylaws, once reviewed and approved by the city, shall contain the following provisions:

The following clause: "Changes in these documents must be approved by the city of Ridgefield through the city council or if the council designates an agency or department, by that agency or department."

The Cedar Creek Homeowners Association desires to amend their Covenants, Conditions, and Restrictions (CC&R's) to exclude lot 1 as shown on the attached plat map. Lot 1 is separated from the remainder of the neighborhood because it does not share street frontage with any other lot. Additionally, Lot 1 is shares ownership with APN 213720000 immediately east of the subject property.

Additional proposed changes are minor and maintain the requirements of municipal code. These changes address parking of recreational vehicles and landscaping.

BUDGET/FINANCIAL IMPACTS:

None

RECOMMENDED ACTION OR MOTION:

Staff recommends City Council **approve** the proposed changes to the Cedar Creek CC&R's.

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: CedarCreekAmendedDec (DOCX)
Cedar Creek Lot 1 (PDF)
SHT 2- 2497S1 (PDF)

When Recorded, Return to:

Mark Voegele
6000 NW 334th St.
Ridgefield, WA 98642

Document Title: SECOND AMENDMENT TO COVENANTS, CONDITIONS
AND RESTRICTIONS FOR CEDAR CREEK AS RECORDED AT BOOK 311,
PAGE 905 OF CLARK COUNTY PLATS, AUDITORS FILE NO. 5435642

Grantor:

☐ Additional on page Cedar Creek Property Development LLC

Grantee: The Public

☐ Additional on page _____

Legal Description (abbreviated):

☐ Additional on Exhibit A

Assessor's Tax Parcel ID#: 213713000

Reference Nos. of Documents Released or Assigned: AFN 5435642

(Note—The declarant shall have the authority to make changes to the CCR's)

Attachment: CedarCreekAmendedDec (Cedar Creek PUD CC&Rs)

When Recorded, Return to:

Mark Voegele
6000 NW 334th St.
Ridgefield, WA 98642

**SECOND AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND
RESTRICTIONS FOR CEDAR CREEK**

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CEDAR CREEK ("Amendment") is mad this ____ day of _____, 2018, by Cedar Creek Property Development LLC, a Washington limited liability company ("Declarant") for the Plat of Cedar Creek and for such additional real property as Declarant elects to add to this Declaration.

RECITALS

- A. By Clark County Auditors File No. 5435642 recorded in Clark County Records on August 23, 2017, the Declarant submitted the property described therein to covenants, conditions and restrictions entitled "Declaration of Covenants, Conditions, and Restrictions for Cedar Creek" (the "Protective Covenants").
- B. The Declarant desires to amend the Protective Covenants as set forth herein, consistent with the provisions of Section 18.1 of the Protective Covenants.

NOW THEREFORE, the following amendments and modifications of the Protective Covenants are hereby adopted as of the date of recording of this document:

1. Exhibit "A" is hereby amended by agreement of Property Owner, Declarant, and City of Ridgefield, under Article X Section 10.1, to remove Cedar Creek Lot 1 311905, identified by site address 726 N 32nd Ave, from the land submitted to this declaration and all coverage of the Protective Covenants.
2. Exhibit "B", Section (21) Limitation on Storage of Vehicles – Temporary Permits for RVs, is hereby amended to read as follows:

Except as hereinafter expressly provided, the Units, Common Areas and/or streets located on the Properties shall not be used for the storage and/or overnight parking of any vehicle other than private family automobiles, trucks, motorcycles and commercial vehicles operated by a person residing at the Unit (provided that such commercial vehicles contain a single rear axle). Vehicles shall not be parked on a driveway or street in lieu of being parked in an available space in a garage, except as otherwise provided by Rules established by the Board. Boats, boat trailers, house trailers, campers, trucks, trucks with a camper, or other recreational vehicles or similar object may only be parked in: 1) enclosed garages, 2) behind the primary façade of the dwelling in an area shielded from public view by sight obscuring fencing (of a type and style as approved by the CC&Rs), or 3) other areas (if any) as may be designated by the Board, by rule~~may not be stored and/or parked overnight on any part of the Properties, except as specified herein, or as may be permitted by Rules established by the Board.~~ No inoperable vehicles of any kind shall be parked, stored, maintained, or constructed on any Unit or street unless stored in a garage. Notwithstanding the foregoing, Owners who have guests visiting them intending to stay in a camper, trailer, or other form of recreational vehicle, may secure written permission from the PIC for guests to park a vehicle at the Unit *(but not on the public street adjacent to a Unit, if such parking is prohibited by applicable law)* for a period of up to 72 hours, and not to exceed two weeks in any calendar year. The privilege shall only exist, however, after the written permission has been obtained from the PIC or its authorized representative to park at the Unit. An Owner that stores a recreation vehicle off-site may park the vehicle on the driveway of a Unit, other unscreened area for 48 hours for the purpose of preparing for departure or upon return, to facilitate preparation and return from travel.

3. Article VII, Section 7.2 Maintenance of Areas of Common Responsibility, is amended to add the following provision:

Section 7.2(i) Landscaped areas of the Units, up to the front façade of the dwelling, keeping the same in good condition and replacing and maintaining all landscaping as needed to keep Lots neat and attractive except those areas within the patios, which are the obligation of the Owners.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Amendment the date and year first written above.

By: _____
Mark Voegele
Managing Member

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that Mark Voegele is the person who appeared before me, and that person acknowledged signing this instrument, on oath stated such person's authority to execute the instrument and acknowledged it as the Managing Member, on behalf of whom this instrument was executed to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

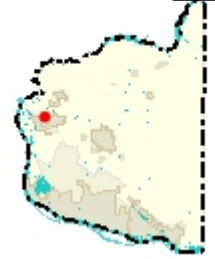
SUBSCRIBED and SWORN to before me this ____ day of _____, 2018.

(Printed Name): _____
NOTARY PUBLIC in and for the State of
Washington, residing at _____
My Commission expires: _____



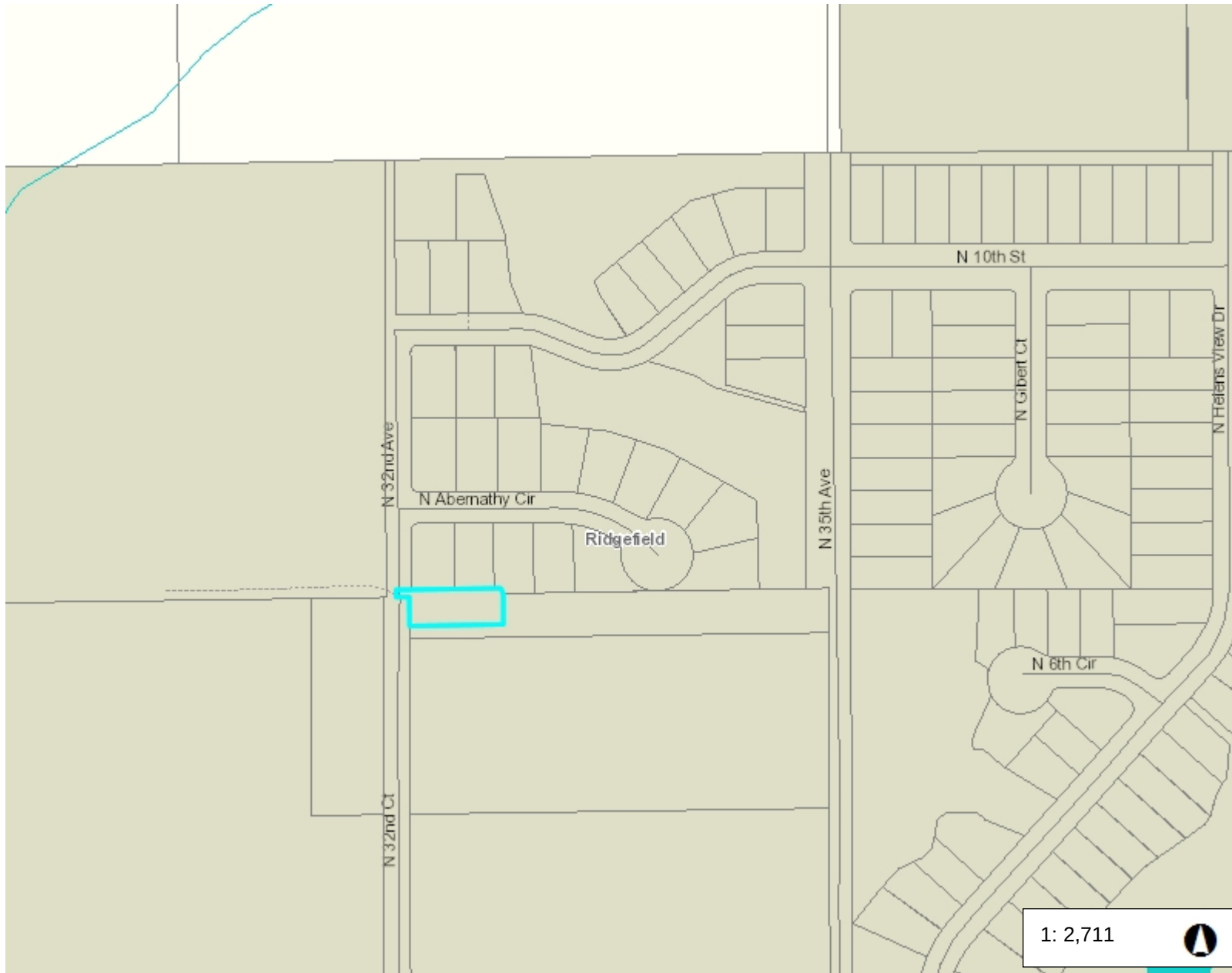
Cedar Creek Lot 1

5.4.b



Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries



Notes:

451.9 0 225.95 451.9 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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

Attachment: Cedar Creek Lot 1 (Cedar Creek PUD CC&Rs)

CEDAR CREEK SUBDIVISION

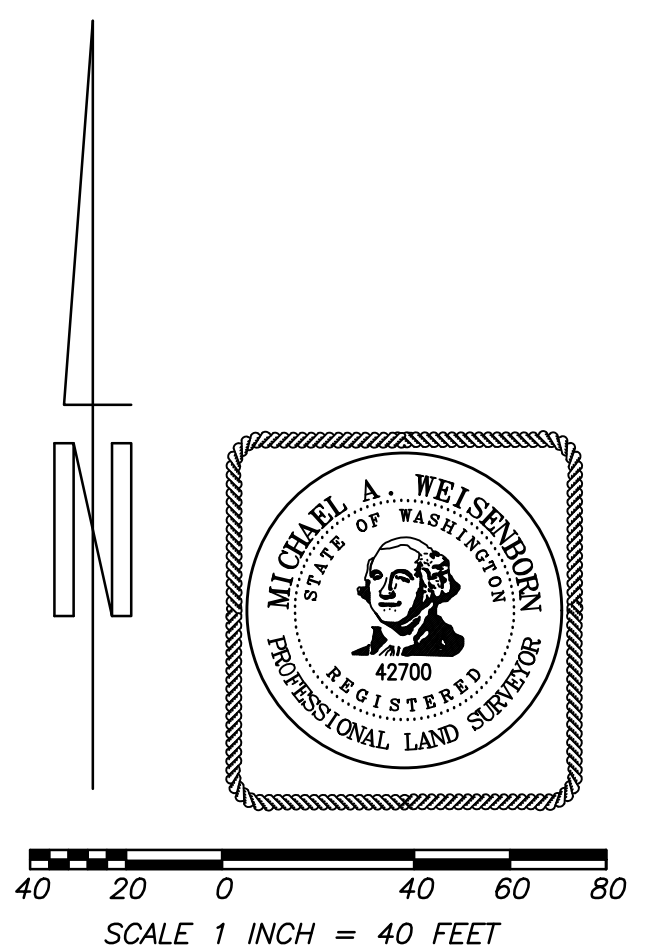
IN A PORTION OF THE NE 1/4 OF
THE NW 1/4 OF SECTION 20
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD,
CLARK COUNTY, WASHINGTON

JOB NO.: 2497
DRAWING DATE: 06-27-17
SHEET 2 OF 3



LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES CALCULATED POSITION
- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP "PLS 42700" SET
- ⊕ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "PLS 42700" SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF LINE, NOT DISTANCE



2008 C Street, Vancouver, WA 98663 | PH (360) 944-6519

PLS ENGINEERING