



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, May 27, 2021
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

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

1. Marijuana Retail, Production and Processing

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 the May 6, 2021 Meeting

V. PRESENTATION

1. 1st Quarter 2021 Financial Report - Kirk Johnson, Finance Director
2. Pioneer Street East Roundabout Design Concepts - Bryan Kast, Public Works Director

VI. BUSINESS

1. Second Reading of Ordinance No. 1339 – Ridgefield Municipal Code Title 18 - Housing Code Updates - Claire Lust, Community Development Director
2. Second Reading of Ordinance No. 1343 - Shoreline Master Program Update - Anne McNamara, Associate Planner
3. Resolution No. 593 – Approval of Designation of Official Newspaper - Kirk Johnson, Finance Director
4. Motion - Approval of McCormick Creek Phase 2 Final Plat - Claire Lust, Community Development Director
5. Motion - Approval of Taverner Ridge Phase 5 Final Plat - Claire Lust, Community Development Director

VII. PUBLIC COMMENT

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

VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

2. Mayor

Executive Session - City Manager Performance Evaluation Pursuant to RCW 42.30.110(1)(G)

3. City Manager

IX. ADJOURN

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

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 27, 2021

ITEM:

AGENDA ITEM TITLE: Marijuana Retail, Production and Processing

GOVERNING LEGISLATION:

RCW 69.50 – Uniform Controlled Substances Act

RCW 69.51A – Medical Cannabis

WAC 314-55 – Marijuana Licenses, Application Process, Requirements, and Reporting

SUMMARY/BACKGROUND:

After a review of marijuana legislation and statewide growth of cannabis businesses, staff will provide the law enforcement, finance, and land use context for a discussion on marijuana production, processing, and retail uses.

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 27, 2021
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION:

Revised Code of Washington Title 35A

PREVIOUS COUNCIL ACTION TAKEN:

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

BACKGROUND:

Vendor claims

BUDGET/FINANCIAL IMPACTS:

See vendor detail attached

ACTION OR MOTION:

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

“I move to approve the consent agenda as presented”

STAFF CONTACT: Kirk Johnson, Finance Director
ATTACHMENTS: May 27, 2021 - Claims Report (PDF)

City of Ridgefield
Claims Payment Report
For Approval on: May 27, 2021

4.1.a

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ADVANCED EXCAVATING SPECIALISTS LLC	2066	2066-20210527	Public Works	Refuge Park Improvements - Estimate #2 Final	96,171.85
ADVANCED EXCAVATING SPECIALISTS LLC Total					96,171.85
AMAZON BUSINESS	3485	1T4L-W71C-PYVC	Public Works	Hose Press	302.76
		1PWG-XV1K-NKGH	Genl Govt/Facilities	Office/Operational Supplies - CDD	2.01
			Public Works	Office/Operational Supplies - CDD	29.99
			Community Development	Office/Operational Supplies - CDD	121.76
		1DQT-DNLG-TW44	Genl Govt/Facilities	Office/Oper Supp	86.04
		1TRN-DN6T-34MH	Human Resources	Wellness Supplies	135.25
		1GXY-LTG9-XKC3	Public Safety	Office/Oper Supp - PD	42.25
		1VP3-JWYJ-RHKL	Genl Govt/Facilities	1SAT Activity Bags	96.56
		1QGH-NQC4-FLQW	Genl Govt/Facilities	Returned Community Events iPad Cables	(55.26)
		19X6-F3XG-N179	Finance	Keyboard for DeMoss	28.17
		16F3-T9RJ-P6QG	Human Resources	Wellness Prizes	261.46
		1FXL-C96G-7FXG	Genl Govt/Facilities	Events iPad Cable Return	(65.01)
		11CC-GYJG-RLXD	Genl Govt/Facilities	Cart Wheels	17.01
AMAZON BUSINESS Total					1,002.99
American Public Works Association	31	0031-20210527	Public Works	Membership Renewal - 2021	615.00
American Public Works Association Total					615.00
ASSOCIATED CONSULTANTS INC.	1030	21-123-02	Community Development	Parker Retaining Wall Plan Review	332.50
		21-148-01	Community Development	Stadium Ticket Booth Plan Review	997.50
		20-101c-02	Community Development	Pioneer Village Bldg 9	285.00
		21-129-01	Community Development	Simonds International Paint Booth Plan Review	807.50
		20-101d-04	Community Development	Pioneer Village Bldg 10	285.00
ASSOCIATED CONSULTANTS INC. Total					2,707.50
BANNER BANK	3533	3533-20210527	Genl Govt/Facilities	PW Ops Center - Bond Interest	47,613.50
				PW Ops Center - Bond Principal	124,000.00
BANNER BANK Total					171,613.50
BLUEFIN PAYMENT SYSTEMS	2827	2824-202104A	Public Works	Customer Web Payments - April 2021	411.24
		2827-202104B	Public Works	Customer Web Payments - April 2021	21.90
BLUEFIN PAYMENT SYSTEMS Total					433.14
BOB'S AUTOMOTIVE	57	21341	Community Development	Vehicle Maint - CDD	22.22
BOB'S AUTOMOTIVE Total					22.22
BSK ASSOCIATES	2119	VE01240	Public Works	Coliform Testing - April 2021	467.50
BSK ASSOCIATES Total					467.50
CFM STRATEGIC COMMUNICATIONS INC.	2551	26017	Genl Govt/Facilities	Lobbyist - April 2021	5,200.00
CFM STRATEGIC COMMUNICATIONS INC. Total					5,200.00
CINTAS CORPORATION NO 2	3497	8405125249	Genl Govt/Facilities	First Aid Kits - PW/CDD	11.30
			Public Works	First Aid Kits - PW/CDD	168.45
			Community Development	First Aid Kits - PW/CDD	449.45
CINTAS CORPORATION NO 2 Total					629.20
CITY OF BATTLE GROUND	92	INV00338	Judicial	Court Costs/Public Defender - April 2021	15,207.58

Attachment: May 27, 2021 - Claims Report (Approval of Claims And/Or Payroll)

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CITY OF BATTLE GROUND Total					15,207.58
CITY OF RIDGEFIELD	95	ENG-21-0040	Public Works	Pioneer Extension Proj Encroachment Permit	750.00
		ENG-21-0036	Public Works	S. Royle/S. 15th Encroachment Permit	300.00
CITY OF RIDGEFIELD Total					1,050.00
CITY OF RIDGEFIELD-W/S	96	005207-000-202104	Public Works	Blue Heron Community Garden - Water	49.56
		005436-010-202104	Public Works	5054 Pioneer Street	19.65
		009787-006-202104	Public Works	Roundabout 45th & 3rd	47.44
		010889-000-202104	Public Works	Junction Well & Reservoir - Storm	137.55
		010821-000-202104	Public Works	Water Tower (Cemetery)	58.95
		005807-000-202104	Public Works	Abrams Park Restrooms - Water	134.59
				Abrams Park Restrooms - Storm	19.65
		005815-000-202104	Genl Govt/Facilities	109 W Division WWTP - Storm	178.72
				109 W Division WWTP - CRWWD Portion - Water	129.31
				109 W Division WWTP - CRWWD Portion - Storm	412.65
			Public Works	109 W Division WWTP - Storm	233.93
				109 W Division WWTP - Water	129.32
		009787-007-202104	Public Works	1101 S Hillhurst Rd - Storm	18.85
				1101 S Hillhurst Rd - Water	39.73
		006404-000-202104	Genl Govt/Facilities	230 Pioneer Street City Hall - Water	86.80
				230 Pioneer Street City Hall - Storm	137.55
		005812-001-202104	Public Works	Abrams Park Chloine Injector - Storm	19.65
		005436-001-202104	Public Works	1-5/SR501 NE Interchange Irrigation	189.76
		005811-000-202104	Public Works	Abrams Park Kitchen & Irrigation - Water	48.73
				Abrams Park Kitchen - Storm	412.65
		007097-000-202104	Public Works	2311 N 5th Way Crows Nest Park - Water	72.88
				2311 N 5th Way Crows Nest Park - Storm	39.30
		007183-000-202104	Public Works	618 Lark Dr Lark Park - Water	74.39
				618 Lark Dr Lark Park - Storm	19.65
		005488-000-202104	Public Works	Cemetery Water Spigots - Water	47.44
		009787-000-202104	Public Works	Green Gables Tract-Q Irrigation M	66.05
		009787-004-202104	Public Works	Green Gables Tract-C Irrigation M	64.67
		006398-000-202104	Public Safety	116 N Main Ave PD - Water	61.37
				116 N Main Ave PD - Storm	78.60
		009787-005-202104	Public Works	Park & Ride Lot - Storm	216.15
		009787-002-202104	Public Works	Green Gables Tract-D Irrigation M	106.37
		006405-000-202104	Public Works	119 N 3rd Ave Community Park - Water	59.64
				119 N 3rd Ave Community Park - Storm	39.30
		009787-003-202104	Public Works	Green Gables Tract-D Irrigation MET	84.42
		009427-000-202104	Public Works	Columbia Hills Irrigation Tract B Wind River	71.51
		005806-000-202104	Public Works	Abrams Soccer Field	333.33
		008428-000-202104	Public Works	Cedar Ridge Park - Storm	19.65
				Cedar Ridge Park - Water	100.40
		009457-000-202104	Public Works	Columbia Hills Irrigation Tract D Cispus Way	115.05
		005032-000-202104	Genl Govt/Facilities	111 S Main - Water	84.52
				111 S Main - Storm	58.95

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CITY OF RIDGEFIELD-W/S	96	012825-000-202104	Public Works	IRR West End S Sevier Rd	176.42
		009272-000-202104	Public Works	1308 N Heron Dr Hayden Park - Water	64.41
				1308 N Heron Dr Hayden Park - Storm	19.65
		005810-000-202104	Public Works	Abrams Park Standpipe - Water	57.03
		010935-000-202104	Public Works	Cedar Creek Irrigation Tract B	183.19
		006420-000-202104	Public Works	315 N 3rd Avenue Davis Park - Water	184.09
		005436-009-202104	Public Works	6007 N Ridgefield Woods Dr. - Irrigation	58.80
CITY OF RIDGEFIELD-W/S Total					5,062.27
CLARK COUNTY	102	CI027234	Public Works	Whatley Decant Billing - March 2021	5,962.54
		CI027416	Public Works	Traffic Signal Labor - Feb/Mar 2021	740.75
CLARK COUNTY Total					6,703.29
CLARK COUNTY FIRE DISTRICT #5	104	10550	Genl Govt/Facilities	Q2.2021 Safety Consortium	67.22
			Public Works	Q2.2021 Safety Consortium	1,001.53
CLARK COUNTY FIRE DISTRICT #5 Total					1,068.75
CLARK COUNTY TREASURERS OFFICE	554	SIF202102B	Genl Govt/Facilities	School Impact Fees	0.20
		SIF202104	Genl Govt/Facilities	School Impact Fees	653,954.81
CLARK COUNTY TREASURERS OFFICE Total					653,955.01
CLARK PUBLIC UTILITIES	110	7559-485-202104	Genl Govt/Facilities	230 Pioneer Ave	76.32
			Public Safety	116 N Main Avenue	54.47
			Public Works	337 S Royal Rd.	70.10
				255 S 56th Pl - Electricity	641.32
				512 N Allen Dr - Electricity	8.81
				535 N Abrams Park Rd.	19.36
				Municipal Lighting Lease	5,073.37
				800 NE 264 St Intertie 1 - Water	642.47
				109 W Division St - Electricity	122.37
				N 35th Ave and Pioneer St	21.40
				SR/Pioneerst & S 56 PL	37.76
				N 1st Cir & N 65th Ave - Park & Ride	21.40
				1504 NW Intertie 3 - Water	692.45
				3701 N 3rd Cir - Electricity	7.98
				911 N 65th Ave Intertie 2 - Water	109.18
				Pioneer St. & Gee Creek Loop - Electricity	8.08
				City Park/Water Well	984.20
				Traffic Signal - Hillhurst/Royal Rd.	54.01
				N Abrams Park/E Division	74.20
				2300 N 3rd Way Bellwood Trail Lights	14.03
	Overlook Park - Electricity	29.16			
	SR/Pioneer ST & S 65 AVE	19.77			
CLARK PUBLIC UTILITIES Total					8,782.21
CLARK REGIONAL WASTEWATER DISTRICT	741	032895-000-202104	Public Works	Abrams Park Restrooms - Sewer	80.17
		032899-000-202104	Public Works	Abrams Park Former Mgr House - Sewer	42.20
		032695-000-202104	Genl Govt/Facilities	109 W Division WWTP - CRWWD Portion - Sewer	77.76
			Public Works	109 W Division WWTP - Sewer	77.76
		032894-000-202104	Public Works	Abrams Park Kitchen - Sewer	41.59

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CLARK REGIONAL WASTEWATER DISTRICT	741	032752-000-202104	Genl Govt/Facilities	230 Pioneer St City Hall - Sewer	367.10
		035480-000-202104	Public Works	255 S 56th Pl Well & Reservoir - Sewer	39.18
		032712-000-202104	Public Safety	116 N Main Ave PD - Sewer	45.81
CLARK REGIONAL WASTEWATER DISTRICT Total					771.57
CLARY LONGVIEW LLC	3579	3-M475 K795	Genl Govt/Facilities	2021 F150 4WD	39,925.89
CLARY LONGVIEW LLC Total					39,925.89
CLEAN WORLD MAINTENANCE INC	3105	46287	Genl Govt/Facilities	Window Cleaning - CH/PD	250.75
			Public Safety	Window Cleaning - CH/PD	75.00
CLEAN WORLD MAINTENANCE INC Total					325.75
COLUMBIAN PUBLISHING	116	28498	Genl Govt/Facilities	Ord. 1340	45.00
		28436	Genl Govt/Facilities	Printing Bid/Viewridge Hollow/Ridgefield Crossing	84.60
			Community Development	Printing Bid/Viewridge Hollow/Ridgefield Crossing	133.20
		28440	Community Development	Shoreline Master Program Updates	88.20
COLUMBIAN PUBLISHING Total					351.00
COMCAST	2271	2271-202105-116	Public Safety	PD Communications	350.38
		2271-202105-109	Genl Govt/Facilities	PW Shop Communications	28.12
			Public Works	PW Shop Communications	418.97
COMCAST Total					797.47
COMCAST BUSINESS	1666	120899503	Genl Govt/Facilities	Internet Services - 230 Pioneer Street	384.32
COMCAST BUSINESS Total					384.32
CORE & MAIN LP	2906	O125366	Public Works	Meter boxes	338.57
CORE & MAIN LP Total					338.57
CRIMINAL JUSTICE TRAINING COMMISSION	2721	201135106	Public Safety	Training - King/Marvitz	850.00
CRIMINAL JUSTICE TRAINING COMMISSION Total					850.00
DAILY JOURNAL OF COMMERCE	133	745055806	Public Works	Gee Creek Trail - Abrams Prk	418.20
		745055807	Public Works	Storm Facility Rehab	471.50
DAILY JOURNAL OF COMMERCE Total					889.70
DEPARTMENT OF LICENSING	3387	3387-20210527B	Genl Govt/Facilities	Notary License _ Johnston	5.25
			Public Works	Notary License _ Johnston	12.25
			Community Development	Notary License _ Johnston	17.50
		3387-20210527A	Community Development	Notary License - May	35.00
DEPARTMENT OF LICENSING Total					70.00
DEPARTMENT OF LICENSING - CPL	154	RG0000684-2021	Genl Govt/Facilities	CPL Fees - Garcia	18.00
		RG0000683-2021	Genl Govt/Facilities	CPL Fees - Clark	18.00
		RG0000688-2021	Genl Govt/Facilities	CPL Fees - Sharman	18.00
		RG0000680-2021	Genl Govt/Facilities	CPL Fees - Capron	18.00
		RG0000682-2021	Genl Govt/Facilities	CPL Fees - Molitor	18.00
		RG0000689-2021	Genl Govt/Facilities	CPL Fees - Braden	18.00
		RG0000687-2021	Genl Govt/Facilities	CPL Fees - Ingalls	18.00
		RG0000654-2021	Genl Govt/Facilities	CPL Fees - Maruyama	18.00
		RG0000677-2021	Genl Govt/Facilities	CPL Fees - Kugler	18.00
		RG0000676-2021	Genl Govt/Facilities	CPL Fees - Cichosz	18.00
		RG0000681-2021	Genl Govt/Facilities	CPL Fees - Molitor	18.00
		RG0000648-2021B	Genl Govt/Facilities	CPL Fees - Kirkpatrick	3.00
		RG0000685-2021	Genl Govt/Facilities	CPL Fees - Clark	18.00

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DEPARTMENT OF LICENSING - CPL	154	RG0000678-2021	Genl Govt/Facilities	CPL Fees - Skolrud	18.00
		RG0000686-2021	Genl Govt/Facilities	CPL Fees - Stevenson	18.00
DEPARTMENT OF LICENSING - CPL Total					255.00
DICK'S TIRE FACTORY	158	D92156	Public Works	Trailer Maint	486.70
		D92348	Public Safety	PD Vehicle Maint	43.25
		D91395	Public Safety	PD Vehicle Maintenance	26.01
		D92017	Public Safety	PD Vehicle Maint	20.00
		D91203	Public Safety	PD Vehicle Maintenance	43.25
DICK'S TIRE FACTORY Total					619.21
E2 LAND USE PLANNING SERVICES LLC	485	0485-202104	Community Development	Planning Consulting Services - April 2021	5,862.50
E2 LAND USE PLANNING SERVICES LLC Total					5,862.50
ELCOR INC	2081	MSP-13563	Public Safety	IT Services - April 2021	3,386.15
			Public Works	IT Services - April 2021	2,931.80
			Community Development	IT Services - April 2021	3,009.92
			Information Technology	IT Services - April 2021	6,474.17
		13601	Public Works	PW Ops Center Network	17,162.42
			Community Development	Laptop - Frosh	1,294.89
			Finance	Monitor/HDMI Cable - Patricia	265.10
ELCOR INC Total					34,524.45
ELITE COLLISION CENTER INC.	2878	20413	Public Works	Vehicle Maint - Strickler F-350	1,000.00
ELITE COLLISION CENTER INC. Total					1,000.00
EXTREME PRODUCTS	3327	66008	Genl Govt/Facilities	PD Uniforms	(15.45)
			Public Safety	PD Uniforms	207.93
EXTREME PRODUCTS Total					192.48
FERGUSON ENTERPRISES INC # 8423	181	984736	Genl Govt/Facilities	Water Meters	(616.90)
			Public Works	Water Meters	7,960.90
		960496	Genl Govt/Facilities	Water Meters	(666.47)
			Public Works	Water Meters	8,600.67
FERGUSON ENTERPRISES INC # 8423 Total					15,278.20
GISI MARKETING GROUP	2811	155962	Genl Govt/Facilities	Newsletter	2,390.30
GISI MARKETING GROUP Total					2,390.30
GRAINGER	206	9875499957	Public Works	Water Supplies	44.30
GRAINGER Total					44.30
GRAY AND OSBORNE INC	207	21242.00-2	Community Development	McCormick Creek Phase 2 Final Plat	133.67
		21245.00-2	Community Development	McCormick Creek Phase 3 Final Plat	133.67
		21231.00-3	Community Development	Eagle Ridge PUD Final Plat	63.75
		21237.00-2	Public Works	Risk and Resiliency Assessment	419.49
GRAY AND OSBORNE INC Total					750.58
GSI WATER SOLUTIONS INC.	2971	0727.001-31	Public Works	Hydrological Study	721.25
GSI WATER SOLUTIONS INC. Total					721.25
H.D. FOWLER COMPANY	2036	I5753163	Public Works	Water Supp	272.77
		I5763732	Public Works	Water Meters	1,279.99
		I5767325	Public Works	Water Meters	839.47
H.D. FOWLER COMPANY Total					2,392.23
HONEY BUCKETS	223	552065297	Public Works	Davis Park Port-a-Potty	328.00

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HONEY BUCKETS	223	552073225	Finance	Hand Washing Station	345.00
HONEY BUCKETS Total					673.00
INTERMEDIA.NET INC	2187	2105252245	Information Technology	Voice Service Charges - April 2021	87.07
INTERMEDIA.NET INC Total					87.07
J2 BLUE PRINT SUPPLY	243	AR101470	Human Resources	Crockford Retirement Gift	86.72
		AR101486	Genl Govt/Facilities	1sat Signs	22.77
		AR101471	Finance	1Sat COVID Signage	243.91
		AR102340	Genl Govt/Facilities	100 Miles Banner	275.88
		AR101596	Community Development	Plotter Contract - April 2021	54.20
		AR102112	Genl Govt/Facilities	Fireworks Signs	970.19
J2 BLUE PRINT SUPPLY Total					1,653.67
JANEAN Z PARKER	2199	117	Community Development	Legal Services - April 2021	1,375.00
			Legal	Legal Services - April 2021	1,437.50
JANEAN Z PARKER Total					2,812.50
JEFF PETTIT	488	0488-20210506	Public Safety	Meals Per Diem - Pettit	96.00
JEFF PETTIT Total					96.00
JESSICA KIPP	2099	2099-20210527	Genl Govt/Facilities	Mileage/Supp Reimb - Kipp	262.84
			Administration	Mileage/Supp Reimb - Kipp	29.62
		2099-20210527B	Administration	Mileage Reimb. - Kipp	11.48
JESSICA KIPP Total					303.94
JOE TURNER P.C.	1437	1078	Community Development	Hearings Examiner	930.00
JOE TURNER P.C. Total					930.00
JOHN BROOKS	2793	2793-20210527	Public Safety	Meals Per Diem - Brooks	146.00
JOHN BROOKS Total					146.00
KARL JOHANSSON	3569	21001-1	Public Works	YMCA Siteplan	5,009.00
KARL JOHANSSON Total					5,009.00
KEITH'S SPORTING GOODS INC.	3049	51221RPD1	Public Safety	PD Glock 17 Gen 5 W/Sight	470.46
		05122021RPD	Public Safety	Leupold Deltapoint Pro	3,199.97
KEITH'S SPORTING GOODS INC. Total					3,670.43
KILLA BITES INC.	3090	2099	Council	Council Retreat Catering	273.17
KILLA BITES INC. Total					273.17
L.N. CURTIS AND SONS	3075	CM26155	Public Safety	PD Holster Credit	(168.56)
		INV489519	Public Safety	RDS Holsters	384.60
		INV477677	Public Safety	Black Storm Sling Single-Point	70.53
L.N. CURTIS AND SONS Total					286.57
LANGUAGE LINE SERVICES INC.	3122	10229145	Judicial	Interpretation Services	0.59
LANGUAGE LINE SERVICES INC. Total					0.59
LEE CONTRACTORS LLC	3500	3500-6	Genl Govt/Facilities	Equip Abrams Park Well 11 - Retainage Release	15,098.63
LEE CONTRACTORS LLC Total					15,098.63
LESERINE MURITOK	3482	16	Judicial	Interpreting Services	120.00
LESERINE MURITOK Total					120.00
LEWIS COUNTY SHERIFF'S OFFICE	2465	2465-20210527	Public Safety	Sharps Disposal	4.46
LEWIS COUNTY SHERIFF'S OFFICE Total					4.46
MAKERS ARCHITECTURE AND URBAN DESIGN LLP	3503	2037-7	Community Development	HB1923 Code Updates - April 2021	3,077.50
MAKERS ARCHITECTURE AND URBAN DESIGN LLP Total					3,077.50

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MARIUS L MALATTIA	1817	148	Community Development	Design Reviews - April 2021	780.00
MARIUS L MALATTIA Total					780.00
MERCURY ASSOCIATES INC.	3547	Ridgefld-04	Genl Govt/Facilities	Fleet Management Study	10,115.43
MERCURY ASSOCIATES INC. Total					10,115.43
METROPOLITAN TRANSPORTATION COMMISSION	2115	4926-AR12092	Public Works	Street Saver Software Support Annual Sub	1,500.00
METROPOLITAN TRANSPORTATION COMMISSION Total					1,500.00
MICHAEL DEAN SINCLAIR	3581	3581-20210527	Public Works	Site Access Agreement	5,000.00
MICHAEL DEAN SINCLAIR Total					5,000.00
MJB CONSULTING INC	3117	1987	Genl Govt/Facilities	State Lobbyist - April 2021	2,500.00
MJB CONSULTING INC Total					2,500.00
NAPA AUTO PARTS	498	244873	Genl Govt/Facilities	Truck Supp - Weichman	1.26
			Public Works	Truck Supp - Weichman	40.81
			Community Development	Truck Supp - Weichman	17.67
		246088	Public Works	Water Supp	10.78
		242732	Genl Govt/Facilities	Shop Supplies/Truck Maintenance - Johnson	3.86
			Public Works	Shop Supplies/Truck Maintenance - Johnson	61.68
NAPA AUTO PARTS Total					136.06
NORTHSTAR CHEMICAL INC.	1019	193788	Public Works	Sodium Hypochlorite	1,004.87
NORTHSTAR CHEMICAL INC. Total					1,004.87
NORTHWEST NATURAL GAS	315	8578-7-202104	Public Works	PW Shop - Natural Gas	50.42
		1000591-6-202104	Public Safety	Police Department - Natural Gas	48.77
		8817-9-202104	Genl Govt/Facilities	City Hall - Natural Gas	142.41
NORTHWEST NATURAL GAS Total					241.60
NORTHWEST STAFFING	522	4116947	Community Development	Temp Services - Frosh	497.20
		4116820	Community Development	Temp Services - Frosh	497.20
NORTHWEST STAFFING Total					994.40
ONE CALL CONCEPTS	326	1049094	Public Works	Excavation Notif./Modem Ticket Delivery - April 2021	298.32
ONE CALL CONCEPTS Total					298.32
ON-HOLD CONCEPTS INC	2217	539645	Information Technology	On Hold Music Service	24.95
ON-HOLD CONCEPTS INC Total					24.95
OTAK INC.	1787	4210028	Community Development	Commercial Project Management	13,252.75
OTAK INC. Total					13,252.75
PATRICK HILDRETH BRAND AND DESIGN	2372	1931	Genl Govt/Facilities	General Design/Web Maint	833.00
PATRICK HILDRETH BRAND AND DESIGN Total					833.00
PBS ENGINEERING AND ENVIRONMENTAL	342	0071532.000-10	Public Works	Hillhurst Road Overlay Design	3,525.00
PBS ENGINEERING AND ENVIRONMENTAL Total					3,525.00
PIONEER PEST MANAGEMENT	2040	453463	Genl Govt/Facilities	Pest Control - CH	129.00
PIONEER PEST MANAGEMENT Total					129.00
PLATT ELECTRIC SUPPLY	766	1N93587	Public Works	Water Supplies	99.02
PLATT ELECTRIC SUPPLY Total					99.02
PORTLAND ENGINEERING INC	2082	10316	Public Works	Pro Pees - Telemetry	1,361.37
		10293	Public Works	Verizon Data - Telemetry	195.12
PORTLAND ENGINEERING INC Total					1,556.49
POSTMASTER	348	0348-20210527	Genl Govt/Facilities	Postage Replenishment - Newsletter	1,031.97
POSTMASTER Total					1,031.97

Attachment: May 27, 2021 - Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: May 27, 2021

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PUBLIC SAFETY TESTING	354	2021-144	Public Safety	Q1.2021 Subscription Fees	125.00
PUBLIC SAFETY TESTING Total					125.00
RAMONA PERKINS	3578	3578-20210527	Genl Govt/Facilities	Refund First Saturday Vendor Fees - Perkins	125.00
RAMONA PERKINS Total					125.00
RICOH USA INC.	1662	104960437	Public Safety	PD Copier Lease	106.83
RICOH USA INC. Total					106.83
RIDGEFIELD ART ASSOCIATION	2501	2101	Genl Govt/Facilities	1SAT Online Art Classes - March 2021	648.11
RIDGEFIELD ART ASSOCIATION Total					648.11
RIDGEFIELD HARDWARE	376	0376-202104	Genl Govt/Facilities	Oper Supp - Events	30.78
				Oper Supp - PW Shop	5.74
			Public Safety	Oper Supp - CH	18.23
				Oper Supp - PD	44.21
			Public Works	Oper Supp - Streets	36.10
				Oper Supp - PW Shop	85.45
				Oper Supp - Comm. Garden	43.86
				Oper Supp - Water	104.60
				Oper Supp - Parks	41.34
				Oper Supp - Storm	12.67
				Tools - Parks	12.68
			Community Development	Oper Supp - CDD	12.67
RIDGEFIELD HARDWARE Total					448.33
RIDGEFIELD LANDSCAPE PRODUCTS	3021	3021-202104	Public Works	Debris Dump Box	346.88
		3021-202103	Public Works	Debris Dump Box	1,508.93
RIDGEFIELD LANDSCAPE PRODUCTS Total					1,855.81
RIDGEFIELD MAIN STREET	2212	2212-20210527	Genl Govt/Facilities	Main Street Moola	120.00
			Human Resources	Main Street Moola	120.00
RIDGEFIELD MAIN STREET Total					240.00
RIDGEFIELD SCHOOL DISTRICT	378	1002000100	Genl Govt/Facilities	RACC Operating Expense - Electricity	279.43
				RACC Operating Expense - Wastewater	9.05
			Public Works	RACC Operating Expense - Janitorial	241.14
				RACC Operating Expense - Garbage	18.91
				RACC Operating Expense - Water	74.51
				RACC Operating Expense - Electricity	240.57
				RACC Operating Expense - Wastewater	7.79
				RACC Operating Expense - Janitorial	207.61
			Community Development	RACC Operating Expense - Garbage	16.28
				RACC Operating Expense - Water	64.15
				RACC Operating Expense - Electricity	1,009.42
				RACC Operating Expense - Wastewater	32.70
				RACC Operating Expense - Janitorial	871.10
				RACC Operating Expense - Garbage	68.31
				RACC Operating Expense - Water	269.19
		1002000105	Public Works	Water Tower Lease	1,800.00
		1002000102	Public Works	Q1.2021 RORC Operating Costs	3,912.30
RIDGEFIELD SCHOOL DISTRICT Total					9,122.46

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City of Ridgefield
Claims Payment Report
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SHRED-IT US JV LLC	2274	8181935409	Genl Govt/Facilities	Secure Shredding - CH	43.81	
		8181935408	Public Safety	Secure Shredding - PD	33.28	
		8181935407	Genl Govt/Facilities	Secure Shredding - RACC	6.08	
			Public Works	Secure Shredding - RACC	5.24	
			Community Development	Secure Shredding - RACC	21.96	
SHRED-IT US JV LLC Total						110.37
SPRINGBROOK - GROUP EPAY	3544	210521926	Public Works	Customer Web Payments - April 2021	67.12	
SPRINGBROOK - GROUP EPAY Total						67.12
SPRINGBROOK SOFTWARE LLC	3444	INV-006185	Public Works	Customer Web Payments - April 2021	318.00	
SPRINGBROOK SOFTWARE LLC Total						318.00
STAPLES CONTRACT & COMMERCIAL INC	2884	8062091914	Genl Govt/Facilities	Gen Office Supp	100.84	
			Community Development	CDD Office Supp	25.28	
				CDD Oper Supp	18.80	
			Finance	Electrostatic Sprayer/Disinfecting Supp	1,746.55	
STAPLES CONTRACT & COMMERCIAL INC Total						1,891.47
STATE AUDITOR'S OFFICE	524	L142129	Finance	Audit Services	35,750.91	
STATE AUDITOR'S OFFICE Total						35,750.91
SW CONSULTING ENGINEERING	3398	0802193-F1	Community Development	Legacy Trails Apts - Consulting Services	855.00	
SW CONSULTING ENGINEERING Total						855.00
SYMBOLARTS LLC	1866	0370476-IN	Public Safety	Badges	414.64	
SYMBOLARTS LLC Total						414.64
THE DAVEY TREE EXPERT COMPANY	3576	ENG-20-0065	Genl Govt/Facilities	Refund ENG-20-0065	125.00	
THE DAVEY TREE EXPERT COMPANY Total						125.00
THE GUNTER GROUP LLC	3493	3770	Community Development	SmartGov Consulting Services	780.00	
THE GUNTER GROUP LLC Total						780.00
THE MASTERS TOUCH LLC	1786	P75125	Public Works	Utility Statments - Postage - April 2021	1,351.87	
		75125	Public Works	Utility Statements - April 2021	1,070.22	
		P74955	Public Works	Delinquent Utility Statments - Postage - April 2021	159.63	
		74955	Public Works	Delinquent Utility Statements - April 2021	333.40	
THE MASTERS TOUCH LLC Total						2,915.12
THE PARR COMPANY	964	26560279	Genl Govt/Facilities	Event Stakes	37.95	
THE PARR COMPANY Total						37.95
THERESA PATERSON	3097	900702	Genl Govt/Facilities	1SAT Supplies	201.62	
THERESA PATERSON Total						201.62
TOYOTA TSUSHO MATERIAL HANDLING AMERICA I	3567	11009069	Public Works	Manlift	23,764.53	
TOYOTA TSUSHO MATERIAL HANDLING AMERICA INC. Total						23,764.53
TRAFFIC SAFETY SUPPLY	432	INV037814	Genl Govt/Facilities	Street Signs	(17.03)	
			Public Works	Street Signs	219.74	
		INV037815	Genl Govt/Facilities	2021 F150 Light Bar	246.75	
TRAFFIC SAFETY SUPPLY Total						449.46
TRAVELERS	3532	3532-20210527A	Community Development	Notary Bond - Johnston	40.00	
TRAVELERS Total						40.00
VERIZON WIRELESS	452	9878638594	Genl Govt/Facilities	Communications - April 2021	59.32	
			Public Safety	Communications - April 2021	548.77	
			Public Works	Communications - April 2021	813.55	

Attachment: May 27, 2021 - Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: May 27, 2021

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VERIZON WIRELESS	452	9878638594	Community Development	Communications - April 2021	397.07
			Finance	Communications - April 2021	37.21
		9878638592	Genl Govt/Facilities	PW Cell Phones & 2 iPads	20.63
				PW Director iPad	9.90
				Events iPad Purchase	1,495.89
				Julie iPad	65.76
			Public Safety	PD Cell Phones	880.28
				PD Chief iPad	65.80
			Public Works	PW Cell Phones & 2 iPads	307.30
				PW Director iPad	42.65
			Community Development	PW Director iPad	13.17
				CDD Cell Phones	240.06
				CDD Director iPad	65.81
			Finance	Finance Director iPad	65.81
			Council	Council iPads	737.07
			Administration	Patricia Cell Phone	41.98
				Deputy City Manager iPad	65.80
			Executive	City Manager iPad	65.81
		9878638593	Public Works	Hillhurst Ped Crossing - April 2021	105.16
VERIZON WIRELESS Total					6,144.80
WABO	1024	41185	Community Development	Building Inspector Job Posting	50.00
WABO Total					50.00
WALTER E. NELSON COMPANY	3553	1596505	Genl Govt/Facilities	Parks Towel Dispenser	(4.20)
			Public Works	Parks Towel Dispenser	54.20
WALTER E. NELSON COMPANY Total					50.00
WAPITI NW LLC	2545	9195	Genl Govt/Facilities	Vehicle Maint - Krebs	20.22
			Public Works	Vehicle Maint - Krebs	182.09
WAPITI NW LLC Total					202.31
WASHINGTON STATE PATROL	463	I21005984	Genl Govt/Facilities	Background Checks - CPL	378.75
WASHINGTON STATE PATROL Total					378.75
WELLS FARGO	1681	202104-6988	Human Resources	Knottnerus Eb Credc Spring Lunch Training	10.00
			Finance	Knottnerus Cross Border Trans Fee BP Big Paddle Website-Transact	1.00
			Administration	Knottnerus Eb Credc Spring Lunch Training	15.00
			Information Technology	Knottnerus Paypal Wix Com Ltd BP Big Paddle Website	0.00
		202104-7069	Genl Govt/Facilities	Ferriss Grt Vanc. Chamber Legislative Session Mtg-Kast	7.50
			Public Works	Ferriss Grt Vanc. Chamber Legislative Session Mtg-Kast	29.00
			Community Development	Ferriss Grt Vanc. Chamber Legislative Session Mtg-Kast	13.50
			Human Resources	Ferriss Grt Vanc. Chamber Legislative Session Mtg-Knottnerus	20.00
			Finance	Ferriss Grt Vanc. Chamber Legislative Session Mtg-Johnson	50.00
			Council	Ferriss Grt Vanc. Chamber Legislative Session Mtg-Burgess	50.00
				Ferriss Grt Vanc. Chamber Legislative Session Mtg-Council	350.00
			Administration	Ferriss Paypal Washingtonm Washi WMCA Annual Membership-Ferriss	75.00
				Ferriss Grt Vanc. Chamber Legislative Session Mtg-Knottnerus	30.00
			Executive	Ferriss Grt Vanc. Chamber Legislative Session Mtg-Stuart	50.00
			Information Technology	Ferriss Cdw Govt #B685844 Adobe licenses for City staff	2,168.00

Attachment: May 27, 2021 - Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: May 27, 2021

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WELLS FARGO	1681	202104-7036	Executive	Stuart The Sportsmans Mtg w/ Cncl re: upcoming City Issues & Age	33.10
				Stuart Pioneer Street Cafe Mtg w/ Cncl re: upcoming City Issues	144.38
				Stuart Kalama Harbor Pub Mtg re: Port of Ridgefield projects and	55.59
		202104-5756	Finance	Rubio Romero Springbrook National User Training-Utility Clerk	75.00
				Rubio Romero Government Finance Offic GFOA 2021 Membership-Utili	150.00
			Information Technology	Rubio Romero Apple.Com/Bill Comm Event IPAD	10.83
				Rubio Romero Adobe 800-833-6687 Software-Accounting Clerk	16.25
				Rubio Romero Adobe Creative Cloud Software-DeMoss	57.44
				Rubio Romero Apple.Com/Bill CH IPAD	14.08
				Rubio Romero Adobe Acropro Subs Software-City Manager	16.14
				Rubio Romero Txtsignal.Com Outreach Texting Software	39.00
				Rubio Romero Eclincher Social Media	49.00
				Rubio Romero Zoom.Us 888-799-9666 Mtg Platform	59.60
				Rubio Romero Amazon Web Services Website Backup	1.13
		202104-6996	Genl Govt/Facilities	Demoss 4imprint 1SAT May First Saturday	733.60
				Demoss Vistapr Vistaprint.Com Events Handouts for connecting to	39.02
				Demoss Dan.Com Inc Big Paddle domain purchase	599.00
				Demoss Pet Wants Scappoose Online dog photo contest prize	25.00
				Demoss Tlf Ridgefield Floral 14.00 dog photo contest & 5.00 myst	20.60
				Demoss Facebk Ss3qa3pqe2 1SAT March First Saturday Facebook Ad	11.76
				Demoss 4imprint 1Sat-Pop Up Tent w/ Ridgefield Roundtable Brandi	560.04
				Demoss Dri Uprinting Gen Events Postcards	160.96
				Demoss Dollar Tree General events supplies	4.34
			Information Technology	Demoss Lucidchart.Com/Charge Event Planning Software	10.72
				Demoss Mailchimp Misc Email distribution service	22.61
		202104-7002	Public Works	Thamert Grainger pintle hitch/tie down straps/towing hooks/safet	314.04
				Thamert Ridgefield Pioneer break room supplies- cups/water/plast	16.21
				Thamert Grainger safety glasses	9.36
				Thamert Grainger forehead thermometer	66.86
		202104-7010	Genl Govt/Facilities	Hoots Coro Medical Llc AED REPLACEMENT PADS-WA SALES TAX	(9.58)
			Public Safety	Hoots Tlo Transunion BACKGROUND INVESTIGATIONS	153.39
				Hoots Google Gsuite Arpcentr Disputed Charges-Fraud	12.00
				Hoots Usps Po 5471680444 POSTAGE FOR VIDEO EVIDENCE TO BG COURT	5.79
				Hoots Coro Medical Llc AED REPLACEMENT PADS	123.58
				Hoots Usps Po 5471680444 POSTAGE- COIN MAILING	4.15
				Hoots Costco Whse #0772 COFFEE/BATHROOM CLEANER/OFFICE SUPPLIES	59.54
				Hoots Bvd Beenverified.Com Disputed Charges-Fraud	48.32
				Hoots Usps Po 5471680444 ROLL OF STAMPS	55.00
				Hoots Usps Po 5471680444 POSTAGE-VIDEO MAIL TO PROSECUTOR	3.59
				Hoots Costco Whse #0772 CLOROX WIPES/OFFICE SUPPLIES	16.26
				Hoots Gunmagwarehouse.Com AR 15 GUN MAGAZINES	91.24
		202104-6954	Public Safety	Brooks Wsu Prof Ed Cost for FBI Training	21.00
				Brooks On The Spot Engraving Engraving of DULi Plaque	27.10
		202104-7051	Community Development	Blehm Strategic Government R Virtual Conference-Claire Lust	29.00
			Human Resources	Blehm Fred-Meyer #0614 Panniversary raffle	190.39

Attachment: May 27, 2021 - Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: May 27, 2021

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WELLS FARGO	1681	202104-7051	Human Resources	Blehm Customink Llc Take your kids to work day 2021	324.09		
				Blehm Costco Whse #1086 Panniversary raffle	19.51		
				Blehm Target 00014449 Take your kids to work day	12.35		
				Blehm Ridgefield Raptors Panniversary raffle	74.96		
				Blehm Sp Alder Creek Panniversary raffle	50.00		
				Blehm 4imprint Panniversary lounge pants	992.72		
				Blehm Western Region Ipma-Hr Virtual Conference-Tracy Blehm	79.00		
				Blehm Carl'S Golfand Inc Polo shirt-Steve Stuart	69.37		
				202104-6939	Executive Community Development	Lust American Planning A American Planning Assoc. conference-McN	300.00
						Lust Int'L Code Council Inc 2018 IRC Code Book	161.52
		Lust American Planning A American Planning Assoc. Conference-Lus	300.00				
		202104-6947	Genl Govt/Facilities	Kipp Wal-Mart #5929 TV and other event supplies	332.17		
				Kipp Dollar Tree Flowers for First Saturday	133.33		
			Human Resources	Kipp Safeway #1842 Gift Cards for employee incentives wellness	1,678.00		
				Kipp Costco By Instacart Snacks for all locations	1,155.41		
		202104-6962	Information Technology	Kipp Rosauers Food & Dru Lunch for remote employees - lunch n le	70.00		
				Kipp Lucidchart.Com/Charge Computer software for designing layou	102.74		
			Genl Govt/Facilities	Denton In Ct Publishing Llc Reflector legal ad for Newspaper IT	60.74		
				Denton Veritone Inc Transcript services software for Police Dept	2,700.00		
			Public Safety	Denton Indu Software Sol SCADA software for Water Dept.	590.78		
			Public Works	Denton In Power Plastics Corp. Office dividers for COVID	155.00		
			Finance	Denton Event Strategies And Public Works training for Julia D.	35.00		
			202104-7028	Public Works	Brunson Paypal Nwwa-Awwa Class Fee	140.00	
WELLS FARGO Total		16,552.12					
WEX BANK	3552	7145817	Genl Govt/Facilities	04.2021 Fuel	250.20		
				Public Safety	04.2021 Fuel	2,153.40	
				Public Works	04.2021 Fuel	3,727.53	
				Community Development	04.2021 Fuel	414.36	
			WEX BANK Total		6,545.49		
WICKUM WELD	3091	10998	Genl Govt/Facilities	CrossBox - Nathan	148.29		
				CrossBox/Cab Rack/Beacon Plate - Melroy	1,658.56		
			Public Works	CrossBox - Nathan	840.34		
WICKUM WELD Total		2,647.19					
WILCO FARM STORE	655	715607	Genl Govt/Facilities	Parks/Streets/Shop Supp	2.03		
				Public Works	Parks/Streets/Shop Supp	289.54	
		715630	Public Works	Parks Supp	71.48		
				715615	Public Works	Parks Supp	36.80
		WILCO FARM STORE Total		399.85			
WOODLAND SAW AND CYCLE INC.	2223	1420	Public Works	Storm Supp	948.38		
WOODLAND SAW AND CYCLE INC. Total					948.38		
Grand Total					1,271,003.79		

Attachment: May 27, 2021 - Claims Report (Approval of Claims And/OR Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 27, 2021

ITEM:

AGENDA ITEM TITLE: Approval of Minutes from the May 6, 2021 Meeting

AGENDA ITEM TITLE:

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

GOVERNING LEGISLATION:

Not applicable

PREVIOUS COUNCIL ACTION TAKEN:

Not applicable

SUMMARY/BACKGROUND:

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

BUDGET/FINANCIAL IMPACTS:

Not applicable

ACTION OR MOTION:

Approve the minutes by making the following motion:

1. "I move to approve the consent agenda"

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS: 05-06-2021 (PDF)



CITY OF RIDGEFIELD, WASHINGTON
City Council MEETING MINUTES
May 6, 2021

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL

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

LATE CHANGES TO THE AGENDA

PROCLAMATION

Dementia Friends

PUBLIC COMMENT

Resident, Marie Bouvier provided public comment.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

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

PRESENTATION

1. 2020 Commission on Aging Annual Report

BUSINESS

1. Motion - Approval of Cloverhill Phase 8 Final Plat

Attachment: 05-06-2021 (Approval of Minutes)

The Ridgefield Hearing Examiner approved the preliminary plat for Cloverhill Planned Unit Development on April 11, 2017. The plat is also subject to the 2017 development agreement. Staff approved the Cloverhill Phase 7 & 8 Post Decision Review on October 22, 2019. The purpose of the PDR was to increase the total number of lots in Phases 7 and 8 from 52 to 92, in order to compensate for the loss of 40 approved lots due to existing environmental conditions in Phases 2, 3, 4, and 9. Administrative adjustments to reduce the minimum lot area and lot width and increase the maximum building coverage and impervious surface coverage by 20 percent in Phases 7 and 8 were approved concurrently with the PDR. The applicant proposes to subdivide the 5.8-acre site with Assessor's #986051853 into 55 single-family attached residential (townhouse) lots. Townhouses may be attached in groups of two, three, or four; the Phase 8 townhouses are primarily proposed in groups of two, with some groups of three. The lots range from 2,007 square feet (Lot 443) to 2,948 square feet (Lot 476), consistent with the lot sizes and density approved through the Phase 7 & 8 PDR and administrative adjustments. The average lot area is 2,325 square feet.

MOTION: MOVED TO APPROVE CLOVERHILL PHASE 8 FINAL PLAT AS PRESENTED.

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

2. Motion - Approval of Contract with PBS Engineering for Royle Rd Plans

The City's Transportation Capital Facilities Plan includes improvements to Royal Road including widening to a 2 lane roadway with a planted center median, a roundabout at Wells Drive/S.15th St and pedestrian facilities. Developments along the Pioneer Street Corridor have been paying a pro-rata share for these Improvements and the City will be taking the lead on construction with the first phase of this work in 2021, beginning with the roundabout and widening work south to S. 19th. In 2019 PBS Engineering completed design of the entire corridor to the 90-percent level which would allow for a private developer to complete the work. With the City now taking the lead on the first segment final design including bid documents, specifications, utility coordination and minor adjustments to the stormwater system design are required.

MOTION: MOVED TO AWARD THE FINAL DESIGN CONTRACT FOR ROYLE ROAD TO PBS AS PRESENTED.

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

PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1341 – Viewridge Hollow Development Agreement - Steve Stuart, City Manager

The City of Ridgefield approved the Hillhurst Heights PUD in 2019. The approved preliminary plat included a pocket park and a trail system north of the ravine on the site, however there was no trail on the south side of the ravine or bridge to access that portion of the property originally included in the proposal. In 2020 the City was approached by the developer about expanding the trail system on the site to the south side of the ravine and construction of a footbridge over the ravine. The trail system will extend to the west across Hillhurst Heights and then cross the ravine to tie into the Eagle Ridge subdivision. The trail will also stub to the east for future connection.

Mayor Opened Public Hearing: 7:06PM

No testimony received.

Mayor Closed Public Hearing: 7:06PM

MOTION: MOVED TO WAIVE SECOND READING AND ADOPT ORDINANCE NO. 1341 AS PRESENTED.

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

2. Public Hearing and First Reading of Ordinance No. 1342 - Ridgefield Crossing Development Agreement - Steve Stuart, City Manager

The City of Ridgefield approved the Ridgefield Crossing mixed use development in 2017. The residential phases of the project are attached townhomes, and no park amenity was included as a part of the original design. In 2020 the City was approached by the developer about converting one of the residential lots into a park that would serve the development and surrounding area. This park will feature a Timberform Playground and a circuit of Greenfield outdoor fitness equipment as shown in the attached exhibit. The park will connect to a public trail system that serves the development and will connect to the surrounding area, including Clark College, as the area is built out.

Mayor Opened Public Hearing: 7:22PM

Resident, Roy Garrison provided public testimony.

Mayor Closed Public Hearing: 7:24PM

MOTION: MOVED TO WAIVE SECOND READING AND ADOPT ORDINANCE NO. 1342 AS PRESENTED.

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

3. Public Hearing and First Reading of Ordinance No. 1343 - Shoreline Master Program Update - Anne McNamara, Associate Planner

In 2019, the Community Development Department received \$16,800 in grant funding from the Department of Ecology to conduct a periodic review of the City's Shoreline Master program to enact changes related to updated Department of Ecology definitions, adding Carty Lake to the shoreline designation map, revisions to maintain consistency with state laws, changes to nonconforming use and development provisions, and adopting the City's Critical Areas regulations by reference. The periodic review is required under the Shoreline Management Act. A required joint City of Ridgefield/Department of Ecology hearing per WAC 173-26-104 was held at the April 7, 2021 Planning Commission meeting.

Mayor Opened Public Hearing: 7:32PM

No testimony received.

Mayor Closed Public Hearing: 7:32PM

MOTION: COUNCIL MEMBER WELLS MOVED TO WAIVE SECOND READING AND ADOPT ORDINANCE NO. 1343 AS PRESENTED.

SECOND: COUNCIL MEMBER ZIEMER.

MOTION PASSED.

MOTION: COUNCIL MEMBER AICHELE MOVED TO RECONSIDER PREVIOUS ACTION TAKEN ON ORDINANCE NO. 1343.

SECOND: COUNCIL MEMBER DAY.

MOTION PASSED.

PUBLIC COMMENT

None received.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Onslow - Attended RTC meeting.

Council Member Aichele - Provided an update on the construction of High School stadium entrance, attended pre-application conference meetings, SW WA equity and coalition meeting.

Council Member Day - Attended City Manager briefing, friends of the refuge meeting, SW WA equity and coalition meeting.

Council Member Wells - Attended City Manager briefing, Port of Ridgefield photo opportunity with Cowlitz Indian Tribe, acknowledge Council Member Aichele for his help with the High School stadium project.

Council Member Ziemer - Acknowledge Council Member Aichele for his help with the High School stadium project, CREDC education committee meeting, Cowlitz Tribe hotel groundbreaking ceremony.

Council Member Lindsay - Cowlitz Tribe hotel groundbreaking ceremony, pre-application conference meeting, SW WA equity and coalition meeting.

Mayor

Great job to everyone that participated in the State of the City video. Great in person first Saturday event, kudos to City staff to putting it together.

City Manager

City Manager Steve Stuart - Raptors update, park laundry property update provided.

Public Works Director Bryan Kast - FLAP grant update provided.

Community Development Claire Lust - Community Development project update provided.

Finance Director Kirk Johnson - State Auditor update, exit conference meeting is schedule.

ADJOURN - [7:51 PM](#)

Julie Ferriss, City Clerk

Don Stose, Mayor

Attachment: 05-06-2021 (Approval of Minutes)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 27, 2021
ITEM: PRESENTATION
AGENDA ITEM TITLE: 1St Quarter 2021 Financial Report

GOVERNING LEGISLATION:

City of Ridgefield Financial Policy #07: Budget

PREVIOUS COUNCIL ACTION TAKEN:

Reviewed quarterly financial reports

SUMMARY/BACKGROUND:

1st Quarter 2021 financial report – budget to actual

BUDGET/FINANCIAL IMPACTS:

None

RECOMMENDED ACTION OR MOTION:

No action requested. Presentation only

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: 1st Qtrr 2021 Budget Report (PDF)



1st Quarter 2021 Budget Report



2021 Reserves Per Policy

	O&M	Revenue Stab.	Debt Service	Separation	Capital	Capital Repair & Replace	2021 Reserves	2020 Reserves	% Change
General Fund	976,866	666,881	-	144,925	699,664	-	2,488,336	2,331,040	6.75%
Building & Permitting	253,125	338,350	-	18,863	-	-	610,338	538,567	13.33%
Water Fund	443,514	-	-	41,530	189,193	402,270	1,076,507	881,874	22.07%
Storm Fund	154,498	-	-	5,732	169,034	157,181	486,445	398,183	22.17%
Total	1,828,003	1,005,231	-	211,050	1,057,891	559,451	4,661,626	4,149,664	12.34%
Capital Repair and Replacement Minimum Target (2% of Historical Cost)									
	Historical	Target	Total	Balance	Variance	% Target			
Water Fund	22,401,829	2%	448,037	402,270	(45,767)	90%			
Storm Fund	18,035,090	2%	360,702	157,181	(203,521)	44%			



1st Quarter 2021 General Fund Revenue

Revenue	1Q 2021 YTD Actual	2021 Budget	1Q % of Budget	1Q 2020 YTD Actual	1Q 2021 v 1Q 2020
Property Taxes	\$ 165,945	\$ 1,665,000	10.0%	\$ 111,475	48.9%
Retail Sales Taxes	284,574	2,757,525	10.3%	219,200	29.8%
Utility and Other Taxes	172,495	1,361,390	12.7%	146,541	17.7%
Licenses and Permits	456,829	1,359,860	33.6%	403,294	13.3%
Planning and Development	393,467	1,058,010	37.2%	389,848	0.9%
Fines Forfeits and Restitution	9,908	69,700	14.2%	13,001	-23.8%
Charges for Goods and Services	904	5,200	17.4%	1,614	-44.0%
Interfund Charges for Goods and Service	137,692	581,128	23.7%	119,717	15.0%
Intergovernmental/Grants/Other	245,920	789,425	31.2%	59,567	312.8%
Total General Fund Revenue	\$ 1,867,734	\$ 9,647,238	19.4%	\$ 1,464,257	27.6%



1st Quarter 2021 General Fund Expense

Expense	1Q 2021 YTD Actual	2021 Budget	1Q % of Budget	1Q 2020 YTD Actual	1Q 2021 v 1Q 2020
Department					
City Council	\$ 12,711	\$ 102,825	12.4%	\$ 20,960	-39.4%
Judicial	29,854	207,000	14.4%	27,093	10.2%
Executive	50,257	312,110	16.1%	52,322	-3.9%
Finance	125,038	686,490	18.2%	113,781	9.9%
Legal	5,844	45,000	13.0%	4,350	34.3%
Human Resources	67,788	291,015	23.3%	42,366	60.0%
Administration	101,906	528,030	19.3%	87,640	16.3%
General Government/Facilities	506,843	1,068,832	47.4%	455,464	11.3%
Information Tech	74,635	178,800	41.7%	45,087	65.5%
Public Safety	498,011	2,703,949	18.4%	432,591	15.1%
Cemetery	9,429	59,449	15.9%	8,087	16.6%
Community Development	299,806	2,151,005	13.9%	374,349	-19.9%
Parks	85,746	639,801	13.4%	102,876	-16.7%
Transfer to Equip Replace Fund	28,710	114,840	25.0%	21,218	35.3%
Transfers - To Street Fund	107,609	430,438	25.0%	87,875	22.5%
Transfers To Capital - Streets	-	416,000	0.0%	-	#DIV/0!
Transfers To Capital - Parks	-	40,000	0.0%	-	#DIV/0!
Total General Fund Expense	\$ 2,004,187	\$ 9,975,584	20.1%	\$ 1,876,059	6.8%
Total Net Revenue (Loss)	\$ (136,453)	\$ (328,346)	41.6%	\$ (411,802)	-66.9%



1st Quarter 2021 General Fund - Fund Balance

Fund Balance	1Q 2021 YTD Actual	2021 Budget	1Q 2020 YTD Actual	1Q 2021 v 1Q 2020
Beginning Balance	\$ 7,312,608	\$ 7,312,608	\$4,826,242	51.5%
Net Increase (Decrease)	(136,453)	(328,346)	(411,802)	-66.9%
Ending Balance	7,176,155	6,984,262	4,414,440	62.6%
Less: Reserved Amounts *	3,098,674	3,098,674	2,869,607	8.0%
Net Ending and Available Balance	\$ 4,077,481	\$ 3,885,588	\$1,544,833	163.9%
* Includes Street Fund Reserves				



1st Quarter 2021 Street Fund

Revenue	1Q 2021 YTD Actual	2021 Budget	1Q % of Budget	1Q 2020 YTD Actual	1Q 2021 v 1Q 2020
Tax/Franchise Fees	\$ 14,567	\$ 95,491	15.3%	\$ 11,864	22.8%
Vehicle Motor Fuel Tax	18,399	220,610	8.3%	18,708	-1.7%
Grants	-	-	#DIV/0!	-	#DIV/0!
Permits	1,800	20,000	9.0%	6,879	-73.8%
Transfer In - General Fund	107,609	430,438	25.0%	87,875	22.5%
Other Revenue	-	1,025	0.0%	2	-100.0%
Total Street Fund Revenue	\$ 142,375	\$ 767,564	18.5%	\$ 125,328	13.6%
Expense	1Q 2021 YTD Actual	2021 Budget	1Q % of Budget	1Q 2020 YTD Actual	1Q 2021 v 1Q 2020
Street Fund	\$ 168,138	\$ 749,868	22.4%	\$ 109,941	52.9%
Total Street Fund Expense	\$ 168,138	\$ 749,868	22.4%	\$ 109,941	52.9%
Total Net Revenue (Loss)	\$ (25,763)	\$ 17,696	-145.6%	\$ 15,387	-267.4%
Fund Balance	1Q 2021 YTD Actual	2021 Budget		1Q 2020 YTD Actual	1Q 2021 v 1Q 2020
Beginning Balance	\$ (36,247)	\$ (36,247)		\$ 2,585	-1502.2%
Net Increase (Decrease)	(25,763)	17,696		15,387	-267.4%
Ending Balance	(62,010)	(18,551)		17,972	-445.0%
Less: Reserved Amounts *	-	-		-	
Net Ending and Available Balance	\$ (62,010)	\$ (18,551)		\$ 17,972	-445.0%
*Reserves Maintained in General Fund					



1st Quarter 2021 Special Revenue & Debt Service Funds

Drug Fund	1Q 2021 YTD Actual	2021 Budget	1Q % of Budget	1Q 2020 YTD Actual	1Q 2021 v 1Q 2020
Revenue	\$ 32	\$ 1,010	3.2%	\$ 151	-78.8%
Expense	-	-	0.0%	-	#DIV/0!
Total Net Revenue (Loss)	\$ 32	\$ 1,010	3.2%	\$ 151	-78.8%
Fund Balance	1Q 2021 YTD Actual	2021 Budget		1Q 2020 YTD Actual	1Q 2021 v 1Q 2020
Beginning Balance	\$ 5,211	\$ 5,211		\$ 4,786	8.9%
Net Increase (Decrease)	32	1,010		151	-78.8%
Ending Fund Balance	\$ 5,243	\$ 6,221		\$ 4,937	6.2%
Affordable Housing	1Q 2021 YTD Actual	2021 Budget	1Q % of Budget	1Q 2020 YTD Actual	1Q 2021 v 1Q 2020
Revenue	\$ 2,342	\$ 23,035	100.0%	\$ -	100.0%
Expense	-	-	0.0%	-	0.0%
Total Net Revenue (Loss)	\$ 2,342	\$ 23,035		\$ -	100.0%
Fund Balance	1Q 2021 YTD Actual	2021 Budget		1Q 2020 YTD Actual	1Q 2021 v 1Q 2020
Beginning Balance	\$ 10,232	\$ 10,232		\$ -	0.0%
Net Increase (Decrease)	2,342	23,035		-	100.0%
Ending Fund Balance	12,574	33,267		\$ -	100.0%
Debt Service Fund	1Q 2021 YTD Actual	2021 Budget	1Q % of Budget	1Q 2020 YTD Actual	1Q 2021 v 1Q 2020
Revenue	\$ -	\$ 1,433,629	0.0%	\$ 20,224	-100.0%
Expense	-	1,433,629	0.0%	20,224	-100.0%
Total Net Revenue (Loss)	\$ -	\$ -		\$ -	
Fund Balance	1Q 2021 YTD Actual	2021 Budget		1Q 2020 YTD Actual	1Q 2021 v 1Q 2020
Beginning Balance	\$ -	\$ -		\$ -	
Net Increase (Decrease)	-	-		-	
Ending Fund Balance	-	\$ -		\$ -	



1st Quarter 2021 REET and TBD

Real Estate Excise Tax (REET)	1Q 2021 YTD Actual	2021 Budget	1Q % of Budget	1Q 2020 YTD Actual	1Q 2021 v 1Q 2020
Revenue	\$ 542,147	\$ 1,520,000	35.7%	\$ 255,942	111.8%
Expense	-	1,413,405	0.0%	-	#DIV/0!
Total Net Revenue (Loss)	\$ 542,147	\$ 106,595	508.6%	\$ 255,942	111.8%
Fund Balance	1Q 2021 YTD Actual	2021 Budget		1Q 2020 YTD Actual	1Q 2021 v 1Q 2020
Beginning Balance	\$ 2,136,610	\$ 2,136,610		\$ 1,159,388	84.3%
Net Increase (Decrease)	542,147	106,595		255,942	111.8%
Ending Fund Balance	2,678,757	2,243,205		1,415,330	89.3%
Debt Service Reserve	1,414,003	1,414,003		1,413,405	0.0%
Ending Available Fund Balance	\$ 1,264,754	\$ 829,202		\$ 1,925	65601.5%
Transportation Benefit District (TBD)	1Q 2021 YTD Actual	2021 Budget	1Q % of Budget	1Q 2020 YTD Actual	1Q 2021 v 1Q 2020
Revenue	\$ 11,467	\$ 153,435	7.5%	\$ 10,795	6.2%
Expense	-	-	0.0%	-	#DIV/0!
Total Net Revenue (Loss)	\$ 11,467	\$ 153,435		\$ 10,795	6.2%
Fund Balance	1Q 2021 YTD Actual	2021 Budget		1Q 2020 YTD Actual	1Q 2021 v 1Q 2020
Beginning Balance	\$ 199,791	\$ 199,791		\$ 45,977	100.0%
Net Increase (Decrease)	11,467	153,435		10,795	6.2%
Ending Fund Balance	211,258	\$ 353,226		\$ 56,772	272.1%



1st Quarter 2021 Impact Fee Funds

Park Impact Fee (PIF)	1Q 2021 YTD Actual	2021 Budget	1Q % of Budget	1Q 2020 YTD Actual	1Q 2021 v 1Q 2020
Revenue	\$ 560,957	\$ 1,413,450	39.7%	\$ 317,875	76.5%
Expense	26,868	490,000	5.5%	-	#DIV/0!
Total Net Revenue (Loss)	\$ 534,089	\$ 923,450	57.8%	\$ 317,875	68.0%
Fund Balance	1Q 2021 YTD Actual	2021 Budget		1Q 2020 YTD Actual	1Q 2021 v 1Q 2020
Beginning Balance	\$ 1,835,146	\$ 1,835,146		\$ 331,524	100.0%
Net Increase (Decrease)	534,089	923,450		317,875	68.0%
Ending Fund Balance	\$ 2,369,235	\$ 2,758,596		\$ 649,399	264.8%
Traffic Impact Fee (TIF)	1Q 2021 YTD Actual	2021 Budget	1Q % of Budget	1Q 2020 YTD Actual	1Q 2021 v 1Q 2020
Revenue	\$ 344,264	\$ 2,559,112	13.5%	\$ 198,892	73.1%
Expense	126,221	1,930,000		-	#DIV/0!
Total Net Revenue (Loss)	\$ 218,043	\$ 629,112	34.7%	\$ 198,892	9.6%
Fund Balance	1Q 2021 YTD Actual	2021 Budget		1Q 2020 YTD Actual	1Q 2021 v 1Q 2020
Beginning Balance	\$ 3,003,463	\$ 3,003,463		\$ 1,411,944	100.0%
Net Increase (Decrease)	218,043	629,112		198,892	9.6%
Ending Fund Balance	\$ 3,221,506	\$ 3,632,575		\$ 1,610,836	100.0%



1st Quarter 2021

General Capital & Equipment Replacement Funds

General Capital Projects	1Q 2021 YTD Actual	2021 Budget	1Q % of Budget	1Q 2020 YTD Actual	1Q 2021 v 1Q 2020
Revenue	\$ 178,520	\$ 4,517,000	4.0%	\$ 41,834	326.7%
Expense	189,415	4,517,000	4.2%	27,181	596.9%
Total Net Revenue (Loss)	\$ (10,895)	\$ -	-100.0%	\$ 14,653	-174.4%
Fund Balance	1Q 2021 YTD Actual	2021 Budget		1Q 2020 YTD Actual	1Q 2021 v 1Q 2020
Beginning Balance	\$ 393,389	\$ 393,389		\$ 275,578	242.8%
Net Increase (Decrease)	(10,895)	-		14,653	-174.4%
Ending Fund Balance	\$ 382,494	\$ 393,389		\$ 290,231	231.8%

Equipment Replacement (ERF)	1Q 2021 YTD Actual	2021 Budget	1Q % of Budget	1Q 2020 YTD Actual	1Q 2021 v 1Q 2020
Revenue	\$ 54,727	\$ 218,992	25.0%	\$ 28,637	291.1%
Expense	-	159,400	0.0%	49,275	-100.0%
Total Net Revenue (Loss)	\$ 54,727	\$ 59,592	91.8%	\$ (20,638)	-165.2%
Fund Balance	1Q 2021 YTD Actual	2021 Budget		1Q 2020 YTD Actual	1Q 2021 v 1Q 2020
Beginning Balance	\$ 219,730	\$ 219,730		\$ 250,495	-12.3%
Net Increase (Decrease)	54,727	59,592		(20,638)	-365.2%
Ending Fund Balance	\$ 274,457	\$ 279,322		\$ 229,857	19.4%



1st Quarter 2021

Water and Storm Water Operating Funds

Water Utility O&M	1Q 2021 YTD Actual	2021 Budget	1Q % of Budget	1Q 2020 YTD Actual	1Q 2021 v 1Q 2020
Revenue	\$ 325,368	\$ 2,454,793	13.3%	\$ 272,934	19.2%
Expense	342,709	2,253,886	15.2%	348,434	-1.6%
Total Net Revenue (Loss)	\$ (17,341)	\$ 200,907	-8.6%	\$ (75,500)	-77.0%
Fund Balance	1Q 2021 YTD Actual	2021 Budget		1Q 2020 YTD Actual	1Q 2021 v 1Q 2020
Beginning Balance	\$ 1,973,036	\$ 1,973,036		\$ 1,503,123	31.3%
Net Increase (Decrease)	(17,341)	200,907		(75,500)	-77.0%
Ending Balance	1,955,695	2,173,943		1,427,623	37.0%
Less: Reserved Amounts	1,076,507	1,076,507		881,874	22.1%
Net Ending and Available Fund Balance	\$ 879,188	\$ 1,097,436		\$ 545,749	61.1%
Stormwater Utility O&M	1Q 2021 YTD Actual	2021 Budget	1Q % of Budget	1Q 2020 YTD Actual	1Q 2021 v 1Q 2020
Revenue	\$ 151,270	\$ 950,920	15.9%	\$ 136,902	10.5%
Expense	238,977	1,155,752	20.7%	116,008	106.0%
Total Net Revenue (Loss)	\$ (87,707)	\$ (204,832)	42.8%	\$ 20,894	-519.8%
Fund Balance	1Q 2021 YTD Actual	2021 Budget		1Q 2020 YTD Actual	1Q 2021 v 1Q 2020
Beginning Balance	\$ 509,043	\$ 509,043		\$ 287,955	76.8%
Net Increase (Decrease)	(87,707)	(204,832)		20,894	-519.8%
Ending Balance	421,336	304,211		308,849	36.4%
Less: Reserved Amounts	486,445	486,445		398,183	22.2%
Net Ending and Available Fund Balance	\$ (65,109)	\$ (182,234)		\$ (89,334)	-27.1%



1st Quarter 2021

Water SDC and Utility Capital Fund

Water SDC	1Q 2021	2021	1Q % of	1Q 2020	1Q 2021 v
	YTD Actual	Budget	Budget	YTD Actual	1Q 2020
Revenue	\$ 557,267	\$ 1,858,375	30.0%	\$ 637,874	-12.6%
Expense	615,082	1,834,063	33.5%	83,640	635.4%
Total Net Revenue (Loss)	\$ (57,815)	\$ 24,312		\$ 554,234	-110.4%
Fund Balance	1Q 2021	2021		1Q 2020	1Q 2021 v
	YTD Actual	Budget		YTD Actual	1Q 2020
Beginning Balance	\$ 8,815,705	\$ 8,815,705		\$ 7,196,708	22.5%
Net Increase (Decrease)	(57,815)	24,312		554,234	-110.4%
Net Ending and Available Fund Balance	\$ 8,757,890	\$ 8,840,017		\$ 7,750,942	13.0%

Water Utility Capital Projects	1Q 2021	2021	1Q % of	1Q 2020	1Q 2021 v
	YTD Actual	Budget	Budget	YTD Actual	1Q 2020
Revenue	\$ 16,450	\$ 1,099,000	1.5%	\$ 77,180	-78.7%
Expense	16,950	1,099,000	1.5%	77,178	-78.0%
Total Net Revenue (Loss)	\$ (500)	\$ -		\$ 2	-25100.0%
Fund Balance	1Q 2021	2021		1Q 2020	1Q 2021 v
	YTD Actual	Budget		YTD Actual	1Q 2020
Beginning Balance	\$ 16,536	\$ 16,536		\$ 16,533	0.0%
Net Increase (Decrease)	(500)	-		2	-25100.0%
Net Ending and Available Fund Balance	\$ 16,036	\$ 16,536		\$ 16,535	-3.0%

Storm Utility Capital Projects	1Q 2021	2021	1Q % of	1Q 2020	1Q 2021 v
	YTD Actual	Budget	Budget	YTD Actual	1Q 2020
Revenue	\$ -	\$ 426,000	0.0%	\$ -	0.0%
Expense	1,703	426,000	0.4%	573	197.2%
Total Net Revenue (Loss)	\$ (1,703)	\$ -		\$ (573)	197.2%
Fund Balance	1Q 2021	2021		1Q 2020	1Q 2021 v
	YTD Actual	Budget		YTD Actual	1Q 2020
Beginning Balance	\$ (573)	\$ (573)		\$ -	-100.0%
Net Increase (Decrease)	(1,703)	-		(573)	197.2%
Net Ending and Available Fund Balance	\$ (2,276)	\$ (573)		\$ (573)	297.2%



1st Quarter 2021 Cash and City Investments

- Total Cash on Hand \$15,399,304
- Total investment portfolio \$12,422,302
 - Municipal bonds \$671,971
 - US Agency bonds \$497,185
 - Clark County investment pool \$9,633,770
 - Washington State local government investment pool \$1,619,376
 - Current yield on investment 2.42%
- Weighted average maturity 24.74 months





CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: May 27, 2021

ITEM:

AGENDA ITEM TITLE: Pioneer Street East Roundabout Design Concepts

GOVERNING LEGISLATION:

None

PREVIOUS COUNCIL ACTION TAKEN:

Award of design contract to PBS engineering on January 14, 2021, Discussion of design elements on March 11.

SUMMARY/BACKGROUND:

The City has received a \$5,812,000 Federal BUILD grant to expand and extend Pioneer Street into the Ridgefield Junction. This project will provide access to employment lands, and Clark College at Boschma Farms. The Pioneer Street Extension Project will extend Pioneer Street approximately 400 feet east to a new roundabout that will serve as the main entrance to the College Campus. PBS Engineering was selected to complete the design of the project for the City.

One of the most visible design elements of the project will be the landscaping features in the roundabout. Staff received input and feedback regarding potential design elements from the City Council and Clark College in the spring. Based on this feedback two design concepts were developed and are being brought back to the Council for further feedback and selection of a design.

BUDGET/FINANCIAL IMPACTS:

None. Design of the roundabout landscaping is included in the design contract. The Construction of the roundabout will be funded by the BUILD grant.

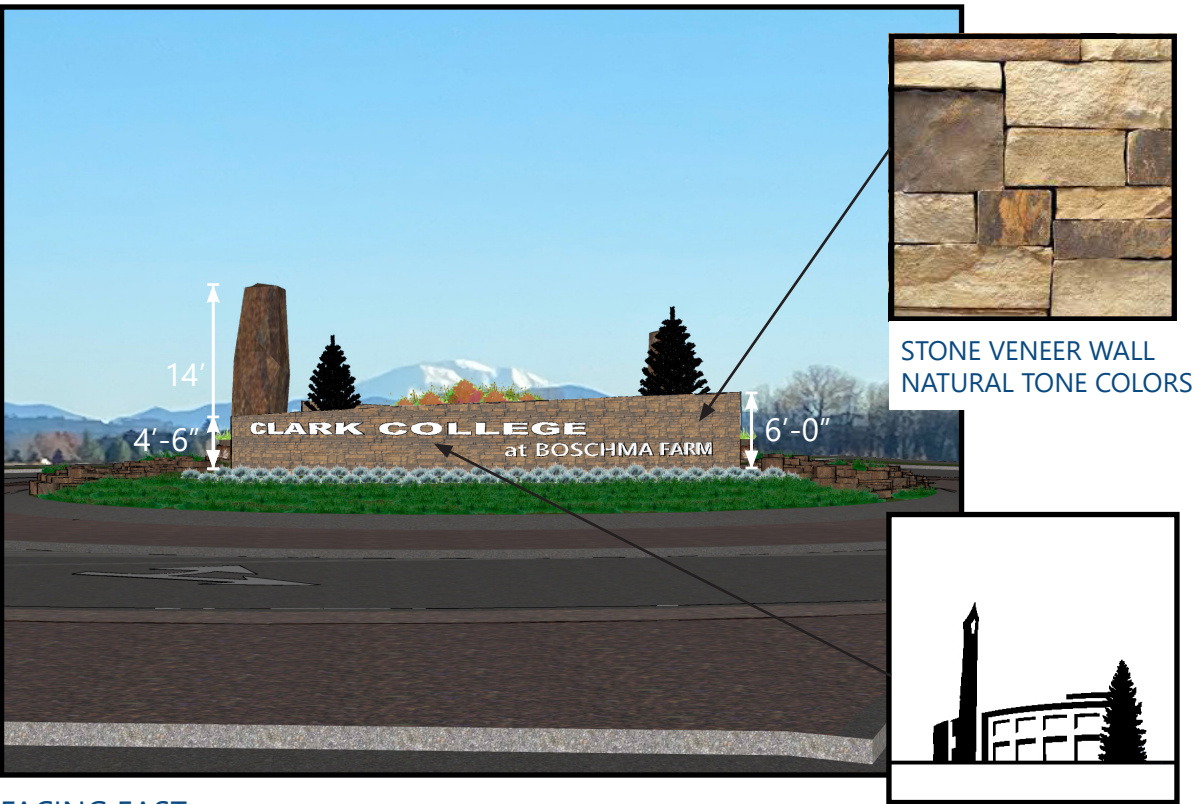
RECOMMENDED ACTION OR MOTION:

Staff recommends that council discuss and provide feedback regarding the design concepts

for the planned roundabout.

STAFF CONTACT: Bryan Kast, Public Works Director

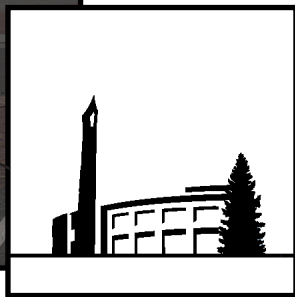
ATTACHMENTS: 71543_Pioneer Street Extension_Roundabout Concept_boards_2021-04-29 (PDF)



FACING EAST



STONE VENEER WALL
NATURAL TONE COLORS



DESIGN INCORPORATES
NOD TO CLARK
COLLEGE LOGO



FACING NORTH



CORTEN STEEL ART, LASER CUT
AND BACKLIT



AERIAL PERSPECTIVE NORTHEAST



RAISED VARIED HEXAGONAL
BASALT COLUMNS,
6\"/>



BACK-LIT LETTERING

STONE VENEERED MONUMENT SIGN RESEMBLING THE CLARK COLLEGE LOGO WITH NODS TO BOSCHMA FARM AND LOCAL TRIBES WITH USE OF BASALT, CORTEN STEEL GRASS IMPRINTS AND PLANT SELECTION.

CLARK COLLEGE AT BOSCHMA FARM LETTER AND CORTEN STEEL LASER CUT OUTS ARE BACK LIT FOR EVENING CONTRAST.

THE CENTER AREA IS MOUNDED TO PROVIDE A BACKDROP TO THE AESTHETIC ELEMENTS OF THE ENTRY SIGN.

PLANT SPECIES



Dwarf fountain grass



Blue lavender



Barren strawberry



Elijah blue fescue



Nandina

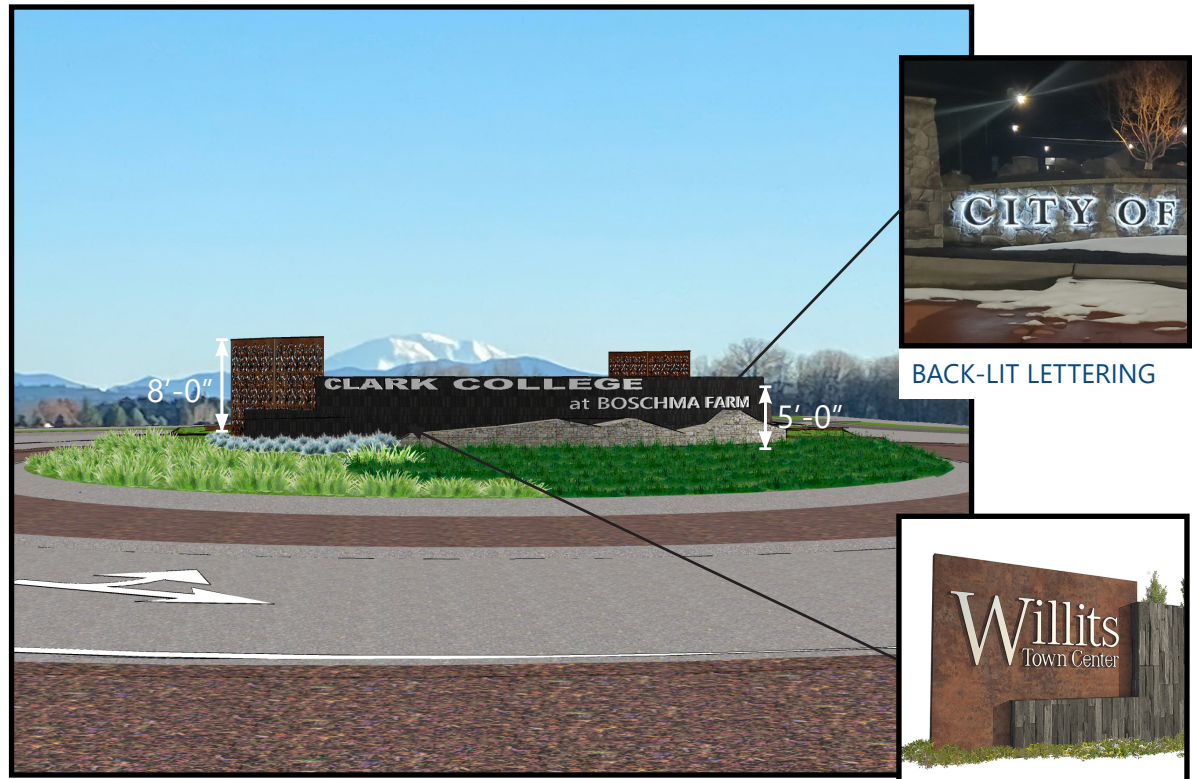


Hinoki false cypress

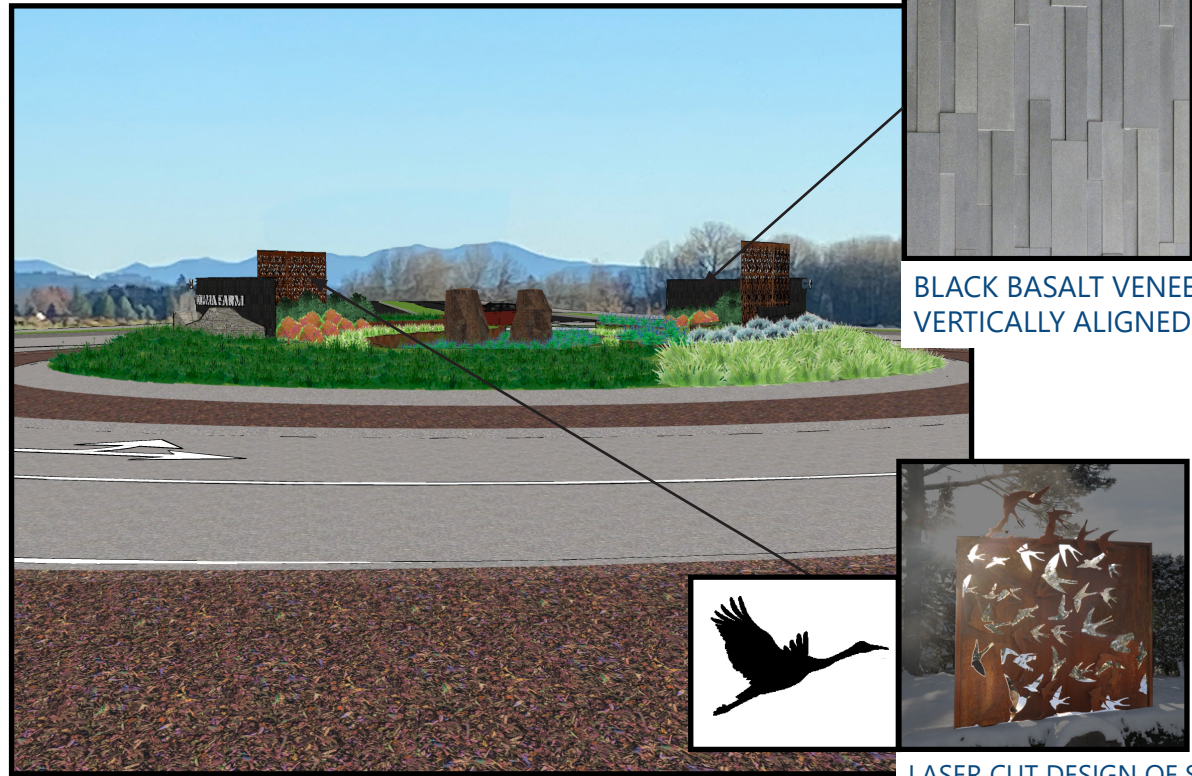


Delavay osmanthus





FACING EAST



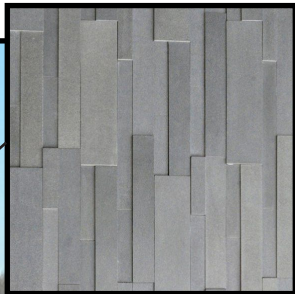
FACING NORTH



BACK-LIT LETTERING



CORTEN STEEL WITH VERTICAL VENEER



BLACK BASALT VENEER VERTICALLY ALIGNED



LASER CUT DESIGN OF SANDHILL CRANES ON CORTEN STEEL



AERIAL PERSPECTIVE NORTHEAST

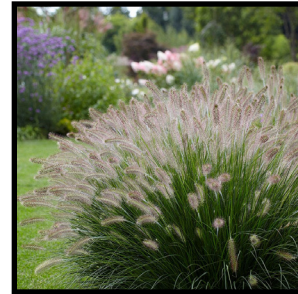


CORTEN TERRACE WALL 1 FOOT TALL



GABION BASKET SHAPED AS MOUNTAIN SILHOUETTE VARIED COBBLE STONE INSIDE

PLANT SPECIES



Dwarf fountain grass



Blue lavender



Barren strawberry



Elijah blue fescue



Nandina

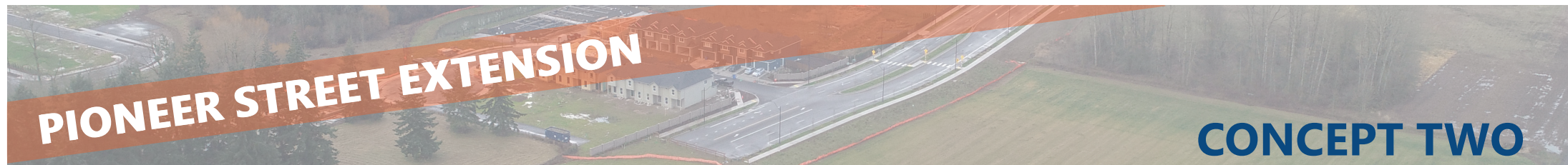


Delavay osmanthus

BLACK BASALT STONE VENEER VERTICALLY ARRANGED NEXT TO GABION BASKET SHAPED AS THE MOUNTAINS DEPICTED IN THE BACKGROUND. USE OF CORTEN STEEL WITH SANDHILL CRANE LASER CUT OUT AND WELDED ON FACE TO ADD 3-DIMENSIONAL RELIEF.

FIELDS ROWS DEFINED BY 1 FOOT CORTEN TERRACES ARE PURPOSEFULLY DEFINED BY DIFFERENT PLANT GROUPINGS

CLARK COLLEGE AT BOSCHMA FARMS LETTERING IS BACKLIT FOR CONTRAST AT NIGHT.



CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: May 27, 2021

ITEM:

AGENDA ITEM TITLE: AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON Amending Chapters Within Title 18 of the Ridgefield Municipal Code PERTAINING TO HOUSING AMENDING CHAPTERS 18.100 Definitions, 18.205 USES, 18.206 – RESIDENTIAL USE STANDARDS, 18.210 RESIDENTIAL LOW DENSITY DISTRICTS, 18.220 RESIDENTIAL MEDIUM DENSITY DISTRICT, 18.235 MIXED-USE DISTRICTS, 18.401 PLANNED UNIT DEVELOPMENTS, 18.720 OFF-STREET PARKING AND LOADING.

PREVIOUS COUNCIL ACTION TAKEN:

March 25, 2021: Public hearing and 1st reading.

SUMMARY/BACKGROUND:

In 2020 and 2021, Community Development staff have worked with MAKERS architecture and urban design to draft housing code updates. The core purpose is to update the development standards for duplexes and triplexes and to improve review processes for missing middle housing in order to meet the Department of Commerce grant requirements under HB 1923: Increasing urban residential building capacity. The code updates also address development standards for single-family detached housing, overall subdivision design, and open space/trails.

On March 3, 2021, Planning Commission held a public hearing and forwarded a recommendation of approval of the Housing Code Updates to City Council. On March 25, 2021, Council held a public hearing on the proposed updates. Based on feedback received during the public hearing and from Council in their discussion, staff and the project consultants have made a number of changes to the proposed code. The attached housing code updates document includes those sections that have been revised, removed, or added since the Planning Commission and City Council hearings. Upon adoption, the full housing code updates document will be attached as an exhibit to the Ordinance.

BUDGET/FINANCIAL IMPACTS:

None.

ACTION OR MOTION:

Adopt Ordinance No. 1339 by making the following motion:

“I move to adopt Ordinance No. 1339, Housing Code Updates, as presented.”

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

Housing Code Updates_CC2 Staff Report_052721 (2) (PDF)
SECOND DRAFT Ridgefield Housing Code Updates_Abbreviated_21-
0519 (PDF)

ORDINANCE NO. 1339**AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING CHAPTERS WITHIN TITLE 18 OF THE RIDGEFIELD MUNICIPAL CODE PERTAINING TO HOUSING AMENDING CHAPTERS 18.100 DEFINITIONS, 18.205 USES, 18.206 – RESIDENTIAL USE STANDARDS, 18.210 RESIDENTIAL LOW DENSITY DISTRICTS, 18.220 RESIDENTIAL MEDIUM DENSITY DISTRICT, 18.235 MIXED-USE DISTRICTS, 18.401 PLANNED UNIT DEVELOPMENTS, 18.720 OFF-STREET PARKING AND LOADING.**

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

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

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

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

WHEREAS, the Ridgefield City Council passed additional resolutions after this time period that revised the development regulations; and

WHEREAS, under HB 1923: Increasing urban residential building capacity, the Community Development Department entered in a contract with the Department of Commerce to make amendments to Title 18 focused on improving duplex and triplex design and development and other housing standards and processes; and

WHEREAS, the Ridgefield Planning Commission, after conducting a public hearing on the proposed Housing Code Updates on March 3, 2021, forwarded a recommendation to amend Title 18 to the City Council; and

WHEREAS, the City of Ridgefield submitted notice of the proposed amendments to the Washington State Department of Commerce on March 17, 2021 consistent with RCW 36.70A; and

WHEREAS, consistent with WAC 197-11-340(2), on March 5, 2021 the City of Ridgefield issued a Determination of Non-significance regarding the proposed Title 18 update; and,

WHEREAS, the public comment period expired on March 19, 2021 and the City addressed all comments received; and,

WHEREAS, the Ridgefield City Council conducted a public hearing and the first reading of the proposed Housing Code Updates during a regularly scheduled City Council meeting held on March 25, 2021; and

WHEREAS, staff addressed feedback from the public and Council in an updated housing code draft; and

WHEREAS, the Ridgefield City Council conducted a second ordinance reading on the proposed Housing Code Updates during a regularly scheduled meeting held on April 8, 2021; and

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

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

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

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

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

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance, or its application to or any other person or circumstance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it

would have passed this Ordinance and each section, subsection or portion thereof, irrespective of the fact that any one or more of the other portions be declared invalid or unconstitutional.

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 27th DAY OF MAY, 2021.

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss,
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading/Hearing: March 25, 2021

Second Reading/Adoption: May 27, 2021

Date of Publication:

Effective Date:

EXHIBIT A:

Amendments to Title 18 of the Ridgefield Municipal Code – Housing Code Updates



THE CITY OF RIDGEFIELD

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

Housing Code Updates

City Council Staff Report / May 27, 2021

BACKGROUND

In 2020, the Community Development Department received \$50,000 in grant funding from the Department of Commerce to develop code updates to increase urban residential building capacity under HB 1923. Ridgefield's required grant actions focus on improving the review processes and development standards for duplexes and triplexes, though the project scope also includes small single-family detached residences, townhouses, cottage housing, and overall subdivision design.

Staff contracted with MAKERS architecture and urban design to audit the existing housing standards in the Ridgefield Development Code (RDC) and to lead on community engagement seeking feedback on initial code update concepts. MAKERS synthesized this research into the draft housing code updates, which have been refined with staff input and public feedback.

INITIAL RESEARCH AND OUTREACH

Code Audit

MAKERS completed a housing audit in September 2020. It includes an analysis of housing-related policy in the Ridgefield Urban Area Comprehensive Plan (RUACP), a review of recent residential developments in the City, and a review of housing standards in the RDC with initial questions and considerations for updates.

Stakeholder Interviews

MAKERS interviewed eight stakeholders in September 2020, including staff who implement the existing development code, elected officials, and local residential builders. These conversations focused on housing challenges in Ridgefield, elements of the existing code that work well or need improvement, perceived quality of recent residential developments, and other housing issues important to the interviewees.

Online Workshop and Surveys

On November 17, 2020, MAKERS and staff held a virtual open house for the housing code updates project. The purpose of the open house was to provide an overview of the project, and of housing challenges and opportunities identified through the code audit and stakeholder interviews, and then to work through two interactive surveys. The first was a visual preference survey, where participants were asked to rate images of housing products and subdivision layouts and provide comments. The second was a code concepts survey, where participants were asked to rate preliminary code update concepts presented by MAKERS and provide comments.

Following the online workshop, staff made both surveys available online and advertised the surveys through word of mouth, social media, and the project website. The surveys were open for two weeks. A total of 463 people responded to the visual preference survey, and 243 written comments were submitted. A total of 176 people responded to the preliminary code concepts survey.

PUBLIC HEARINGS

Planning Commission

Planning Commission held a public hearing on the proposed housing code updates on March 3, 2021. No members of the public testified. Commissioners discussed the amendments and asked clarifying questions. Planning Commission recommended to Council approval of the proposed housing code updates as presented, with a vote of five in favor, none opposed, one abstained.

City Council

City Council held a public hearing on the proposed housing code updates on March 25, 2021. Several members of the public testified, including residents requesting further finessing of the proposed tree standards and builders with concerns about multiple code sections. Council discussed the proposal in detail, and requested that staff delay the 2nd reading and adoption in order to analyze and incorporate the feedback received at the hearing.

Meeting with Builders

The testimony from builders focused on practical barriers to implementing the code updates as proposed. Therefore, staff decided it would be instructive to meet with the individuals who testified and discuss how to revise, add, and remove some code sections while maintaining the intent of the updates. This meeting occurred on April 8, and provided additional clarity for final draft of the proposed housing code updates.

PROPOSED CODE UPDATES

The proposed code updates that have changed since the public hearing on March 25 are attached as an exhibit in the agenda packet. Upon adoption, the full code updates will be included as an exhibit to the Ordinance. The draft is organized by code chapter, with tracked changes showing proposed updates. Colored text boxes in the draft include information about the changes proposed in the following sections, including whether the changes are organizational or substantive and which feedback the changes relate to.

Key changes since March 25 include:

Garages, driveways, and parking

Single-family detached homes

- Maintain currently effective restrictions on garage and driveway width for lots 50 feet or wider
- For lots under 50 feet wide, allow two-car garages in combination with enhanced façade design features
- Driveways can be wider on the side of local streets where no street parking is allowed

All residential low and medium density districts

- For lots with alley-accessed parking, front or rear setbacks can be reduced to maintain yard space
- Garages facing an alley can be flush with the lot line or set back 20 feet

Narrow lot developments

- Limit off-street parking spaces on individual lots, but provide shared off-street parking areas to maintain adequate total parking for residents and guests

Landscaping, trails, and open space

Trees

- Keep requirements for trees on new lots, but make them less prescriptive
- Allow for existing native trees to count towards the total
- Require planting at the time of occupancy

Open space

- In PUDs, require trees to be planted in developed open spaces

Trails

- Make PUD trail standards less prescriptive than originally proposed, with room for staff interpretation on the location of trails
- Balance trail user safety and adjacent property owner privacy through fence standards

Other topics

Duplexes

- Clarify different development and density standards for infill duplexes vs. duplexes in new subdivisions

Zero lot line

- Allow zero lot line development in single-family subdivisions (e.g., one 10-foot side yard instead of two 5-foot side yards)

Through lots

- Discourage rather than prohibit through lots
- Along collectors, require additional landscape buffering

Housekeeping

- Copy editing to clarify intent throughout the document
- Provide examples of how to calculate density bonuses
- Add and improve photo examples

PROCESS

Date	Milestone
February 17 -22, 2021	• Notice of public hearings published in the Columbian, posted at City Hall, posted on the project website, sent to stakeholders, and emailed to Community Development subscribers • Proposed code updates posted on the project website, and sent to stakeholders
March 3, 2021	Planning Commission public hearing
March 25, 2021	City Council public hearing and 1 st reading

April 8, 2021	Meeting with builders who testified at Council
May 27, 2021	City Council public meeting and 2nd reading/adoption
June 28, 2021	Adopted code updates become effective (approx.)

Amendments to the Ridgefield Municipal Code

Housing Code Update

SECOND DRAFT May 19, 2021 – Abbreviated

Only with changes since March 25, 2021 City Council meeting

MAKERS
architecture • planning • urban design

Washington State
Department of
Commerce

RIDGEFIELD

About This Draft

MAKERS has collaborated with Ridgefield planning staff in crafting these housing-related code updates based on:

- A comprehensive audit of the current code examining consistency with the comprehensive plan and comparison with best housing code practices in Washington State
- Input received from numerous stakeholder interviews
- Input received from the November 17, 2020 open house
- Input received from an online survey associated with preliminary code update concepts
- Input received from the Planning Commission at the March 3, 2021 meeting
- Input received from the City Council and the public at the March 25, 2021 meeting
- Written public comments on the first code draft

Tracking Proposed Changes

This document tracks proposed changes to current code in the following ways:

- We've tracked changes to current code sections with **additions** and ~~deletions~~ shown as such.
- Changes initiated by the project team since the March 25, 2021 City Council meeting are **highlighted in yellow**. Changes as a result of public comments are **highlighted in green**.
- For those code sections that are entirely new, the code section indicates "[NEW]" after the section name. Thus, for those sections, we don't show the text in track changes format.
- Where there's a code section number in brackets after the code name, it means that an existing code section is proposed to be moved – and any suggested changes to the text in that section are shown in track changes.
- Generally, we've only included those sections and subsections where changes are proposed.

Notes in these colored text boxes are clarifying notes to reviewers explaining the subject code changes.

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Chapter 18.100 - DEFINITIONS

18.100.010 - "A" definitions.

Accessory structure. A structure that is incidental and subordinate to the principal building located on the same lot. Accessory structures are not designed for human habitation and are not synonymous with accessory dwelling units (ADU) which are governed by RDC ~~18.206.030~~ ~~18.205.030.A~~. Accessory structures include, but are not limited to, garages, fences, mechanical structures, garden structures, decks, stairways, tennis courts, swimming pools, greenhouses, storage buildings. In addition to the development standards set forth in RDC 18.210.120 and RDC 18.220.130, accessory structures may not exceed twenty-four feet in height. In addition to the building permit requirements, any accessory structures greater than one hundred twenty square feet in low-density residential districts shall be visually compatible with the principal building.

Chapter 18.206 – RESIDENTIAL USE STANDARDS

[NEW]

18.206.010 – Purpose.

To provide standards for the development and design of residential uses.

18.206.020 – ~~Neighborhood~~ Single-family design standards.

[Relocated from 18.210.030]

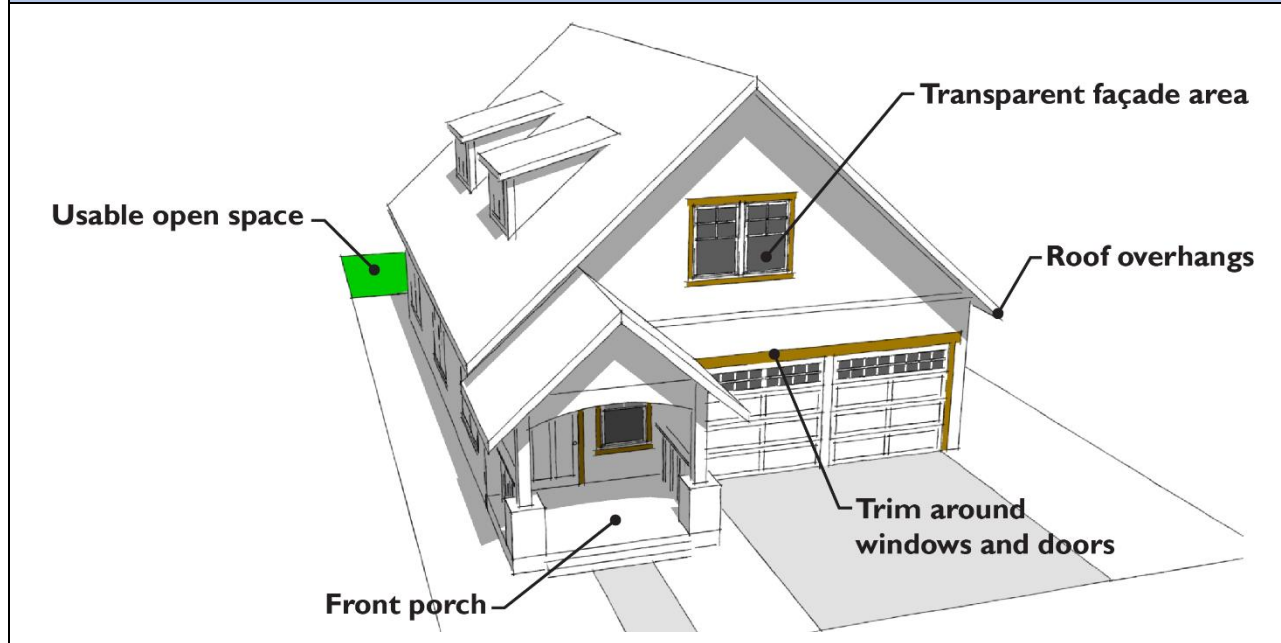
- A. Purpose. The purposes of these standards are to ensure compatibility and continuity between and within developments, as well as variety in architecture. The standards are intended to complement the site with quality building design.
- B. Applicability. The standards of this section apply ~~only to~~ new single-family development in the RLD zones and the RMD-16 zone. ~~low-density residential developments with five or more lots vested after the effective date of this ordinance.~~
- C. Small Single Family Dwelling Incentives.
 1. In developments in RLD zones, single family dwellings with less than 1,600 square feet of floor area (excluding garages with up to 500 square feet) may be counted as one-half a dwelling unit for the purpose of calculating density. Once the cap is reached, such units are counted as one unit.

This bonus is available for a limited percentage of each development's total dwelling units as follows. Once the percentage cap is reached, such dwelling units are counted as one full dwelling unit.
 - i. RLD-4: Up to ten percent of qualifying small single family dwelling units qualify.

For example, a subdivision on a net ten-acre parcel has a default maximum capacity of 40 units. If four of the units are small single family dwellings, the calculated density is 38 units, but the functional total is 42 units (a bonus of two units).
 - ii. RLD-6: Up to 15 percent of such units qualify.
 - iii. RLD-8: Up to 20 percent of such units qualify.
 2. Where such small single family dwellings are integrated with other housing types qualifying for density bonuses, RDC 18.210.025.F.2 sets forth the cumulative limitations to the percentage of qualifying bonus dwelling units in a development.
 3. For plat recording requirements, see RDC 18.210.025.F.3.
- D. Every home shall contain the following features:
 1. All wall openings, regardless of visibility from a public right-of-way, shall have:
 - i. Contrasting trim (minimum three inches wide);
 - ii. Recess (windows) at least one and one-half-inches from the façade; or
 - iii. Other design treatments that add depth, richness, and visual interest to the façade.
~~and where no wall openings exist on a façade, contrasting materials must be incorporated;~~
 2. Roof overhang (minimum six inches);
 3. Porch or other covered entry at least three feet deep for the primary entrance; and.
 4. A front door visible from the street (applies only to front-loaded lots less than 50 feet wide).

4. Minimum useable open space [see standards in subsection (E) below]. ~~one hundred square foot covered outdoor area located on any façade other than the front façade.~~
5. ~~Another equivalent feature approved by the community development director may be authorized in lieu of one or more of the foregoing based on fact-specific analysis in the director's sole discretion.~~
5. Minimum front façade window transparency: At least 10 percent. This applies to all vertical surfaces of the façade elevation (excluding rooflines). Windows and their frames shall be used in the calculations, while trim may not be included. Garage door windows may be used to meet up to 50 percent of the minimum transparency requirement.

Figure 18.206.020-D
Example of required design features.



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

~~1. Front façade variety. Dwellings with the same front façade located on the same side of a street shall be separated by no less than four lots, and dwellings with the same front façade located on opposite sides of a street shall be separated by no less than four lots, with the lot directly across the street not included in the four lot calculation. In this context, the lot "directly across the street" means the lot with which the greatest portion of frontage aligns with the frontage of the subject lot.~~

1. Front façade features. Every front façade shall contain a minimum of three elements from the lists ~~below to include~~, including a minimum of at least one element from the structural elements list and at least one element from the decorative elements list. ~~In order for a dwelling to meet the enhanced architectural design requirement in RDC 18.210.120.A.1.b, the front façade shall contain a minimum of six elements from the lists below to include a minimum of two elements from the structural elements list and at least two elements from the decorative elements list.~~

a. Structural elements.

- i. Covered porch area with a minimum of 15 square feet.
- ii. Dormers.
- iii. Gables.
- iv. Hipped, gable, gambrel, mansard or similar pitched roof.
- v. Bay windows.
- vi. 12-inch offset from one exterior wall to another.
- vii. Balconies.
- viii. Roofline offset of at least two feet from the top surface of one roof to the other.
- ix. Vertical breaks/horizontal walls.

- x. Recessed building entry at least two feet deep by four feet wide.
 - xi. Other structural element that adds comparable visual interest to the features above, as approved by the community development director.
- b. Decorative elements.
- i. Decorative garage doors.
 - ii. Pillars/posts.
 - iii. Decorative eave or barge boards with two material variations.
 - iv. Decorative shingles or varied siding in gables.
 - v. Decorative siding (shingles, shake, batten board, wainscoting, or similar).
 - vi. Brick, stone or cedar accents covering at least ten percent of the front facade wall surface area.
 - vii. Variable siding; the use of two or more types of siding.
 - viii. Fiber-cement horizontal lap siding between three and seven inches wide.
 - ix. Shed roof above window(s).
 - x. Belly Band cladding.
 - xi. Functional shutters or louvers.
 - xii. Corner boards/posts.
 - xiii. Knee or eave braces.
 - xiv. Enlarged trim on garage door headers at least six inches wide.
 - xv. Other architectural elements, other than color, glass or lighting, approved by the community development director.

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

Figure 18.206.020-E.1
Example of front façade features.



- A. Covered porch, dormer, pitched roof, pillars/posts, stone accents, variable siding, belly band cladding, knee/eave braces.
- B. Covered porch, pitched roof, exterior wall offsets, roofline offsets, pillars/posts, variable siding, and “other” decorative elements being window trim keystones and extruding joists.
- C. Covered porch, pitched roof, pillars/posts, variable siding, decorative windows/trim, and knee/eave braces.
- D. Pitched roof, covered porch, exterior wall offsets, variable siding, and decorative window treatments.

2. Garage design and integration. Garages or carports detached from or attached to the main structure and facing the street shall comply with at least one of the following features listed below. For lots less than 50 feet wide and featuring driveways wider than 12 feet wide and/or two-car garages facing the street, see the garage design and integration standards in subsection (E)(3) of this section.
- Set back the garage or carport from the front building facade or front face of a, ~~including~~ covered porch, by a minimum of four feet. To qualify as a porch under this subsection, the porch must extend along a minimum of 50 percent of the street-facing building facade that is not devoted to the garage, and must be at least ~~four~~ six feet wide.
 - Provide enhanced architectural details. Under this option, the front façade shall contain a minimum of six elements from elements lists under subsection (E)(1) of this section, including at least two elements from the structural elements list and at least two elements from the decorative elements list.

Figure 18.206.020-E.2
Garage design integration examples.



Left: Garage set back from the front covered porch at least four feet. Right: Garage set back less than four feet, and the front façade includes enhanced architectural details including a covered porch, variable siding, pillars/posts, balcony, and other details.

- ~~For single-family attached dwellings, detached garages and all carports shall not protrude beyond the front building façade.~~
- ~~Garage doors may be located forward of the front face of the residential structure and be located in up to 50 percent of the front yard setback if placed so their entrance doors are perpendicular to the right-of-way; and provided that they have windows, man-doors, or other architectural treatments covering at least 30 percent of the wall facing the street.~~

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

Adjustments below are based on public comments at the March 25 City Council meeting along with related written comments. These provisions seek to allow flexibility for wider driveways and garages provided associated streetscape and safety impacts can be mitigated.

3. Garage design and integration for lots less than 50 feet wide and featuring driveways wider than 12 feet wide and/or two-car garages facing the street. Standards:

a. The home must feature at least one of the following massing elements:

- i. Upper floor living space and/or covered deck that projects at least 18 inches in front of ground level street façade surrounding the garage. The projecting living space and/or covered deck area must occupy a space at least 75-percent of the width of the garage door.**
- ii. An upper floor living space that is recessed from the ground level street façade surrounding the garage by at least 18 inches. A roofline must separate the first floor from the façade of the second floor. The second floor roofline must be modulated (one continuous roofline is not allowed).**
- iii. Other massing designs that effectively deemphasize the garage doors and add visual interest to the streetscape.**

See Figure 18.206.020-E.3 for acceptable and unacceptable examples of both subsections (i) and (ii).

b. The home must also comply with at least one of the following design/detail options:

- i. Minimum front façade window transparency: At least 12 percent. This applies to all vertical surfaces of the street façade elevation (excluding rooflines). Windows and their frames shall be used in the calculations, while trim may not be included. Garage door windows may be used to meet up to 50 percent of the minimum transparency requirement.**
- ii. Provide enhanced architectural details on the street façade, using minimum of eight elements from elements lists under subsection (E)(1) of this section, including at least three elements from the structural elements list and at least three elements from the decorative elements list.**
- c. Any balconies over the driveway should have structural design, materials, and color that is well-integrated into the composition of the façade.**
- d. The front door must be located on the street façade elevation. Front doors that are tucked behind the garage door do not meet this requirement. For clarification, the homes in images C and D in Figure 18.206.020-E.3 meet this requirement, while the homes in images E and F do not meet this requirement.**
- e. Garage doors are encouraged to be colored consistent with the body of the house. Transparent and semi-transparent garage doors are an exception.**

Figure 18.206.020-E.3

Garage design integration examples on narrow lots



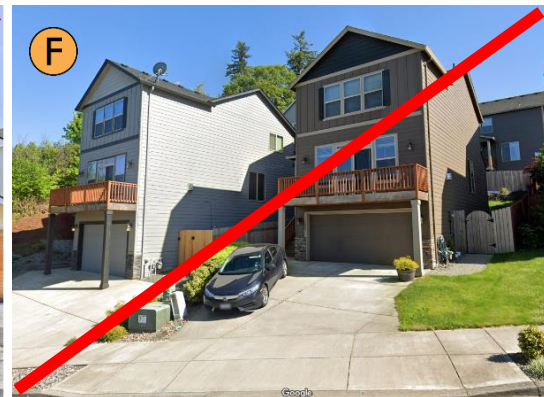
A. Acceptable: Covered deck projects over garage/driveway. The prominent entry, mix of materials, detailing, and roofline modulation also help emphasize the living areas over the garage.



B. Acceptable: Living areas project over the garage/driveway. The mix of materials, detailing, and roofline modulation also help.



C and D. Acceptable: Upper floor living area is recessed behind garage-wall and separated by rooflines in both examples. While the front doors are set back from the street, they are facing the street and visible from the street. The mix of materials, detailing, and roofline modulation also help. Images courtesy of urbannw.com



E. NOT acceptable: The front door is tucked behind the garage and largely not visible from the street. While the recessed second floor, rooflines, material changes and detailing help, the garage takes up the entire ground level of the street facade. Also, the facade transparency does not meet the minimum 12 percent threshold.

Figure 18.206.020-E.3

Garage design integration examples on narrow lots.

F. NOT acceptable: These homes feature flat street facades with the garage door dominating the ground level elevation. While the balcony helps, it's not covered and appears tacked-on to the facade. Also, the front doors are not visible from the street.

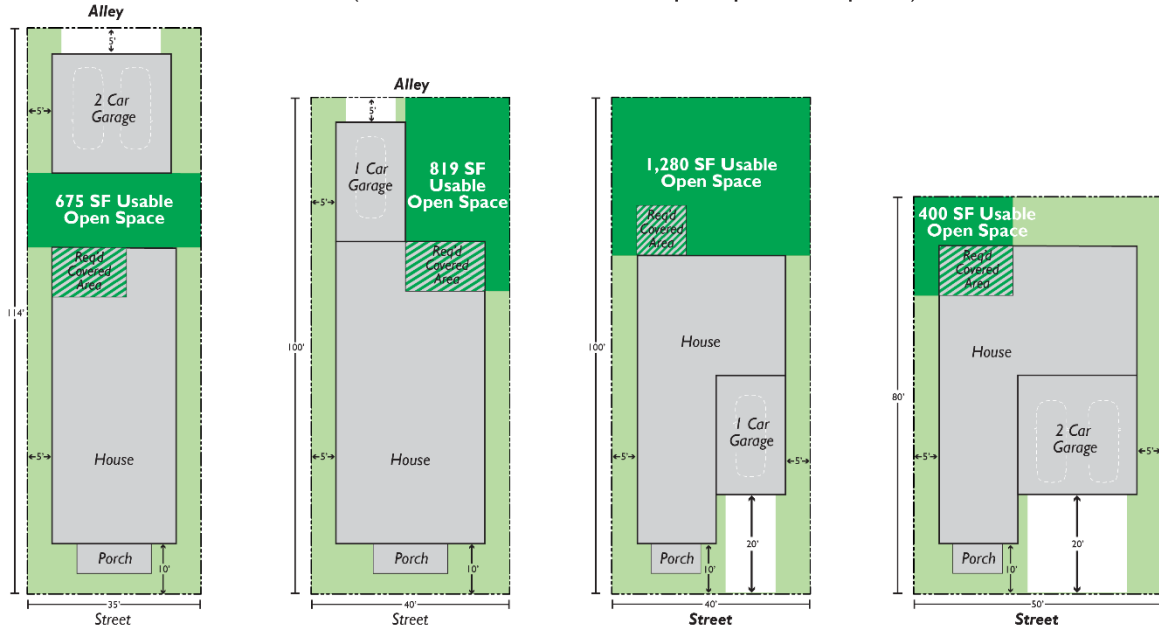
4. Where houses are served by alleys, all garages and on-site parking shall be accessible from the alley and the facade of the house facing the ~~public~~ street shall be designed as the front of the house including, but not limited to, a primary building entrance consisting of inward swinging door(s),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

F. Minimum Useable Open Space.

1. Every home shall provide a minimum 100-square feet covered outdoor area ~~at~~ the side or rear of the dwelling.
2. Every lot shall provide a useable open space equivalent to at least 10 percent of the lot area, with a minimum dimension of 15 feet on all sides ~~of the useable open space~~. For example, a 4,000-square-foot lot would require a contiguous open space of at least 400 square feet. Porches, patios, and the covered outdoor area required above may be used to fulfill this requirement provided they are part of an open space that meets the minimum dimension requirement.
3. If the rear edge of the usable open space is within five feet of an alley, any fence between the rear edge and the alley shall be limited to four feet in height except where the portion of the fence between four and six feet in height is at least 50 percent transparent. Vegetative matter which functions as a fence has no height limit.
4. Driveways shall not count in the calculations for usable open space.
5. Additions must not create or increase any nonconformity with this standard.

Figure 18.206.020-F.1**Examples of how to integrate minimum useable open space on small lots.****4,000 SF Lot Configuration Examples**

(Minimum 400 SF of useable open space is required)

**Figure 18.206.020-E.2****Good and bad examples of useable open spaces.**

Left: Alley loaded lot that uses a zero-lot line configuration that allows for a wider/consolidated side yard (at least 15 feet wide) where the adjacent home excludes windows on the facing wall. Right: Open space that is both too narrow and awkwardly located to be useable.

G. Driveway standards. The following standards apply to driveways on lots less than 50 feet wide with vehicular access from the street:

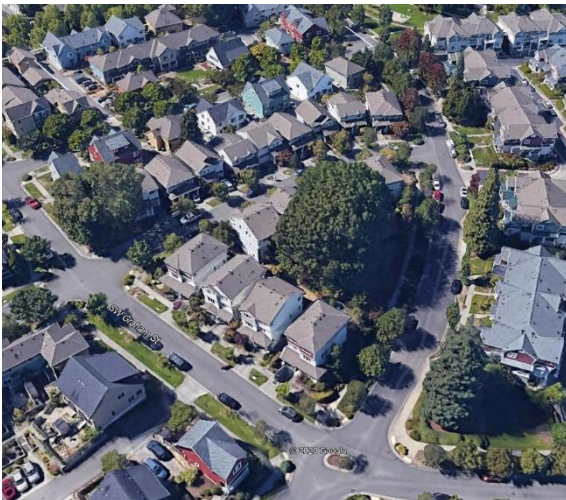
1. Driveways are limited to 12 feet in width, except as provided in subsection (2) below.
2. Driveways may be up to 20 feet in width when on-street parking is prohibited on the near side of the street and the subject homes comply with the design provisions of subsection (E)(3) of this section.

H. Tree Standards. Trees shall be integrated on new lots at the time of occupancy as provided below.

1. Lots less than 7,000 square feet in area: Minimum three trees.
2. Lots 7,000 square feet in area or greater: Minimum four trees.
3. Where one or more existing native trees (as set forth in RDC 18.830.050) are preserved and integrated into the design of the development, the community development director will allow for credits of up to four required trees for each preserved tree depending on the size, health, and maturity of the tree.
4. See RDC Chapter 18.725 for related landscaping plans, installation, and maintenance standards.

Figure 18.206.020-G

Examples of integrating existing trees into a new subdivision.



Left: Google Earth aerial view shows a number of large trees that were integrated into this subdivision (High Point, Seattle). Right: Google Streetview showing one of those large trees, where the lot pattern was shifted to accommodate the tree.

18.206.040 – Cottage housing. [NEW - Replaces 18.210.150]**B. Standards.**

9. Facade transparency. Transparent windows and/or doors are required on at least **ten** percent of facades featuring the primary entrance and facing streets and common open spaces. For corner lots, this standard is only applied to the elevation containing the primary entrance.
13. Access and parking.
 - d. Parking and access lanes must be screened from adjacent residential uses by landscaping or architectural screens. For parking areas and access abutting residential uses, at least five feet of Type **L1, L2, or L3** landscaping (see RDC 18.725.030) must be provided between the parking area and the abutting residential use.
15. Tree standards. Trees shall be integrated into cottage developments **at the time of occupancy** as provided below.
 - a. A minimum of two deciduous and one and one-half (1.5) evergreen trees are required per cottage.
 - b. Required trees shall be distributed around the site in front, side, and rear yards, adjacent to parking areas, within private open space adjacent to cottages, and/or within common areas.
 - c. Where one or more existing native trees (as set forth in RDC 18.830.050) are preserved and integrated into the design of the development, the community development director will allow for credits of up to four required trees for each preserved tree depending on the size, health, and maturity of the tree.
 - d. See RDC Chapter 18.725 for related landscaping plans, installation, and maintenance standards.
16. Accessory dwelling units are not permitted in cottage housing developments.

18.206.050 – Duplex and triplex. [NEW - Replaces 18.210.150]

B. Duplex and Triplex Density Calculations and Incentives. RDC 18.210.025.F.2 sets forth the cumulative limitations to the percentage of qualifying bonus dwelling units in a development.

1. On existing lots (created as of ADD ADOPTED DATE OF THIS ORDINANCE), duplexes and triplex units may be counted as one-half a dwelling unit, for the purpose of calculating density, provided the dwelling units within each building average no more than 1,000 square feet. A covenant restricting any increases in unit size after initial construction shall be recorded against the property. Vaulted space may not be converted to habitable space.
2. On all corner lots in subdivisions, duplex units may be counted as one-half a dwelling unit for the purpose of calculating density. This incentive may not be combined with subsection (3).
3. In subdivision developments in RLD zones, each duplex or triplex unit less than 1,400 square feet in gross floor area and not on a corner lot may be counted as one-half a dwelling unit for the purpose of calculating density. This bonus is available for a limited number of units as follows. Once the cap is reached, additional duplex and triplex units are counted as one unit.
 - a. RLD-4 zone: Up to 12 percent of dwelling units may be duplex units using the density bonus, and up to 8 percent of the units may be triplex units using the density bonus.
 For example, a subdivision on a net ten-acre parcel has a default maximum capacity of 40 dwelling units. If 36 dwelling units are single-family homes, up to two duplexes (four dwelling units) and one triplex (three dwelling units) could be integrated. The calculated density is 39.5 units, but the functional total is 43 units (a bonus of three units).
 - b. RLD-6 zone: Up to 18 percent of dwelling units may be duplex units using the density bonus, and up to 12 percent of units may be triplex units using the density bonus.
 - c. RLD-8 zone: Up to 25 percent of dwelling units may be duplex units using the density bonus, and up to 25 percent of units may be triplex units using the density bonus.
 - d. Where duplex or triplex dwellings are integrated with other housing types qualifying for density bonuses, RDC 18.210.025.F.2 sets forth the cumulative limitations to the percentage of qualifying bonus dwelling units in a development.
4. For plat recording requirements, see RDC 18.210.025.F.3.

C. Required Design Features.

1. All wall openings, regardless of visibility from a public right-of-way, shall have:
 - i. Contrasting trim (minimum three inches wide);
 - ii. Recess (windows) at least one and one-half-inches from the façade; or
 - iii. Other design treatments that add depth, richness, and visual interest to the façade.
2. Roof overhang (minimum six inches) or other design feature with comparable visual impact that adds depth and richness to the home design.
3. Covered entry at least three feet deep for the primary entrances.
4. Minimum useable open space [see standards in subsection (E) below].
5. Minimum front façade window transparency: At least 10 percent. This applies to all vertical surfaces of the façade elevation (excluding rooflines). Windows and their frames shall be used in the calculations, while trim may not be included. Garage door windows may be used to meet up to 50 percent of the minimum transparency requirement.

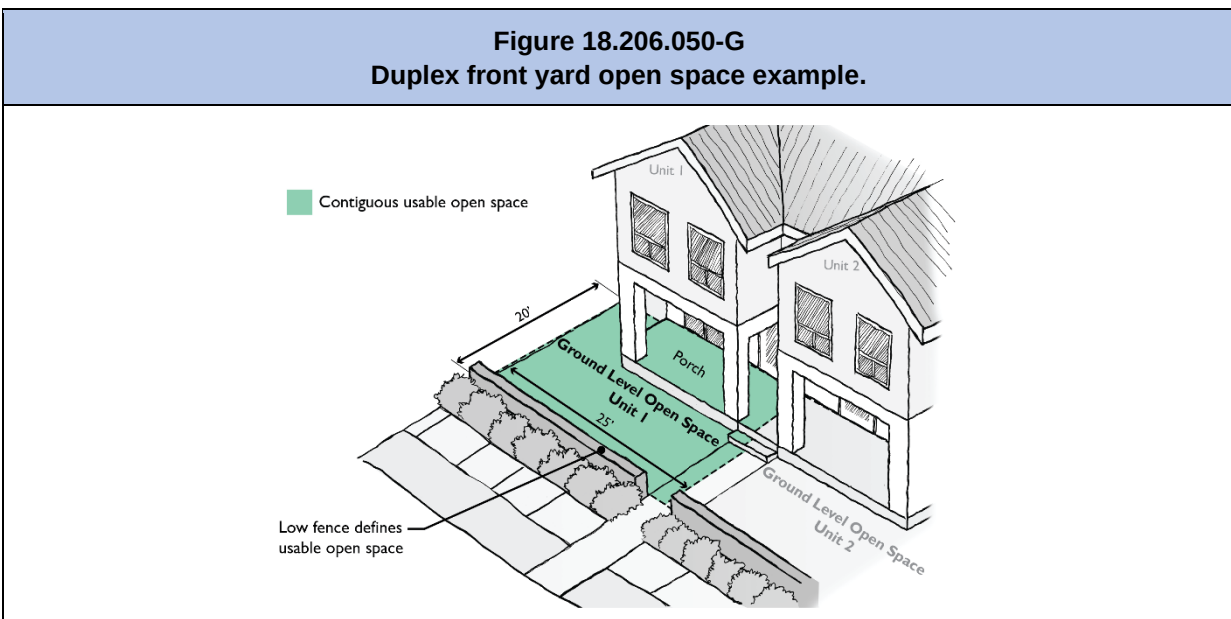
G. Open Space Standards.

1. All new duplex and triplex developments shall provide usable open space with a collective size equal to 10 percent of the lot area. For example, an 8,000-square-foot lot would require at least

800 square feet of usable open space. Usable open space may be a single large space or separate spaces.

2. All useable open space shall a minimum dimension of 15 feet on all sides.
3. Where the usable open space is located within a front yard setback, the open space must be defined with a fence, hedge, or wall between 18 and 36 inches tall (meeting the standards of RDC Chapter 18.740). See Figure 18.206.050-G for an example.
4. If the rear edge of the usable open space is within five feet of an alley, any fence between the rear edge and the alley shall be limited to four feet in height except where the portion of the fence between four and six feet in height is at least 50 percent transparent. Vegetative matter which functions as a fence has no height limit.
5. Unenclosed decks, porches, patios, and entries may be used as a part of the usable open space, provided they are a part of a space that meets the standards herein.
6. Driveways shall not count in the calculations for usable open space.
7. Additions shall not create or increase any nonconformity with this standard.

Figure 18.206.050-G
Duplex front yard open space example.



H. Tree Standards. Trees shall be integrated on new lots **at the time of occupancy** as provided below.

1. Lots less than 7,000 square feet in area:
 - a. Minimum two deciduous trees.
 - b. Minimum one evergreen tree.
2. Lots 7,000 square feet in area or greater:
 - a. Minimum two deciduous.
 - b. Minimum two evergreen trees.
3. Where one or more existing native trees (as set forth in RDC 18.830.050) are preserved and integrated into the design of the development, the community development director will allow for credits of up to four required trees for each preserved tree depending on the size, health, and maturity of the tree.

4. See RDC Chapter 18.725 for related landscaping plans, installation, and maintenance standards.

Figure 18.206.050-H
Example of integrating tree preservation into a duplex/triplex housing development.



18.206.060 – Townhouse. [NEW + Updated from 18.220.140]**B. Townhouse Density Calculations and Incentives in the RLD-6-8 Zones.**

1. In subdivision developments in RLD-6 and RLD-8 zones, each townhouse unit less than 1,400 square feet in gross floor area may be counted as one-half a dwelling unit for the purpose of calculating density. This bonus is available for a limited number of units as follows. Once the cap is reached, additional townhouse units are counted as one unit.
 - a. RLD-6 zone: Up to 15 percent of dwelling units may be townhouse units using the density bonus.
 For example, a subdivision on a net ten-acre parcel has a default maximum capacity of 60 dwelling units. If 55 dwelling units are single-family homes, up to nine townhouses could be integrated. The calculated density is 59.5 units, but the functional total is 64 units (a bonus of four units).
 - b. RLD-8 zone: Up to 25 percent of dwelling units may be townhouse units using the density bonus.
2. Where townhouses are integrated with other housing types qualifying for density bonuses, RDC 18.210.025.F.2 sets forth the cumulative limitations to the percentage of qualifying bonus dwelling units in a development.
3. For plat recording requirements, see RDC 18.210.025.F.3.

D. Required Design Features:

1. All wall openings, regardless of visibility from a public right-of-way, shall have:
 - i. Contrasting trim (minimum three inches wide);
 - ii. Recess (windows) at least one and one-half-inches from the façade; or
 - iii. Other design treatments that add depth, richness, and visual interest to the façade;
 Where no wall openings exist on a façade, contrasting materials must be incorporated.
2. Roof overhang (minimum six inches) or other design feature with comparable visual impact that adds depth and richness to the home design.
3. Covered entry at least three feet deep for the primary entrances [see related standards in subsection (E)(3) of this section].
4. Minimum useable open space [see standards in subsection (E) below].
5. Minimum front façade window transparency: At least 10 percent. This applies to all vertical surfaces of the façade elevation (excluding rooflines). Windows and their frames shall be used in the calculations, while trim may not be included. Garage door windows may be used to meet up to 50 percent of the minimum transparency requirement.

- H. Tree standards. Trees shall be integrated into townhouse developments at the time of occupancy at the rate one tree per townhouse unit.
 - a. Trees may be either evergreen or deciduous.
 - b. Required trees shall be distributed around the site in front, side, and rear yards, adjacent to parking areas, and/or within private open space adjacent to townhouses.
 - c. Where one or more existing native trees (as set forth in RDC 18.830.050) are preserved and integrated into the design of the development, the community development director will allow for credits of up to four required trees for each preserved tree depending on the size, health, and maturity of the tree.
 - d. See RDC Chapter 18.725 for related landscaping plans, installation, and maintenance standards.

Chapter 18.210 - RESIDENTIAL LOW DENSITY DISTRICTS (RLD-4, RLD-6, RLD-8)

18.210.045 18.210.040 - Setbacks—Exceptions.

- A. Reserved.
- B. Setbacks from Regional Utility Corridors.
 - 1. In subdivisions and short subdivisions, areas used as regional utility corridors shall be contained in separate tracts.
 - 2. In other types of land development permits, easements shall be used to delineate such corridors.
 - 3. All buildings and structures shall maintain a minimum distance of five feet from property or easement lines delineating the boundary of regional utility corridors, except for utility structures necessary to the operation of the utility corridor.
- C. Projections into Setback.
 - 1. The following projections may extend into yard setbacks:
 - a. Gutters;
 - b. Fixtures with a footprint not exceeding three square feet in area (e.g., overflow pipes for sprinkler and hot water tanks, gas and electric meters, alarm systems, and air duct termination; i.e., dryer, bathroom, and kitchens);
 - c. On-site drainage systems;
 - d. Fireplace structures, bay or garden windows, enclosed stair landings, closets, or similar structures may project into setbacks, that are greater than seven feet, provided such projections are:
 - i. Limited to two per facade;
 - ii. Not wider than 10 feet;
 - iii. Not more than 24 inches into a side yard setback which is greater than seven feet; or
 - iv. Not more than 30 inches into a front and rear yard setback.
 - e. Eaves shall not project more than:
 - i. 18 inches into a required side yard setback; and
 - ii. 36 inches into a front yard and/or rear yard setback.
 - f. Uncovered porches and decks not exceeding 18 inches above the finished grade may project up to five feet into the rear ~~and front~~ yard setbacks in the RLD-4 and RLD-6 zone. For PUD subdivisions, refer to the setback modulation requirements in RDC 18.401.090.J.
 - g. ~~CBuilding stairs less than three feet and six inches in height, entrances, and c~~Covered but unenclosed porches ~~that are at least sixty square feet in footprint area~~ may project up to ~~five~~three feet into the front yard.
 - h. Building stairs associated with entrances and porches less than three feet and six inches in height are allowed to project into the front yard setback.
 - i. Arbors are allowed in a yard setback if:
 - i. Their footprint is less than 40 square feet, including eaves,
 - ii. They are eight feet or shorter from finished grade, and

- iii. Both sides and roof are at least 50 percent open, or, if latticework is used, there shall be a minimum opening of two inches between crosspieces.
 - j. Fences are allowed in a yard setback if they meet the requirements of RDC 18.740. Fences may not be placed in the public right-of-way.
 - k. Retaining walls are allowed in a yard setback.
- 2. No projections are allowed into a regional utility corridor.
- 3. No projections are allowed into an access easement.
- D. The front yard setback requirements are specified in Section ~~18.210.040~~ 18.210.025, except as provided for below.
 - 1. The front yard setback may be reduced to the average front setback of the two adjacent lots; provided the applicant documents and demonstrates that the average setback of adjacent houses is less than fifteen feet. However, the minimum setback is 10 feet. If the subject lot is a corner lot, the setback may be reduced to the average setback of the lot abutting the proposed house on the same street and the fifteen feet required setback. This provision shall not be construed as requiring a greater front yard setback than fifteen feet. Additionally, for corner lots the front yard setback along the longer side of the lot may be reduced to seven feet as long as this setback does not interfere with the site-triangle of the intersection.

This subsection is intended to facilitate the option for new alley-loaded lots in subdivisions, and allows the front yard to be reduced in favor of a larger rear yard.

- E. Alley-loaded lots. If the rear faces on an alley and automobile access is taken exclusively from the alley, the following exceptions apply:
 - 1. Minimum rear yard setback: zero feet.
 - 2. Minimum front yard setback: five feet. When the ground level of a dwelling unit is closer than 10 feet from the front property line, the ground level shall be elevated a minimum of 30 inches above the average grade of the adjacent sidewalk.
 - 3. Lots intended for these reduced setbacks shall be noted on the plat.
 - 4. See related standards in RDC 18.210.090.C.

If the rear yard faces on an alley, the rear yard may be reduced to zero feet, provided automobile access is taken exclusively from the alley.
- F. Setbacks for flag lots shall be determined by the orientation of the house. The front setback shall be met for the side of the lot towards which the main entrance of the house is oriented, and rear and side yard setbacks shall be established in relationship to the front. All setbacks shall be measured from the property lines for the flag portion of the lot, and not from the pole portion of the lot. If the garage door is oriented towards the pole portion of the lot, it shall be set back eighteen feet from the property line of the flag portion of the lot to comply with RDC 18.210.090.B to allow sufficient driveway length to prevent parking in the pole portion of the lot.

18.210.090 - Off-street parking.

- A. Off-street parking shall comply with this chapter and Chapter 18.720.
- B. For individual garage or carport units facing a street, at least ~~eighteen~~ 20 linear feet of driveway shall be provided between any garage or carport entrance and the back side of the sidewalk, measured along the centerline of the driveway. This standard shall not be modified through the adjustment or variance process per RDC 18.350 or the PUD process per RDC 18.401.
- C. For individual garage or carport units facing an alley, driveways shall not be any linear length between five feet and 20 feet from the garage or carport entrance to the edge of the alley; measured along the centerline of the driveway. The intent of this standard is to prevent parked cars from

protruding into alleys. This standard shall not be modified through the adjustment or variance process per RDC 18.350 or the PUD process per RDC 18.401.

Chapter 18.220 - RESIDENTIAL MEDIUM DENSITY DISTRICT (RMD-16)

18.220.045 18.220.040 - Setbacks—Exceptions.

A. Setbacks from Regional Utility Corridors.

1. In subdivisions and short subdivisions, areas used as regional utility corridors shall be contained in separate tracts.
2. In other types of land development permits, easements shall be used to delineate such corridors.
3. All buildings and structures shall maintain a minimum distance of five feet from property or easement lines delineating the boundary of regional utility corridors, except for utility structures necessary to the operation of the utility corridor.

B. Projections into Setback.

1. The only projections that may extend into a five-foot yard setback are:
 - a. Gutters;
 - b. Fixtures with a footprint not exceeding three square feet in area (e.g., overflow pipes for sprinkler and hot water tanks, gas and electric meters, alarm systems, and air duct termination; i.e., dryer, bathroom, and kitchens); or
 - c. On-site drainage systems.
 - d. Fire place structures, bay or garden windows, enclosed stair landings, closets, or similar structures may project into the front setback provided such projections are:
 - i. Limited to two per facade;
 - ii. Not wider than 10 feet;
 - iii. Not more than 24 inches into a side yard setback which is greater than seven feet; or
 - iv. Not more than 30 inches into a front and rear yard setback.
 - e. Eaves shall not project more than:
 - i. 18 inches into a required side yard setback; and
 - ii. 36 inches into a front yard and/or rear yard setback.
 - f. ~~Building stairs less than three feet and six inches in height, entrances, and e~~Covered but unenclosed porches ~~that are at least 60 square feet in footprint area~~ may project up to ~~five~~ three feet into the front yard.
 - g. Building stairs associated with entrances and porches less than three feet and six inches in height are allowed to project into the front yard setback.
 - h. Arbors are allowed in a yard setback if:
 - i. Their footprint is less than 40 square feet, including eaves,
 - ii. They are eight feet or shorter from finished grade, and
 - iii. Both sides and roof are at least 50 percent open, or, if latticework is used, there shall be a minimum opening of two inches between crosspieces.
 - i. Fences are allowed in a yard setback if they meet the requirements of RDC 18.740. Fences may not be placed in the public right-of-way.

- i. Retaining walls are allowed in a yard setback.
- 2. No projections are allowed into a regional utility corridor.
- 3. No projections are allowed into an access easement.

This new subsection is intended to facilitate the option for new alley-loaded lots in subdivisions, and allows the front yard to be reduced in favor of a larger rear yard.

- C. Alley-loaded lots. If the rear faces on an alley and automobile access is taken exclusively from the alley, the following exceptions apply:
 - 1. Minimum rear yard setback: zero feet.
 - 2. Minimum front yard setback: five feet. When the ground level of a dwelling unit is closer than 10 feet from the front property line, the ground level shall be elevated a minimum of 30 inches above the average grade of the adjacent sidewalk.
 - 3. Lots intended for these reduced setbacks shall be noted on the plat
 - 4. See related standards in RDC 18.220.100.C.
- ~~If the rear yard faces on an alley, the rear yard may be reduced to zero feet, provided automobile access is taken exclusively from the alley.~~
- D. Setbacks for flag lots shall be determined by the orientation of the residential structure. The front setback shall be met for the side of the lot towards which the main entrance of the structure is oriented, and rear and side yard setbacks shall be established in relationship to the front. All setbacks shall be measured from the property lines for the flag portion of the lot, and not from the pole portion of the lot. If the garage door is oriented towards the pole portion of the lot, it shall be set back eighteen feet from the property line of the flag portion of the lot to comply with RDC 18.210.090.B to allow sufficient driveway length to prevent parking in the pole portion of the lot.
- E. Underground parking may extend into any required minimum yard setbacks, provided it is landscaped at the ground level.

18.220.100 - Off-street parking.

- A. Off-street parking shall be provided as required in RDC 18.720, in addition to the provisions of this section.
- B. For individual garage or carport units facing a street, at least ~~eighteen~~ 20 linear feet of driveway shall be provided between any garage or carport entrance and the property line abutting the street, measured along the centerline of the driveway. This standard shall not be modified through the adjustment or variance process per RDC 18.350 or the PUD process per RDC 18.401.
- C. For individual garage or carport units facing an alley, driveways shall not be any linear length between five feet and 20 feet from the garage or carport entrance to the edge of the alley; measured along the centerline of the driveway. The intent of this standard is to prevent parked cars from protruding into alleys. This standard shall not be modified through the adjustment or variance process per RDC 18.350 or the PUD process per RDC 18.401.
- ~~G.D. Parking lots shall be located behind or to the side of buildings. Parking between the street property line and the building shall be allowed only when consistent with RDC 18.720.020.C.~~

Chapter 18.235 - MIXED-USE DISTRICTS (CMU, WMU, WLS, LRVP)

18.235.060 - Special provisions for the Ridgefield Mixed-Use Overlay (RMUO).

H. Site Design Standards.

1. Development under the RMUO shall comply with the site design standards in RDC 18.230.050 for commercial districts, with the following exceptions:
 - a. In lieu of compliance with RDC 18.230.050.F, open spaces shall be developed consistent with RDC 18.235.060.J.
 - b. All references to fence regulations in RDC 18.230.100 listed in RDC 18.230.050.G shall instead reference the fence regulations in RDC 18.235.060.P.
 - c. Drive through uses permitted as part of an RMUO development shall not be visible from a public street exterior to the overall site.

2. Development under the RMUO may utilize the zero lot line provisions of RDC 18.401.070.

N. Off-Street Parking and Loading. All off-street parking and loading shall comply with the standards of RDC 18.720, with the following exceptions:

1. Parking requirements for the RMUO site shall be calculated separately for the proposed uses under RDC 18.720.030 but the applicant is encouraged to develop a plan for joint use of facilities under RDC 18.720.020.B. to reduce the total amount of parking needed. The planning director shall consider the mixed-use nature of the site and the potential for users of the site to access more than one use without generating additional parking needs when reviewing the joint use of facilities proposal.
2. On-street parking on public streets adjacent to the development may be counted towards the minimum required parking spaces under RDC 18.720.030.
3. Slip lane parking lots are permitted along the street frontage of major corridors, as defined in RDC 18.230.050.B.2, and are exempt from the fifty percent street frontage limitation for parking lots in RDC 18.720.040.C.1.
 - a. Slip lane parking lots may consist of one, one-way drive aisle and one row of parking stalls arranged parallel or angled, meeting the dimensional standards of RDC Table 18.720.040-1. The combined width of the drive aisle and parking stalls shall not exceed forty-four feet.
 - b. Slip lane parking lots shall include a sidewalk with a minimum width of 5 feet between the parking lot and the interior of the site, running the full length of the slip lane parking lot.
 - c. Along a minimum of seventy-five percent of the length of the slip lane parking lot, buildings shall be set back no more than five feet from the back edge of the required sidewalk.
 - d. Buildings fronting the slip lane parking lot shall provide a primary pedestrian entrance directly facing the parking lot.
 - e. Where practicable, slip lane parking lots shall extend to the edge of the property line to allow seamless continuation along the adjoining properties.
 - f. Slip lane parking lots shall only be allowed if the public works director approves access onto the major corridor, which may include limitations on driveway spacing and restricted turn movements.
4. Drive through aisles shall be designed to minimize impact to pedestrian connectivity from required parking areas to business entrances.

5. All residential uses on RMUO sites may utilize the shared parking lot provisions of RDC 18.401.075.

Chapter 18.401 - PLANNED UNIT DEVELOPMENTS

18.401.065 - Trails. [NEW]

- A. Applicability. All PUD subdivisions shall comply with this standard.
- B. General Standards.
 - 1. Quantity. One foot of trail (as measured at the trail centerline) shall be provided for each three feet of the PUD's total outside perimeter. For example: A 10 acre PUD with an outside perimeter of 2,640 feet is required to provide 880 lineal feet of trails.
 - 2. Design. Trails may either be a Type 3 trail with a soft surface walking path, a Type 1 or Type 2 hard surfaced walking path, or a Type 1 hard surfaced multi-use trail. Refer to the Ridgefield Engineering Standards for Public Works Construction Volume I for the following design requirements: easement widths (section 2.06), trail surface widths (section 2.21), and surface construction requirements (section 2.33).
 - 3. Multi-use trail bonus. For the purpose of the quantity requirement under subsection (B)(1) of this section, each lineal foot of hard surfaced Type 1 multi-use trail counts as two lineal feet, provided the trail meets all the standards of this section.
 - 4. Location.
 - a. Trails **should** be located throughout the PUD subdivision.
 - b. Trails are encouraged to use critical areas and woodlands where permitted by the standards of this title, and to provide recreational and aesthetic access to natural features like streams, ponds, and landscape views.
 - c. Standard sidewalks and roadways **not meeting the requirements of subsection (2) above**, including crosswalks, shall not be considered as part of a trail for the quantitative requirements of this section.
 - 5. **Fence and walls. Fences and walls abutting trail corridors should be designed to balance safety and visibility of trail users with privacy for residents in their rear yards. To accomplish this, the portion of any fences or walls within 20 feet of a trail and taller than five feet must be at least 50 percent transparent. Vegetative matter which functions as a fence has no height limit. Notes referencing this standard shall be included on the plat.**
 - 6. **Separation and landscaping. Trails must be separated from rear property lines with landscaping that softens the appearance of fences or walls.**

**Figure 18.401.065-B
Trail examples.**



Left: Multi-use pathway. Right: Sidewalk-like trail between dwelling units.



Left: Soft-surface trail. Right: Multi-use pathway integrated into a local street.

C. Connections.

1. PUD subdivisions with a planned public trail mapped in the Ridgefield Parks and Recreation Comprehensive Plan shall build the public trail. Required public trails count toward the trail quantity required in subsection (B) of this section.
2. To the extent practical, new trails shall connect to adjacent built and planned private trails in order to create a continuous and useable network of residential trails across the city.
3. Dead-end trails are prohibited, unless the end of the trail is at the edge of the subdivision and adjacent to another property that the Director determines is likely to be developed with trails in the future based on zoning and suitability of the adjacent site for development. **This provision does not prohibit typical trail endpoints that lead to or from a street, park, viewpoint, water body, or similar points.**
4. In addition to providing recreational benefits, trails shall facilitate convenient pedestrian connections (such as mid-block connections) and connect to parks and open spaces.

Figure 18.401.065-C
Trail network examples.



Left: Trail network through blocks and a natural area. Right: Variety of trails on hillsides, integrated into park spaces, and acting as frontage for homes. (Google Earth)

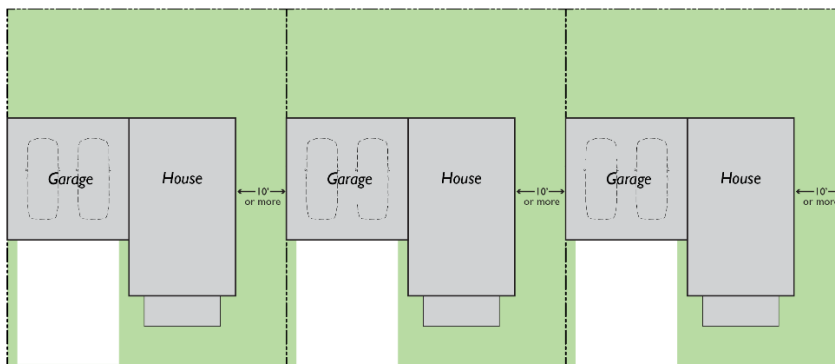
D. Relation to Open Space Requirement. Required public and private trails may be integrated into parks that qualify as Main Facilities and Dispersed Facilities required under RDC 18.401.080.B.

18.401.070 – Zero lot line standards. [NEW]

This is a new section suggested to allow for an alternative lot configuration which increases the amount of usable space in side setbacks.

- A. Purpose. To allow a house and/or garage to be built up to one of the side property lines, providing the opportunity for more usable side setback space.
- B. Applicability. Zero lot line configuration is an option for single-family lots in PUD subdivisions.
- C. Relation to other standards. Also see RDC 18.206.020 for single-family standards, including minimum usable open space requirements. Dimensional standards for townhouse developments are in RDC 18.206.060.
- D. Standards.
 - 1. Dwelling units and accessory structures may be placed on one interior side property line that is part of the development. The opposite side setback shall be at least 10 feet. The horizontal distance between homes shall not be less than 10 feet, including when a zero lot line lot is adjacent to a standard lot.
 - 2. Privacy wall. In order to maintain privacy, no windows, doors, air conditioning units, or any other types of openings in the walls along a zero lot line structure are allowed except for windows that do not allow for visibility into the interior side setback of the adjacent lot. Examples include clerestory or obscured windows. See Figure 18.410.070-C below for an example of a privacy wall for a zero lot line house.
 - 3. Eaves along a zero lot line may project a maximum of 18 inches over the interior side property line.
 - 4. Lots intended for zero lot line homes shall be noted on the plat, together with minimum side setback areas and maximum building envelopes.
 - 5. Lot lines which are contiguous with the development's exterior property line shall meet the standard setback requirements of the underlying zone.

Figure 18.401.070-D
Zero lot line design.



Zero lot line layout example (left). The right image shows the side setback and privacy wall for a zero lot line house.

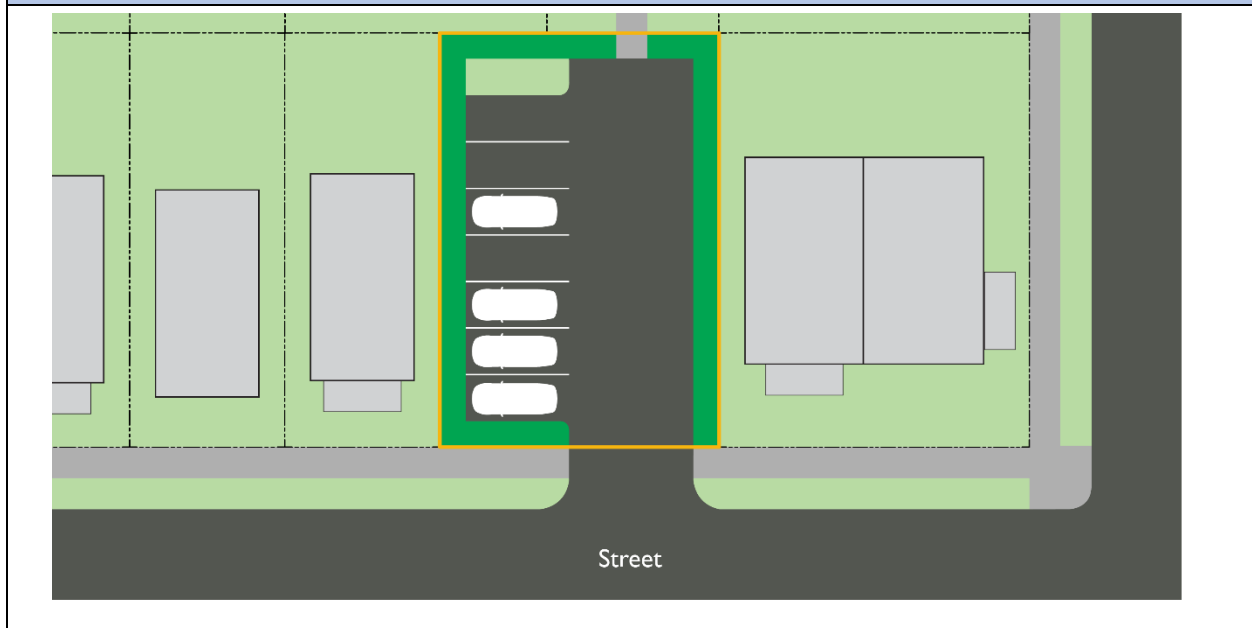
18.401.075 – Alternative parking configurations. [NEW]

This is a new section in response to public comments that suggest greater flexibility for where parking is located, making it easier to design small lot developments. This section does not affect the quantity of required parking but allows it to be configured in small off-street parking lots.

- A. Purpose.
 - 1. To encourage and facilitate smaller lots and more diverse residential development.
 - 2. To reduce the visual and functional impacts of shared parking in subdivisions.
- B. Applicability.
 - 1. Use of alternative parking configurations is required for PUD subdivisions when 25 percent or more lots with single-family dwellings are less than 40 feet wide.
 - a. Applicable subdivisions shall provide 2.5 parking spaces per single-family dwelling unit on a lot less than 40 feet wide.
 - b. A maximum of two of the spaces required in (a) may be provided with standard off-street parking (garage and driveway). The remaining required spaces shall be provided in off-street parking lots meeting the standards of this section. No required spaces may be met through on-street parking.
 - 2. Alternative parking configurations are an option for all other PUD subdivisions with single-family dwellings, duplexes, triplexes, or townhomes. Parking standards for cottage housing are provided by RDC 18.206.040.
 - 3. Where there is a conflict with other sections of the RDC, this section prevails.
- C. Shared off-street parking. Required or extra parking spaces for individual dwelling units may be collected in shared parking lots (parking pods) within the subdivision, provided the standards of this section are met.
 - 1. Size and quantity.
 - a. Up to 100 percent of the total spaces in a subdivision may be placed in shared parking lots.
 - b. Shared parking lots shall each contain a maximum of 20 parking spaces. A maximum of 10 parking spaces shall be in any row.
 - c. See Chapter 18.720 for sizing of parking spaces and drive aisles.
 - 2. Location.
 - a. Required parking spaces shall be located within 200 feet walking distance of associated dwelling units. Extra or guest parking spaces have no proximity limit.
 - b. Parking lots primarily used for extra or guest parking should be located near parks and trailheads, when feasible.
 - c. Off-street parking lots accessed by the same street shall be separated from each other by at least 200 feet, measured along the centerline of the street.
 - d. Parking lots shall not be located at street corners or on corner lots.
 - e. Parking spaces may be located within required setbacks.
 - f. Off-street parking lots shall be placed in a separate tract maintained by the homeowner association.
 - 3. Landscaping. Shared parking lots are exempt from RDC 18.720.040.C.2 and RDC 18.725.050. Provide at least five feet of L2 or L3 landscaping on sides of the tract adjacent to residential uses and at least five feet of L2 landscaping adjacent to streets and alleys.

4. Access.
 - a. Driveways may only be provided from one street and/or alley, and shall not continue through a block to another street. Drive aisles shall be two-way and shall not be one-way or configured as a loop.
 - b. Through-block pedestrian access and walkways connecting to adjacent streets, alleys, and trails are encouraged.
5. Construction. Parking lots shall be paved and are encouraged to use non-standard paving such as impervious concrete, “grasscrete”, or pavers.
6. See RDC 18.720.040.G for other development and maintenance standards for off-street parking areas.

**Figure 18.401.075-C
Shared parking lot example.**



18.401.080 - General conditions.

- B. Open Space. Every PUD shall provide a minimum of 25-percent of the gross site area for common open space which shall be used for the collective enjoyment of occupants of the development. Open space shall not include public or private streets or rights-of-way, driveways, above-ground utility facilities including stormwater facilities, parking areas unless developed as part of park or trail facility consistent with standards in the Ridgefield Parks and Recreation Comprehensive Plan, or the required yards for buildings or structures. Open space areas may include critical areas and buffers-, but shall not be computed to include any submerged lands.

No policy change to the following section. Revisions are suggested to improve the clarity of the standards.

1. Main Facility. At least 50-percent of the required common open space ~~or (-12-1/2 percent of the gross site area)~~, shall be located on a single parcel to provide a larger, central facility for the PUD. A minimum of 50-percent of the main facility shall be ~~a combination of buildable land suitable for development of active recreation uses, and consistent with RDC 18.280 may include any portion of critical areas buffers proposed for passive recreation facilities consistent with RDC 18.280, limited to the portion of the buffer area proposed for improvements~~ such as a trail or wildlife viewing structure. The remaining 50-percent or less of the main facility may include critical areas and buffers not proposed for passive recreation improvements.
 - a. If the main facility is two acres or larger, meets the standards for a neighborhood or community park in the Ridgefield Parks and Recreation Comprehensive Plan, is listed as a system-wide project on the Ridgefield Parks Capital Facilities Plan, and is dedicated to the City, the value of the land dedication shall be credited against the amount charged for city park impact fees, pursuant to RDC Chapter 18.070. The developer may elect to provide more than twelve and one-half percent of the site in a single parcel in order to create a two-acre parcel eligible for PIF credits.
 - b. If the main facility is less than two acres in size and is eligible for future development as a neighborhood or community park consistent with the Parks and Recreation Comprehensive Plan, the parcels should be located adjacent to the perimeter of the PUD such that it would be feasible to expand the open space area onto the adjacent property. If there are existing open space parcels adjacent to a proposed PUD, the open space in the proposed PUD should be located adjacent to existing open space parcels in order to facilitate creation of larger facilities that meet sizing requirements for park facilities in the Parks and Recreation Comprehensive Plan. The value of the land may be credited against the amount charged for city park impact fees, pursuant to RDC Chapter 18.070, if the community development director determines that the parcel can be used as part of a future park facility that meets the standards for a neighborhood or community park in the Ridgefield Parks and Recreation Comprehensive Plan and the park is listed as a system-wide project on the Ridgefield Parks Capital Facilities Plan, and the parcel is dedicated to the city.
 - c. Improvement of facilities created under subsections (a) and (b) above will not be required. However, the cost of improvements may be eligible for PIF credits if the developer elects to construct park improvements that meet the standards for a neighborhood or community park in the Ridgefield Parks and Recreation Comprehensive Plan.
 - d. If the main facility is less than two acres in size or does not meet the requirements of subsections (a) or (b) above, it shall be developed consistent with the requirements for dispersed facilities in RDC 18.401.080.B.2.
 - e. See subsection (a) above for park integration standards for the main facility.

No policy change to the following section. Revisions are suggested to improve the clarity of the standards.

2. Dispersed facilities. ~~A maximum of 50 percent of the required open space (-12-1/2 percent of the gross site area) may be provided as dispersed facilities.~~

- a. A minimum of 50 percent of the total dispersed facilities shall be ~~a combination of buildable land suitable for development of active recreation uses, and consistent with RDC 18.280 may include any portion of critical areas buffers proposed for passive recreation facilities consistent with RDC 18.280, limited to the portion of the buffer area proposed for improvements such as a hard surface trail or wildlife viewing structure.~~ The remaining 50 percent or less of the dispersed facilities may include critical areas and buffers not proposed for passive recreation improvements. A minimum of 50 percent of the area reserved for active and passive recreation facilities, or 25 percent of total required dispersed facilities, shall be improved with irrigated lawn area and landscaping, playfields, pedestrian paths, picnic tables and seating areas, play equipment and swings, pedestrian-scale lighting along paths, sport courts, other active recreation facilities, trails, wildlife viewing structures, or similar amenities approved by the community development director.
- b. Parcels shall meet a minimum size of 10,000 square feet with the exception of trail facilities required by ~~RDC 18.401.090.R-Q~~ RDC 18.401.065 or the Ridgefield Parks and Recreation Comprehensive Plan.
- c. See subsection (3)(b) of this section for park integration standards for dispersed facilities.

The proposed updated “integration” provision below is critical to enhancing the function, attractiveness, and usability of new open spaces within subdivision – and was derived from examining numerous examples throughout Washington and the Western U.S. This proposal includes clear and workable prescriptive standards – while offering strategic flexibility provided the criteria is met. The examples are really important to communicate desirable and unacceptable examples.

3. Open space within the PUD is to be designed as an integrated part of the project rather than an isolated element of the project. It should be located within the development such that it is available for the enjoyment of the residents in an equitable manner. Specifically:
 - a. Main facility. At least 60-percent of the useable open space perimeter shall be bound by streets or dwelling units that face the park.
 - b. Dispersed facilities. At least 30-percent of the useable open space perimeter shall be bound by streets or dwelling units that face the park, unless the facility is a trail meeting the standards of RDC 18.41.070.

The community development director may relax these standards in unique contexts and/or where measures have been successfully integrated to ensure that the park is accessible, welcoming, and integrated into as a major-character defining feature of the subdivision.
4. Open space may contain such structures and improvements as are necessary and appropriate for the out-of-doors enjoyment of the residents of the PUD.
5. All dwelling units within the PUD must have legal access to the proposed area for dedication at the time of final PUD approval. Private or access roads, trees or other landscaping may separate the area proposed for dedication. However, access should not be blocked by major obstacles such as arterials or collectors, canyons, ravines or other obstructions.
6. Areas developed for active recreational use shall have reasonable access from street frontages. Design measures should accomplish the purposes of access and security.

Figure 18.401.080-B
Open space integration examples.



- A. Circular park surrounded by a street functions as the neighborhood's focal point.
- B. Small parks are bordered by streets on one or two sides with pathways and front yards along other sides. Note that alleys provide access to the adjacent homes.
- C. Rectangular-shaped neighborhood park bound by streets on all four sides.
- D. Small "green" is bound by pathways and townhouses on three sides and a street on one side.

Figure 18.401.080-B
Open space integration examples.



Above open space is poorly integrated open space example. Although there are pathways from three cul-de-sacs that access the space, the space functions more as an unused after-thought, with homes facing away from the space and backyard fences encroaching on a relatively crude pathway. A small children's play area (barely visible in the aerial image above) is relatively hidden up against backyard fences and not visible from nearby streets.

7. The developer shall provide a bond or other financial assurance acceptable to the city council that any improvements made in the common open space will be completed. The city shall release the bond or other assurance when the improvements have been completed in accordance with the development plan. (See Section 18.401.120.)

The following update was made following public comments at the March 25 City Council hearing. 20 trees per acre is based on a review of existing public parks inside and outside of Ridgefield.

8. All developed open space areas shall be landscaped in accordance with the landscaping plan submitted by the applicant and approved by the city. Natural landscape features which are to be preserved, such as existing trees, drainage ways, etc., may be accepted as part of the landscaping plan. Developed open spaces (excluding trails and sport fields) shall contain a minimum of 20 trees per acre. The community development director will allow for credits of up

to four required trees for each existing native tree preserved depending on the size, health, and maturity of the tree

9. The city may accept dedication of open space, trails, and recreation areas built to city standards for parks and trails adopted in the Ridgefield Parks and Recreation Comprehensive Plan at its discretion.
10. In the event that parks, open space or trails created under this Title are owned by the developer or a homeowners' association, the facilities shall be made available for public use and be maintained by the developer or homeowners' association. The city shall be granted the right of third-party enforcement to ensure that the parks, open space and trails are maintained to standards under which they were approved and created.
11. At the applicant's discretion, the applicant may elect to include or exclude the buildable portion of parcels designated as main or dispersed facilities under this section in the calculation of net developable acres for the purposes of calculating minimum and maximum density for the project. If the applicant elects to include the buildable acres in the density calculation, the applicant may reduce the minimum lot size and minimum lot width and depth dimensions for the zone by up to twenty percent in order to accommodate the additional lots allowed. Any further reduction to lot size, width or depth greater than twenty percent shall comply with RDC 18.401.100.A.

C. Perimeter compatibility.

No policy change to the following section. Revisions are suggested to improve the clarity of the standards.

1. Purpose. The development of the perimeter of the PUD shall achieve substantial compatibility with abutting residentially zoned properties so that there will be a graduated transition between existing and new residential development.
2. Applicability. This section shall apply to lots abutting the perimeter of the PUD and ~~lots not separated from the perimeter by an open space tract with a minimum width of twenty feet, critical areas tract, public or private street, or similar intervening element~~, where the neighboring property ~~abutting the PUD perimeter~~ is zoned RLD or RMD, and is less than five acres and greater than 20,000 square feet at the time the PUD application is vested. Exceptions:
 - a. This section shall not apply where the proposed PUD lots abut mapped or platted critical areas on the abutting property.
 - b. This section shall not apply to lots are separated from the PUD perimeter by an open space tract with a minimum width of 20 feet, critical areas tract, public or private street, or similar intervening element
3. Compatibility measures.
 - a. Lot size for lots subject to this section shall comply with the minimum size established in RDC 18.401.100.A.4 and may not be further reduced through the variance process.
 - b. Setbacks and coverage standards for perimeter lots shall meet the minimum requirements for the underlying zone and shall not be modified or reduced through the PUD or variance process.
 - c. Allowed uses for perimeter lots in the RLD zone shall be limited to single-family detached residential and accessory dwelling units.

18.401.090 - Site plan requirements.

J. Through Lots.

The through-lot prohibition concept was discussed at the November 17 workshop and post-event online survey (question #13). The scores on the concept were the following (average score with 5 being great idea, 1 being very bad idea):

Live workshop: 3.8

Online survey: 3.7

See the workshop report for more details on survey results.

Given the favorable results, the prohibition was implemented in the first draft. However, public comments and City Council expressed concern with an outright prohibition, so the provision has been relaxed to “strongly discouraged”. This is consistent with the definition of through lots in Chapter 18.100, which says, “Through lots are strongly discouraged by this title.”

In addition, the topic of through lots was moved from the RLD and RMD zoning chapters to this PUD chapter, where it is more relevant.

1. Through lots are strongly discouraged. The following standards apply to through lots in PUD subdivisions abutting collector and arterial roads which are not major corridors (the collector and arterial roads listed in RDC 18.210.060):
 - a. Provide a separate tract at least ten-feet wide between the collector or arterial right-of-way and the rear property lines of the through lots.
 - b. Establish landscaping in the tract which softens the appearance of fences and walls and/or which provides a measure of privacy for residents in their rear yards.
 - c. The tract shall be maintained by the homeowner association.
2. Except on major corridors, alternative lot designs are strongly encouraged. An alternative design includes alley-loaded lots with deep front yards and alley access running parallel to the collector or arterial street.

Figure 18.401.090.J
Through lot alternative.



Alley-loaded lots with generous front yards are a desirable alternative for new lots adjacent to collector streets.

18.401.100 - Limits on modifying standards.

- A. The city, using the PUD process, may allow the following development standards to be modified if the proposed modifications are consistent with the requirements of this chapter and provided the applicant demonstrates that the modifications are consistent with the PUD objectives in RDC 18.401.010:
 1. Building setbacks, including front yard setbacks as necessary to the meet the front yard modulation standard (RDC 18.401.080.J) and side yard setbacks as necessary to meet the optional zero lot line standard (RDC 18.401.070).

Chapter 18.720 – OFF-STREET PARKING AND LOADING

18.720.020 - General provisions.

C. Location of Parking Facilities.

1. Off-street parking spaces for dwellings shall be located on the same lot with the dwelling except for PUD subdivisions utilizing and meeting the provisions of RDC 18.401.075.
2. Other required parking spaces shall be located on the same parcel or on another parcel not farther than one hundred feet from the building or use they are intended to serve, measured along pedestrian walkways to the building.
3. The burden of proving the existence of such off-premise parking arrangements rests upon the person who has the responsibility of providing parking.
4. Parking design and location standards in the underlying zoning district, this chapter and as required by Chapters 18.500 and 18.725 shall also be met.

18.720.030 - Number of spaces required.

This section sets forth minimum and maximum parking requirements corresponding to uses detailed in RDC 18.205.020, Uses. Off-street parking spaces shall be provided as follows:

- A. Residential, Group Residential and Temporary Lodging. All uses shall require a minimum of one space per dwelling or per unit, with the following additional provisions:

Updated maximum parking spaces since large single-family lots can and do have three car garages.

1. Single-family, manufactured homes and duplex dwellings: maximum of ~~four~~ six parking spaces. For PUD subdivisions with narrow single-family lots, see RDC 18.401.075.
2. Home occupation: no minimum.
3. Community residential facility: minimum of one space per seven residents served under age of twelve; one space per five residents served, ages twelve to seventeen; one space/four residents served, ages eighteen years or older.
4. Bed and breakfast and hotel/motel: minimum of one additional space for the manager.
5. Accessory dwelling unit: one minimum, except no space is required where on-street parking is available abutting the lot.

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: May 27, 2021

ITEM:

AGENDA ITEM TITLE: AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON
Amending THE RIDGEFIELD SHORELINE MASTER PROGRAM
(SMP) AND ADOPTING RIDGEFIELD DEVELOPMENT CODE
CHAPTER 18.280 (CRITICAL AREAS PROTECTION) BY REFERENCE

GOVERNING LEGISLATION:

RCW 90.58 – Shoreline Management Act

PREVIOUS COUNCIL ACTION TAKEN:

May 6, 2021: Public hearing and 1st reading of Ordinance No. 1343.

SUMMARY/BACKGROUND:

In 2019, the Community Development Department received \$16,800 in grant funding from the Department of Ecology to conduct a periodic review of the City's Shoreline Master program to enact changes related to updated Department of Ecology definitions, adding Carty Lake to the shoreline designation map, revisions to maintain consistency with state laws, changes to nonconforming use and development provisions, and adopting the City's Critical Areas regulations by reference. The periodic review is required under the Shoreline Management Act.

A required joint City of Ridgefield/Department of Ecology hearing per WAC 173-26-104 was held at the April 7, 2021 Planning Commission meeting. Council conducted a public hearing on the proposed updates on May 6, 2021. Since the May 6 hearing, staff have incorporated into the draft minor housekeeping updates suggested by Ecology in their initial determination.

See attached staff report for further project detail.

BUDGET/FINANCIAL IMPACTS:

None.

ACTION OR MOTION:

Adopt Ordinance No. 1343 by making the following motion:

"I move to adopt Ordinance No. 1343, Shoreline Master Program Updates, as presented."

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS: Shoreline Master Program Updates_2nd CC Staff Report (PDF)

Edited SMP Draft (DOCX)

ORDINANCE NO. 1343**AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING THE RIDGEFIELD SHORELINE MASTER PROGRAM (SMP) AND ADOPTING RIDGEFIELD DEVELOPMENT CODE CHAPTER 18.280 (CRITICAL AREAS PROTECTION) BY REFERENCE**

WHEREAS, the State of Washington Shoreline Management Act of 1971 (Chapter 90.58 Revised Code of Washington (RCW)) requires that counties and cities incur certain duties, obligations and responsibilities with regard to implementation of said Act; and

WHEREAS, the Ridgefield Shoreline Master Program was adopted on April 12, 2012 by Ordinance No. 1102; and

WHEREAS, RCW 90.58.080(4) requires the City of Ridgefield (City) to periodically review and, if necessary, revise the SMP on or before June 30, 2021; and

WHEREAS, the review process is intended to ensure consistency with the Washington Shoreline Management Act where said Act has been amended since the last SMP update, ensure the SMP remains consistent with City plans and regulations, reflect new information and improved data and ensure development does not harm local shorelines; and

WHEREAS, the Department of Ecology (Ecology) provided a grant to support the update; and

WHEREAS, the City developed a public participation plan for this update in accordance with WAC 173-26-090(3)(a) and has followed said plan including a project website, public review and comment period, and public open houses; and

WHEREAS, the City used Ecology's checklist of legislative and rule amendments (Exhibit B) to determine if local amendments are needed to maintain compliance in accordance with WAC 173-26-090(3)(b)(i); and

WHEREAS, the City reviewed changes to development regulations to determine if the SMP policies and regulations remain consistent with them in accordance with WAC 173-26-090(3)(b)(ii); and

WHEREAS, the City considered whether to incorporate any amendments needed to address new information or improved data in accordance with WAC 173-26-090(3)(b)(iii); and

WHEREAS, the City consulted frequently with Ecology and addressed their comments on multiple drafts of the SMP updates; and

WHEREAS, the City submitted notice of the proposed amendments to the Washington State Department of Commerce on March 24, 2021 consistent with RCW 36.70A; and

WHEREAS, consistent with WAC 197-11-340(2), on March 25, 2021 the City issued a Determination of Non-significance (DNS) regarding the proposed SMP update, the DNS public comment period expired on April 8, 2021 and the City addressed all comments received; and,

WHEREAS, the City and Ecology initiated a joint public comment period on the SMP update on March 15, 2021, the joint public comment period ended on April 14, 2021 and the City addressed all comments received; and

WHEREAS, the Ridgefield Planning Commission conducted a joint public hearing with ECY on the proposed SMP update on April 7, 2021, as permitted under WAC 173-26-104, and forwarded a recommendation of approval to the City Council; and

WHEREAS, the Ridgefield City Council conducted a public hearing and the first reading of the proposed SMP Updates during a regularly scheduled City Council meeting held on May 6, 2021; and

WHEREAS, the Ridgefield City Council conducted a second ordinance reading on the proposed SMP Updates during a regularly scheduled meeting held on May 27, 2021; and

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

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest to adopt amendments to the Ridgefield Shoreline Master Program and adopt RDC Chapter 18.280 by reference, to ensure that the City's shoreline regulations continue to comply with the Washington Shoreline Management Act, implement the Ridgefield Urban Area Comprehensive Plan, and comply with development regulations.

Section 2. Amendments to the Shoreline Master Program. The Ridgefield City Council hereby amends the Ridgefield Shoreline Master Program as set forth below in Exhibit A, attached hereto and incorporated by this reference.

Section 3. Compliance with WAC 173-267-090. The City of Ridgefield has met its obligations under WAC 173-267-090 and finds no additional compliance actions are necessary.

Section 4. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction

of scrivener's/clerical errors, references, zoning district names, ordinance numbering, section/subsection numbers and any references thereto.

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

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 27th DAY OF MAY, 2021.

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss,
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading/Hearing: May 6, 2021
Second Reading/Adoption: May 27, 2021
Date of Publication:

Effective Date:

EXHIBIT A:

Amendments to the Shoreline Master Program

EXHIBIT B:

Periodic Review Checklist



THE CITY OF RIDGEFIELD

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

Shoreline Master Program Updates City Council Staff Report / May 27, 2021

BACKGROUND

In 2019, the Community Development Department received \$16,800 in grant funding from the Department of Ecology to conduct a periodic review of the City's Shoreline Master program to enact changes related to updated Department of Ecology definitions, adding Carty Lake to the shoreline designation map, revisions to maintain consistency with state laws, changes to nonconforming use and development provisions, and adopting the City's Critical Areas regulations by reference.

The Shoreline Management Act requires every community to periodically review their SMP at least every 8 years. The schedule to complete this review is established by the Legislature. This is the first time Ridgefield is reviewing its SMP since the Comprehensive SMP update was completed in 2012. Reviews must look at amendments to the SMA and Ecology rules and determine if amendments to the SMP are necessary, review changes to the comprehensive plan and development regulations to determine if the SMP remains consistent with them, and consider whether any amendments are needed to reflect changed circumstances, new information or improved data.

This proposal is intended to update, and revise for consistency the current Shoreline Master Program, to ensure consistency with the provisions of Washington's Shoreline Management Act that provides regulations to ensure development does not harm local shorelines. The revisions aim to satisfy the State requirements for local jurisdictions to conduct a periodic review of their SMP and update accordingly every 8 years.

RESEARCH AND OUTREACH

Open Houses

Staff held two open houses to facilitate public input on the proposed changes to the SMP. The first took place on November 19, 2019 in the City Council Chambers at the RACC and served as a general introduction to the nature of the Shoreline Master Program, the purpose of the review process, and an overview of the intended changes. Staff gave a brief presentation covering these topics and then provided copies of the initial drafted changes for the public to review and ask questions of staff. Approximately twelve attendees were present, excluding City staff, and all those present were given staff contact information for further engagement. The second public open house was conducted virtually on March 18, 2021, with a staff presentation prepared to give updates on the progression of the project timeline, provide access to the updated and finalized draft changes to the SMP document, and to continue public outreach as the City opened the process up to public comment before

adoption. Although no members of the public attended this virtual forum, all presentation materials and associated documents were made available on the project website as well.

Joint Public Comment

To provide an opportunity for public feedback and input on the finalized draft changes and proposed revised document, the City launched a joint comment period with Department of Ecology on March 15, 2021, which will last through April 14th, 2021. The City elected to use this optional joint review process to combine the local and Ecology comment periods, as allowed under WAC 173-26-104 to streamline the overall review process. At the close of the comment period on April 14th, the city had not received any public comments or feedback on the SMP from this comment period.

PLANNING COMMISSION

On April 7, 2021 staff brought the SMP draft to Planning Commission as part of a joint review period and joint public hearing with the Department of Ecology. Staff gave a brief presentation to commission members on the nature of the proposed changes found in the draft and requested that Planning Commission recommend approval of the draft City Council. Commission members had no items of discussion on the draft and voted unanimously to forward a recommendation of approval to Council.

PROJECT UPDATES

Ecology Determination

On May 4th, staff received an Initial Determination from the Department of Ecology, which contained Ecology's review of the submitted draft of the SMP. After review by Ecology of the complete record submitted and all comments received, Ecology determined that the City's proposed amendment is consistent with the policy and standards of RCW 90.58.020 and RCW 90.58.090 and the applicable SMP guidelines (WAC 173-26-171). Within this determination of initial concurrence, Ecology additionally suggested several housekeeping edits be made the current SMP draft that primarily pertained to updated code references and formatting. These suggested changes have already been reviewed by staff and incorporated accordingly.

First Council Hearing

On May 6, 2021 staff brought the SMP draft to City Council for the first time for a first reading and public hearing. Staff gave a brief presentation to council members on the nature of the proposed changes found in the draft and requested that Council proceed to a second reading and adoption of the draft at the May 27th City Council meeting. Council discussed the details of the public participation process proceeding the public hearing, and staff answered several questions about which stakeholders had participated thus far in the process.

PROPOSED UPDATES

After reviewing the draft feedback from the Department of Ecology, staff has drafted changes to the existing Shoreline Master Program to comply with necessary revisions, and while changes are generally not substantive, they cover a wide array of topics. The proposed revisions have been broadly summarized by general topical category below, with references included to example revisions from each category found in the Periodic Review Checklist.

- **Cost Thresholds**
 - See item 2019 (1) in attached periodic review checklist which addresses the

adjusted cost threshold for building freshwater docks as an example

- **Definition of Terms**
 - See item 2017 (2) in attached periodic review checklist which addresses the changed definition of what is considered development under the SMP
- **Process Updates**
 - See item 2017 (4) in attached periodic review checklist which addressing rule revisions clarifying permit filing dates which establish the state appeal period.
- **Amendments to Existing Rules**
 - See item 2017 (8) in attached periodic review checklist which addresses the amendments adopted by Ecology to modify scope and process requirements for conducting periodic review.
- **Map Updates**
 - See item 2016 (3) in attached periodic review checklist which addresses the addition of Carty Lake to the map of applicable shorelines, in accordance with Clark County's 2016 SMP amendment.
- **Critical Areas**
 - See item 2016 (2) in attached periodic review checklist which addresses updates of Critical Areas Ordinances, specifically the City's decision to adopt the Ridgefield CAO by reference into the SMP.

The proposed draft shoreline master program document is attached as an exhibit in the agenda packet. The periodic review checklist provided by Ecology is also attached as an exhibit in the agenda packet.

PROCESS

Date	Milestone
March 17, 2021	• Notice of public hearings published in the Columbian, posted at City Hall, posted on the project website, sent to stakeholders, and emailed to Community Development subscribers • Proposed updates posted on the project website, and sent to stakeholders
April 7, 2021	Planning Commission joint public hearing with Department of Ecology
May 6, 2021	City Council public hearing and 1 st reading
May 27, 2021	City Council public meeting and 2nd reading/adoption
June 11, 2021	Adopted updates become effective (approx.)



CITY OF RIDGEFIELD SHORELINE MASTER PROGRAM

~~ADOPTED: Ordinance 1102,~~
2012

~~April 12,~~

~~AMENDED: Ordinance 1122, November 15, 2012~~

~~APPROVED: December 3, 2012~~

EFFECTIVE:



Attachment: Edited SMP Draft (Shoreline Master Program Update)

City of Ridgefield

Draft Shoreline Master Program

~~ADOPTED: Ordinance 1102, April 12, 2012~~

~~AMENDED: Ordinance 1122, November 15, 2012~~

~~APPROVED: December 3, 2012~~

~~**EFFECTIVE: December 17, 2012**~~

Attachment: Edited SMP Draft (Shoreline Master Program Update)

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Appendix A: City of Ridgefield Unofficial Shoreline Designation Map

ACRONYMS

BMP	Best Management Practices
DAHP	Department of Archaeology and Historical Preservation
DNR	Department of Natural Resources
Ecology	Washington State Department of Ecology
ESA	Endangered Species Act
FEMA	Federal Emergency Management Agency
HPA	Hydraulic Project Approval
OHWM	Ordinary High Water Mark
RCW	Revised Code of Washington
RDC	Ridgefield Development Code
RMC	Ridgefield Municipal Code
SCUP	Shoreline Conditional Use Permit
SEPA	State Environmental Policy Act
SSDP	Shoreline Substantial Development Permit
SMA	Shoreline Management Act
SMP	Shoreline Master Program
SSOE	Shoreline Statement of Exemption
SSWS	Shoreline of Statewide Significance
SVAR	Shoreline Variance
UGA	Urban Growth Area
USACOE	United States Army Corps of Engineers
WAC	Washington Administrative Code
WDFW	Washington Department of Fish and Wildlife

CHAPTER 1 INTRODUCTION

1.1 Title

This document shall be known and may be cited as the City of Ridgefield Shoreline Master Program (Program).

1.2 Adoption Authority

This Program is adopted under the authority granted by the Shoreline Management Act (Act) of 1971, Revised Code of Washington (RCW) Chapter 90.58, and Washington Administrative Code (WAC) Chapter 173-26 as amended.

1.3 Purpose and Intent

The purpose of this Program is:

1. To guide the future development of shorelines in the City in a positive, effective, and equitable manner consistent with the Act;
2. To promote the public health, safety, and general welfare of the community by providing long range, comprehensive policies and effective, reasonable regulations for development and use of the City's shorelines; and
3. To ensure, at minimum, no net loss of shoreline ecological functions and processes and to plan for restoring shorelines that have been impaired or degraded by adopting and fostering the following policy contained in RCW 90.58.020, Legislative Findings for shorelines of the state:

"It is the policy of the state to provide for the management of the shorelines of the state by planning for and fostering all reasonable and appropriate uses. This policy is designed to insure the development of these shorelines in a manner, which, while allowing for limited reduction of rights of the public in the navigable waters, will promote and enhance the public interest. This policy contemplates protecting against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the State and their aquatic life, while protecting generally public rights of navigation and corollary rights incidental thereto..."

In the implementation of this policy the public's opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the State shall be preserved to the greatest extent feasible consistent with the overall best interest of the State and the people generally. To this end uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment or are unique to Shoreline Master Program or dependent upon use of the State's shoreline. Alterations of the natural condition of the shorelines of the State, in those limited instances when authorized, shall be given priority for single family residences, ports, shoreline recreational uses including but not limited to parks, marinas, piers, and other improvements facilitating public access to shorelines of the State, industrial and commercial developments which are particularly dependent on their location on or use of the shorelines of the State, and other development that will provide an opportunity for substantial numbers of the people to enjoy the shorelines of the State.

Permitted uses in the shorelines of the State shall be designed and conducted in a manner to minimize, insofar as practical, any resultant damage to the ecology and environment of the shoreline area and any interference with the public's use of the water."

1.4 Governing Principles

1. The goals, policies, and regulations of this Program are intended to be consistent with the State shoreline guidelines in Chapter 173-26 of the WAC. The goals, policies and regulations are informed by the Governing Principles in WAC 17326-186, and the policy statements of RCW 90.58.020.
2. Any inconsistencies between this Program and the Act must be resolved in accordance with the Act.
3. Regulatory or administrative actions contained herein must not unconstitutionally infringe on private property rights or result in an unconstitutional taking of private property.
4. The regulatory provisions of this Program are limited to shorelines of the state, whereas the planning functions of this Program extend beyond the designated shoreline boundaries, given that activities outside the shoreline jurisdiction may affect shorelines of the state.
5. The policies and regulations established by this Program must be integrated and coordinated with those policies and rules of the City Comprehensive Plan and development regulations adopted under the Growth Management Act (RCW 36.70A) and RCW 34.05.328, Significant Legislative Rules.
6. Protecting the shoreline environment is an essential statewide policy goal, consistent with other policy goals. This Program protects shoreline ecosystems from such impairments in the following ways:
 - a. By using a process that identifies, inventories, and ensures meaningful understanding of current and potential ecological functions provided by shorelines;
 - b. By including policies and regulations that require mitigation of adverse impacts in a manner that ensures no net loss of shoreline ecological functions. The required mitigation shall include avoidance, minimization, and compensation of impacts in accordance with the policies and regulations for mitigation sequencing in WAC 173-26-201(2) (e) (i), Comprehensive Process to Prepare or Amend Shoreline Master Programs.
 - c. By including policies and regulations to address cumulative impacts, including ensuring that the cumulative effect of exempt development will not cause a net loss of shoreline ecological functions, and by fairly allocating the burden of addressing such impacts among development opportunities.

- d. By including regulations and regulatory incentives designed to protect shoreline ecological functions, and restore impaired ecological functions where such functions have been identified.

1.5 Liberal Construction

As provided for in RCW 90.58.900, Liberal Construction, the Act is exempted from the rule of strict construction; the Act and this Program shall therefore be liberally construed to give full effect to the purposes, goals, objectives, and policies for which the Act and this Program were enacted and adopted.

1.6 Severability

Should any section, subsection, paragraph, sentence, clause or phrase of this Program or its application to any person or situation be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance or its application to any other person or situation. The City Council of the City of Ridgefield hereby declares that it would have adopted this ordinance and each section, subsection sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, clauses, phrases or portions be declared invalid or unconstitutional.

1.7 Relationship to Other Plans and Regulations

1. Applicants for shoreline use/development shall comply with all applicable laws prior to commencing any shoreline use, development, or activity.
2. Where this Program makes reference to any RCW, WAC, or other state, or federal law or regulation the most recent amendment or current edition shall apply.
3. Uses, developments and activities regulated by this Program may also be subject to the provisions of the City Comprehensive Plan, the Washington State Environmental Policy Act ("SEPA," Chapter 43.21C RCW and Chapter 197-11 WAC), other provisions of the City Code, including Title 18 Development Code and various other provisions of local, state and federal law, as may be amended.
4. In the event this Program conflicts with other applicable City policies or regulations, they must be interpreted and construed so that all the language used is given effect, with no portion rendered meaningless or superfluous, and unless otherwise stated, the provisions that provide the most protection to shoreline ecological processes and functions shall prevail.
5. Projects in the shoreline jurisdiction that have been previously approved through local and state reviews are considered accepted. Major changes or new phases of projects that were not included in the originally approved plan will be subject to the policies and regulations of this Program.
6. Environmental remediation actions are authorized through consent decrees, orders, or agreed orders issued pursuant to RCW 70.105D. The authorizing document(s) must include terms and conditions to ensure compliance with the substantive requirements of the Act and this Program (RCW 90.58.355), but are not required to obtain an SSDP,

City of Ridgefield Shoreline Master Program

SCUP, or SVAR. After remediation, generally a covenant that runs with the land in perpetuity is recorded. The covenant regulates construction techniques, plantings, and other elements of site use and development necessary to protect the integrity of the remediation. Any development or redevelopment on a remediated site must occur consistent with any covenants as well as the substantive and procedural requirements of the Act and this Program. (See Sections 2.3.2(19), 5.1(10), and 6.1(3).)

7. RMC 18.280.170, Critical Areas Protection; RMC 18.750.010; and Chapter 8, Definitions contain several of the same or similar definitions. These definitions are to be read and interpreted together to fulfill the purposes and policies of the Act and this Program, giving deference to RCW 90.58 definitions and highest priority to protection of shoreline ecological functions. ~~See Sections 1.5 and 1.7(4).~~

1.8 The Shoreline Master Program

This Shoreline Master Program is a comprehensive use plan for the City of Ridgefield, and the use regulations together with maps, diagrams, charts, or other descriptive material and text, a statement of desired goals, and standards developed in accordance with the policies enunciated in RCW 90.58.020.

This entire document (Chapters 1 – 8) and the Official Shoreline Map (electronic) are adopted as the City of Ridgefield’s Shoreline Master Program.

As provided in RCW 36.70A.480, the goals and policies of a shoreline master program (Chapter 3 and the policies in Chapter 4 of this Program) approved under chapter RCW 90.58 shall be considered an element of the City’s comprehensive plan.

All other portions of the shoreline master program adopted under RCW 90.58 RCW, including use regulations (Chapters 1, 2, 4 (other than the policies), ~~5~~, 6, 7, 8 and the Official Shoreline Map), shall be considered a part of the City’s development regulations.

The Inventory & Characterization Report; Shoreline Management Strategy; Shoreline Designation Rationale; Restoration Plan; Cumulative Impacts Analysis; No Net Loss Report; and Public Participation Plan are supporting documents and not adopted as part of the City’s Shoreline Master Program or comprehensive plan.

The Inventory and Characterization Report establishes the baseline against which the standard “no net loss of shoreline ecological functions” is measured. The Restoration Plan identifies and prioritizes shoreline restoration opportunities that may be undertaken independently or in conjunction with mitigation for development impacts to improve shoreline ecological functions over time.

1.9 Effective Date

This Program and all amendments thereto shall take effect fourteen days from the date of the Department of Ecology’s (Ecology’s) written notice of final action (RCW 90.58.090(7)), and shall apply to new applications submitted on or after that date and to applications that have not been determined to be fully complete by that date.

CHAPTER 2 APPLICABILITY, SHORELINE PERMITS AND EXEMPTIONS

To be authorized, all uses and development activities in shorelines shall be planned and carried out in a manner consistent with this Program and the policy of the Act as required by RCW 90.58.140(1), regardless of whether a Shoreline Substantial Development Permit (SSDP), Shoreline Statement of Exemption (SSOE), Shoreline Variance (SVAR), or Shoreline Conditional Use (SCUP) is required.

2.1 Applicability

1. This Program shall apply to all of the shorelands and waters within the City limits that fall under the jurisdiction of RCW 90.58 as follows:
 - a. Such shorelands shall include those lands extending two hundred (200) feet in all directions as measured on a horizontal plane from the ordinary high water mark (OHWM); floodways and contiguous floodplain areas landward two hundred (200) feet from such floodways; and all wetlands and river deltas associated with the streams, lakes and tidal waters that are subject to the provisions of this Program, as may be amended; the same to be designated as to location by Ecology, as defined by RCW 90.58.
 - b. In addition to lands identified in Section 2.1(1) (a), shorelands shall include land necessary for buffers for critical areas that occur within shorelines of the state.
 - c. Such waters include:
 - i. Lake River within the city limits of Ridgefield to the center of the river north of the southern boundary of Parcel #67441000 and extending the full width of the river south of that line;
 - ii. Gee Creek from its confluence with an unnamed creek (commonly referred to as T Creek, Sec.19, T4N, R1E) just south of Pioneer Street downstream to the Ridgefield City limits.
 - iii. Carty Lake within the city limits of Ridgefield.
 - d. In accordance with RCW 35.21.160, where the City is bounded by a river, lake, or other navigable water, the City's shoreline jurisdiction extends to the middle of that river, lake, or navigable water. However, the City of Ridgefield's shoreline jurisdiction extends the full width of Lake River beginning at the southern boundary of Parcel #67441000 and continuing to the Ridgefield's southern city limit.
 - e. The City is pre-designating shorelines within its adopted Urban Growth Area (UGA). Until annexation, development in these areas will continue to be regulated by the Clark County Shoreline Master Program (SMP). The City's SMP will apply upon annexation and no additional procedures will be required by Ecology at the time of

annexation (WAC 173-26-150) unless a redesignation is occurring per Section 4.4.5 and Table 4-1. A portion of the City's urban growth boundary extends into the Ridgefield National Wildlife Refuge. Per WAC 173-27-060 federal agency actions on federal lands are not subject to the regulation under the Act and this Program.

- f. An unofficial copy (see Section 4.4.2) of the Shoreline Map for the City and its UGA is shown in Appendix A.
2. Maps indicating the extent of shoreline jurisdiction and shoreline designations are guidance only. They are to be used in conjunction with best available science, field investigations and on-site surveys to accurately establish the location and extent of shoreline jurisdiction when a project is proposed. All areas meeting the definition of a shoreline of the state or a shoreline of statewide significance, whether mapped or not are subject to the provisions of this Program.
3. This Program shall apply to every person, individual, firm, partnership, association, organization, corporation, local or state governmental agency, public or municipal corporation, or other non-federal entity that develops, owns, leases, or administers lands, wetlands, or waters that fall under the jurisdiction of the Act; and within the external boundaries of federally owned lands (including but not limited to, private in-holdings in national wildlife refuges).
4. Non-federal agency actions undertaken on federal lands must comply with this Program and the Act.
5. Shoreline development occurring in or over navigable waters may require a shoreline permit in addition to other approvals required from state and federal agencies.
6. This Program shall apply whether the proposed development or activity is exempt from a shoreline permit or not.

2.1.1 Developments not subject to the Shoreline Management Act

1. Native American Tribes' actions on tribal lands and federal agencies' actions on federal lands are not required, but are encouraged, to comply with the provisions of this Program and the Act. Nothing in this Program shall affect any rights established by treaty to which the United States is a party.
2. Environmental excellence program agreements entered into under Chapter [43.21K RCW](#)
3. [Projects authorized through the Energy Facility Site Evaluation Council process pursuant to Chapter 80.50 RCW](#)

2.1.2 Developments not required to obtain shoreline permits or local reviews

Consistent with WAC 173-27-044, requirements to obtain a substantial development permit, conditional use permit, variance, letter of exemption, or other review to implement the Shoreline Management Act do not apply to the following:

1. Remedial actions. Pursuant to RCW 90.58.355, any person conducting a remedial action at a facility pursuant to a consent decree, order, or agreed order issued pursuant to chapter 70.105D RCW, or to the department of ecology when it conducts a remedial action under chapter 70.105D RCW.
2. Boatyard improvements to meet NPDES permit requirements. Pursuant to RCW 90.58.355, any person installing site improvements for storm water treatment in an existing boatyard facility to meet requirements of a national pollutant discharge elimination system storm water general permit.
3. WSDOT facility maintenance and safety improvements. Pursuant to RCW 90.58.356, Washington State Department of Transportation projects and activities meeting the conditions of RCW 90.58.356 are not required to obtain a substantial development permit, conditional use permit, variance, letter of exemption, or other local review.

2.2 Shoreline Substantial Development Permit Required

Substantial development as defined by this program and RCW 90.58.030 shall not be undertaken by any person on the shorelines of the state without first obtaining a Shoreline Substantial Development Permit from the Shoreline Administrator, unless the use or development is specifically identified as exempt from a Shoreline Substantial Development Permit, in which case a Statement of Exemption is required.

1. The Shoreline Administrator may grant a Shoreline Substantial Development Permit only when the development proposed is consistent with the policies and procedures of RCW 90.58, the provisions of WAC 173-27, and this Program.

2.3 Exemptions from a Shoreline Substantial Development Permit

2.3.1 General Requirements

1. Except as specifically ~~exempted~~ made excepted by statute (Section 2.1.1 and 2.1.2), all proposed uses and development occurring within shoreline jurisdiction must conform to the Act and this Program.
2. Uses and developments that are not considered substantial developments pursuant to RCW 90.58.030(3)(e), WAC 173-27-040, and Section 2.3.2 of this Program shall not require a Shoreline Substantial Development Permit but shall conform to the policies and regulations of this Program and the Act and shall obtain a Statement of Exemption (Sections 2.3.3 and 7.2.7).
3. A use or development that is listed as a conditional use pursuant to this Program or is an unclassified use or development must obtain a Shoreline Conditional Use Permit (Section 2.7 and 7.2.9) even if the development or use does not require a Shoreline Substantial Development Permit.
4. When a development or use is proposed that does not meet the bulk, dimensional, and/or performance standards of this Program, such development or use shall only be authorized by approval of a Shoreline Variance (Section 2.6 and 7.2.10) even if the development or use does not require a Shoreline Substantial Development Permit.
5. If a Shoreline Substantial Development Permit is required for any part of a proposed development, then a Shoreline Substantial Development Permit is required for the entire proposed development project.
6. Exemptions from the requirement to obtain a Shoreline Substantial Development Permit shall be construed narrowly. Only those developments that meet the precise terms of one or more of the listed exemptions may be granted exemptions from the Shoreline Substantial Development Permit process.
7. The burden of proof that a development or use is exempt from the requirement to obtain a Shoreline Substantial Development Permit is on the applicant for the development action.

2.3.2 List of Exemptions

The following activities shall be considered exempt from the requirement to obtain a Shoreline Substantial Development Permit but shall obtain a Statement of Exemption, as provided for in Section 2.3.3. This list of exemptions is further articulated, and supplemented by provisions of WAC 173-27-040, as amended.

1. Any development of which the total cost or fair market value does not exceed seven thousand, forty seven dollars (\$7,047) or as adjusted by the State Office of Financial Management, if such development does not materially interfere with the normal public

use of the water or shorelines of the state. For purposes of determining whether or not a permit is required, the total cost or fair market value shall be based on the value of development that is occurring on shorelines of the state as defined in RCW 90.58.030 (2)(c). The total cost or fair market value of the development shall include the fair market value of any donated, contributed, or found labor, equipment or materials.

2. Normal maintenance or repair of existing legally-established structures or developments, including damage by accident, fire, or elements. "Normal maintenance" includes those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition. "Normal repair" means to restore a development to a state comparable to its original condition, including but not limited to its size, shape, configuration, location, and external appearance, within a reasonable period after decay or partial destruction, except where repair causes substantial adverse effects to shoreline resource or environment. Replacement of a structure or development may be authorized as repair where such replacement is the common method of repair for the type of structure or development and the replacement structure or development is comparable to the original structure or development including but not limited to its size, shape, configuration, location, and external appearance and the replacement does not cause substantial adverse effects to shoreline resources or environment.
3. The external or internal retrofitting of an existing structure for the purpose of compliance with the American Disabilities Act of 1990 (42 U.S.C. Sec 12101 et seq) to provide physical access to a structure by individuals with disabilities
4. Construction of a normal protective bulkhead common to single-family residences. A "normal protective" bulkhead includes those structural and nonstructural developments installed at or near, and parallel to, the ordinary high water mark for the sole purpose of protecting an existing single-family residence and appurtenant structures from loss or damage by erosion. A normal protective bulkhead is not exempt if constructed for the purpose of creating dry land. When a vertical or near vertical wall is being constructed or reconstructed, not more than one cubic yard of fill per one foot of wall may be used as backfill. When an existing bulkhead is being repaired by construction of a vertical wall fronting the existing wall, it shall be constructed no further waterward of the existing bulkhead than is necessary for construction of new footings. When a bulkhead has deteriorated such that an ordinary high water mark has been established by the presence and action of water landward of the bulkhead then the replacement bulkhead must be located at or near the actual ordinary high water mark. Beach nourishment and bioengineered erosion control projects may be considered a normal protective bulkhead when any structural elements are consistent with the above requirements and when the project has been approved by the State Department of Fish and Wildlife.
5. Emergency construction necessary to protect property from damage by the elements. An "emergency" is an unanticipated and imminent threat to public health, safety, or the environment that requires immediate action within a time too short to allow full compliance with this chapter. Emergency construction does not include development of new permanent protective structures where none previously existed. Where new

protective structures are deemed by the Shoreline Administrator to be the appropriate means to address the emergency situation, upon abatement of the emergency situation the new structure shall be removed or any permit that would have been required, absent an emergency, pursuant to chapter 90.58 RCW, these regulations, or this Program, shall be obtained. All emergency construction shall be consistent with the policies and requirements of this chapter 90.58 RCW and this Program. As a general matter, flooding or other seasonal events that can be anticipated and may occur but that are not imminent are not an emergency.

6. Construction and practices normal or necessary for farming, irrigation, and ranching activities, including agricultural service roads and utilities on shorelands, and the construction and maintenance of irrigation structures including but not limited to head gates, pumping facilities, and irrigation channels. A feedlot of any size, all processing plants, other activities of a commercial nature, alteration of the contour of the shorelands by leveling or filling other than that which results from normal cultivation, shall not be considered normal or necessary farming or ranching activities.
7. Construction or modification of navigational aids such as channel markers and anchor buoys.
8. Construction on shorelands by an owner, lessee, or contract purchaser of a single-family residence or appurtenance for their own use or for the use of their family, which residence does not exceed a height of thirty-five (35) feet above average grade level, and which meets all requirements of the City, other than requirements imposed pursuant to chapter 90.58 RCW. Construction authorized under this exemption shall be located landward of the ordinary high water mark. *(Note: this exemption does not apply to floating homes, single-family homes constructed waterward of the OHWM in the Aquatic shoreline designation. See definition of floating homes in Chapter 8.)*
9. Construction of a dock, including a community dock, designed for pleasure craft only, for the private non-commercial use of the owner, lessee, or contract purchaser of a single-family or multiple-family residence. A dock is a landing and moorage facility for watercraft and does not include recreational decks, storage facilities or other appurtenances. This exception applies if either
 - a. In salt waters, the fair market value of the dock does not exceed two thousand five hundred dollars; or
 - b. In fresh waters the fair market value of the dock does not exceed
 - i. Twenty two thousand five hundred (\$22,500) dollars for docks that are constructed to replace existing docks (and of equal or lesser square footage than existing dock.)
 - ii. Eleven thousand two hundred (\$11,200) dollars for all other docks constructed in fresh waters.

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However, if subsequent construction occurs within five years of completion of the prior construction, and the combined fair market value of the subsequent and prior construction exceeds the amount specified above, the subsequent construction shall be considered a substantial development for the purpose of this chapter.

10. Operation, maintenance, or construction of canals, waterways, drains, reservoirs, or other facilities that now exist or are hereafter created or developed as a part of an irrigation system for the primary purpose of making use of system waters, including return flow and artificially stored ground water from the irrigation of lands.
11. The marking of property lines or corners on state-owned lands, when such marking does not significantly interfere with normal public use of the surface of the water.
12. Operation and maintenance of any system of dikes, ditches, drains, or other facilities existing on September 8, 1975, that were created, developed or utilized primarily as a part of an agricultural drainage or diking system.
13. Site exploration and investigation activities that are prerequisite to preparation of an application for development authorization under this chapter, if:
 - a. The activity does not interfere with the normal public use of surface waters;
 - b. The activity will have no significant adverse impact on the environment including but not limited to fish, wildlife, fish or wildlife habitat, water quality, and aesthetic values;
 - c. The activity does not involve the installation of any structure, and upon completion of the activity the vegetation and land configuration of the site are restored to conditions existing before the activity; and
 - d. A private entity seeking development authorization under this section first posts a performance bond or provides other evidence of financial responsibility to the local jurisdiction to assure that the site is restored to preexisting conditions.
14. The process of removing or controlling aquatic noxious weeds, as defined in RCW 17.26.020, through the use of an herbicide or other treatment methods applicable to weed control published by the Departments of Agriculture or Ecology jointly with other state agencies under RCW 43.21C.
15. Watershed restoration projects as defined in RCW 89.08.460.
16. A public or private project that is designed to improve fish or wildlife habitat or fish passage when all of the following apply:
 - i The project has been approved by WDFW;

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- ii The project has received hydraulic project approval (HPA) by WDFW pursuant to RCW 77.55; and
 - iii The City has determined that the project is substantially consistent with the local shoreline master program. The City shall make such determination in a timely manner and provide it by letter to the project applicant.
17. Fish habitat enhancement projects that conform to the provisions of RCW 77.55.181 are determined to be consistent with this Program.

2.3.3 Statements of Exemption

1. Any person claiming exemption from the Shoreline Substantial Development Permit requirements shall make an application to the Shoreline Administrator for such an exemption in the manner prescribed in Section 7.2.4.
2. The Shoreline Administrator is authorized to grant or deny requests for statements of exemption from the Shoreline Substantial Development Permit requirement for uses and developments within shorelines that are specifically listed in Section 2.3.2.
3. Statements of exemption may contain conditions and/or mitigating measures of approval to achieve consistency and compliance with the provisions of this Program and Act.
4. A denial of an exemption shall be in writing and shall identify the reason(s) for the denial.
5. The Shoreline Administrator's decision on a Shoreline Statement of Exemption may be appealed in accordance with the procedures in Section 7.4.2.
6. Exempt activities shall not be conducted until a Shoreline Statement of Exemption has been obtained from the Shoreline Administrator.

2.4 Prohibited Uses

The following modifications and uses are prohibited in all shoreline designations and are not eligible for review as a shoreline conditional use or Shoreline Variance:

1. Uses not otherwise allowed in the underlying zoning district;
2. Parking as a primary use;
3. Discharge of potentially harmful materials, including but not limited to solid wastes, liquid wastes, and untreated effluents;
4. Solid waste, radioactive waste or hazardous material disposal sites;
5. Sewage disposal cesspools;

6. Chemical lagoons and pits;
7. Outdoor wood preservation operations;
8. Hard chrome plating operations;
9. Speculative fill;
10. Private boat launch facilities, docks, piers, and recreational floats for single-family residences;
11. Mooring buoys; and
12. Gravel and hard rock mining.

2.5 Nonconforming Uses and Development

2.5.1 Existing Uses and Development

Existing uses, structures and lots legally established prior to the effective date of this Program are allowed to continue. Where lawful uses, structures and lots exist that could not be established under the terms of this Program, such uses, structures and lots are deemed nonconforming and are subject to the provisions of this section, unless specific exceptions are provided for in Sections 2.5.2, 2.5.3, or 2.5.4.

2.5.2 Nonconforming Uses

1. Additional development of any property on which a nonconforming use exists shall require that all new uses conform to this Program and the Act.
2. Non-conforming uses shall not be enlarged or expanded without obtaining a Conditional Use Permit
3. Change of ownership, tenancy, or management of a nonconforming use shall not affect its nonconforming status, provided that the use does not change or intensify.
4. If a nonconforming use is converted to a conforming use, a nonconforming use may not be resumed.
5. When the operation of a nonconforming use is vacated or abandoned for a period of twelve (12) consecutive months, the nonconforming use rights shall be deemed extinguished and the future use of such property shall be in accordance with the permitted and conditional use regulations of this Program. This provision is not applicable to water-dependent uses that are periodically dormant or have rotational operation schedules.
6. If a conforming building housing a nonconforming use is damaged by fire, flood, explosion, or other natural disaster and the damage is less than sixty percent (60%) of the replacement cost of the structure or development, such use may be resumed at the

time the building is repaired; provided, such restoration shall be undertaken within twelve months following said damage.

7. Normal maintenance and repair of a structure housing a nonconforming use may be permitted provided all work is consistent with the provisions of this Program.
8. Floating homes legally established prior to January 1, 2011 are considered conforming preferred uses, subject to RCW 90.58.270 and the requirements in Section 6.3.11.

2.5.3-Nonconforming Structures

1. Legally established residences and appurtenant structures located landward of the OHWM which are used for a conforming use, but do not meet the standards of this Program are considered conforming structures, subject to RCW 90.58.620 and the requirements in Section 6.3.11.
2. A nonconforming building or structure may be maintained or repaired, provided such improvements do not extend or expand the nonconformity of such building or structure and are consistent with the provisions of this Program, unless required by other law or ordinance. To extend or expand the building or structure into areas where new structures would not be allowed, a shoreline variance permit is required.
3. A nonconforming structure that was legally established and used for a conforming use, but is nonconforming in terms of setbacks, buffers, yards; area; bulk; height or density is permitted to continue as a legal nonconforming structure and may be maintained and repaired.
4. Nonconforming single-family residential structures that are located landward of the OHWM may be expanded consistent with applicable bulk and dimensional standards by the addition of space to the main structure or by the addition of normal appurtenances upon approval of a conditional use permit.
5. If a nonconforming structure or development is damaged by fire, flood, explosion, or other natural disaster and the damage is less than sixty percent (60%) of the replacement cost of the structure or development, it may be restored or reconstructed to those configurations existing at the time of such damage, provided:
 - a. The reconstructed or restored structure will not cause additional adverse effects to adjacent properties or to the shoreline environment;
 - b. The rebuilt structure or portion of structure shall not expand the original footprint or height of the damaged structure;

- c. No degree of relocation shall occur, except to increase conformity or to increase ecological function, in which case the structure shall be located in the least environmentally damaging location possible; Any relocation that does occur must move the structure “as far as practical” from the shoreline pursuant to WAC 173-27-080.
- d. The submittal of applications for permits necessary to restore the development is initiated within ~~twelve (12) months~~ two years of the damage. The Shoreline Administrator may waive this requirement in situations with extenuating circumstances;
- e. The reconstruction is commenced within one (1) year of the issuance of permit;
- f. The Shoreline Administrator may allow a one (1) year extension provided consistent and substantial progress is being made; and
- g. Any residential structures, including multifamily structures, may be reconstructed up to the size, placement and density that existed prior to the damage, so long as other provisions of this Program are met.

2.5.4 Nonconforming Lots

~~Legally established, nonconforming, undeveloped lots located landward of the ordinary high water mark~~ Non-conforming lots are buildable, provided that all new structures or additions to structures on any nonconforming lot must meet all setback, height and other construction requirements of the Program and the Act.

2.6 Shoreline Variance

1. The purpose of a variance is to grant relief to specific bulk or dimensional requirements set forth in this Program where there are extraordinary or unique circumstances relating to the property such that the strict implementation of this Program would impose unnecessary hardships on the applicant or thwart the policies set forth in the Act and this Program.
2. When a Shoreline Variance is requested, it will be processed in accordance with Section 7.2.7. Shoreline Variances must have approval from Ecology, which shall have final approval authority. Therefore, the City’s decision is a recommendation to Ecology (Section 7.2.2). Shoreline Variance Permits should be granted in circumstances where denial of the permit would result in a thwarting of the policy enumerated in the SMA (RCW 90.58.020). In all instances extraordinary circumstances shall be shown and the public interest shall suffer no substantial detrimental effect.
3. The Shoreline Administrator is authorized to recommend a variance from the performance standards of this Program only when all of the following criteria are met (WAC 173-27-170):

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- a. That the strict application of the bulk, dimensional or performance standards set forth in this Program precludes, or significantly interferes with, reasonable use of the property;
 - b. That the hardship described in (a) of this subsection is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of this Program, and not, for example, from deed restrictions or the applicant's own actions;
 - c. That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the Comprehensive Plan and this Program and will not cause adverse impacts to the shoreline environment;
 - d. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;
 - e. That the variance requested is the minimum necessary to afford relief; and
 - f. That the public interest will suffer no substantial detrimental effect.
4. Shoreline Variance Permits for development and/or uses that will be located waterward of the ordinary high water mark (OHWM), as defined in RCW 90.58.030 (2)(b), or within any wetland as defined in RCW 90.58.030 (2)(h), may be authorized provided the applicant can demonstrate all of the following:
 - a. That the strict application of the bulk, dimensional or performance standards set forth in this Program precludes all reasonable use of the property;
 - b. That the proposal is consistent with the criteria established under subsection (3)(b) through (f) of this section; and
 - c. That the public rights of navigation and use of the shorelines will not be adversely affected.
 5. The burden of proving that a proposed Shoreline Variance meets the criteria of this program shall be on the applicant. Absence of such proof shall be grounds for denial of the application.
 6. In the granting of all Shoreline Variances, consideration shall be given to the cumulative environmental impact of additional requests for like actions in the area.
 7. Before making a recommendation to grant a Shoreline Variance, the City shall consider issues related to the conservation of valuable natural resources, and the protection of views from nearby public roads, surrounding properties and public areas.
 8. A variance from City development code requirements shall not be construed to mean a Shoreline Variance from use regulations in this Program, and vice versa.
 9. Shoreline Variances may not be used to permit a use or development that is specifically prohibited in a shoreline designation.

2.7 Shoreline Conditional Use Permit

1. The purpose of the Shoreline Conditional Use Permit is to provide greater flexibility in varying the application of the use regulations of this Program in a manner that will be consistent with the policies of the Act and this Program, particularly where denial of the application would thwart the policies of the Act.
2. When a conditional use is requested, it will be processed in accordance with Section 7.2.6. Shoreline conditional uses must have approval from Ecology, which shall have final approval authority under WAC 173-27-200. Therefore, the City's decision is a recommendation to Ecology (Section 7.2.2).
3. Shoreline Conditional Use Permits shall be authorized only when they are consistent with the following criteria:
 - a. The proposed use is consistent with the policies of RCW 90.58.020, WAC 173-27-160 and all provisions of this Program;
 - b. The use will not interfere with normal public use of public shorelines;
 - c. The proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the Comprehensive Plan and this Program;
 - d. The proposed use will cause no significant adverse effects to the shoreline designation in which it is to be located; and
 - e. The public interest will suffer no substantial detrimental effect; and
 - f. Consideration has been given to cumulative impact of additional requests for like actions in the area.
4. Other uses not specifically identified in this Program are considered "unclassified uses" and may be authorized through a Shoreline Conditional Use Permit if the applicant can demonstrate that the proposed use is consistent with the purpose of the shoreline designation and compatible with existing shoreline improvements.
5. Uses specifically prohibited by this Program shall not be authorized through a Shoreline Conditional Use Permit.
6. The burden of proving that a proposed shoreline conditional use meets the criteria of this Program and WAC 173-27-160 shall be on the applicant. Absence of such proof shall be grounds for denial of the application.
7. The City is authorized to impose conditions and standards to enable a proposed shoreline conditional use to satisfy the conditional use criteria.

CHAPTER 3 SHORELINE MASTER PROGRAM GOALS AND POLICIES

This chapter describes overall Program goals and policies. The general regulations in Chapters 5 and 5A and the specific use regulations in Chapter 6 are the means by which these goals and policies are implemented.

3.1 General Shoreline Goals

The general goals of this Program are to:

1. Use the full potential of shorelines in accordance with the opportunities presented by their relationship to the surrounding area, their natural resource values, and their unique aesthetic qualities offered by water, topography, and views; and
2. Develop a physical environment that is both ordered and diversified and which integrates water and shoreline uses while achieving a net gain of ecological function.

3.2 Shorelines of Statewide Significance

There are currently no designated shorelines of statewide significance (SSWS) within the City of Ridgefield or its urban growth area.

3.3 Archaeological, Historic, and Cultural Resources

3.3.1 Goal

The goal for archaeological, historic, and cultural resources is to preserve and prevent the destruction of or damage to any site having historic, cultural, scientific, or educational value. Such sites include those identified by affected Indian tribes, the Department of Archaeology and Historic Preservation, Clark County Historic Preservation Commission, and other appropriate authorities.

3.3.2 Policies

1. Identify, protect, preserve, and restore important archaeological, historic, and cultural sites located in shorelands of the state for educational, scientific, and enjoyment of the general public.
2. Where appropriate, make access to such sites available to parties of interest, provided that access to such sites be designed and managed in a manner that protects the resource.
3. Historical and cultural sites should be acquired so as to ensure their protection and preservation.
4. Encourage projects and programs that foster a greater appreciation of shoreline management, local history, maritime activities, environmental conservation, and maritime history.

5. Continue to contribute to the state and local inventory of archaeological sites enhancing knowledge of local history and understanding of human activities.

3.4 Conservation

3.4.1 Goal

The goal of conservation is to protect shoreline resources, vegetation, important shoreline features, shoreline ecological functions and the processes that sustain them to the maximum extent practicable.

3.4.2 Policies

1. Shorelines that support high value habitat or high quality associated wetlands should be considered for the highest level of protection to remain in an unaltered condition.
2. Impacts to critical areas should first be avoided, and where unavoidable, minimized and mitigated to result in no net loss of watershed processes and shorelines functions.
3. Management practices for natural resources (including agriculture, timber and mining) in shoreline areas should be developed and implemented to ensure the preservation of non-renewable resources, including unique, scenic and ecologically sensitive features, wetlands, and wildlife habitat.
4. Priority should be given to proposals to create, restore or enhance habitat for priority species in terms of administrative and regulatory assistance.
5. Regulatory, non-regulatory, and incentive programs should all be used for the protection and conservation of wildlife habitat areas. Emphasize policies and standards to protect and conserve critical areas as larger blocks, corridors or interconnected areas rather than in isolated parcels.
6. Encourage the retention of existing vegetation along shorelines and where removal is unavoidable for physical or visual access to the shoreline, limit alteration such that habitat connectivity is maintained, degraded areas are restored, and the health of remaining vegetation is not compromised.

3.5 Economic Development

3.5.1 Goal

The goal for economic development is to create and maintain an economic environment that is balanced with the natural and human environment.

3.5.2 Policies

1. Current economic activity that is consistent with the policies of this SMP should continue to be supported.
2. Healthy economic growth is allowed and encouraged through those economic activities that will be an asset to the local economy and which will result in the least possible adverse effect on the quality of the shoreline and downstream environments.
3. New water-oriented industrial, commercial, and resource-based activities that will not harm the quality of the site's environment, adjacent shorelands, or water quality are encouraged along the shoreline.
4. As an economic asset, the recreation industry should be encouraged along shorelines in a manner that will enhance the public enjoyment of shorelines, consistent with protection of critical areas and cultural resources.
5. Existing non-water-oriented commercial, industrial, and resource-based activities located in the shoreline jurisdiction are encouraged to protect watershed processes and shoreline ecological functions.

3.6 Flood Prevention and Flood Damage Minimization

3.6.1 Goal

The goal for flood hazards is to promote public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas.

3.6.2 Policies

1. All shoreline development should be located, designed, and constructed to prevent flood damage and to the extent possible be located outside of shoreline jurisdiction.
2. Flood management works should be located, designed, constructed and maintained to protect:
 - a. The physical integrity and other properties of the shoreline and other properties that may be damaged by alterations of the geo-hydraulic system;
 - b. Water quality and natural ground water movement;
 - c. Fish, vegetation, and other life forms and their habitat vital to the aquatic food chain; and
 - d. Recreation resources and aesthetic values such as point and channel bars, islands, and other shore features and scenery.

3. Non-structural flood hazard reduction measures are preferred to structural measures. Flood hazard reduction measures should be accomplished in a manner that ensures no net loss of shoreline ecological functions and ecosystem-wide processes.
4. Flood protection measures that result in channelization and/or reduction in shoreline ecological function should be avoided.
5. Proposals for shoreline protection should clearly demonstrate that life, property, and natural resource values within the stream system will not be endangered.
6. When evaluating alternate flood control measures, consider the removal or relocation of structures in flood-prone areas.
7. New development or new uses in shoreline jurisdiction, including the subdivision of land, should not be established when it would be reasonably foreseeable that the development or use would require structural flood hazard reduction measures within the channel migration zone or floodway.

3.7 Public Access and Recreation

3.7.1 Goal

The goal of public access and recreation is to increase the ability of the general public to enjoy the water's edge, travel on the waters of the state, and to view the water and the shoreline from adjacent locations.

3.7.2 Policies

1. Provide, protect, and enhance a public access system that is both physical and visual; utilizes both private and public lands; increases the amount and diversity of public access to the State's shorelines and adjacent areas; and is consistent with the shoreline character and functions, private rights, and public safety.
2. Increase and diversify recreational opportunities by promoting the continued public acquisition of appropriate shoreline areas for public use, and develop recreation facilities so that they are distributed throughout the community to foster convenient access.
3. Locate public access and recreational facilities in a manner that encourages variety, accessibility, and connectivity in a manner that will preserve the natural characteristics and functions of the shoreline.
4. Encourage public access provisions consistent with adopted City and County trails plans.
5. Encourage public access as part of each development project by a public entity, and for all private development (except residential development of less than four parcels), unless such access is shown to be incompatible due to reasons of safety, security, or impact to the shoreline environment.

6. Discourage shoreline uses that curtail or reduce public access unless such restriction is in the interest of the environment, public health, and safety, or is necessary to a proposed beneficial use.
7. Consider private rights, public safety, and protection of shoreline ecological functions and processes when providing public access and recreational opportunities.

3.8 Restoration

3.8.1 Goal

The goal of restoration is to re-establish, rehabilitate and/or otherwise improve impaired shoreline ecological functions and/or processes through voluntary and incentive-based public and private programs and actions that are consistent with the Shoreline Restoration Plan and other approved restoration plans.

3.8.2 Policies

1. Shorelines that are biologically degraded should be reclaimed and restored to the greatest extent feasible. Implementation of restoration projects identified in the Shoreline Restoration Plan that are focused on restoring degraded habitat in shoreline jurisdiction take precedence over other restoration projects. Implementation of restoration projects on shorelines of statewide significance take precedence over implementation of restoration projects on other shorelines of the state.
2. Restoration strategies should be developed and implemented such that ecosystem processes are sustainable in the long-term.
3. Restoration of shoreline ecological functions should be encouraged during redevelopment.
4. Restoration efforts should include retrofitting existing stormwater control facilities to improve water quality.
5. Restoration efforts should consider a focus on floodplain and channel migration zone reconnection where rivers are confined by levees.
6. Restoration projects should have adaptive management techniques including adjusting the project design, correcting problems (barriers to success), and implementing contingency measures.
7. Eradication of invasive species, including noxious weeds and non-native species, should be undertaken as needed.
8. Planting of vegetation that enhances shoreline ecological function should be encouraged.
9. Education programs should be developed for:
 - a. Property owners about proper vegetation/landscape maintenance and the impacts of shore armoring and over-water structures; and

- b. Boaters about proper waste disposal methods, anchoring techniques, best boating practices, and the State's invasive species inspection program pursuant to RCW 77.15.290.
- 10. Cooperative restoration actions involving local, state, and federal agencies, Native American tribes, non-government organizations, and landowners should be encouraged.

3.9 Shoreline Modification and Stabilization

3.9.1 Goal

The goal for shoreline modification and stabilization is to avoid or minimize the need for shoreline armoring along shorelines of the state, and when it is necessary, achieve it in a way that best protects ecosystem processes, shoreline ecological functions, and downstream properties.

3.9.2 Policies

1. New developments should be located in such a manner as to not require shoreline stabilization measures.
2. When necessary, natural, non-structural shoreline stabilization measures are preferred over structural stabilization measures. Alternatives for shoreline stabilization should be based on the following hierarchy of preference:
 - a. No action;
 - b. Flexible stabilization works constructed of natural materials, including soft shore protection, bioengineering, beach nourishment, protective berms, or vegetative stabilization;
 - c. Rigid works constructed of structural materials such as riprap or concrete.
3. Allow new or expanded structural shore stabilization, including bulkheads, only where it is demonstrated to be necessary to protect an existing primary structure that is in danger of loss or substantial damage, and where such structures and structural stabilization would not cause a net loss of shoreline ecological functions and processes.
4. Shoreline stabilization should be located and designed to accommodate the physical character and hydraulic energy potential of a specific shoreline reach, which may differ substantially from adjacent reaches.
5. Provisions for multiple use, restoration, and/or public shore access should be incorporated into the location, design and maintenance of shore stabilization for public or quasi-public developments whenever safely compatible with the primary purpose. Shoreline stabilization on publicly owned shorelines should not be allowed to decrease long-term public use of the shoreline.
6. Shoreline stabilization projects should be developed in a coordinated manner among affected property owners and public agencies within a reach where feasible, particularly

those that cross-jurisdictional boundaries, to address ecological and geo-hydraulic processes and sediment conveyance.

7. Failing, harmful, unnecessary, or ineffective shoreline stabilization structures should be removed or replaced to restore shoreline ecological functions and processes.
8. Larger works such as jetties, breakwaters, weirs, or groin systems should be permitted only for water-dependent uses and where mitigated to provide no net loss of shoreline ecological functions and processes.
9. Lower impact structures, including floating, portable or submerged breakwater structures, or several smaller discontinuous structures, are preferred over higher impact structures.
10. Encourage and facilitate levee setback (including but not limited to, pulling back an existing levee to allow for a larger floodplain area contiguous to a water body), levee removal, and other shoreline enhancement projects.
11. Materials used for construction of shoreline stabilization should be selected for durability, ease of maintenance, and compatibility with local shoreline features.
12. Development and shoreline modifications that would result in interference with the process of channel migration that may cause significant adverse impacts to property or public improvements and/or result in a net loss of shoreline ecological functions within the rivers and streams should be limited.

3.10 Shoreline Use and Development

3.10.1 Goal

The goal for shoreline use and development is to balance the preservation and development of shorelines in a manner that allows for mutually compatible uses. Resulting land use patterns will be compatible with shoreline designations and sensitive to and compatible with ecological systems and other shoreline resources. To help with this balance, shoreline and water areas with unique attributes for specific long-term uses such as commercial, residential, industrial, water, wildlife, fisheries, recreational and open space shall be identified and reserved.

3.10.2 Policies

1. Uses in shorelines and water areas shall be allowed in the following priority order:
 - a. Water-dependent uses;
 - b. Water-related uses; and
 - c. Water-enjoyment uses.
2. Uses, activities, and facilities should be located on shorelines in such a manner as to:
 - a. Retain or improve the quality of shoreline ecological function;

- b. Respect the property rights of others;
 - c. Ensure that proposed shoreline uses do not create risk or harm to neighboring or downstream properties; and
 - d. Preserve and/or restore, to the maximum reasonable extent, the shoreline's natural features and functions in conjunction with any redevelopment or revitalization project.
3. The following are encouraged in shoreline areas:
- a. Uses that enhance their specific areas or employ innovative features for purposes consistent with this program;
 - b. The redevelopment of any area not suitable for preservation of natural features, based on its shoreline designation, with an emphasis on public access;
 - c. Master planning for large sites or projects;
 - d. Shared uses and joint use facilities in shoreline developments;
 - e. Uses that allow for or incorporate restoration of shoreline areas that are degraded as a result of past activities or events; and
 - f. Floating homes legally established prior to January 1, 2012.
4. Uses proposed on lands adjacent to but outside of immediate shoreline jurisdiction should be consistent with the intent of this Program and should not adversely impact shoreline ecological functions.

3.11 Transportation, Utilities, and Institutional Facilities

3.11.1 Goal

The goal for transportation, utilities, and institutional facilities is to provide for these facilities in shoreline areas without adverse effects on existing shoreline use and development or shoreline ecological functions and/or processes.

3.11.2 Policies

1. Locate institutional facilities, utilities and circulation systems that are not shoreline-dependent outside of the shoreline jurisdiction to the maximum extent possible to reduce interference with either natural shoreline ecological functions or other appropriate shoreline uses.
2. Provide safe, reasonable, and adequate circulation systems to shorelines where routes will have the least possible adverse effect on shoreline ecological function and existing ecological systems, while contributing to the visual enhancement of the shoreline.

3. Protect, manage, and enhance those characteristics of shoreline transportation corridors that are unique or have historic significance or aesthetic quality for the benefit and enjoyment of the public.
4. Devote roads within the shoreline jurisdiction to low volume local access routes and shoreline public access.
5. Encourage alternate modes of travel and provide multiple-use transportation corridors where compatible if shoreline transportation development is necessary.
6. Locate utility and transportation corridors to avoid creating barriers between adjacent uplands and the shoreline and to harmonize with the topography and other natural characteristics of the shoreline.
7. When new utility and transportation facilities are developed in the shoreline jurisdiction, protect, enhance, and encourage development of physical and visual shoreline public access.
8. Where feasible, relocate existing utility and transportation facilities, such as transmission lines, rail lines, or freeways that limit public shoreline access or other shoreline uses and convert such rights-of-way to new public access routes.
9. Utilities and transportation facilities should be installed and facilities designed and located in a coordinated manner that protects the shorelands and water from contamination and degradation.

3.12 Views and Aesthetics

3.12.1 Goal

The goal for views and aesthetics is to assure that the public's opportunity to enjoy the physical and aesthetic qualities of shorelines of the state, including views of the water, is protected to the greatest extent feasible.

3.12.2 Policies

1. Identify and encourage the protection of scenic vistas and areas where the shoreline has high aesthetic value.
2. Encourage development within the shoreline area that, provides visual and physical linkage to the shoreline, and enhances the waterfront.
3. Encourage development design that minimizes adverse impacts on views enjoyed by a substantial number of residences.
4. Maintaining vegetated riparian areas to protect shoreline stability and shoreline ecological functions takes precedence over vegetation clearing to preserve or create views.

3.13 Water Quality and Quantity

3.13.1 Goal

The goal for water quality and quantity is to maintain or enhance shoreline ecological functions and to protect and enhance the quality and quantity of the region's water resources to ensure there is safe, clean water for the public's needs and enjoyment.

3.13.2 Policies

1. Encourage the location, construction, operation, and maintenance of shoreline uses, developments, and activities to be focused on maintaining or improving the quality and quantity of surface and ground water over the long term.
2. Minimize, through effective education, site planning, and best management practices, the inadvertent release of chemicals, activities that cause erosion, stormwater runoff, and faulty on-site sewage systems that could contaminate or cause adverse effects on water quality.
3. Encourage the maintenance and restoration of appropriate vegetative buffers along surface waters to improve water temperature and reduce the adverse effects of erosion and runoff.

CHAPTER 4 SHORELINE DESIGNATIONS

4.1 Introduction

The intent of assigning shoreline designations to specific geographies is to encourage development that will enhance the present or desired character of the shoreline. To accomplish this, segments of shoreline are given a shoreline designation based on existing development patterns, natural capabilities and limitations, and the vision of the City. The shoreline designations are intended to work in conjunction with the comprehensive plan and zoning.

Management policies are an integral part of the shoreline designations and are used for determining uses and activities that can be permitted in each shoreline designation. Development regulations specify how and where permitted development can take place within each shoreline designation and govern height and setback.

4.2 Authority

1. Local governments are required under the State Shoreline Management Act of 1971 (RCW 90.58) and the Shoreline Master Program Guidelines (WAC 173-26) to develop and assign a land use categorization system known as “shoreline environment designations” for shoreline areas as a basis for effective shoreline master programs. For purposes of this Program “shoreline designation” is used in place of the term “shoreline environment designation” referred to in WAC 173-26.
2. The method for local government to account for different shoreline conditions is to assign a shoreline designation to each distinct shoreline section in its jurisdiction. The shoreline designation assignments provide the framework for implementing shoreline policies and regulatory measures for environmental protection, use provisions, and other regulatory measures specific to each shoreline designation.

4.3 Shoreline Designations

The City classification system consists of shoreline designations that are consistent with and implement the Act (RCW 90.58), the Shoreline Master Program Guidelines (WAC 173-26) and the City of Ridgefield Comprehensive Plan. These designations have been assigned consistent with the corresponding criteria provided for each shoreline designation. In delineating shoreline designations, the City aims to ensure that existing shoreline ecological functions are protected with the proposed pattern and intensity of development. Such designations should be consistent with the policies for restoration of degraded shorelines. All the shoreline designations, even if they are not applied within the City limits or urban growth area are listed here to maintain consistency countywide (See Sections 4.4.5 and 6.2), and are defined in the following sections:

1. Aquatic;
2. Natural (not applied in the City of Ridgefield or its UGA);
3. Urban Conservancy;
4. Medium Intensity (not applied in the City of Ridgefield or its UGA);
5. High Intensity;
6. Rural Conservancy – Residential (rural designation not applicable in the City of Ridgefield or its UGA); and
7. Rural Conservancy – Resource Lands (rural designation not applicable in the City of Ridgefield or its UGA).

4.3.1 Aquatic Shoreline Designation

4.3.1.1 Purpose

The purpose of the “Aquatic” shoreline designation is to protect, restore, and manage the unique characteristics and resources of the areas waterward of the ordinary high-water mark (OHWM).

4.3.1.2 Designation Criteria

An Aquatic shoreline designation is assigned to lands and waters waterward of the ordinary high-water mark.

4.3.1.3 Areas Designated

The Aquatic shoreline designation applies to areas as shown on a copy of the Official Shoreline Designation Map, City of Ridgefield, Washington (Section 4.4) and on a copy of the unofficial map in Appendix A.

4.3.1.4 Management Policies

In addition to the other applicable policies and regulations of this Program the following management policies shall apply:

1. New over-water structures should be allowed only for water-dependent uses, public access, recreation, or ecological restoration.
2. Shoreline uses and modifications should be designed and managed to prevent degradation of water quality and natural hydrographic conditions.
3. Existing floating homes, legally established prior to January 2, 2011 are classified as conforming, preferred uses and as such should be allowed to be maintained, repaired, and remodeled.

4. In-water uses should be allowed where impacts can be mitigated to ensure no net loss of shoreline ecological functions. Permitted in-water uses must be managed to avoid impacts to shoreline ecological functions. Unavoidable impacts must be minimized and mitigated.
5. On navigable waters or their beds, all uses and developments should be located and designed to:
 - a. Minimize interference with surface navigation;
 - b. Consider impacts to public views; and
 - c. Allow for the safe, unobstructed passage of fish and wildlife, particularly species dependent on migration.
6. Multiple or shared use of over-water and water access facilities should be encouraged to reduce the impacts of shoreline development and increase effective use of water resources.
7. Structures and activities permitted should be related in size, form, design, and intensity of use to those permitted in the immediately adjacent upland area. The size of new over-water structures should be limited to the minimum necessary to support the structure's intended use.
8. Natural light should be allowed to penetrate to the extent necessary to discourage salmonid predation and to support nearshore habitat unless other illumination is required by state or federal agencies.
9. Aquaculture practices should be encouraged in those waters and beds most suitable for such use. Aquaculture should be discouraged where it would adversely affect the strength or viability of native stocks or unreasonably interfere with navigation.
10. When shoreline uses, development, activities, and modifications in the Aquatic shoreline designation require use of adjacent landward property, that landward property should be in a shoreline designation that allows that use, development, activity or modification.

4.3.2 Natural Shoreline Designation (not applied in the City of Ridgefield or its UGA)

4.3.2.1 Purpose

The purpose of the "Natural" shoreline designation is to protect those shoreline areas that are relatively free of human influence or that include intact or minimally degraded shoreline ecological functions intolerant of human use. These systems require that only very low intensity uses be allowed in order to maintain the ecological functions and ecosystem-wide processes.

Consistent with the policies of the designation, restoration of degraded shorelines within this environment is appropriate.

4.3.2.2 Designation Criteria

The following criteria should be considered in assigning a Natural shoreline designation:

1. The shoreline's ecological functions are substantially intact and have a high opportunity for preservation and low opportunity for restoration;
2. The shoreline is generally in public or conservancy ownership or under covenant, easement, or a conservation tax program.
3. The shoreline contains little or no development, or is planned for development that would have minimal adverse impacts to ecological functions or risk to human safety;
4. There are low-intensity agricultural uses, and no active forestry or mining uses;
5. The shoreline has a high potential for low-impact or passive or public recreation and is planned for park or open space uses as part of the comprehensive plan; or
6. The shoreline is considered to represent ecosystems and geologic types that have high scientific and educational value.

4.3.2.3 Areas Designated

Because the Natural shoreline designation has not been applied in the City of Ridgefield or its UGA, there are no areas designated Natural on the Official Shoreline Designation Map, City of Ridgefield, Washington (Section 4.4) or on the unofficial map in Appendix A.

4.3.2.4 Management Policies

In addition to the other applicable policies and regulations of this Program the following management policies shall apply:

1. Any use that would substantially degrade the shoreline ecological functions or natural character of the shoreline area should not be allowed.
2. Scientific, historical, cultural, educational research uses, and low-impact, passive recreational uses may be allowed provided that ecological functions remain intact.
3. Vegetation should remain undisturbed except for removal of noxious vegetation and invasive species. Proposed subdivision or lot line adjustments, new development or significant vegetation removal that would reduce the capability of vegetation to perform normal ecological functions should not be allowed.
4. Uses that would deplete physical or biological resources or impair views to or from the shoreline over time should be prohibited.

5. Only physical alterations that serve to protect a significant or unique physical, biological or visual shoreline feature that might otherwise be degraded or destroyed; or those alterations that are the minimum necessary to support a permitted use should be allowed.
6. Only the following types of signs should be considered for location in the shorelines: interpretive, directional, navigational, regulatory, and public safety.

4.3.3 Urban Conservancy Shoreline Designation

4.3.3.1 Purpose

The purpose of the “Urban Conservancy” shoreline designation is to protect and restore shoreline ecological functions of open space, floodplains, and other sensitive lands, where they exist in urban and developed settings, while allowing a variety of compatible uses.

4.3.3.2 Designation Criteria

The following criteria are used to consider an Urban Conservancy shoreline designation:

1. The shoreline is located within incorporated municipalities and designated urban growth areas;
2. The shoreline has moderate to high ecological function with moderate to high opportunity for preservation and low to moderate opportunity for restoration, or low to moderate ecological function with moderate to high opportunity for restoration;
3. The shoreline has open space or critical areas that should not be more intensively developed;
4. The shoreline is not highly developed and is likely in recreational use. The shoreline has the potential for development that is compatible with ecological restoration. The shoreline is planned for a park, as open space, or for a Master Planned Resort; or
5. The shoreline has moderate to high potential for low-impact, passive or active water-oriented recreation where shoreline ecological functions can be maintained or restored.

4.3.3.3 Areas Designated

The Urban Conservancy shoreline designation applies to areas as shown on a copy of the Official Shoreline Designation Map, City of Ridgefield, Washington (Section 4.4) and on a copy of the unofficial map in Appendix A.

4.3.3.4 Management Policies

In addition to the other applicable policies and regulations of this Program the following management policies shall apply:

1. Uses that preserve the natural character of the area or promote preservation of open space or critical areas either directly or over the long term should be the primary allowed uses. Uses that result in restoration of shoreline ecological functions should be allowed if the use is otherwise compatible with the purpose of the Urban Conservancy shoreline designation and the setting.
2. Single-family residential development shall ensure no net loss of shoreline ecological functions and preserve the existing character of the shoreline consistent with the purpose of this designation.
3. Encourage regulations that limit lot coverage, provide adequate setbacks from the shoreline, promote vegetation conservation, reduce the need for shoreline stabilization and maintain or improve water quality to ensure no net loss of shoreline ecological functions.
4. Public access and public recreation objectives should be implemented whenever feasible and when significant ecological impacts can be mitigated.
5. Thinning or removal of vegetation should be limited to that necessary to
 - a. Remove noxious vegetation and invasive species;
 - b. Provide physical or visual access to the shoreline; or
 - c. Maintain or enhance an existing use consistent with critical areas protection and maintenance or enhancement of shoreline ecological functions.
6. Public access and public recreation facilities are a preferred use if they will not cause substantial ecological impacts and when restoration of ecological functions is incorporated.
7. Low intensity water-oriented commercial uses may be permitted if compatible with surrounding uses.

4.3.4 Medium Intensity Shoreline Designation (not applied in the City of Ridgefield or its UGA)

4.3.4.1 Purpose

The purpose of the “Medium Intensity” shoreline designation is to accommodate primarily residential development and appurtenant structures, but to also allow other types of development that are consistent with this chapter. An additional purpose is to provide appropriate public access and recreational uses.

4.3.4.2 Designation Criteria

The following criteria are used to consider a Medium Intensity shoreline:

1. The shoreline is located within incorporated municipalities and designated urban growth areas.
2. The shoreline has low to moderate ecological function with low to moderate opportunity for restoration;
3. The shoreline contains mostly residential development at urban densities and does not contain resource industries (agriculture, forestry, mining);
4. The shoreline is planned or platted for residential uses in the comprehensive plan; or
5. The shoreline has low to moderate potential for low-impact, passive or active water-oriented recreation where ecological functions can be restored.

4.3.4.3 Areas Designated

Because the Medium Intensity shoreline designation has not been applied in the City of Ridgefield or its UGA, there are no areas designated Medium Intensity on the Official Shoreline Designation Map, City of Ridgefield, Washington (Section 4.4) or the unofficial map in Appendix A.

4.3.4.4 Management Policies

In addition to the other applicable policies and regulations of this Program the following management policies shall apply:

1. Encourage regulations that ensure no net loss of shoreline ecological functions as a result of new development such as limiting lot coverage, providing adequate setbacks from the shoreline, promoting vegetation conservation, reducing the need for shoreline stabilization and maintaining or improving water quality to ensure no net loss of ecological functions.
2. The scale and density of new uses and development should be compatible with sustaining shoreline ecological functions and processes, and the existing residential character of the area.
3. Public access and joint use (rather than individual) of recreational facilities should be promoted.
4. Access, utilities, and public services to serve proposed development within shorelines should be constructed outside shorelines to the extent feasible, and be the minimum necessary to adequately serve existing needs and planned future development.

5. Public or private outdoor recreation facilities should be provided with proposals for subdivision development and encouraged with all shoreline development if compatible with the character of the area. Priority should be given first to waterdependent and then to water-enjoyment recreation facilities.
6. Commercial development should be limited to water-oriented uses. Non-wateroriented commercial uses should only be allowed as part of mixed-use developments where the primary use is residential and where there is a substantial public benefit with respect to the goals and policies of this Program such as providing public access or restoring degraded shorelines.

4.3.5 High Intensity Shoreline Designation

4.3.5.1 Purpose

The purpose of the “High Intensity” shoreline designation is to provide for high-intensity water-oriented commercial, transportation, and industrial uses while protecting existing shoreline ecological functions and restoring ecological functions in areas that have been previously degraded.

4.3.5.2 Designation Criteria

The following criteria are used to consider a High Intensity shoreline designation:

1. The shoreline is located within incorporated municipalities and designated urban growth areas;
2. The shoreline has low to moderate ecological function with low to moderate opportunity for ecological restoration or preservation;
3. The shoreline contains mostly industrial, commercial, port facility, mixed-use, or multi-family residential development at high urban densities and may contain industries that are not designated agriculture, forestry, or mineral resource lands in the comprehensive plan;
4. The shoreline may be or have been identified as part of a state or federal environmental remediation program;
5. The shoreline is planned or platted for high intensity uses in the comprehensive plan; or
6. The shoreline may support public passive or active water-oriented recreation where ecological functions can be restored.

4.3.5.3 Areas Designated

The High Intensity shoreline designation applies to areas as shown on a copy of the Official Shoreline Designation Map, City of Ridgefield, Washington (Section 4.4) and on a copy of the unofficial map in Appendix A.

4.3.5.4 Management Policies

In addition to the other applicable policies and regulations of this Program the following management policies shall apply:

1. Encourage regulations that ensure no net loss of shoreline ecological functions as a result of new development.
2. Promote infill and redevelopment in developed shoreline areas and encourage environmental remediation and restoration of the shoreline, where applicable with the goal of achieving full utilization of designated high-intensity shorelines.
3. Encourage the transition of uses from non-water-oriented to water-oriented uses.
4. Water-oriented uses are encouraged, however new non-water oriented uses may be allowed if they do not adversely impact or displace water-oriented uses and when included in a master plan or part of a mixed-use development.

4.3.6 Rural Conservancy – Residential Shoreline Designation (rural designation not applicable in the City of Ridgefield or its UGA)

4.3.6.1 Purpose

The purpose of the “Rural Conservancy – Residential” shoreline designation is to protect shoreline ecological functions, conserve existing natural resources and valuable historic and cultural areas in order to provide for sustained resource use, achieve natural floodplain processes, and provide recreational opportunities. Examples of uses that are appropriate in a Rural Conservancy - Residential shoreline designation include low impact, passive recreation uses, water-oriented commercial development, and low intensity residential development.

4.3.6.2 Designation Criteria

The following criteria are used to consider a Rural Conservancy – Residential shoreline designation:

1. The shoreline is located outside of incorporated municipalities and designated urban growth areas;
2. The shoreline has moderate to high ecological function with moderate to high opportunity for preservation and low to moderate opportunity for restoration or low to moderate ecological function with moderate to high opportunity for restoration;

3. The shoreline is not highly developed and most development is low-density residential;
4. The shoreline is planned or platted Rural Center, Rural, or Master Planned Resort;
5. The shoreline has moderate to high potential for public, water-oriented recreation where ecological functions can be maintained or restored; or
6. The shoreline has high scientific or educational value or unique historic or cultural resources value.

4.3.6.3 Areas Designated

The Rural Conservancy – Residential shoreline designation applies only to areas outside the City of Ridgefield and its UGA as shown on a copy of the Official Shoreline Designation Map, City of Ridgefield, Washington (Section 4.4) and on a copy of the unofficial map in Appendix A.

4.3.6.4 Management Policies

In addition to the other applicable policies and regulations of this Program the following management policies shall apply:

1. Uses in the Rural Conservancy – Residential shoreline designation should be limited to those that sustain the shoreline area's physical and biological resources and do not substantially degrade shoreline ecological functions or the rural or natural character of the shoreline area.
2. Residential development shall ensure no net loss of shoreline ecological functions and preserve the existing character of the shoreline consistent with the purpose of this designation.
3. Encourage regulations that limit lot coverage, provide adequate setbacks from the shoreline, promote vegetation conservation, reduce the need for shoreline stabilization and maintain or improve water quality to ensure no net loss of shoreline ecological functions.
4. Water-dependent and water-enjoyment recreation facilities that do not deplete the resource over time are preferred uses, provided significant adverse impacts to the shoreline are avoided and unavoidable impacts are minimized and mitigated.
5. Water-oriented commercial uses should be allowed in rural centers and Master Planned Resorts only.
6. Developments and uses that would substantially degrade or permanently deplete the biological resources of the area should not be allowed.

4.3.7 Rural Conservancy – Resource Lands Shoreline Designation (rural designation not applicable in the City of Ridgefield or its UGA)

4.3.7.1 Purpose

The purpose of the “Rural Conservancy – Resource Lands” shoreline designation is to protect shoreline ecological functions, conserve existing natural resources and valuable historic and cultural areas in order to provide for sustained resource use, achieve natural floodplain processes, and provide recreational opportunities. Examples of uses that are appropriate in a Rural Conservancy – Resource Lands shoreline designation include low impact outdoor recreation uses, timber harvesting on a sustained-yield basis, agricultural uses, and other natural resource-based uses.

4.3.7.2 Designation Criteria

The following criteria are used to consider a Rural Conservancy – Resource Lands shoreline designation:

1. The shoreline is located outside of incorporated municipalities and designated urban growth areas;
2. The shoreline has moderate to high ecological function with moderate to high opportunity for preservation and low to moderate opportunity for restoration or low to moderate ecological function with moderate to high opportunity for restoration;
3. The shoreline is not highly developed, but consists primarily of resource operations (agriculture, forestry, mining) and recreation, but may contain Master Planned Resorts;
4. The shoreline is planned or platted Rural Industrial, Forest, Agriculture, Agri-Wildlife, or has a surface mining overlay;
5. The shoreline has a moderate to high potential for low-intensity, passive wateroriented recreation where resource industry-related safety concerns are minimal or mitigated and ecological functions can be maintained or restored; or
6. The shoreline has moderate to high scientific or educational value or unique historic or cultural resources value.

4.3.7.3 Areas Designated

The Rural Conservancy – Resource Lands shoreline designation applies only to areas outside the City of Ridgefield and its UGA as shown on a copy of the Official Shoreline Designation Map, City of Ridgefield, Washington (Section 4.4) and on a copy of the unofficial map in Appendix A.

4.3.7.4 Management Policies

In addition to the other applicable policies and regulations of this Program the following management policies shall apply:

1. Agriculture, commercial forestry, and mining should be allowed in Rural Conservancy – Resource Lands provided they are allowed in the underlying zoning designation, and adverse impacts to the shoreline are avoided and unavoidable impacts are minimized and mitigated.
2. Encourage regulations that ensure new shoreline uses, development, and activities to sustain the shoreline area's physical and biological resources, do not substantially degrade shoreline ecological functions or the rural or natural character of the shoreline area, and achieve no net loss of shoreline ecological functions.
3. Water-dependent and water-enjoyment recreation facilities that do not deplete the resource over time are preferred uses, provided adverse impacts to the shoreline are avoided and unavoidable impacts are minimized and mitigated.
4. Allow open space and recreational uses consistent with protection of shoreline ecological functions and personal safety considerations.
5. Only water-oriented commercial uses that support permitted uses should be allowed.
6. Residential development shall ensure no net loss of shoreline ecological functions and preserve the existing character of the shoreline consistent with the purpose of this designation.

4.4 Official Shoreline Map

4.4.1 Map Established

1. The location and extent of areas under the jurisdiction of this Program, and the boundaries of various shoreline designations affecting the lands and waters of the City shall be as shown on the map entitled, “Official Shoreline Designation Map, City of Ridgefield, Washington.” All the notations, references, amendments, and other information shown on the “Official Shoreline Designation Map” are hereby made a part of this Program, as if such information set forth on the map were fully described herein.
2. In the event that new shoreline areas are discovered (including but not limited to, associated wetlands) that are not mapped and/or designated on the Official Shoreline Designation Map, these areas are automatically assigned an Urban Conservancy designation for lands within City limits and urban growth areas, or Rural Conservancy – Residential if on lands outside urban growth areas until the shoreline can be re-designated through a Program amendment.
3. In the event of a mapping error, the City will rely upon common boundary descriptions and the criteria contained in RCW 90.58.030(2) and WAC 173-22 pertaining to determinations of shorelands, as amended, rather than the incorrect or outdated map.

4.4.2 File Copies

The Official Shoreline Designation Map is in electronic format and shall be kept on file in the office of the City Clerk, on the City website (www.ci.ridgefield.wa.us), and at Ecology. Unofficial

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copies of the Map may be prepared for administrative purposes. To facilitate use of this Program an “unofficial copy” of the Map has been attached in Appendix A.

4.4.3 Map Amendments

The Official Shoreline Designation Map is an integral part of this Program and may not be amended except upon approval by the City and Ecology, as provided under the Act.

4.4.4 Boundary Interpretation

If disagreement develops as to the exact location of a shoreline designation boundary line shown on the Official Shoreline Designation Map, the following rules shall apply:

1. Boundaries indicated as approximately following lot, tract, or section lines shall be so construed;
2. Boundaries indicated as approximately following roads or railways shall be respectively construed to follow their centerlines;

3. Boundaries indicated as approximately parallel to or extensions of features indicated in (1) or (2) above shall be so construed;
4. Whenever existing physical features are inconsistent with boundaries on the Official Shoreline Map, the Shoreline Administrator shall interpret the boundaries with deference to actual conditions. Appeals of such interpretation may be filed according to the applicable appeal procedures described in Chapter 7, Administration and Enforcement.

4.4.5 Shoreline Designation Changes and Urban Growth Boundary Revisions

When a portion of shoreline jurisdiction is brought into or removed from an urban growth area, a new shoreline designation may need to be assigned. Shoreline designations shall be assigned in accordance with Table 4-1, Shoreline Designations for Urban/Rural Boundary Revisions. Where more than one designation could be appropriate according to Table 4-1, the shoreline designation criteria in this chapter shall be applied and the best fitting shoreline designation assigned. Shoreline designation assignments shall occur concurrently with the annexation or other legislative action to remove a portion of shoreline jurisdiction from a City or urban growth area and to amend the Official Shoreline Designation Map and shall be effective upon approval by Ecology (see Section 4.4.3).

Table 4-1. Shoreline Designations for Urban¹/Rural² Boundary Revisions

SENDING Jurisdiction Shoreline Designation	Transfer From/To	RECEIVING Jurisdiction Shoreline Designation(s)
Aquatic	Rural/Urban Urban/Rural	Aquatic Aquatic
Natural	Rural/Urban Urban/Rural	Natural Natural
Rural Conservancy – Residential	Rural/Urban	Urban Conservancy Medium Intensity
Rural Conservancy – Resource Lands	Rural/Urban	Urban Conservancy Medium Intensity High Intensity
Urban Conservancy	Urban/Rural	Rural Conservancy – Residential Rural Conservancy – Resource Lands
Medium Intensity	Urban/Rural	Rural Conservancy – Residential

¹ Urban = City or Urban Growth Area

² Rural = Unincorporated Clark County outside Urban Growth Areas

High Intensity	Urban/Rural	Rural Conservancy – Resource Lands
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CHAPTER 5 GENERAL SHORELINE USE AND DEVELOPMENT REGULATIONS

All uses and development activities in shoreline jurisdiction shall be subject to the following general regulations in addition to the applicable use-specific regulations in Chapter 6.

5.1 General Shoreline Use and Development Regulations

1. Shoreline uses and developments that are water-dependent shall be given priority.
2. The applicant shall demonstrate all reasonable efforts have been taken to avoid and where unavoidable, minimize and mitigate impacts such that no net loss of critical area and shoreline ecological function is achieved. Mitigation shall occur in the following order of priority:
 - a. Avoiding the impact altogether by not taking a certain action or parts of an action. This may necessitate a redesign of the proposal.
 - b. Minimizing unavoidable impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology or by taking affirmative steps to avoid or reduce impacts. The applicant shall seek to minimize fragmentation of the resource to the greatest extent possible.
 - c. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
 - d. Reducing or eliminating the impact over time by preservation and maintenance operations;
 - e. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments. The compensatory mitigation shall be designed to achieve the functions as soon as practicable.
 - f. Monitoring the impact and the compensation projects and taking appropriate corrective measures.
3. In addition to compensatory mitigation, unavoidable adverse impacts may be further addressed through voluntary restoration efforts.
4. Shoreline uses and developments shall not cause impacts that require remedial action or loss of shoreline ecological functions on other properties.
5. Shoreline uses and developments shall be located and designed in a manner such that shoreline stabilization is not necessary at the time of development and will not be necessary in the future for the subject property or other nearby shoreline properties unless it can be demonstrated that stabilization is the only alternative, that allows a

- reasonable and appropriate water-dependent use to become established or expand or protects public safety and existing primary structures.
6. Land shall not be cleared, graded, filled, excavated or otherwise altered prior to issuance of the necessary permits and approvals including a Shoreline Statement of Exemption for a proposed shoreline use or development to determine if environmental impacts have been avoided, minimized and mitigated to result in no net loss of ecological functions.
 7. Non-water-oriented uses shall not adversely impact or displace water-oriented shoreline uses.
 8. Single-family residential uses shall be allowed on all shorelands not subject to a preference for commercial or industrial water-dependent uses, and shall be located, designed and used in accordance with applicable policies and regulations of this Program. However, single-family residences are prohibited in the Natural shoreline designation, and new floating homes are prohibited in the Aquatic shoreline designation.
 9. On navigable waters or their beds, all uses and developments should be located and designed to:
 - a. Minimize interference with surface navigation;
 - b. Consider impacts to public views; and
 - c. Allow for the safe, unobstructed passage of fish and wildlife, particularly species dependent on migration.
 10. Hazardous materials shall be disposed of and other steps be taken to protect the ecological integrity of the shoreline area in accordance with the other policies and regulations of this Program as amended and all other applicable federal, state, and local statutes, codes, and ordinances. Environmental remediation actions pursuant to a consent decree, order, or agreed order issued under RCW 70.105(D) are exempt from the requirement to obtain an SSDP, SCUP, or SVAR under this Program but must comply with the substantive requirements of the Act and this Program. Any development or redevelopment on a remediated site must occur consistent with any covenants running with the land, the Act and this Program. (See Sections 1.7(6), 2.3.2(19), and 6.1(3).)
 11. In-water work shall be scheduled to protect biological productivity (including but not limited to fish runs, spawning, and benthic productivity). In-water work shall not occur in areas used for commercial fishing during a fishing season unless specifically addressed and mitigated for in the permit.
 12. The effect of proposed in-stream structures on bank margin habitat, channel migration, and floodplain processes should be evaluated during permit review. ~~5-2~~

13. Previous approvals of master plans for projects in shoreline jurisdiction should be accepted. New phases of projects for which no master plan has yet been approved, or for which major changes are being proposed, or new projects for which master plans are being submitted shall be subject to the policies and regulations of this Program.
14. Within urban growth areas (RCW 36.70A.110), the City may grant relief from use and development regulations of this program when:
 - a. A shoreline restoration project causes or would cause a landward shift in the OHWM creating a hardship meeting specific criteria in RCW 90.58.580;
 - b. The proposed relief meets specific criteria in RCW 90.58.580; and
 - c. The application for relief is submitted to Ecology in writing requesting approval or disapproval as part of a normal review of a Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, or Shoreline Variance. If the proposal is not connected to a shoreline permit review, the City may provide a copy of a complete application to Ecology along with the applicant's request for relief.
 - d. A Shoreline Substantial Development Permit is not required on land within urban growth areas as defined in RCW 36.70A.030 that is brought under shoreline jurisdiction due to a shoreline restoration project creating a landward shift in the ordinary high water mark (RCW 90.58.580(3)).

5.2 Archeological, Cultural and Historic Resources

1. When a shoreline use or development is in an area known or likely to contain archaeological artifacts and data based on Clark County's predictive model, the applicant shall provide for a site inspection and evaluation by a professional archaeologist prior to issuance or as a condition of any shoreline permit or approval including a Shoreline Statement of Exemption as determined by the City. Work may not begin until the inspection and evaluation have been completed and the City has issued its permit or approval.
2. If any item of possible archaeological interest (including human skeletal remains) is discovered on site, all work shall immediately stop, and the City, State Department of Archaeology and Historic Preservation (DAHP), and affected Native American Tribes shall be notified of the discovery. A stop-work order will be issued. The shoreline permit will be temporarily suspended. All applicable state and federal permits shall be secured prior to commencement of the activities they regulate and as a condition for resumption of development activities. Development activities may resume only upon receipt of City approval.
3. If the discovery includes human skeletal remains, the find must be secured and protected from further disturbance; the Clark County Medical Examiner and local law enforcement shall be notified in the most expeditious manner possible. The County Medical Examiner will assume jurisdiction over the site and the human skeletal remains, and will make a determination of whether they are crime-related. If they are not, DAHP will take jurisdiction over the remains and report them to the appropriate parties. The State Physical Anthropologist will make a determination of whether the remains are

Native American and report that finding to the affected parties. DAHP will handle all consultation with the affected parties as to the preservation, excavation, and disposition of the remains.

5.3 Critical Areas Protection

5.3.1 General Provisions

1. Critical areas (fish and wildlife habitat conservation areas, frequently flooded areas, geologic hazard areas, critical aquifer recharge areas, and wetlands) located within shoreline jurisdiction and their buffers are subject to the provisions of RMC 18.280, Critical Areas Protection and RMC 18.750, Flood Control as modified for consistency with the Act and this Program.
2. RMC Chapter 18.280, Critical Areas Protection (most recently revised by Ordinance 1325 adopted 9/24/2020) is incorporated by reference into the SMP, with the exclusions, clarifications and modifications contained in this section.
3. Review Process – The critical area regulations of RMC Chapter 18.280 incorporated by reference are provisions of the SMP to be regulated along with other SMP provisions through the Shoreline Administration process of SMP Chapter 7. The City shall integrate the review of the critical area aspects of the proposal within the shoreline permit or review required for the proposed activity. Any references in RMC Chapter 18.280 to process or decision making authority do not replace the SMP requirements contained within Chapter 7. Any additional decision criteria and submittal requirements within RMC Chapter 18.280 shall be considered supplemental to the shoreline permit or review required for the proposed activity.
4. Unless otherwise stated, no development shall be constructed, located, extended, modified, converted, or altered or land divided without full compliance with this Program whether or not a shoreline permit or written Shoreline Statement of Exemption is required. Within shoreline jurisdiction, the regulations of RMC Chapter 18.280 shall be liberally construed together with the master program to give full effect to the objectives and purposes of the provisions of the Program and the Shoreline Management Act. If there is a conflict or inconsistency between any of the adopted critical area regulations and the Program, the most restrictive provisions shall prevail.
5. The following sections of RMC Chapter 18.280 are modified for application in shoreline jurisdiction:
 - a. RMC 18.280.020 D. Regulatory Flexibility. The last two sentences of this provision do not apply.
 - b. RMC 18.280.030 B. Exemptions.
 - i. Exemptions are limited to those listed in SMP Section 2.3.2. Exemptions are from the permit process only and not from the standards of the SMP and the critical area regulations.
 - ii. RMC 18.280.030 B.22 does not apply in shoreline jurisdiction.

- c. RMC 18.280.080 Minor exceptions. A shoreline variance permit is required.
 - d. RMC 18.280.090 Reasonable use exceptions. A shoreline variance permit is required.
 - e. RMC 18.280.110 D.2 Fish and Wildlife Habitat Conservation Areas and Riparian Buffers. Buffer width reductions, through buffer averaging (D.2.c) or buffer width reduction (D.2.d), is limited to no more than 25% of the minimum buffer width set forth in Table 18.280.110-1 unless authorized through a Shoreline Variance Permit. All remaining provisions must be implemented.
 - f. Table 18-280.150-2: Rating System. The habitat score ranges are revised as follows: Low 3-5 and Moderate 6-7.
 - g. RMC 18.280.150 C.2.b.iv. Buffer Width Averaging. The buffer width at its narrowest point shall not be less than seventy-five percent of the standard width. Any greater reduction requires a shoreline variance permit.
 - h. RMC 18.280.150 D.2.d.iv. Buffer Width Reduction. Wetland buffer width reduction is not authorized without a shoreline variance permit.
 - i. RMC 18.280.150 D.2.d.vi. Buffer Uses. (D) Stormwater management facilities are limited to the outer twenty-five percent of the wetland buffer for Category III and IV wetlands, with habitat scores of 3-5 points, in accordance with an approved critical area report and provided it will not affect the hydroperiod of the wetland or adversely affect water quality.
6. Frequently flooded areas shall also be subject to the flood hazard reduction standards in Chapter 18.750, Flood Control RMC but the chapter is not incorporated as specific regulations of this SMP
 7. Any allowed use, development, or activity affecting a critical area proposed on a parcel located in the shoreline jurisdiction, whether or not exempt from obtaining a Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, or Shoreline Variance, shall be regulated under the provisions of this Program.
 8. Shoreline uses and developments and their associated structures and equipment shall be located, designed and operated using best management practices to protect critical areas.

5.4 Public Access

1. Provisions for adequate public access shall be incorporated into all shoreline development proposals that involve public funding unless the applicant demonstrates public access is not feasible due to one or more of the provisions of Section 5.4.2 (a-e). Where feasible, such projects shall incorporate ecological restoration.
2. Consistent with constitutional limitations, provisions for adequate public access shall be incorporated into all land divisions and other shoreline development proposals (except

residential development of less than five (5) parcels), unless this requirement is clearly inappropriate to the total proposal. Public access will not be required where the applicant demonstrates one or more of the following:

- a. Unavoidable health or safety hazards to the public exist that cannot be prevented by any practical means;
 - b. Inherent security requirements of the use cannot be satisfied through the application of alternative design features or other solutions; ~~5-4~~
 - c. The cost of providing the access, easement, alternative amenity, or mitigating the impacts of public access are unreasonably disproportionate to the total proposed development;
 - d. Significant environmental impacts that cannot be mitigated will result from the public access; or
 - e. Significant undue and unavoidable conflict between public access requirements and the proposed use and/or adjacent uses would occur, provided that the applicant has first demonstrated and the City determines that all reasonable alternatives have been evaluated and found infeasible, including but not limited to:
 - i. Regulating access by such means as maintaining a gate and/or limiting hours of use;
 - ii. Designing separation of uses and activities (including but not limited to, fences, terracing, use of one-way glazings, hedges, landscaping); and
 - iii. Provisions for access at a site geographically separated from the proposal such as a street end, vista or trail system.
3. Public access sites shall be connected to barrier free route of travel and shall include facilities based on criteria within the Americans with Disabilities Act Accessibility guidelines.
 4. Public access shall include provisions for protecting adjacent properties from trespass and other possible adverse impacts to neighboring properties.
 5. Signs indicating the public's right of access to shoreline areas shall be installed and maintained in conspicuous locations.
 6. Required public access shall be fully developed and available for public use at the time of occupancy of the use or activity.
 7. Public access shall consist of a dedication of land or a physical improvement in the form of a walkway, trail, bikeway, corridor, viewpoint, park, deck, observation tower, pier,

boat launching ramp, dock or pier area, or other area serving as a means of view and/or physical approach to public waters and may include interpretive centers and displays.

8. Public access easements and permit conditions shall be recorded on the deed of title and/or on the face of a plat or short plat as a condition running contemporaneous with the authorized land use, as a minimum. Said recording with the County Auditor's Office shall occur at the time of permit approval.
9. Future actions by the applicant, successors in interest, or other parties shall not diminish the usefulness or value of the public access provided.

10. Maintenance of the public access facility shall be the responsibility of the owner unless otherwise accepted by a public or non-profit agency through a formal agreement approved by the Shoreline Administrator and recorded with the County Auditor's Office.

5.5 Restoration

1. Restoration of shoreline ecological functions and processes shall be encouraged and allowed on all shorelines and shall be located, designed and implemented in accordance with applicable policies and regulations of this Program and consistent with other City programs (see Section 6.4.4). Implementation of restoration projects on shorelines of statewide significance take precedence over implementation of restoration projects on other shorelines of the state.
2. Impacts to shoreline ecological functions shall be fully mitigated. Such mitigation may include elements from the Shoreline Restoration Plan, where appropriate.
3. Elements of the Shoreline Restoration Plan may also be implemented in any shoreline designation to improve shoreline ecological function.
4. Implementation of restoration projects identified in the Shoreline Restoration Plan that are focused on restoring degraded habitat in shoreline jurisdiction take precedence over other restoration projects.
5. Restoration efforts shall be developed by a qualified professional, shall be based on federal, state, and local guidance and shall consider the following:
 - a. Riparian soil conditions;
 - b. In-stream fish habitats; and
 - c. Healthy aquatic and terrestrial food webs.

5.6 Site Planning and Development

5.6.1 General

1. Land disturbing activities such as grading and cut/fill shall be conducted in such a way as to minimize impacts to soils and native vegetation and shall comply with RMC 18.755, Erosion Control and RMC 13.30, Stormwater Utility.
2. Development shall be designed and land disturbing activities conducted to avoid impacts to healthy trees such that they are likely to become hazard trees.
3. Impervious surfaces shall be minimized to the extent feasible so as not to jeopardize public safety. Impervious surfacing for parking lot/space areas, trails, and pathways shall be minimized through the use of alternative surfaces where feasible.
4. When feasible, existing transportation corridors shall be utilized. Ingress/egress points shall be designed to minimize potential conflicts with and impacts upon vehicular and

- pedestrian traffic. Pedestrians shall be provided with safe and convenient circulation facilities.
5. Vehicle and pedestrian circulation systems shall be designed to minimize clearing, grading, alteration of topography and natural features, and designed to accommodate wildlife movement.
 6. Parking, storage, and non-water dependent accessory and appurtenant structures and areas shall be located landward from the OHWM and landward of the water-oriented portions of the principal use.
 7. Trails and uses near the shoreline shall be landscaped or screened to provide visual and noise buffering between adjacent dissimilar uses or scenic areas, without blocking visual access to the water.
 8. Elevated walkways shall be utilized, as appropriate, to cross sensitive areas such as wetlands.
 9. Fencing, walls, hedges, and similar features shall be designed in a manner that does not significantly interfere with wildlife movement.
 10. Exterior lighting shall be designed, shielded and operated to:
 - a. Avoid illuminating nearby properties or public areas;
 - b. Prevent glare on adjacent properties, public areas or roadways;
 - c. Prevent land and water traffic hazards; and
 - d. Reduce night sky effects to avoid impacts to fish and wildlife.
 11. Utilities shall be located within roadway and driveway corridors and rights-of-way wherever feasible.
 12. A use locating near a legally established aquaculture enterprise, including an authorized experimental project, shall demonstrate that such use would not result in damage to or destruction of the aquaculture enterprise, or compromise its monitoring or data collection.

5.6.2 Clearing, Grading, Fill and Excavation

1. Land disturbing activities such as clearing grading, fill and excavation shall be conducted in such a way as to minimize impacts to soils and native vegetation, and shall comply with RMC 18.755, Erosion Control; 13.30, Stormwater Utility; and RMC Chapter 14.03, Construction Administrative Code.
2. Clearing, grading, fill, and excavation activities shall be scheduled to minimize adverse impacts, including but not limited to, damage to water quality and aquatic life.

3. Clearing and grading shall not result in changes to surface water drainage patterns that adversely impact adjacent properties.
4. Developments shall comply with the RMC 18.755, Erosion Control during construction and shall ensure preservation of native vegetation for bank stability. Disturbed areas shall be stabilized immediately and revegetated with native vegetation.
5. Habitat that cannot be replaced or restored within twenty (20) years shall be preserved. Peat bogs and stands of mature trees are examples of such habitat.
6. Fills shall be permitted only in conjunction with a permitted use, and shall be of the minimum size necessary to support that use. Speculative fills are prohibited.
7. Any fill activity shall comply with the fill provisions of RMC Chapter 14.03. Fill shall consist only of clean materials.
8. Soil, gravel or other substrate transported to the site for fill shall be screened and documented that it is uncontaminated. Use of any contaminated materials as fill is prohibited unless done in conjunction with or as part of an environmental remediation project authorized under RCW 70.105D.
9. Fills shall be designed and placed to allow surface water penetration into groundwater supplies where such conditions existed prior to filling unless contrary to the purposes of an environmental remediation project authorized under RCW 70.105D.
10. Fills must protect shoreline ecological functions, including channel migration processes.
11. Fill waterward of OHWM shall only be allowed as a conditional use, and then only when it is necessary:
 - a. To support a water-dependent or public access use;
 - b. For habitat creation or restoration projects;
 - c. For remediation of contaminated sediments as part of an interagency environmental clean-up plan;
 - d. For disposal of dredged material considered suitable under, and conducted in accordance with the dredged material management program of the Washington Department of Natural Resources;
 - e. For expansion or alteration of transportation facilities of statewide significance currently located on the shoreline and then only upon a demonstration that alternatives to fill are not feasible;
 - f. For a mitigation action;
 - g. For environmental restoration; or

- h. For a beach nourishment or enhancement project.
- 12. Excavation below the OHWM is considered dredging and subject to provisions under that section in Chapter 6.
- 13. Upon completion of construction, remaining cleared areas shall be replanted with native species on the City's Native Plant List (RMC 18.830). Replanted areas shall be maintained such that within three (3) years' time the vegetation is fully reestablished.

5.6.3 Building Design

- 1. Non-single family structures shall incorporate architectural features that provide compatibility with adjacent properties, enhance views of the landscape from the water, and reduce scale to the extent possible.
- 2. Building surfaces on or adjacent to the water shall employ materials that minimize reflected light.
- 3. Façade treatments, mechanical equipment and windows in structures taller than two (2) stories, shall be designed and arranged to prevent bird collisions using the best available technology. Single-family residential structures are exempt from this provision.
- 4. Interior and exterior structure lighting shall be designed, shielded, and operated to:
 - a. Avoid illuminating nearby properties or public areas;
 - b. Prevent glare on adjacent properties, public areas or roadways;
 - c. Prevent land and water traffic hazards; and
 - d. Reduce night sky effects to avoid impacts to fish and wildlife.
- 5. Accessory uses, including parking, shall be located as far landward as possible while still serving their intended purposes.

5.7 Vegetation Conservation

- 1. Removal of native vegetation shall be avoided. Where removal of native vegetation cannot be avoided, it shall be minimized and mitigated to result in no net loss of shoreline ecological functions. Lost functions may be replaced by enhancing other functions provided that no net loss in overall functions is demonstrated and habitat connectivity is maintained. Mitigation shall be provided consistent with an approved mitigation plan.
- 2. If non-native vegetation is removed, it shall be replaced with native vegetation within the shoreline jurisdiction.
- 3. Development shall be located to avoid clearing and grading impacts to more mature or multi-storied plant communities and to retain habitat connectivity.

4. Vegetation (such as a mature stand of trees) that cannot be replaced or restored within twenty (20) years shall be preserved.
5. Maintaining vegetated riparian areas to protect shoreline stability and shoreline ecological functions takes precedence over vegetation clearing to preserve or create views.
6. Topping trees is prohibited.
7. Pruning of trees which are not hazard trees is allowed in compliance with the National Arborist Association pruning standards, and is limited to:
 - a. Removal of no more than twenty (20) percent of the limbs of any single tree within a given five-year (5-year) period; and
 - b. No more than twenty (20) percent of canopy in a single stand of trees may be removed in a given five-year (5-year) period.
8. Natural features such as snags, stumps, logs or uprooted trees, which support fish and other aquatic systems, do not intrude on the navigational channel or threaten public safety, and existing structures and facilities, shall be left undisturbed.
9. Aquatic weed control shall only occur to protect native plant communities and associated habitats or where an existing water-dependent use is restricted by the presence of weeds. Aquatic weed control shall occur in compliance with all other applicable laws and standards and shall be done by a qualified professional.
10. Unless otherwise stated, the vegetation conservation regulations of this Program do not apply to:
 - a. Commercial forest practices as defined by this Program when such activities are covered under the Washington State Forest Practices Act (RCW 76.09), except where such activities are associated with a conversion to other uses or other forest practice activities over which the City has authority; or
 - b. Flood control levees required to be kept free of vegetation that damages their structural integrity.

5.8 Views and Aesthetics

5.8.1 Visual Access

1. Visual access shall be maintained, enhanced, and preserved as appropriate on shoreline street-ends, public utility rights-of-way above and below the ordinary high water mark, and other view corridors.
2. Development on or over the water shall be constructed to avoid interference with views from surrounding properties to the adjoining shoreline and adjoining waters to the extent practical.

3. No permit shall be issued pursuant to this chapter for any new or expanded building or structure of more than thirty-five (35) feet above average grade level on shorelines of the state that will obstruct the view of a substantial number of residences on areas adjoining such shorelines unless overriding considerations of the public interest will be served. The Shoreline Administrator may require a view analysis including view corridors, view profiles, and vertical profiles from various locations to determine if shoreline views will be obstructed.
4. Maintaining vegetated riparian areas to protect shoreline stability and shoreline ecological functions takes precedence over vegetation clearing to preserve or create views.
5. Clearing or pruning to preserve or create views shall be allowed as follows:
 - a. When shoreline stability and shoreline ecological functions are maintained; and
 - b. The applicable standards in Sections 5.6 and 5.7 are met.

5.9 Water Quality and Quantity

1. The location, design, construction, and management of all shoreline uses and activities shall protect the quality and quantity of surface and ground water adjacent to the site.
2. All shoreline development shall comply with the applicable requirements of the RMC Chapter 18.755, Erosion Control and 13.30, Stormwater Utility.
3. Best management practices (BMPs) for control of erosion and sedimentation shall be implemented for all shoreline development.
4. Potentially harmful materials, including but not limited to oil, chemicals, tires, or hazardous materials, shall not be allowed to enter any body of water or wetland, or to be discharged onto the land except in accordance with RMC 13.30, Stormwater Utility. Potentially harmful materials shall be maintained in safe and leak-proof containers.
5. Herbicides, fungicides, fertilizers, and pesticides shall not be applied within twenty-five (25) feet of a waterbody, except by a qualified professional in accordance with state and federal laws. Further, pesticides subject to the final ruling in *Washington Toxics Coalition, et al., v. EPA* shall not be applied within sixty (60) feet for ground applications or within three hundred (300) feet for aerial applications of the subject water bodies and shall be applied by a qualified professional in accordance with state and federal law.
6. Any structure or feature in the Aquatic shoreline designation shall be constructed and/or maintained with materials that will not adversely affect water quality or aquatic plants or animals. Materials used for decking or other structural components shall be approved by applicable state agencies for contact with water to avoid discharge of pollutants.
7. Septic systems should be located as far landward of the shoreline and floodway as possible. Where permitted, new on-site septic systems shall be located, designed,

operated, and maintained to meet all applicable water quality, utility, and health standards.

CHAPTER 6 SPECIFIC SHORELINE USE REGULATIONS 6.1

General Provisions

1. This chapter contains the regulations that apply to specific uses, developments, and activities in the shoreline jurisdiction. "Uses" refers to uses, structures, and/or developments as applicable.
2. These regulations are intended to work in concert with all sections of this Program and in particular the Goals and Policies (Chapter 3) and General Use and Development Regulations (Chapter 5).
3. See Sections 1.7(6), 2.3.2(19), and 5.1(10) for policies and regulations related to environmental remediation actions.

6.2 Shoreline Use, Modification, and Standards Table

1. Each shoreline designation shall be managed in accordance with its designated purpose as described in Chapter 4 of this Program. Table 6-1 identifies those uses that are prohibited, may be permitted or permitted with a Shoreline Conditional Use Permit in each shoreline designation. In the event conflicts exist between the Table 6-1 and the text in this chapter, the text shall apply.
2. Table 6-1 also summarizes general setbacks and building heights for uses within each shoreline designation. These setbacks apply in conjunction with the critical areas requirements established in RMC Chapter 18.280 . In the event a conflict exists between Table 6-1 and the requirements of Chapter 5 or RMC Chapter 18.280, the most protective of shoreline ecological functions shall apply.
3. In Table 6-1, setbacks are measured landward from the ordinary high water mark (OHWM) in the NT, UC, MI, HI, RC-RD, & RC-RL shoreline designations and waterward of the OHWM in the AQ Shoreline Designation. For transportation facilities and utilities, the setback from OHWM pertains to the right of way and not just the structure or pipeline. Building heights landward of the OHWM are calculated according to WAC 173-27-030(9). In the Aquatic shoreline designation, building heights are measured from the water surface, dock or pier:
 - a. The height of floating homes and floating on-water residences includes the height of the float and their total height is measured from the water surface.
 - b. The height of buildings on docks or piers is measured from the surface of the dock or the pier.

All the shoreline designations, even if they are not applied within the City limits or urban growth area are included in Table 6-1 to maintain consistency countywide. (See Sections 4.3.) The Natural and Medium Intensity shoreline designations are not applied within the City of Ridgefield or its UGA. Rural Conservancy – Residential and Rural Conservancy – Resource Lands are rural shoreline designations not applicable within the City limits or urban growth area.

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4. Classification of a use or development as “P” on Table 6-1 means the use/development may be allowed subject to review and approval by the City and/or Ecology. The City may attach conditions of approval to any permitted use via a permit or Shoreline Statement of Exemption as necessary to assure consistency of a project with the Act and this Program.

Table 6-1. Shoreline Use, Modification and Development Standards

Abbreviations P = Permitted; C = Conditional Use; X = Prohibited; N/A = Not Applicable; UNL = Unlimited.	AQ (Both)	NT (Both)	UC (Urban)	MI (Urban)	HI (Urban)	RC-RD (Rural)	RC-RL (Rural)
Shoreline Designation	Aquatic	Natural	Urban Conservancy	Medium Intensity	High Intensity	RC Residential	RC Resource Lands
Shoreline Uses							
Agriculture							
Agriculture	X	X	C	P	P	P	P
□ <i>Setback</i>	N/A	N/A	100'	100'	100'	100'	100'
□ <i>Height</i>	N/A	N/A	35'	35'	35'	35'	35'
Aquaculture							
Aquaculture, General	P	X	C	C	C	C	C
□ <i>Setback</i>	0'	N/A	50'	50'	50'	50'	50'
Boating Uses							
Motorized Boat Launches for public use or with mixed-use projects	P	X	C	C	P	P	P
□ <i>Setback</i>	0'	N/A	0'	0'	0'	0'	0'
Non-motorized Boat Launches and Hand Launches for public use or with mixed-use projects	P	C	P	P	P	P	P
□ <i>Setback</i>	0'	0'	0'	0'	0'	0'	0'
Motorized or Non-motorized Boat Launches, private for single-family residential use	X	X	X	X	X	X	X
Marinas	P	X	X	C	P	C	C
□ <i>Setback</i>	0'	N/A	N/A	25'	25'	25'	25'
□ <i>Height</i>							
- 0'-100' from OHWM	20'	N/A	N/A	25'	35'	25'	35'
- >100' from OHWM	20'	N/A	N/A	35'	45'	35'	45'
Docks and Piers for public use	P	X	P	P	P	P	P
□ <i>Setback</i>	0'	N/A	0'	0'	0'	0'	0'
□ <i>Setback from side property lines</i>	10'	N/A	10'	10'	10'	10'	10'

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Abbreviations P = Permitted; C = Conditional Use; X = Prohibited; N/A = Not Applicable; UNL = Unlimited.	AQ (Both)	NT (Both)	UC (Urban)	MI (Urban)	HI (Urban)	RC-RD (Rural)	RC-RL (Rural)
Shoreline Designation	Aquatic	Natural	Urban Conservancy	Medium Intensity	High Intensity	RC Residential	RC Resource Lands
Floats, recreational for public use	C	C	C	C	C	C	C
□ Setback	0'	0'	0'	0'	0'	0'	0'
Docks, Piers, and Recreational Floats, private for single-family residential use	X	X	X	X	X	X	X
Mooring Buoys	X	X	X	X	X	X	X
Commercial Uses							
Water-dependent	C	X	X	P	P	C	C
□ Setback	0'	N/A	N/A	0'	0'	0'	0'
□ Height							
- 0'-100' from OHWM	15'	N/A	N/A	35'	75'	35'	35'
- >100' from OHWM	15'	N/A	N/A	45'	75'	45'	45'
Water-related, Water-enjoyment	X	X	X	P	P	C	C
□ Setback	N/A	N/A	N/A	25'	25'	25'	25'
□ Height							
- 0'-100' from OHWM	N/A	N/A	N/A	25'	75'	35'	35'
- >100' from OHWM	N/A	N/A	N/A	35'	75'	45'	45'
Non-water-oriented	X	X	X	C ¹	C ¹	X	X
□ Setback (Millers Landing South) ²	N/A	N/A	N/A	N/A	≥ 25'	N/A	N/A
□ Setback (Millers Landing North, within 200' north of Division Street alignment) ²	N/A	N/A	N/A	N/A	≥ 75'	N/A	N/A
□ Setback	N/A	N/A	N/A	100'	100'	N/A	N/A
□ Height	N/A	N/A	N/A	25'	75'	N/A	N/A
Forestry							
Log Storage	C	X	X	X	P	X	P
□ Setback	0'	N/A	N/A	N/A	50'	N/A	50'
Timber Harvest	X	X	X	P	P	P	P
□ Setback	N/A	N/A	100'	100'	50'	100'	50'
Industrial Uses							
Water-dependent	P	X	X	X	P	X	X
□ Setback	0'	N/A	N/A	N/A	0'	N/A	N/A
□ Height							
- 0'-100' from OHWM	UNL	N/A	N/A	N/A	60'	N/A	N/A
- >100' from OHWM	UNL	N/A	N/A	N/A	60'	N/A	N/A
Water-related	X	X	X	X	P	X	X
□ Setback	N/A	N/A	N/A	N/A	50'	N/A	N/A
□ Height							

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- 0'-100' from OHWM	N/A	N/A	N/A	N/A	45'	N/A	N/A
- >100' from OHWM	N/A	N/A	N/A	N/A	60'	N/A	N/A
Abbreviations P = Permitted; C = Conditional Use; X = Prohibited; N/A = Not Applicable; UNL = Unlimited.	AQ (Both)	NT (Both)	UC (Urban)	MI (Urban)	HI (Urban)	RC-RD (Rural)	RC-RL (Rural)
Shoreline Designation	Aquatic	Natural	Urban Conservancy	Medium Intensity	High Intensity	RC Residential	RC Resource Lands
Non-water-oriented	X	X	X	X	P	X	X
□ Setback	N/A	N/A	N/A	N/A	100'	N/A	N/A
□ Height	N/A	N/A	N/A	N/A	35'	N/A	N/A
Institutional Uses							
Water-dependent	C	X	C	P	P	C	C
□ Setback	0'	N/A	0'	0'	0'	0'	0'
□ Height							
- 0'-100' from OHWM	20'	N/A	25'	35'	75'	35'	35'
- >100' from OHWM	20'	N/A	35'	45'	75'	45'	45'
Water-related	X	X	X	P	P	C	X
□ Setback	N/A	N/A	N/A	25'	25'	50'	NA
□ Height							
- 0'-100' from OHWM	N/A	N/A	N/A	35'	75'	35'	N/A
- >100' from OHWM	N/A	N/A	N/A	45'	75'	35'	N/A
Non-water-oriented	X	X	X	C ¹	C ¹	X	X
□ Setback (Millers Landing South) ²	N/A	N/A	N/A	N/A	≥ 25'	N/A	N/A
□ Setback (Millers Landing within 200' north of Division Street alignment) ²	N/A	N/A	N/A	N/A	≥ 75'	N/A	N/A
□ Setback (Elsewhere)	N/A	N/A	N/A	100'	100'	N/A	N/A
□ Height	N/A	N/A	N/A	35'	75'	N/A	N/A
	X	X	X	X	X	X	X
	X	X	X	X	X	X	X
Parking							
Primary Use	X	X	X	X	X	X	X
Accessory Use	X	X	P	P	P	P	P
□ Setback	N/A	N/A	100'	100'	50'	100'	100'
□ Height	N/A	N/A	35'	35'	75'	35'	35'
Recreational Uses							
Water-dependent	P	P ⁵	P	P	P	P	P
□ Setback	0'	0'	0'	0'	0'	0'	0'
□ Height	15'	15'	15'	35'	75'	35'	35'

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Water-related/enjoyment (trails generally parallel to the shoreline, accessory buildings buildings)	C⁴	C⁴	P	P	P	P	P
□ <i>Setback</i>	0'	5 20'	5 20'	5 20'	5 20'	20'	20'
□ <i>Height</i>	15'	15'	15'	35'	75'	35'	35'

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Abbreviations P = Permitted; C = Conditional Use; X = Prohibited; N/A = Not Applicable; UNL = Unlimited.	AQ (Both)	NT (Both)	UC (Urban)	MI (Urban)	HI (Urban)	RC-RD (Rural)	RC-RL (Rural)
Shoreline Designation	Aquatic	Natural	Urban Conservancy	Medium Intensity	High Intensity	RC Residential	RC Resource Lands
Public access connections generally perpendicular to the shoreline to waterrelated/enjoyment features (viewpoints, fishing piers)	P	C⁴	P	P	P	P	P
□ <i>Setback</i>	5 0'	0'	0'	0'	0'	0'	0'
Non-water-oriented (golf courses, sports fields)	X	X	C	C	C	C	X
□ <i>Setback</i>	N/A	N/A	100'	100'	100'	200'	N/A
□ <i>Height</i>	N/A	N/A	25'	25'	75'	15'	N/A
Residential Uses and Floating Homes	P	X	X	X	X	X	X
⁶ Single-family	X	X	P	P	X	P	P
□ <i>Setback</i>	N/A	N/A	100'	50'	N/A	100'	100'
□ <i>Height</i>	N/A	N/A	35'	35'	N/A	35'	35'
□ <i>Density</i>	N/A	N/A	In accordance with the underlying zoning				
Multifamily	X	X	X	P	P	X	X
□ <i>Setback (Millers Landing South)²</i>	N/A	N/A	N/A	N/A	3 25'	N/A	N/A
□ <i>Setback (Millers Landing within 200' north of Division Street alignment)²</i>	N/A	N/A	N/A	N/A	3 75'	N/A	N/A
□ <i>Setback</i>	N/A	N/A	N/A	35'	35'	N/A	N/A
□ <i>Height</i>	N/A	N/A	N/A	35'	75'	N/A	N/A
□ <i>Density</i>	N/A	N/A	N/A	In accordance with the underlying zoning		N/A	N/A
⁷ Floating homes (new)	X	N/A	N/A	N/A	N/A	N/A	N/A
□ <i>Height</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
⁷ Floating homes (existing)	P	N/A	N/A	N/A	N/A	N/A	N/A
□ <i>Height</i>	Existing	N/A	N/A	N/A	N/A	N/A	N/A
Floating Homes (remodeled, rebuilt, replaced or relocated)	P	N/A	N/A	N/A	N/A	N/A	N/A
□ <i>Height (total of float and structure from water surface)⁷</i>	35'	N/A	N/A	N/A	N/A	N/A	N/A
Signs							

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Agricultural	X	X	X	X	P	P	P
□ Height	N/A	N/A	N/A	N/A	In compliance with RMC 18.710.		
Fascia or Wall Signs	X	X	X	P	P	P	P
Free Standing Informational	P	P	P	P	P	P	P
□ Height	8 15'	In compliance with RMC 18.710.					
High School Electronic Message	X	X	X	P	P	P	P
□ Height	N/A	N/A	N/A	In compliance with RMC 18.710.			
Monument	X	P	P	P	P	P	P
Abbreviations P = Permitted; C = Conditional Use; X = Prohibited; N/A = Not Applicable; UNL = Unlimited.	AQ (Both)	NT (Both)	UC (Urban)	MI (Urban)	HI (Urban)	RC-RD (Rural)	RC-RL (Rural)
Shoreline Designation	Aquatic	Natural	Urban Conservancy	Medium Intensity	High Intensity	RC Residential	RC Resource Lands
□ Height	N/A	In compliance with RMC 18.710.					
Navigation	P	P	P	P	P	P	P
□ Height	In compliance with state and federal agency regulations.						
Other	In compliance with RMC 18.710.						
Transportation Uses							
Highways, Arterials, Railroads (parallel to OHWM)	C ⁹	X	P	P ⁹	P ⁹	P	P
□ Right-of-Way Setback	0'	N/A	200'	¹⁰ 100'	¹⁰ 100'	200'	200'
Secondary/Public Access Roads (parallel to OHWM)	X	X	P	P	P	P	P
□ Right-of-Way Setback	NA	N/A	100'	50'	50'	100'	100'
Secondary/Public Access Roads (perpendicular to OHWM)	X	X	P	P	P	P	P
□ Setback	N/A	N/A	Limited to the setback for the use the road is serving. Setback is 0' ¹⁰ when serving visual or physical access use(s).				
Bridges (perpendicular to shoreline)	C	C	C	P	P	C	C
□ Setback	0'	0'	0'	0'	0'	0'	0'
Utility Uses							
Above-ground Utilities (parallel to shoreline)	C	C	P	P	P	P	P
□ Right-of-Way Setback	0'	200'	100'	50'	50'	100'	100'
□ Structure Height	15'	15'	35'	35'	UNL	15'	15'
□ Distribution Pole Height	0'	45'	45'	45'	UNL	45'	45'
Electrical Transmission Lines	C	C	C	C	C	C	C
□ Tower Height	UNL	UNL	UNL	UNL	UNL	UNL	UNL
Underground Utilities (parallel to shoreline)	C	C	P	P	P	P	P
□ Right-of-Way Setback	0'	200'	100'	50'	50'	50'	50'
Underground Utilities (perpendicular to shoreline)	C	C	C	C	C	C	C
□ Right-of-Way Setback	0'	0'	0'	0'	0'	0'	0'

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Unclassified Uses							
Unclassified Uses	C	C	C	C	C	C	C
□ <i>Setback</i>	0'	200'	100'	100'	100'	100'	100'
□ <i>Height</i>	15'	15'	35'	35'	75'	35'	35'
Shoreline Modification							
Dredging and Dredge Material Disposal							
Non-maintenance Dredging	C	N/A	N/A	N/A	N/A	N/A	N/A
Maintenance Dredging	P	N/A	N/A	N/A	N/A	N/A	N/A
Dredge Material Disposal	C	X	X	C11	C11	C11	C11
Dredging & Disposal as part of Ecological Restoration/ Enhancement	P	C	P	P	P	P	P

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Shoreline Designation	Aquatic	Natural	Urban Conservancy	Medium Intensity	High Intensity	RC Residential	RC Resource Lands
Fill							
Speculative	X	X	X	X	X	X	X
For restoration only	C12	P13	P	P	P	P	P
Other	C12	X	P	P	P	P	P
Flood Control Works and In-stream Structures							
Dams, Dikes, & Levees	C	X	C	C	P	C	C
Instream structures	C	N/A	N/A	N/A	N/A	N/A	N/A
Shoreline Restoration							
Ecological Restoration / Enhancement / Mitigation	P	P	P	P	P	P	P
Shoreline Stabilization							
Bioengineered/Non-structural	P	P	P	P	P	P	P
Structural	C	X	C	C	C	C	C
Breakwaters, Jetties, Rock Weirs, and Groins	C	X	C	C	C	C	C

1

As part of mixed-use development only. See Section 6.3.4(4), 6.3.7(2), and 6.3.7(4).

2

Millers Landing South is the Port of Ridgefield property from the alignment of Mill Street on the south to the alignment of Division Street on the north. Millers Landing North is the Port of Ridgefield property from the alignment of Division Street on the south to the Ridgefield National Wildlife Refuge. In both these areas, activities that enhance public access to and enjoyment of the shoreline may occur between buildings and the water.

3

At Millers Landing South and at Millers Landing North in the area between the northern right-of-way boundary of the Division Street alignment and a parallel line 200' north of it, in accordance with the "Millers Landing Proposed Development Areas Map" dated May 27, 2010, the waterward edge of the planned "Main

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Trail” (a primarily pedestrian promenade waterward of the “Development Area”) may be developed to the setback and any buildings or other structures must be developed landward of the “Main Trail” promenade.

4

Passive only

5

See Section 6.3.10(12 and 13). Water-related/enjoyment features such as viewpoints, gazebos, or fishing piers may have a 0' setback when connected to a public access trail.

6

See Section 6.3.11.1(9) for information about existing residential development on land.

7

See Section 6.3.11.2(1-6) for information about existing floating homes.

8

Above Ordinary High Water Mark (OHWM)

9

See 6.3.13(6). 10

New roads may connect to existing roads within shoreline jurisdiction as long as the connection is landward of the existing road and the ordinary high water mark. Where the use is visual or physical public access to the shoreline (e.g., the alignments of Mill and Division Streets waterward of the railroad right-of-way), the setback is 0'.

11

Permitted outside of channel migration zones.

12

See Section 5.6.2(11).

13

Permitted for restoration only; otherwise prohibited.

6.3 Use-specific Development Regulations

6.3.1 Agriculture

1. Agricultural practices shall prevent erosion of soils and bank materials within shoreline areas and minimize siltation, turbidity, pollution, and other environmental degradation of watercourses and wetlands.
2. Stream banks and water bodies shall be protected from damage due to concentration and overgrazing of livestock by providing the following:
 - a. Suitable bridges, culverts or ramps for stock crossing;
 - b. Ample supplies of clean water in tanks on dry land for stock watering; and
 - c. Fencing or other grazing controls to prevent damage to riparian vegetation, bank compaction or bank erosion.
3. New confinement lots, feeding operations, lot wastes, stockpiles of manure solids, manure lagoons, and storage of noxious chemicals are prohibited.
4. The disposal of farm wastes, chemicals, fertilizers and associated containers and equipment within shoreline jurisdiction is prohibited. Composted organic wastes may be used for fertilization or soil improvement.
5. New uses proposed as part of a conversion of agricultural lands shall comply with the provisions of RMC Title 18 and this Program.

6.3.2 Aquaculture

1. No aquatic species shall be introduced into City waters without prior written approval of the appropriate state or federal regulatory agency for the species proposed for introduction. Such approval(s) shall be submitted in writing to the City as part of the shoreline permit application.
2. Aquaculture facilities shall only be permitted where impacts to existing waterdependent uses can be fully mitigated.
3. Fish net-pens shall not occupy more than one (1) surface acre of water, excluding booming and anchoring equipment and shall not be located within one (1) mile of any other aquaculture facility.
4. No processing of any aquaculture product, except for the sorting or culling of the cultured species and the washing or removal of surface materials or species after harvest, shall occur in or over the water. All other processing activities and facilities shall be located on land.

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5. If uncertainty exists regarding potential impacts of a proposed aquaculture activity, baseline and periodic operational monitoring by a City-approved consultant (unless otherwise provided for) may be required, at the applicant's expense, and shall continue until adequate information is available to determine the success of the project and/or the magnitude of any probable significant adverse environmental impacts. Permits for such activities shall include specific performance measures and provisions for adjustment or termination of the project at any time if monitoring indicates significant, adverse environmental impacts that cannot be adequately mitigated.
6. Aquacultural uses and facilities not involving substantial substrate modification shall be located at least six hundred (600) feet from any wildlife refuge lands; those involving substantial substrate modification shall be located at least fifteen hundred (1,500) feet from such areas. Lesser distances may be authorized without a Shoreline Variance if (1) it is demonstrated by the applicant that the fish and wildlife habitat resources will be protected; and (2) if the change is supported by the reviewing resource agencies. Greater distances may be required if recommended by the reviewing resource agencies.
7. Aquacultural structures and activities that are not water-dependent (including but not limited to, warehouses for storage of products, parking and loading facilities) shall be located landward of the OHWM and landward of water dependent portions of the project, and shall minimize detrimental impacts to the shoreline.
8. For aquaculture projects using over-water structures, storage of necessary tools and apparatus waterward of the OHWM shall be limited to containers of not more than three (3) feet in height, as measured from the surface of the raft or dock. Materials, which are not necessary for the immediate and regular operation of the facility, shall not be stored waterward of the OHWM.
9. No garbage, wastes or debris shall be allowed to accumulate at the site of any aquaculture operation. All wastes shall be disposed of in a manner that will ensure strict compliance with all applicable waste disposal standards.
10. When feasible, the cleaning of nets and other apparatus shall be accomplished by air drying, spray washing or hand washing, rather than chemical treatment and application.
11. Prior to use of any agents such as antibiotics, vaccines, growth stimulants, or antifouling agents, approval must be obtained from all appropriate state and federal agencies, including but not limited to the U.S. Food and Drug Administration, Ecology, WDFW, and the Department of Agriculture, as required, and proof thereof is submitted to the City.
12. Only non-lethal, non-abusive predator control methods shall be used. Double netting for seals, overhead netting for birds, and three-foot high fencing or netting for otters are approved methods of predator control. The use of other nonlethal, non-abusive predator control measures shall be contingent upon receipt of written approval from the National Marine Fisheries Service and/or the U.S. Fish and Wildlife Service, as required.

6.3.3 Boating Uses

6.3.3.1 General Requirements

1. All boating uses, development and facilities shall protect the rights of navigation.
2. All boating facilities shall be constructed and maintained in a safe and sound condition. Those that are abandoned or unsafe shall be removed or repaired promptly by the owner.
3. Boating facilities shall locate on stable shorelines in areas where:
 - a. There is adequate water mixing and flushing;
 - b. Such facilities will not adversely affect flood channel capacity or otherwise create a flood hazard;
 - c. Water depths are adequate to minimize spoil disposal, filling, beach enhancement, and other channel maintenance activities; and
 - d. Water depths are adequate to prevent the structure from grounding out at the lowest low water.
4. Boating facilities shall not be located:
 - a. Along braided or meandering river channels where the channel is subject to change in alignment;
 - b. On point bars or other accretion beaches; or
 - c. Where new or maintenance dredging will be required;
 - d. In areas with important bank margin habitat for all life stages of aquatic species; or
 - e. Where wave action caused by boating use would increase bank erosion rates.
5. Boating facilities shall be sited and designed to ensure no net loss of shoreline ecological functions, and shall meet DNR requirements and other state guidance and local regulations.
6. Boating facilities shall locate where access roads are adequate to handle the traffic generated by the facility and shall be designed so that lawfully existing or planned public shoreline access is not unnecessarily blocked, obstructed nor made dangerous.
7. Boating uses and facilities shall be located far enough from public swimming beaches, fishing, and aquaculture harvest areas, and waterways used for commercial navigation to alleviate any adverse impacts, safety concerns and potential use conflicts.
8. Provisions for waste discharge shall be made in all proposals for public boating facilities, and shall include oil containment barriers when required by the U.S. Coast Guard under provisions of the Federal Water Pollution Control Act.

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9. Installation of boat waste disposal facilities such as pump-outs and portable dump stations shall be required at all public boat launch facilities and marinas. The locations of such facilities shall be considered on an individual basis in consultation with the Washington Departments of Health, Ecology, Natural Resources, Parks, and Fish and Wildlife, as necessary.
10. All marinas and public launch facilities shall provide restrooms/hand-sanitizing facilities for boaters' use that are designed, constructed and maintained to be clean, well lighted, safe and convenient for public use. One restroom and hand sanitizing facility shall be provided for every seventy-five (75) marina moorage slips or twenty (20) boat launch parking spaces.
11. Accessory uses along the water frontage at boating facilities shall be limited to water-oriented uses, including uses that provide physical or visual shoreline access for substantial numbers of the general public.
12. Non-water-oriented accessory uses, including parking shall be located as far landward as possible while still serving their intended purposes.
13. Parking and storage areas shall be landscaped or screened to provide visual and noise buffering between adjacent dissimilar uses or scenic areas.
14. All utilities shall be placed at or below the dock surface, or below ground, as appropriate.
15. All signage shall adhere to the standards for signs in this chapter and RMC 18.710, except that a marina or boat launch may have one advertising sign oriented towards the water that does not exceed twenty four (24) square feet in area and fifteen (15) feet in height above the OHWM.
16. Boating facilities shall be constructed of materials that will not adversely affect water quality or aquatic plants and animals. Materials used for submerged portions, decking and other components that may come in contact with water shall be approved by applicable state agencies for use in water to avoid discharge of pollutants from wave splash, rain or runoff. Wood treated with creosote, copper, chromium, arsenic, pentachlorophenol or other similarly toxic materials is prohibited. See Section 6.3.3.4(5).
17. Boats shall be restricted from extended mooring on waters of the state except as allowed by state regulations and provided that lease or permission is obtained from the state and impacts to navigation and public access are mitigated.
18. In-water work shall be scheduled to protect biological productivity (including but not limited to fish runs, spawning, and benthic productivity). In-water work shall not occur in areas used for commercial fishing during a fishing season unless specifically addressed and mitigated for in the permit.

6.3.3.2 Boat Launch Facilities

1. New private boat launch facilities for single-family residences are prohibited.
2. New boat launch facilities, including hand launch facilities may be permitted for public use or in conjunction with mixed-use projects.
3. When permitted, boat launch facilities shall be designed and constructed using methods/technology that have been recognized and approved by state and federal resource agencies as the best currently available.
4. Boat launch facilities, haul-out facilities (such as ramps, marine travel lifts, and marine railways), and minor accessory buildings shall be designed and constructed in a manner that minimizes adverse impacts on fluvial processes, biological functions, aquatic and riparian habitats, water quality, navigation and neighboring uses.
5. Rail and track systems shall be preferred over concrete ramps or similar facilities.
6. Boat launch facilities shall install public safety signs, to include the locations of fueling facilities, pump-out facilities, and locations for proper waste disposal.

6.3.3.3 Marinas

1. New marinas allowing floating homes shall also comply with Sections 6.3.3.4 and 6.3.11.2(6).
2. For new marinas, open pile or floating breakwater designs shall be used unless it can be demonstrated that riprap or other solid construction would not result in any greater net impacts to shoreline ecological functions, processes, fish passage, or shore features.
3. Wet-moorage marinas shall locate a safe distance from domestic sewage or industrial waste outfalls.
4. Marinas shall be designed to:
 - a. Provide thorough flushing of all enclosed water areas;
 - b. Allow the free movement of aquatic life in shallow water areas; and
 - c. Avoid and minimize any interference with geo-hydraulic processes and disruption of existing shore forms.
5. To the maximum extent possible, marinas and accessory uses shall share parking facilities and those facilities shall be located landward of critical area buffers to the extent practicable.
6. New marina development shall provide public access amenities such as viewpoints, interpretive displays, and public access to accessory water-enjoyment uses such as restaurants.
7. Covered moorage shall be limited to the number of covered moorage spaces legally established prior to January 1, 2011 and to the amount of water surface area covered.

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8. The restrictions in 6.3.3.3(7) shall not apply to over-water structures housing water-dependent emergency response equipment for public agency use to protect people, property, and the environment in and adjacent to shoreline jurisdiction. However, new, remodeled, or rebuilt structures shall be constructed to allow 60% light penetration of 60% of the structure whether enclosed or not.
9. Commercial covered moorage may be permitted only where vessel construction or repair work is to the primary activity and covered work areas are demonstrated to be the minimum necessary over water, including a demonstration that adequate landside sites are not feasible. When permitted, commercial covered moorage facilities must be constructed to allow 60% light penetration of 60% of the structure whether enclosed or not.
10. Live-aboards are restricted to marinas that provide potable water, waste handling and other sanitary services. Live-aboards may occupy up to twenty (20) percent of the slips at such a marina and shall be connected to utilities that provide potable water and wastewater conveyance to an approved disposal facility.
11. Only a single marina shall be permitted in association with hotels, motels, and multi-family residences or a mixed-use, master-planned project. No more than one (1) slip per unit shall be allowed.
12. If a marina is to include gas and oil handling facilities, such facilities shall be separate from main centers of activity in order to minimize the fire and water pollution hazard, and to facilitate fire and pollution control.
13. Marinas shall have adequate facilities and procedures for:
 - a. Fuel handling and storage; and
 - b. The containment, recovery, and mitigation of spilled petroleum, sewage, and other potentially harmful or hazardous materials, and toxic products.
14. The marina operator shall be responsible for the collection and dumping of sewage, solid waste, and petroleum waste.
15. No commercial or sport fish-processing discharge or discarding of unused bait, scrap fish, or viscera shall be permitted within any marina.
16. Marinas shall install public safety signs, to include the locations of fueling facilities, pump-out facilities, and locations for proper waste disposal.

6.3.3.4 Docks, Piers, Floats, and Mooring Buoys

1. Private docks, piers, and recreational floats for single-family residences are prohibited.
2. Recreational floats for public use may be permitted as a conditional use.
3. Mooring buoys are prohibited.

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4. Bulk storage (non-portable storage in fixed tanks) for gasoline, oil and other petroleum products for any use or purpose is prohibited on docks and piers.
5. Docks and piers in waters providing a public drinking water supply shall be constructed of untreated materials, such as untreated wood, approved plastic composites, concrete, or steel. See Section 6.3.3.1(16).
6. The dimensions of a dock or pier shall be no greater than necessary, and shall be meet the development standards listed below.
 - a. Docks and piers shall be set back a minimum of ten (10) feet from side property lines.
 - b. Piers/anchors and/or ramps shall extend waterward, perpendicular from the ordinary high water mark (OHWM), to a point where the water depth is sufficient to prevent damage to shallow-water habitat.
 - c. Docks and piers may extend into the waterbody the minimum distance necessary to allow for moorage of the boats anticipated provided they shall not extend into the navigation channel.
 - d. Over-water structures shall be located in water sufficiently deep to prevent them from grounding out at the lowest low water.
 - e. All docks and floats shall include stops that serve to keep them from grounding out at low water levels.
 - f. Docks used for motor boats should be located where the water will be deeper than seven (7) feet at the lowest low water to avoid prop scour.
 - g. The bottom of either the pier or landward edge of the ramp shall be elevated at least 2 feet above the plane of OHWM.
 - h. Piers and ramps shall be no more than 8 feet in width. Floating docks and associated finger piers shall be no more than 8 feet wide and 20 feet long. Piers, ramps and docks shall be constructed to allow a minimum of 60% light penetration over 60% of each structure.
 - i. Skirting shall not be placed on piers, ramps, floating docks, or floats. Protective bumper material will be allowed along the outside edge of the float or floating dock as long as the material does not extend below the bottom edge of the float frame or impede light penetration.
 - j. Shoreline concrete anchors must be placed at least 10 feet landward from the OHWM, and shall be sized no larger than 4-feet wide by 4-feet long, unless otherwise approved by National Oceanic and Atmospheric Administration, National Marine Fisheries Service (NOAA Fisheries), the US Army Corps of Engineers (Corps), and Washington Department of Fish and Wildlife (WDFW).

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- k. The deck surface of docks and piers shall not exceed three (3) feet in height above the OHWM on the landward side, and shall extend one (1) foot above the water surface at all other locations.
 - l. If a bulkhead-like base is proposed for a fixed pier or dock where there is net positive littoral drift, the base shall be built landward of the OHWM or protective berms.
 - m. When plastics or other non-biodegradable materials are used in float, pier, or dock construction, precautions shall be taken to ensure their containment.
 - n. Pilings must be structurally sound and cured prior to placement in the water. Pilings employed for docks, piers, or any other structure shall have a minimum vertical clearance of one foot above extreme high water. Pile spacing shall be the maximum feasible to minimize shading and avoid a “wall” effect that would block or baffle wave patterns, currents, littoral drift, or movement of aquatic life forms, or result in structure damage from driftwood impact or entrapment.
7. When permitted, public recreational floats shall be designed and constructed to ~~met~~ meet the following standards:
- a. They shall be located as close to the shore as possible, and no farther waterward than any existing floats and established swimming areas.
 - b. They shall be constructed so that the deck surface is a minimum of one (1) foot above the water surface and with reflectors for night-time visibility.
 - c. They shall not exceed one hundred sixty (160) square feet and shall be constructed to allow a minimum of 60% light penetration over 60% of the structure.

6.3.4 Commercial Uses

- 1. Water-oriented commercial uses are preferred over nonwater-oriented commercial uses.
- 2. An applicant for a new commercial use or development shall demonstrate that the use or development will not cause a net loss of ecological function or adversely impact other shoreline resources or uses.
- 3. Loading, service areas, and other accessory uses shall be located landward of a commercial structure or underground whenever possible, but shall in no case be waterward of the structure. Loading and service areas shall be screened from view with native plants.
- 4. Where allowed, nonwater-oriented commercial uses may be permitted only as part of a mixed-use development that:
 - a. Has a formally-approved master plan that complies with this Program, including having demonstrated consistency with the policies of Section 3.2 if its proposed location is on a shoreline of statewide significance;

- b. Includes water-oriented uses; and
 - c. Provides a significant public benefit such as public access and/or ecological restoration.
5. Non-water-oriented commercial uses meeting the conditions of Section 6.3.4(4) must also demonstrate:
- a. A water-dependent use is not reasonably expected to locate on the proposed site due to topography, surrounding land uses, physical features, or the site's separation from the water;
 - b. The proposed use does not displace a current water-oriented use and will not interfere with adjacent water-oriented uses; and
 - c. The proposed use will be of substantial public benefit by increasing the public use, enjoyment, ecological function, and/or access to the shoreline.

6.3.5 Forest Practices

1. Commercial harvest of timber undertaken on shorelines shall comply with the applicable policies and provisions of the Forests and Fish Report (U.S. Fish and Wildlife Service, et al., 1999) and the Forest Practices Act, RCW 76.09 as amended, and any regulations adopted pursuant thereto (WAC 222), as administered by the Department of Natural Resources.
2. When timberland is to be converted to another use, such conversion shall be clearly indicated on the Forest Practices application. Failure to indicate the intent to convert the timberland to another use on the application will result in subsequent conversion proposals being reviewed pursuant to Conversion Option Harvest Plan. Failure to declare intent to convert on the application shall provide adequate grounds for denial of subsequent conversion proposals for a period of six years from date of Forest Practices application approval per RCW 76.09.060(3)(d), (e) and (f), RCW 76.09.460, and RCW 76.09.470.
3. For the purposes of this Program, preparatory work associated with the conversion of land to non-forestry uses and/or developments shall not be considered forest practices and shall be reviewed in accordance with the provisions for the proposed non-forestry use, the general provisions of this Program, including vegetation conservation.

6.3.6 Industrial Uses

6.3.6.1 General Requirements

1. Water-oriented industrial uses and development are preferred over nonwateroriented industrial uses and development.
2. Water-related uses shall not displace existing water-dependent uses or occupy space designated for water-dependent uses identified in a Shoreline Substantial Development Permit or other approval.

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3. Water-enjoyment uses shall not displace existing water-dependent or water-related uses or occupy space designated for water-dependent or water-related uses identified in a Shoreline Substantial Development Permit or other approval.
4. Waterward expansion of existing non-water-oriented industry is prohibited.
5. Proposed developments shall maximize the use of legally-established existing industrial facilities and avoid duplication of dock or pier facilities before expanding into undeveloped areas or building new facilities. Proposals for new industrial and port developments shall demonstrate the need for expansion into an undeveloped area.
6. Proposed large-scale industrial developments or major expansions shall be consistent with an officially-adopted comprehensive scheme of harbor improvement and/or long-range port development plan.
7. New facilities for shallow-draft shipping shall not be allowed to preempt deepdraft industrial sites.
8. Ship, boat-building, and repair yards shall employ best management practices (BMPs) with regard to the various services and activities they perform and their impacts on surrounding water quality.
9. Industrial water treatment and water reclamation facilities may be permitted only as conditional uses and only upon demonstrating that they cannot be located outside of shoreline jurisdiction. They shall be designed and located to be compatible with recreational, residential, or other public uses of the water and shorelands.

6.3.6.2 Log Storage

1. Log booming, rafting and storage in the Aquatic shoreline designation shall comply with WAC 332-30-145 or its successor.
2. Log storage shall be permitted in public waters only where:
 - a. Water quality standards can be met at all times;
 - b. Grounding will not occur;
 - c. Associated activities will not hinder other beneficial uses of the water, such as small craft navigation; and
 - d. Fish and wildlife habitat conservation areas can be avoided.
3. No log raft shall remain in the Aquatic shoreline designation for more than one year, unless specifically authorized in writing by DNR.
4. Log storage facilities shall be sited to avoid and minimize the need for dredging in order to accommodate new barging and shall be located in existing developed areas to the greatest extent feasible. If a new log storage facility is proposed along an undeveloped

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shoreline, an alternatives analysis shall be required that demonstrates that it is not feasible to locate the facility within an existing developed area.

5. A Debris Management Plan describing the removal and disposal of wood waste must be approved by the City. Debris monitoring reports shall be provided, where stipulated. Positive control, collection, treatment, and disposal methods for keeping leachate, bark, and wood debris (both floating and sinking particles) out of surface water and groundwater shall be employed at log storage areas, log dumps, raft building areas, and mill-side handling zones. In the event that bark or wood debris accidentally enters the water, it shall be immediately removed. Surface runoff from log storage areas shall be collected and discharged at only one point, if possible.
6. Existing in-water log storage and log booming facilities in critical habitats utilized by threatened or endangered species classified under the Endangered Species Act (ESA) shall be re-evaluated if use is discontinued for one (1) year, or if substantial repair or reconstruction is required. The evaluation shall include an alternatives analysis in order to determine if logs can be stored upland and out of the water, or if the site should be used for other purposes that would have lesser impacts on ESA-listed species. The alternatives analysis shall include evaluation of the potential for moving all, or portions of, log storage and booming to uplands.
7. Non-aquatic log storage areas shall meet the following requirements:
 - a. The ground surface of any unpaved log storage area underlain by permeable soils shall be separated from the highest seasonal water table by at least four (4) feet in order to reduce waste buildup and impacts on ground water and surface water;
 - b. Stormwater shall be managed consistent with RMC Chapter 13.30; and
 - c. A berm must be located around the outer edge of the upland sort surface using rocks, or other suitable materials to prevent loss of wood debris into the water.

6.3.7 Institutional Uses

1. Water-oriented institutional uses and developments are preferred.
2. Where allowed, non-water-oriented institutional uses may be permitted as part of a mixed-use development provided that a significant public benefit such as public access and/or ecological restoration are provided.
3. Loading, service areas, and other accessory uses shall be located landward of a primary structure or underground whenever possible, but shall in no case be waterward of the structure. Loading and service areas shall be screened from view with native plants.
4. Where institutional uses are allowed as a conditional use, the following must be demonstrated:
 - a. A water dependent use is not reasonably expected to locate on the proposed site due to topography, surrounding land uses, physical features of the site, or due to the site's separation from the water;

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- b. The proposed use does not displace a current water-oriented use and will not interfere with adjacent water-oriented uses; and
 - c. The proposed use will be of substantial public benefit by increasing the public use, enjoyment, ecological function, and/or access to the shoreline.
5. Over-water structures housing public safety equipment for public agency use to protect people, property, and the environment may be allowed as a conditional use and may be increased in number or expanded. See Section 6.3.3.3(8).

6.3.8 Mining

1. Mining is prohibited in the City of Ridgefield.

6.3.9 Parking

1. Parking as a primary use is prohibited in all shoreline areas.
2. Where parking is allowed as accessory to a permitted use, it shall be located landward of the primary structure as far as possible or within the primary structure.

6.3.10 Recreational Development

1. Recreational developments shall provide facilities for non-motorized access to the shoreline such as pedestrian and bicycle paths.
2. The minimum width of public access easements for trails shall be twenty (20) feet when a trail is not located within a public right-of-way, unless the Shoreline Administrator determines that undue hardship would result, or that it is impractical or environmentally unsound. In such cases, easement width may be reduced only by the minimum extent necessary to meet public access standards.
3. Recreation areas or facilities on the shoreline shall provide physical or visual public access to the shoreline. Trails or other facilities may traverse the setback to provide public access to the shoreline.
4. Parking areas shall be located upland away from the immediate shoreline, with pedestrian trails or walkways providing access to the water.
5. All permanent, substantial, recreational structures and facilities shall be located outside officially mapped floodways. The Shoreline Administrator may grant administrative exceptions for non-intensive minor accessory uses (including but not limited to, picnic tables, playground equipment).
6. Recreational sites with active uses shall be provided with restrooms and hand sanitizing facilities in accordance with public health standards and without adversely altering the natural features attractive for recreational uses.
7. Recreational facilities shall include features such as buffer strips, screening, fences, and signs to protect the value and enjoyment of adjacent or nearby private properties and natural areas from trespass, overflow and other possible adverse impacts.

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8. Where fertilizers and pesticides are used in recreational developments, waters in and adjacent to such developments shall be protected from drainage and surface runoff.
9. Golf course structures (clubhouses and maintenance buildings) that are non wateroriented shall be located no closer than one hundred (100) feet from the OHWM of any shorelines of the state.
10. Tees, greens, fairways, golf cart routes, and other site development features shall be located no closer than one hundred (100) feet from the OHWM of any shorelines of the state to the extent practicable. Where unavoidable, such development shall be designed to minimize impacts to shoreline and critical areas and their buffers and mitigate impacts by including ecological restoration and enhancement.
11. Golf course water hazards and stormwater drainage basins shall be managed for wildlife through appropriate plantings and measures to maintain or enhance water quality.
12. The setback for water-related and water-enjoyment recreational development in Natural, Urban Conservancy, Medium Intensity, and High Intensity shoreline designations is 20 feet, except for trails which may meander between 5 and 20 feet landward of the OHWM to:
 - a. Respond to site characteristics such as natural topography and existing vegetation; or
 - b. Take advantage of opportunities for visual or physical access to the shoreline; or
 - c. Connect existing trail easements; or
 - d. Create an interesting experience for trail users.
13. A trail project, any portion of which encroaches closer than 20 feet, shall maintain no net loss, and include shoreline restoration where feasible.
14. When impervious surface trails are proposed in the Natural or Urban Conservancy shoreline designations, to respond to Americans with Disabilities Act (ADA) requirements or other circumstances or conditions, the project shall maintain no net loss, and include shoreline restoration where feasible.

6.3.11 Residential and Floating Home Development

6.3.11.1 Residential Development

1. Residential developments shall include provisions to ensure preservation of native vegetation and control erosion during construction.
2. New residential construction shall be located so as not to require shoreline stabilization measures.

3. New residential development shall be located and designed to a density that minimizes view obstructions to and from the shoreline.
4. Clustering of residential units shall be allowed where appropriate and in compliance with RMC Title 18 to minimize physical and visual impacts on shorelines.
5. In those areas where only onsite sewage systems are available, density shall be limited to that which can demonstrably accommodate protection of surface and groundwater quality.
6. New residential development, including sewage disposal systems, shall be prohibited in floodways and channel migration zones.
7. Appurtenances, accessory uses, and facilities serving a residential structure shall be located outside setbacks, critical areas, and buffers unless otherwise allowed under this Program to promote community access and recreational opportunities.
8. New residential lots created through land division in shoreline jurisdiction and lot line adjustments shall only be permitted when configured such that the following standards are met:
 - a. Structural flood hazard reduction measures are not required and will not be necessary during the life of the development or use.
 - b. Shoreline stabilization measures will not be required for new development to occur.
 - c. There will be no net loss of shoreline ecological function.
9. Legally-established residential development located landward of the OHWM, including normal appurtenances, existing on the effective date of this Program that do not meet the standards of this Program are considered to be conforming and may be maintained, repaired, replaced, or expanded provided that any future development:
 - a. Does not exceed height limitations;
 - b. Does not encroach farther waterward than the existing primary structure;
 - c. Does not encroach farther into critical areas or buffers; and.
 - d. Will result in no net loss of shoreline ecological functions.

6.3.11.2 Floating Home and Floating on Water Residences

1. New residential development shall be prohibited in, over, or floating on the water, except as provided in 6.3.11.2(2-6).

2. New floating on-water residential development is prohibited. Existing floating on-water residences legally established and moored within a marina within the City of Ridgefield prior to July 1, 2014 are considered a conforming use and should be accommodated through reasonable permit conditions, or mitigation that will not effectively preclude maintenance, repair, replacement, and remodeling of existing floating on-water residences.
3. The floating homes legally established within the area generally known as McCuddy's Marina (Assessor's Account Number 700550-000, containing 11.04 acres) prior to ~~January 1, 2011~~ July 1, 2014, are conforming preferred uses under this Program. ~~Floating on water residences established prior to July 1, 2014 are~~
4. Floating homes legally established within McCuddy's Marina prior to ~~January 1, 2011~~ July 1, 2014 may be remodeled, rebuilt (home torn down to the float and rebuilt in place), or replaced (existing home and float removed and a new home and float towed in) in situ, or relocated within a new or redeveloped marina on Lake River within the City of Ridgefield's shoreline jurisdiction, PROVIDED:
 - a. There is no increase in the number of floating homes beyond the number existing on ~~January 1, 2011~~ July 1, 2014
 - b. There is no increase in the surface water area covered by the floating homes existing on ~~January 1, 2011~~ July 1, 2014 and accessory structures including cantilevered portions that extend beyond the float;
 - c. There is no net loss of shoreline ecological function.
5. Any proposal to replace, remodel, rebuild, or relocate a floating home shall be accompanied by an accurate, fully-dimensioned site plan along with details about the proposed changes, similar to that required for other land use approvals under RMC Title 18.
6. When remodeling, rebuilding, or replacing a floating home legally established within McCuddy's Marina prior to ~~January 1, 2011~~ July 1, 2014 the following standards apply in addition to those of Section 6.3.11(1-4):
 - a. The total height of the float and the structure from the water surface shall not exceed 35';
 - b. The minimum distance between existing adjacent floating home walls shall not be reduced, and if the floating home is being replaced shall not be less than 6 feet;
 - c. Floating homes shall not block views from the waterward end of any pier, more than any existing view blockage;

- d. No new living or storage spaces shall be located below water level. Existing living or storage spaces below water level may be remodeled or replaced, but not expanded;
 - e. Unenclosed Styrofoam or similar material that has the potential to break apart is prohibited in floats;
 - f. Floats shall be maintained and repaired using the minimum amount of structure below the waterline necessary to maintain floatation. At the time of replacement of a float and/or floating home, any structure below waterline and outside the primary float structure that provides minimal or no floatation shall be removed;
 - g. All utilities shall be repaired or replaced to current standards to ensure proper functioning and no net loss of shoreline ecological functions.
7. When relocating floating homes legally established in McCuddy's marina prior to ~~January 1, 2011~~ July 1, 2014 or for any new marina or marina redevelopment proposal, the following standards apply in addition to those of Section 6.3.11.2(1-5):
- a. To allow for constructing a new marina proposed to contain floating homes prior to removal of all or any portion of the existing floating homes, the applicant shall provide ~~a~~ an assurance, acceptable to the City of Ridgefield guaranteeing the floating home slips will only be used to replace the slips within the existing marina and those affected slips within the existing marina will be decommissioned, and additional replacement floating homes shall not be allowed in the decommissioned slips;
 - b. The total combined water surface area covered by floating homes, including those retained within the existing marina and those to be relocated to any proposed new or redeveloped marina shall not exceed the total surface area covered by floating homes as of ~~January 1, 2011~~ July 1, 2014.
 - c. Floating home sites shall have at least 20 feet of frontage on water continuously open to navigation.
 - d. The minimum distance between adjacent floating home walls shall not be less than 10 feet;
 - e. Marinas and floating homes shall be designed and located to provide adequate water depth to preclude grounding of floating homes during low water periods.
 - f. The applicant shall:
 - i. Connect each floating home to a potable water source;
 - ii. Connect each floating home to waste disposal systems for both gray water and black water;

- iii. Provide all utilities in compliance with current standards.
- iv. Demonstrate compliance with WAC 332-30-171 or its successor.
- v. Comply with all chapters of the International Fire Code including Chapter 45, Marinas.

6.3.12 Signs

1. Free-standing signs shall be for only informational purposes such as directional, navigational, educational/interpretive, and safety purposes, unless otherwise allowed under this Program and as specified in Table 6-1.
2. Signs for commercial purposes shall be limited to fascia or wall signs and as regulated by RMC Chapter 18.710, unless otherwise provided for in this chapter for specific uses.
3. All signs shall be located and designed to minimize interference with vistas, viewpoints, and visual access corridors to the shoreline.
4. Over-water signs or signs on floats or pilings shall be prohibited, except when related to navigation or a water-dependent use.
5. Illuminated signs shall be limited to informational, directional, navigational or safety purposes and shielded so as to eliminate glare when viewed from surrounding properties or watercourses.

6.3.13 Transportation Uses

1. All transportation facilities in shoreline areas shall be constructed and maintained to cause the least possible adverse impacts on the land and water environments, shall respect the natural character of the shoreline, and make every effort to preserve wildlife, aquatic life and their habitats.
2. New or expanded surface transportation facilities not related to and necessary for the support of shoreline activities shall be located outside the shoreline jurisdiction wherever possible, or set back from the ordinary high water mark far enough to make shoreline stabilization, such as rip rap, bulkheads or jetties, unnecessary.
3. Transportation facilities shall not adversely impact existing or planned waterdependent uses by impairing access to the shoreline.
4. All roads shall be set back from water bodies and shall provide buffer areas of compatible, self-sustaining native vegetation. Shoreline scenic drives and viewpoints may provide breaks in the vegetative buffer to allow open views of the water.
5. Transportation facilities that are allowed to cross over water bodies and associated wetlands shall utilize elevated, open pile or pier structures whenever feasible to reduce shade impacts. All bridges shall be built high enough to allow the passage of debris and anticipated high water flows.

6. Transportation facility development shall not be permitted in the Aquatic shoreline designation including associated wetlands or in the setbacks of adjacent Medium Intensity or High Intensity shoreline designations except as a conditional use when:
 - a. All structural or upland alternatives have proven infeasible; and either
 - b. The transportation facility is necessary to support water-dependent uses or essential public facilities consistent with this program; or
 - c. To accommodate an access road and bridge between the City of Ridgefield and the Ridgefield National Wildlife Refuge.
7. Transportation and utility facilities shall be required to make joint use of rights-of-way and to consolidate crossing of water bodies.

6.3.14 Utilities Uses

These provisions apply to services and facilities that produce, convey, store, or process power, gas, wastewater, communications, and similar services and functions. On-site utility features serving a primary use, such as a water, sewer or gas line to a residence or other approved use are “accessory utilities” and shall be considered a part of the primary use.

1. Whenever feasible, all utility facilities shall be located outside shoreline jurisdiction. Where distribution and transmission lines (except electrical transmission lines) must be located in the shoreline jurisdiction they shall be located underground.
2. Where overhead electrical transmission lines must parallel the shoreline, they shall be outside of the two hundred (200) foot shoreline environment unless topography or safety factors would make it unfeasible.
3. Utilities, including limited utility extensions shall be designed, located and installed in such a way as to preserve the natural landscape, minimize impacts to scenic views, and minimize conflicts with present and planned land and shoreline uses.
4. Transmission, distribution, and conveyance facilities shall be located in existing rights of way and corridors or shall cross shoreline jurisdictional areas by the shortest, most direct route feasible, unless such route would cause significant environmental damage.
5. Utility production and processing facilities, such as power plants and wastewater treatment facilities, or parts of those facilities that are nonwater-oriented shall not be allowed in the shoreline jurisdiction unless it can be demonstrated that no other feasible option is available.
6. Stormwater control facilities, limited to detention / retention / treatment ponds, media filtration facilities, and lagoons or infiltration basins, within the shoreline jurisdiction shall only be permitted when the stormwater facility is designed to mimic and resemble natural wetlands, ponds, or closed depressions, and meets the requirements of RMC 13.30, Stormwater Utility.

7. New outfalls and modifications to existing outfalls shall be designed and constructed to avoid impacts to existing native aquatic vegetation attached to or rooted in substrate. Outfalls may require bank hardening to prevent failure of the outfall structure or erosion of the shoreline. Diffusers or discharge points must be located offshore at a distance beyond the nearshore area to avoid impacts to nearshore habitats.
8. Water reclamation discharge facilities such as injection wells or activities such as land application are prohibited in the shoreline jurisdiction, unless the discharge water meets State Department of Ecology Class A reclaimed water standards. An applicant for discharge of Class A reclaimed water in the shoreline jurisdiction shall demonstrate habitat benefits of such discharge.
9. Where allowed under this program, construction of underwater utilities or those within the wetland perimeter shall be scheduled to avoid major fish migratory runs or use construction methods that do not cause disturbance to the habitat or migration.
10. All underwater pipelines transporting liquids intrinsically harmful to aquatic life or potentially detrimental to water quality shall be equipped with automatic shut off valves.
11. Upon completion of utility installation/maintenance projects on shorelines, banks shall, at a minimum, be restored to pre-project configuration, replanted and provided with maintenance care until the newly planted vegetation is fully established. Plantings shall be native species and/or be similar to vegetation in the surrounding area.

6.4 Shoreline Modification Regulations

6.4.1 General Requirements

1. Structural shoreline modifications shall only be allowed where it can be demonstrated that the proposed activities are necessary to support or protect a legally existing shoreline use or primary structure that is in danger of loss or substantial damage or are necessary for reconfiguration of the shoreline or bedlands for an allowed water-dependent use or for shoreline mitigation or enhancement purposes.
2. Modifications shall only be allowed when impacts are avoided, minimized, and mitigated to assure no net loss of shoreline ecological functions.
3. In-water work shall be scheduled to protect biological productivity (including but not limited to fish runs, spawning, and benthic productivity). In-water work shall not occur in areas used for commercial fishing during a fishing season unless specifically addressed and mitigated for in the permit.
4. Public access shall be provided in accordance with public access policies and regulations of this Program (See Section 5.4(1-2)).

6.4.2 Dredging and Dredge Material Disposal

6.4.2.1 General

1. Dredging and dredge disposal shall be prohibited on or in archaeological sites that are listed on the National Register of Historic Places, the Washington Heritage Register, and/or the Clark County Heritage Register until such time that they have been reviewed and approved by the appropriate agency.
2. Dredging and dredge disposal shall be scheduled to protect biological productivity (including but not limited to, fish runs, spawning, and benthic productivity) and to minimize interference with fishing activities. Dredging activities shall not occur in areas used for commercial fishing (including but not limited to, drift netting and crabbing) during a fishing season unless specifically addressed and mitigated for in the permit.

6.4.2.2 Dredging

1. Dredging shall be avoided where possible. Dredging shall be permitted only where it is demonstrated that the proposed water-dependent or water-related uses will not result in significant or ongoing adverse impacts to water quality, fish and wildlife habitat conservation areas and other critical areas, flood holding capacity, natural drainage and water circulation patterns, significant plant communities, prime agricultural land, and public access to shorelines unless one or more of these impacts cannot be avoided. When such impacts are unavoidable, they shall be minimized and mitigated such that they result in no net loss of shoreline ecological functions.
2. Maintenance dredging of established navigation channels and basins shall be restricted to managing previously dredged and/or existing authorized location, depth and width.
3. Dredging activity is prohibited in the following locations:
 - a. Along net positive drift sectors and where geohydraulic-hydraulic processes are active and accretion shore forms would be damaged, altered, or irretrievably lost;
 - b. In shoreline areas with bottom materials that are prone to significant sloughing and refilling due to currents or tidal activity which result in the need for continual maintenance dredging;
 - c. In habitats identified as critical to the life cycle of officially designated or protected fish, shellfish, or wildlife.
4. Dredging techniques that cause minimum dispersal and broadcast of bottom material shall be used, and only the amount of dredging necessary shall be permitted.
5. Dredging shall be permitted only:
 - a. For navigation or navigational access;

- b. In conjunction with a water-dependent use of water bodies or adjacent shorelands;
 - c. As part of an approved habitat improvement project;
 - d. To improve water flow or water quality, provided that all dredged material shall be contained and managed so as to prevent it from reentering the water; or
 - e. In conjunction with a bridge, navigational structure or wastewater treatment facility for which there is a documented public need and where other feasible sites or routes do not exist.
6. Dredging for fill is prohibited except where the material is necessary for restoration of shoreline ecological functions. When allowed, the site where the fill is to be placed must be located waterward of the ordinary high-water mark. The project must be either associated with a MTCA or CERCLA habitat restoration project or, if approved through a ~~shoreline~~ Shoreline Conditional Use Permit, any other significant habitat enhancement project (WAC 173-26-231(3) (f)).

6.4.2.3 Dredge Material Disposal

1. Dredge material disposal shall be avoided where possible. Dredge disposal shall be permitted only where it is demonstrated that the proposed water-dependent or water-related uses will not result in significant or ongoing adverse impacts to water quality, fish and wildlife habitat conservation areas and other critical areas, flood holding capacity, natural drainage and water circulation patterns, significant plant communities, prime agricultural land, and public access to shorelines. When such impacts are unavoidable, they shall be minimized and mitigated such that they result in no net loss of shoreline ecological functions.
2. Near shore or landside disposal of dredge materials shall not be located upon, adversely affect, or diminish:
 - a. Stream mouths, wetlands, or significant plant communities (approved mitigation plans may justify exceptions);
 - b. Prime agricultural land except as enhancement;
 - c. Natural resources including but not limited to sand and gravel deposits, timber, or natural recreational beaches and waters except for enhancement purposes;
 - d. Designated or officially recognized wildlife habitat and concentration areas;
 - e. Water quality, quantity, and drainage characteristics; and
 - f. Public access to shorelines and water bodies.

3. Dredge material shall be disposed of on land only at sites reviewed and approved by the USACOE and the Shoreline Administrator. Applicants shall demonstrate that the proposed site will ultimately be suitable for a use permitted by this Program. Disposal shall be undertaken such that:
 - a. The smallest possible land area is affected, unless dispersed disposal is authorized as a condition of permit approval for soil enhancement or other purposes;
 - b. Shoreline ecological functions and processes will be preserved, including protection of surface and ground water;
 - c. Erosion, sedimentation, floodwaters or runoff will not increase adverse impacts to shoreline ecological functions and processes or property; and
 - d. Sites will be adequately screened from view of local residents or passersby on public right-of-ways to the maximum extent practicable.
4. The following conditions shall apply to land disposal sites:
 - a. Springs and aquifers shall be identified and protected.
 - b. Containment dikes and adequate settling basins shall be built and maintained so that the water discharged from the site carries a minimum of suspended sediment. Required basins shall be designed to maintain at least one foot of standing water at all times to encourage proper settling.
 - c. Proper diversion of surface discharge shall be provided to maintain the integrity of the natural streams, wetlands, and drainage ways.
 - d. There shall be a single point of ingress and egress for removal of the dewatered material.
 - e. Runoff shall be directed through grassy swales or other treatment features that ensures protection of water quality and a location that maximizes circulation and fishing.
 - f. Sites shall be revegetated with appropriate native species as soon as possible to retard erosion and restore wildlife habitat and other critical areas functions;
 - g. Vegetation shall be maintained by the property owner;
 - h. Dredge materials deposited upland and not part of a permitted dike or levee shall constitute fill, and when deposited within shoreline jurisdiction, shall comply with the fill regulations; and
 - i. The applicable requirements of RMC 18.755 Erosion Control and 13.30 Stormwater Utility shall be met.

5. Dredge material shall be disposed of in water only at sites approved by the USACOE and the Shoreline Administrator. Disposal techniques that cause minimum dispersal and broadcast of bottom material shall be used, and only if:
 - a. Land disposal is infeasible, less consistent with this Program, or prohibited by law;
 - b. Nearshore disposal as part of a program to restore or enhance shoreline ecological functions and processes is not feasible;
 - c. Offshore habitat will be protected, restored, or enhanced;
 - d. Adverse effects on water quality or biologic resources from contaminated materials will be mitigated;
 - e. Shifting and dispersal of spoil will be minimal; and
 - f. Water quality will not be adversely affected.
6. The deposition of dredged materials in water or wetlands shall be permitted only in approved, open water disposal sites and:
 - a. To improve wildlife habitat;
 - b. To correct material distribution problems adversely affecting fish habitat;
 - c. To create, expand, rehabilitate, or enhance a beach when permitted under this Program and any required state or federal permit; or
 - d. When land deposition is demonstrated to be more detrimental to shoreline resources than water deposition.

6.4.3 Flood Control Works and In-stream Structures

6.4.3.1 Flood Control Works

1. Dikes and levees shall only be authorized by Shoreline Conditional Use Permit only when it can be demonstrated by a scientific and engineering analysis that:
 - a. They are necessary to protect existing development;
 - b. Non-structural measures are not feasible;
 - c. Impacts on ecological functions and critical areas can be successfully mitigated so as to assure no net loss; and
 - d. Appropriate vegetation conservation actions are undertaken.

2. Dikes and levees shall protect the natural processes and resource values associated with streamways and deltas including but not limited to wildlife habitat.
3. Springs and aquifers shall be identified and protected.
4. Public access shall be provided in accordance with public access policies and regulations of this Program (See Section 5.4(1-2)).
5. Dikes and levees shall be limited in size to the minimum height required to protect adjacent lands from the protected flood stage as identified in the applicable comprehensive flood control management plan or as required by FEMA for dike recertification.
6. Dikes and levees shall not be constructed with material dredged from the adjacent wetland or stream area unless part of a comprehensive flood and habitat enhancement plan, and the only by Shoreline Conditional Use Permit.
7. Removal of gravel for flood management purposes shall be consistent with an adopted flood hazard reduction plan and with this Program, and allowed only after a biological and geomorphological study shows that extraction has a long-term benefit to flood hazard reduction, does not result in a net loss of shoreline ecological functions, and is part of a comprehensive flood management solution.

6.4.3.2 Flood Control Works – Design

1. Dikes and levees shall be designed, constructed, and maintained in accordance with Hydraulic Project Approval, and in consideration of resource agency requirements and recommendations.
2. Dikes and levees shall be set back at convex (inside) bends to allow streams to maintain point bars and associated aquatic habitat through normal accretion.

Where bank dikes have already cut off point bars from the edge of the floodway, consideration should be given to their relocation in order to lower flood stages and current velocities.

3. Where dikes are necessary in intermediate gradient floodways to protect fringe areas, tangent diking is preferred over bank levees. Dikes and levees shall be located near the tangent to outside meander bends so that the stream can maintain normal meander progression and utilize most of its natural flood water storage capacity.
4. Proper diversion of surface discharge shall be provided to maintain the integrity of the natural streams, wetlands, and drainages.
5. The outside face of dikes shall be sloped at 1.5:1 (horizontal to vertical) or flatter, and seeded with native grasses.

6. Structural flood hazard reduction measures shall be placed landward of associated wetlands and vegetation conservation areas unless there is no other feasible alternative to reduce flood hazard to existing development.

6.4.3.3 In-stream Structures

1. In-stream structures shall be constructed and maintained in a manner that does not degrade the quality of affected waters. The City may condition the permit to achieve this objective by requiring that the development include features such as setbacks, buffers, or storage basins.
2. Natural in-stream features such as snags, uprooted trees, or stumps should be left in place unless it can be demonstrated that they are not enhancing shoreline ecological function or are a threat to public safety.
3. In-stream structures shall provide for adequate upstream or downstream migration of anadromous fish, where applicable.
4. In-stream structures shall preserve valuable recreation resources and aesthetic values such as point and channel bars, islands, and braided banks.

6.4.3.4 In-stream Structures – Design & Placement

1. In-stream structures and their support facilities shall be located and designed to avoid the necessity for shoreline defense structures. Shoreline defense structures shall be minimized and any impacts mitigated. All diversion structures shall be designed to permit natural transport of bedload materials.
2. Materials adequate to immediately correct emergency erosion situations shall be maintained on-site.
3. All debris, overburden and other waste materials from construction shall be disposed of in such a manner so as to prevent their entry into a water body, including a wetland, by erosion, from drainage, high water, or other vectoring mechanisms.
4. All heavy construction equipment, and fuel storage, repair, and construction material staging areas shall be located as far landward as necessary to avoid and minimize impacts to shoreline ecological functions. Powerhouses, but not raceways, shall be located farther than one hundred (100) feet from the OHWM unless there is no feasible alternative and any unavoidable impacts are minimized and mitigated. Penstocks shall be located, designed, and constructed so as to present as low a profile as possible. Powerhouses and penstocks shall be located and designed to return flow to the stream in as short a distance as possible.
5. A mitigation plan that details the objectives of the mitigation activities shall be prepared by the applicant, and be subject to approval by the appropriate authority.

6.4.4 Shoreline Restoration and Enhancement

1. Shoreline restoration and enhancement activities designed to restore shoreline ecological functions and processes and/or shoreline features should be targeted toward meeting the needs of sensitive and/or regionally important plant, fish, and wildlife species and shall be given priority. Implementation of restoration projects on shorelines of statewide significance take precedence over implementation of restoration projects on other shorelines of the state.
2. Shoreline restoration, enhancement, and mitigation activities designed to create dynamic and sustainable ecosystems to assist the city in achieving no net loss of shoreline ecological functions are preferred.
3. Restoration activities shall be carried out in accordance with an approved shoreline restoration plan, and in accordance with the provisions of this Program.
4. To the extent possible, restoration, enhancement, and mitigation activities shall be integrated and coordinated with other parallel natural resource management efforts. Implementation of restoration projects identified in the Shoreline Restoration Plan that are focused on restoring degraded habitat in shoreline jurisdiction take precedence over other restoration projects.
5. Habitat and beach creation, expansion, restoration, and enhancement projects may be permitted subject to required state or federal permits when the applicant has demonstrated that:
 - a. The project will not adversely impact spawning, nesting, or breeding fish and wildlife habitat conservation areas;
 - b. Upstream or downstream properties or fish and wildlife habitat conservation areas will not be adversely affected;
 - c. Water quality will not be degraded;
 - d. Flood storage capacity will not be degraded;
 - e. Streamflow will not be reduced;
 - f. Impacts to critical areas and buffers will be avoided and where unavoidable, minimized and mitigated; and
 - g. The project will not interfere with the normal public use of the navigable waters of the state.

6.4.5 Shoreline Stabilization – General

1. New shoreline stabilization to protect new residential development is prohibited. For other types of new development new shoreline stabilization is prohibited unless it can be demonstrated through a geotechnical analysis by a qualified professional that:
 - a. The proposed use cannot be developed without shore protection; or
 - b. Shore protection is necessary to restore ecological functions; or
 - c. Shore protection is necessary for a hazardous substance remediation project.
2. New or expanded shore stabilization shall:
 - a. Be designed using best available science and in accordance with applicable Ecology and WDFW guidelines;
 - b. Not result in a net loss of shoreline ecological functions;
 - c. Not cause significant erosion or beach starvation;
 - d. Not be located where valuable geohydraulic, hydraulic, or biological processes are sensitive to interference and critical to shoreline conservation;
 - e. Document that alternative solutions (including relocation or reconstruction of existing structures) are not feasible or do not provide sufficient protection;
 - f. Demonstrate that future stabilization measures would not be required on the project site or adjacent properties; and
 - g. Be certified by a qualified professional.
3. New or expanded structural shoreline stabilization for existing primary structures, including roads, railroads, and public facilities is prohibited unless there is conclusive evidence documented by a geotechnical analysis that there is a significant possibility that the structure will be damaged within three years as a

result of shoreline erosion caused by stream processor waves, and only when significant adverse impacts are mitigated to ensure no net loss of shoreline ecological functions and/or processes.

4. Where a geotechnical analysis confirms a need to prevent potential damage to a primary structure, but the need is not as immediate as three years, the analysis may still be used to justify more immediate authorization for shoreline stabilization using bioengineering approaches.
5. Replacement of an existing shoreline stabilization structure with a similar structure is permitted if there is a demonstrated need to protect existing primary uses, structures or public facilities including roads, bridges, railways, and utility systems from erosion

caused by stream undercutting or wave action; provided that, the existing shoreline stabilization structure is removed from the shoreline as part of the replacement activity. Replacement walls or bulkheads shall not encroach waterward of the ordinary high-water mark or existing structure unless the structure is a residence that was occupied prior to January 1, 1992, and there are overriding safety or environmental concerns. New or expanded shore stabilization shall be designed in accordance with applicable Ecology and WDFW guidelines and certified by a qualified professional.

6. Shoreline stabilization projects that meet the criteria of Section 2.3.2(18) require a Shoreline Statement of Exemption (Section 2.3.3) and if exempt will be regulated under RCW 77.55.181. Stabilization projects that do not meet these criteria will be regulated by this Program.
7. Small-scale or uncomplicated shoreline stabilization projects (for example, tree planting projects) shall be reviewed by a qualified professional to ensure that the project has been designed using best available science.
8. Large-scale or more complex shoreline stabilization projects (for example, projects requiring fill or excavation, placing objects in the water, or hardening the bank) shall be designed by a qualified professional using best available science. The applicant may be required to have a qualified professional oversee construction or construct the project.
9. Standards for new stabilization structures when found to be necessary include limiting the size to the minimum necessary to achieve the stabilization objective, using measures to assure no net loss of shoreline ecological functions, using soft approaches, and mitigating for impacts.

6.4.6 Bioengineered Stabilization

1. Naturally regenerating systems for the prevention and control of shoreline erosion shall be used instead of structural solutions where:
 - a. The length and configuration of shoreline will accommodate such systems;
 - b. Such protection is a reasonable solution to the needs of the specific site; and c.

The project will:

- i. Recreate or enhance natural shoreline conditions;
- ii. Create or enhance natural habitat;
- iii. Reverse erosional conditions; or
- iv. Enhance access to the shoreline, especially to public shorelines.

2. All bioengineered projects shall be designed in accordance with best available science and use a diverse variety of native plant materials including but not limited to trees, shrubs, forbs, and grasses, unless demonstrated infeasible for the particular site.
3. All cleared areas shall be replanted following construction and irrigated (if necessary) to ensure that within three years time all vegetation is fully reestablished. Areas that fail to adequately reestablish vegetation shall be replanted with approved plant materials until such time as the plantings are viable.
4. Bank protection in the form of a buffer zone shall be provided for a minimum of three (3) years. The buffer zone shall exclude livestock, vehicles, and/or other activities that could disturb the site.
5. All bioengineered projects shall be monitored and maintained as necessary. Areas damaged by pests and/or the elements shall be promptly repaired.
6. All construction and planting activities shall be scheduled to minimize impacts to water quality and fish and wildlife aquatic and upland habitat, and to optimize survival of new vegetation.

6.4.7 Structural Stabilization

1. Structural stabilization may be allowed when:
 - a. The requirements of Section 6.4.5 are met;
 - b. Alternative measures are demonstrated to be infeasible or insufficient through a geotechnical analysis by a qualified professional;
 - c. The structural stabilization is designed and installation overseen by a qualified professional;
 - d. The structural stabilization is designed so that future stabilization measures will not be necessary on the subject property or other properties;
 - e. The size of the shoreline stabilization structure is limited to the minimum necessary; and
 - f. Impacts are mitigated to result in no net loss of shoreline ecological functions.

6.4.8 Bulkheads

6.4.8.1 Bulkheads - General

1. All bulkheads must be in support of an allowable shoreline use that is in conformance with the provisions of this master program, unless it can be demonstrated that such activities are necessary and in the public interest for the maintenance of shoreline environmental resources.

2. Bulkheads shall be allowed only when evidence is presented that conclusively demonstrates that one of the following conditions exists:
 - a. Serious wave erosion threatens an established primary use or existing primary building(s) on upland property;
 - b. Bulkheads are necessary to the operation and location of water-dependent and water-related activities consistent with this master program, provided that all alternatives have proven infeasible (i.e., use relocation, use design, nonstructural shore stabilization options), and that such bulkheads meet other policies and regulations of this chapter; or
 - c. Proposals for bulkheads have first demonstrated that use of natural materials and processes and nonstructural solutions to bank stabilization are unworkable in protecting existing development.
3. Use of a bulkhead to protect a platted lot where no structure presently exists is prohibited.
4. Natural materials and processes such as protective berms, drift logs, brush, beach feeding, or vegetative stabilization shall be utilized to the maximum extent possible.
5. The construction of a bulkhead for the primary purpose of retaining or creating dry land that is not specifically authorized as a part of the permit shall be prohibited.
6. Bulkheads are prohibited for any purpose if they will cause significant erosion or beach starvation.

6.4.8.2 Bulkhead Location

1. Bulkheads shall not be located on shores where valuable geohydraulic-hydraulic or biological processes are sensitive to interference and critical to shoreline conservation, such as feeder bluffs, marches, wetlands, or accretion shoreforms such as spits, hooks, bars, or barrier beaches.
2. Bulkheads are to be permitted only where local physical conditions such as foundation bearing material, surface, and subsurface drainage are suitable.
3. On all shorelines, bulkheads shall be located landward of the OHWM, landward of protective berms (artificial or natural), and generally parallel to the natural shoreline. In addition:
 - a. On bluff or bank shorelines where no other bulkheads are adjacent, the construction of a bulkhead shall be as close to the bank as possible, and in no case shall it be more than three (3) feet waterward from the toe of the natural bank; and

- b. Bulkheads may tie in flush with existing bulkheads on adjoining properties, provided that (1) the adjoining bulkheads were built at or near the OHWM, and (2) the new bulkhead does not extend more than three feet waterward of OHWM at any point. If there is an existing bulkhead on only one of the adjacent properties, the proposed bulkhead may tie in flush with the adjacent bulkhead at or landward of the OHWM, and shall be contoured to minimize the land area waterward of the required setback, that shall be met on the side not abutting an existing bulkhead.
- 4. Replacement bulkheads may be located immediately in front of and abutting (sharing a common surface) an existing bulkhead, provided that replacement bulkheads shall not be authorized abutting an abandoned or neglected bulkhead, or a bulkhead in serious disrepair that is located more than three feet waterward of OHWM. Replacement of such bulkheads shall be located at OHWM.

6.4.8.3 Bulkhead Design

- 1. Bulkhead design and development shall conform to all other applicable state agency policies and regulations, including the WDFW criteria governing the design of bulkheads.
- 2. When a bulkhead is required at a public access site, provision for safe access to the water shall be incorporated into bulkhead design.
- 3. Bulkheads shall be designed with the minimum dimensions necessary to adequately protect the development for the expected life of the development.
- 4. Bulkheads shall be designed to permit the passage of surface or ground water without causing ponding or saturation of retained soil/materials.
- 5. Adequate toe protection consisting of proper footings, a fine retention mesh, etc., shall be provided to ensure bulkhead stability without relying on additional riprap.
- 6. Stairs or other permitted structures may be built into a bulkhead, but shall not extend waterward of it.
- 7. Materials used in bulkhead construction shall meet the following standards:
 - a. Bulkheads shall utilize stable, non-erosional, homogeneous materials such as concrete, wood, rock riprap, or other suitable materials that will accomplish the desired end with the maximum preservation of natural shoreline characteristics.
 - b. Beach materials shall not be used for fill behind bulkheads unless it is specifically authorized by the permit, and then only when it is demonstrated that leaving the material on the beach would be detrimental to shoreline resources.
- 8. Gabions (wire mesh filled with concrete or rocks) shall not be used in bulkhead construction where alternatives more consistent with this Program are feasible, because

of their limited durability and the potential hazard to shore users and the shoreline environment.

9. Fill behind bulkheads shall meet the requirements of Section 5.6.2.

6.4.9 Revetments

6.4.9.1 Revetments - General

1. Revetments must be in support of an allowable shoreline use that is in conformance with the provisions of this Program, unless it can be demonstrated that such activities are necessary and in the public interest for the maintenance of shoreline environmental resources.
2. Design of revetments shall include and provide improved access to public shorelines whenever possible and appropriate. All forms of revetments shall be constructed and maintained in a manner that does not reduce water quality and/or fisheries habitat.
3. Design of the proposed revetment shall incorporate proper consideration of:
 - a. Data on local geophysical conditions;
 - b. Data on stream flow, velocity, and/or flood capacity; and
 - c. Effects on adjacent properties.
4. Bank revetments, where permitted, shall be placed at the extreme edge or bank of the shoreline.
5. Revetments shall only be used when habitat-friendly alternatives are not feasible.

6.4.9.2 Revetment - Design

1. When permitted, the siting and design of revetments shall be performed using appropriate engineering principles, including guidelines of the Natural Resources Conservation Service and the U. S. Army Corps of Engineers.
2. Revetment shall be constructed using techniques and materials that will enhance natural shoreline values and functions, including fish and wildlife habitat, water quality, vegetation, and aesthetics. The following techniques and materials shall be used:
 - a. Riprap material shall consist of clean quarried rock, free of loose dirt and any pollutants, and shall be of sufficient size and weight to prevent movement by wave or current action. Tires, automobile bodies, scrap metal paper products, and other inappropriate solid waste materials shall not be used for riprap.

- b. Use of downed logs, snags, or rock-work to enhance habitat and to provide a more natural appearance to the shoreline shall be incorporated into the design where appropriate.
 - c. Where on-site environmental conditions allow, vegetation shall be integrated into the riprap design to reduce erosion, provide cover, shade and habitat, and improve the natural appearance of the shoreline, consistent with the applicable vegetation management provisions of this Program.
- 3. If an armored revetment is employed, the following design criteria shall be met.
 - a. The size and quantity of the material shall be limited to only that necessary to withstand the estimated energy intensity of the hydraulic system;
 - b. Filter cloth must be used to aid drainage and help prevent settling; and
 - c. The toe reinforcement or protection must be adequate to prevent a collapse of the system from river scouring or wave action for the anticipated life of the project.
- 4. The area shall be restored as nearly as possible to pre-project condition, including replanting with native species and maintenance care until the newly planted vegetation is established.

6.4.10 Breakwaters, Jetties, Rock Weirs, and Groins

6.4.10.1 Breakwaters, Jetties, Rock Weirs, and Groins - General

- 1. All breakwaters, jetties, rock weirs, and groins are allowed only by Shoreline Conditional Use Permit and where necessary to support water-dependent uses, public access, shoreline stabilization, or other specific public purpose.
- 2. Applicants proposing groins, jetties, and solid breakwaters shall notify all shoreline landowners within the same drift sector. If it is not possible to make a reasonable determination of the drift sector, all shoreline land owners within one mile of the project proposal shall be notified.
- 3. The effect of proposed breakwaters, jetties, rock weirs, and groins on sand movement shall be evaluated during permit review. The beneficiaries and/or owners of large-scale defense works that substantially alter, reduce, or block littoral drift, and cause new erosion of downdrift shores shall be required to establish and maintain an adequate long term beach feeding program either by artificially transporting sand to the downdrift side of an inlet with jetties or by artificial beach feeding in the case of groins, breakwaters, and rock weirs.
- 4. The effect of proposed breakwaters, jetties, rock weirs, and groins on bank margin habitat, channel migration, and floodplain processes should be evaluated during permit review.

6.4.10.2 Breakwaters, Jetties, Rock Weirs, and Groins - Location

1. Breakwaters shall be prohibited in lakes.
2. Jetty, rock weir, or groin development that would result in a net adverse impact on adjacent and nearby properties and shorelines is prohibited.

6.4.10.3 Breakwaters, Jetties, Rock Weirs, and Groins – Design

1. Proposed designs for new or expanded breakwaters, jetties, rock weirs, and groins shall be designed and certified by a registered civil engineer.
2. The design of breakwaters, jetties, rock weirs, and groins shall conform to all applicable requirements established by the Washington Departments of Fish and Wildlife, and the U.S. Army Corps of Engineers. Breakwaters, jetties, rock weirs, and groins shall be designed and constructed in a manner that will prevent detrimental impacts on water circulation, sand movement, and aquatic life. The design shall also minimize impediments to navigation and to visual access from the shoreline.
3. The design of new breakwaters, groins, and jetties shall incorporate provisions for public access such as sightseeing and public fishing if it is determined such access is feasible and desirable. Open-pile or floating breakwaters shall be the only type allowed unless it can be shown that solid breakwaters will have no significant adverse effect on the aquatic biology and shore processes, or that such adverse effects can be adequately mitigated.
4. Materials used for the construction of breakwaters, jetties, rock weirs, and groins shall exhibit the qualities of long-term durability, ease of maintenance, and compatibility with local shore features, processes, and aesthetics. The use of solid waste, junk, or abandoned automobiles, asphalt, or any building demolition debris is prohibited.
5. Floating breakwaters shall be used in place of solid, rubble mound types wherever they can withstand anticipated wave action in order to maintain sand movement and protect fish and aquatic habitat.

CHAPTER 7 ADMINISTRATION AND ENFORCEMENT 7.1

General Provisions

1. Except as specifically exempted by statute, all proposed uses and development occurring within shoreline jurisdiction must conform to RCW 90.58, the Act and this Program.
2. Uses and developments that are not considered substantial developments pursuant to RCW 90.58.030(3)(e), WAC 173-27-040, and Section 2.3.2 of this Program shall not require a Shoreline Substantial Development Permit but shall conform to the policies and regulations of this Program and the Act and shall obtain a Statement of Exemption (Sections 2.3.3 and 7.2.4).
3. Classification of a use or development as "P" on Table 6-1 means the use/development may be allowed subject to review and approval by the City and/or Ecology. The City may attach conditions of approval to any permitted use via a permit or Shoreline Statement of Exemption as necessary to assure consistency of a project with the Act and this Program.
4. To be authorized under this Program, all uses and developments shall be planned and carried out in a manner that is consistent with the City codes and this Program regardless of whether a Shoreline Substantial Development Permit, Shoreline Statement of Exemption, Shoreline Variance, or Shoreline Conditional Use Permit is required.
5. Applicants requesting review for permits or Shoreline Statement of Exemption under this Program have the burden to prove that the proposed development or activity is consistent with the criteria that must be met before a permit or Shoreline Statement of Exemption is granted.
6. Applicants shall submit all information and documentation determined by the Shoreline Administrator as necessary to process an application
7. The City shall not issue any permit for development within the shoreline jurisdiction until approval has been granted pursuant to this Program.
8. A development or use that does not comply with the bulk, dimensional, and/or performance standards of this Program shall require a Shoreline Variance even if the development or use does not require a Shoreline Substantial Development Permit.
9. A development or use that is listed as a conditional use pursuant to this Program, or is an unlisted use, must obtain a Shoreline Conditional Use Permit even if the development or use does not require a Shoreline Substantial Development permit.
10. Issuance of a Shoreline Substantial Development Permit, Shoreline Variance or Shoreline Conditional Use Permit does not constitute approval pursuant to any other federal, state or City laws or regulations.
11. All shoreline permits or statements of exemption issued for development or use within shoreline jurisdiction shall include written findings prepared by the Shoreline

Administrator, documenting compliance with bulk and dimensional policies and regulations of this Program. The Shoreline Administrator may attach conditions to the approval as necessary to assure consistency with the RCW 90.58 and this Program. Such conditions may include a requirement to post a performance bond assuring compliance with permit requirements, terms and conditions.

12. Proposed actions that would alter designated critical areas or their buffers, as established by this Program (Section 5.3) shall be reviewed for compliance with this Program. If required, the applicable critical area report and/or mitigation plan and/or habitat management plan shall be submitted as part of the development application or request for Shoreline Statement of Exemption. The critical area review shall be conducted ~~and processed in conjunction~~ with the highest threshold of review that is applicable to the ~~primary~~ development proposed:
 - a. Shoreline Statement of Exemption;
 - b. Shoreline Substantial Development Permit;
 - c. Shoreline Conditional Use Permit;
 - d. Shoreline Variance; or
 - e. Revisions to Shoreline Permits.

7.2 Administrative Authority and Responsibility

7.2.1 Shoreline Administrator

1. The responsible official or his/her designee is the Shoreline Administrator for the City.
2. The Shoreline Administrator shall execute the duties and responsibilities assigned in this Program.
3. The Shoreline Administrator shall document all project review actions in shoreline areas in order to periodically evaluate the cumulative effects of authorized development on shoreline ecological conditions per WAC 173-26-191.

7.2.2 State Department of Ecology and Attorney General

1. The duties and responsibilities of Ecology shall include, but are not limited to the following:
 - a. Reviewing and approving Program amendments prepared by the City pursuant to WAC 173-26-120 (State Process for Approving/Amending Shoreline Master Programs).
 - b. Amendments or revisions to the Program, as provided by law, do not become effective until approved by the Washington State Department of Ecology.

- c. Final approval and authority to condition or deny Shoreline Conditional Use Permits and Shoreline Variance Permits filed by the City.
- 2. Ecology and the Attorney General have the authority to review and petition for review City's permit decisions. Petitions for review must be commenced within twenty one (21) days from the date the final decision was filed.

7.2.3 Administrative Interpretations

- 1. Interpretation, enforcement, and administration of this Program shall be in conformance with the provisions of WAC 173-26-140. The City establishes the following procedures for processing Administrative Interpretations:
 - a. Any person may request in writing the Shoreline Administrator's interpretation of a code provision of this Program when it pertains to a specific property or project by means of a Type I application pursuant to RMC 18.310.060.
 - b. The Shoreline Administrator may independently initiate an interpretation of any conflicting or unclear provisions of this Program.
 - c. Prior to issuing an interpretation, the Shoreline Administrator shall formally consult with Ecology to insure that any formal written interpretations are consistent with the purpose and intent of chapter 90.58 RCW and the applicable guidelines.
 - d. To ensure that Shoreline Administrator interpretations are applied consistently over time, the Shoreline Administrator shall catalog these interpretations. The catalogued interpretations shall be retained on file by the Shoreline Administrator.

7.2.4 Statement of Exemption

- 1. Any person requesting an exemption from the Shoreline Substantial Development Permit review procedures shall submit a completed application for Shoreline Statement of Exemption to the Shoreline Administrator.
- 2. For emergency development, a complete application for a Statement of Exemption must be submitted to the Shoreline Administrator within seven days after the emergency has been abated. The property owner, person, or agency undertaking the emergency action shall fully fund and conduct necessary restoration and/or mitigation for any impacts to shoreline ecological functions resulting from the emergency action, as identified by the Shoreline Administrator in a written decision consistent with RMC 18.310.070 issued within 42 days of receipt of the application. Restoration and/or mitigation activities must be initiated within 42 days of the date of the decision is issued or as otherwise determined by the Shoreline Administrator, and completed in a timely manner.
- 3. Applications for Statements of Exemption are to be processed using the Type II procedures as set forth in RMC 18.310.070. The Shoreline Administrator shall forward documentation of decisions on Statements of Exemption to the applicant as required by Section 2.3.3 and to Ecology as required by WAC 173-27-050.

7.2.5 Shoreline Substantial Development Permits.

1. Applications for Shoreline Substantial Development Permits are to be processed using the Type III review procedures as set forth in RMC 18.310.080 and the requirements of RCW 90.58 and WAC 173-27. In accordance with WAC 173-27-110(2) (e), the city shall accept public comments for 30 days from the notice of pending review.
2. Applications shall be reviewed, and shall only be approved if the application conforms with the criteria for approval found in this Program and WAC 173-27-150.
3. If no local appeal has been timely filed, the Shoreline Administrator shall forward the application and decision to Ecology in compliance with the provisions of Section 7.3, Ecology Review and WAC 173-27-130 or its successor.

7.2.6 Shoreline Conditional Use Permits.

1. Shoreline Conditional Use Permits are required for any proposed use or development which is listed as a conditional use in this program and for any use not specifically addressed in this program. A Shoreline Conditional Use Permit cannot be used to allow any use or structure specifically prohibited by this program.
2. Applications for Shoreline Conditional Use Permits are to be processed using the Type III review procedures as set forth in RMC 18.310.080 and the requirements of RCW 90.58 and WAC 173-27. In accordance with WAC 173-27-110(2) (e), the city shall accept public comments for 30 days from the notice of pending review.
3. Applications shall be reviewed, and shall only be approved if the application conforms with the criteria for approval found in this Program and WAC 173-27-160.
4. Upon completion of the local decision process, the Shoreline Administrator shall forward the application and decision to Ecology in compliance with the provisions of Section 7.3, Ecology Review and WAC 173-27-130 or its successor.

7.2.7 Shoreline Variance Permits

1. The purpose of a Shoreline Variance Permit is strictly limited to granting relief from specific bulk, dimensional or performance standards set forth in this Program where there are extraordinary circumstances relating to the physical character or configuration of property such that the strict implementation of this Program will impose unnecessary hardships on the applicant or thwart the policies set forth in RCW 90.58.020.
2. Applications for Shoreline Variance Permits are to be processed using the Type III review procedures as set forth in RMC 18.310.080 and the requirements of RCW 90.58 and WAC 173-27. In accordance with WAC 173-27-110(2) (e), the city shall accept public comments for 30 days from the notice of pending review.
3. Applications shall be reviewed, and shall only be approved if the application conforms with the criteria for approval found in this Program and WAC 173-27-170.

4. Upon completion of the local decision process, the Shoreline Administrator shall forward the application and decision to Ecology in compliance with the provisions of Section 7.3, Ecology Review and WAC 173-27-130 or its successor.

7.2.8 Revisions to Shoreline Permits

1. A Shoreline Substantial Development, Shoreline Conditional Use, or Shoreline Variance Permit revision is required whenever the applicant proposes substantive changes to the design, terms or conditions of a project from that which is approved in the permit. Changes are substantive if they materially alter the project in a manner that relates to its conformance to the terms and conditions of the permit, this Program and/or the policies and provisions of chapter 90.58 RCW. Changes which are not substantive in effect do not require approval of a revision. All revisions shall be processed in accordance with WAC 173-27-100.
2. When an applicant seeks to revise a permit, the applicant shall complete an application for Shoreline Permit Revision. The applicant shall provide detailed plans and text describing the proposed changes. The Shoreline Permit Revision application shall be processed using the Type I procedures set forth in RMC 18.310.060 and the requirements of RCW 90.58 and WAC 173-27.
3. If the proposed changes are determined to be within the scope and intent of the original permit, and are consistent with this Program and the Act, the City may approve a revision.
4. "Within the scope and intent of the original permit" means all of the following:
 - a. No additional over water construction is involved except that pier, dock, or float construction may be increased by five hundred square feet or ten percent from the provisions of the original permit, whichever is less;
 - b. Ground area coverage and height may be increased a maximum of ten percent from the provisions of the original permit;
 - c. The revised permit does not authorize development to exceed height, lot coverage, setback, or any other requirements of the applicable master program except as authorized under a Shoreline Variance granted as the original permit or a part thereof;
 - d. Additional or revised landscaping is consistent with any conditions attached to the original permit and with the applicable master program;
 - e. The use authorized pursuant to the original permit is not changed; and
 - f. No adverse environmental impact will be caused by the project revision.
5. Revisions to permits may be authorized after original permit authorization has expired under RCW 90.58.143. The purpose of such revisions shall be limited to authorization of

changes which are consistent with this section and which would not require a permit for the development or change proposed under the terms of chapter 90.58 RCW, this regulation and this Program. If the proposed change constitutes substantial development then a new permit is required. Provided, this subsection shall not be used to extend the time requirements or to authorize substantial development beyond the time limits of the original permit.

6. If the sum of the revision and any previously approved revisions under WAC 173-27-100 or this section violate the provisions in Section 7.2.8(4), the City shall require that the applicant apply for a new permit.
7. The revision approval, including the revised site plans and text consistent with the provisions of WAC 173-27-180 as necessary to clearly indicate the authorized changes, and the final ruling on consistency with this section shall be filed with Ecology. In addition, the Shoreline Administrator shall notify parties of record of the action.
8. If the revision to the original permit involves a conditional use or variance, the Shoreline Administrator shall submit the revision to Ecology for Ecology's approval, approval with conditions, or denial, and shall indicate that the revision is being submitted under the requirements of WAC 173-27.
9. Upon receipt of Ecology's final decision, the Shoreline Administrator shall notify parties of record of Ecology's final decision within 14 days.
10. The revised permit is effective immediately upon final decision through the Type I process set forth in RMC 18.310.060, or when appropriate under Section 7.2.8(8), upon final action by Ecology.
11. Appeals shall be made to the Shorelines Hearing Board in accordance with RCW 90.58.180.

7.2.9 Master Program Amendments

1. This Program shall be periodically reviewed no later than eight (8) years following its approval by Ecology and adjustments shall be made as are necessary to reflect changing local circumstances, new information or improved data, and changes in State statutes and regulations. This review process shall be consistent with WAC 173-26 requirements and shall include a local citizen involvement effort and public hearing to obtain the views and comments of the public. The Program shall be consistent with the City comprehensive plan and development regulations adopted under RCW 36.70A and other local requirements.
2. Any of the provisions of this Program may be amended as provided for in ~~RCW 90.58.100 and Chapter 173-26 WAC~~ through the Type IV procedure set forth in RMC 18.310.090 and consistent with the requirements of WAC 173-26. Amendments or revision to this Program, as provided by law, do not become effective until approved by Ecology.

3. Proposals for shoreline re-designation (i.e., amendments to the shoreline maps and descriptions) must demonstrate consistency with the criteria set forth in WAC 173-22-040.
4. Submittal of proposed master program amendments shall be consistent with WAC 173-26-110.

7.3 Ecology Review

1. Ecology shall be notified of any Substantial Development, Conditional Use or Variance Permit decisions made by the City of Ridgefield, whether it is an approval or denial. The notification shall occur after all local administrative appeals related to the permit have concluded or the opportunity to initiate such appeals has lapsed. When a Substantial Development Permit and either Conditional Use or Variance Permit are required for a development, the submittal of the permits shall be made concurrently. The Shoreline Administrator shall file the following with Ecology and the Attorney General:
 - a. A copy of the complete application per WAC 173-27-180;
 - b. Findings and conclusions that establish the basis for the decision including but not limited to identification of shoreline environment designation, applicable Program policies and regulations and the consistency of the project with appropriate review criteria for the type of permit(s);
 - c. The final decision of the City;
 - d. The permit data sheet per WAC 173-27-990;
 - e. Affidavit of public notice; and
 - f. Where applicable, the documents required by the State Environmental Policy Act (RCW 43.21C).
2. When the project has been modified in the course of the City's review process, plans or text shall be provided to Ecology that clearly indicates the final approved plan.
3. If Ecology determines that the submittal does not contain all of the documents and information required by this section, Ecology shall identify the deficiencies and notify the City and the applicant in writing. Ecology will not act on Conditional Use or Variance Permit submittals until the material requested in writing is received.
4. Ecology shall convey to the City and applicant its final decision approving, approving with conditions, or disapproving the permit within thirty (30) days of the date of submittal by the City. The Shoreline Administrator shall notify those interested persons having requested notification of such decision.

5. Ecology shall base its determination to approve, approve with conditions or deny a Conditional Use Permit or Variance Permit on consistency with the policy and provisions of the SMA, the criteria listed in this Program and the provisions of WAC 173-27-160 for Shoreline Conditional Use Permits, WAC 173 27-170 for Shoreline Variances and WAC 173-27-210 relating to minimum standards for Shoreline Conditional Use and Shoreline Variance Permits.
6. Ecology shall notify the City and the applicant of the date of filing by phone or electronic message, to be followed by written communication as necessary.

7.4 Hearings and Appeals

7.4.1 Hearings

1. When an open-record hearing is required for an application on a specific site or project, all other land use permit approvals associated with that specific site or project shall be considered concurrently. Therefore, in this situation, Type I and II shoreline applications shall be bundled with Type III land use and shoreline applications and any accompanying environmental appeal under RMC 18.810 and all shall be considered concurrently through the Type III process.

7.4.2 Appeals

1. Type II shoreline decisions (Administrative Interpretations, Statements of Exemption, and revisions to Shoreline Substantial Development Permits, but not revisions to Shoreline Conditional Use or Shoreline Variance Permits) may be appealed using Type III procedures in RMC 18.310.100.
2. ~~Type III final decisions on appeals of Type II shoreline decisions as described in Section 7.4.2(1) and Shoreline Substantial Development Permits may be appealed to the Shoreline Hearings Board in accordance with RCW 90.58.180 and WAC 461-08. Such appeals must be filed within twenty-one (21) days from the date the permit decision was filed.~~
3. Type III decisions on Shoreline Conditional Use Permits, Shoreline Variance Permits, and Type I decisions on revisions to them are final decisions of the City which shall be submitted to Ecology for its final decision pursuant to Section 7.3. Ecology's final decision may be appealed to the Shoreline Hearings Board in accordance with 90.58.180 and WAC 461-08. Such appeals must be filed within twenty-one (21) days from the date the permit decision was filed.
4. Appeals of revisions to Shoreline Substantial Development, Shoreline Conditional Use, and Shoreline Variance Permits shall be based only upon contentions that a revision is not within the scope and intent of the original permit (Section 7.2.8(4)). Construction undertaken pursuant to that portion of a revised permit not authorized under the original permit is at the applicant's own risk until the expiration of the appeals deadline. If an appeal is successful in proving that a revision is not within the scope and intent of the original permit, the decision shall have no bearing on the original permit.

5. Type IV shoreline decisions (Shoreline Master Program amendments) are final decisions of the City which shall be submitted to Ecology for its final decision pursuant to Section 7.2.9. Ecology's final decision may be appealed to the Growth Management Hearings Board in accordance with 90.58.190 and WAC 173-26-130.

7.5 Commencement of Development Activity and Permit Validity

1. No construction pursuant to a Shoreline Substantial Development, Shoreline Variance or Shoreline Conditional Use Permit authorized by this program shall begin or be authorized and no building, grading or other construction permits shall be issued by the City until twenty-one (21) days from the date the permit decision was filed or until all review proceedings are terminated.
2. ~~Construction may be commenced no sooner than thirty (30) days after the date the appeal of the Shorelines Hearings Board's decision is filed if a permit is granted by the City, and~~
 - a ~~The granting of the permit is appealed to the Shorelines Hearings Board within twenty one (21) days of the date of filing;~~
 - b ~~The hearings board approves the granting of the permit by the City or approves a portion of the substantial development for which the City issued the permit; and~~
 - c ~~An appeal for judicial review of the hearings board decision is filed pursuant to chapter 34.05 RCW.~~
3. Construction activities shall be commenced, or where no construction activities are involved, the use or activity shall be commenced within two (2) years of the effective date of a Shoreline Substantial Development Permit. The Shoreline Administrator may authorize a single extension for a period not to exceed one (1) year based on reasonable factors through a Type I process as set forth at RMC 18.310.060, if a request for extension has been filed before the expiration date and notice of proposed extension is given to parties of record on the Shoreline Substantial Development Permit and to Ecology.
4. Authorization to conduct construction activities shall terminate five (5) years after the effective date of a Shoreline Substantial Development Permit. The Shoreline Administrator may authorize a single extension for a period not to exceed one (1) year based on reasonable factors through a Type I process as set forth at RMC 18.310.060, if a request for extension has been filed before the expiration date and notice of the proposed extension is given to parties of record and Ecology.
5. Upon a finding of good cause, based on the requirements and circumstances of the project proposed and consistent with the policy and provisions of the Program and the Act, the Shoreline Administrator may adopt different time limits from those set forth in

Sections 7.5(3) and 7.5(4) as a part of action on a Shoreline Substantial Development Permit.

6. The effective date of a Shoreline Substantial Development Permit shall be the date of filing as provided in RCW [90.58.140](#)(6). The permit time periods in Sections 7.5(3) and 7.5(4) do not include the time during which a use or activity was not actually pursued due to the pendency of administrative appeals or legal actions or due to the need to obtain any other government permits and approvals for the development that authorize the development to proceed, including all reasonably related administrative or legal actions on any such permits or approvals. The Shoreline Administrator shall notify Ecology in writing of any change to the effective date of a permit, as authorized by this Section 7.5(6), with an explanation of the basis for approval of the change. Any change to the time limits of a permit other than those authorized by RCW [90.58.143](#) as amended shall require a new permit application.
7. Special procedures for Washington State Department of Transportation (WSDOT) projects
 - a. Permit review time for projects on a state highway. Pursuant to RCW 47.01.485, the Legislature established a target of 90 days review time for local governments.
 - b. Optional process allowing construction to commence twenty-one days after date of filing. Pursuant to RCW 90.58.140, WSDOT projects that address significant public safety risks may begin twenty-one days after the date of filing if all components of the projects will achieve no net loss of shoreline ecological function.

7.6 Enforcement

7.6.1 General Enforcement

1. It shall be unlawful to violate the provisions of this program.
2. These shoreline regulations shall be enforced for the benefit of the health, safety and welfare of the general public, and not for the benefit of any particular person or class of persons.
3. The Shoreline Management Act calls for a cooperative enforcement program between local and state government. It provides for both civil and criminal penalties, orders to cease and desist, orders to take corrective action and permit rescission. The choice of enforcement action and the severity of any penalty should be based on the nature of the violation and the damage or risk to the public or to public resources. The existence or degree of bad faith of the persons subject to the enforcement action, the benefits that accrue to the violator and the cost of obtaining compliance may also be considered.
4. Enforcement action by the City of Ridgefield or Ecology may be taken whenever a person has violated any provision of the act or this program. Civil or criminal enforcement action shall be taken pursuant to RMC 18.395 and the applicable requirements of RCW 90.58

and WAC 173-27. Where there is a conflict between Ridgefield Municipal Code procedures and procedures required by RCW 90.58 or WAC 173-27, the RCW and WAC requirements shall prevail.

5. The choice of enforcement action and the severity of any penalty should be based on the nature of the violation, the damage or risk to the public or to public resources, and/or the existence or degree of bad faith of the persons subject to the enforcement action.
6. The Shoreline Administrator, and/or duly authorized representative, shall have the authority to enforce the shoreline regulations of the City of Ridgefield.
7. The Shoreline Administrator or duly authorized representative of the Shoreline Administrator may, with the consent of the owner or occupier of a building or premises, or pursuant to a lawfully issued inspection warrant, enter at reasonable times any building or premises subject to the consent or warrant to perform the duties imposed by this Program.
8. No provision of, or term used in, this code is intended to impose upon the City of Ridgefield, or any of its officers or employee, any duty which would subject them to damages in a civil action.
9. If moratoria or similar official controls are adopted by the City to enforce the provisions of the Act, the local government must meet the follow requirements pursuant to RCW 90.58.590:
 - a. Hold a public hearing
 - i. Must be held within 60 days of the moratoria's adoption
 - b. Provide details of justifications for proposed or adopted moratoria, as well as details of desired and likely outcomes.
 - c. Notify the Department of Ecology immediately after adoption of the moratoria with specification of time, date and place of any relevant public hearings.
 - d. Provision that lawfully existing uses, structures, and other development will remain lawful conforming uses that will be maintained, repaired and developed; provided that the use is not expanded.

7.6.2 Investigation and Notice of Violation

1. In accordance with RMC 18.395.030, an investigation shall be made of any structure or use which the City reasonably believes does not comply with the standards and requirements of this Program.
2. If, after an investigation, it is determined that the standards or requirements of this Program have been violated, the City of Ridgefield and/or Ecology shall have the

authority to serve upon a person a notice and/or order in accordance with the provisions of RMC 18.395.050 and .080.

- a. A civil penalty under WAC 173-27-280 may be issued with the notice or order.
- b. The notice or order issued under this section shall become effective immediately upon receipt by the person to whom the order is directed.
- c. Failure to comply with the terms of the notice or order can result in enforcement actions including, but not limited to, those listed in RMC 18.395.060, .070, and .100.

7.6.3 Requirement for Restoration Plan

1. In the event the City initiates enforcement action under this Program or files a complaint in court, the City may require a restoration plan consistent with the requirements of this Program. Such a plan shall be prepared by a qualified professional using the best available science and shall describe how the actions proposed meet the minimum requirements described in ~~Chapter 5A~~, RMC 18.280.100(C). The shoreline administrator shall, at the violator's expense, seek expert advice in determining whether the plan restores the affected area to its preexisting condition or, where that is not possible, restores the functions of the affected area. Inadequate plans shall be returned to the applicant or violator for revision and re-submittal.
2. Minimum Performance Standards for Restoration
 - a. For alterations to frequently flooded areas, wetlands, and fish and wildlife habitat conservation areas, the following minimum performance standards shall be met for the restoration of a critical area, provided that if the violator can demonstrate that greater functional and habitat values can be obtained, these standards may be modified:
 - i. The structure and functions of the critical area or buffer prior to violation shall be restored, including water quality and habitat functions;
 - ii. The soil types and configuration prior to violation shall be replicated;
 - iii. The critical area and buffers shall be replanted with native vegetation (the City's list of native species is at RMC 18.830); and
 - iv. Information demonstrating compliance with the requirements in ~~Chapter 5A~~, RMC 18.280.050(E) Mitigation Plan Requirements shall be submitted to the Shoreline Administrator.
 - b. For alterations to frequently flooded and geologic hazard areas, the following minimum performance standards shall be met for the restoration of a critical area or buffer, provided that, if the violator can demonstrate that greater safety can be obtained, these standards may be modified:
 - v. The hazard shall be reduced to a level equal to, or less than, the previolation hazard;

- vi. The risk of personal injury resulting from the alteration shall be eliminated or minimized;
- vii. Drainage patterns shall be restored to those existing before the alteration; and
- viii. The hazard area and buffers shall be replanted consistent with pre-violation conditions with native vegetation sufficient to minimize the hazard. As a condition of the restoration plan, the applicant shall grant reasonable access to the property.

7.6.4 Penalties

1. Any person found to have willfully engaged in activities on the City's shorelines in violation of the Shoreline Management Act of 1971 or in violation of this Program or who fails to conform to the terms of a Shoreline Substantial Development Permit, Shoreline Conditional Use Permit or Shoreline Variance issued under RCW 90.58.140, who undertakes a development or use on shorelines of the state without first obtaining a permit, or who fails to comply with a cease and desist order issued under these regulations may be subject to a civil or criminal penalty by the City of Ridgefield in accordance with RMC 18.395. Ecology may impose a penalty jointly with the City, or alone only upon an additional finding that a person:
 - a. Has previously been subject to an enforcement action for the same or similar type of violation of the same statute or rule; or
 - b. Has been given previous notice of the same or similar type of violation of the same statute or rule; or
 - c. The violation has a probability of placing a person in danger of death or bodily harm; or
 - d. Has a probability of causing more than minor environmental harm; or
 - e. Has a probability of causing physical damage to the property of another in an amount exceeding one thousand dollars.
2. In the alternative, a penalty may be issued to a person by the City alone, or jointly with Ecology for violations which do not meet the criteria of subsection (1)(a) through (e) of this section, after the following information has been provided in writing to a person through a technical assistance visit or a notice of correction:
 - a. A description of the condition that is not in compliance and a specific citation to the applicable law or rule;
 - b. A statement of what is required to achieve compliance;
 - c. The date by which the City requires compliance to be achieved;

- d. Notice of the means to contact any technical assistance services provided by the City or other agencies; and
 - e. Notice of when, where, and to whom a request to extend the time to achieve compliance for good cause may be filed with the City of Ridgefield.
- 3. Amount of penalty. The civil or criminal penalty shall be as established in RMC 18.395 and 9.01, RCW 90.58.220 and WAC 173-27-280.
- 4. Aiding or abetting. Any person who, through an act of commission or omission procures, aids or abets in the violation shall be considered to have committed a violation for the purposes of the civil penalty.
- 5. Notice of penalty. A civil penalty shall be imposed by a notice in writing, either by certified mail with return receipt requested or by personal service, to the person incurring the same from the City of Ridgefield or Ecology, or from both jointly. The notice shall describe the violation, approximate the date(s) of violation, and shall order the acts constituting the violation to cease and desist, or, in appropriate cases, require necessary corrective action within a specific time.
- 6. Right of appeal. Persons incurring a penalty imposed by Ecology or imposed jointly by the City of Ridgefield and Ecology may appeal the same to the shorelines hearings board. Appeals to the shorelines hearings board are adjudicatory proceedings subject to the provisions of chapter 34.05 RCW. Persons incurring a penalty imposed by local government may appeal the same to the local government legislative authority.
- 7. Timing of appeal. Appeals shall be filed within thirty days of the date of receipt the penalty. The term "date of receipt" has the same meaning as provided in RCW 43.21B.001.
- 8. Penalties due.
 - a. Penalties imposed shall become due and payable thirty days after receipt of notice imposing the same unless an appeal is filed. Whenever an appeal of a penalty is filed, the penalty shall become due and payable upon completion of all review proceedings and upon the issuance of a final decision confirming the penalty in whole or in part.
 - b. If the amount of a penalty owed the City of Ridgefield is not paid within thirty days after it becomes due and payable, the City will take actions necessary to recover such penalty, including any applicable actions listed in RMC 18.395. If the amount of a penalty owed Ecology is not paid within thirty days after it becomes due and payable, the attorney general, upon request of Ecology, shall bring an action in the name of the state of Washington to recover such penalty.
- 9. Penalty recovered. Penalties recovered by the City of Ridgefield shall be paid to the city treasurer. Penalties recovered by Ecology shall be paid to the state treasurer. Penalties

recovered jointly by the City and Ecology shall be divided equally between the City and Ecology unless otherwise stipulated in the order.

7.6.5 Violations – Subsequent Development and Building Permits

No building permit or other development permit shall be issued for any parcel of land developed or divided in violation of this Program. All purchasers or transferees of property shall comply with provisions of the Act and this Program and each purchaser or transferee may recover damages from any person, firm, corporation, or agent selling, transferring, or leasing land in violation of the Act or this Program. Damages may include any amount reasonably spent as a result of inability to obtain any development permit and spent to conform to the requirements of the Act or this Program as well as costs of investigation, suit, and reasonable attorney's fees occasioned thereby. Such purchaser, transferee, or lessor, as an alternative to conforming their property to these requirements, may rescind the sale, transfer, or lease and recover costs of investigation, litigation and reasonable attorney's fees occasioned thereby from the violator.

7.7 Public and Private Redress

1. Any person subject to the regulatory program of this Program who violates any provision of this Program or the provisions of a permit issued pursuant thereto shall be liable for all damages to public or private property arising from such violation, including the cost of restoring the affected area to its condition prior to such violation.
2. The City Attorney may bring suit for damages under this section on behalf of the City. Nothing in this section precludes private persons from bringing suit for damages on their own behalf. If liability has been established for the cost of restoring an area affected by violation, the court shall make provisions to assure that restoration will be accomplished within a reasonable time at the expense of the violator. In addition to such relief, including monetary damages, the court, in its discretion, may award attorneys' fees and costs of the suit to the prevailing party.

7.8 Fees for Permits Obtained after Development

1. Permits obtained following, rather than prior to, the commencement of a development or use shall be three (3) times the normal amount. This provision is in addition to the enforcement measures contained in this Program.
2. Delinquent permit penalties shall be paid in full prior to resuming the use or activity.

7.9 Rescission of Permits

1. This section applies to requests or decisions to rescind Shoreline Substantial Development Permits, Shoreline Conditional Use Permits and Shoreline Variances.
2. Approved Shoreline Substantial Development permits, Shoreline Conditional Use Permits and Shoreline Variances may be rescinded or modified through a Type III process.
3. City staff or any other persons who are aggrieved by activities undertaken under a shoreline permit may request such rescission or modification in writing.

4. Upon receipt of a request for rescission, the Shoreline Administrator shall schedule a public hearing for the next public hearing date where the review can be accommodated and the required notice given.
5. Notice of Public Hearing.
 - a. The Shoreline Administrator shall publish a notice of the rescission hearing at least fourteen days before the hearing date.
 - b. The Shoreline Administrator shall mail notice of the hearing to the party to which the permit was issued, the owner of the property for which the permit was issued, the person or persons who requested the permit rescission or modification and any persons who requested notice of the hearing in writing at least ten days before the hearing date.
 - c. The notice shall include the following information:
 - i. The name of the permit holder and, if applicable, the project name.
 - ii. The street address of the subject property and a description of the property in non-legal terms sufficient to identify the location.
 - iii. A brief description of the issues.
 - iv. The date, time and place of the public hearing.
 - v. A statement of the right of any person to participate in the public hearing by providing written statements before or at the hearing and orally at the hearing.
6. The public hearing shall be held before the City decides whether to rescind or add conditions to the permit or variance. Any person can submit written statements or speak. At the hearing, such additional information as is reasonably necessary to evaluate whether the permit or variance should be rescinded or modified may be requested.
7. After the public hearing has concluded, whether to rescind, modify, or add conditions to the permit shall be decided.
 - a. The decision may be made at the same public meeting as the public hearing or at another public meeting. The decision shall be issued within fourteen days of closure of the public record.
 - b. The decision shall be based on the decision criteria in Section 7.9(13).
 - c. If the decision is to rescind the permit, restoration or reclamation of the property may be required and time limits set for the completion of these activities.

- d. The decision shall include findings of fact and conclusions which support the decision and any required conditions.
8. Unless appealed to City Council, the decision and the findings of fact and conclusions shall be reduced to writing and mailed by the Shoreline Administrator to the permit holder, the property owner, Ecology and the Washington State Attorney General within fourteen days of the date of the decision.
9. Effect of Decision.
 - a. Unless appealed to the City Council, the decision is the final decision of the City.
 - b. If the permit is rescinded, all activity authorized by the Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, or Shoreline Variance shall immediately cease, unless a period of time to complete the activity or reclaim the site is granted, or a court authorizes continued operation during an appeal.
10. Appeal of decision to City Council.
 - a. The City Council shall hold a public hearing before deciding whether to uphold or overturn the initial decision to rescind or add conditions to the permit or variance. Any person can submit written statements or speak. At the hearing, members of the City Council may request such additional information as is reasonably necessary to evaluate whether the permit or variance should be rescinded.
 - b. After the public hearing has concluded, the City Council shall decide whether to uphold or overturn the decision to rescind modify, or add conditions to the permit. The City Council shall also have the authority to modify the initial decision to rescind, modify, or add conditions to the permit.
 - c. The decision may be made at the same public meeting as the public hearing or at another public meeting. The City Council Commission shall vote on the rescission within 32 days of the initial public hearing date.
 - d. The decision shall be based on the decision criteria in Section 7.9(13).
 - e. If the City Council upholds or modifies the initial decision to rescind the permit, the City Council may require restoration or reclamation of the property and may set time limits for the completion of these activities.
 - f. In its decision on the appeal of the initial decision, the City Council shall adopt findings of fact and conclusions which support the decision and any required conditions.
11. The decision of the City Council on the appeal of the initial decision shall include the findings of fact and conclusions, and shall be reduced to writing and mailed by the Shoreline Administrator to the permit holder, the property owner, Ecology and the Washington State Attorney General within twelve days of the date of the decision.

12. Effects of Decision.

- a. The decision of the City Council on the appeal of the initial decision on the rescission may be appealed to the Washington State Shorelines Hearings Board as provided in RCW 90.58.180 and Chapter 461-08 WAC.
- b. If, on appeal, the City Council rescinds the permit, all activity authorized by the Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, or Shoreline Variance shall immediately cease, unless the City Council grants a period of time to complete the activity or reclaim the site or a court authorizes continued operation during an appeal.

13. Criteria for Rescission.

a. On appeal, the decision maker may rescind or modify a permit if the decision maker finds that one or more of the following criteria are met.

- i. The permit approval was obtained by fraud or through the provision of misleading application material.
- ii. The permit is being exercised contrary to the terms or conditions of approval or in violation of law.
- iii. The use or activity for which approval was granted is being exercised so as to be detrimental to the public health, safety, or welfare.

14. Ecology may initiate permit rescission. Under the provisions of RCW 90.58.140(8), if Ecology is of the opinion that noncompliance exists, Ecology shall provide written notice to the City and the permittee. If Ecology is of the opinion that the noncompliance continues to exist thirty days after the date of the notice, and the City has taken no action to rescind the permit, Ecology may petition the hearings board for a rescission of the permit upon written notice of the petition to the City and the permittee if the request by Ecology is made to the hearings board within fifteen days of the termination of the thirty-day notice to the local government.

CHAPTER 8 DEFINITIONS

Chapter 5A, RMC 18.280.170, Critical Areas Protection; Chapter 5A, RMC 18.750.010; and Chapter 8, Definitions contain several of the same or similar definitions. These definitions are to be read and interpreted together to fulfill the purposes and policies of the Act and this Program, giving deference to RCW 90.58 definitions and highest priority to protection of shoreline ecological functions. See Sections 1.5 and 1.7(4).

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1. **Accessory Structure** – a subordinate building or use incidental to the use of the main building or use.
2. **Accessory Use** – any use or activity incidental and subordinate to a primary use or development.
3. **Accretion** – the growth of a beach by the addition of material transported by wind and/or water. Included are such shoreforms as barrier beaches, points, spits, hooks, and tombolos.
4. **Act** - Washington State Shoreline Management Act of 1971, as amended, RCW 90.58.
5. **Adjacent** - having a common end point or border.
6. **Adjacent Lands** – lands adjacent to the shorelines of the state (outside of shoreline jurisdiction) (*RCW 90.58.340*).
7. **Agricultural Activities** - agricultural uses and practices including, but not limited to: producing, breeding or increasing agricultural products; rotating and changing agricultural crops; agricultural crops; allowing land used for agricultural activities to lie fallow in that it is plowed and tilled but left unseeded; allowing land used for agricultural activities to lie dormant as a result of adverse agricultural market conditions; allowing land used for agricultural activities to lie dormant because the land is enrolled in a local, state, or federal conservation program, or the land is subject to a conservation easement; conducting agricultural operations; maintaining, repairing, and replacing agricultural equipment; maintaining, repairing, and replacing agricultural facilities, provided that the replacement facility is no closer to the shoreline than the original facility; and maintaining agricultural lands under production or cultivation (*WAC 173-26-020(3)(a)*).
8. **Agricultural Equipment and Agricultural Facilities** – include, but are not limited to: (i) The following used in agricultural operations: Equipment; machinery; constructed shelters, buildings, and ponds; fences; upland finfish rearing facilities; water diversion, withdrawal, conveyance, and use equipment and facilities including but not limited to pumps, pipes, tapes, canals, ditches, and drains; (ii) corridors and facilities for transporting personnel, livestock, and equipment to, from, and within agricultural lands; (iii) farm residences and associated equipment, lands, and facilities; and (iv) roadside stands and on-farm markets for marketing fruit or vegetables.
9. **Agricultural Land** – those specific land areas on which agricultural activities are conducted as of the date of adoption of this Program, as evidenced by aerial photography or other

documentation. After the effective date of this Program, land converted to agricultural use shall comply with the requirements of this Program.

10. **Agricultural products** – include but are not limited to horticultural, viticultural, floricultural, vegetable, fruit, berry, grain, hops, hay, straw, turf, sod, seed, and apiary products; feed or forage for livestock; Christmas trees; hybrid cottonwood and similar hardwood trees grown as crops and harvested within twenty years of planting; and livestock including both the animals themselves and animal products including but not limited to meat, upland finfish, poultry and poultry products, and dairy products.
11. **Aggrieved Person** – a person who is suffering from an infringement or denial of legal rights or claims.
12. **Amendment** - means a revision, update, addition, deletion, and/or reenactment to an existing shoreline master program.
13. **Anadromous fish** -Fish that migrate downstream in their juvenile lifestages; live their adult lives in the ocean; then migrate upstream from the ocean to breed in fresh water.
14. **Appurtenance** - A structure or development necessarily connected to a single-family residence. Normal appurtenances include a garage, a shop, a deck, a pool, a driveway, utilities, fences, grading which does not exceed 250 cubic yards and does not involve placement of fill in any wetland or waterward of the OHWM, and when allowed, installation of a septic tank and drainfield.
15. **Aquaculture** - The culture or farming of food fish, shellfish, or other aquatic plants and animals. Aquaculture does not include the harvest of wild geoduck associated with the state managed wildstock geoduck fishery. (WAC 173-26-020(6) and 17326-241(3) (b)).
16. **Area of Special Flood Hazard** - Land in the floodplain subject to a 1% or greater chance of flooding in any given year. Designation on Flood Insurance Rate Maps (FIRM) always includes the letter A.
17. **Associated Wetlands** - Those wetlands that are in proximity to and either influence or are influenced by tidal waters or a lake, river or stream subject to the Shoreline Management Act.
18. **Average Grade Level** - the average of the natural or existing topography of the portion of the lot, parcel, or tract of real property that will be directly under the proposed building or structure: In the case of structures to be built over water, average grade level shall be the elevation of the ordinary high water mark. Calculation of the average grade level shall be made by averaging the ground elevations at the midpoint of all exterior walls of the proposed building or structure (WAC 173-27-030(3)).

B

19. **Beach Enhancement/Restoration** – process of restoring a beach to a state more closely resembling a natural beach, using beach feeding, vegetation drift sills, and other non-intrusive means as applicable.
20. **Bedlands** – means those submerged lands, including tidelands where appropriate, underlying navigable waters.
21. **Berm** – a linear mound or series of mounds of earth, sand and/or gravel generally paralleling the water at or landward of the line of ordinary high water. Also a linear mound used to screen an adjacent activity, such as a parking lot, from transmitting excess noise and glare.
22. **Best Available Science** – use of the most reliable and available scientific information, most often used in the context of local government compliance with the State Growth Management Act (RCW 36.70A.900) for developing policies and development regulations regarding critical areas (WAC 365-195).
23. **Best Available Technology (BAT)** – the most effective method, technique, or product available that is generally accepted in the field, and which is demonstrated to be reliable, effective, and preferably low maintenance.
24. **Best Management Practices (BMP)** - For the purposes of this Program, BMP means the schedules of activities, prohibitions of practices, maintenance procedures, and structural and/or managerial practices approved by the Washington State Department of Ecology and/or the City of Ridgefield that, when used singly or in combination, control, prevent or reduce the release of pollutants and other adverse impacts to waters of Washington State.
25. **Bioengineering** - means project designs or construction methods that use live woody vegetation or a combination of live woody vegetation and specially developed natural or synthetic materials to establish a complex root grid within the existing bank that is resistant to erosion, provides bank stability, and maintains a healthy riparian environment with habitat features important to fish life. Use of wood structures or limited use of clean angular rock may be allowable to provide stability for establishment of the vegetation (WAC 220-110-020(12)).
26. **Boat** - means any floating vessel or watercraft, including ships and barges, which is designed and used for navigation and which does not interfere with the normal public use of the water (WAC 173-27-030(18)).
27. **Boathouse** – An over-water structure designed for storage of boats.
28. **Boating Facility** – means any structure or group of structures including but not limited to ramps, marinas, docks, piers, floats, or mooring buoys providing access to or service for boats. Boating facilities may serve hotels, motels, multi-family residences, subdivisions, or public recreation uses, but not private single-family residences.
29. **Boat Launch Facility** - a facility or structure providing access in and out of the water for boats, such as ramps, rails, or lift stations.

30. **Bog** – A type of wetland where (1) organic (peat or muck) soil layers comprise at least 16 of the first 32 inches of the soil profile; or (2) there is more than 70% cover of mosses at ground level and more than 30% of the total shrub and herbaceous cover consists of species listed in Table 3 – Characteristic Bog Species in Washington State found in Hruby, 2004, Washington State Wetlands Rating System for Western Washington, Ecology publication #04-06-025, or as revised by Ecology. Many bogs have soils classified as peat or muck, are nutrient poor, have a low pH (acidic), and are fed largely by rainfall rather than streams or groundwater.
31. **Breakwater** - a structure aligned parallel to shore, sometimes shore-connected, that provides protection from waves.
32. **Buffer Area** – An area that is contiguous to and protects a critical area and which is required for the continued maintenance, functioning, and/or structural stability of a critical area.
33. **Bulkhead** - a solid, open-pile, or irregular wall of rock, rip-rap, concrete, steel, or timber or combination of these materials erected parallel to and near ordinary high water mark to provide a protective vertical wall resistant to water and wave action.

C

34. **Channel** – an open conduit for water either naturally or artificially created, but does not include artificially created irrigation, return flow, or stockwatering channels (WAC 173-27-030(8b)).
35. **Channel Migration Zone (CMZ)** - the area along a river within that the channel(s) can be reasonably predicted to migrate over time as a result of natural and normally occurring hydrological and related processes when considered with the characteristics of the river and its surroundings.
36. **City** - means the City of Ridgefield.
37. **Clean Water Act** – the primary federal law providing water pollution prevention and control, previously known as the Federal Water Pollution Control Act. See 33 USC 1251 et seq.
38. **Clearing** - the destruction or removal of vegetation from a site by physical, mechanical, chemical or other means. This does not include landscape maintenance or pruning consistent with accepted horticultural practices, such as those recommended by the Washington State University Extension Service, which does not impair the health or survival of the trees or native vegetation.
39. **Commercial** - a business use or activity at a scale greater than a home business or cottage industry involving retail or wholesale marketing of goods and services. Examples of commercial uses include restaurants, offices, and retail shops.
40. **Commercial Fishing** - is the activity of capturing fish and other seafood under a commercial license.

41. **Conditional Use** – a use, development, or substantial development that is classified as a conditional use, or is not classified within the Master Program, and requires a Shoreline Conditional Use Permit (WAC 173-27-030(4)).
42. **Covered Moorage** – Boat moorage, with or without walls, that has a roof to protect a boat.
43. **Critical Aquifer Recharge Area** - Areas with a critical recharging effect on aquifers used for potable water as designated at RMC 18.280.140.
44. **Critical Areas** - include fish and wildlife habitat conservation areas, frequently flooded areas, geologic hazard areas, critical aquifer recharge areas, streams, and wetlands as designated in Chapter 5A, RMC 18.280, Critical Areas Protection.
45. **Critical Habitat**- Specific geographical areas that possess physical or biological features that are essential to the conservation of federally listed species. These designated areas may require special management considerations or protection.

D

46. **Date of Filing – for a shoreline substantial development permit** means the date of actual receipt by Ecology of the City’s decision. For a Shoreline Variance or Shoreline Conditional Use Permit, the date of filing is the date Ecology’s decision is transmitted to the City. For a Shoreline Variance or Shoreline Conditional Use Permit decision in conjunction with a Shoreline Substantial Development Permit decision, the date of filing is the date Ecology’s decision is transmitted to the City.
47. **Development** - a use consisting of the construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel, or minerals; bulkheading; driving of piling; placing of obstructions; or any project of a permanent or temporary nature which interferes with the normal public use of the surface of the waters overlying lands subject to this Program at any state of water level. **“Development” does not include dismantling or removing structures if there is no other associated development or re-development.**
48. **Development Regulations** - the controls placed on development or land uses, including, but not limited to, zoning ordinances, critical areas ordinances, all portions of a shoreline master program other than goals and policies approved or adopted under RCW 90.58, planned unit development ordinances, subdivision ordinances, and binding site plan ordinances together with any amendments thereto (WAC 173-26-020(8)).
49. **Dike** - is an artificial embankment normally set back from the bank or channel in the floodplain for the purpose of keeping floodwaters from inundating adjacent land.
50. **Dock** - a landing or moorage facility for watercraft and does not include recreational decks, storage facilities or other appurtenances.
51. **Dolphin** – A cluster of piles bound together.
52. **Dredge Material** – the material removed by dredging.

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- 53. **Dredging** - is the removal or displacement of earth or sediments such as gravel, sand, mud, silt, or debris from below the OHWM of any stream, river, lake, water body, or wetland.
- 54. **Dredging, Maintenance** - dredging for the purpose of maintaining a prescribed minimum depth previously authorized by a federal, state, and/or local permit as part of any specific waterway project. Maintenance dredging also includes dredging that maintains the previously authorized width of a channel, boat basin or berthing area.
- 55. **Drift Sector** - the extent of the littoral drift area downstream from and caused by a breakwater, jetty, rock weir or groin.

E

- 56. **Ecology** – the Washington State Department of Ecology.
- 57. **Ecosystem-wide Processes** - the suite of naturally occurring physical and geologic processes of erosion, transport, and deposition; and specific chemical processes that shape landforms within a specific shoreline ecosystem and determine both the types of habitat and the associated ecological functions (*WAC 173-26-020(14)*).
- 58. **Effective Date of Permit** – For Shoreline Substantial Development, Shoreline Conditional Use and Shoreline Variance Permits, the date of filing as provided in RCW 90.58.140(6) including completion of all appeals or legal actions.
- 59. **Emergency**- is an unanticipated and imminent threat to public health, safety, or the environment that requires immediate action within a time too short to allow full compliance with this Program.
- 60. **Emergency Construction** - Emergency construction does not include development of new permanent protective structures where none previously existed. As a general matter, flooding or other seasonal events that can be anticipated and may occur, but are not imminent, are not an emergency (*RCW 90.58.030(3) (e) (iii) and WAC 173-14-040(1) (d), (2), and (3)*).
- 61. **Enhancement** - Alterations performed to improve the condition of an existing degraded area so that the functions provided are of a higher quality. Enhancements are to be distinguished from resource creation or restoration projects.
- 62. **Erosion** – The general process or the group of processes whereby the material of the earth's crust are loosened, dissolved, or worn away, and simultaneously moved from one place to another, by natural forces, that include weathering, solution, corrosion, and transportation, but usually exclude mass wasting (American Geological Institute, 1998).
- 63. **Exempt/Exemption** - developments that are set forth in Section 2.3 (Exemptions from a Shoreline Substantial Development Permit) of this Program that are not required to obtain a Shoreline Substantial Development Permit, but which must otherwise comply with applicable provisions of the act and this Program (*WAC 173-27-040; RCW 90.58.030(3)(e), 90.58.147, 90.58.355, and 90.58.515*).

F

- 64. Fair Market Value** - the open market bid price for conducting the work, using the equipment and facilities, and purchase of the goods, services and materials necessary to accomplish the development. This would normally equate to the cost of hiring a contractor to undertake the development from start to finish, including the cost of labor, materials, equipment and facility usage, transportation and contractor overhead and profit. The fair market value of the development shall include the fair market value of any donated, contributed or found labor, equipment or materials (WAC 173-27-030(8)).
- 65. Feasible** - an action, such as a development project, mitigation, or preservation requirement, meets all of the following conditions:
- The action can be accomplished with technologies and methods that have been used in the past in similar circumstances, or studies or tests have demonstrated in similar circumstances that such approaches are currently available and likely to achieve the intended results;
 - The action provides a reasonable likelihood of achieving its intended purpose; and
 - The action does not physically preclude achieving the project's primary intended legal use.

In cases where this Program requires certain actions unless they are infeasible, the burden of proving infeasibility is on the applicant.

In determining an action's infeasibility, the city may weigh the action's relative public costs and public benefits, considered in the short- and long-term time frames. (WAC 173-26-020(15))

- 66. Feeder Bluff** - any bluff (or cliff) experiencing periodic erosion from waves, sliding, slumping, whose eroded earth, sand, or gravel material is naturally transported (littoral drift) via a driftway to an accretion shoreform. Feeder bluff exceptional segments lack a backshore, old or rotten logs, and coniferous bluff vegetation.
- 67. Fill** - means the addition of soil, sand, rock, gravel, sediment, earth retaining structure, or other material to an area waterward of the OHWM, in wetlands, or on shorelands in a manner that raises the elevation or creates dry land (WAC 173-26020(16)).
- 68. Fill, Speculative** - The placement of fill material not associated with an approved project.
- 69. Fish and Wildlife Habitat Conservation Areas** - Fish and Wildlife Habitat Conservation Areas as designated at RMC 18.280.110.
- 70. Float** - a fixed platform structure anchored in and floating upon a water body that does not connect to the shore, and that provides landing for water dependent recreation or moorage for vessels or watercraft.
- 71. Floating Home** – a single-family dwelling unit constructed on a float, that is moored, anchored, or otherwise secured in waters, and is not a boat, even though it may be capable of being towed.
- 72. Floating On Water Residence: a floating structure other than a floating home, as defined by this chapter that is: (a) designed or primarily used as a residence on the water and has detachable utilities; and (b) whose owner or primary occupant has held an**

ownership interest in space in a marina, or has held a lease or sublease to use space in a marina, since a date prior to July 1, 2014.

73. **Flood Hazard Reduction** - measures taken to reduce flood damage or hazards. Flood hazard reduction measures may consist of nonstructural or indirect measures, such as setbacks, land use controls, wetland restoration, dike removal, use relocation, bioengineering measures, and storm water management programs; and of structural measures, such as dikes, levees, and floodwalls intended to contain flow within the channel, channel realignment, and elevation of structures consistent with the National Flood Insurance Program.
74. **Floodplain** - land subject to a 1% or greater chance of flooding in any given year. Synonymous with the one hundred-year floodplain, *Frequently Flooded Areas*, and *Area of Special Flood Hazard*. Designation on Flood Insurance Rate Maps (FIRM) always includes the letter A.
75. **Floodway** - means the area, as identified in this Program, that has been established in Federal Emergency Management Agency Flood Insurance Rate Maps or floodway maps. The floodway shall not include those lands that can reasonably be expected to be protected from flood waters by flood control devices maintained by or maintained under license from the federal government, the state, or a political subdivision of the state (RCW 90.58.030(2)(b)).
76. **Forb** - an herbaceous, non-woody plant other than grass.
77. **Forest Practices** – any activity conducted on or directly related to forest land and relating to growing, harvesting, or processing timber. These activities include but are not limited to: road and trail construction, final and intermediate harvesting, precommercial thinning, reforestation, fertilization, prevention and suppression of disease and insects, salvage of trees, and brush control (WAC 222-16-010(21)).
78. **Frequently Flooded Areas** - the areas of special flood hazard defined at RMC 18.750.010 and Chapter 8(16) of this Program.
79. **Frontage or Water Frontage** – the portion of a parcel adjacent to the OHWM between property lines.

G

80. **Gabions** – structures composed of masses of rocks, rubble, or masonry held tightly together usually by wire mesh so as to form blocks or walls.
81. **Geologic Hazard Areas** - include areas of landslide, liquefaction and dynamic settlement, ground shaking amplification, fault rupture, soil erosion, and bank erosion hazard areas as designated at RMC 18.280.130.
82. **Grading** - means the movement or redistribution of the soil, sand, rock, gravel, sediment, or other material on a site in a manner that alters the natural contour of the land (WAC 173-26-020(20)).
83. **Grassy Swale** – a vegetated drainage channel that is designed to remove various pollutants from stormwater runoff through biofiltration.

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84. **Groin** - a barrier-type structure extending from the backshore or stream bank into a water body for the purpose of the protection of a shoreline and adjacent upland by influencing the movement of water and/or deposition of material.
85. **Groundwater** - means water in a saturated zone or stratum beneath the surface of the land or below a surface water body.

H

- 86. Harbor Area** - the area of navigable waters between the inner and outer harbor lines identified by the Board of Natural Resources acting as the State Harbor Lines Commission and as established by Section 1 of Article XV of the Washington State Constitution.
- 87. Harbor Line, Inner** - the line established by the State of Washington in navigable tidal waters between the line of ordinary high tide and the outer harbor line and constituting the inner boundary of the harbor area. This line determines the seaward extent of private ownership in tidal or shoreland areas (often corresponds to the “bulkhead line”).
- 88. Harbor Line, Outer** - the line located and established by the Washington State Department of Natural Resources in navigable waters that delineates the extent of water area that may be leased to private interests.
- 89. Hazard Tree** - any tree with a combination of structural defect and/or disease and a proximity to persons or property which makes it subject to a high probability of failure, as recommended by a qualified arborist.
- 90. Height** - the distance measured from the average grade level to the highest point of a structure: Provided that television antennas, chimneys, and similar appurtenances shall not be used in calculating height, except where it obstructs the view of a substantial number of residences on areas adjoining such shorelines (or the master program provides otherwise): Provided further that temporary construction equipment is excluded in this calculation (WAC 173-27-030(9)).
- 91. Hook** – a spit or narrow cape of sand or gravel that turns landward at its outer end.

I

- 92. Institutional Use** – A use and related structure(s) for the provision of educational, medical, cultural, social, public safety, and/or recreational services to the community, including but not limited to schools, colleges, museums, community centers, and the relevant essential public facilities identified in WAC 365-196-550.
- 93. In-stream Structure** - a structure placed by humans within a stream or river waterward of the ordinary high-water mark that either causes or has the potential to cause water impoundment or the diversion, obstruction, or modification of water flow. In-stream structures may include those for hydroelectric generation, irrigation, water supply, flood control, transportation, utility service transmission, fish habitat enhancement, or other purpose. Outfalls are not in-stream structures.
- 94. Interested Party** – means all persons who have notified local government of their desire to receive a copy of the final order on a permit under WAC 173-27-030 (WAC 173-27-030(12)).
- 95. Invasive** – means a nonnative plant or animal species that:
- causes or may cause significant displacement in range, a reduction in abundance of native species;
 - Threatens or may threaten natural resources or their use in the state;

- c. Causes or may cause economic damage to commercial or recreational activities that are dependent upon state waters; or
- d. Threatens or harms human health (RCW 77.08.010(28)).

J

96. **Jetty**- a structure usually projecting out into the water for the purpose of protecting a navigation channel, a harbor, or to influence water currents.

L

97. **Lakes** – all the surface water areas of the state, including reservoirs; except: (a) Lakes less than twenty acres in size; (b) Streams or rivers (as described in WAC 173-18-030); and (c) Shorelines of statewide significance (WAC 173-20-030(1)).
98. **Lakes of Statewide Significance** - those lakes, whether natural, artificial or a combination thereof, with a surface acreage of one thousand acres or more measured at the ordinary high-water mark (WAC 173-20-030(2)).
99. **Large Woody Debris** - Shrubs, trees, or their branches that have fallen and are on the ground or in, across, or dangling above streams, rivers, lakes, or ponds.
100. **Levee** – a large dike or embankment, often having an access road along the top, that is designed as part of a system to protect land from floods.
101. **Limited Utility Extension** – the extension of a utility service that is categorically exempt under RCW 43.21C for natural gas, electricity, telephone, water or sewer to service an existing use and will not extend more than twenty-five hundred (2500) linear feet within the shorelines of the state.
102. **Littoral** – The area of the shore from the OHWM waterward to a depth of two meters below ordinary low water or to the maximum extent of non-persistent emergent plants.
103. **Littoral Drift** –The mud, sand, or gravel material moved parallel to the shoreline in the nearshore zone by waves and current.
104. **Live-aboard**– a boat principally used as an over-water residence. Principal use as an over-water residence means that it is occupied in a single location for a period exceeding two months in any one calendar year. Live-aboards are licensed and designed for use as a mobile structure with detachable utilities or facilities, anchoring, and the presence of adequate self-propulsion and steering equipment to operate as a boat.
105. **Local Government** – any county, incorporated city, or town that contains within its boundaries shorelines of the state subject to chapter 90.58 RCW.
106. **Log Booming** – includes the placement or removal of logs and log bundles into and from the water, and the assembly and disassembly of rafts for waterborne transportation.

M

107. Marina - a water-dependent commercial use that consists of a system of piers, buoys, or floats which provides moorage for at least ten (10) boats. For the purposes of this Program, large community moorage facilities, yacht club facilities, and camp or resort moorage areas are also considered marinas. Boat launch facilities and supplies and services for small commercial or pleasure craft are often associated with marinas. Uses accessory to marinas may include fuel docks and storage, boating equipment sales and rental, repair services, public launching, bait and tackle shops, potable water, waste disposal, administration, parking, groceries, and dry goods.

“Foreshore marinas” are marinas located waterward of the ordinary high water mark.

“Backshore marinas” are marinas located landward of the ordinary high water mark. There are two common types of backshore marinas: (1) a wet-moorage marina that is dredged out of the land artificially creating a basin; and (2) a drymoorage marina that has upland storage with a hoist, marine travel lift, or ramp for water access.

108. Marine Railway – a set of steel rails running from the upland area into the water upon which a cart or dolly can carry a boat to be launched.

109. Marine Travel Lift – a mechanical device that can hoist vessels off trailers and transport them into the water. Often associated with dry land moorage.

110. May - means the action is acceptable, provided it conforms to the provisions of this Program.

111. Merchantable Trees - live trees, 6 inches in diameter at breast height (DBH) and larger, unless documentation of current, local market conditions are submitted and accepted by the local jurisdiction indicating non-marketability. "Merchantable trees" shall not include trees smaller than 4 inches DBH.

112. Mining - the removal of sand, gravel, soil, minerals, and other earth materials for commercial and other uses (WAC 173-26-241).

113. Mitigation – to avoid, then minimize and compensate for unavoidable adverse impacts to shoreline ecological functions and processes.

114. Mitigation, Compensatory – an action to reduce the severity of effects from an action that may cause potential impacts to functions and values of critical areas and their buffers.

115. Mixed-use Project - developments that include a combination of components, such as residential uses, hotels, marinas, habitat improvement actions, public access provisions, and other uses.

116. Moorage - a pier, dock, buoy or float, either fixed or floating, to which boats may be secured.

117. Mooring Buoy - a floating object anchored to the bottom of a water body that provides tie-up capabilities for boats or watercraft.

118. Multi-Family Residence - a building containing two or more dwelling units including but not limited to duplexes, apartments, and condominiums.

119. Must - means a mandate; the action is required.

N

120. Natural/Existing Topography – the topography of the lot, parcel, or tract of real property immediately prior to any site preparation or grading including excavation and filling.

121. Navigational Channels - are those routes on the waters of state beyond the outer harbor line, commonly used by ships for useful commerce.

122. Navigable Waters - a body of water is capable or susceptible of having been or being used for the transport of useful commerce. The state of Washington considers all bodies of water meandered by government surveyors as navigable unless otherwise declared by a court (*WAC 332-30-106*).

123. Nonconforming lot - a lot that met dimensional requirements of the applicable master program at the time of its establishment but now contains less than the required width, depth or area due to subsequent changes to the master program.

124. Non-conforming Structure or Nonconforming Development– an existing structure that was lawfully constructed at the time it was built but is no longer fully consistent with present regulations such as setbacks, buffers or yards; area; bulk; height or density standards due to subsequent changes to the master program.

125. Non-conforming Use – an existing shoreline use that was lawfully established prior to the effective date of the act or the applicable master program, but which does not conform to present use regulations due to subsequent changes to the master program.

126. Non-Water-Oriented Use or Activity - a use or activity that is not waterdependent, water-related, or water-enjoyment.

127. Normal Maintenance - includes those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition (*WAC 173-27-040(2) (b)*). See also “normal repair”.

128. Normal Repair - to restore a development to a state comparable to its original condition, including but not limited to its size, shape, configuration, location and external appearance, within a reasonable period after decay or partial destruction, except where repair causes substantial adverse effects to shoreline resource or environment. Replacement of a structure or development may be authorized as repair where such replacement is the common method of repair for the type of structure or development and the replacement structure or development is comparable to the original structure or development including but not limited to its size, shape, configuration, location and external appearance and the replacement does not cause substantial adverse effects to shoreline resources or environment (*WAC 173-27-040(2) (b)*). See also “normal maintenance”.

129. Noxious Weeds - Non-native plants that are destructive, competitive, and difficult to control as defined by the Washington State Noxious Weed Control Board.

O

- 130. Ordinary High Water Mark (OHWM)** - that mark found by examining the bed and banks of a body of water and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or Ecology: Provided that in any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining salt water shall be the line of mean higher high tide and the OHWM adjoining fresh water shall be the line of mean high water (*RCW 90.58.030(2)(b) and WAC 173-22-030(6)*).
- 131. Over-water Structure** - a structure or other construction located waterward of the Ordinary High Water Mark (OHWM) or a structure or other construction erected on piling above the surface of the water, or upon a float.

P

- 132. Parking** - the temporary storage of automobiles or other motorized vehicles.
- 133. Parking, Accessory** - is that which directly serves an approved shoreline use.
- 134. Parking, Primary** - parking that is the principal use on the property, not accessory to another use.
- 135. Party of Record** - includes all persons, agencies or organizations who have submitted written comments in response to a public notice; presented testimony in a formal public hearing; or notified the city of their desire to receive a copy of the final decision; and who have provided a complete, accurate, and current address for delivery of such decision by mail.
- 136. Permit** - any Shoreline Substantial Development, Shoreline Variance, Shoreline Conditional Use Permit, or revision authorized under this Program (*WAC 173-27030(13)*).
- 137. Permitted Use** – a use that is allowed under the rules and regulations of this Program.
- 138. Pier** - a fixed platform structure supported by piles in a water body that abuts the shore to provide landing for water-dependent recreation or moorage for boats or watercraft or to provide access to a floating dock.
- 139. Point** – a low profile shoreline promontory of more or less triangular shape, the top of which extends seaward. A point may be the wavecut shelf remnant of a headland bluff or a purely accretional deposit that began as a hooked spit and becomes a point by subsequently closing the lagoon gap between the headland and the tip of the hook. Points are characterized by converging berms that normally enclose a lagoon, marsh, or meadow, depending on the point's stage of development.

- 140. Port** – a municipal corporation that is a special purpose district of local government authorized by the Washington State Constitution and regulated by RCW Chapter 53.
- 141. Potentially Harmful Materials** - means any product, substance, commodity or waste in liquid, solid or gaseous form that exhibits a characteristic that presents a risk to water resources. Risk may be due to ignitability, toxicity, reactivity, instability, corrosivity or persistence. This definition extends to all “dangerous wastes” and “hazardous substances” that are defined in WAC 173-303 (State Dangerous Waste Regulations). It also includes the chemicals and/or substances that are defined in the federal Emergency Planning and Community Right to Know Act (EPCRA) and/or the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). Further, it includes other materials which if discharged or improperly disposed may present a risk to water resources including but not limited to the following: Petroleum products including but not limited to petroleum fuel and petroleum-based coating and preserving materials; oils containing PCBs; antifreeze and other liquid automotive products; metals, either in particulate or dissolved form, in concentrations above established regulatory standards; flammable or explosive materials; radioactive material; used batteries; corrosives, acids, alkalis or bases; paints, stains, resins, lacquers or varnishes; degreasers; solvents; construction materials; drain cleaners and other toxic liquid household products; pesticides, herbicides, fungicides or fertilizers unless applied in accordance with local, state and federal standards; steam cleaning and carpet cleaning wastes; pressure cleaning wastes; car wash water; laundry wastewater; soaps, detergents, ammonia; swimming pool backwash; chlorine, bromine, and other disinfectants; heated water; domestic animal wastes; sewage; recreational vehicle waste; animal carcasses, excluding salmonids; food wastes; pharmaceuticals and personal care products; collected lawn clippings, leaves or branches; trash or debris; silt, sediment or gravel; dyes; and untreated or unapproved wastewater from industrial processes.
- 142. Program** - the Shoreline Master Program developed pursuant to the Shoreline Management Act (RCW 90.58), adopted by the city and approved by Ecology.
- 143. Project Area** – the area which will be directly physically affected by a proposed development.
- 144. Provisions** - policies, regulations, standards, guideline criteria or environment designations.
- 145. Public Access** - is the physical ability of the general public to reach, touch and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline from adjacent locations (WAC 173-26-221).
- 146. Public Interest** - the interest shared by the citizens of the state or community at large in the affairs of government, or some interest by which their rights or liabilities are affected including, but not limited to, an effect on public property or on health, safety, or general welfare resulting from a use or development (WAC 173-27-030(14)).

Q

- 147. Qualified Professional** - a person with experience and training in the pertinent scientific discipline, and who is a qualified scientific expert with expertise appropriate for the relevant critical area subject in accordance with WAC 365-195905(4).

R

- 148. Recreational Use** – a use and related structures for the provision of recreational activities, as follows:
- a. **Active recreational uses/facilities or uses** – involve indoor or outdoor activities with a large number of participants or viewers; require a moderate to high level of infrastructure and maintenance; generate high noise levels. Sports fields, golf courses, skate parks, and motorized boating are examples of active recreational uses or facilities.
 - b. **Passive recreational uses/facilities** - involve a small number of participants or viewers; require a low to moderate level of infrastructure development and maintenance; generate little noise; and are compatible with open space and natural resource protection. Wildlife viewing, non-vehicular trails, fishing, canoeing and picnicking are examples of passive recreational uses and facilities.
- 149. Recreational Vehicle** – A vehicle which is built on a single chassis, 400 square feet or less when measured at the largest horizontal projection, designed to be self-propelled or permanently towable by a light-duty truck, and designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.
- 150. Residential Development** - is the development of single-family and multi-family residences and their normal appurtenances, and the creation of new residential lots through land division, all landward of the OHWM.
- 151. Restoration**– means to reestablish or upgrade impaired ecological processes or functions. This may be accomplished through measures including, but not limited to, re-vegetation, removal of intrusive shoreline structures and removal or treatment of toxic materials. Restoration does not imply a requirement for returning the shoreline area to aboriginal or pre-European settlement conditions (WAC 173-26020(31)).
- 152. Revetment** - a sloped wall constructed of riprap or other material placed on stream banks or other shorelines to retard bank erosion and minimize lateral stream movement. A revetment typically slopes waterward and has rough or jagged facing. The slope differentiates it from a bulkhead that is a vertical structure.
- 153. Right-of-Way (ROW)** - The property held by the city or other governmental jurisdiction for existing and/or future public access including land occupied or intended to be occupied by a street, crosswalk, pedestrian and bike paths, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, street trees or other special use. The usage of the term right-of-way for land division purposes shall mean that every right-of-way hereafter established and shown on a plat or map is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels.

154. Rip-Rap - is a foundation or retaining wall of stones or rock placed along the water's edge or on an embankment to prevent erosion.

155. Rock Weir – See “Groyne.”

S

156. Setback – the distance an activity, building, structure, or right-of-way must be located from the Ordinary High Water Mark.

157. Shall - a mandate; the action must be done.

158. Shorelands - those lands extending landward for two hundred feet in all directions as measured on a horizontal plane from the OHWM; floodways and contiguous floodplain areas landward two hundred feet from such floodways; and all wetlands and river deltas associated with the streams, lakes and tidal waters that are subject to the provisions of this program, as may be amended; the same to be designated as to location by Ecology, as defined by RCW 90.58. (See Section 2.1.)

159. Shoreline Administrator - is the city's official responsible for administering this Program.

160. Shoreline Designations - the categories of shorelines established by this Program in order to provide a uniform basis for applying policies and use regulations within distinctively different shoreline areas.

161. Shoreline Ecological Functions - the work performed or role played by the physical, chemical, and biological processes that contribute to the maintenance of the aquatic and terrestrial environments which constitute the shoreline's natural ecosystem (WAC 173-26-200 (2)(c)).

162. Shoreline Jurisdiction - all "shorelines of the state" and "shorelands" as defined in RCW 90.58.030.

163. Shoreline Master Program or Program - means the comprehensive use plan for a described area, and the use regulations together with maps, diagrams, charts, or other descriptive material and text, a statement of desired goals, and standards developed in accordance with the policies enunciated in RCW 90.58.020. See Section 1.8 for complete details.

164. Shoreline Modifications - those actions that modify the physical configuration or qualities of the shoreline area, usually through the construction of a physical element such as a dike, breakwater, pier, weir, dredged basin, fill, bulkhead, or other shoreline structure. They can include other actions, such as clearing, grading, dredging or application of chemicals.

165. Shoreline Restoration Project – a project designed to restore impaired ecological function of a shoreline.

- 166. Shoreline Stabilization** – includes actions taken to address erosion impacts to property and structures caused by processes such as current, flood, wind, or waves. These actions include structural and non-structural methods. Structural measures include but are not limited to bulkheads, revetments, and riprap. Non-structural measures include building setbacks, relocation of structures, and bioengineered methods that use vegetation or wood.
- 167. Shoreline Substantial Development Permit** - is the permit required by this Program for uses which meet the definition of substantial developments.
- 168. Shorelines** - means all of the water areas of the state, including reservoirs, and their associated shorelands, together with the lands underlying them, except: (a) shorelines of statewide significance; (b) shorelines on segments of streams upstream of a point where the mean annual flow is twenty (20) cubic feet per second or less, and the wetlands associated with such upstream segments; and (c) shorelines on lakes less than twenty (20) acres in size and wetlands associated with such small lakes. See RCW 90.58.030(2) (d) and WAC 173-18, 173-26 and 173-22.
- 169. Shorelines Hearing Board (SHB)** – a quasi-judicial body established by the Shoreline Management Act of 1971 to hear appeals by any aggrieved party on the issuance of Shoreline Substantial Development Permits, Shoreline Conditional Use Permits, Shoreline Variance Permits or enforcement penalties.
- 170. Shorelines of Statewide Significance** –a select category of shorelines of the state, defined in RCW 90.58.030(2)(f), where special policies and regulations apply, and described below:
- a. Those lakes, whether natural, artificial, or a combination thereof, with a surface acreage of 1,000 acres or more, measured at the ordinary high water mark;
 - b. Those natural rivers or segments thereof, downstream of a point where the mean annual flow is measured at 1,000 cubic feet per second, or more, and
 - c. Their associated shorelands.
- 171. Shorelines of the State** – are the total of all “shorelines” and “shorelines of statewide significance” within the state.
- 172. Should** - the particular action is required unless there is a demonstrated, compelling reason, based on policy of the Shoreline Management Act and WAC 173-26, against taking the action.
- 173. Sign** - A sign is any structure, device, advertisement, advertising device, or visual representation intended to advertise, identify, or communicate information to attract the attention of the public for any reason. Informational signs are non-commercial and intended to communicate safety, directional, navigation, educational, or interpretive information.

- 174. Significant Vegetation Removal** – the removal or alteration of trees, shrubs, and /or ground cover by clearing, grading, cutting, burning, chemical means, or other activity that causes significant ecological impacts to functions provided by such vegetation. The removal of invasive or noxious weeds does not constitute significant vegetation removal. Tree pruning, where it does not affect ecological functions does not constitute significant vegetation removal (WAC 173-26-020(33)).
- 175. Single-Family Residence** - a detached dwelling designed for and occupied by one family including those structures and developments within a contiguous ownership which are a normal appurtenance.
- 176. Solid Waste Facility** - refers to any land or structure where solid waste is stored, collected, transported, or processed in any form, whether loose, baled or containerized, including but not limited to the following: transfer stations, landfills, or solid waste loading facilities. Solid waste handling and disposal facilities do not include the following: handling or disposal of solid waste as an incidental part of an otherwise permitted use; and solid waste recycling and reclamation activities not conducted on the same site as and accessory to the handling and disposal of garbage and refuse.
- 177. Stormwater** - runoff during and following precipitation and snowmelt events, including surface runoff and drainage.
- 178. Stream** - Water contained within a channel, either perennial or intermittent, and classified according to WAC 222-16-030 or WAC 222-16-031. Streams also include natural watercourses modified by humans. Streams do not include drainage ditches which are not modifications of natural watercourses.
- 179. Structure**- a permanent or temporary edifice or building or any piece of work artificially built or composed of parts joined together in some definite manner, whether installed on, above, or below the surface of the ground or water, except for vessels (WAC 173-27-030(15)).
- 180. Subdivision** – the division or re-division of land, including short subdivision, for the purpose of sale, lease, or conveyance.
- 181. Substantial Development** - "Substantial development" shall mean any development of ~~that~~ which the total cost or fair market value exceeds seven thousand forty seven dollars (\$7,047) ~~five thousand seven hundred and eighteen dollars (\$5,718)~~, or as adjusted by the State Office of Financial Management, or any development that materially interferes with the normal public use of the water or shorelines of the state, except as specifically exempted pursuant to RCW 90.58.030(3)(e).
- 182. Substantially Degrade** - to cause significant ecological impact (WAC 173-26020(35)).

- 183. Surface Water** - water that flows across the land surface, in channels, or is contained in depressions in the land surface, including but not limited to ponds, lakes, rivers, and streams.

T

- 184. Terrestrial** – of or relating to land as distinct from air and water.

- 185. Transfer Facility** – See “Solid Waste Facility.”

- 186. Transmit** - to send from one person or place to another by mail or hand delivery. The date of transmittal for mailed items is the date that the document is certified for mailing or, for hand-delivered items, is the ~~date of receipt~~ Date of filing at the destination (WAC 173-27-030(16)).

- 187. Transportation Facility** - a road, railway, bridge and related structures such as culverts, fills, embankments, causeways, and the relevant essential public facilities identified in WAC 365-196-550 for the purpose of moving people or freight using motorized or non-motorized means of transport.

U

- 188. Upland** – generally described as the dry land area above and landward of the OHWM.

- 189. Utilities** - services and facilities that produce, convey, store, or process power, water, wastewater, stormwater, gas, communications, oil, and the like, including the relevant essential public facilities identified in WAC 365-196-550.

- 190. Utilities, Accessory** - are on-site utility features serving a primary use, such as a water, sewer, or gas line to a residence, and shall be considered a part of the primary use.

V

- 191. Variance** - is a means to grant relief from the specific bulk, dimensional or performance standards set forth in the applicable master program and not a means to vary a use of a shoreline. See RCW 90.58.160. (WAC 173-27-030(17)).

- 192. Vegetation Conservation** - includes activities to protect and restore vegetation along or near marine and freshwater shorelines that contribute to the ecological functions of shoreline areas. Vegetation conservation provisions include the prevention or restriction of plant clearing and earth grading, vegetation restoration, and the control of invasive weeds and nonnative species (WAC 173-26-221).

- 193. Vessel** - See “Boat.”

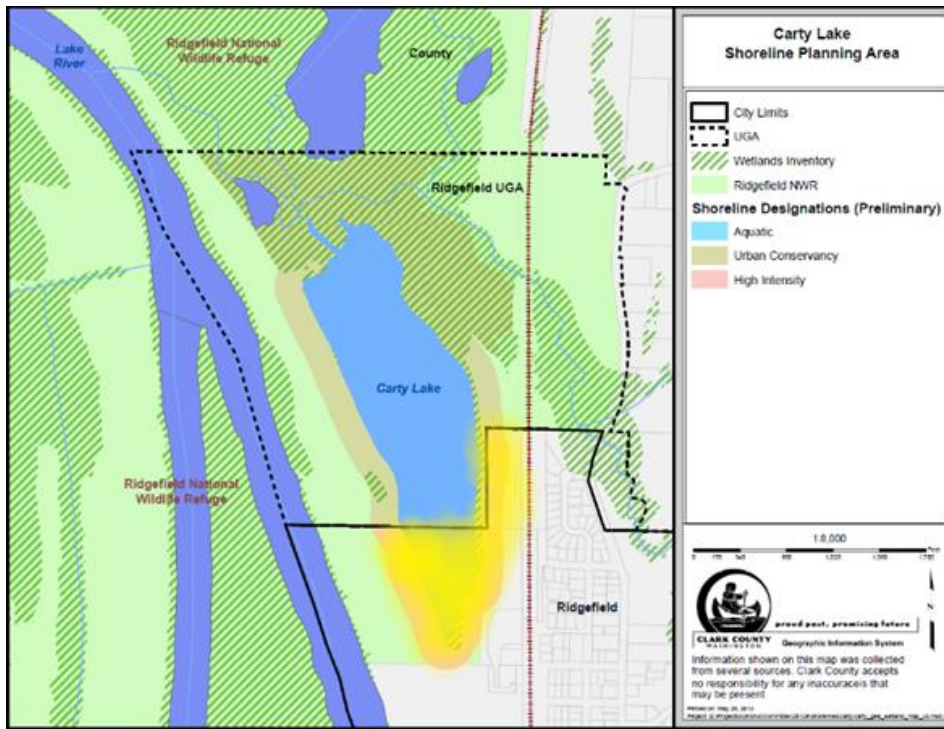
- 194. View Corridor** - portion of a viewshed, often between structures or along thoroughfares. View corridors may or may not be specifically identified and reserved through development regulations for the purpose of retaining the ability of the public to see a particular object (such as a mountain or body of water) or a landscape within a context that fosters appreciation of its aesthetic value.

W

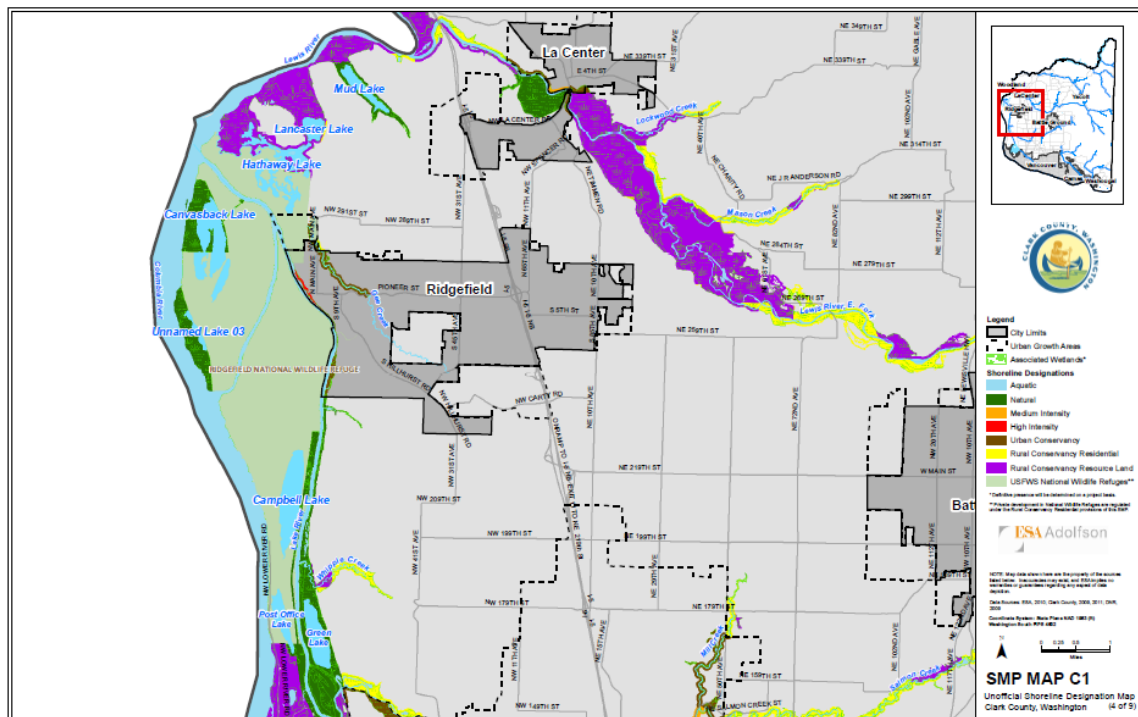
- 195. Water-dependent Use or Activity** - a use or a portion of a use which requires direct contact with the water and cannot exist at a non-water location due to the intrinsic nature of its operations.
- 196. Water-enjoyment Use or Activity** - a recreational use or other use that facilitates public access to the shoreline as a primary characteristic of the use; or a use that provides for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general characteristic of the use and that through location, design, and operation ensures the public's ability to enjoy the physical and aesthetic qualities of the shoreline. In order to qualify as a water-enjoyment use, the use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that fosters shoreline enjoyment.
- 197. Water-oriented Use or Activity** - a use that is water-dependent, water-related, or water-enjoyment, or a combination of such uses.
- 198. Water Quality** - the characteristics of water within shoreline jurisdiction, including water quantity, hydrological, chemical, aesthetic, recreation-related, and biological characteristics.
- 199. Water Quantity** - For the purposes of this program, refers only to development and uses affecting water quantity, such as impermeable surfaces and storm water handling practices. Water quantity, for purposes of this Program, does not mean the withdrawal of ground water or diversion of surface water pursuant to RCW 90.03.250 through 90.03.340 (WAC 173-26-020(42)).
- 200. Water-related Use or Activity** – a use or portion of use that is not intrinsically dependent on a waterfront location but whose economic viability is dependent upon a waterfront location because:
- a. of a functional requirement for a waterfront location such as the arrival or shipment of materials by water or the need for large quantities of water or,
 - b. the use provides a necessary service supportive of the water-dependent uses and the proximity of the use to its customers make its services less expensive and/or more convenient.
- 201. Water Resources** – Means surface water, stormwater, and groundwater.

- 202. Watershed Restoration Plan** - a plan, developed or sponsored by WDFW, Ecology, DNR, the Washington Department of Transportation, a federally recognized Indian tribe acting within and pursuant to its authority, a city, a county, a special purpose agency such as the Lower Columbia Fish Recovery Board, or a conservation district that provides a general program and implementation measures or actions for the preservation, restoration, recreation, or enhancement of the natural resources, character, and ecology of a stream, stream segment, drainage area, or watershed for which agency and public review has been conducted pursuant to chapter 43.21C RCW, the State Environmental Policy Act.
- 203. Watershed Restoration Project** - a public or private project authorized by the sponsor of a watershed restoration plan that implements the plan or a part of the plan and consists of one or more of the following activities (RCW 89.08.460):
- A project that involves less than ten miles of stream reach, in which less than twenty-five (25) cubic yards of sand, gravel, or soil is removed, imported, disturbed or discharged, and in which no existing vegetation is removed except as minimally necessary to facilitate additional plantings;
 - A project for the restoration of an eroded or unstable stream bank that employs the principles of bioengineering, including limited use of rock as a stabilization only at the toe of the bank, and with primary emphasis on using native vegetation to control the erosive forces of flowing water; or
 - A project primarily designed to improve fish and wildlife habitat, remove or reduce impediments to migration of fish, or enhance the fishery resource available for use by all of the citizens of the state, provided that any structure, other than a bridge or culvert or instream habitat enhancement structure associated with the project, is less than two hundred square feet in floor area and is located above the ordinary high water mark of the stream.
- 204. Weir** - a structure in a stream or river for measuring or regulating stream flow.
- 205. Wetlands** - areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and which under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland areas to mitigate the conversion of wetlands. Wetlands are designated at RMC 18.280.150.

APPENDIX A



Shoreline Designation Map-Detail of Carty Lake- yellow highlight indicates area newly included within Ridgefield jurisdiction



Shoreline Designation Map-

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 27, 2021

ITEM:

AGENDA ITEM TITLE: Designation of Official Newspaper

GOVERNING LEGISLATION:

RCW 35A.21.230, RCW 35A.12.160; RCW 35A.33.060, RCW 65.16

PREVIOUS COUNCIL ACTION TAKEN:

Council designates the official newspaper annually. Most recently they designated the official newspaper by adoption of Resolution No. 579 on May 28, 2020.

SUMMARY/BACKGROUND:

RCW 35A.21.230 provides that “Each code city shall designate an official newspaper by resolution. The newspaper shall be of general circulation in the city and have the qualifications prescribed by chapter 65.16 RCW”. City procurement policy requires services, including selection of the official newspaper, to be obtained using due diligence for both price and quality.

Therefore, the city must have one official newspaper that it should contract with based on an annual bid process. The city may, of course, publish notices in newspapers in addition to the official newspaper.

A request for bids was published in the Reflector and the Columbian with a deadline for submission no later than 2:00 PM on May 5, 2021. The bid is for publications during the period of June 1, 2021 through May 31, 2022.

The city received one bid from the Columbian. The Columbian has been the official newspaper for the city for the past 3 years. There is no change to advertising rates when compared to the previous year. The Columbian has the highest circulation in Southwest Washington for any newspaper and includes online posting for legal notices.

BUDGET/FINANCIAL IMPACTS:

No significant impact over 2020 advertising expense.

ACTION OR MOTION:

“I move to approve Resolution No. 593 designating the Columbian as the Official Newspaper for the City of Ridgefield for the period June 1, 2021 through May 31, 2022 as presented.

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

Resolution No.593**DESIGNATION OF OFFICIAL NEWSPAPER**

WHEREAS, the Columbian submitted a bid for publication of any official notices that the City is required to publish during the period from June 1, 2021 through May 31, 2022, and

WHEREAS, the Columbian is a newspaper of general circulation in the City and has the qualifications prescribed by RCW 65.16.020, as amended.

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

Section 1. The Columbian is designated to be the official newspaper for the City of Ridgefield for publication of all official notices, which the City is required to publish.

Section 2. This resolution shall be effective immediately upon passage and signatures hereto.

PASSED BY THE CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE 27TH DAY OF MAY, 2021.

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: May 27, 2021

ITEM:

AGENDA ITEM TITLE: Motion - Approval of McCormick Creek Phase 2 Final Plat

GOVERNING LEGISLATION:

RCW 36.70A – Growth Management – Planning by Selected Counties and Cities

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

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

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

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

The applicant proposes to subdivide the 3.69-acre site with Assessor's #986047194 into 42 single-family residential lots. Per the preliminary subdivision decision and the post decision review, both detached single-family and attached single-family (townhouse) are permitted products in McCormick Creek Phase 2. The applicant states that the lots in Phase 2 will be detached. The lots in Phase 2 are numbered 35-37, 69-70, 87-118, and 122-126. The lots range from 2,478 square feet (Lots 104-111) to 3,404 square feet (Lot 70), consistent with the lot sizes and density approved through the Seton preliminary subdivision. The average lot area is 2,602 square feet.

BUDGET/FINANCIAL IMPACTS:

Tax revenue from 42 new single-family residences.

ACTION OR MOTION:

To approve the final plat: "I move to approved the McCormick Creek Phase 2 final plat as presented."

STAFF CONTACT:

Claire Lust, Community Development Director

ATTACHMENTS:

PLZ-21-0017 McCormick Creek Phase 2 Final Plat_Staff
Report_05272021 (PDF)

McCormick Creek Phase 2 final plat_1 (PDF)

McCormick Creek Phase 2 final plat_2 (PDF)



COMMUNITY DEVELOPMENT DEPARTMENT

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

McCormick Creek Phase 2 Final Plat

Staff Report

File No. PLZ-21-0017

May 27, 2021

I. Basic Facts

Application date: On February 22, 2021, the City received an application for final plat approval for McCormick Creek Phase 2 (42 lots, formerly known as Seton Subdivision)

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

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

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

Property Information: No address. North of N 10th St. Keller Seton MX PH 1 Tract B 311983 (PEND 1689 McCormick Creek PH 2), Assessor's #986047194, 3.69 acres.

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

Comprehensive Plan: Neighborhood Commercial (NC)

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

Council date: May 27, 2021

II. Documents Received

- A. Master land use application
- B. Final plat checklist
- C. Plat sheets
- D. Lot closure report
- E. Title report
- F. Perimeter legal description
- G. Narrative
- H. Draft CC&Rs and bylaws
- I. Survey review memos and redlines

J. Revised materials as required by staff

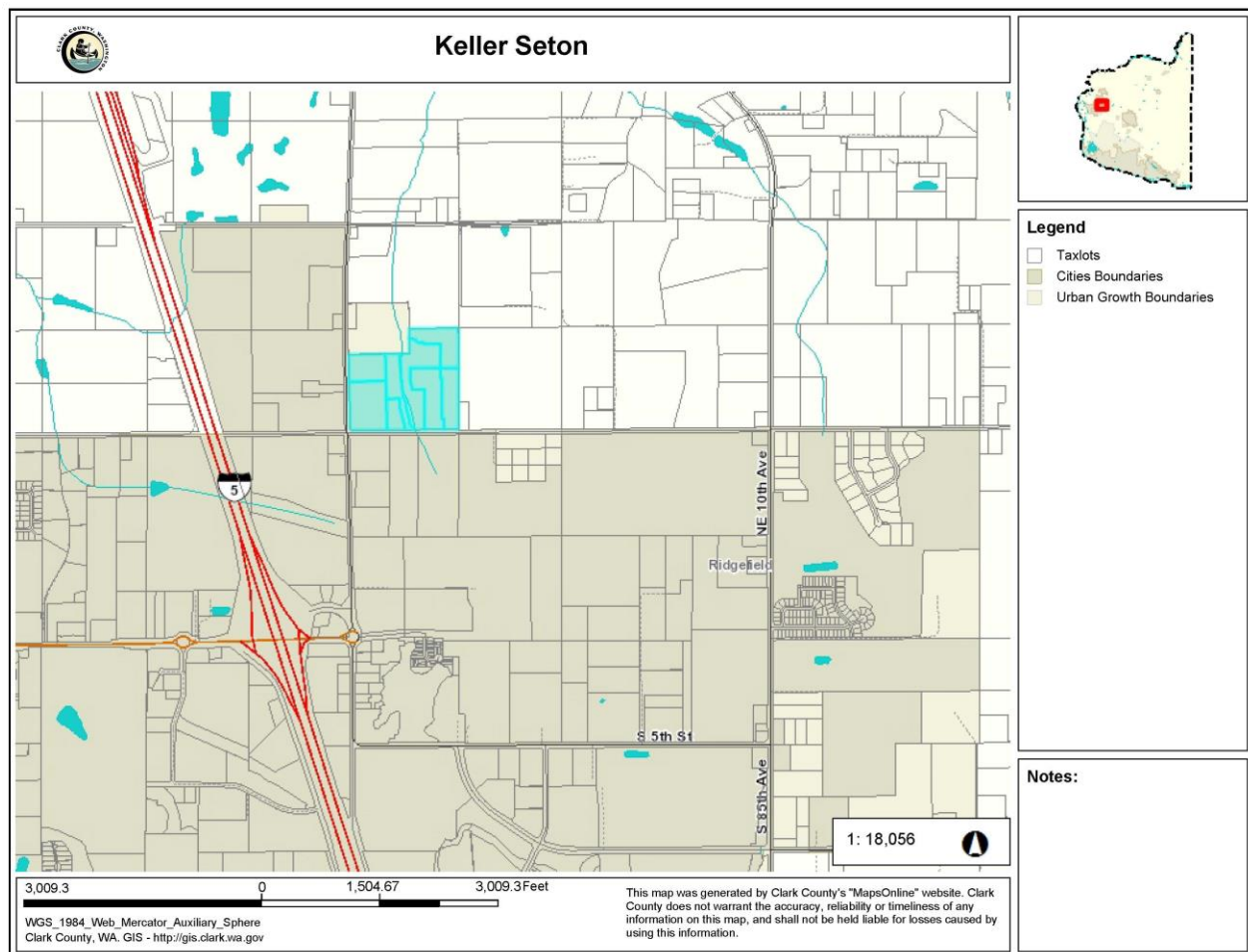
III. Background and Proposal

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

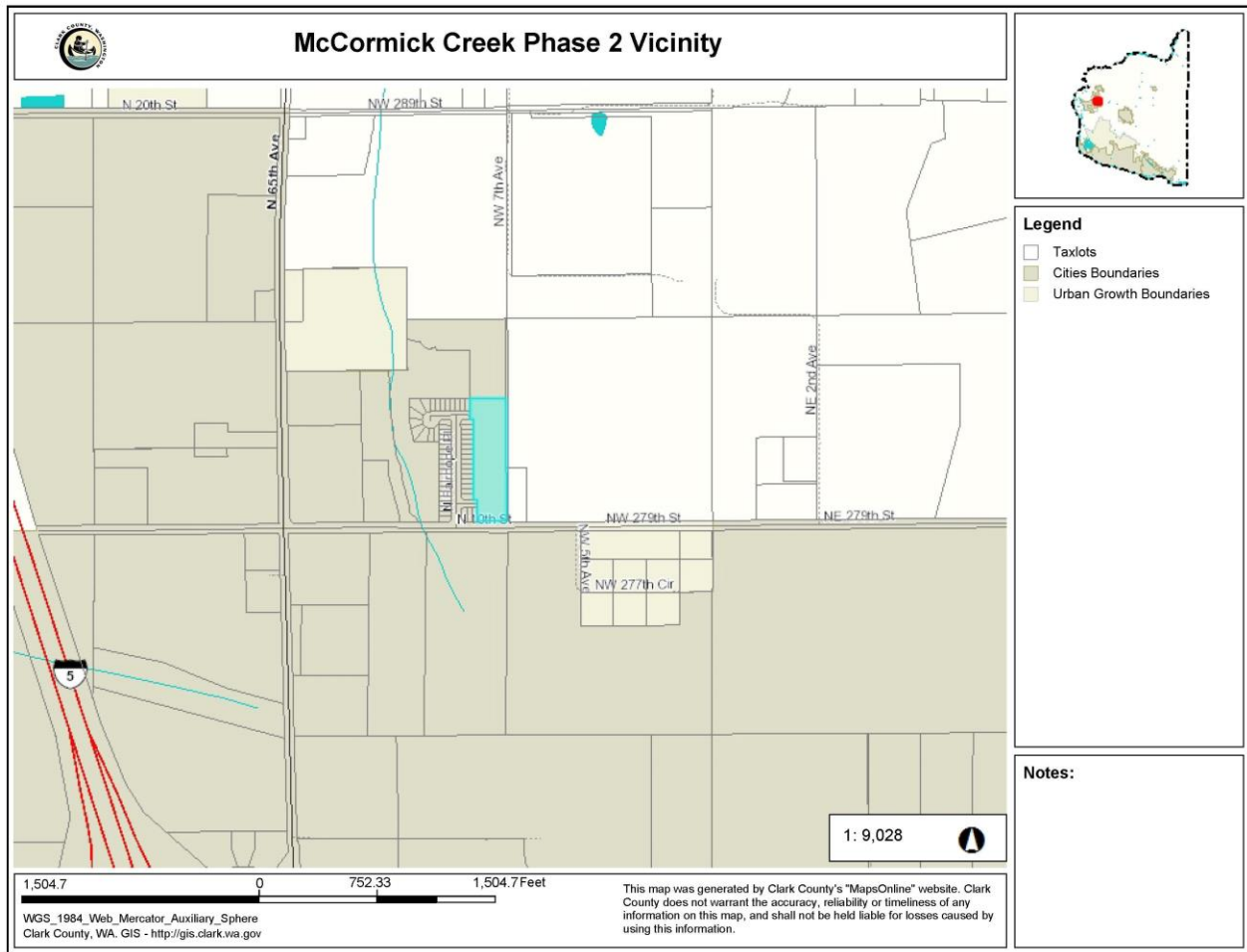
Staff approved the Keller Seton Mixed Use Post Decision Review (PDR) on November 27, 2019, as PLZ-19-0107. The purpose of the PDR was to allow single-family attached units as an alternative to the approved single-family detached units, without changing the approved lot configuration or total number of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

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

Keller Seton Mixed Use Master Plan and Subdivision Location

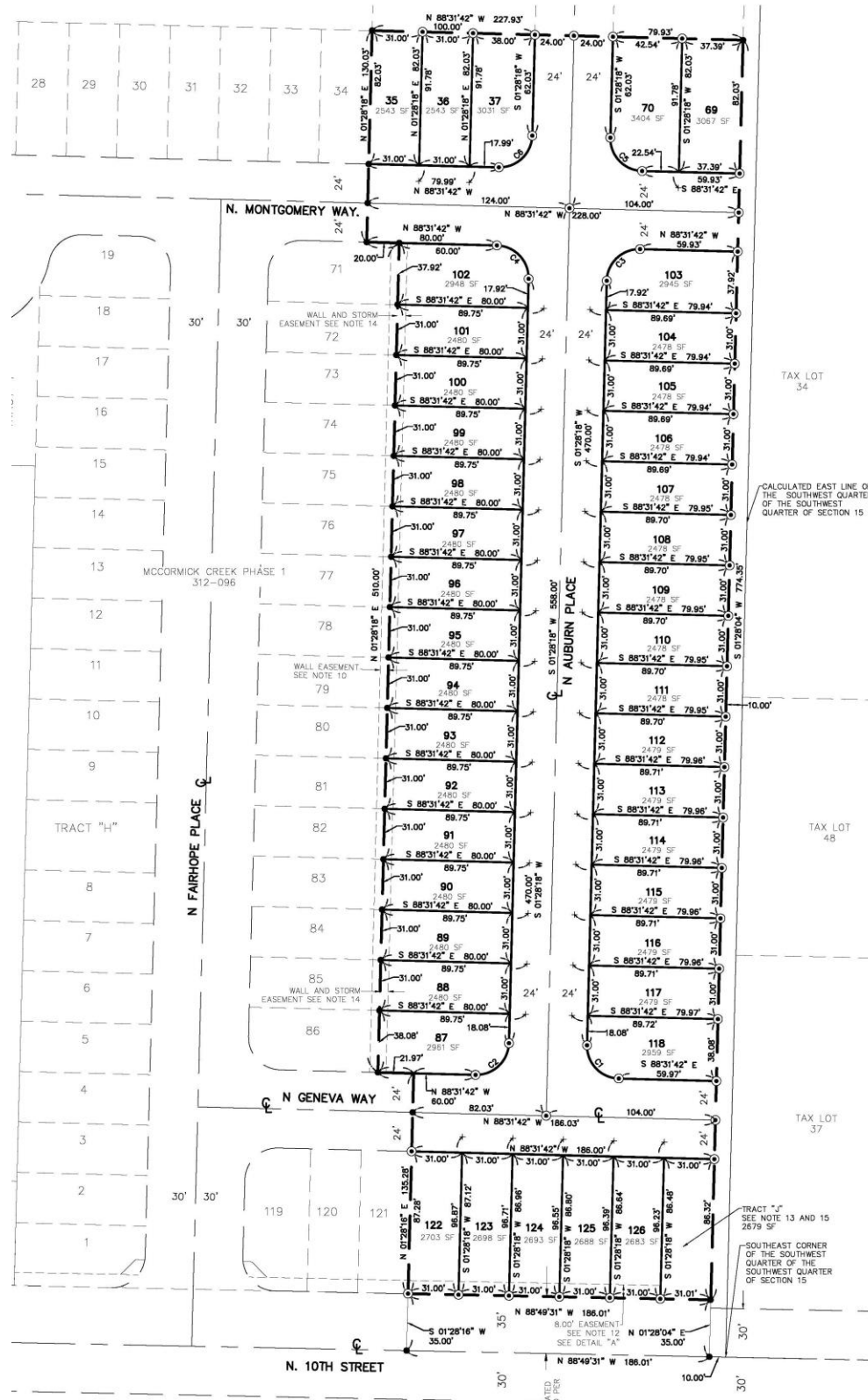


McCormick Creek Phase 2



The applicant proposes to subdivide the 3.69-acre site with Assessor's #986047194 into 42 single-family residential lots. Per the preliminary subdivision decision and the post decision review, both detached single-family and attached single-family (townhouse) are permitted products in McCormick Creek Phase 2. The applicant states that the lots in Phase 2 will be detached. The lots in Phase 2 are numbered 35-37, 69-70, 87-118, and 122-126. The lots range from 2,478 square feet (Lots 104-111) to 3,404 square feet (Lot 70), consistent with the lot sizes and density approved through the Seton preliminary subdivision. The average lot area is 2,602 square feet.

McCormick Creek Phase 2 Proposed Plat (full plan set included as attachment)



N Geneva Way, N Auburn Place, and N Montgomery Way are public streets that provide access to each of the lots in McCormick Creek Phase 2. These public streets connect to N 10th Street to the south and to other phases of McCormick Creek to the north and west.

A five-foot wall located along the west (rear) boundary of Lots 87-102 is granted to the HOA for access and maintenance. A five-foot private storm easement for Lots 87-102 is to be maintained by the individual lot owners. An eight-foot wall and landscape easement located adjacent to N 10th Street on the southern boundary of Lots 122-126 is granted to the HOA for access and maintenance. Tract J is an emergency road access to be owned and maintained by the HOA, including the recessing bollards installed on each end of the tract.

Phase 2 does not contain any parks, trails, or open space. However, the parks, trails, and open space in Phase 1 are accessible via public streets and sidewalks. In Phase 1, Tract D is a large (6.7-acre) storm facility and open space tract to be owned and maintained by the HOA. The western and northern portions of Tract D contain critical areas. The eastern portion of Tract D is adjacent to the residential lots and includes a stormwater facility and trail. Tracts H and I access Tract D, and are to be owned and maintained by the HOA. Tract H includes a play area. All Phase 1 parks, open space, and trails are made available for public use and are to be maintained by the HOA. The City is granted the right of third-party enforcement to ensure these amenities are maintained to the standards under which they were approved and created.

Seton (McCormick Creek) Open Space and Trails



VI. Land Use Review

The City Attorney reviewed and approved the draft CC&Rs for McCormick Creek Phase 2. As a **condition of approval**, the applicant shall submit a copy of the recorded CC&Rs to the City.

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

VII. Recommendation

Staff recommends City Council **APPROVE** the McCormick Creek Phase 2 Final Plat subject to the following **conditions of approval**:

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

Reviewed by:

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

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

Signed:



Claire Lust

May 20, 2021

McCormick Creek Phase 2 Addressing

Address numbers ascend from south to north and west to east. Address notices will be sent to service providers following final plat approval. Correct street signs must be installed prior to engineering acceptance.

Lot #	Address	Lot #	Address	Lot #	Address
N Geneva Way		N Auburn Place		N Montgomery Way	
South (odd) side of street		West (odd) side of street		North (even) side of street	
122	7007	87	1029	35	7000
123	7013	88	1035	36	7006
124	7019	89	1041	37	7012
125	7025	90	1103	70	7030
126	7031	91	1109	69	7036
Tract J	7037	92	1115		
		93	1121		
		94	1127		
		95	1133		
		96	1139		
		97	1145		
		98	1151		
		99	1201		
		100	1207		
		101	1213		
		102	1219		
		East (even) side of street			
		118	1030		
		117	1036		
		116	1042		
		115	1104		
		114	1110		
		113	1116		
		112	1122		
		111	1128		
		110	1134		
		109	1140		
		108	1146		
		107	1152		
		106	1200		
		105	1206		
		104	1212		
		103	1218		

PERIMETER DESCRIPTION:

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

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "B";

THENCE NORTH 88°49'31" WEST, ALONG THE SOUTH LINE OF SAID TRACT "B" 186.01 FEET, TO THE SOUTHEAST CORNER OF "McCORMICK CREEK PHASE 1" ACCORDING TO THAT CERTAIN PLAT RECORDED IN BOOK 312 OF PLATS AT PAGE 96 RECORDS OF CLARK COUNTY, WASHINGTON;

THENCE ALONG THE EAST LINE OF SAID "McCORMICK CREEK PHASE 1"; PLAT THE FOLLOWING COURSES AND DISTANCES:

THENCE NORTH 01°28'16" EAST, 135.28 FEET;

THENCE NORTH 88°31'42" WEST, 21.97 FEET;

THENCE NORTH 01°28'18" EAST, 510.00 FEET;

THENCE NORTH 88°31'42" WEST, 20.00 FEET;

THENCE NORTH 01°28'18" EAST, 130.03 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 88°49'31" EAST, ALONG THE NORTH LINE OF SAID TRACT "B" 227.93 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 01°28'04" WEST, ALONG THE EAST LINE OF SAID TRACT "B" 774.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.69 ACRES MORE OR LESS.

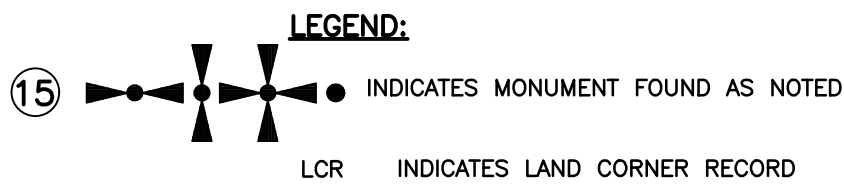
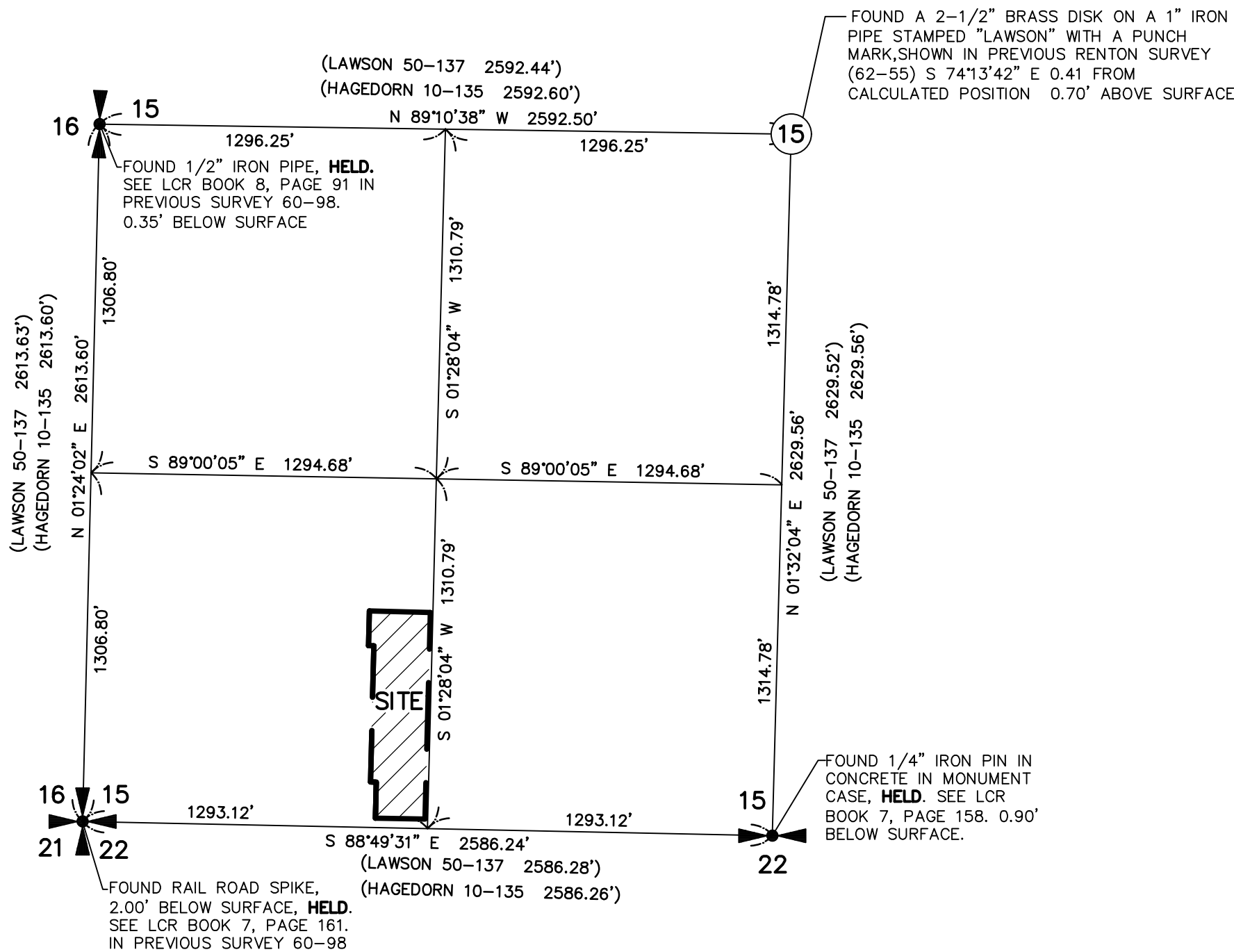
TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

NOTES:

- 1) ALL PUBLIC ROADS WITHIN THIS PLAT ARE DEDICATED TO THE CITY OF RIDGEFIELD.
- 2) IMPACT FEES AND SYSTEM DEVELOPMENT CHARGES SHALL BE ASSESSED BASED ON FEE SCHEDULES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- 3) CITY OF RIDGEFIELD FINAL PLAT NUMBER "PLZ-21-0017"
- 4) OFF-STREET PARKING MUST BE SETBACK A MINIMUM OF 18 FEET FROM THE SIDEWALK TO PREVENT VEHICLES FROM INTERFERING WITH SIDEWALK TRAVEL.
- 5) ANY MODIFICATION TO PROPERTY LINE SETBACKS MAY BE PROCESSED THROUGH AN ADMINISTRATIVE ADJUSTMENT OR A VARIANCE AS REFERENCED IN THE CITY OF RIDGEFIELD DEVELOPMENT CODE AS AN ALTERNATIVE TO A RE-PLAT PROCESS.
- 6) ALL SENSITIVE LANDS SHALL BE PROTECTED BY CONSERVATION EASEMENTS AND CERTAIN ACTIVITIES ARE PROHIBITED OR LIMITED AS SPECIFIED BY THE CITY OF RIDGEFIELD DEVELOPMENT CODE, RDC 18.280. THIS NOTE SHALL RUN WITH THE LAND.
- 7) ALL BUILDINGS OR STRUCTURES REQUIRING A BUILDING PERMIT SHALL INDICATE COMPLIANCE WITH THE FOLLOWING LOT DIMENSIONAL STANDARDS.

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

- 8) ALL PARKS, OPEN SPACE AND TRAILS SHALL BE MADE AVAILABLE FOR PUBLIC USE AND BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. THE CITY SHALL BE GRANTED THE RIGHT OF THIRD-PARTY ENFORCEMENT TO ENSURE THAT THE PARKS, OPEN SPACE, AND TRAILS ARE MAINTAINED TO THE STANDARDS UNDER WHICH THEY WERE APPROVED AND CREATED.
- 9) A MINIMUM OF ONE AND MAXIMUM OF FOUR OFF-STREET PARKING SPACES WILL BE PROVIDED FOR EACH DWELLING UNIT PER RDC 18.720.
- 10) 5' FOOT WALL EASEMENT GRANTED TO THE HOMEOWNERS ASSOCIATION FOR ACCESS AND MAINTENANCE PER MCCORMICK CREEK PHASE 1 312-096.
- 11) ARCHITECTURAL DESIGN APPROVAL FROM THE CITY OF RIDGEFIELD IS REQUIRED FOR ALL SINGLE-FAMILY HOMES. IT IS THE RESPONSIBILITY OF THE DEVELOPER/BUILDER TO OBTAIN DESIGN APPROVAL FOR EACH HOME, INCLUDING MODEL HOMES, PRIOR TO THE SALE OR ADVERTISEMENT FOR SALE OF THE HOME.
- 12) 8.00' FOOT WALL AND LANDSCAPE EASEMENT GRANTED TO THE HOMEOWNERS ASSOCIATION (H.O.A.) FOR ACCESS AND MAINTENANCE.
- 13) TRACT "J" IS A EMERGENCY ROAD ACCESS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 14) 5' PRIVATE STORM EASEMENT FOR LOTS 87 THRU 102 TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNER AND A 5' WALL EASEMENT GRANTED TO THE HOMEOWNER ASSOCIATION FOR ACCESS AND MAINTENANCE WITH THIS PLAT.
- 15) BOLLARDS SHALL BE INSTALLED AND MAINTAINED ON BOTH ENDS OF TRACT "J" TO BE USED AS THE CONTROL FEATURE FOR ACCESS TO TRACT "J". CONTROL FEATURES WILL BE LOCKED AN KEYED PER THE FIRE DISTRICT REQUIREMENTS.
- 16) CASCADIA ECOLOGICAL SERVICES, INC.WILL SUBMIT, ON BEHALF OF THE PERMITTEE, ANNUAL MONITORING REPORTS AS REQUIREMENTS OF THE APPROVAL CRITICAL AREAS MITIGATION PLAN AND CONSISTENT WITH RDC 18.280.050.E.2. FOR A PERIOD OF THREE YEARS AFTER ISSUANCE OF THE FINAL OCCUPANCY PERMIT.



UTILITY AND SIDEWALK EASEMENT:

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

DEED REFERENCE:

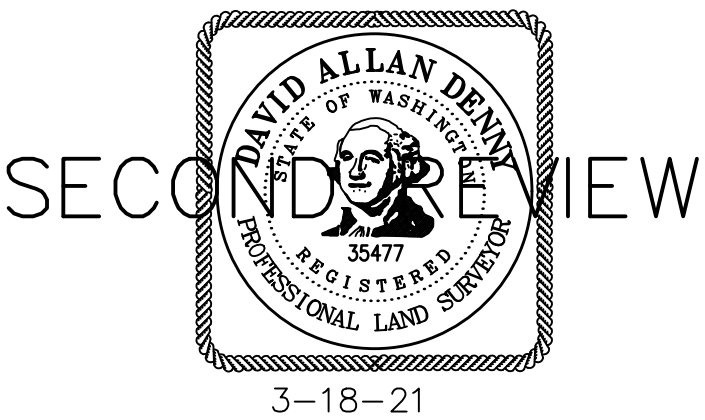
TRACTS "B" AND "C" OF KELLER SETON MX SUBDIVISION PHASE 1 (311-983)

SURVEY REFERENCES:

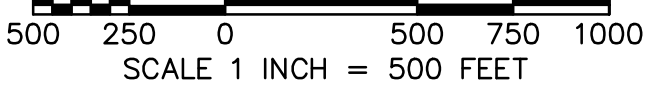
- 1) KELLER SETON MX SUBDIVISION PHASE 1 BOOK 311 PAGE 983
- 2) DAVID DENNY SURVEY BOOK 68 PAGE 173
- 3) MCCORMICK CREEK PHASE 1 BOOK 312 PAGE 096

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

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



3-18-21



BASIS OF BEARING: IAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, U.S. SURVEY FEET. THE MEAN OF THE NORTH HALF OF SECTION 15 BETWEEN MONUMENTS FOUND WAS NOTED. CONVERGENCE ANGLE: -1°34'39\"/>

McCORMICK CREEK PHASE 2

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

CITY PUBLIC WORKS DIRECTOR

CITY PUBLIC WORKS DIRECTOR _____ DATE _____

CITY COMMUNITY DEVELOPMENT DIRECTOR

CITY COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CITY ENGINEER:

CITY OF RIDGEFIELD ENGINEER _____ DATE _____

CITY MAYOR:

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

MAYOR, CITY OF RIDGEFIELD _____

ATTESTED BY: _____ CITY CLERK

ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS _____ McCORMICK CREEK PHASE 2

COUNTY ASSESSOR _____ DATE _____

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS ____ DAY OF _____, 20__ IN BOOK ____ OF PLATS, AT PAGE ____

CLARK COUNTY AUDITOR _____

AUDITOR'S FILE NUMBER _____

SURVEYOR'S CERTIFICATE:

I, DAVID A DENNY, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF "McCORMICK CREEK PHASE 2" CORRECTLY REPRESENTS A SURVEY AND SUBDIVISION OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AND THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR, 03-18-21 DATE PLS NO. 35477

DECLARANT DECLARATION:

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED "McCORMICK CREEK", A HOMEOWNERS ASSOCIATION. AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR MCCORMICK CREEK PHASE 2, RECORDED UNDER CLARK COUNTY RECORDING NO. _____

BY: _____ PRINTED _____ SIGNED _____ TITLE _____ DATE _____

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

JOB NO. 20-506
DATE: 3-18-21
CALC BY: DAD
DRAWN BY: AAD
CHECKED BY: DAD
FILE: 20-506

BASIS OF BEARING: MAG 83°/91° WASHINGTON STATE
MAGNETIC NORTH LINE OF THE SURVEY
N 01°32'04" E ALONG THE EAST LINE OF THE WEST HALF OF
SECTION 15 BETWEEN MONUMENTS FOUND AS NOTED.
CONVERGENCE ANGLE: -1°34'39"
COMBINED SCALE FACTOR: 0.99999035

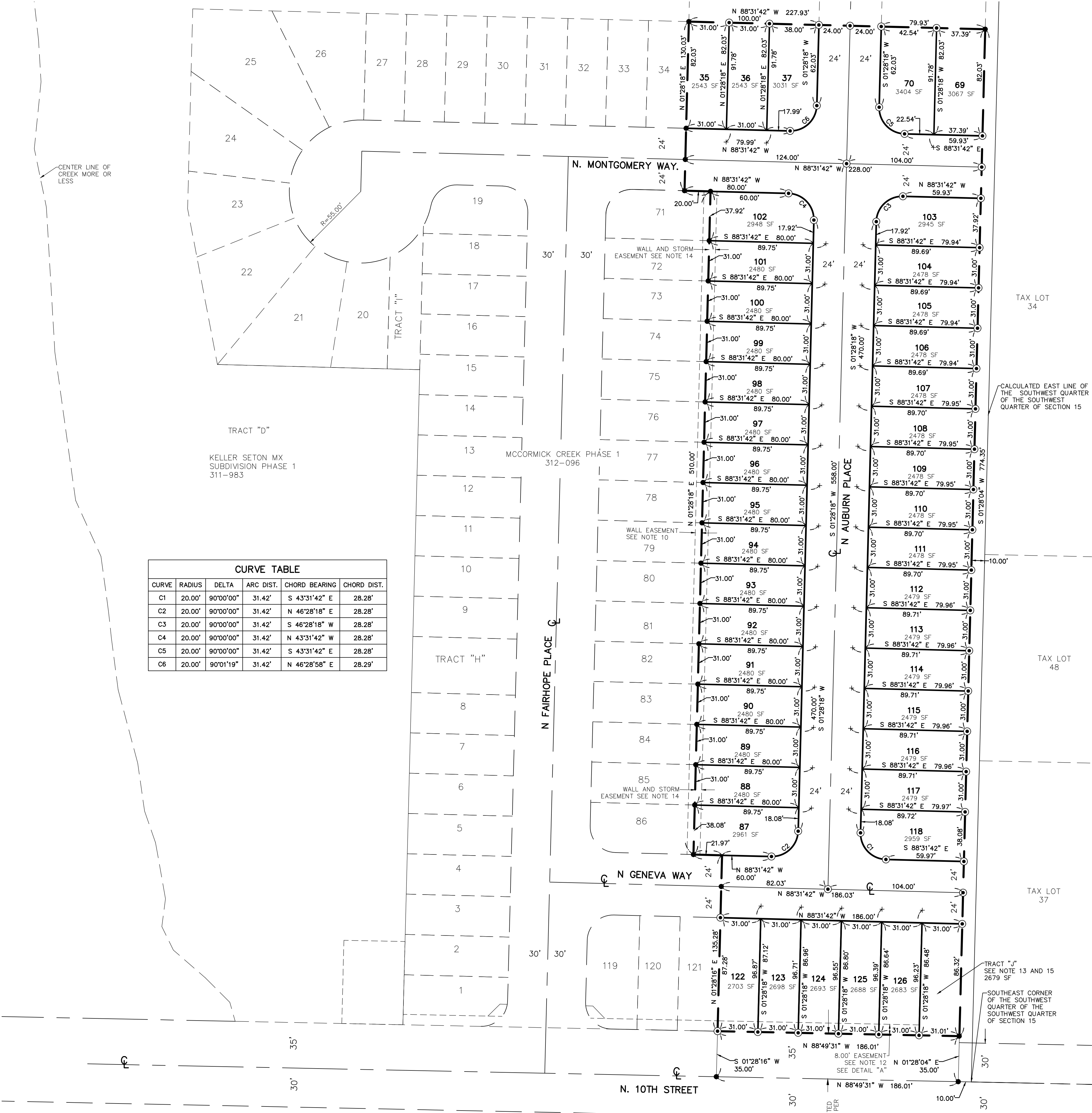
40 20 0 40 60 80
SCALE 1 INCH = 40 FEET



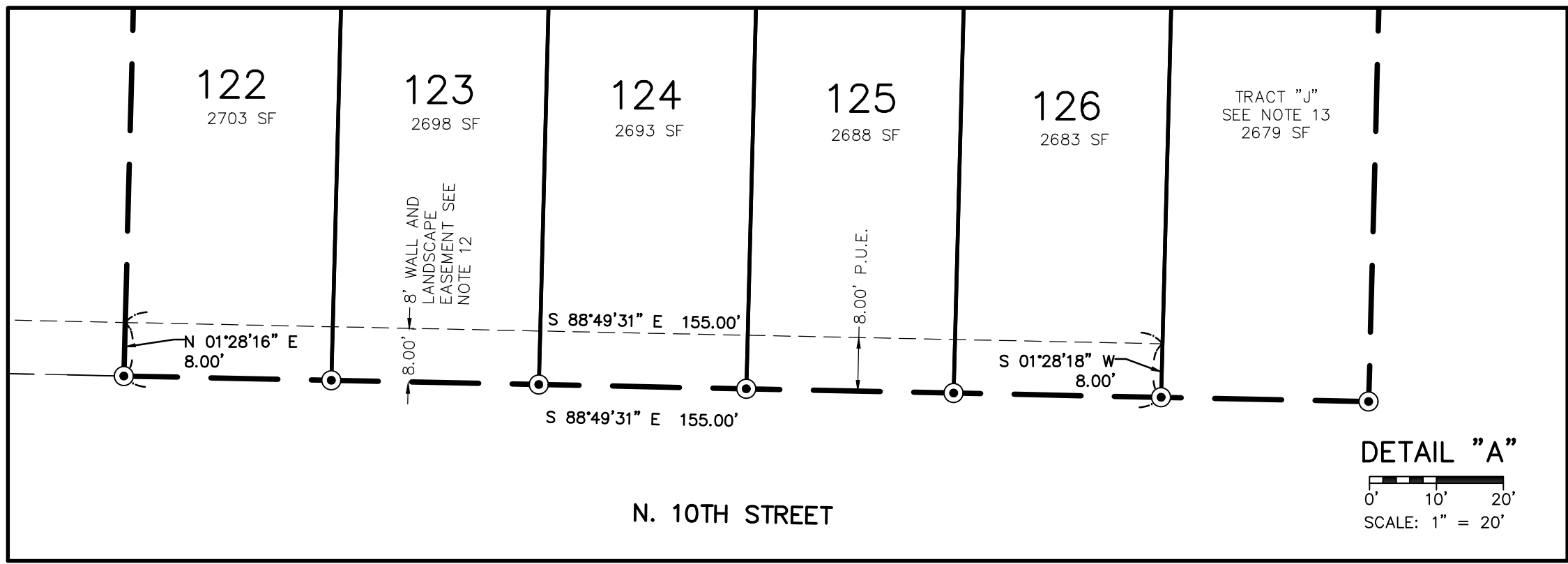
LEGEND:

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

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

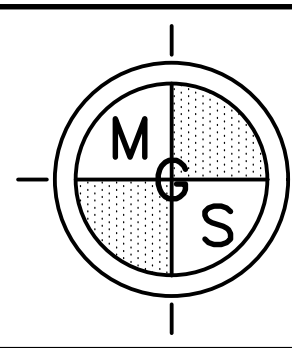


CURVE TABLE				
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING
C1	20.00'	90°00'00"	31.42'	S 43°31'42" E
C2	20.00'	90°00'00"	31.42'	N 46°28'18" E
C3	20.00'	90°00'00"	31.42'	S 46°28'18" W
C4	20.00'	90°00'00"	31.42'	N 43°31'42" W
C5	20.00'	90°00'00"	31.42'	S 43°31'42" E
C6	20.00'	90°01'19"	31.42'	N 46°28'58" E



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



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

JOB NO. 20-506
DATE: 3-18-21
CALC BY: DAD
DRAWN BY: AAD
CHECKED BY: DAD
FILE: 20-506

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 27, 2021

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Taverner Ridge Phase 5 Final Plat

GOVERNING LEGISLATION:

RCW 36.70A – Growth Management – Planning by Selected Counties and Cities

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

Ridgefield City Council approved the preliminary plat for Taverner Ridge Planned Unit Development (PUD) on January 9, 1997. The plat is also subject to the development agreement made between the city of Ridgefield and New Vista Properties, LLC recorded under AF #5308399, records of Clark County, WA.

Taverner Ridge has eleven phases. Phases 1-4 and 6-11 have received final plat approval, and Phase 5 is the final phase to request final plat approval.

The applicant proposes to subdivide the 9.51-acre site with Assessor's #986056221 into 10 single-family residential lots. The lots range from 13,895 square feet (Lot 8) to 92,005 square feet (Lot 4), consistent with the lot sizes and density approved through the Taverner Ridge preliminary PUD. The average lot area is 35,431 square feet.

BUDGET/FINANCIAL IMPACTS:

Tax revenue from 10 new single-family residences.

ACTION OR MOTION:

To approve the final plat: "I move to approve the Taverner Ridge Phase 5 final plat as presented."

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS: PLZ-20-0058 Taverner Ridge Phase 5 Final Plat_Staff Report_052721
(PDF)
Taverner Ridge Phase 5 Final Plat (PDF)



COMMUNITY DEVELOPMENT DEPARTMENT

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

Taverner Ridge Phase 5 Final Plat

Staff Report

File No. PLZ-20-0058

May 27, 2021

I. Basic Facts

Application date: On August 14, 2020, the City received an application for final plat approval for Taverner Ridge Phase 5 (10 lots).

Applicant/Property Owner: New Vista Properties, 1851 S Hillhurst Rd., Ridgefield, WA 98642. Contact: Paul DeBoni, 360-887-3650, pdeboni@msn.com

Applicant's Representative: PBS Engineering and Environmental, 415 W. 6th Ave, Suite 601, Vancouver, WA 98660. Contact: Regan Schaller, PLS, 360.567.2111, regan.shaller@pbsusa.com

Property Information: 1995 S. Lake River Terrace, Ridgefield, WA, 98660; PIN 220025000, #16 LAWS & PICKENS DLC 6.2A

Zoning: Residential Low Density 4 (RLD-4)

Comprehensive Plan: Urban Low (UL)

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

Council date: May 27, 2021

II. Documents Received

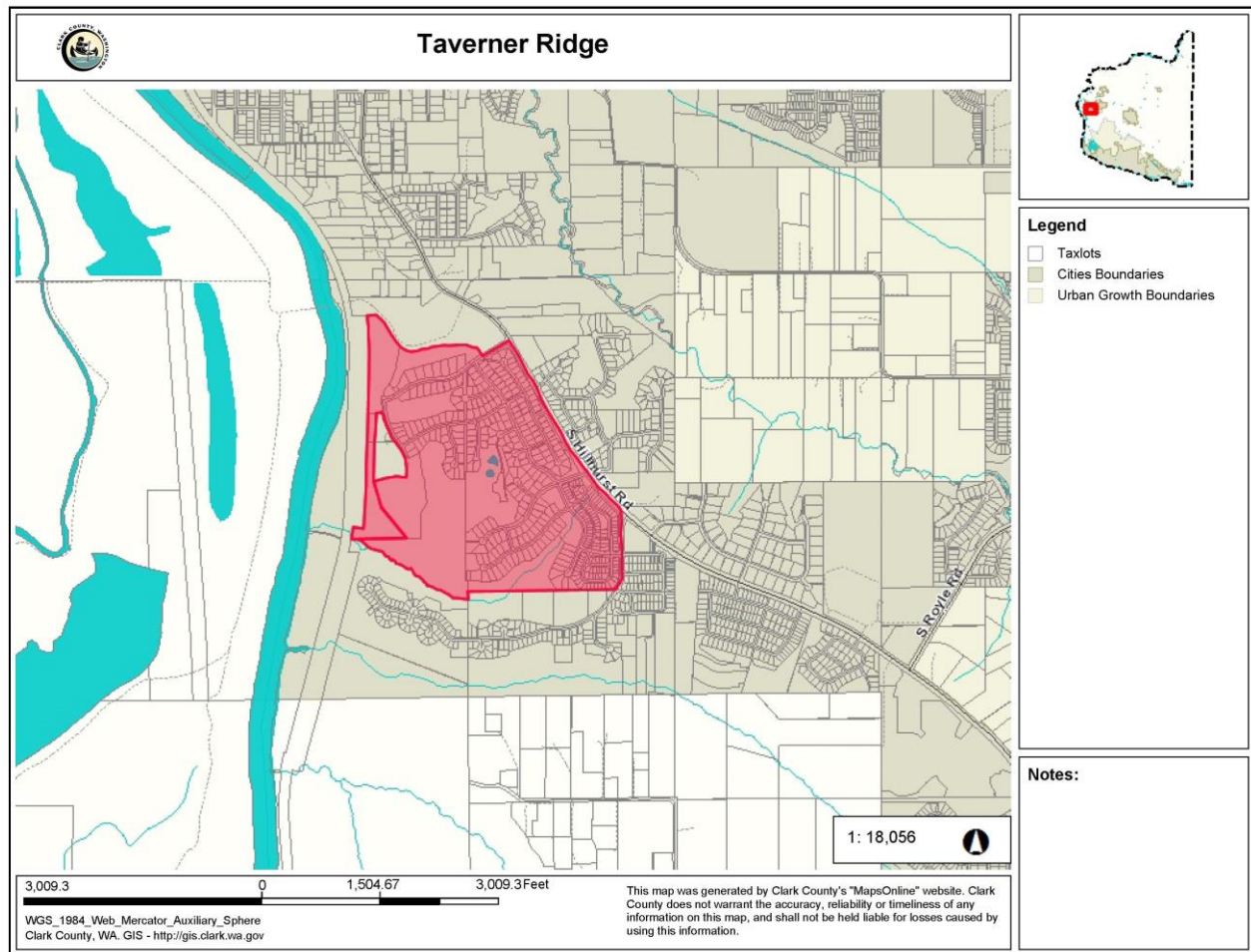
- A. Master land use application
- B. Final plat checklist
- C. Plat sheets
- D. Lot closure reports
- E. Title report
- F. Subdivision Guarantee
- G. Perimeter legal description
- H. Narrative
- I. Draft CC&Rs and bylaws
- J. Survey review memos and redlines
- K. Revised materials as required by staff

III. Background and Proposal

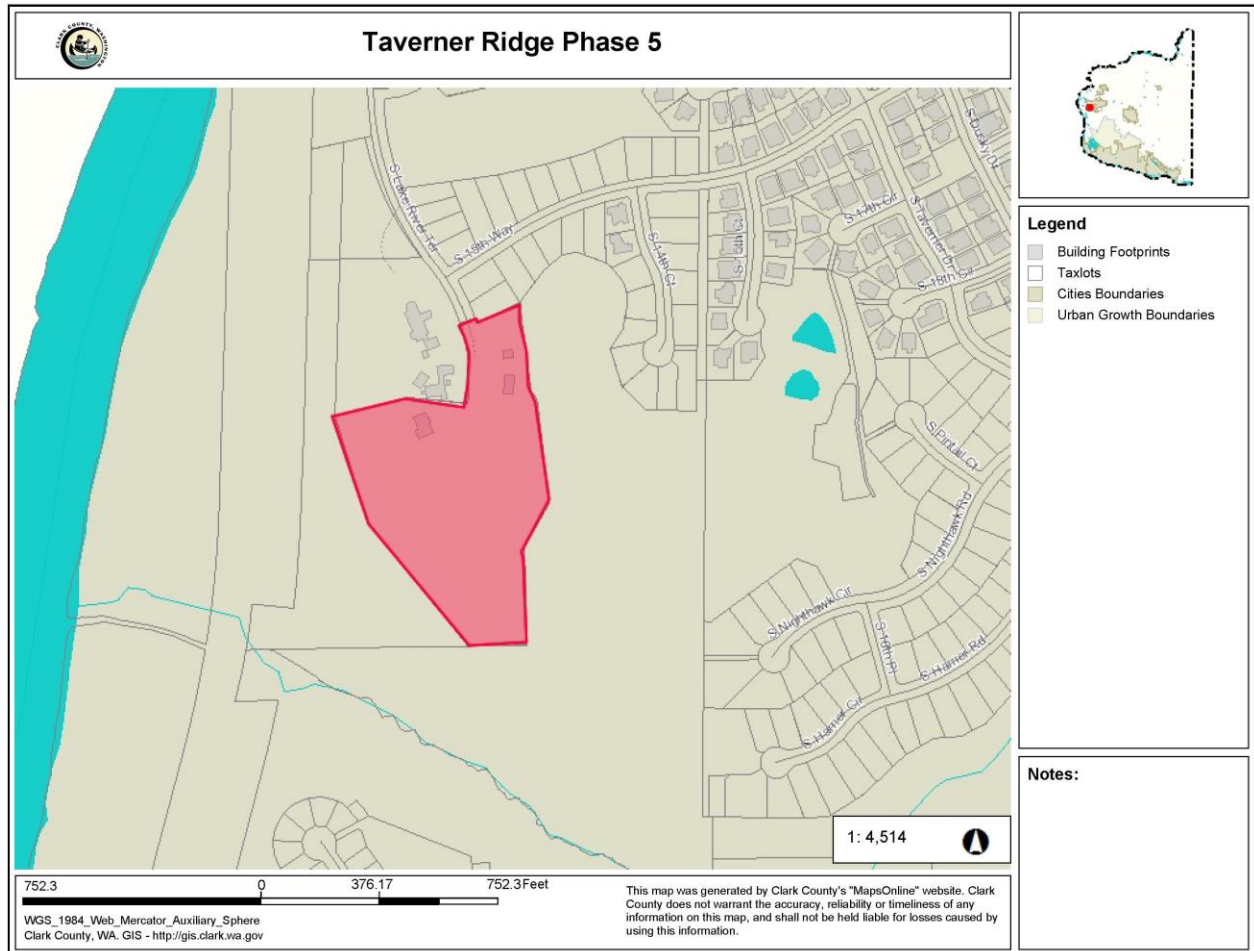
Ridgefield City Council approved the preliminary plat for Taverner Ridge Planned Unit Development (PUD) on January 9, 1997. The plat is also subject to the development agreement made between the city of Ridgefield and New Vista Properties, LLC recorded under AF# 5308399, records of Clark County, WA.

Taverner Ridge has eleven phases. Phases 1-4 and 6-11 have received final plat approval, and Phase 5 is the final phase to request final plat approval.

Taverner Ridge Preliminary PUD Location

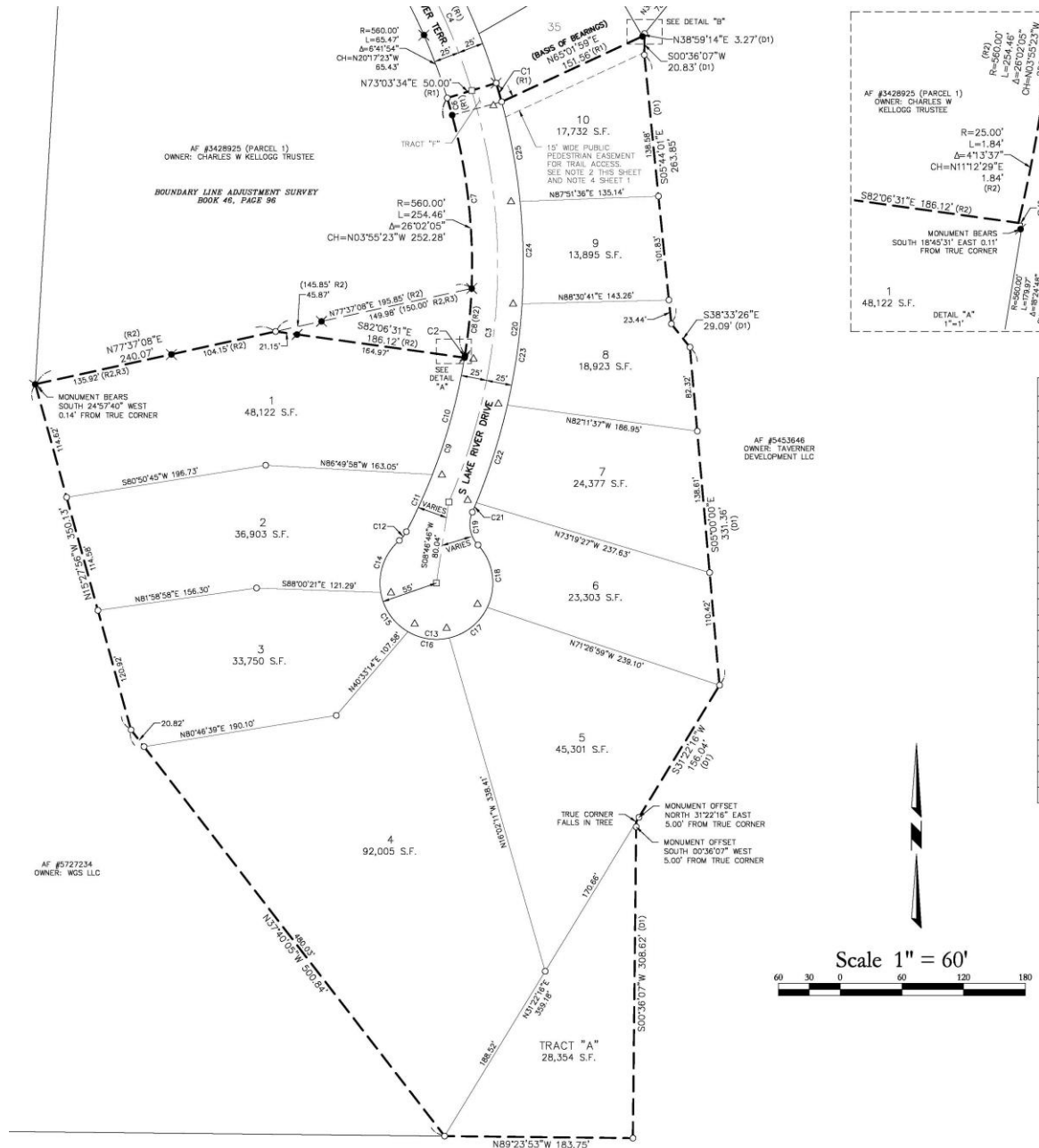


Taverner Ridge Phase 5



The applicant proposes to subdivide the 9.51-acre site with Assessor's #986056221 into 10 single-family residential lots. The lots range from 13,895 square feet (Lot 8) to 92,005 square feet (Lot 4), consistent with the lot sizes and density approved through the Taverner Ridge preliminary PUD. The average lot area is 35,431 square feet.

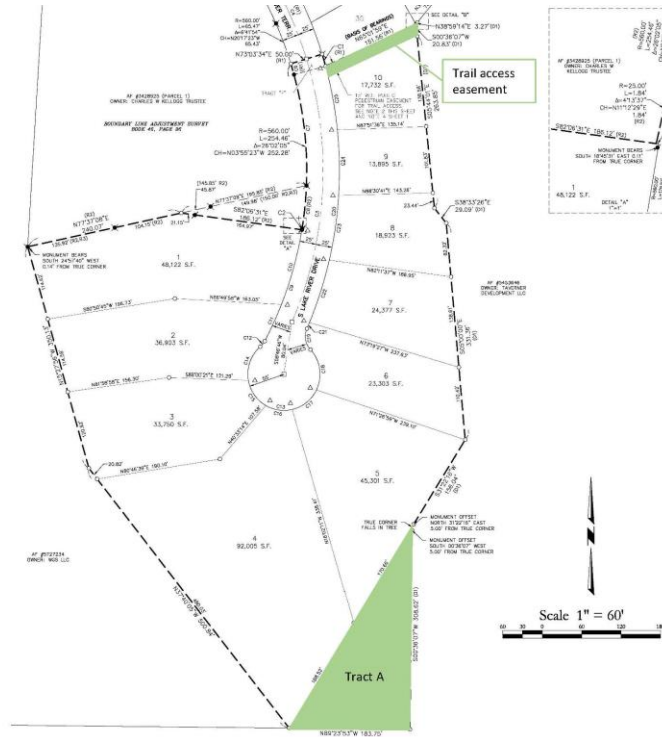
Taverner Ridge Phase 5 proposed final plat (full plan set included as attachment)



S Lake River Terrace is a public street accessing each of the lots in Phase 5. It connects to S 15th Way, which continues to other phases in Taverner Ridge and to S Hillhurst Road. The latest version of the plat labels the street as S Lake River Drive. As a **condition of approval**, the street name on the plat shall read S Lake River Terrace prior to obtaining city signatures on the final plat mylar.

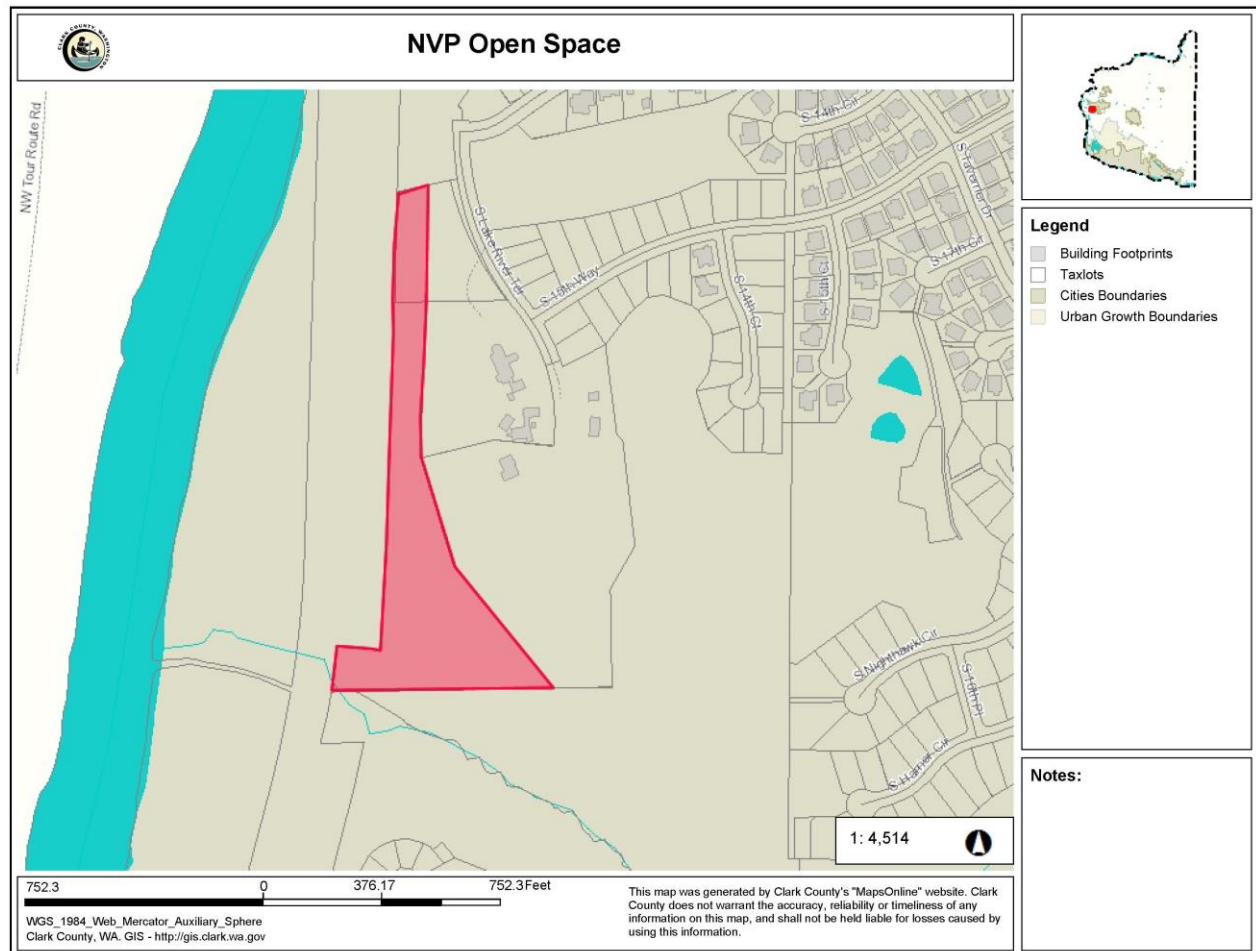
Tract A is a 0.65-acre open space tract to be owned and maintained by the HOA. Lot 10 grants a 15-foot wide public pedestrian easement for trail access for the benefit of the HOA. This is a gravel trail connecting to the overall Taverner trail system in the open space parcel to the east. The overall trail system in Taverner Ridge has been constructed to City engineering standards.

Phase 5 Open Space and Trail Easement



The applicant, New Vista Properties (NVP), owns two parcels (#986056220 and #220025000) adjacent to Phase 5 that were designated as open space on the preliminary plat. The preliminary plat was adopted into the Development Agreement, however, no documents have been recorded with Clark County memorializing these parcels as undevelopable open space. In lieu of including these tracts in the Phase 5 final plat, the applicant has agreed to record a covenant alongside the plat that designates these parcels as undevelopable open space and conveys them to the HOA. As a **condition of approval**, the applicant shall submit a draft open space covenant for review and approval by the City Attorney prior to obtaining city signatures on the final plat mylar.

Additional NVP Open Space Parcels



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

IV. Survey Review

Gray & Osborne, Inc. confirmed that the applicant has addressed all survey comments on October 7, 2020.

V. Engineering Review

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

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

VI. Land Use Review

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

VII. Recommendation

Staff recommends City Council **APPROVE** the Taverner Ridge Phase 5 Final Plat subject to the following **conditions of approval**:

1. The applicant shall revise the street name in Phase 5 to S Lake River Terrace prior to obtaining city signatures on the final plat mylar.
2. The applicant shall submit a draft open space covenant for review and approval by the City Attorney prior to obtaining city signatures on the final plat mylar.
3. The applicant shall submit mylars for signature containing the signature and seal of the surveyor of record (Certification of Subdivision Platting, see RDC 18.620.120.L) and the signatures of all parties having an ownership interest in the land for purposes of dedication (Dedication of Subdivision, see RDC 18.620.120.M).
4. The applicant shall record the final plat with the Clark County Auditor's Office within thirty (30) calendar days of City signatures on the face of the mylar.
5. The applicant shall submit three (3) full-sized copies and one (1) 11-inch by 17-inch copy of the recorded plat and all associated written documents within thirty (30) calendar days of City signatures on the face of the mylar.

Reviewed by:

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

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

Signed:



Claire Lust

May 21, 2021

Taverner Ridge Phase 5 Addressing

Address numbers ascend from south to north and west to east. Address notices will be sent to service providers following final plat approval. Correct street signs must be installed prior to engineering acceptance.

Lot #	Address
S Lake River Terrace	
East (even) side	
10	1854
9	1910
8	1922
7	1934
6	2018
5	2030
West (odd) side	
4	2035
3	2027
2	2015
1	1929

TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 5

A REPLAT OF TRACT F OF THE PLAT "TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 4"

LOCATED IN THE SOUTH 1/2 OF THE NW 1/4 AND THE NORTH 1/2 OF THE SW 1/4 OF SECTION 30

TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON

CITY OF RIDGEFIELD FINAL PLAT NUMBER PLZ-20-0058

DATE: JULY 2020

INDEX:

SHEET 1: SIGNATURE BLOCKS, DEDICATION, ACKNOWLEDGEMENT, NARRATIVE, PLAT NOTES, PERIMETER DESCRIPTION

SHEET 2: PLAT MAP, SECTION 30 BREAKDOWN, LEGEND, DETAILS, LINE/CURVE/MONUMENT OFFSET TABLES, DIMENSIONAL STANDARDS

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO REPLAT ALL OF TRACT "F" OF THE PLAT "TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 4" RECORDED IN BOOK 311, PAGE 722, CLARK COUNTY PLAT RECORDS AND SUBDIVIDE A PORTION OF THAT PROPERTY CONVEYED TO NEW VISTA PROPERTIES, LLC AS DESCRIBED IN AUDITOR'S FILE NUMBER 5771208, CLARK COUNTY DEED RECORDS.

CITY MAYOR:

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

MAYOR, CITY OF RIDGEFIELD

ATTESTED BY:

CITY CLERK

ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON,

1981, TO BE KNOWN AS _____,

PLAT NO. _____, CLARK COUNTY, WASHINGTON.

COUNTY ASSESSOR

DATE:

CITY PUBLIC WORKS DIRECTOR:

CITY PUBLIC WORKS DIRECTOR

DATE:

CITY COMMUNITY DEVELOPMENT DIRECTOR:

CITY COMMUNITY DEVELOPMENT DIRECTOR

DATE:

CITY ENGINEER:

CITY OF RIDGEFIELD ENGINEER

DATE:

CLARK REGIONAL WASTEWATER DISTRICT:

CLARK REGIONAL WASTEWATER DISTRICT

DATE:

CLARK COUNTY FIRE AND RESCUE:

CLARK COUNTY FIRE AND RESCUE

DATE:

DECLARANT DECLARATION:

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBER HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED "TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 5", A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR "TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 5", RECORDED UNDER CLARK COUNTY RECORDING NO. _____.

NEW VISTA PROPERTIES LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____
MEMBER

PRINTED NAME: _____

DATED: _____

ACKNOWLEDGEMENT:

STATE OF WASHINGTON

COUNTY OF CLARK

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PAUL DEBONI IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT, AND ACKNOWLEDGED IT, AS AUTHORIZED SIGNATOR OF NEW VISTA PROPERTIES LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE

DATED: _____

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES _____

SURVEYORS CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF NEW VISTA PROPERTIES, LLC IN SETTING 2020.

REGAN F. SCHALLER, PROFESSIONAL LAND SURVEYOR,
PLS # 54471

DATE: _____

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____,
20____, AT _____ A.M./P.M. IN BOOK _____ OF PLATS,
AT PAGE _____ AT THE REQUEST OF PBS.

CLARK COUNTY AUDITOR

AUDITORS FILE NUMBER

NOTES:

1.) ALL STREET RIGHT-OF-WAYS SHALL BE DEDICATED TO THE CITY OF RIDGEFIELD.

2.) IMPACT FEES AND SYSTEM DEVELOPMENT CHARGE AMOUNTS SHALL BE DETERMINED AND APPLIED AT THE TIME OF BUILDING PERMIT APPLICATION.

3.) TRACT "A" IS A PRIVATE TRACT TO BE OWNED AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION.

4.) LOT 10 DOES HEREBY GRANT A 15 FOOT WIDE PUBLIC PEDESTRIAN EASEMENT FOR TRAIL ACCESS FOR THE BENEFIT OF THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION (SHOWN ON SHEET 2).

5.) LOT DEVELOPMENT SHALL BE CONSISTENT WITH THE TERMS OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RIDGEFIELD AND TAVERNER RIDGE, LLC APPROVED ON MARCH 13, 1997 AND SUBSEQUENT AGREEMENTS.

6.) THE MAXIMUM BUILDING COVERAGE SHALL NOT EXCEED 45% OF THE NET BUILDABLE AREA AND THE MAXIMUM DEVELOPMENT COVERAGE SHALL NOT EXCEED 60% OF THE NET BUILDABLE AREA.

SIDEWALK NOTE:

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS SIDEWALKS, INCLUSIVE OF REQUIRED LANDSCAPE PLANTER STRIPS, SHALL BE CONSTRUCTED ALONG ALL LOT FRONTAGES. LOTS HAVING MULTIPLE STREET FRONTAGES SHALL HAVE SIDEWALKS AND LANDSCAPED PLANTER STRIPS INSTALLED ALONG ALL FRONTAGES PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS.

UTILITY AND SIDEWALK EASEMENT:

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS.

SURVEY NOTES:

A FIELD TRAVERSE WAS PERFORMED USING A 2 SECOND TRIMBLE S5 ROBOTIC TOTAL STATION. THE FIELD TRAVERSE EXCEEDED THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN W.A.C. 332-130-090.

BASIS OF BEARINGS IS BASED ON THE SOUTH LINE OF LOT 35 AS N65°01'59"E AND SHOWN ON THE PLAT OF "TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 4" RECORDED IN BOOK 311, PAGE 722, CLARK COUNTY PLAT RECORDS, AND SHOWN ON SHEET 2 OF THIS PLAT.

PERIMETER DESCRIPTION:

BEING A TRACT OF LAND LOCATED IN THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 33 OF TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 4 AS RECORDED IN BOOK 311 PAGE 722 OF THE CLARK COUNTY PLAT RECORDS, ALSO BEING THE SOUTHEAST CORNER OF LOT 35;

THENCE NORTH 38°59'14" EAST, ALONG THE SOUTH LINE OF SAID LOT 33, 3.27 FEET TO THE EAST LINE OF THAT TRACT OF LAND TRANSFERRED TO NEW VISTA PROPERTIES AS DESCRIBED IN AUDITOR'S FILE NO. 5727234 OF THE CLARK COUNTY DEED RECORDS;

THENCE ALONG SAID EAST LINE, SOUTH 00°36'07" WEST, 20.83 FEET TO AN ANGLE POINT;

THENCE ALONG SAID EAST LINE, SOUTH 05°44'01" EAST, 263.85 FEET TO AN ANGLE POINT;

THENCE ALONG SAID EAST LINE, SOUTH 38°33'26" EAST, 29.09 FEET TO AN ANGLE POINT;

THENCE ALONG SAID EAST LINE, SOUTH 05°00'00" EAST, 331.36 FEET TO AN ANGLE POINT;

THENCE ALONG SAID WEST LINE, SOUTH 31°22'16" WEST, 156.04 FEET TO THE EAST LINE OF "PARCEL III" AS SHOWN IN SURVEY RECORDED IN BOOK 46 OF SURVEYS AT PAGE 96, RECORDS OF SAID COUNTY;

THENCE ALONG SAID EAST LINE OF SAID "PARCEL III", SOUTH 00°36'07" WEST, 308.62 FEET TO AN ANGLE POINT IN SAID "PARCEL III";

THENCE ALONG THE SOUTH LINE OF SAID "PARCEL III", NORTH 89°23'53" WEST, 183.75 FEET TO A POINT;

THENCE NORTH 37°40'05" WEST, LEAVING SAID SOUTH LINE OF PARCEL III, 500.84 FEET TO AN ANGLE POINT;

THENCE NORTH 152°7'56" WEST, 350.13 FEET TO THE SOUTH LINE OF THE CHARLES W KELLOGG, TRUSTEE OF THE CHARLES W KELLOGG REVOCABLE LIVING TRUST TRACT DESCRIBED AS PARCEL I OF DEED DOCUMENT NO. 3428925 OF THE CLARK COUNTY DEED RECORDS;

THENCE NORTH 77°37'08" EAST ALONG THE SOUTH LINE OF SAID PARCEL I, 240.07 FEET TO AN ANGLE POINT;

THENCE SOUTH 82°06'31" EAST ALONG THE SOUTH LINE OF SAID CHARLES W KELLOGG, TRUSTEE OF THE CHARLES W KELLOGG REVOCABLE LIVING TRUST TRACT, 186.12 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 04°13'37" (THE CHORD OF WHICH BEARS NORTH 111°2'29" EAST 1.84 FEET) AN ARC DISTANCE OF 1.84 FEET TO A 560.00 FOOT COMPOUND CURVE TO THE LEFT;

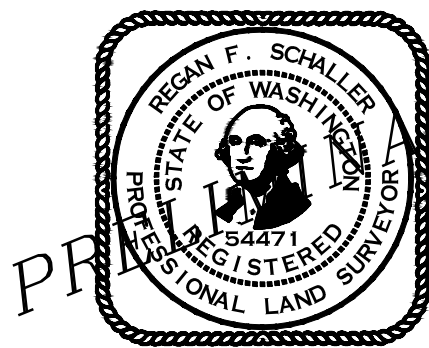
THENCE ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 26°02'05" (THE CHORD OF WHICH BEARS NORTH 03°55'23" WEST 252.28 FEET) AN ARC DISTANCE OF 254.46 FEET TO THE NORTHWEST CORNER OF TRACT F OF SAID "TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 4";

THENCE NORTH 73°03'34" EAST ALONG THE NORTH LINE OF SAID TRACT F, 50.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT F AND THE BEGINNING OF A 610.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE EAST LINE OF SAID TRACT F AND THE ARC OF SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°47'15" (THE CHORD OF WHICH BEARS SOUTH 16°02'48" EAST 19.03 FEET) AN ARC DISTANCE OF 19.03 FEET TO THE SOUTHEAST CORNER OF SAID TRACT F;

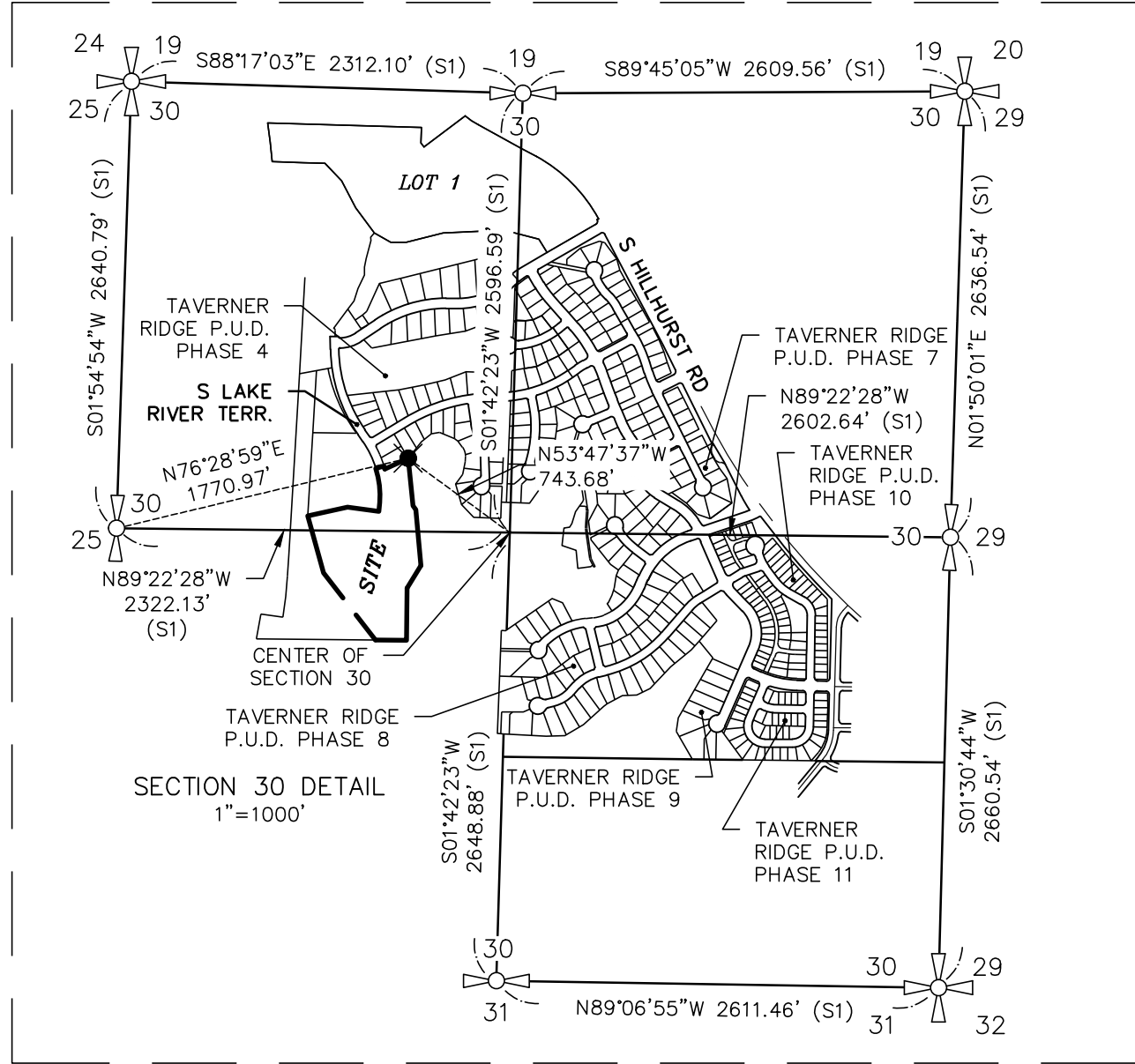
THENCE NORTH 65°01'59" EAST, ALONG THE SOUTH LINE OF SAID LOT 35, 151.56 FEET TO THE POINT OF BEGINNING;

CONTAINING 414,268 SQUARE FEET OR 9.510 ACRES, MORE OR LESS.



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CHECKED BY: TLG	JOB NO.: 3636.03	SHEET 1 OF 2



- LEGEND:
- ✱ - DENOTES FOUND AND HELD 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "GALVIN 43609" PER THE PLAT OF "TAVERNER RIDGE PUD PHASE 4" AS RECORDED IN BOOK 311, PAGE 722, CLARK COUNTY PLAT RECORDS VISITED ON MAY 21, 2020
 - ⊕ - DENOTES CALCULATED ONE-QUARTER CORNER POSITION PER SHORT PLAT RECORDED IN BOOK 3, PAGE 735, CLARK COUNTY SHORT PLAT RECORDS (S1)
 - ⊕ - DENOTES CALCULATED SECTION CORNER POSITION PER SHORT PLAT RECORDED IN BOOK 3, PAGE 735, CLARK COUNTY SHORT PLAT RECORDS (S1)

- NOTES:
- 1.) TRACT "A" IS AN OPEN SPACE TO BE OWNED AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION.
- 2.) LOT 10 DOES HEREBY GRANT A 15' FOOT WIDE PUBLIC PEDESTRIAN EASEMENT FOR TRAIL ACCESS FOR THE BENEFIT OF THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION.

- LEGEND:
- - DENOTES SET 1/2" X 24" REBAR WITH GREEN PLASTIC CAP INSCRIBED "PLS 54471"
 - △ - DENOTES SET 1" COPPER PLUG INSCRIBED "PLS 54471" SET AT THE EXTENSION OF ALL LOT LINES IN THE CURB FOR THE PURPOSE OF LINE PROJECTION, NOT LOT LINE DISTANCE
 - ⊗ - DENOTES SET 1" COPPER PLUG INSCRIBED "PLS 54471"
 - - DENOTES SET 1/2" X 24" REBAR WITH ALUMINUM CAP INSCRIBED "PBS PLS 54471"
 - - DENOTES FOUND AND HELD 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "GALVIN 43609" PER THE PLAT OF "TAVERNER RIDGE PUD PHASE 4" AS RECORDED IN BOOK 311, PAGE 722, CLARK COUNTY PLAT RECORDS VISITED ON MAY 21, 2020, HELD UNLESS OTHERWISE NOTED
 - ✱ - DENOTES FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "PLS 15022" *BOOK 42, PAGE 153, CLARK COUNTY SURVEY RECORDS SHOWS THIS LOCATION TO HAVE A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "PLS 13935" SET AT THIS LOCATION VISITED ON JUNE 26, 2020, HELD UNLESS OTHERWISE NOTED
 - - DENOTES FOUND AND HELD 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "PLS 13935" AS RECORDED IN BOOK 46, PAGE 96, CLARK COUNTY SURVEY RECORDS VISITED ON JUNE 26, 2020, HELD UNLESS OTHERWISE NOTED
 - (D1) - DENOTES RECORD DATA PER AUDITOR'S FILE NUMBER 5727234, CLARK COUNTY DEED RECORDS
 - (R1) - DENOTES RECORD DATA PER THE PLAT OF "TAVERNER RIDGE P.U.D. PHASE 4" AS RECORDED IN BOOK 311, PAGE 722, CLARK COUNTY PLAT RECORDS
 - (R2) - DENOTES RECORD DATA PER RECORD OF SURVEY BOOK 46, PAGE 96, CLARK COUNTY SURVEY RECORDS
 - (R3) - DENOTES RECORD DATA PER RECORD OF SURVEY BOOK 42, PAGE 153, CLARK COUNTY SURVEY RECORDS

RESIDENTIAL LOW DENSITY DISTRICT (RLD-4) DIMENSIONAL STANDARDS:

MINIMUM LOT WIDTH: 50 FEET

MINIMUM LOT AREA: 10,890 SQUARE FEET

MINIMUM FRONT YARD SETBACK: 15 FEET

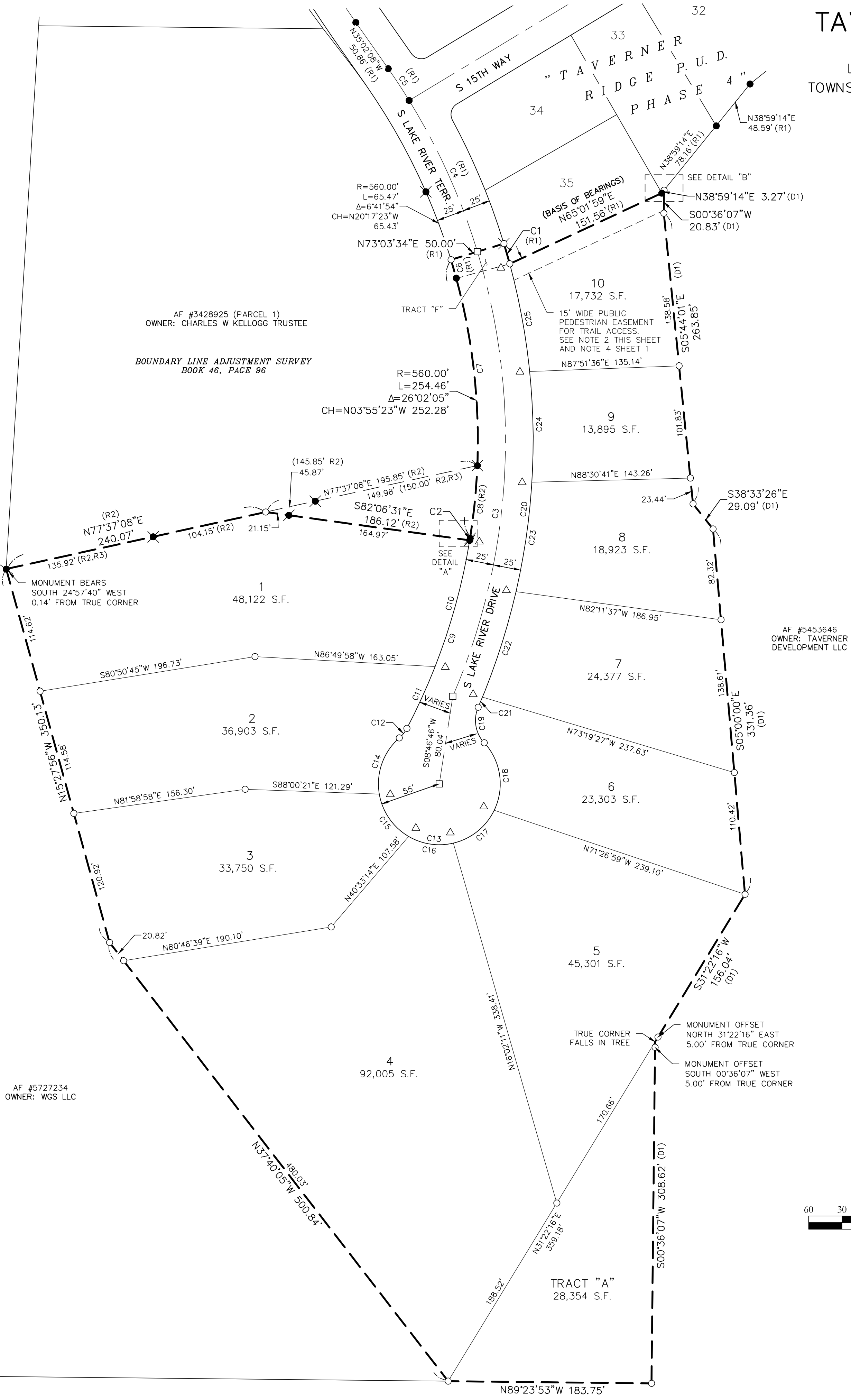
MINIMUM REAR YARD SETBACK: 10 FEET

MINIMUM SIDE YARD SETBACK: 5 FEET

MAXIMUM BUILDING HEIGHT: 30 FEET (35 FEET WITH PITCHED ROOF)

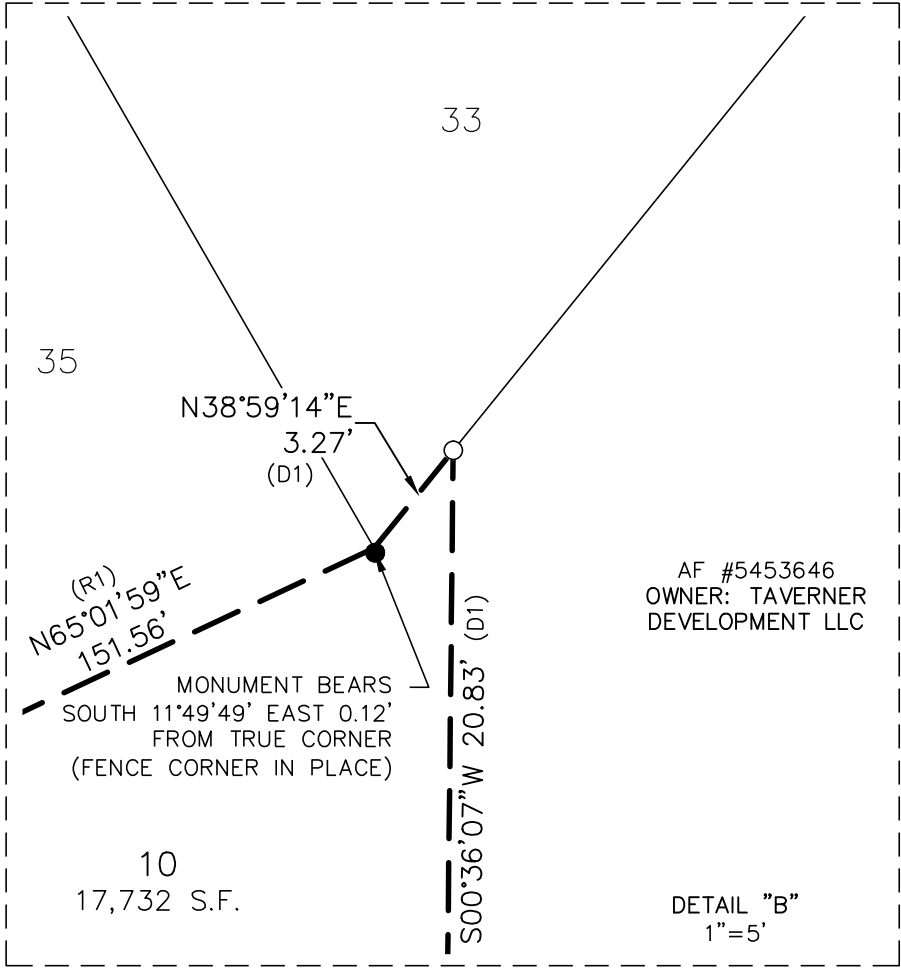
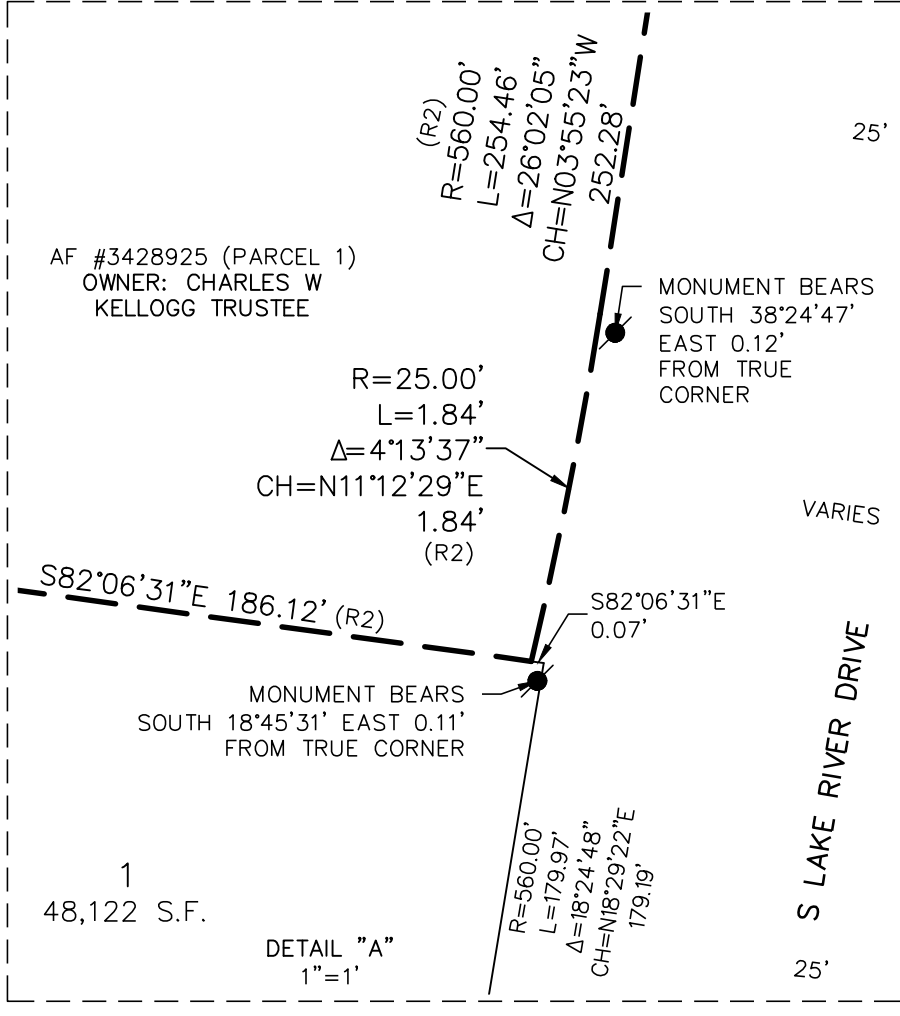
MAXIMUM BUILDING COVERAGE: 45% (NET DEVELOPABLE ACRES)

MAXIMUM IMPERVIOUS SURFACE: 60% (NET DEVELOPABLE ACRES)



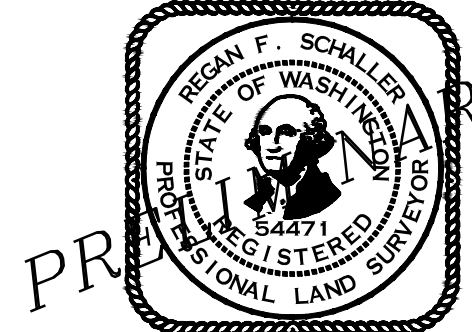
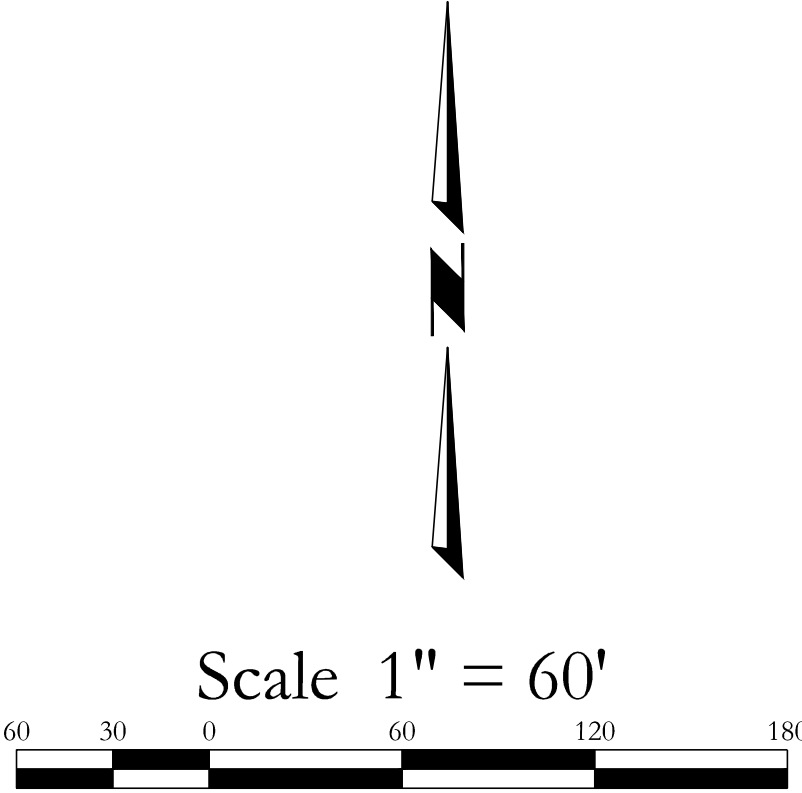
TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 5

A REPLAT OF TRACT F OF THE PLAT "TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 4" LOCATED IN THE SOUTH 1/2 OF THE NW 1/4 AND THE NORTH 1/2 OF THE SW 1/4 OF SECTION 30 TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON CITY OF RIDGEFIELD FINAL PLAT NUMBER PLZ-20-0058 DATE: JULY 2020



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	
C1	19.03'	610.00'	1°47'15"	S16°02'48"E	19.03'	
C2	1.84'	25.00'	4°13'37"	N11°12'29"E	1.84'	
C3	410.79'	585.00'	40°14'00"	N03°10'35"E	402.40'	
C4	150.33'	585.00'	14°43'26"	N24°18'09"W	149.92'	
C5	34.42'	585.00'	3°22'16"	N33°21'00"W	34.41'	
C6	17.47'	560.00'	1°47'15"	N16°02'48"W	17.47'	
C7	170.89'	560.00'	17°29'03"	N06°24'39"W	170.22'	
C8	66.10'	560.00'	6°45'48"	N05°42'46"E	66.07'	
C9	179.97'	560.00'	18°24'48"	N18°29'22"E	179.19'	
C10	118.53'	560.00'	12°07'40"	N15°20'48"E	118.31'	
C11	61.43'	560.00'	6°17'08"	N24°33'12"E	61.40'	
C12	11.13'	30.00'	2°11'45.3"	N38°19'13"E	11.06'	
C13	260.50'	55.00'	2°12'22.44"	S86°44'43"E	76.84'	
C14	56.16'	55.00'	58°30'31"	S19°41'24"W	53.76'	
C15	48.22'	55.00'	50°13'48"	S34°40'46"E	46.69'	
C16	41.85'	55.00'	43°35'37"	S81°35'29"E	40.84'	
C17	48.99'	55.00'	51°02'19"	N51°05'34"E	47.39'	
C18	65.28'	55.00'	68°00'29"	N08°25'50"W	61.52'	
C19	34.41'	30.00'	65°43'39"	S09°34'15"E	32.56'	
C20	409.31'	610.00'	38°26'45"	N04°04'12"E	401.68'	
C21	9.94'	610.00'	0°56'03"	N22°49'33"E	9.94'	
C22	100.11'	610.00'	9°24'12"	N17°39'26"E	100.00'	
C23	100.11'	610.00'	9°24'12"	N08°15'14"E	100.00'	
C24	100.13'	610.00'	9°24'17"	N01°09'00"W	100.01'	
C25	99.02'	610.00'	9°18'02"	N10°30'10"W	98.91'	

CURB MONUMENT OFFSET TABLE	
LOT NUMBER	OFFSET DISTANCE
1	8.75'
1/2	9.20'
2/3	10.00'
3/4	10.00'
4/5	9.75'
5/6	9.85'
6/7	8.80'
7/8	8.80'
8/9	8.80'
9/10	8.80'
10	8.90'



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