



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, May 6, 2021
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

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

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

II. PROCLAMATION

- 1. Dementia Friends**

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 April 22, 2021 Meeting**

V. PRESENTATION

- 1. 2020 Commission on Aging Annual Report**

VI. BUSINESS

- 1. Motion - Approval of Cloverhill Phase 8 Final Plat - Claire Lust, Community Development Director**
- 2. Motion - Approval of Contract with PBS Engineering for Royle Rd Plans - Bryan Kast, Public Works Director**

VII. PUBLIC HEARING/BUSINESS

- 1. Public Hearing and First Reading of Ordinance No. 1341 – Viewridge Hollow Development Agreement - Steve Stuart, City Manager**
- 2. Public Hearing and First Reading of Ordinance No. 1342 - Ridgefield Crossing Development Agreement - Steve Stuart, City Manager**
- 3. Public Hearing and First Reading of Ordinance No. 1343 - Shoreline Master Program Update - Anne McNamara, Associate Planner**

VIII. 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.

IX. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

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

X. 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 06, 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 6, 2021 - Claims Report (PDF)

City of Ridgefield

Claims Payment Report
For Approval on: May 6, 2021

4.1.a

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ACCURATE AUTOMOTIVE	9	4472	Public Safety	PD Vehicle Maint	1,295.78
ACCURATE AUTOMOTIVE Total					1,295.78
AMAZON BUSINESS	3485	1V7X-QHLN-WKJ4	Genl Govt/Facilities	Office Supp - Brenda	0.40
				RACC Doorstop	0.30
			Public Works	Oper Supp - Dusten	2.86
		Office Supp - Brenda		3.26	
		Community Development	RACC Doorstop	4.40	
			Oper Supp - Dusten	14.31	
			Office Supp - Brenda	16.69	
		1FXV-P43M-GLDY	Genl Govt/Facilities	RACC Doorstop	4.70
				Oper Supp - Dusten	40.11
			Public Works	iPad Car Charger - Dusten	0.98
		1FXV-P43M-GPN6	Public Works	iPad Car Charger - Dusten	4.87
			Community Development	iPad Car Charger - Dusten	13.65
			Genl Govt/Facilities	PW Shop Small Tools	2.58
		1966-3JMC-CL49	Public Works	PW Shop Small Tools	38.49
			Genl Govt/Facilities	Events Supp	58.47
		139K-499P-LTC7	Genl Govt/Facilities	Wellness Prizes & Safety Supp	114.69
			Human Resources	Wellness Prizes & Safety Supp	602.63
		1FT1-FT7K-DHG1	Genl Govt/Facilities	iPad Cases - Events/CH	237.33
		1KCD-KHHR-31TY	Community Development	CDD Office Supp	87.67
		1VG7-7367-FFVR	Human Resources	Take Your Kids to Work Day Supp	590.67
		1M44-6VWQ-X4WV	Public Safety	PD Office/Oper Supp	81.89
		13XL-347G-4W4J	Genl Govt/Facilities	Community Events iPad Cables	55.26
		1V7X-QHLN-WKGC	Finance	Binders - Julia	14.62
		1V7X-QHLN-HMF9	Genl Govt/Facilities	1Sat Activity Bag Supp	61.96
		1D6K-V944-XXMJ	Genl Govt/Facilities	1Sat Supp	26.00
		1XFM-WCMJ-GWYL	Genl Govt/Facilities	1Sat Supp	195.00
		13XL-347G-K9QY	Genl Govt/Facilities	1Sat - Flower Crowns	73.68
		13XL-347G-V6CF	Genl Govt/Facilities	Staplers	11.65
AMAZON BUSINESS Total					2,359.12
ARAMARK UNIFORM SERVICES	32	5.29E+11	Genl Govt/Facilities	PW Floor Mats	1.75
				PW Uniforms	0.77
			Public Works	PW Floor Mats	25.98
				PW Uniforms	18.35
ARAMARK UNIFORM SERVICES Total					46.85

Attachment: May 6, 2021 - Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield

Claims Payment Report

For Approval on: May 6, 2021

ARBORSCAPE LTD INC	3562	21-401507	Public Works	Sevier Rd Tree Removal	822.76
ARBORSCAPE LTD INC Total					822.76
Bager Jacob	UB*00512	(blank)	Genl Govt/Facilities	Refund Check 012173-000 3118 N Canyon Circle	72.40
Bager Jacob Total					72.40
Barnes Jack & Lores	UB*00514	(blank)	Genl Govt/Facilities	Refund Check 010612-000 4577 N Noble Loop	19.29
Barnes Jack & Lores Total					19.29
Brice Donald	UB*00520	(blank)	Genl Govt/Facilities	Refund Check 011044-000 1118 N Heron Dr	82.25
Brice Donald Total					82.25
CASEY J EVANS	3310	001-COR-2021	Genl Govt/Facilities	2021 State of the City Video Production	7,452.50
CASEY J EVANS Total					7,452.50
CHMELIK SITKIN & DAVIS	3294	2166	Genl Govt/Facilities	Park Laundry Eval - March 2021	82.50
CHMELIK SITKIN & DAVIS Total					82.50
CINTAS CORPORATION NO 2	3497	8405100359	Genl Govt/Facilities	First Aid Kit Supp - PW's	3.38
			Public Works	First Aid Kit Supp - PW's	50.41
CINTAS CORPORATION NO 2 Total					53.79
CITIES DIGITAL INC.	3382	51365	Information Technology	DocuSign Licensing - Rubio Romero	625.47
CITIES DIGITAL INC. Total					625.47
CLARK COUNTY	102	CI027139	Judicial	Pretrial Supervision - March 2021	283.80
		CI027099	Public Safety	Q1.2021 - MDC's/NetMotion Support	4,856.76
CLARK COUNTY Total					5,140.56
CLARK COUNTY TITLE	1603	CL18971-202105	Parks	Boyse Property Purchase	232,017.84
CLARK COUNTY TITLE Total					232,017.84
CLEAN WORLD MAINTENANCE INC	3105	46210	Genl Govt/Facilities	Janitorial Services - PW	77.88
				Additional Cleanings - COVID	820.67
				Janitorial Services - City Hall	340.92
			Public Safety	Janitorial Services - PD	230.40
			Public Works	Janitorial Services - PW	168.34
CLEAN WORLD MAINTENANCE INC Total					1,638.21
COLUMBIAN PUBLISHING	116	28381	Community Development	Ord 1338	43.20
COLUMBIAN PUBLISHING Total					43.20
COMCAST	2271	2271-202104-109	Genl Govt/Facilities	PW Shop Communications	28.12
			Public Works	PW Shop Communications	418.98
		2271-202105-510	Genl Govt/Facilities	Communications - RACC	72.15
			Public Works	Communications - RACC	62.12
			Community Development	Communications - RACC	260.63
COMCAST Total					842.00
COMDATA NETWORK INC.	1101	20353129	Genl Govt/Facilities	PW/CDD Fuel - XN173 -4/1/21-4/15/21	1.51
			Public Works	PW/CDD Fuel - XN173 -4/1/21-4/15/21	22.45
COMDATA NETWORK INC. Total					23.96
CURLY'S LOCK AND KEY	128	87650	Genl Govt/Facilities	Warehouse Keys	3.58

Attachment: May 6, 2021 - Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield

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CURLY'S LOCK AND KEY	128	87650	Public Works	Warehouse Keys	53.33
CURLY'S LOCK AND KEY Total					56.91
DAVID M. COREY	530	3924	Public Safety	Post Offer Eval - Doran	325.00
DAVID M. COREY Total					325.00
DEPARTMENT OF LICENSING	3387	3387-20210503	Public Safety	2021 Explorer IFM5K8AW6MNA02065 Registration	3,482.70
DEPARTMENT OF LICENSING Total					3,482.70
DEPARTMENT OF LICENSING - CPL	154	RG0000670-2021	Genl Govt/Facilities	CPL Fees - Bufford	18.00
		RG0000667-2021	Genl Govt/Facilities	CPL Fees - Rouse	18.00
		RG0000672-2021	Genl Govt/Facilities	CPL Fees - Varela	18.00
		RG0000660-2021	Genl Govt/Facilities	CPL Fees - Newell	18.00
		RG0000669-2021	Genl Govt/Facilities	CPL Fees - Morrell	18.00
		RG0000668-2021	Genl Govt/Facilities	CPL Fees - Morrell	18.00
		RG0000675-2021	Genl Govt/Facilities	CPL Fees - Heberling	18.00
		RG0000673-2021	Genl Govt/Facilities	CPL Fees - Sease	18.00
		RG0000674-2021	Genl Govt/Facilities	CPL Fees - Williams	18.00
		RG0000666-2021	Genl Govt/Facilities	CPL Fees - Martin	18.00
DEPARTMENT OF LICENSING - CPL Total					180.00
DICK'S TIRE FACTORY	158	D90472	Public Safety	PD Vehicle Maint	20.00
		D90780	Public Safety	PD Vehicle Maint	43.25
		D90255	Public Safety	PD Vehicle Maint	134.42
DICK'S TIRE FACTORY Total					197.67
DKS ASSOCIATES	1565	77097	Community Development	On Call Review Services - March 2021	205.00
DKS ASSOCIATES Total					205.00
Edge Aurelia	UB*00515	(blank)	Genl Govt/Facilities	Refund Check 011879-000 229 N 33rd Ct	68.31
Edge Aurelia Total					68.31
EFFICIENT COMMUNICATION SOLUTIONS	2126	27473	Information Technology	Phone Setup - Thompson	495.63
EFFICIENT COMMUNICATION SOLUTIONS Total					495.63
EVERGREEN SOLUTIONS LLC	3548	0821-3	Human Resources	Class and Comp Study	7,125.00
EVERGREEN SOLUTIONS LLC Total					7,125.00
FERGUSON ENTERPRISES INC # 8423	181	978354	Genl Govt/Facilities	Water Meters	(192.19)
			Public Works	Water Meters	2,480.19
		976884	Public Works	Water Supp	168.43
FERGUSON ENTERPRISES INC # 8423 Total					2,456.43
Gannon Lauren	UB*00483	(blank)	Genl Govt/Facilities	Refund Check 010490-000 160 N 44th Pl	87.54
Gannon Lauren Total					87.54
GRAINGER	206	9854794980	Public Works	WaterSupp	114.56
GRAINGER Total					114.56
GSI WATER SOLUTIONS INC.	2971	0727.001-30	Public Works	Hydrological Study	5,371.00
GSI WATER SOLUTIONS INC. Total					5,371.00
H.D. FOWLER COMPANY	2036	I5747341	Public Works	Water Supp	549.04

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H.D. FOWLER COMPANY	2036	I5740550	Public Works	Water Supp	209.76
H.D. FOWLER COMPANY Total					758.80
HARRY'S LAWN AND POWER EQUIPMENT	214	200801	Genl Govt/Facilities	PW Tool - Chain Saw Srench	1.23
			Public Works	PW Tool - Chain Saw Srench	18.28
HARRY'S LAWN AND POWER EQUIPMENT Total					19.51
INSTANT IMPRINTS CASCADE PARK	2371	51470	Genl Govt/Facilities	Polo Embroidery - Management/Council	2.90
			Public Works	Polo Embroidery - Management/Council	11.23
			Community Development	Polo Embroidery - Management/Council	24.57
			Finance	Polo Embroidery - Management/Council	19.35
			Council	Polo Embroidery - Management/Council	423.85
			Administration	Polo Embroidery - Management/Council	19.35
			Executive	Polo Embroidery - Management/Council	19.35
INSTANT IMPRINTS CASCADE PARK Total					520.60
KILLA BITES INC.	3090	2080	Human Resources	Financial Lunch & Learn	325.20
KILLA BITES INC. Total					325.20
LARSEN SIGN CO	1784	28245	Public Safety	PD Vehicle Lettering	544.01
LARSEN SIGN CO Total					544.01
LINKO TECHNOLOGY INC.	3337	8238	Genl Govt/Facilities	Web Tests - March 2021	(14.36)
			Public Works	Web Tests - March 2021	185.36
LINKO TECHNOLOGY INC. Total					171.00
MAKERS ARCHITECTURE AND URBAN DESIGN LLP	3503	2037-6	Community Development	HB1923 Code Updates - March 2021	4,357.50
MAKERS ARCHITECTURE AND URBAN DESIGN LLP Total					4,357.50
Martinez Brandon & Kimberly	UB*00516	(blank)	Genl Govt/Facilities	Refund Check 009575-000 2616 S 21st Ct	87.10
Martinez Brandon & Kimberly Total					87.10
METROPOLITAN TRANSPORTATION COMMISSION	2115	4926-AR12072	Public Works	StreetSaver Software Support	250.00
METROPOLITAN TRANSPORTATION COMMISSION Total					250.00
MICHELLI MEASUREMENT GROUP LLC	2264	62266	Public Safety	PD Scale Calibration/Service	351.78
MICHELLI MEASUREMENT GROUP LLC Total					351.78
MOTION & FLOW CONTROL PRODUCTS INC	2723	7910460	Public Works	Water Supp	22.77
MOTION & FLOW CONTROL PRODUCTS INC Total					22.77
Mott Maren	UB*00517	(blank)	Genl Govt/Facilities	Refund Check 010322-000 4114 N 5th Way	35.16
Mott Maren Total					35.16
NAPA AUTO PARTS	498	239979	Genl Govt/Facilities	Mini Excavator Maint.	0.49
			Public Works	Mini Excavator Maint.	7.37
		239080	Public Works	Street Sweeper Maint	122.73
		239156	Public Works	Street Sweeper Maint	411.96
NAPA AUTO PARTS Total					542.55
NORTHWEST STAFFING	522	4116702	Community Development	Temp Services - Frosh	497.20
		4116577	Community Development	Temp Services - Frosh	497.20
NORTHWEST STAFFING Total					994.40

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PACIFIC OFFICE AUTOMATION	1564	72216010	Genl Govt/Facilities	CH/PW/RACC Personal Property Tax	103.22	
			Public Works	CH/PW/RACC Personal Property Tax	65.05	
			Community Development	CH/PW/RACC Personal Property Tax	49.43	
			Genl Govt/Facilities	City Hall Copier Lease	609.88	
				RACC Copier Lease	19.22	
	72205291			PW Shop Printer	5.48	
				Public Works	RACC Copier Lease	285.72
					PW Shop Printer	81.65
				Community Development	RACC Copier Lease	304.94
				PACIFIC OFFICE AUTOMATION Total		
PBS ENGINEERING AND ENVIRONMENTAL	342	0071543.000-3	Public Works	Pioneer Street Extension	96,915.07	
		0071272.000-24	Community Development	Developer Plan Review	2,656.25	
		0071403.000-11	Public Works	I-5 S Connection Proj	43,792.79	
		0071532.000-9	Public Works	Hillhurst Rd Overlay Design	2,477.50	
PBS ENGINEERING AND ENVIRONMENTAL Total					145,841.61	
Petersen Leaa	UB*00518	(blank)	Genl Govt/Facilities	Refund Check 009831-000 356 N Green Gables Loop	12.39	
Petersen Leaa Total					12.39	
PIONEER PEST MANAGEMENT	2040	451227	Genl Govt/Facilities	Pest Control - PW	6.75	
			Public Works	Pest Control - PW	100.57	
PIONEER PEST MANAGEMENT Total					107.32	
PLATT ELECTRIC SUPPLY	766	1M26252	Public Works	Water Supp	19.96	
PLATT ELECTRIC SUPPLY Total					19.96	
Racine Philip & Lorna Earl	UB*00511	(blank)	Genl Govt/Facilities	Refund Check 008550-000 3143 S 3rd Way	71.95	
Racine Philip & Lorna Earl Total					71.95	
Rains Lonny	UB*00513	(blank)	Genl Govt/Facilities	Refund Check 012363-000 4744 S 19th St	115.70	
Rains Lonny Total					115.70	
RICOH USA INC.	1662	104868927	Public Safety	PD Copier Lease	106.83	
RICOH USA INC. Total					106.83	
RS3 HOMES INC.	3568	PLM-20-0220	Genl Govt/Facilities	Refund PLM-20-0220	60.00	
RS3 HOMES INC. Total					60.00	
Serface Brian	UB*00503	(blank)	Genl Govt/Facilities	Refund Check 007692-000 2037 N 8th Way	117.66	
Serface Brian Total					117.66	
SONSRAY MACHINERY LLC	1785	P38796-10	Genl Govt/Facilities	John Deere Flail Mower Maint	(7.52)	
			Public Works	John Deere Flail Mower Maint	96.94	
SONSRAY MACHINERY LLC Total					89.42	
Taylor Sandi	UB*00519	(blank)	Genl Govt/Facilities	Refund Check 011363-000 2937 S Cedar Ridge Dr	138.68	
Taylor Sandi Total					138.68	
THE MASTERS TOUCH LLC	1786	74769	Public Works	Delinquent Utility Statements - April 2021	377.91	
		P74769	Public Works	Delinquent Utility Statements - Postage - April 2021	290.07	
THE MASTERS TOUCH LLC Total					667.98	

Attachment: May 6, 2021 - Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield

Claims Payment Report

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THE PARR COMPANY	964	26558332	Public Works	Water Supp	62.18
		26556413	Public Works	Storm Supp	85.83
		26558128	Community Development	Safety Glasses	12.13
		26556692	Public Works	Water Supp	13.00
THE PARR COMPANY Total					173.14
TRAFFIC SAFETY SUPPLY	432	INV036672	Genl Govt/Facilities	Street Signs	(9.47)
			Public Works	Street Signs	122.26
		INV036476	Genl Govt/Facilities	Streets Stop Sign/Posts	(119.57)
			Public Works	Streets Stop Sign/Posts	1,543.07
TRAFFIC SAFETY SUPPLY Total					1,536.29
TRAVIS DEARMIN	3564	1533	Genl Govt/Facilities	Maple Trees Removal	8,281.76
TRAVIS DEARMIN Total					8,281.76
USA BLUEBOOK	444	532894	Genl Govt/Facilities	Uniforms - Embry	28.17
			Public Works	Uniforms - Embry	253.49
		537517	Genl Govt/Facilities	PW Safety Supp	20.40
			Public Works	PW Safety Supp	303.95
		518507	Public Works	Landscape Treatment Signs	175.09
USA BLUEBOOK Total					781.10
VENIAMIN PORTANSKY	3510	3510-20210506B	Judicial	Interpreting Services	150.00
		3510-20210506	Judicial	Interpreting Services	100.00
VENIAMIN PORTANSKY Total					250.00
WALLIS ENGINEERING	464	15786	#N/A	N 8th Ave & Simons St	4,311.00
WALLIS ENGINEERING Total					4,311.00
Ward Robert & Heidi	UB*00521	(blank)	Genl Govt/Facilities	Refund Check 011951-000 800 S 19th Pl	16.13
Ward Robert & Heidi Total					16.13
WASHINGTON STATE PATROL	463	I21005328	Genl Govt/Facilities	Background Checks	304.75
WASHINGTON STATE PATROL Total					304.75
WELLWORKS FOR YOU	3414	13544	Human Resources	Wellness Program - April 2021	548.00
WELLWORKS FOR YOU Total					548.00
WEX BANK	3552	70925155	Genl Govt/Facilities	March 2021 Fuel	401.29
			Public Safety	March 2021 Fuel	699.02
			Public Works	March 2021 Fuel	651.14
			Community Development	March 2021 Fuel	219.77
WEX BANK Total					1,971.22
WOODLAND SAW AND CYCLE INC.	2223	1429	Genl Govt/Facilities	PW Blower	32.58
			Public Works	PW Blower	485.33
		1434	Public Works	Stormwater Supp	185.57
WOODLAND SAW AND CYCLE INC. Total					703.48
Grand Total					449,515.57

Attachment: May 6, 2021 - Claims Report (Approval of Claims And/Or Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 06, 2021

ITEM:

AGENDA ITEM TITLE: Approval of Minutes from the April 22, 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: 04-22-2021 (PDF)



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

April 22, 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	Absent	

MOTION: Council Member Onslow moved to excuse Council Member Ziemer from the meeting.

SECOND: Council Member Aichele.

Motion passed.

LATE CHANGES TO THE AGENDA

Add: Resolution No. 592 - Waiving certain building permit fees for the Ridgefield School District ticket booth community volunteer project.

PUBLIC COMMENT

Resident, Michael Jennings provided public comment.

Resident, Marie Bouvier provided public comment.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

1. Approval of Claims And/Or Payroll

Attachment: 04-22-2021 (Approval of Minutes)

2. Approval of Minutes from the April 8, 2021 Meeting

BUSINESS

1. Second Reading of Ordinance No. 1340 – 2021 Budget Amendment - Kirk Johnson, Finance Director

There is one change to the requested budget amendment since first reading. The change includes an additional \$850,000 for construction and additional road improvements to the Royle Road roundabout project. The budget amendment totals \$6,839,325 in total appropriations and includes \$5,753,025 in operating and special revenue fund transfers to fund the appropriations. \$60,000 will be ongoing expense through the end of 2022 with the balance one-time expenses. An additional \$866,000 in new or reallocated revenue is recognized for developer share contributions and grant funding. Revenue changes include the reduction in grant funding of \$320,000 the city budgeted for 2021. The city had applied for a “safe routes to school” grant and were informed they did not receive the funding.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1340 AS PRESENTED.

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

2. Resolution No. 592 - Waiving Certain Building Permit Fees For The Ridgefield School District Ticket Booth Community Volunteer Project.

LSW Architects has applied on behalf of RSD (the property owner) to demolish the existing ticket booth and construct a new stadium entry gate with two ticket booths at Ridgefield High School, located at 2630 S Hillhurst Road, Ridgefield, WA 98642. RSD Ticket Booth Project requires a Ridgefield Commercial Demolition Permit and Commercial New Building Permit to assure compliance with all City building regulations; and the RSD Ticket Booth Project is not included in the Ridgefield School District Budget and the building permit fees will create a hardship for the District seeking to construct this addition to a community facility. The City Manager is authorized to waive the City building permit fees required for the School District’s construction of the RSD Ticket Booth Project, which is an addition to a community facility that will fill a special community need. The State Surcharge Fee of \$27 cannot be waived and will be required for permit issuance.

MOTION: MOVED TO APPROVE RESOLUTION NO. 592 AS PRESENTED.

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

PUBLIC COMMENT

Resident, Michael Jennings provided public comment.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Onslow - Grape trimming at roundabout with volunteer.

Council Member Aichele - Attended pre-application conference, State Auditor entrance meeting, Neighbors on Watch training meeting.

Council Member Lindsay - Attended numerous athletic school events, filming for State of the City.

Council Member Wells - Attended City Manager briefing, pre-application conference, Port of Ridgefield meeting, RJNA meeting, Specht Corp meeting.

Council Member Day - Attended 2 library board meetings.

Mayor

Attended City Manager briefing.

City Manager

City Manager Steve Stuart - Cowlitz Tribe hotel groundbreaking ceremony scheduled for Friday at 10AM, capitol budget update provided.

Finance Director Kirk Johnson - Investment portfolio report provided.

Public Works Director Bryan Kast - Pavement management project update provided.

Deputy City Manager Lee Knottnerus - First Saturday event update provided, State of the City video is scheduled for April 30th.

Police Chief John Brooks - Neighbors on Watch new member training update.

ADJOURN - [7:03 PM](#)

Julie Ferriss, City Clerk

Don Stose, Mayor

Attachment: 04-22-2021 (Approval of Minutes)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 06, 2021

ITEM:

AGENDA ITEM TITLE: 2020 Commission on Aging Annual Report

2020 Commission on Aging Annual Report

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS: 2020 COA AR FINAL SLIDES CITY UPDATES-April (PDF)
COA2020 Annual Report (PDF)



2020 ANNUAL REPORT

CLARK COUNTY
COMMISSION
on
AGING

Commission on Aging

- Created in 2012 to manage and carry out Aging Readiness Plan
- Diagram to the right illustrates our work



Focus Areas

Housing 2016



Supportive Services 2017



Transportation 2018



Healthy Communities 2019



Engagement/Advocacy 2020



COVID-19 IMPACTS 2020



COVID-19 Impacts on Older Adults

- Access to food, supplies, and medications
- Housing challenges for vulnerable older adults
- Impacts of isolation and lack of socialization on older adults



Access to Food, Supplies, and Medications

- Prepared Meals
- Groceries
- Delivery
- Transportation
- Socialization



Linda Green

Housing Challenges for Vulnerable Older Adults



- Impacts on the houseless and those at-risk
- Service adaptations in senior housing:
 - Partnerships
 - Isolation intervention
- Keeping residents engaged and healthy



The impacts of isolation and lack of socialization

- Heart disease
- High blood pressure
- Cognitive decline
- Depression



Commission Takeaways and Reflections

1. Technology and internet access
2. Housing
3. Funding
4. Advocacy
5. Information and communication
6. Collaboration, coordination, and cooperation among organizations



Update on strategy/recommendations

- Healthy Communities
 - Special shopping times
- Transportation
 - Pedestrian accessways
 - North County transportation pilot
- Supportive services
- Housing
- Education, awareness and advocacy
 - Silver Citizen Award



2021 Road to COVID-19 Recovery

- Kick-off
- First and early responders
- Health and wellbeing
 - Serious illness and caregiver support
 - Food as medicine
 - Social determinants of health
 - Social connections
- Personal economics/Financial recovery



Thank you!

Comments and questions

Website:

www.clark.wa.gov/aging

Stay engaged. Sign up for updates:

<https://clark.wa.gov/community-planning/get-project-updates>



2020 ANNUAL REPORT



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cover image: Shutterstock

FROM THE CHAIR

DEAR COMMUNITY MEMBERS, As we all know, 2020 was a major challenge for all of us. Coronavirus, or COVID-19, derailed the Commission on Aging's original focus for the year, Community Engagement and Advocacy. Instead, after safely going on hiatus over the summer, we reconvened in a new virtual meeting forum in late summer and for the rest of 2020. And I'm sure you can understand, our focus was on how COVID-19 has impacted our senior adult community and ways we can support many of our most health-vulnerable residents.

Thank you for helping make this year's focus on COVID-19 a success. Your attendance, questions, and comments at our public meetings were invaluable. Your passion and commitment to finding solutions that make Clark County more aging-friendly have been crucial elements of our process.

At our monthly meetings beginning in October and ending in December, the commission hosted representatives from local agencies and organizations who work directly with older adults and could provide insights on how the pandemic has impacted older adults in Clark County, specifically regarding access to food and supplies, housing, and socialization.

We also received an update from Clark County Public Health Director/Health Officer Dr. Alan Melnick on the outlook for addressing COVID-19 issues in 2021 as well as the rollout of vaccines.

Finally, we awarded our first-ever Silver Citizen award to an amazing volunteer, Evelyn Hallett and recognized many others for their contributions to supporting senior adults in Clark County.

Our report summarizes what we heard, what we learned, and what we recommend as we continue to struggle with the effects of COVID-19. In 2021, we hope to address how we come out of the pandemic and measures our community can take to recover. We remain steadfast in our charge to educate, raise awareness and advocate through focus areas outlined in the Aging Readiness Plan.

We are grateful to Clark County for creating the Commission on Aging in 2012 as a forum to address important issues. Our goal then and now is to achieve an "all-age-friendly, livable community." We continue to count on you to reach that goal.

Thank you,



Chuck Green, Chair
Commission on Aging

WHO WE ARE

AGING READINESS PLAN

In 2010, knowing more than 10,000 people nationwide turn 65 each day, the then-Board of County Commissioners appointed a 24-member panel to assess the county’s capacity to serve its older residents. The Aging Readiness Task Force developed the Aging Readiness Plan, which identified five focus areas: housing, transportation, supportive services, healthy communities and community engagement. The plan includes perspectives about how to effectively cultivate and protect what residents say they want most - the ability to age in the home and community where they live.

COMMISSION ON AGING

The Commission on Aging was established on May 20, 2012, and is tasked with leading and managing the implementation of the Aging Readiness Plan and fostering countywide awareness, dialogue and insight into challenges and opportunities for residents of all ages, incomes and abilities. The commission is supported by volunteer members appointed by the Clark County Council. Commission members provide leadership, education, advocacy and community awareness and serve as community ambassadors.

2020 Members

- Nancy Dong
- Chuck Green, Chair
- Amy Gross
- Franklin Johnson
- Marjorie Ledell
- Meghan McCarthy
- Linda O’Leary
- Larry Smith, Vice-Chair
- Tanya Stewart
- Pamela Wheeler

Commission on Aging Mission As community ambassadors, the Commission on Aging provides leadership, advocacy, community awareness and partnerships to initiate change toward an all-age-friendly, livable community.

CHANGING PLANS DUE TO COVID-19

The Commission on Aging originally planned to dedicate its eighth year to the topic of community engagement and advocacy, planning to engage further with each of the city/town councils and community members in different geographic areas of Clark County, to gather feedback and see if any collaboration opportunities or policy ideas developed through those conversations.

Shortly thereafter, the COVID-19 stay at home order went into effect. After a couple of months hiatus from meeting, the Commission resumed holding monthly meetings (virtually) in August 2020.

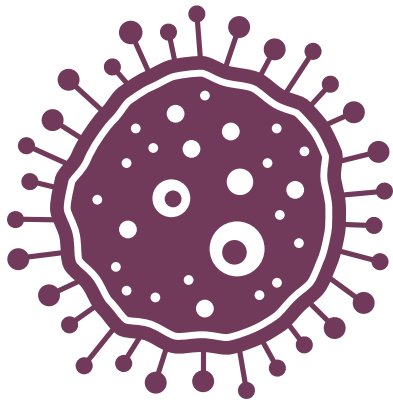
Once the commission was able to resume meeting, they expressed an interest in spending the remainder of 2020 learning about the impact COVID-19 has had on older adults in Clark County. The commission wanted to hear from our local organizations and agencies that support older adults regarding the adjustments that had to be made in providing services during a public health crisis that significantly impacts older adults’ health and well-being.

Starting at their October monthly meeting through December, the commission hosted local experts who provided insights on a specific aspect of how the pandemic has impacted

older adults in Clark County. The presentations were to:

- educate commission members and the public;
- direct questions to the expert to gain further information;
- seek comments and questions from the public;
- share information and highlight community resources; and
- identify ways to shape policy or advocate for change.

The commission will conclude its 2020 focus on COVID-19 by holding a joint meeting with the Clark County Council on Wednesday, February 17, 2021.



COVID-19 IMPACTS ON OLDER ADULTS



Linda Green

As the coronavirus began to spread in the US in early 2020, it quickly became evident that older adults were disproportionately impacted by the pandemic in a variety of ways. According to the CDC, older adults are at greater risk of requiring hospitalization or dying if they are diagnosed with COVID-19. At the commission's December meeting, Dr. Alan Melnick, Clark County Public Health Director, informed the commission that 92% of deaths in Clark County were among people 60 and older.

In addition to the virus' impact on the mortality rate of older adults, the pandemic brought other concerns regarding the health and well-being of seniors, especially the community's most vulnerable. These disruptions included access to care, challenges with technology that can connect people to healthcare (telehealth/telemedicine appointments) and social interaction, and concerns of isolation that can exacerbate existing mental health conditions.

Starting in October, the commission invited a variety of local organizations and service providers to talk about how COVID-19 has impacted Clark County older adults and to share how these providers have had to adjust the services they provide during the pandemic.

ACCESS TO FOOD, SUPPLIES, AND MEDICATIONS

PRESENTERS

Mikayla Springob, Area Agency on Aging and Disabilities of Southwest Washington (AAADSW)

Alan Hamilton and Emily Kaleel, Clark County Food Bank

Jeananne Edwards, Human Services Council (HSC)

In October 2020, the commission heard from staff with the Area Agency on Aging and Disabilities of Southwest Washington (AAADSW), the Clark County Food Bank and the Human Services Council (HSC). These organizations and agencies provide support and services to older adults to meet their everyday needs regarding food, supplies and transportation. They shared specific challenges older adults are facing during the pandemic and how they have had to change their service delivery methods to help older adults get the supplies they need.

COVID-19 impacts on local area food and transportation providers included:

- Closure of senior nutrition congregate meal sites (typically open every day of the week in various places throughout Clark County)
- Significant increase in demand for home-delivered meals
- Reduced use of transportation program services (typically helps older adults get to medical appointments and other essential services)
- Need for more personal protective equipment (PPE) and sanitization supplies

- Decrease in number of older volunteers due to the risk of the disease for that age group (older adults are a large portion of the volunteer pool for these organizations)

Challenges to access food in Clark County during COVID-19

There are several challenges for someone to access food and other essential supplies.

Stigma

Older adults who have limited mobility and/or are at high risk to the disease may need to rely on other people for help. Asking for help can be embarrassing and a big barrier for individuals to overcome; even worse is if they have no one to call to assist them.

Language

Many older adults in Clark County are non-English speakers and may have difficulty reading, writing and speaking English.

Financial

COVID-19 has also impacted many peoples' finances. The Food Bank, for instance, has never had so many people reach out and say, "I have never done this before, I don't even know how to get food."

I don't know if we can normalize the idea that getting help is OK. We work hard to reduce barriers and destigmatize the process of getting food, but the more we can all do to destigmatize how we talk about getting help with things like food, the better. We live in a world where words really matter. In our conversations, find ways to do more of that. - Alan Hamilton, Executive Director, Clark County Food Bank

Food resources in Clark County and service adaptations during COVID-19

Prepared Meals

With the close of congregate meal sites and increased demand for meal delivery, Meals on Wheels People reached more people through its home delivery offerings. They adapted their delivery program from five times a week to once a week. Deliveries include hot meals, frozen, fresh and shelf-stable foods.

Based on a home delivery survey, 75% of the recipients prefer the once-a-week delivery as it provided more freedom in individuals' own schedules because they don't have to be home at a specific time. It also cuts back on wasted meals when clients are not home to receive the delivery. The organization plans to continue this option after the pandemic is over.

For those who are houseless or suffering from food insecurity, several prepared food services are still being provided to people, using a modified approach. According to an article from the Columbian in December of 2020, Free Hot Soup Vancouver, a volunteer organization, offers a free hot soup program, along with passing out cold weather supplies.

Groceries

There are 21 food pantries throughout Clark County that provide free groceries to those in need. All pantry sites have stayed open during the COVID-19 pandemic. All operate differently, some are drive-through, others allow people inside, along with the option to pick-up boxes.

The drive-throughs and box pick up options have become more popular during the pandemic since it allows for

FOOD
PANTRY MAP
CLICK
HERE



Clark County Food Bank

easier social-distancing. Additionally, these options are beneficial for those who feel shy or embarrassed about utilizing these services. They are more private than shopping in the food pantry in-person, that is for those who have reliable access to transportation options.

The Senior Farmers Market Nutrition Program (SFMNP), a state program which provides funding for fresh produce and honey at farmers markets, experienced an increased demand this year for vouchers. Unfortunately, they had the same number of vouchers available as last year, and were therefore unable to serve more people who were in need.

Delivery

Before COVID-19, there were almost no food or supply delivery services for people experiencing food insecurity, except for Meals on Wheels. CARES funding and increased need helped local service providers create delivery options. The Clark County Food Bank, for instance, will provide individual home delivery if a person cannot pick-up food. The Food Bank is also partnering with senior living facilities providing weekly food boxes.

Community transportation providers are coordinating with outside agencies and churches on pick-ups from food pantries

The best thing we can do is talk to the people and seniors we know, people in line in the grocery store. Share the information you have. We get a lot of referrals because of friends. Spreading information is very helpful. - Mikayla Springob

or stores and delivering items to older adults. The Human Services Council has received an increase in additional requests such as medical prescription and library book delivery. They are also assisting individuals with learning how to search the internet to find programs/services for things they need (since many older adults may not have access or know how to use certain technology). The broader community has also stepped-up with people offering to buy or deliver food for their neighbors.

Transportation

Public transit and community transportation providers continue to provide transportation during the pandemic. The Human Services Council initiated a planned pilot program in the fall of 2020 to provide transportation options to north

county residents into Battle Ground for essential services. While the pandemic may not be the best time for launching a shuttle service, the Human

Services Council is piloting it now with safety measures in place due to the continued transportation need.

Isolation

Meals on Wheels People offer their clients once-a-week wellness check phone calls to check in on their well-being and any needs they might have like extra food, safety, etc. Due to concerns of prolonged isolation, they also offer clients a once a week friendly social chat call where a volunteer calls a client to have a conversation.

Human Services Council staff members have been calling to check in on their regular clients whom they have not heard from lately.



Attachment: COA2020 Annual Report (2020 Commission on Aging Annual Report)

Resources

If you or someone you know is an older adult and in need of food, supplies or other assistance with essential needs, contact:

Area Agency on Aging & Disability of SW Washington for assistance: 888-637-6060 or www.helpingelders.org

COVID-19 Resources
www.helpingelders.org/covid-19-resources

Community Resources
www.helpingelders.org/im-a-senior/find-community-resources

If you or someone you know of any age are in need of food and do not know where to start, contact:

Clark County Food Bank: 360-693-0939 or www.clarkcountyfoodbank.org

If you or someone you know are in need of transportation and do not know where to start, contact:

Human Services Council: 360-694-6577 or www.hsc-wa.org

North County Shuttle Service Flyer
clark.wa.gov/sites/default/files/media/document/2020-10/NorthCountyShuttleService_InfoFlyer_9.17.20.pdf

Volunteers in Motion Program: www.hsc-wa.org/services/volunteers-in-motion

Meals on Wheels: www.mowp.org

Clark County Public Health coronavirus data

Free Hot Soup Vancouver



images: Vancouver Housing Authority

HOUSING CHALLENGES FOR VULNERABLE OLDER ADULTS DURING COVID-19

PRESENTERS

Hilaree Prepula, Vancouver Housing Authority

Clara Johnson, REACH Community Development
Isabella Court I

Kate Budd, Council for the Homeless

For some, the COVID-19 pandemic means hunkering down at home with limited trips to public places for essential items. For others, having stable housing may be a challenge that COVID-19 has exacerbated. For a growing number of older adults in our community, staying at home is impossible if you do not have a home. In November 2020, the commission heard from the Vancouver Housing Authority (VHA) and REACH Community Development staff who manage

residential buildings that house older adults with limited incomes. The commission also heard from the Council for the Homeless staff on the impacts COVID-19 is having on Clark County's unhoused older adults.

COVID impacts on residents living in VHA and REACH properties included:

- Reduced lease-ups (the time period for a newly available property to attract tenants and reach stabilized occupancy)
- Closure of all common areas for visitors and activities
- Fewer on-site resources
- Resident anxiety about health and safety, social isolation, lack of digital access to stay connected, transportation, and food insecurity

Service adaptations in senior housing during COVID-19

Both VHA and REACH have focused on balancing safety protocols with isolation intervention. Both organizations have implemented changes in how resident service coordi-

nators build community and provide support on-site when in-person contact is limited.

- VHA partnered with Meals on Wheels, the Food Bank, and faith-based organizations for food delivery.
- REACH has food pantries on site at some of their developments and was able to adjust safety protocol and continue serving their residents.
- Residence Service Coordinators provided isolation intervention with residents via telephone.
- VHA began a social media campaign for letters, cards and warm messages from the community.
- Local faith-based organizations "adopted" buildings and were available to provide food and other goods, when supplies were running low.

Keeping residents engaged and healthy

As the pandemic progressed, VHA and REACH staff organized virtual social activities such as in-home bingo, wellness challenges, activity packets, virtual social gatherings, resident appreciation days, and PPE fairs. Resident service coordinators assisted residents with paperwork and other needs via Zoom, coordinated unique transportation needs for residents, and provided ongoing communication about COVID-safety. The VHA was able to use CARES funds to purchase devices for residents to stay connected and partnered with the Area Agency on Aging and Disabilities of Southwest Washington to connect residents with telehealth services. VHA also brought University of Portland students on site to conduct blood pressure/medical checks and engage with residents.

COVID impacts on the houseless or those at risk of becoming houseless

Many seniors are on fixed incomes and are getting pushed out of their community due to rising housing costs. Social security has not kept up with the increase of housing and rent prices. Census data shows that more than one in four seniors are rent burdened, in which more than 30% of household income goes towards rent. An increasing number of older

adults are severely rent burdened, in which more than 50% of the household's income goes towards rent. At the time of this presentation in November 2020, one-third of households on Council for the Homeless' rent assistance waitlist due to COVID-19, were older adults.

For Clark County's unhoused community members in 2020, the top identified reasons for homelessness include lack of income, household crisis, and no available affordable housing options. The average income of older adults experiencing homelessness YTD in 2020 for people Age 55+ is \$903.35. The Fair Market Rent of a Clark County studio apartment is \$1,245.

Resources

Council for the Homeless

www.councilforthehomeless.org

Shelter and Housing Resources

Housing Hotline: 360-695-9677

Open seven days/week

COVID-19 Resources

www.councilforthehomeless.org/covid-19-info

Resource Guide

www.councilforthehomeless.org/clark-county-resource-guide

REACH CDC

reachcdc.org

Vancouver Housing Authority

vhausa.org

THE IMPACTS OF ISOLATION AND LACK OF SOCIALIZATION ON OLDER ADULTS DURING COVID-19

PRESENTERS

Lisa Capeloto, CDM Caregiving Services

Ann Pollock, Columbia River Mental Health

Dr. Dinelli Monson and Anne Schulze, United Healthcare

Loneliness and social isolation can cause serious public health risks for older adults, putting them at risk for heart disease, high blood pressure, cognitive decline, depression, and other serious medical conditions. The COVID-19 pandemic drastically changed how people interact with one another. Social distancing and self-quarantine limits exposure to infection, however it also limits our social interactions and can increase loneliness and feelings of isolation.

In December 2020, the commission heard about the exacerbated isolation impacts on older adults during COVID-19 from staff with CDM Caregiving Services, Columbia River Mental Health and United Healthcare. All three organizations provide support and resources to our local community, including older adults.

Insights from Columbia River Mental Health

Columbia River Mental Health provides mental health services in Clark County. Staff are seeing and talking to more people and more older adults who for the first time are saying they are depressed or anxious. Many people explain that they may have been feeling that way for a long time and that they

Isolation has taken a toll on our seniors' mental health with increased depression, anxiety, and, for some, increased substance abuse. - Ann Pollock, Registered Nurse, Columbia River Mental Health



just assumed the feelings came with age. Feeling depressed or anxious does not come with age. It comes, in part, right now, due to the isolating effects of the coronavirus. People who previously were able to manage their mental health without medication are now seeking medication. There has also been an increase in alcohol usage.

Staff members have been calling to check on people and found that just talking has shown to be quite positive. Staff also spends time discussing relaxation techniques with patients and helping patients with sleep hygiene. When we do not sleep well and we are isolated, our sleep gets worse and leads to worse mental health. Staff strive to empower each individual patient with the ability to not only cope, but at the end of the day to feel there was something good about the day.

Technology is great if you have it. If you don't have it, it's not even an option. Many patients are lucky if they have a flip phone. - Ann Pollock, Registered Nurse, Columbia River Mental Health

Insights from CDM Caregiving Services

During non-COVID times, CDM Caregiving Services provides in-home caregiving services and runs an adult day center. During COVID, the day center closed, and all social activities are now online. Certain social activities such as dining with others have not been an option during COVID. The CDM animal therapy programs are also on hold. Besides the loss of in-person interaction, challenges include availability of broadband service in different parts of the county, lack of technology, and cognitive abilities of learning how to use the technology. Many participants do not have someone in the home to help them use technology.

When CDM Services staff log on to start working with their clients online, many clients are already there waiting to see their friends and talk about how they are feeling. The ongoing virtual activities have been important to keep isolation at bay. CDM has a registered nurse reaching out to clients individually, especially those with medical issues and staff are encouraging clients to stay actively engaged in their favorite hobbies at home. Many CDM clients typically exercise at the organization's day facility, however during COVID, staff have delivered weights and exercise bands to some clients' homes.

Insights from United Healthcare

Dr. Monson from United Healthcare discussed isolation and social needs in the context of what an insurance company can do to assist. For instance, United Healthcare has accelerated payments to providers and waived all cost-sharing and co-pays for COVID diagnosis and treatment; provided unlimited telehealth visits at no cost; expanded assistance

for socially isolated members; and coordinated access to medications, supplies, food, care and support programs. The health insurance company has also partnered with the AARP Foundation to create a public education campaign about social isolation and created a free mental health mobile app and 24/7 emotional support phone line.

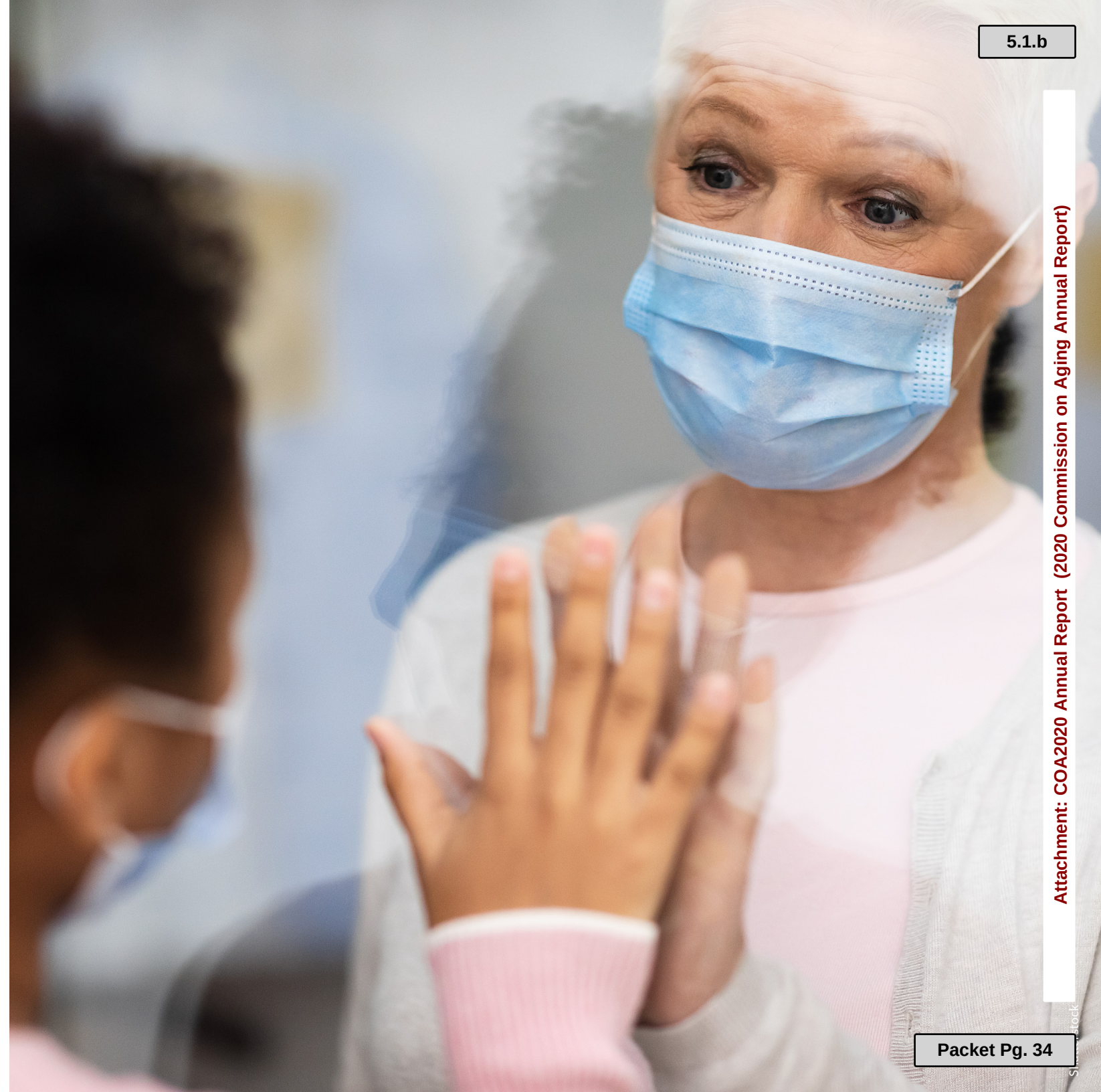
United Healthcare has a program called HouseCalls which is available to qualified members of certain UnitedHealthcare health plans. The program provides free in-home visits at no cost to the member performed by an Advance Practice Clinician. HouseCalls helps members follow their treatment plan and identify potential care opportunities. In-home assessments are intended to supplement, not replace, the care members receive from their primary care provider. Many other health insurance providers offer similar programs.

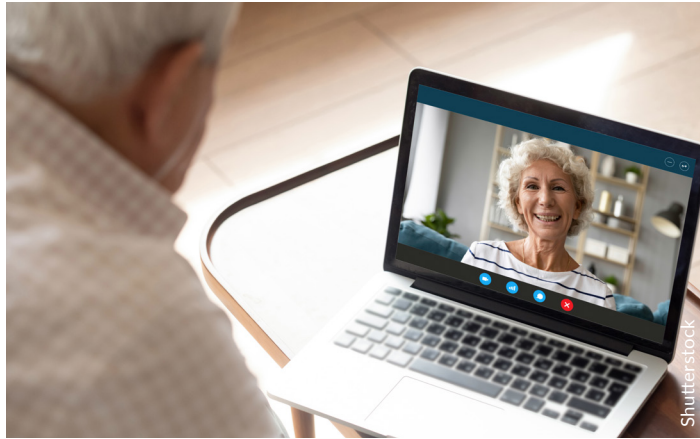
Resources

CDM Caregiving Services
cdmcaregiving.org/

Columbia River Mental Health
crmhs.org

United Healthcare
www.uhc.com/individual-and-family-health-insurance-washington





COMMISSION TAKEAWAYS

MAJOR TAKEAWAYS

First and foremost, we'd like to acknowledge and give appreciation to our local agencies and non-profits that were agile and adapted their services to the COVID-19 pandemic. They demonstrated commitment and attentiveness to the clients they serve and efforts to reduce barriers to access help. They collaborated with each other. They served our community with respect and care.

While COVID-19 has helped people in our community come together in ways they have not before, there is still a great need to help support community service providers and older adults.

Volunteers

Volunteers are a tremendous resource for our local nonprofits and cannot be taken for granted for what they do and provide in our community. Many older adults and retirees provide critical support to local organizations in Clark County, from food banks to transportation services. However, during the pandemic, many older adults are unable to volunteer or chose not to volunteer due to risk of exposure to the virus. Pre-COVID-19, an army of older adult volunteers gave of their time to make sure community needs were met.

During the pandemic, our local organizations need people of all ages to volunteer to deliver supplies or transport people. Human Services Council, for instance, needs more volunteer drivers for their Volunteers in Motion Program. We need

to encourage and work on outreach initiatives to younger citizens to volunteer. Although their time may be more limited, and they may prefer shorter term commitments, we must diversify our cadre of community volunteers.

Technology and Internet access

Due to COVID-19, social distancing was needed to slow the spread of the virus. Technology and the internet became essential for many, allowing people to continue working, students to go to school virtually, and for people to stay connected with friends and loved ones while social distancing. However, with social distancing comes less social interaction, which can have a significant impact on older adults who may already be experiencing isolation or loneliness.

Using the internet and having access to technology, along with the skills to use it, has provided a way to stay engaged and connected with one another when you can't meet face-to-face. It has also provided access to healthcare through telemedicine, allowed some to continue working, and students to go to school virtually. People have incorporated the internet as an essential part of our personal and professional lives which may not change any time soon.

Some older adults, however, either lack access to these technologies or the skills and experience necessary to use them effectively. These challenges mirror those discovered with some of our students learning remotely, such as lack of internet availability in one's area, equipment access, and the level of competence with computers.

Internet service, however, varies depending on where you are in the county. Even in public and non-profit housing developments where internet is provided, many older adults do not have access to a device or lack the skills to benefit from it. Providing more residents affordable, high speed internet service and access and support on how to use technology, will be beneficial for all ages.

Housing

For the past four years, there has been an increasing number of people who are unhoused in Clark County. During that time, older adults are making up an increasingly larger percentage of people that are unhoused and rent burdened. As we knew before the pandemic, our community needs more affordable housing across the county - for seniors and all ages, especially for those making 30% Area Median Income or less. Things to consider include:

- Funding for supportive services paired with affordable housing dollars
- Short-term and ongoing rent assistance or subsidy for seniors who are likely to fall into homelessness
- Focus on equity
- Greater housing diversity
- Proactively sustaining/increasing RV and mobile park options
- Shared housing opportunities
- Increased transportation resources
- Greater diversity of assisted living facilities



Transportation

As we learned in our 2018 focus on transportation, a large portion of older adults stay at home on any given day, often because they lack access to transportation. The lack of available transportation results in 15% fewer trips to the doctor and 65% fewer trips for social, family and religious activities. During the pandemic, older adults who already had challenges with access to transportation, experienced greater obstacles. This included those using public transit pre-COVID but were concerned about taking the bus because of transmission of the virus.

Collaboration, coordination and cooperation among organizations

There is strength in working together and between all sectors (private, public, nonprofit, and the commons). When organizations coordinate with one another and modify their activities to collaborate, they can provide better services to their clients. This cooperation and collaboration, such as sharing resources allows for enhancement and expansion of needed services. All organizations should assess if there are barriers to allowing this coordination to happen.

Reducing stigmas

Stigmas can negatively affect a person's emotional, mental, and physical health and can deter them from seeking help they need. We have a great number of resources in our community, but some may feel embarrassed about asking or needing help. Stopping this stigma is important to making all community members safer and live healthier lives. We



need to advocate that asking or receiving help is OK and normal.

Funding

Public Health and our local service providers need ongoing appropriate funding to support the increased levels of service to be prepared and ready for the next pandemic. As of the writing of this report, many local service providers have spent most of their COVID-related funds. The need for services is still high and our providers require all the support possible to take care of those in the community with the most critical needs.

Advocacy

We need to be fully aware of the unique needs of older adults and people with disabilities and advocate for them whenever possible. This year the pandemic disproportionately harmed older adults, people with disabilities, and people of color. It should not take a crisis to become concerned about these discrepancies. Our community will be more resilient in future times of stress if we take care of, and advocate for, our most vulnerable community members.



Socialize

Things we can help with personally include talking to the people and older adults we know, as well as people we don't know, like those near us in line in the grocery store. Check-in with those you know whom may be isolated. Give them a call or send them a letter.

Information and communication

Many of us do not realize the wealth of information we personally have that can help someone else. Community organizations receive a lot of referrals because of recommendations from friends and family.

Additionally, communication and outreach has been extremely essential during this pandemic. As we continue to roll out the COVID-19 vaccines, there needs to be a well thought out communication plan to reach all community members, especially the most vulnerable, such as the houseless. People need to be clear on the what, when, where, and how of receiving their vaccination and any other important information that impacts their health and safety.

SILVER CITIZEN AWARD

EVELYN HALLETT



CLARK COUNTY
COMMISSION
on
AGING

2020
Silver
Citizen
Award

In recognition of the valuable
contributions older adults
make to the vitality of the
Clark County community.

Presented to
Evelyn Hallett

Clark County recognizes that older adults are valuable contributors to the vitality of this community. To encourage and support older adults for their contributions to their communities, the Clark County Commission on Aging established the Silver Citizen Award program to recognize older adults who go above and beyond in service.

The recipient of the commission’s first annual Silver Citizen Award is Evelyn Hallett. Ms. Hallett is 93 years old, is a long-time resident of Vancouver, and has served as Commissioner on the Vancouver Housing Authority (VHA) Board of Commissioners since 2014. Evelyn participates as an active member by engaging with other service providers and advocating for adequate housing for those in need. She uses her seat at the VHA Board to speak about the current lack of affordable housing and encourages the Board and management to stay engaged and help solve the housing crisis. Evelyn also volunteers with FISH, Meals on Wheels, is a hostess at Luepke Center, and does a lot of volunteer work with Veterans.

The award recognizes the valuable contributions older adults make to the vitality of the community and is open to any county resident 65 years or older who has enhanced the community through their life’s work, engagement of others, volunteerism and/or selfless acts

This is a fabulous thing to do. There are so many people out there that could get an award for what they do and I meet them every day. I’m delighted for the people that will come after me. It’s a real pleasure being the first person. I get to share this with my children, my grandchildren, and my great grandchildren. Age does not define us. - Evelyn Hallett

of service to the community for any age group. Service in any field of endeavor will be considered (e.g., education, radio, television, business, healthcare, art, music, journalism, faith-based, athletics, politics, volunteer service). A couple may receive the award jointly when both have been involved in service and various community endeavors.

2020 Silver Citizen Award
Honorable Mentions

The Commission On Aging
would like to recognize the
following individuals with
honorable mentions for their
contributions to our community.

Donna Bashwiner
Arlys Borjesson
Mollie Hands
Jerry Keen
Luis and Joanita Munoz
Jan Ratzman
Jeanne Snow



Attachment: COA2020 Annual Report (2020 Commission on Aging Annual Report)

IMPLEMENTING THE AGING READINESS PLAN

UPDATE

The Commission on Aging has developed several programs to implement the Aging Readiness Plan, including advocacy of Universal Design for homes and raising awareness of issues important to our aging population. In 2016, the commission began to revisit the primary focus areas outlined in the plan: Housing, Supportive Services, Transportation, and Healthy Communities.

Healthy Communities

In 2019, the commission focused on healthy communities to educate

and raise awareness about resources and needs in Clark County to build a healthier community, especially for older adults. Recommendations emphasize community adaptations, business and design ideas for how our communities can better support our physical, mental and emotional health as we age.

Mobile fresh food delivery

The commission recommended promotion of mobile fresh food trucks that could park and serve areas that do not have easy access to fresh food.

Several Portland-Vancouver metropolitan area fresh food delivery services launched or expanded in 2020. Some of these efforts were in response to COVID-19, others have been in the works for many years. The Second Mile Food Hub, for instance, based in Salmon Creek, launched a food pick-up and delivery service connecting customers with local farmers and food entrepreneurs.

Farmers market pick-up option

Some of the local farmers markets were able to pivot in response to

COVID-19 and offer no-contact pick-up options. This offering is consistent with the commission recommendation to improve access to farmers markets.

Engaging older adults

The commission recommended age-friendly business practices and initiatives. In response to COVID-19, many area grocery stores offered special shopping times reserved for older adults. This type of change is consistent with the type of age-friendly business practices the commission advocated for in its recommendations.

Transportation

In 2018, the commission focused on transportation to educate and raise awareness about transportation resources and needs in Clark County to improve transportation options if

driving is no longer an option for an older adult. The commission's recommendations centered on thoughtful development design and regulations to promote transit and pedestrian access options in urban areas and community transportation options for rural areas.

Pedestrian accessways

In 2018, the commission's transportation recommendations included a recommendation to promote pedestrian and bicycle supportive development by ensuring new urban development is walkable, accessible to all users, and allows easy access to transit, services and recreation. In 2020, the Clark County Council adopted Ordinance 2020-12-02 which amended county transportation code to expand pedestrian accessways throughout the county, improving connections between

neighborhoods and services along major streets. The amendment specifies accessways be compliant with the American Disabilities Act standards as the preferred design, except where there are topographical constraints. These code amendments are a direct result of the commission's recommendation.

Immediate transportation needs

In 2018, the commission recommended that while we plan for future new technology and mobility services, the immediate needs addressed in the 2018 Human Services Transportation Plan identify mobility services that are critical now and need support. Since 2018, some of those items have continued or launched, including:

- *Mobility Manager*
C-TRAN and the Human Services Council (HSC) have continued their investment in a mobility manager to coordinate and advocate for individual transportation solutions for those with disabilities, low-income, and elderly populations and increase awareness of transportation services.
- *Volunteers in Motion*
The HSC and C-TRAN started a volunteer driver program that recruits and engages volunteer drivers to assist seniors, people with disabilities and other at-risk individuals to access basic services as a way to remain in their homes and live independently.





- *North County Shuttle Service Pilot*
The HSC and TLC Wheelchair Services launched a pilot project providing free round-trip transportation from an individual's home in north Clark County to/from Battle Ground. The service provides access

to multiple destinations within Battle Ground including grocery stores, medical appointments, pharmacy pick-ups, community services and social opportunities. The program is open to seniors, people with disabilities, and those

who are homebound due to a lack of transportation resources.

Supportive Services

In 2017, the commission focused on supportive services to educate and raise awareness about services that exist, or may

need to exist, to help Clark County's older adults age in their own home and familiar neighborhoods as long as possible. The commission's recommendations centered on advocacy and promotion of existing services provided in the county; increasing the number of memory care facilities and smaller assisted living communities; supporting resources for caregivers; and assigning a Clark County Sheriff's deputy to the Elder Justice Center team. The deputy was assigned to the team in 2018.

In 2020, supportive service providers in Clark County heroically adapted to challenges from the COVID-19 pandemic and creatively figured out ways to support older adults in the community. The speaker series section of this report highlights examples of these efforts.

Housing

In 2016, the Commission on Aging focused on housing and centered their recommendations on encouraging the construction and remodeling of homes and neighborhoods to be places everyone could visit regardless of ability. In 2020, the commission's advocacy work was evident in continued changes in the community regarding increasing aging-in-place opportunities. Since the Commission on Aging's 2016 focus and recommendations on housing, several jurisdictions have been working on ways to encourage development of age-friendly housing, such as encouraging more single-story, barrier-free homes through

incentive programs (City of Ridgefield) and land use policy (City of Camas).

Housing projects

Multiple jurisdictions in the county are currently undergoing housing projects to encourage a wider variety of housing options and price points. They include Clark County, Battle Ground, Camas, Ridgefield and Vancouver.

Clark County has appointed a member of the Commission on Aging as well as a representative from the Area Agency on Aging and Disabilities of SW Washington to participate on the county's housing project advisory group. The commission plans on engaging with all these projects to advocate for aging-in-place opportunities.

Education, awareness and advocacy

Throughout the year, the commission worked to provide education, community awareness and advocacy to move toward an all-age-friendly community. Below are some events and actions the commission members participated with to provide information or advocate on topics related to aging in Clark County.

- *City councils*
In recent years, commission members present the group's Annual Report and recommendations to the city councils in Clark County, to keep them updated on the commission's progress and to

discuss any local issues related to older adults. In 2020, the commission provided a virtual written update to each city council.

- *Aging in Place Summit on Healthy Communities.*
The commission planned a summit for April 2020 with then Washington Secretary of Health, John Weisman, as keynote. The idea was to bring community leaders together to discuss ways to create healthy communities in Clark County. The summit was canceled due to the COVID-19 pandemic.
- *Silver Citizen Award*
To encourage and support older adults for their contributions to their communities, the Clark County Commission on Aging established the Silver Citizen Award program to recognize older adults who go above and beyond in service.
- *Proclamations*
The commission drafted a proclamation in recognition of David Kelly for his distinguished and exemplary service supporting the Commission on Aging and older adults in Southwest Washington as the Executive Director of the Area Agency on Aging and Disabilities of Southwest Washington for the past twelve years.

REFERENCES



Clark County Food Bank



Shutterstock



Shutterstock



Clark County Food Bank

CDC, COVID-19 and Older Adults

www.cdc.gov/coronavirus/2019-ncov/need-extra-precautions/older-adults.html

Clark County Commission on Aging / October 21, 2020

October Meeting Minutes Topic: **Impact of COVID-19 on older adults' access to food, supplies, and medications.**
clark.wa.gov/sites/default/files/2020-11/2020-10-21_COA_Meeting_Minutes_Final.pdf

Clark County Commission on Aging / November 18, 2020

November Meeting Minutes Topic: **Housing challenges for vulnerable older adults during COVID-19.**
clark.wa.gov/sites/default/files/2020-12/2020-11-18_COA_Meeting_Minutes_Final.pdf

Clark County Commission on Aging / December 16, 2020

December Meeting Minutes, Topic: **The impacts of isolation and socialization on older adults during COVID-19 and update from Public Health.**
clark.wa.gov/sites/default/files/2021-01/2020-12-16_COA_Meeting_Minutes_FINAL.pdf

Clark County Public Health Coronavirus data

clark.wa.gov/public-health/covid-19-data

Census Data

www.census.gov

Hastings, Patty (2020). "Pandemic restrictions hit Clark County seniors hard." *The Columbian*. Oct. 23.
www.columbian.com/news/2020/oct/23/pandemic-restrictions-hit-clark-county-seniors-hard/

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www.columbian.com/news/2020/jul/19/seniors-in-clark-county-struggle-to-stay-connected/

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www.thereflector.com/life/article_6b0c2772-af35-11ea-ae59-6783b054d4eb.html

Stayner, Wyatt (2020). "Free Hot Soup Vancouver offers food, comfort as pandemic hits homeless hard". *The Columbian*. December 10.
www.columbian.com/news/2020/dec/10/free-hot-soup-vancouver-offers-food-comfort-as-pandemic-hits-homeless-hard/

For other formats

Contact the Clark County ADA Office

Voice 564.397.2322

Relay 711 or 800.833.6388

ada@clark.wa.gov

www.clark.wa.gov/aging



CLARK COUNTY
COMMISSION
ON
AGING

COMMUNITY PLANNING

1300 Franklin Street • PO Box 9810

Vancouver, WA 98666-9810

564.397.2280 / comm-aging@clark.wa.gov

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: May 06, 2021

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Cloverhill Phase 8 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 Cloverhill Planned Unit Development (PUD) on April 11, 2017, as PLZ-16-0088. The plat is also subject to the 2017 development agreement.

Staff approved the Cloverhill Phase 7 & 8 Post Decision Review (PDR) on October 22, 2019, as PLZ-19-0082-83. 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.

BUDGET/FINANCIAL IMPACTS:

Increased tax revenue from 55 new single-family residences.

ACTION OR MOTION:

To approve the final plat: “I move to approve the Cloverhill Phase 8 final plat as presented.”

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS: PLZ-21-0011 Cloverhill Phase 8 Final Plat_Staff Report_05062021
(PDF)
Cloverhill Phase 8 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

Cloverhill Phase 8 Final Plat

Staff Report

File No. PLZ-21-0011

May 6, 2021

I. Basic Facts

Application date: On February 11, 2021, the City received an application for final plat approval for Cloverhill Phase 8 (55 lots).

Applicant/Property Owner: David Burton, Fortress Enterprises, Inc. 12808 NW 46th Ave / Vancouver, WA 98685. Contact: 360.798.6520, david@fortresscorporation.com

Applicant's Representative: Fidelity National Title & Chicago Title. 500 Broadway Ste 460 / Vancouver, WA 98660. Contact: Jaima Johnson, Deanna Haake, Krista Harrington, 360.600.2651, builderdev@fnf.com

Property Information: No address. #100 SEC 29 T4N R1EWM 5.80A (PEND 1681 CLOVERHILL PUD PH 8), Assessor's # 986051853

Zoning: Residential Low Density 8 (RLD-8)

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 6, 2021

II. Documents Received

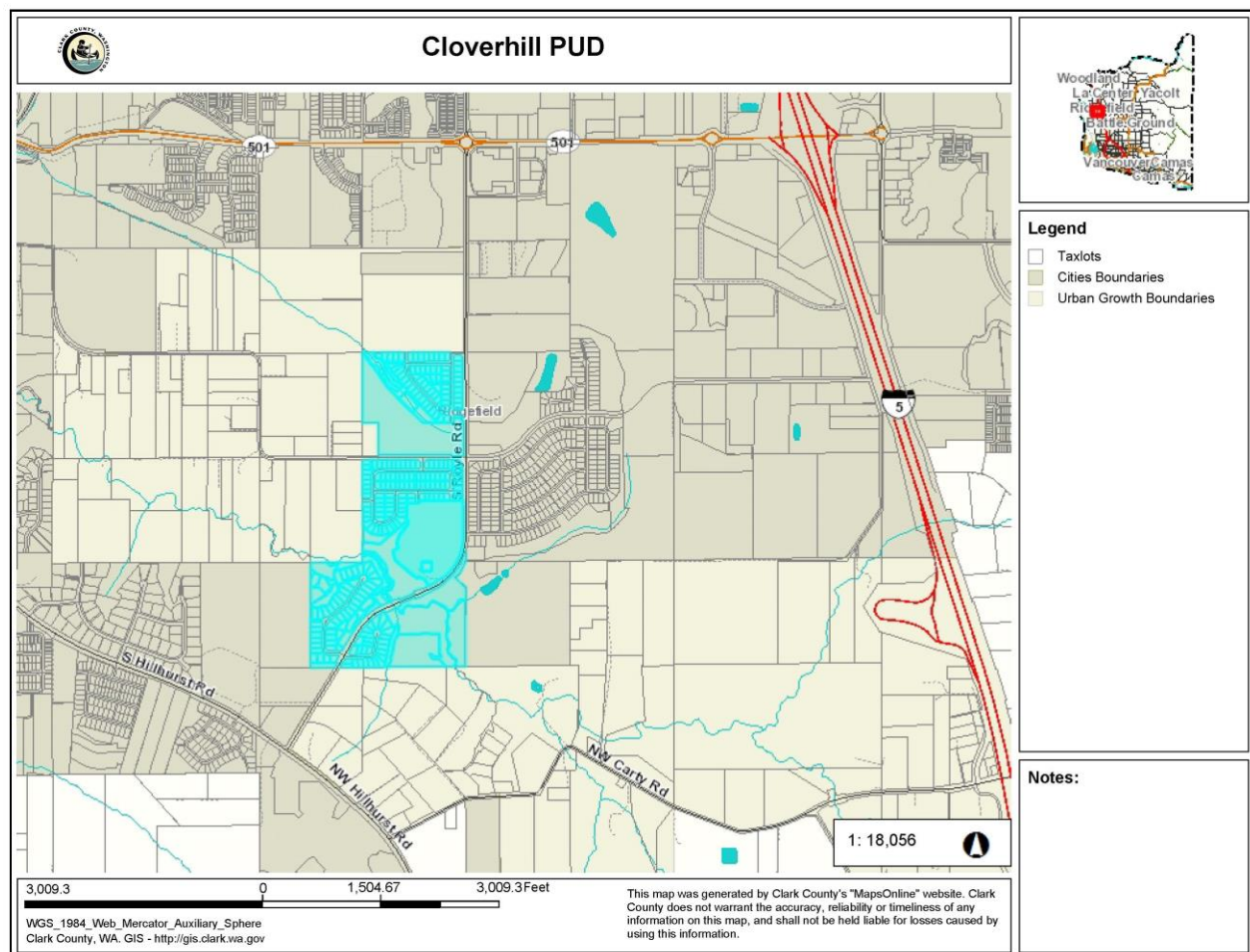
- A. Master land use application
- B. Final plat checklist
- C. Plat sheets
- D. Lot closure report
- E. Perimeter legal description
- F. Subdivision guarantee
- G. Narrative
- H. Draft CC&Rs and bylaws
- I. Wetland mitigation plan
- J. Survey review memos and redlines
- K. Revised materials as required by staff

III. Background and Proposal

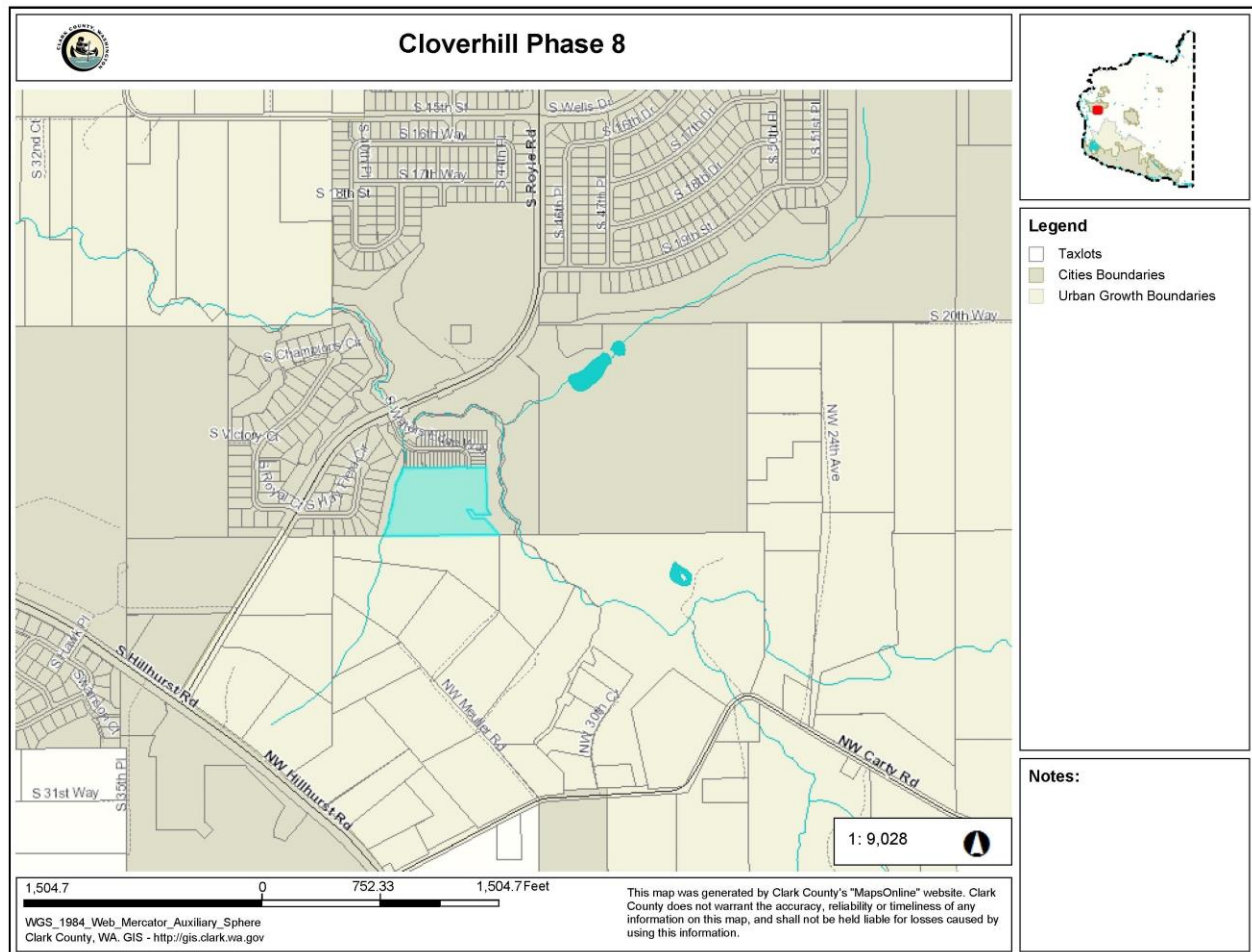
The Ridgefield Hearing Examiner approved the preliminary plat for Cloverhill Planned Unit Development (PUD) on April 11, 2017, as PLZ-16-0088. The plat is also subject to the 2017 development agreement made between the City of Ridgefield (Grantee) and Robert A. Royle, LLC, ELRO LLC, Estate of Robert Royle and Lionel Royle, Kenneth A. Royle, Lucille E. Hollis, Margaret L. Svir, Marcella R. Sather, and Fortress Enterprises, Inc. (Grantors), record 5432425 of Clark County, WA.

Staff approved the Cloverhill Phase 7 & 8 Post Decision Review (PDR) on October 22, 2019, as PLZ-19-0082-83. 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. The revised layout also improves circulation between Phases 7 and 8. 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. Of the 92 approved lots in Phases 7 and 8, 55 are in Phase 8. The total number of lots in the Cloverhill PUD is still 455, as was approved under PLZ-16-0088.

Cloverhill PUD Location



Cloverhill Phase 8 Location

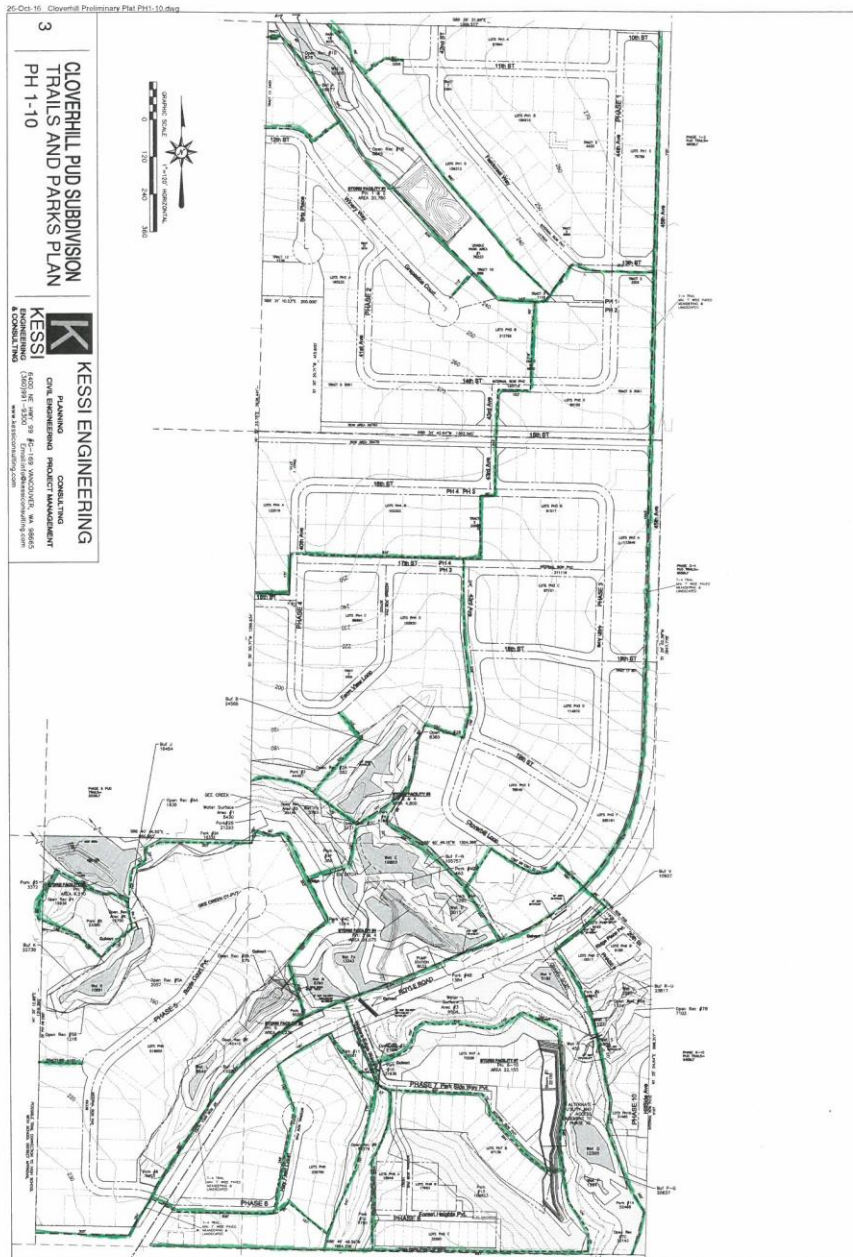


The applicant proposes to subdivide the 5.8-acre site with Assessor's #986051853 into 55 single-family attached residential (townhouse) lots. Townhouses may be attached in groups of two, three, or four; the Phase 8 townhouses are primarily proposed in groups of two, with some groups of three. The lots in Phase 8 are numbered 423-477. 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.

[illegible]

Tract 8D is an open space tract to be owned and maintained by the HOA, located to the north, west, and south of the residential lots. Tract 8D is to be maintained in its natural state, including steep slopes, vegetation, wetlands, and riparian habitat. The total area of Tract 8D is 1.97 acres. The public regional trail easement located in the Gee Creek stream buffer and dedicated to the City of Ridgefield with Cloverhill Phase 7 connects the private street system serving Phases 7 and 8 at Lot 433. The regional trail is part of an integrated trail system providing access to open spaces throughout the Cloverhill PUD.

Cloverhill PUD Preliminary Regional Trail/Sidewalk System¹



¹ Note that minor changes to the Cloverhill preliminary regional trail/sidewalk alignment have been approved based on environmental conditions and other existing and built conditions. Any trail alignment changes have been or will be shown on the final plat sheets for individual phases. Any permitted changes will maintain the connectivity of the regional trail system.

Phase 8 Open Space and Regional Trail



The purpose of this review is to consider whether the applicant has met the conditions of approval from the preliminary plat approval, the post-decision review 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 March 15, 2021.

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 post-decision review and all other engineering comments.

VI. Land Use Review

The City Attorney reviewed and approved the draft CC&Rs for Cloverhill Phase 8. 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 post-decision review and all other land use comments.

VII. Recommendation

Staff recommends City Council **APPROVE** the Cloverhill Phase 8 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.
5. Prior to engineering acceptance, the applicant shall install correct street signs based on the street and addressing information included at the end of this report.

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, Community Development Director

April 29, 2021

Cloverhill Phase 8 Addressing

Address numbers ascend from north to south 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. Please ensure that street signs are ordered based on the following:

Lot #	Address	Lot #	Address	Lot #	Address	Lot #	Address
S Trail View Court		S Canyon View Circle		S Cloverhill Way		S Brookside Place	
West (odd) side of street		South (odd) side of street		North (even) side of street		West (odd) side of street	
8P-4	2347	459	4111	8P-2	4214	435	2333
452	2353	460	4117	446	4220	436	2339
453	2359	461	4123	445	4226	437	2345
454	2365	462	4129	444	4232	438	2351
455	2403	463	4135	8P-1	4238	439	2357
456	2409	464	4141	South (odd) side of street		440	2363
457	2415	465	4147	466	4201	441	2401
458	2421			467	4207	442	2407
East (odd) side of street				468	4213	443	2413
8P-3	2342			469	4219	East (even) side of street	
451	2348			470	4225	423	2334
450	2354			471	4231	424	2340
449	2360			472	4237	425	2346
448	2366			473	4243	426	2352
447	2406			474	4249	427	2358
				475	4255	428	2364
				476	4261	429	2402
				477	4267	430	2408
						431	2414
						432	2420
						433	2426
						434	2432

PERIMETER DESCRIPTION:

A TRACT OF LAND IN A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF "ROYAL VIEW" ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 312 OF PLATS, AT PAGE 6, RECORDS OF CLARK COUNTY, WASHINGTON;

THENCE NORTHEASTERLY ALONG THE EASTERLY PERIMETER OF SAID "ROYAL VIEW" THE FOLLOWING COURSES AND DISTANCES;

THENCE NORTH 13°21'58" EAST, 38.89 FEET;
THENCE NORTH 30°00'07" EAST, 44.27 FEET;
THENCE NORTH 05°38'12" EAST, 57.50 FEET;
THENCE NORTH 22°05'38" EAST, 42.43 FEET;
THENCE NORTH 12°03'47" EAST, 74.98 FEET;
THENCE NORTH 09°12'21" EAST, 61.48 FEET;
THENCE NORTH 37°03'01" EAST, 30.95 FEET;
THENCE NORTH 30°48'35" EAST, 45.73 FEET;
THENCE NORTH 15°24'25" EAST, 27.17 FEET;

THENCE LEAVING SAID EASTERLY PERIMETER LINE, SOUTH 88°44'48" EAST, 292.86 FEET;

THENCE NORTH 66°30'35" EAST, 14.32 FEET;

THENCE SOUTH 88°44'48" EAST, 86.99 FEET;

THENCE SOUTH 80°34'48" EAST, 34.35 FEET;

THENCE SOUTH 88°44'48" EAST, 100.00 FEET;

THENCE SOUTH 01°15'12" WEST, 257.03 FEET;

THENCE SOUTH 32°16'05" EAST, 42.08 FEET;

THENCE NORTH 88°44'48" WEST, 100.00 FEET;

THENCE NORTH 32°16'05" WEST, 33.72 FEET;

THENCE NORTH 88°44'48" WEST, 29.99 FEET;

THENCE SOUTH 32°16'05" EAST, 63.71 FEET;

THENCE SOUTH 88°44'48" EAST, 78.04 FEET;

THENCE SOUTH 38°35'00" EAST, 134.65 FEET;

THENCE NORTH 88°44'49" WEST, 722.55 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 249,717 SQUARE FEET, MORE OR LESS.

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

NOTES:

- NO LOT SHALL HAVE DIRECT VEHICULAR ACCESS TO S. ROYLE ROAD.
- LOTS IN "CLOVERHILL PUD & SUBDIVISION PHASE 8" SHALL BE DEVELOPED WITH SINGLE-FAMILY ATTACHED TOWNHOUSES.
- IMPACT FEES AND SYSTEM DEVELOPMENT CHARGES SHALL BE ASSESSED BASED ON FEE SCHEDULES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- CITY OF RIDGEFIELD FINAL PLAT NUMBER "PLZ-21-0011"
- THE CITY OF RIDGEFIELD HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO PROPERTY DESCRIBED IN THIS PLAT.
- THE FRONT PLANE OF A GARAGE MUST BE A MINIMUM OF 18 FEET FROM THE INTERIOR EDGE/LOT-SIDE OF THE SIDEWALK TO PREVENT VEHICLES FROM INTERFERING WITH SIDEWALK TRAVEL.
- 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.
- CRITICAL AREAS AND BUFFERS ARE PRESENT ON THE PROPERTY AND ARE PROTECTED UNDER RDC 18-280. LIMITATIONS ON ACTIONS IN OR AFFECTING THE CRITICAL AREA OR BUFFER MAY EXIST. THIS NOTE SHALL RUN WITH THE LAND.
- DEVELOPMENT IN "CLOVERHILL PUD & SUBDIVISION PHASE 8" IS SUBJECT TO THE FOLLOWING REVISED DIMENSIONAL STANDARDS PURSUANT TO RDC 18.401.100, PER HEARING EXAMINER'S FINAL ORDER PLZ-16-0088, AND FURTHER MODIFIED BY POST DECISION REVIEW, ADMINISTRATIVE ADJUSTMENT, PROJECT NO. PLZ-19-0082-0083, DECISION ISSUED OCTOBER 22, 2019.

LOT DIMENSIONAL STANDARDS	
STANDARD	RLD-8 (SINGLE-FAMILY ATTACHED TOWNHOUSE LOTS)
MIN. LOT WIDTH	24 FEET MINIMUM
MIN. LOT AREA	2,000 SF
MIN. FRONT YARD SETBACK	10 FEET (DWELLING) 18 FEET (GARAGE)
MIN. REAR YARD SETBACK	5 FEET (25 FEET ADJACENT TO S. ROYLE ROAD)
MIN. SIDE YARD SETBACK	0 OR 4 FEET
MIN. STREET SIDE YARD SETBACK	8 FEET
MAX. HEIGHT	35 FEET
MAX. BUILDING COVERAGE	60%
MAX. IMPERVIOUS SURFACE	78%

NOTE: CLOVERHILL PUD & SUBDIVISION PHASE 8 AVERAGE LOT SIZE = 2,325 SF. SEE LOT SQUARE FOOT TABLE ON SHEET 6.

- 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. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.
- HELD THE INTERSECTION OF S. 15TH STREET CENTERLINE AND THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 29 AS THE N 1/16 CORNER OF SAID NORTHEAST QUARTER, AND AS THE ANGLE POINT IN THE CENTERLINE OF OLD COUNTY ROAD NO. 25 (S. ROYLE RD.) AT STA: 46+53.41, AS SHOWN IN CLARK COUNTY ROAD BIN 687-A, FOR THE CALCULATION OF THE CENTERLINE OF S. ROYLE RD. TO THE SOUTH.
- TRACT 8A, "S. BROOKSIDE PL." & "S. CLOVERHILL WAY", IS A PRIVATE ROAD TRACT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WITH EASEMENTS OVER ITS ENTIRETY DEDICATED WITH THIS PLAT FOR/TO THE FOLLOWING: A WATERLINE EASEMENT TO THE CITY OF RIDGEFIELD, A STORMWATER EASEMENT TO THE HOMEOWNERS ASSOCIATION WITH AN INSPECTION AND MAINTENANCE EASEMENT TO THE CITY OF RIDGEFIELD, AND A SANITARY SEWER EASEMENT TO CLARK REGIONAL WASTEWATER DISTRICT.
- TRACT 8B, "S. CANYON VIEW DR.", IS A PRIVATE ROAD TRACT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WITH EASEMENTS OVER ITS ENTIRETY DEDICATED WITH THIS PLAT FOR/TO THE FOLLOWING: A WATERLINE EASEMENT TO THE CITY OF RIDGEFIELD, A STORMWATER EASEMENT TO THE HOMEOWNERS ASSOCIATION WITH AN INSPECTION AND MAINTENANCE EASEMENT TO THE CITY OF RIDGEFIELD, AND A SANITARY SEWER EASEMENT TO CLARK REGIONAL WASTEWATER DISTRICT.
- TRACT 8C, "S. TRAIL VIEW CT.", IS A PRIVATE ROAD TRACT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WITH EASEMENTS OVER ITS ENTIRETY DEDICATED WITH THIS PLAT FOR/TO THE FOLLOWING: A WATERLINE EASEMENT TO THE CITY OF RIDGEFIELD, A STORMWATER EASEMENT TO THE HOMEOWNERS ASSOCIATION WITH AN INSPECTION AND MAINTENANCE EASEMENT TO THE CITY OF RIDGEFIELD, AND A SANITARY SEWER EASEMENT TO CLARK REGIONAL WASTEWATER DISTRICT.
- TRACTS 8P-1, 8P-2, 8P-3 & 8P-4, AS SHOWN HEREIN, ARE PARKING AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACT 8D, AS SHOWN HEREIN, IS OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- JOINT UTILITY EASEMENT DEDICATED WITH THIS PLAT FOR/TO THE FOLLOWING: A WATERLINE EASEMENT TO THE CITY OF RIDGEFIELD, A SANITARY SEWER EASEMENT TO CLARK REGIONAL WASTEWATER DISTRICT, AND A UTILITY EASEMENT TO THE HOMEOWNERS ASSOCIATION.
- ALL PORTIONS OF THE "TEMPORARY PRIVATE STORMWATER FACILITY EASEMENT" AS RECORDED IN AUDITOR'S FILE NO. 556582, RECORDS OF CLARK COUNTY, WASHINGTON, LYING WITHIN THE BOUNDARY OF THIS PLAT WILL AUTOMATICALLY EXTINGUISH WITH THE RECORDING OF THIS PLAT.
- STORMWATER EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WITH AN INSPECTION AND MAINTENANCE EASEMENT OVER ITS ENTIRETY TO THE CITY OF RIDGEFIELD, DEDICATED WITH THIS PLAT.
- WATERLINE EASEMENT TO THE CITY OF RIDGEFIELD, DEDICATED WITH THIS PLAT.
- 25' WIDE PUBLIC ACCESS EASEMENT FOR REGIONAL TRAIL PURPOSES DEDICATED TO THE CITY OF RIDGEFIELD WITH THIS PLAT. THE CITY OF RIDGEFIELD IS RESPONSIBLE FOR THE MAINTENANCE OF THE TRAIL AND ITS APPURTENANCES WITHIN THE EASEMENT.
- SANITARY SEWER EASEMENT DEDICATED TO CLARK REGIONAL WASTEWATER DISTRICT WITH THIS PLAT.
- A MINIMUM OF ONE AND A MAXIMUM OF FOUR OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT PER RDC 18.720.030.A.
- ARCHITECTURAL DESIGN APPROVAL FROM THE CITY OF RIDGEFIELD IS REQUIRED FOR ALL SINGLE-FAMILY HOMES. IT IS THE RESPONSIBILITY OF THE APPLICANT TO OBTAIN DESIGN APPROVAL FOR EACH HOME, INCLUDING MODEL HOMES, PRIOR TO THE SALE OR ADVERTISEMENT FOR SALE OF THE HOME.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND ABOVE DESCRIBED HAVE CAUSED THE SAME TO BE PLATED ACCORDING TO THE PLAT HERETO ANNEXED, SAME TO BE KNOWN AS "CLOVERHILL PUD & SUBDIVISION PHASE 8", AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN THEREON TO THE PUBLIC USE FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS AND EASEMENTS.

BY: _____ PRINTED _____ SIGNED _____ TITLE _____ DATE _____

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ OF _____

THE ENTITY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID ENTITY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ IS/ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF THE SAID ENTITY.

WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS _____ DAY OF _____, 2021.

SIGNED _____
NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING IN _____
MY COMMISSION EXPIRES _____
PRINT NOTARY NAME _____

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, 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 IN FEB. 2016.

SURVEY REFERENCES:

- RENTON SURVEY, BK. 051, PG. 185
- "GEE CREEK HIGHLANDS", BK. "H", PG. 753
- MONTEITH SURVEY, BK. 024, PG. 033
- SHORT PLAT BK. 002, PG. 697
- "MEULER SHORT PLAT" BK. 003, PG. 967
- BESEDA SURVEY, BK. 045, PG. 152
- HART SURVEY, BK. 009, PG. 058
- DONNELLY SURVEY, BK. 014, PG. 118
- GREENWOOD UNRECORDED SURVEY, BK. "A", PG. 073
- GREENWOOD UNRECORDED SURVEY, BK. "H", PG. 158
- HAGEDORN SURVEY, BK. 005, PG. 154
- BESEDA SURVEY, BK. 061, PG. 144
- OLSON SURVEY, BK. 024, PG. 107
- "CLOVERHILL PUD & SUBDIVISION PHASE 1", BK. 311, PG. 940
- "ROYAL VIEW", BK. 312, PG. 006
- "ROYAL TERRACE", BK. 312, PG. 033
- "CLOVERHILL PUD & SUBDIVISION PHASE 4", BK. 312, PG. 034
- "SEVEN WELLS ESTATES PUD SUBDIVISION PHASE 1", BK. 311, PG. 933
- "CLOVERHILL PUD & SUBDIVISION PHASE 3A", BK. 312, PG. 089
- "ROYAL TERRACE II", BK. 312, PG. 090
- "CLOVERHILL PUD & SUBDIVISION PHASE 7", BK. 312, PG. 114

CLARK COUNTY ROAD BIN REFERENCES:

- PERTSHINGER ROAD, C.R.P. NO. 60, BIN 313-E
- C.R.P. NO. 66-04, COUNTY ROAD NO. 25, REPLACE BRIDGE NO. 16, BIN 687-A

DEED REFERENCES:

- GRANTOR: LIONEL E. ROYLE, KENNETH A. ROYLE, LUCILLE E. HOLLIS, MARGARET L.SVR, MARCELLA R. SATHER, AND ROBERT A. ROYLE, LLC
AFN: 5564247
DATE: 11/15/2018
- GRANTOR: TERRACE VIEW HOMEOWNERS ASSOCIATION
AFN: 5725072
DATE: 04/21/2020

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING
C1	716.20'	66°13'30"	827.82'	S 34°47'51" W
C2	716.20'	35°20'23"	441.75'	S 50°14'24" W

MONUMENT LIST:

- FOUND & HELD 2 1/2" BRASS DISK W/PUNCH, IN CASE W/COVER, DISK IS 1.3' BELOW ASPH, SEE SURVEY REFERENCE NO. 1, SEE L.C.R. BK. 013, PG. 055
- FOUND 1" IRON PIPE N 79°23'35" W, 5.94' FROM HELD SINGLE PROPORTION POSITION. SEE SURVEY REFERENCES NO. 1 & 2, SEE L.C.R. BK. 007, PG. 197
- FOUND & HELD 3" ALUM. CAP SET IN ALUM. PIPE, 0.25' ABOVE GROUND, GOOD COND. SEE SURVEY REFERENCES NO. 1 & 2, SEE L.C.R. BK. 011, PG. 042 & BK. 002, PG. 168
- FOUND & HELD 3" ALUM DISK IN 2 1/2" PIPE, 0.1' BELOW GROUND, GOOD COND., N 10° E 0.5' FROM FENCE POST SEE SURVEY REFERENCE NO. 3, SEE L.C.R. BK. 002, PG. 161
- CALCULATED POSITION OF 1/2" IRON ROD WITH PLASTIC CAP, HELD 2646.68' FROM SOUTH QUARTER CORNER PER SURVEY REFERENCE NO. 13, SEE L.C.R. BK. 007, PG. 141.
- FOUND & HELD CONC MON. W/2 1/2" BRASS DISK, 0.4' BELOW GROUND, GOOD COND., SEE L.C.R. BK. 008, PG. 125
- FOUND & HELD 1/4" PIN IN 6" ROUND CONC MON. 8" ABOVE GROUND, SEE L.C.R. BK. 002, PG. 160
- FOUND & HELD CONC MON. W/BRASS DISK SEE L.C.R. BK. 014, PG. 046
- FOUND & HELD 3" BRASS DISK IN CASE W/COVER 1.1' BELOW RIM, 5' W OF ASPH, SEE L.C.R. BK. 003, PG. 002
- FOUND 1 1/4" I.D. IRON PIPE 0.3' BELOW ASPH, HELD FOR CENTERLINE ALIGNMENT OF S 15TH ST., S 88°31'10" E 0.49' FROM CALCULATED N 1/16 CORNER OF SEC. 29
- FOUND 1/2" IRON ROD W/Y.P.C. "LAWSON", FLUSH W/ASPH, CAP WORN, HELD FOR CL ALIGNMENT OF S 15TH ST. & PROJECTED EAST LINE OF S.P. (002-697), SEE SURVEY REFERENCE NO. 4, N 88°31'10" W 1.47' FROM THE CALCULATED EAST 1/16TH LINE AND S. 15TH ST. CENTERLINE INTERSECTION
- FOUND 1/2" IRON ROD W/Y.P.C. "LAWSON", FLUSH W/ASPH, CAP WORN, HELD FOR CL ALIGNMENT OF S 15TH ST. & PROJECTED WEST LINE OF S.P. (002-697), SEE SURVEY REFERENCE NO. 4
- FOUND IRON PIPE TOP SMASHED, FLUSH W/ASPH HELD FOR CL ALIGNMENT OF S 15TH ST., SEE SURVEY REFERENCES NO. 8 & 9
- FOUND & HELD 3" BRASS DISK AS CENTERLINE INTERSECTION OF ROYLE RD. & HILLHURST RD., SEE SURVEY REFERENCE NO. 3
- FOUND IRON PIPE, HELD FOR SOUTH LINE OF SUBJECT PARCEL, SEE SURVEY REFERENCES NO. 10 & 5, N 80°28'58" W, 5.89' FROM CALCULATED SOUTHEAST 1/16 CORNER.
- FOUND & HELD 1/2" IRON ROD "HAGEDORN RLS 9579" SEE SURVEY REFERENCE NO. 11
- FOUND 1/2" IRON ROD "BESEDA 34127" WITNESS CORNER, SEE SURVEY REFERENCE NO. 12, S 80°33'35" E, 0.82' FROM CALCULATED SOUTH 1/16 CORNER.

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 "CLOVERHILL PUD & SUBDIVISION PHASE 8", 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 "CLOVERHILL PUD SUBDIVISION PHASE 8", RECORDED UNDER CLARK COUNTY RECORDING NO. _____

BY: _____ PRINTED _____ SIGNED _____ TITLE _____ DATE _____

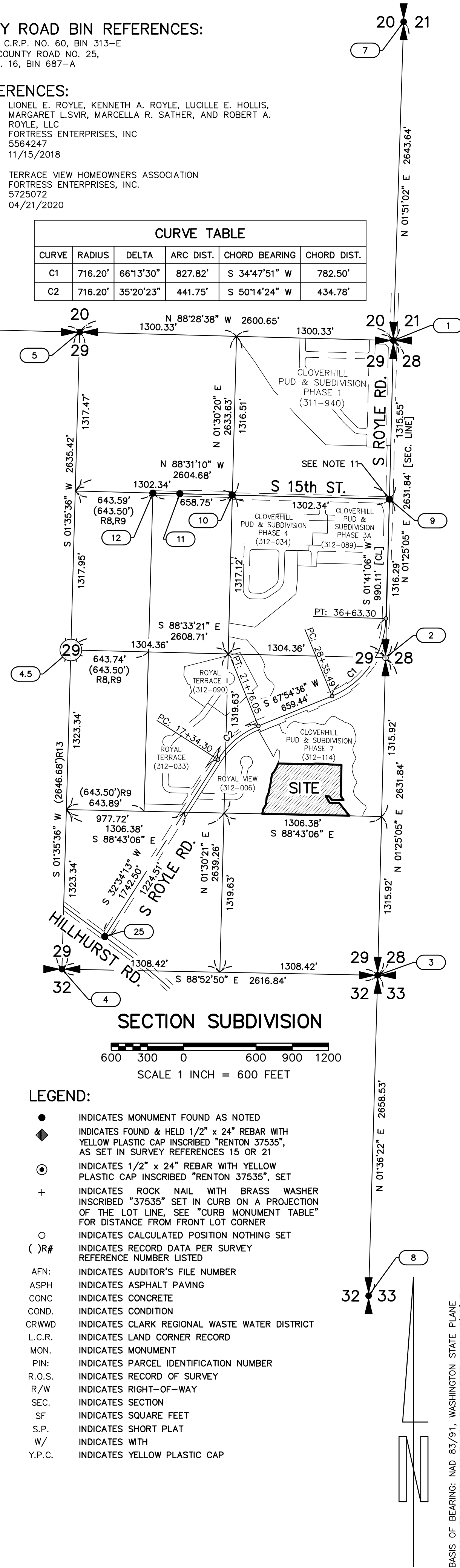
ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE _____ OF _____ THE ENTITY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID ENTITY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ IS/ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF THE SAID ENTITY.

WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS _____ DAY OF _____, 2021

SIGNED _____
NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING IN _____
MY COMMISSION EXPIRES _____
PRINT NOTARY NAME _____



CLOVERHILL PUD & SUBDIVISION PHASE 8

A PLANNED UNIT DEVELOPMENT
IN A PORTION OF
THE NE 1/4 OF THE SE 1/4
OF SECTION 29, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-21-0011)

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

CLARK REGIONAL WASTEWATER DISTRICT

DEVELOPMENT MANAGER _____ DATE _____

ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS _____ CLOVERHILL PUD & SUBDIVISION PHASE 8

COUNTY ASSESSOR _____ DATE _____

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____, 20____
IN BOOK _____ OF PLATS, AT PAGE _____

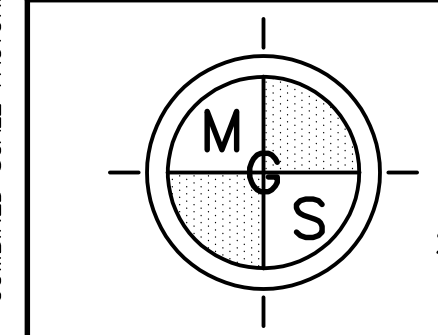
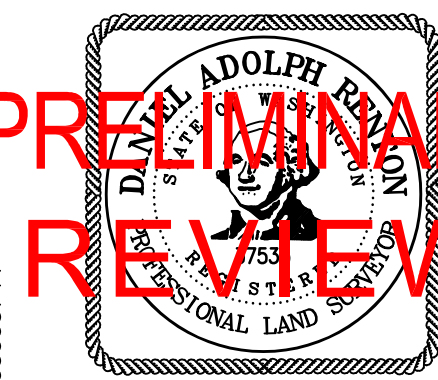
CLARK COUNTY AUDITOR _____

AUDITOR'S FILE NUMBER _____

SURVEYOR'S CERTIFICATE:

I, DANIEL A. RENTON, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF "CLOVERHILL PUD & SUBDIVISION PHASE 8" CORRECTLY REPRESENTS A SURVEY AND SUBDIVISION OF SECTION 29, 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.

DANIEL A. RENTON, PROFESSIONAL LAND SURVEYOR, _____ DATE _____
PLS. NO. 37535



BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET, N 01°25'05" E, BETWEEN FOUND AND HELD SE CORNER & NE CORNER OF LOT 11, BEARING ANGLE: -01°38'01" CONVERGENCE ANGLE: 1.00000744

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

JOB NO.: 19-209
DWG FILE: 19209PB
DATE: 03-09-21
CALC BY: CTP
DRAWN BY: CTP
CHECKED BY: DAR
SHEET 1 OF 6

CLOVERHILL PUD & SUBDIVISION PHASE 8

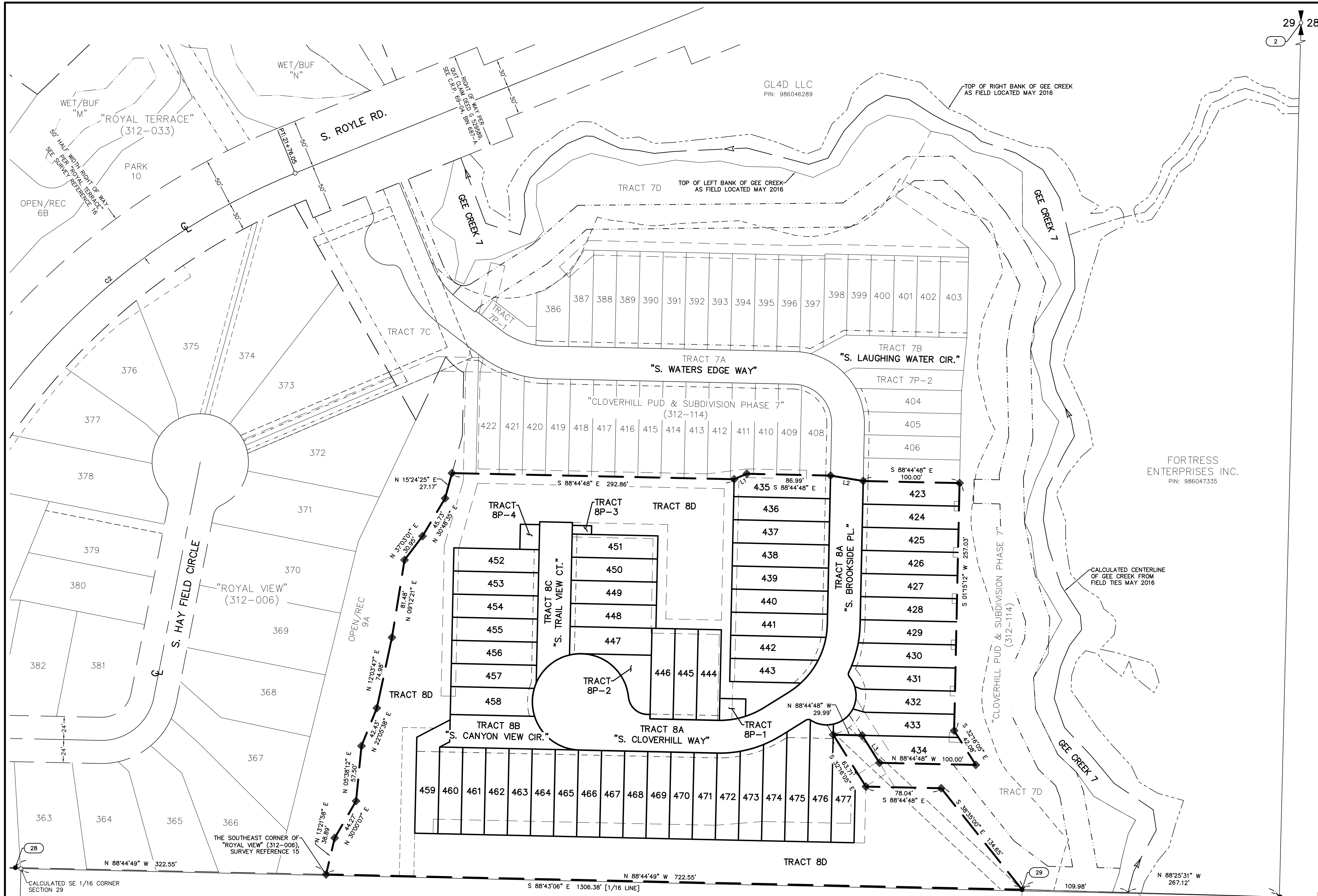
A PLANNED UNIT DEVELOPMENT
IN A PORTION OF
THE NE 1/4 OF THE SE 1/4
OF SECTION 29, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-21-0011)

NOTE:
LINE TABLE, CURVE TABLE, LOT SQUARE FOOT TABLE AND CURB
MONUMENT TABLE ARE LOCATED ON SHEET 6.

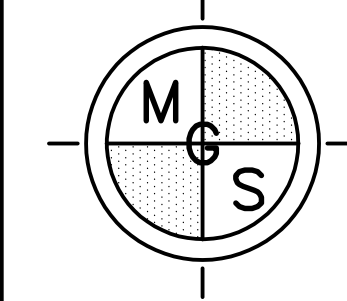
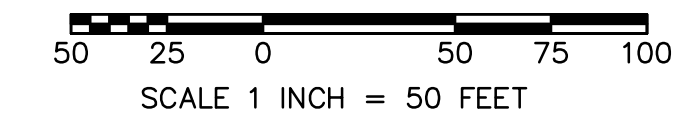
LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- ◆ INDICATES FOUND & HELD 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", AS SET IN SURVEY REFERENCES 15 OR 21
- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET
- ⊕ INDICATES "ROCK NAIL WITH BRASS WASHER INSCRIBED "37535" SET IN CURB ON A PROJECTION OF THE LOT LINE, SEE "CURB MONUMENT TABLE" FOR DISTANCE FROM FRONT LOT CORNER
- INDICATES CALCULATED POSITION NOTHING SET
- () R# INDICATES RECORD DATA PER SURVEY REFERENCE NUMBER LISTED
- AFN: INDICATES AUDITOR'S FILE NUMBER
- ASPH: INDICATES ASPHALT PAVING
- CONC: INDICATES CONCRETE
- COND: INDICATES CONDITION
- CRWWD: INDICATES CLARK REGIONAL WASTE WATER DISTRICT
- L.C.R: INDICATES LAND CORNER RECORD
- MON: INDICATES MONUMENT
- PIN: INDICATES PARCEL IDENTIFICATION NUMBER
- R.O.S: INDICATES RECORD OF SURVEY
- R/W: INDICATES RIGHT-OF-WAY
- SEC: INDICATES SECTION
- SF: INDICATES SQUARE FEET
- S.P.: INDICATES SHORT PLAT
- W/: INDICATES WITH
- Y.P.C: INDICATES YELLOW PLASTIC CAP

Attachment: Cloverhill Phase 8 final plat (Cloverhill Phase 8 Final Plat)



**PRELIMINARY
REVIEW**



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

JOB NO.: 19-209
DWG FILE: 19209P8
DATE: 03-09-21
CALC BY: CTP
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SHEET 2 OF 6

CLOVERHILL PUD & SUBDIVISION PHASE 8

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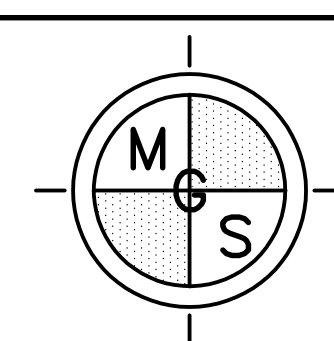
NOTE:
LINE TABLE, CURVE TABLE, LOT SQUARE FOOT TABLE AND CURB
MONUMENT TABLE ARE LOCATED ON SHEET 6.

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- ◆ INDICATES FOUND & HELD 1/2" x 24" REBAR WITH
YELLOW PLASTIC CAP INSCRIBED "RENTON 37535",
AS SET IN SURVEY REFERENCES 15 OR 21
- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW
PLASTIC CAP INSCRIBED "RENTON 37535", SET
- + INDICATES "ROCK" NAIL WITH BRASS WASHER
INSCRIBED "37535" SET IN CURB ON A PROJECTION
OF THE LOT LINE, SEE "CURB MONUMENT TABLE"
FOR DISTANCE FROM FRONT LOT CORNER
- INDICATES CALCULATED POSITION NOTHING SET
- ()R# INDICATES RECORD DATA PER SURVEY
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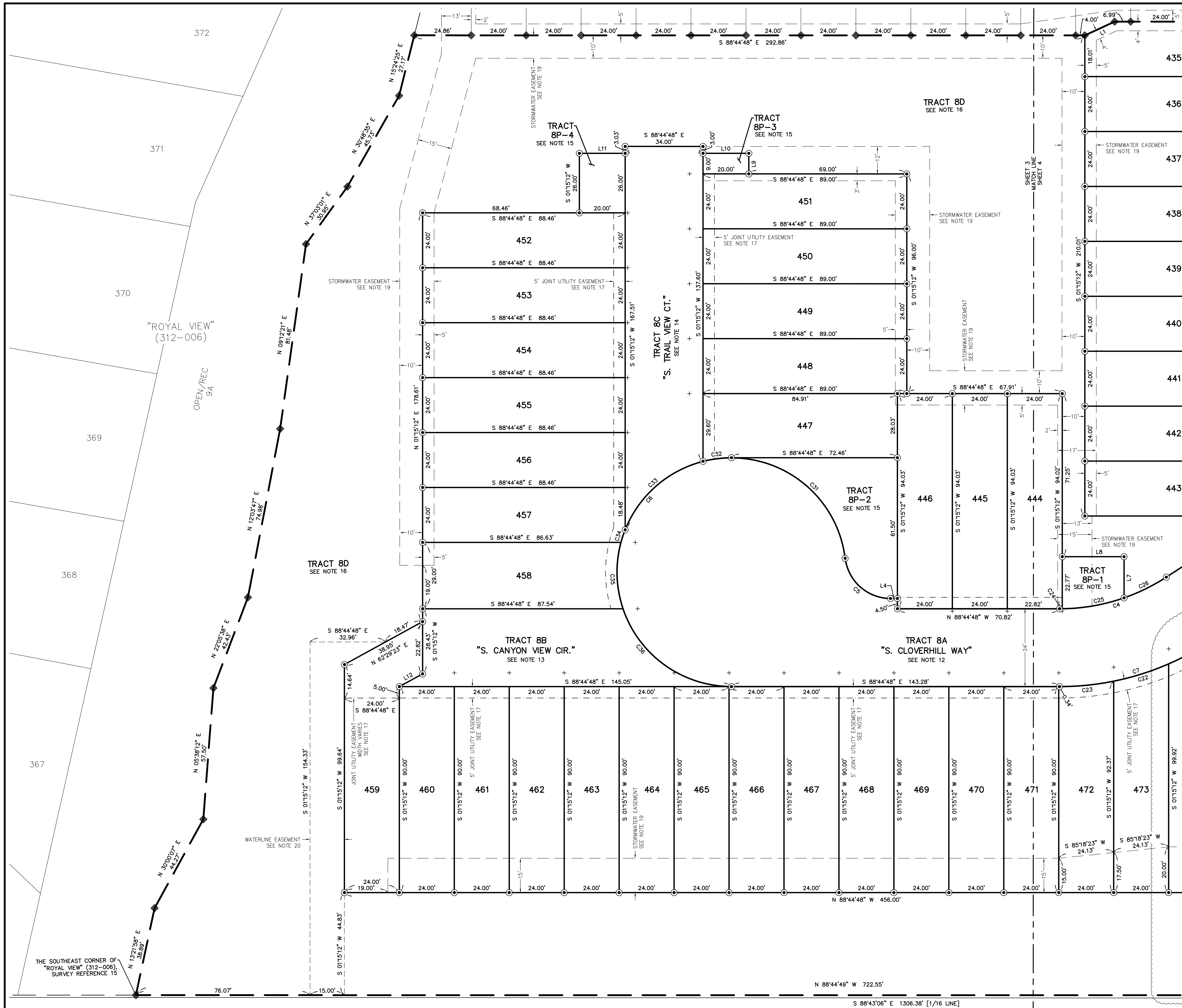


SCALE 1 INCH = 20 FEET



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SHEET 3 OF 6



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CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-21-0011)

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- ◆ INDICATES FOUND & HELD 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37353", AS SET IN SURVEY REFERENCES 15 OR 21
- ◎ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37353", SET
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "37353" SET IN CURB ON A PROJECTION OF THE LOT LINE, SEE "CURB MONUMENT TABLE" FOR DISTANCE FROM FRONT LOT CORNER
- INDICATES CALCULATED POSITION NOTHING SET
- YR# INDICATES RECORD DATA FOR SURVEY REFERENCE NUMBER LISTED
- AFN: INDICATES AUDITOR'S FILE NUMBER
- ASPH INDICATES ASPHALT PAVING
- CONC INDICATES CONCRETE
- COND. INDICATES CONDUIT
- CRWWD INDICATES CLARK REGIONAL WASTE WATER DISTRICT
- L.C.R. INDICATES LAND CORNER RECORD
- M.C.N. INDICATES MONUMENT
- PIN: INDICATES PARCEL IDENTIFICATION NUMBER
- R.O.S. INDICATES RECORD OF SURVEY
- R/W INDICATES RIGHT-OF-WAY
- SECC. INDICATES SECTION
- SF INDICATES SQUARE FEET
- S.P. INDICATES SHORT PLAT
- W/ INDICATES WITH
- Y.P.C. INDICATES YELLOW PLASTIC CAP

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SHEET 4 OF 6

CLOVERHILL PUD & SUBDIVISION PHASE 8

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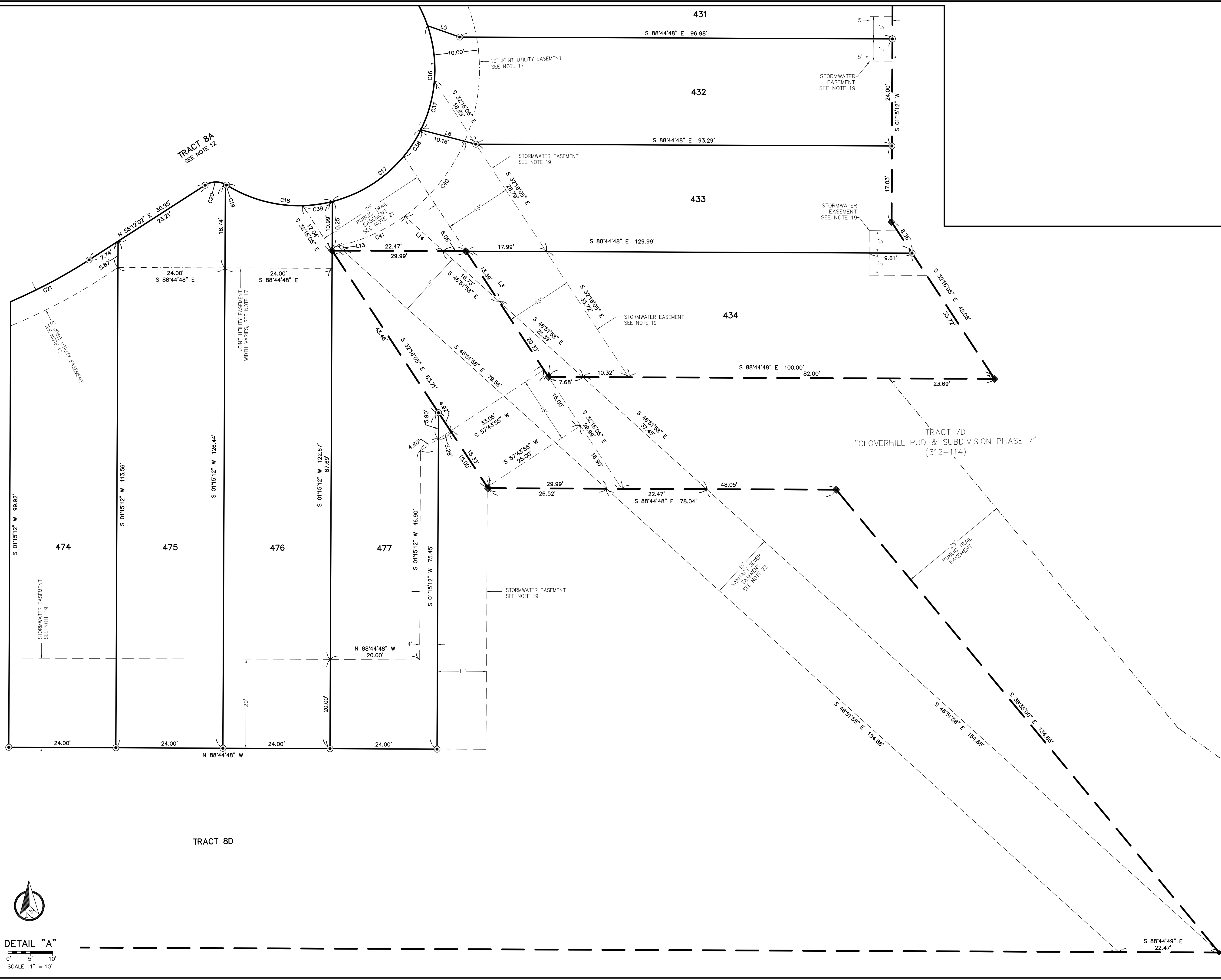
NOTE:
LINE TABLE, CURVE TABLE, LOT SQUARE FOOT TABLE AND CURB
MONUMENT TABLE ARE LOCATED ON SHEET 6.

- LEGEND:
- INDICATES MONUMENT FOUND AS NOTED
 - ◆ INDICATES FOUND & HELD 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", AS SET IN SURVEY REFERENCES 15 OR 21
 - ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET
 - ⊕ INDICATES "ROCK NAIL WITH BRASS WASHER INSCRIBED "37535" SET IN CURB ON A PROJECTION OF THE LOT LINE, SEE "CURB MONUMENT TABLE" FOR DISTANCE FROM FRONT LOT CORNER
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DATE: 03-09-21
CALC BY: CTP
DRAWN BY: CTP
CHECKED BY: DAR
SHEET 5 OF 6



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	716.20'	66°13'30"	827.82'	S 34°47'51" W	782.50'
C2	716.20'	35°20'23"	441.75'	S 50°14'24" W	434.78'
C3	85.50'	56°56'50"	84.98'	N 29°43'37" E	81.52'
C4	85.50'	33°03'10"	49.32'	N 74°43'37" E	48.64'
C5	20.00'	82°53'12"	28.93'	S 47°09'52" E	26.48'
C6	50.00'	263°01'32"	229.53'	S 42°45'58" W	74.88'
C7	119.50'	33°03'10"	68.94'	N 74°43'37" E	67.99'
C8	4.50'	64°51'02"	5.09'	N 89°22'27" W	4.83'
C9	30.50'	162°33'07"	86.53'	N 41°46'31" E	60.29'
C10	4.50'	65°04'36"	5.11'	S 06°57'45" E	4.84'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C11	119.50'	24°19'21"	50.73'	N 13°24'53" E	50.35'
C12	119.50'	8°52'38"	18.51'	N 05°41'31" E	18.50'
C13	119.50'	11°55'32"	24.87'	N 16°05'36" E	24.83'
C14	119.50'	3°31'11"	7.34'	N 23°48'58" E	7.34'
C15	30.50'	21°39'41"	11.53'	N 28°40'12" W	11.46'
C16	30.50'	45°05'07"	24.00'	N 04°42'11" E	23.39'
C17	30.50'	49°29'22"	26.34'	N 51°59'26" E	25.53'
C18	30.50'	46°18'57"	24.66'	S 80°06'24" E	23.99'
C19	4.50'	4°08'55"	0.33'	N 59°01'23" W	0.33'
C20	4.50'	60°42'07"	4.77'	S 88°33'06" W	4.55'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C21	119.50'	9°32'44"	19.91'	N 62°58'24" E	19.89'
C22	119.50'	12°05'08"	25.21'	N 73°47'20" E	25.16'
C23	119.50'	11°25'18"	23.82'	N 85°32'33" E	23.78'
C24	85.50'	0°47'29"	1.18'	S 89°08'32" E	1.18'
C25	85.50'	18°27'11"	27.54'	N 81°14'07" E	27.42'
C26	85.50'	13°48'29"	20.61'	N 65°06'17" E	20.56'
C27	85.50'	10°53'28"	16.25'	N 52°45'18" E	16.23'
C28	85.50'	19°59'45"	29.84'	N 37°18'42" E	29.69'
C29	85.50'	16°56'02"	25.27'	N 18°50'49" E	25.18'
C30	85.50'	9°07'36"	13.62'	N 05°49'00" E	13.60'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C31	50.00'	83°01'32"	72.45'	N 47°14'02" W	66.28'
C32	50.00'	14°24'42"	12.58'	S 84°02'51" W	12.54'
C33	50.00'	53°51'02"	46.99'	S 49°54'59" W	45.28'
C34	50.00'	6°40'06"	5.82'	S 19°39'25" W	5.82'
C35	50.00'	33°43'56"	29.44'	S 00°32'36" E	29.01'
C36	50.00'	71°20'13"	62.25'	S 53°04'41" E	58.31'
C37	30.50'	21°24'01"	11.39'	N 16°32'44" E	11.33'
C38	30.50'	13°19'46"	7.10'	N 33°54'38" E	7.08'
C39	30.50'	12°38'38"	6.73'	N 83°03'26" E	6.72'
C40	40.50'	30°47'11"	21.76'	N 39°44'30" E	21.50'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C41	40.50'	23°19'48"	16.49'	N 66°47'59" E	16.38'

CLOVERHILL
PUD & SUBDIVISION
PHASE 8

A PLANNED UNIT DEVELOPMENT
IN A PORTION OF
THE NE 1/4 OF THE SE 1/4
OF SECTION 29, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-21-0011)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 66°30'35" E	14.32'
L2	S 80°34'48" E	34.35'
L3	N 32°16'05" W	33.72'
L4	N 88°44'48" W	3.03'
L5	N 69°40'20" W	7.64'
L6	S 74°22'53" E	12.71'
L7	S 01°15'12" W	18.00'
L8	N 88°44'48" W	27.00'
L9	S 01°15'12" W	9.00'
L10	N 88°44'48" W	20.00'
L11	N 88°44'48" W	20.00'
L12	S 62°29'23" W	11.58'
L13	N 46°51'58" W	1.54'
L14	N 46°51'58" W	11.69'

LOT SF TABLE	
LOT	SF
423	2,400
424	2,400
425	2,400
426	2,400
427	2,400
428	2,400
429	2,409
430	2,500
431	2,581
432	2,475
433	2,898
434	2,811
435	2,361
436	2,400
437	2,400
438	2,400
439	2,400
440	2,400
441	2,395
442	2,298
443	2,007
444	2,257
445	2,257
446	2,257
447	2,386
448	2,136
449	2,136
450	2,136
451	2,136
452	2,123
453	2,123
454	2,123
455	2,123
456	2,123
457	2,118
458	2,484
459	2,781

LOT SF TABLE	
LOT	SF
460	2,160
461	2,160
462	2,160
463	2,160
464	2,160
465	2,160
466	2,160
467	2,160
468	2,160
469	2,160
470	2,160
471	2,160
472	2,179
473	2,296
474	2,550
475	2,908
476	2,948
477	2,246
TRACT 8A	24,611
TRACT 8B	3,438
TRACT 8C	5,021
TRACT 8D	85,652
TRACT 8P-1	571
TRACT 8P-2	1,840
TRACT 8P-3	180
TRACT 8P-4	520

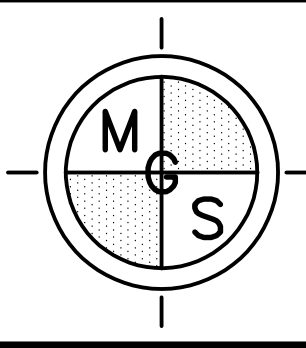
CURB MONUMENT TABLE	
LOT LINE	DISTANCE
423/424	6.00'
424/425	6.00'
425/426	6.00'
426/427	6.00'
427/428	6.00'
428/429	6.00'
429/430	6.08'
430/431	6.44'
431/432	8.33'
432/433	6.16'
435/436	1.00'
436/437	1.00'
437/438	1.00'
438/439	1.00'
439/440	1.00'
440/441	1.00'
441/442	1.01'
442/443	1.11'
443/TRACT 8D	1.43'
TRACT 8P-1/444	1.00'
444/445	1.00'
445/446	1.00'
447/448	6.00'
448/449	6.00'

CURB MONUMENT TABLE	
LOT LINE	DISTANCE
449/450	6.00'
450/451	6.00'
451/TRACT 8P-3	6.00'
TRACT 8P-4/452	1.00'
452/453	1.00'
453/454	1.00'
454/456	1.00'
456/457	1.00'
457/458	6.24'
458/TRACT 8B	6.38'
460/461	6.00'
461/462	6.00'
463/464	6.00'
464/465	6.00'
465/466	6.01'
466/467	6.00'
467/468	6.00'
468/469	6.00'
469/470	6.00'
470/471	6.00'
471/472	6.00'
472/473	6.13'
473/474	6.58'
474/475	7.16'

CURB MONUMENT TABLE	
LOT LINE	DISTANCE
475/476	6.30'
476/433	6.25'



PRELIMINARY
REVIEW



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

JOB NO.: 19-209
DWG FILE: 19209P8
DATE: 03-09-21
CALC BY: CTP
DRAWN BY: CTP
CHECKED BY: DAR
SHEET 6 OF 6

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: May 06, 2021

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Contract with PBS Engineering for Royle Rd Plans

GOVERNING LEGISLATION:

Revised Code of Washington Title 35 – Cities and Towns

PREVIOUS COUNCIL ACTION TAKEN:

Award of design contract to PBS for 45th Ave on August 24, 2017

SUMMARY/BACKGROUND:

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.

BUDGET/FINANCIAL IMPACTS:

The amended 2021 Budget includes a total of \$2.95M for the final design and construction of the first phase of the Royle Road Improvements.

ACTION OR MOTION:

Award the Design contract for final design of Royle Rd to PBS Engineering. A recommended motion would be:

“I move to award the final design contract for Royle Road to PBS”

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS: Royle Road Improvements-ScopeOfWork&Fee (PDF)

CITY OF RIDGEFIELD, WASHINGTON

Scope of Work

Royle Road Improvements from S 19th St to 460 LF North of S 15th St City of Ridgefield Project _____

The Standard WSDOT Local Agency Consultant Agreement is amended and supplemented to include the following provisions regarding the Scope of Services.

INTRODUCTION

PBS Engineering and Environmental, Inc. has been selected by the City of Ridgefield to perform traffic and design engineering services for the and Royle Road Improvements from S 19th St to 460 LF North of S 15th St Project. Professional services will include land surveying, roadway design, stormwater options and design, traffic engineering, lighting design, landscape design, and utility coordination.

The Royle Road Improvements Project is locally funded.

PROJECT DESCRIPTION/BACKGROUND

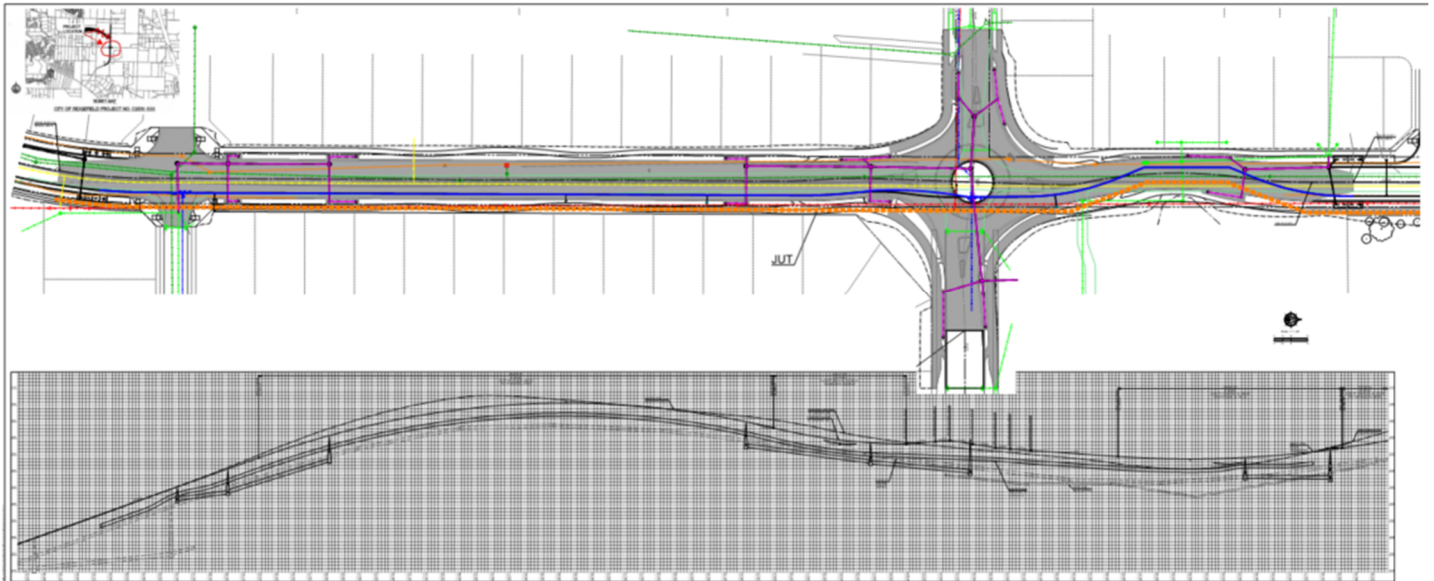
Royle Road is classified as a 3-Lane Minor Arterial on the City of Ridgefield Arterial Map. This roadway classification is intended to contain one travel lane in each direction, center median or left turn lane, bike lanes and detached sidewalks within an 80-foot right of way. The existing roadway consists of two lanes with little or no shoulder, plus no pedestrian or bicycle facilities. The intersection at S 15th Street is stop controlled on the 15th Street legs. Several large developments have been started at locations along the Royle Road corridor. The horizontal and vertical alignment, in several locations, currently do not meet design standards for the posted speed of 35 mph.

PBS has previously developed the entire Royal Road Corridor to 30% design level. After 30% design the Corridor was split into multiple smaller fundable projects. As a result, the northern segment (S 5th Way to Pioneer Street) was constructed in 2019, and the segment this scope covers (S 19th Street to 460 LF North of S 15th St) was progressed to 90% design. This scope will progress the design to final plans which is intended to be constructed by the City (Final Plans intended for a public bid process).

Unique features of this Project include a roundabout at the Royle Road/S 15th Street intersection, tie-in points for intersecting roadways, storm drainage, pedestrian facilities, and utility coordination.

Assumptions:

- Adjacent developments were built to the design grade provided by PBS.
- Right of way acquisition will be performed by the City.
- TCE's will be performed by the City.
- All Environmental permitting, except for the Construction stormwater permit, will be performed by the City.
- This project is expected to take 4 months to complete.
- The limits of the project will be completely shut down to all traffic for construction, no traffic staging plans will be provided.
- All aerial utilities will relocate to a Joint utility trench (JUT)
- A stormwater supplementary memo for this project will be provided to supplement the final stormwater report provided with the 90% plans.
- Retaining walls will not be required.
- Bidding and construction support is not included in this contract.
- See below for an exhibit depicting scope of project.



SCOPE OF WORK

TASK 1: PROJECT MANAGEMENT AND ADMINISTRATION

PBS shall oversee project tasks and coordinate with City representatives to manage the scope, schedule, and budget for the design engineering phase.

Task 1.1 – Contract Administration, Invoicing, and Progress Reports

- Prepare and submit monthly invoices. Each invoice will include: date period covered by invoice, number of hours worked during the billing period with billing rates shown; expenses and associated mark-ups; total cost for labor and expenses for the billing period; subconsultants fees for the billing period; and a total amount summarizing labor, expenses, and subconsultant fees.
- Prepare a Contract Summary Report to accompany the monthly invoices. The Contract Summary Report will list each invoice as well as current invoice with an itemized summary of invoice numbers, dates, and amounts billed for labor, expenses, and subconsultants as well as total amounts for each invoice. The Contract Summary Report will also list the total amount billed to date, total amount remaining under contract, and contract expiration date.
- Maintain required contract documentation. Provide copies of project files and records to the City for audits and public information requests. Final documents shall be provided in electronic format as requested.

Deliverables:

- Monthly invoices, Contract Summary Reports, and Project Status Reports
- Project documentation

Task 1.2 – Meetings

This item includes the preparing for and facilitating regular meetings to successfully complete the project.

- The Consultant shall schedule Project team meetings and prepare meeting agendas. This includes a Project kick-off / final plan review meeting, monthly progress meetings with City staff, review meetings and coordination meetings.
- The Consultant shall organize and hold Project meetings with key Project team members, as well as representatives from the City of Ridgefield and other agencies, as needed. These meetings shall have specific agendas addressing and resolving Project issues as they are encountered.

Deliverables

- Meeting Agendas and Meeting Summaries delivered within 5 working days of the meeting.

Task 1.3 – Management, Coordination, and Direction

- The Consultant shall provide management, coordination, and direction to the Project team in order to complete the project on time and within budget. The City fosters a partnership approach of all stakeholders in the Project. The Consultant shall integrate this strategy into the overall management approach.
- The Consultant shall prepare and maintain a project design schedule. The schedule shall identify CONSULTANT tasks, major milestones and deliverables, and items provided by CITY and other consultants. The schedule shall be updated every month or as circumstances require.
- The Consultant shall coordinate Consultant tasks and activities with the City. This shall include using monthly meetings to plan and coordinate upcoming activities.
- The Consultant shall coordinate with private and public utilities, including power, phone, cable, gas and other utilities.

Deliverables

- Project Schedule & Schedule Updates
- Summary notes of coordination efforts

TASK 2: DATA COLLECTION

PBS will perform topographic surveying and data collection services to include the following:

Task 2.1: Surveying and Base Map

- Research and restore, if needed, a previous control network throughout the project limits based on the Clark County horizontal and vertical datum (NAD 83/91 & NGDV 29/47).
- Review previous research efforts and conduct research of existing records for information on deeds, surveys, plats, road rights-of-way, easements and current as-built/utility maps along the project corridor for more recent changes.
- Review previous existing conditions/boundary survey along project corridor (100' width, 50' on each side of centerline) for the project limits from S 19th St to 460 LF north of S 15th Street intersection and perform topographic survey updates around the perimeter. PBS will conduct research of existing records for information on available as-built and utility maps, call one-call utility locates and then field survey existing above ground features (i.e. edge of pavement, curbs, sidewalks, buildings, trees, utilities, etc.) as well as elevations to produce one foot contour intervals. New subdivision monuments will be tied in order to reflect new right-of-way dedications that took effect during the recent subdivision platting process.
- After notification, field survey all utility potholes completed by utility companies. Utility company to place offset hub as reference point and measure lateral distance and depth of utility from hub, record notes of each location, and provide notes to PBS to include in design. Assumes a separate trip from topographic survey.

- Prepare surface model reflecting updated existing conditions survey and break lines.

Base Map

- Upon completion of updated existing conditions survey and development of updated surface model, PBS will revise an existing conditions base map showing updated mapped features, boundary/right-of-way/easement lines and utilities collected from both survey, subdivision maps and as-built plans.

Site Visits

- Consultant survey manager will conduct a site visit for field verification of survey data represented in the project base map.

TASK 3: TRAFFIC ENGINEERING – TRAFFIC ANALYSIS AND FUTURE TRAFFIC DEMAND & ACCESS MANAGEMENT PLAN

Work performed in previous contract.

TASK 4: DESIGN ENGINEERING – PLANS, SPECIFICATIONS, & ESTIMATE (PS&E)

This Consultant will advance this segment of the corridor to final construction contract documents. PBS Team will be responsible to provide design engineering services for the deliverables outlined below.

Task 4.1: Final Plans (PS&E)

The Consultant will address review comments from the 90% plans and develop construction documents to the final design stage. These documents will consist of plans, contract specifications in WSDOT format, an opinion of probable construction cost, and an anticipated construction schedule.

Design tasks include the following:

- Review existing frontage improvements and incorporate into the proposed improvements.
- Continue coordination with developers and utility companies.
- Add Joint Utility Trench design.
- Update street design based on comments from 90% Plans.
- Update construction notes, curb return grades, storm sewer system.
- Stormwater supplementary memo for this portion of the larger project.
- Compute quantities and prepare an engineer's estimate of construction costs.
- Submit draft final plan set for review.
- Meet with City staff after review of the draft final plans.

The final plan set shall include the following:

- Cover Sheet
- Civil Legend Sheet
- Typical Sections
- Bioretention details

- Site Prep/Demolition Plans
- Erosion Control and Grading Plans
- Erosion Control Notes Detail Sheets
- Roadway and stormwater Plan over Profile sheets
- Roundabout layout sheet
- Roundabout grading sheet
- ADA grading sheets
- Waterline plan over profile sheets
- JUT plans and details (new sheets)
- Signing plans and details
- Striping plans and details
- Illumination plans and details
- Landscape / irrigation plans and details

Assumptions

- Traffic staging plans will not be included

Deliverables

- Construction Plans, Specifications, and Opinion of Probable Construction Costs (FINAL) – (PDF)

Task 4.2: QA/QC and Constructability Review

The Consultant will provide quality assurance/quality control (QA/QC) for all design work in accordance with the Consultant's QA/QC standards. The Consultant will provide senior level design and construction personnel to review plan submittals and provide technical support.

TASK 5: UTILITY COORDINATION

Task 5.1: Utility Coordination

Consultant will coordinate project timelines, design modifications, and relocations with utility companies to minimize impacts to the project schedule

Assumptions:

- JUT will be coordinated for utility relocations

Deliverables

- Meeting agendas and summaries for each utility meeting.
- Review and comments on utility relocation plans.

TASK 6: GEOTECHNICAL ENGINEERING

Work performed in previous contract.

TASK 7: STRUCTURAL ENGINEERING

Work not included in this contract.

TASK 8: RIGHT OF WAY

Work not included in this contract.

TASK 9: ENVIRONMENTAL REVIEW AND DOCUMENTATION

Task 9.1 – Construction Stormwater Permit

The CONSULTANT shall coordinate with the Department of Ecology, prepare, and submit a Construction Stormwater General Permit application and transfer of permit to the selected Contractor. CONSULTANT staff will prepare the permit application and Notice of Intent (NOI). The NOI will be submitted to the local newspaper. CONSULTANT will prepare the Transfer of Coverage and Notice of Termination forms for CITY and Contractor signature and submittal, which will constitute transfer of coverage to the Contractor.

In addition, CONSULTANT will prepare the SWPPP to be kept at the site during construction.

Deliverables:

- a. Permit Application
- b. Notice of Intent (NOI)
- c. SWPPP

TASK 10: PUBLIC INVOLVEMENT

Work performed in previous contract.

TASK 11: PROJECT MANAGEMENT AND DESIGN ENGINEERING SERVICES DURING CONSTRUCTION

Work not included in this contract.

CITY DELIVERABLES TO THE CONSULTANT

Project Coordination

The City will assist the Consultant in managing relationships with other jurisdictions involved in the project, adjacent property owners, and the public. The City will provide staff to meet and discuss the project with the Consultant as needed. The City will provide written comments pertaining to the design submittals.

Royle Road Improvements from S 19th St to 460 LF North of S 15th St												
Task and Description												TOTAL BUDGET
	Eng-Mngr VIII	Eng Mngr VI	Eng-IV	Eng I	Survey IV (PLS)	Survey III	Survey 2-person	LS/PL VI	Senior Scientist	Admin	Expense	AMOUNT
TASK 1 - PROJECT MANAGEMENT AND ADMINISTRATION												\$18,020.00
Task 1.1: Contract Administration, Invoicing, and Progress Reports		4.00								4.00		\$960.00
Task 1.2: Meetings	8.00	16.00	16.00	4.00					24.00			\$10,460.00
Task 1.3: Management, Coordination and Direction		40.00										6,600.00
TASK 2 -Data Collection												\$17,770.00
Task 2.1: Surveying and Base Map					8.00	30.00	60.00				1,500.00	17,770.00
Task 3: Traffic Engineering												\$0.00
Completed in previous contract												
TASK 4: Design Engineering												\$62,090.00
Task 4.1: Final Plans (PS&E)	8.00	50.00	120.00	200.00				32.00				\$55,010.00
Task 4.2: QA/QC	16.00	24.00										\$7,080.00
Task 5: Utility Coordination												\$9,100.00
Task 5.1: Utility Coordination		20.00	40.00									\$9,100.00
Task 6: Geotechnical Engineering												\$0.00
Completed in previous contract												\$0.00
Task 7 Structural Engineering												\$0.00
Work not in this contract												\$0.00
Task 8: Right of Way												\$0.00
Work not in this contract												\$0.00
Task 9. Environmental Review and Documentation												\$3,670.00
Task 9.1: Construction Stormwater Permit		2.00	4.00	24.00								\$3,670.00
TASK 10: PUBLIC INVOLVEMENT												\$0.00
Completed in previous contract												\$0.00
TASK 11: PROJECT MANAGEMENT AND DESIGN ENGINEERING SERVICES DURING CONSTRUCTION												\$0.00
Work not in this contract												\$0.00
Reimbursable Expenses												\$700.00
Copies											300.00	\$300.00
Expenses											300.00	\$300.00
Travel											100.00	\$100.00
												\$0.00
TOTAL HOURS	32.00	156.00	180.00	228.00	8.00	30.00	60.00	32.00	24.00	4.00		
HOURLY RATES	195.00	165.00	145.00	115.00	140.00	115.00	195.00	150.00	145.00	75.00		
TOTAL DOLLARS	\$ 6,240.00	\$ 25,740.00	\$ 26,100.00	\$ 26,220.00	\$ 1,120.00	\$ 3,450.00	\$ 11,700.00	\$ 4,800.00	\$ 3,480.00	\$ 300.00	\$ 2,200.00	\$111,350.00

Attachment: Royle Road Improvements-ScopeOfWork&Fee (Approval of Contract with PBS Engineering for Royle Rd Plans)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 06, 2021

ITEM:

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Approving a Development Agreement with H2 Hillhurst, LLC

GOVERNING LEGISLATION:

R.C.W. 36.70B.170

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

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.

BUDGET/FINANCIAL IMPACTS:

Issuance of approximately \$300,000 in Park Impact Fee Credits

ACTION OR MOTION:

Staff recommends Council conduct a first reading and Public Hearing for Ordinance 1341

STAFF CONTACT: Steve Stuart, City Manager

ATTACHMENTS: Viewridge Hollow Development Agreement (PDF)

ORDINANCE NO. 1341

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON APPROVING A DEVELOPMENT AGREEMENT WITH H2 HILLHURST, LLC

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

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

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

WHEREAS, H2 Hillhurst LLC owns the property known as VIEWRIDGE HOLLOW TRACT C 312151, SW 1/4, SW 1/4,S29,T4N,R1E; and

WHEREAS, H2 Hillhurst is proposing to develop and build park and trail amenities on the Lot for the purpose of public recreation and connection with the Ridgefield trail system; and

WHEREAS, The City has identified a need for Neighborhood Park amenities in the subject area, identified in the 2020 Ridgefield Parks Recreation and Open Space Plan as Trail 5; and

WHEREAS, In order for the public to access the entirety of the Lot for stated purposes, a North-South foot bridge must be constructed to traverse an un-named tributary to Lake River; and

WHEREAS, the City Council held a public hearing for the proposed Development Agreement at a regular scheduled meeting held on May 6, 2021; and

WHEREAS, the City Council conducted a first reading of this ordinance on May 6, 2021; and

WHEREAS, the City and H2 Hillhurst have reached agreement regarding the terms and conditions of a Development Agreement related to park and trail improvements, which will best facilitate desired access, safety, and park amenity outcomes, which Development Agreement, together with its Exhibit A and Exhibit B, is attached hereto and incorporated herein;

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

Section 1. **Public Interest.** The City Council for the City of Ridgefield, Washington finds, following a public hearing process, that it is in the public interest for the City of Ridgefield

to approve the Development Agreement with Cedars Construction. Execution of this Agreement will require City to provide Park Impact Fee (PIF) credits in exchange for construction and public access to the park and trail amenities described in the agreement.

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

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

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

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

ADOPTED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS XXXth DAY OF May 2021.

Mayor, Don Stose

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker
City Attorney

Public Hearing: May 6, 2021
First Reading: May 6, 2021
Second Reading: May 27, 2021
Date of Publication:
Effective Date:

MAIL TAX STATEMENTS TO:
H2 Hillhurst LLC
14010-A NE 3RD CT STE 106
VANCOUVER WA, 98685

AFTER RECORDING RETURN TO:
City of Ridgefield
Attn: Steve Stuart
230 Pioneer St./P.O. Box 608
Ridgefield, WA 98642-0608

RECORDING COVER SHEET

This space provided for recorder's use.

INSTRUMENT TITLE: DEVELOPMENT AGREEMENT

GRANTOR(S): H2 HILLHURST LLC

GRANTEE: CITY OF RIDGEFIELD, WASHINGTON

ABBREVIATED LEGAL DESC: VIEWRIDGE HOLLOW TRACT C 312151, SW 1/4,
SW 1/4,S29,T4N,R1E

FULL LEGAL DESCRIPTION: See **Exhibit A-1, A-2 and A-3** To This Document

ASSESSOR'S PROPERTY TAX
PARCEL ACCOUNT NUMBERS: 986058180 & **986058178**

REFERENCE NUMBER OF
RELATED DOCUMENTS: N/A

Attachment: Viewridge Hollow Development Agreement (Viewridge Hollow DA)

DEVELOPMENT AGREEMENT

Effective Date: Date of Recording

PROPERTY

The real property subject to this Agreement consists of two tax parcels within the City of Ridgefield, Clark County, Washington. The tax parcels are known as Viewridge Hollow Tract A, Tract C and a path within Tract C known as Tract D, and such Tracts contain approximately 5.66 acres of land. The legal description for the Tracts are attached as **Exhibit A-1, A-2 and A-3**. The Tracts described in Exhibit A-1, A-2 and A-3 are identified as Open Space with the purpose of connecting a partially constructed trail system, as well as providing a public park identified as a need in Neighborhood Park Gap Area “E” in the 2017-2022 Ridgefield Parks and Recreation Comprehensive Plan. The Tracts comprise all of the real property that is subject to this Agreement.

PARTIES

H2 HILLHURST LLC is the current owner of fee title to the Tracts. As used herein, “Owner” means H2 Hillhurst LLC.

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

Owner and the City, as defined in this Agreement, are collectively referred to as the Parties.

AUTHORITIES

Whereas, the Parties are authorized to enter this Agreement by RCW 36.70B.170(1).

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

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

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

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

RECITALS

- A. Owner owns the Tracts, parcel numbers 986058180 and 986058178, in Ridgefield, WA 98642, comprising a total of approximately 5.66 acres.
- B. Owner is proposing to develop and build parks and trail amenities on the Tracts for the purpose of public recreation and connection with the Ridgefield trail system, which is consistent with the Ridgefield Parks and Recreation Comprehensive Plan which has been adopted by the Ridgefield City Council.
- C. The City has identified a need for Neighborhood Park amenities in the subject area, identified in the 2017-2022 Ridgefield Parks and Recreation Comprehensive Plan as Gap Area "E".
- D. In order for the public to access the entirety of the Lot for stated purposes, a North-South foot bridge must be constructed to traverse Gee Creek.
- E. Owner and the City have agreed to park and trail system improvements, contained herein, which will best facilitate desired access, recreation, and connectivity outcomes.
- F. Each of the Recitals contained herein are intended to be, and are incorporated as, covenants between the Parties and will be so construed.

AGREEMENT

NOW, THEREFORE, the Parties agree as follows:

1. RESPONSIBILITIES

- 1.1) Owner agrees to construct trail and park improvements as identified in **EXHIBIT B**.
- 1.2) Owner or its (“Successor”) agree to allow public access to trail and park improvements on the Tracts and connecting segments under the ownership interest and control of Owner.
- 1.3) Owner agrees or its (“Successor”) agrees to maintain trail and park improvements on the Tracts and connecting segments under the ownership interest and control of Owner. Such maintenance shall be provided by way of the Viewridge Hollow recorded CCRs under recording # 5889875 in conjunction with the Viewridge Hollow Home Owner’s Association.
- 1.4) City agrees to establish a Park Impact Fee (“PIF”) Credit eligible share of the improvements to Tracts contained within this agreement and **EXHIBIT B**, including the costs associated with building a foot bridge to provide full access to the Tracts, trails and community park, as those expenses are eligible as improvements to a System Park identified in the 2017-2022 Ridgefield Parks and Recreation Comprehensive Plan.

2. CITY’S RESERVED AUTHORITY

Notwithstanding anything in this Agreement to the contrary, the City will have the authority to impose new or different regulations to the extent required by a serious threat to public health and safety as required by RCW 36.70B.

3. EXECUTION OF AGREEMENT; COUNTERPARTS; ELECTRONIC SIGNATURES

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

4. TERMINATION

The Agreement may be terminated by a mutual agreement of the Parties in writing, which will be recorded.

5. AUTHORIZATION

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

6. RUN WITH THE LAND

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

7. ASSIGNABILITY AND CONTRACTUAL TRANSFER OF OBLIGATIONS

The rights and obligations established in this Agreement are assignable by H 2 Hillhurst, LLC to its successors and assigns including, without limitation, a H2 Hillhurst, LLC and any future owners of all or any portion of the Property.

8. TERM

The Term of this Agreement will expire on the fifth (5th) anniversary of the date of the recording of this document if Owner does not commence construction of its project on the Tracts prior to such date. The Term may, however, be extended in writing by mutual agreement of the Parties which shall be recorded.

9. PUBLIC HEARING

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

10. DISPUTE RESOLUTION

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

11. APPLICABLE LAW AND VENUE

This Agreement will be construed in accordance with the laws of the State of Washington, and exclusive venue for any dispute will be in the Clark County Superior Court.

12. SEVERABILITY

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

of the Parties' agreement herein.

13. INCONSISTENCIES

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

14. AMENDMENTS

This Agreement may only be amended by a mutual written agreement of the Parties that has been recorded in the Clark County deed records.

15. SURVIVAL

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

16. NO DIRECT BENEFIT TO THIRD PARTIES

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

17. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties as to the subject matter.

18. NOTICES

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

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

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

Owner: H2 HILLHURST, LLC _____
 C/O JOE MELO _____
 H2 HILLHURST, LLC _____
 Attn: Mark Hinton _____

With a copy to: _____

 Attn: _____

: H2 HILLHURST LLC
 C/O Joe Melo
 H2 Hillhurst LLC
 14010-A NE 3RD CT STE 106
 VANCOUVER WA, 98685

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

19. TIME IS OF THE ESSENCE

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

20. NON-WAIVER

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

21. HEADINGS

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

22. INTERPRETATION OF AGREEMENT; STATUS OF PARTIES

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

23. FUTURE ASSURANCES

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

Signatures appear on the following pages.

Owner H2 Hillhurst, LLC

Mark Hinton , Manager

Date _____

STATE OF _____)
)ss.
County of _____)

This record was acknowledged before me on _____, 20_ by _____
_____, as _____ of _____, a(n)
_____.

Notary Public for _____
My Commission Expires: _____

Attachment: Viewridge Hollow Development Agreement (Viewridge Hollow DA)

CITY OF RIDGEFIELD

By: Steven Stuart
 Its: City Manager

Date

State of Washington)
) ss.
 City of _____)

I certify that I know or have satisfactory evidence that Steven Stuart is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the City Manager of the City of Ridgefield to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2020.

(Seal or stamp)

Signature

Title

My appointment expires _____

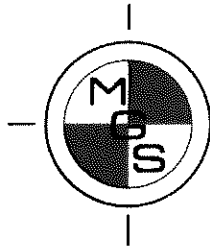
Approved as to form:

City Counsel

Attachment: Viewridge Hollow Development Agreement (Viewridge Hollow DA)

EXHIBIT A
Legal Description

Attachment: Viewridge Hollow Development Agreement (Viewridge Hollow DA)



MINISTER-GLAESER SURVEYING INC.

*Vancouver Office – 2200 E. Evergreen Blvd., Vancouver, Washington 98661
(360) 694-3313 (360) 694-8410 FAX
Pasco Office – 6303 Burden Blvd. Suite E, Pasco, Washington 99301
(509) 544-7802 (509) 544-7862 FAX*

May 4, 2021

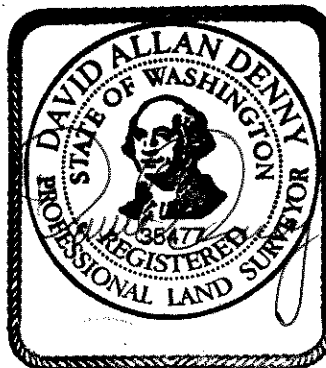
EXHIBIT “A-1”

A parcel of land in a portion of “Viewridge Hollow” according to the plat thereof recorded in Book 312 of Plats at Page 151 records of Clark County, Washington, in a portion of the Southwest quarter and the Southeast quarter of the Southwest quarter of Section 29, Township 4 North, Range 1 East, Willamette Meridian, Clark County, Washington, more particularly described as follows:

All of Tract “A” of said Plat.

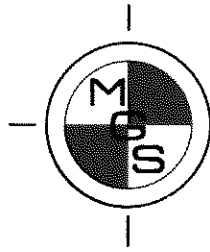
Containing 8,068.00 square feet more or less.

Together with and subject to easements, restrictions, covenants, dedications and reservations apparent or of record.



5-04-21

Attachment: Viewridge Hollow Development Agreement (Viewridge Hollow DA)



MINISTER-GLAESER SURVEYING INC.

*Vancouver Office – 2200 E. Evergreen Blvd., Vancouver, Washington 98661
(360) 694-3313 (360) 694-8410 FAX
Pasco Office – 6303 Burden Blvd. Suite E, Pasco, Washington 99301
(509) 544-7802 (509) 544-7862 FAX*

May 4, 2021

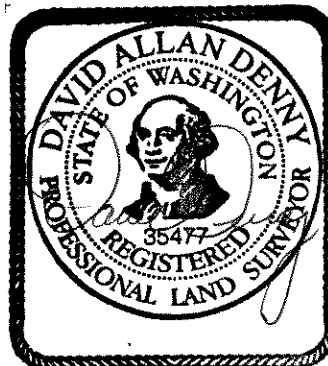
EXHIBIT “A-2”

A parcel of land in a portion of “Viewridge Hollow” according to the plat thereof recorded in Book 312 of Plats at Page 151 records of Clark County, Washington, in a portion of the Southwest quarter and the Southeast quarter of the Southwest quarter of Section 29, Township 4 North, Range 1 East, Willamette Meridian, Clark County, Washington, more particularly described as follows:

All of Tract “C” of said Plat.

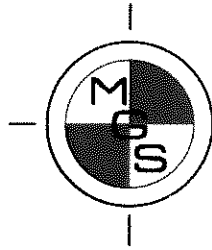
Containing 5.43 acres more or less.

Together with and subject to easements, restrictions, covenants, dedications and reservations apparent or of record.



5-04-21

Attachment: Viewridge Hollow Development Agreement (Viewridge Hollow DA)



MINISTER-GLAESER SURVEYING INC.

*Vancouver Office – 2200 E. Evergreen Blvd., Vancouver, Washington 98661
(360) 694-3313 (360) 694-8410 FAX
Pasco Office – 6303 Burden Blvd, Suite E, Pasco, Washington 99301
(509) 544-7802 (509) 544-7862 FAX*

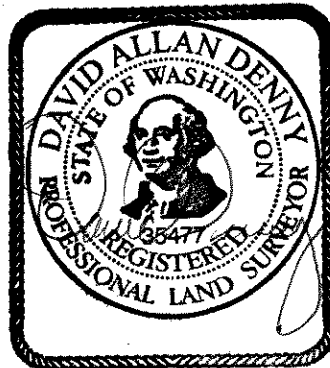
May 4, 2021

EXHIBIT “A-3”

A parcel of land in a portion of “Viewridge Hollow” according to the plat thereof recorded in Book 312 of Plats at Page 151 records of Clark County, Washington, in a portion of the Southwest quarter and the Southeast quarter of the Southwest quarter of Section 29, Township 4 North, Range 1 East, Willamette Meridian, Clark County, Washington, more particularly described as follows:

All of Tract “D” of said Plat.

Together with and subject to easements, restrictions, covenants, dedications and reservations apparent or of record.



5-04-21

Attachment: Viewridge Hollow Development Agreement (Viewridge Hollow DA)

EXHIBIT B

Depiction of Lot Improvements

Attachment: Viewridge Hollow Development Agreement (Viewridge Hollow DA)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: May 06, 2021

ITEM:

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Approving a Development Agreement with Ridgefield Crossing Hoa

GOVERNING LEGISLATION:
R.C.W. 36.70B.170

PREVIOUS COUNCIL ACTION TAKEN:
None.

SUMMARY/BACKGROUND:

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.

BUDGET/FINANCIAL IMPACTS:

Issuance of approximately \$550,000 in Park Impact Fee Credits

ACTION OR MOTION:

Staff recommends Council conduct a first reading and public hearing for Ordinance No. 1342

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS: Ridgefield Crossing Phase C Development Agreement (PDF)

ORDINANCE NO. 1342

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON APPROVING A DEVELOPMENT AGREEMENT WITH RIDGEFIELD CROSSING HOA

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

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

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

WHEREAS, Cedars Construction LLC own the properties known as THE CROSSING TRACT L 312084, SW 1/4, S22, T4N, R1E; and

WHEREAS, Cedars Construction is proposing to develop and build parks and trail amenities on the Lot for the purpose of public recreation and connection with the Ridgefield trail system; and

WHEREAS, The City has identified a need to connect trail segments on the East and West sides of Interstate 5, and provide park amenities along those trails for the growing population which are served by those amenities; and

WHEREAS, the City Council held a public hearing for the proposed Development Agreement at a regular scheduled meeting held on May 6, 2021; and

WHEREAS, the City Council conducted a first reading of this ordinance on May 6, 2021; and

WHEREAS, the City and Cedars Construction have reached agreement regarding the terms and conditions of a Development Agreement related to park and trail improvements, which will best facilitate desired access, safety, and park amenity outcomes, which Development Agreement, together with its Exhibit A and Exhibit B, is attached hereto and incorporated herein;

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

Section 1. **Public Interest.** The City Council for the City of Ridgefield, Washington finds, following a public hearing process, that it is in the public interest for the City of Ridgefield to approve the Development Agreement with Cedars Construction. Execution of this Agreement

will require City to provide Park Impact Fee (PIF) credits in exchange for construction and public access to the park and trail amenities described in the agreement.

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

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

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

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

ADOPTED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS XXXth DAY OF May 2021.

Mayor, Don Stose

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker
City Attorney

Public Hearing:	May 6, 2021
First Reading:	May 6, 2021
Second Reading:	May 27, 2021
Date of Publication:	
Effective Date:	

MAIL TAX STATEMENTS TO:
 CEDARS CONSTRUCTION LLC
 4660 NE 77TH AVE STE 200
 VANCOUVER WA , 98662

AFTER RECORDING RETURN TO:
 City of Ridgefield
 Attn: Steve Stuart
 230 Pioneer St./P.O. Box 608
 Ridgefield, WA 98642-0608

RECORDING COVER SHEET

This space provided for recorder's use.

INSTRUMENT TITLE:	DEVELOPMENT AGREEMENT
GRANTOR(S):	RIDGEFIELD CROSSING HOA
GRANTEE:	CITY OF RIDGEFIELD, WASHINGTON
ABBREVIATED LEGAL DESC:	THE CROSSING TRACT L 312084, SW 1/4, S22, T4N, R1E
FULL LEGAL DESCRIPTION:	See Exhibit A To This Document
ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBERS:	986055065
REFERENCE NUMBER OF RELATED DOCUMENTS:	N/A

DEVELOPMENT AGREEMENT

Effective Date: Date of Recording

PROPERTY

The real property subject to this Agreement consists of one tax parcel within the City of Ridgefield, Clark County, Washington. The tax parcel is known as The Crossing Tract L, Phase C detached lot, and contains approximately 4,525 square feet of land. The legal description for the Lot is attached as **Exhibit A**. The Lot described in Exhibit A connects with The Crossing Tract K (Open Space) as part of a trail system identified in the Ridgefield Parks and Recreation Comprehensive Plan (T-20 McCormick Creek Trail), and comprises all of the real property that is subject to this Agreement.

PARTIES

RIDGEFIELD CROSSING HOA are the current owners of fee title to the Lot. As used herein, “Owner” means Ridgefield Crossing HOA, represented by Cedars Construction LLC.

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

RIDGEFIELD CROSSING HOA (“Owner”) purchased the Lot and will be the developer of parks and trails improvements subject to this Agreement.

Owner and the City, as defined in this Agreement, are collectively referred to as the Parties.

AUTHORITIES

Whereas, the Parties are authorized to enter this Agreement by RCW 36.70B.170(1).

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

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

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

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

RECITALS

- A. Owner owns the Lot, parcel number 986055065, in Ridgefield, WA 98642, comprising a total of approximately 0.1 acres.
- B. Owner is proposing to develop and build parks and trail amenities on the Lot for the purpose of public recreation and connection with the Ridgefield trail system, which is consistent with the Ridgefield Parks and Recreation Comprehensive Plan which has been adopted by the Ridgefield City Council.
- C. The City has identified a need to connect trail segments on the East and West sides of Interstate 5, and provide park amenities along those trails for the growing population which are served by those amenities.
- D. In the 2017-2022 Ridgefield Parks and Recreation Comprehensive Plan, the City has identified a trail connection on the East side of Interstate 5 (T-20, McCormick Creek Trail) which the Lot and associated trail improvements would help develop.

E. Owner and the City have agreed to park and trail system improvements, contained herein, which will best facilitate desired access, recreation, and connectivity outcomes.

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

AGREEMENT

NOW, THEREFORE, the Parties agree as follows:

1. RESPONSIBILITIES

- 1.1) Owner agrees to construct trail and park improvements as identified in **EXHIBIT B**.
- 1.2) Owner agrees to allow public access to trail and park improvements on the Lot and connecting segments under the ownership interest and control of Owner.
- 1.3) Owner agrees to maintain trail and park improvements on the Lot and connecting segments under the ownership interest and control of Owner.
- 1.4) City agrees to establish a Park Impact Fee (“PIF”) Credit eligible share of the improvements to Lot contained within this agreement and **EXHIBIT B**, as those expenses are eligible as improvements to a System Trail identified in the 2017-2022 Ridgefield Parks and Recreation Comprehensive Plan.

2. CITY’S RESERVED AUTHORITY

Notwithstanding anything in this Agreement to the contrary, the City will have the authority to impose new or different regulations to the extent required by a serious threat to public health and safety as required by RCW 36.70B.

3. EXECUTION OF AGREEMENT; COUNTERPARTS; ELECTRONIC SIGNATURES

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

4. TERMINATION

The Agreement may be terminated by a mutual agreement of the Parties in writing, which will be recorded.

5. AUTHORIZATION

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

6. RUN WITH THE LAND

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

7. ASSIGNABILITY AND CONTRACTUAL TRANSFER OF OBLIGATIONS

The rights and obligations established in this Agreement are assignable by The Crossing HOA to its successors and assigns including, without limitation, a Specht Buyer and any future owners of all or any portion of the Property.

8. TERM

The Term of this Agreement will expire on the fifth (5th) anniversary of the date of the recording of this document if Owner does not commence construction of its project on the Lot prior to such date. The Term may, however, be extended in writing by mutual agreement of the Parties which shall be recorded.

9. PUBLIC HEARING

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

10. DISPUTE RESOLUTION

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

11. APPLICABLE LAW AND VENUE

This Agreement will be construed in accordance with the laws of the State of Washington, and exclusive venue for any dispute will be in the Clark County Superior Court.

12. SEVERABILITY

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

13. INCONSISTENCIES

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

14. AMENDMENTS

This Agreement may only be amended by a mutual written agreement of the Parties that has been recorded in the Clark County deed records.

15. SURVIVAL

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

16. NO DIRECT BENEFIT TO THIRD PARTIES

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

17. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties as to the subject matter.

18. NOTICES

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

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

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

Owner: _____

Attn: _____

With a copy to: _____

Attn: _____

The Crossing HOA
C/O Kess Romano
CEDARS CONSTRUCTION LLC
4660 NE 77TH AVE STE 200
VANCOUVER WA , 98662

Attachment: Ridgefield Crossing Phase C Development Agreement (Ridgefield Crossing Development Agreement)

With a copy to:

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

19. TIME IS OF THE ESSENCE

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

20. NON-WAIVER

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

21. HEADINGS

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

22. INTERPRETATION OF AGREEMENT; STATUS OF PARTIES

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

23. FUTURE ASSURANCES

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

Signatures appear on the following pages.

Owner

KESS ROMANO

Date

STATE OF _____)
)ss.
County of _____)

This record was acknowledged before me on _____, 20_ by _____
_____, as _____ of _____, a(n)
_____.

Notary Public for _____
My Commission Expires: _____

Attachment: Ridgefield Crossing Phase C Development Agreement (Ridgefield Crossing Development Agreement)

CITY OF RIDGEFIELD

By: Steven Stuart
 Its: City Manager

 Date

State of Washington)
) ss.
 City of _____)

I certify that I know or have satisfactory evidence that Steven Stuart is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the City Manager of the City of Ridgefield to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2020.

(Seal or stamp)

 Signature

 Title
 My appointment expires _____

Approved as to form:

 City Counsel

EXHIBIT A
Legal Description

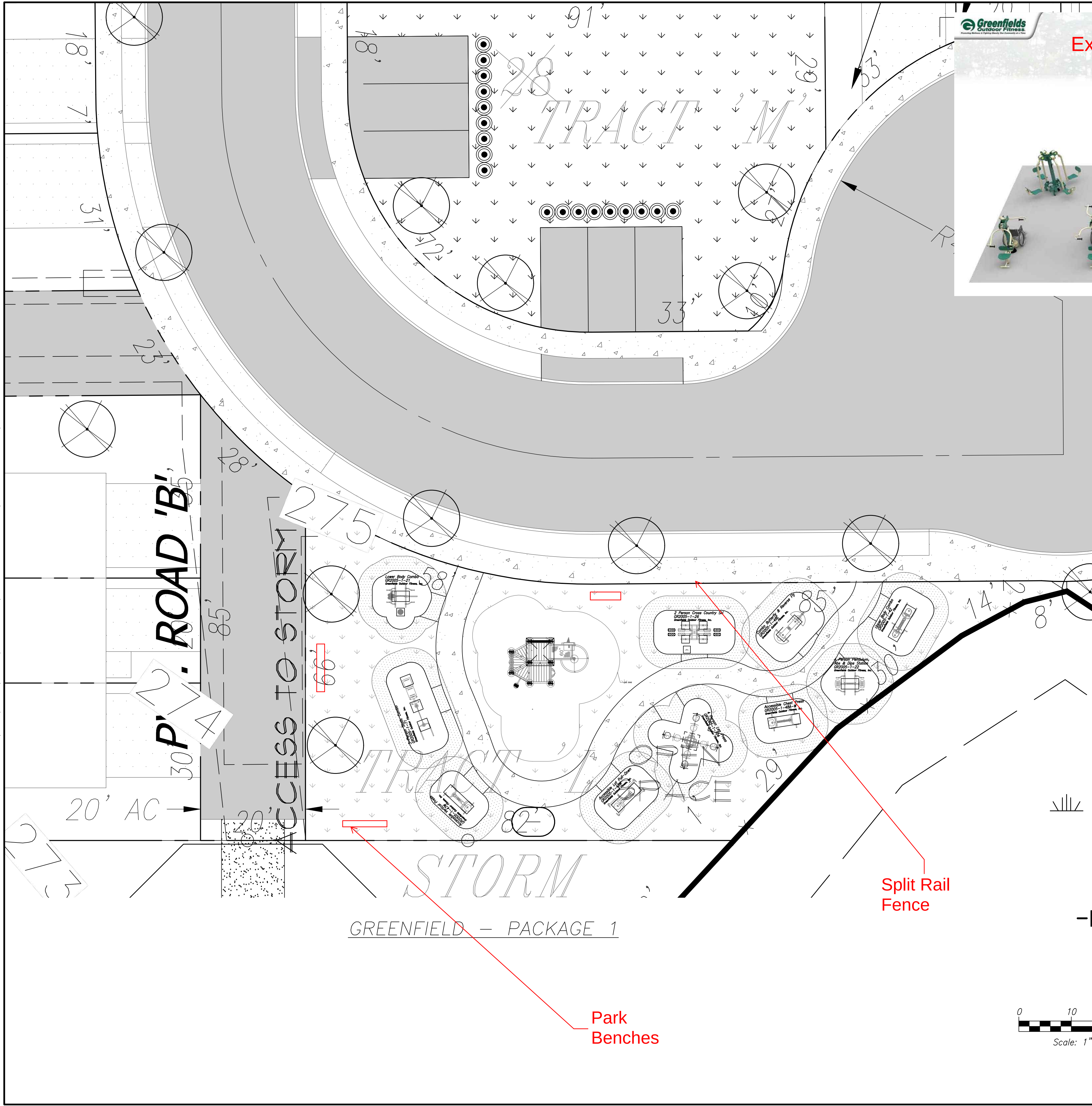
Attachment: Ridgefield Crossing Phase C Development Agreement (Ridgefield Crossing Development Agreement)

EXHIBIT B

Depiction of Lot Improvements

Attachment: Ridgefield Crossing Phase C Development Agreement (Ridgefield Crossing Development Agreement)

© SCA ENGINEERING PLLC - DATE PLOTTED: Dec. 30, 2020 - 3:33 PM SCA DRAWING FILE: C:\USERS\STAYLOR\DESKTOP\WORK DRAWINGS\1689- RIDGEFIELD CROSSING\PAK PLAN IN PHASE C\REVISED 11-23-20 FLP GREENFIELD OPTION.DWG



MEDIUM SAMPLE PACKAGE 1

One of Greenfields' most popular packages, the 10-unit Medium Sample Package 1 is a well-rounded selection of units offering exercises to a vast variety of users.

For more details on the package visit greenfieldsfitness.com/medium-sample-package-1

UNITS	
SGR2005-1-21 SGR2005-1-22 SGR2005-1-26 SGR2005-1-42 SGR2005-1-47-W SGR2005-1-48-W SGR2005-1-48E SGR2005-1-71 SGR2005-1-104N SGR2005-1-105	4-Person Lower Body Combo 4-Person Pendulum, Abs & Dips Station 2-Person Cross-Country Ski 2-Person Back & Arms Combo 2-Person Accessible Vertical Press 2-Person Accessible Lat Pull 2-Person Accessible Chest Press 2-Person Combo Butterfly & Reverse Fly 3-Person Static Combo 4-Person Leg Press Customized Announcement Sign

PACKAGE SPECS	
Units	10
Users	27
Required Dimensions	65' x 30'

Wheelchair friendly
U.S. Patent 9,078,069



PLANTING LEGEND

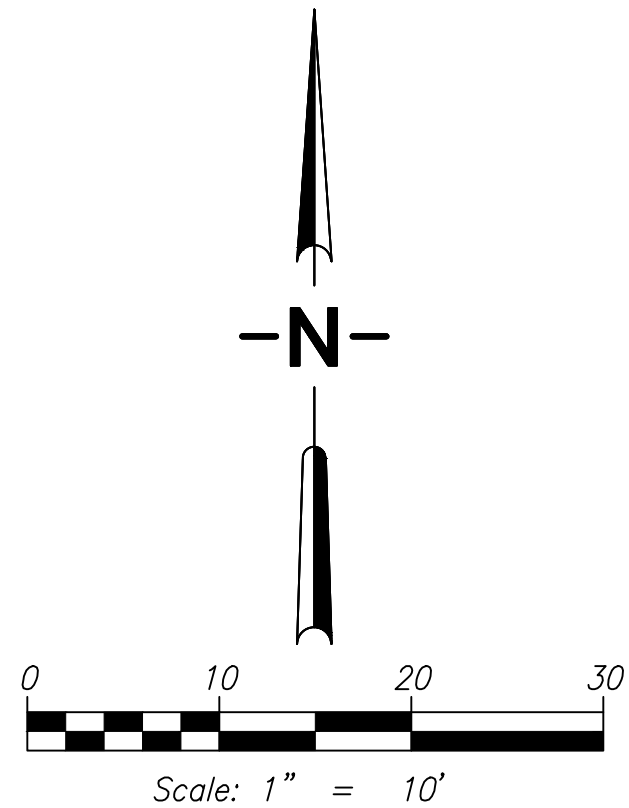
	SIZE	SPACING	QUANTITY
⊗ CORNUS KOUSA x nutalli 'VENUS DOGWOOD' 1.5" CAL. or approved equal.	1.5" CAL.	AS SHOWN	26
⊙ ACER GLABRUM 'ROCKY MTN. GLOW' or approved equal.	1.5" CAL.	30' O.C.	43
○ THULA OCCIDENTALIS L. ARBORVITAE or approved equal.	6" TALL	3' O.C.	176
⊙ ILEX ORENATA (JAPANESE HOLLY) or approved equal.	1 GAL.	3' O.C.	18
⬢ TURF GRASS or approved equal	N/A	AS SHOWN	T.B.D.

LANDSCAPE NOTES.

LANDSCAPING SHALL BE WATERED WITH AN IRRIGATION SYSTEM CAPABLE OF SUSTAINING THE PLANTINGS IN A HEALTHY CONDITION YEAR AROUND.

TREES AND OTHER PLANTINGS SHALL BE PRUNED, WATERED, FERTILIZED AND MAINTAINED IN A HEALTHY CONDITION.

APPROXIMATE LOCATIONS FOR TREES ARE SHOWN ON THE PLAN. EXACT LOCATIONS TO BE DETERMINED BY DEVELOPER OR BUILDER AFTER CONSTRUCTION OF DRIVEWAYS, SIDEWALKS AND BUILDINGS.



CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

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

STATE OF
WASHINGTON
LICENSED
LANDSCAPE ARCHITECT

SCOTT A. TAYLOR
LICENSE NO. 1247
EXPIRES ON

CONCEPT PARK PLAN

**RIDGEFIELD CROSSING
MIXED USE SUBDIVISION
PHASE C**

CITY OF RIDGEFIELD WASHINGTON

APPROVED

REVISIONS

DESIGNED BY: NAW
DRAWN BY: NAW
CHECKED BY: SAT
SCALE: 1" = 10'

JOB NUMBER
1689

SHEET
PARK

© SGA ENGINEERING PLLC - DATE PLOTTED: May. 05, 2021 - 5:03 PM SGA DRAWING FILE: W:\DWG\1689-HUNTON RIDGEFIELD MIXED USE DRAWINGS\3.1 - FINAL SHEET SET (PHASE C) PARK EXHIBIT UPDATED WITH PHASE C PARK PRELIMINARY MASTER PLANNING

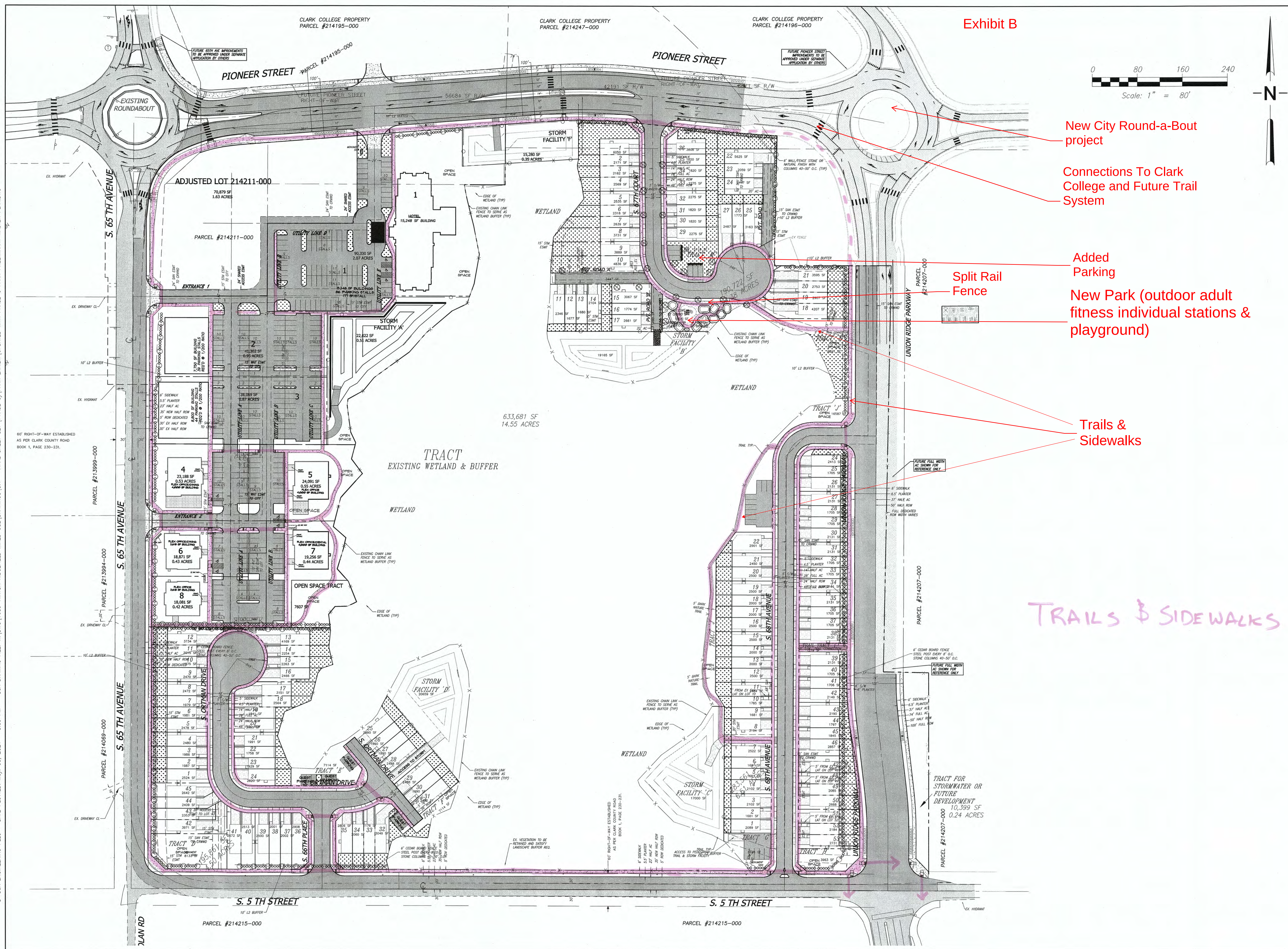
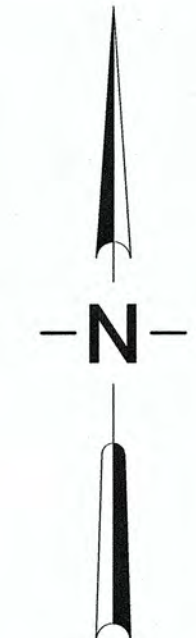
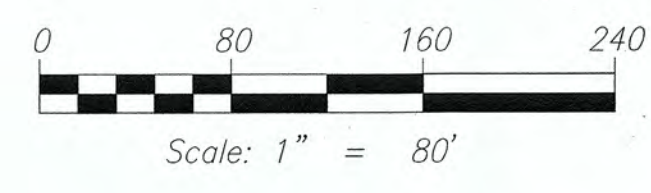


Exhibit B



New City Round-a-Bout project

Connections To Clark College and Future Trail System

Added Parking

New Park (outdoor adult fitness individual stations & playground)

Split Rail Fence

Trails & Sidewalks

TRAILS & SIDEWALKS

SGA ENGINEERING & DESIGN
CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE
2005 BROADWAY
VANCOUVER, WA 98663
FAX (360)993-0912
PHONE (360)993-0911
WWW.SGAENGINEERING.COM



PRELIMINARY MASTER PLAN
RIDGEFIELD CROSSING
CITY OF RIDGEFIELD
WASHINGTON

PRELIMINARY	
REVISIONS	
DESIGNED BY:	SAT
DRAWN BY:	SAT
CHECKED BY:	JTM
SCALE:	1" = 80'
JOB NUMBER	SHEET
1689	PRE2.1

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: May 06, 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:

None.

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.

See attached staff report for further project detail.

BUDGET/FINANCIAL IMPACTS:

None.

ACTION OR MOTION:

None. Public hearing and first reading.

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS: Shoreline Master Program Updates_CC Staff Report_050621 (PDF)
Periodic Review Checklist final (PDF)
SMP Draft 2 2020 (PDF)

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 8th DAY OF APRIL, 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 6, 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.

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 1st reading
May 27, 2021	City Council public meeting and 2 nd reading/adoption
June 11, 2021	Adopted updates become effective (approx.)

SHORELINE MASTER PROGRAM PERIODIC REVIEW

Periodic Review Checklist – Proposed Amendments

The City's adoption of the provisions of Washington's Shoreline Management Act provides regulations to ensure that development does not incur harm to local shorelines. The Legislature requires that local governments periodically review their SMPs. Ecology provides a checklist identifying all the changes to the law (adopted by the Legislature) or the state's implementing rules (such as Ecology's SMP Guidelines in WAC 173-26). The Legislature requires that local governments periodically review their SMPs. Ecology provides a checklist identifying all the changes to the law (adopted by the Legislature) or the state's implementing rules (such as Ecology's SMP Guidelines in WAC 173-26). The list you will find below contains the proposed amendments given to the City by Department of Ecology, to be considered in our ongoing review.

Project Contact:

Anne McNamara, Associate Planner

Email: anne.mcnamara@ci.ridgefield.wa.us

Phone: 360.857.5047

Item Number	Department of Ecology Amendments	Context	Action
2019			
1.	Office of Financial Management (OFM) adjusted the cost threshold for building freshwater docks	In 2014, the Washington State Legislature mandated the OFM update their cost threshold for docks built under a Substantial Development Permit, to fit with the new state required cost adjustment for inflation every five years. These thresholds went into effect in November of 2018.	Amend Ridgefield Shoreline Management Program (SMP) Section 2.3.2(9) to reflect updated cost threshold of 1) \$22,500 for docks constructed to replace existing docks (and of equal or lesser square footage than existing dock) 2) \$11,200 for all other docks constructed in fresh waters.
2.	The Legislature removed the requirement for a shoreline permit for disposal of dredged materials at Dredged Material Management Program (DMMP) sites	The change only applies to counties or cities that have open water disposal sites managed by the DMMP within their jurisdiction. Ridgefield has none of these sites, and therefore this proposed change is not applicable to the City's SMP.	No changes needed
3.	The Legislature added restoring native kelp, eelgrass beds and native oysters as fish habitat enhancement projects.	The Legislature amended the SMA to update a reference to a Washington Department of Fish and Wildlife statute that defines fish habitat enhancement projects and added new activities	No changes needed

		to the list of those eligible for streamlined permit review.	
	2017		
1.	OFM adjusted the cost threshold for substantial development to \$7,047.	The OFM changed the cost threshold that a development must exceed before requiring a Substantial Development Permit, this adjustment was made to be in line with inflation and was effective as of September 2017.	Amend Ridgefield SMP Section 2.3.2 (1) to change the substantial development permit cost threshold from \$6,416 to \$7,047 <i>KVZ: Include revision to definition #179 "Substantial Development" to update the monetary threshold which shows it as \$5,718.</i>
2.	Department of Ecology (DOE) permit rules clarified the definition of "development" does not include dismantling or removing structures.	The update in the definition of development was prompted by a need to codify the primary holding the 1992 Washington State Supreme Court Case decision Cowiche Canyon v Bosley. Codifying this holding is meant to address questions of applicability of the SMA to dismantled or removed structures.	Amend Ridgefield SMP Chapter 8: Definitions term #47 with the updated definition
3.	Ecology adopted rules clarifying exceptions to local review under the Shoreline Management Act (SMA).	Ecology rule revisions added a new section, WAC 173-27-044, which identifies those developments not required to obtain shoreline permits or undergo local review. WAC 173-27-045 identifies those developments not subject to the SMA	Amend with new Section, 2.1.2 clarifying which developments are not required to obtain shoreline permits or local reviews. To Section 2.1.1 add (3), Projects authorized through the Energy Facility Site Evaluation Council process.
4.	Ecology amended rules clarifying permit filing procedures consistent with a 2011 statute.	Amended law clarified that local permit decisions submitted to Ecology must be submitted through return receipt requested mail, to make the appeal period timing more consistent and predictable. It also clarifies the calculation of appeal periods for local jurisdictions and keep better records of Shoreline Substantial Development Permit appeals.	Amend Ridgefield SMP Section 7.5 (see also 7.3) to change permit filing details regarding the Shoreline Hearings Board appeal period and local permit decisions, in accord with the 2011 statute. Revise Section 7.5 (2) to fix grammar issues Changes needed: 1) "date of filing" replaces "date of receipt" for shoreline permits sent to Ecology 2) Requires concurrent filing of permits if there are separate Substantial Development permits, Conditional Use permits, and variances. 3) Ecology will notify local gov and the applicant what the date of filing is either by phone or

			electronically, to be followed by written notification
5.	Ecology amended forestry use regulations to clarify that forest practices that only involves timber cutting are not SMA “developments” and do not require Shoreline Development Permits (SDP).	Ecology amended the forestry use regulations to address a question that is addressed by the Forest Board Practices rules but not in the text of the SMA.	No changes needed
6.	Ecology clarified the SMA does not apply to lands under exclusive federal jurisdiction	Previous permit rules did not clarify SMA application to federal lands. This amendment clarified that lands and uses in areas under federal jurisdiction as ceded by the state, are not subject to the SMA. There are no lands fitting this category within the city, as the state has not ceded interest in the Ridgefield Wildlife Refuge.	No changes needed
7.	Ecology clarified “default” provisions for nonconforming uses and development	Ecology updated its rules and definitions for nonconforming uses and development in 2017 to distinguish between nonconforming uses, non conforming structures and non conforming lots	Amend Ridgefield SMP Section 2.5.2, 2.5.3, 2.5.4, to update provisions regarding non conforming uses. Create separate definitions created for “nonconforming use”, “nonconforming structure or development” and “nonconforming lot” In Chapter 8, Definitions. Add clarifying language for nonconforming structures, uses, lots.
8.	Ecology adopted rule amendments to clarify the scope and process for conducting periodic reviews.	Ecology provided a more detailed procedure for local periodic reviews to give more direction in relation to the timing and scope of the process.	Removed citations pertaining to non local government review
9.	Ecology adopted a new rule creating an optional SMP amendment process that allows for a shared local/state public comment period.	Ecology established an optional process for SMP amendments on the local level, however Ridgefield has opted to not to adopt this process. Therefore no changes are necessary.	No changes needed
10.	Submittal to Ecology of proposed SMP amendment.	Ecology amended the existing WAC 173-26-110 that details how local governments should submit to Ecology for review of their	Amend Ridgefield SMP Section 7.2.9 to include amended Washington Administrative Codes (WACs) on submittal for final review to Ecology.

		SMP amendments. The content and the formatting of the submittal was changed slightly and these updates were not present in the Ridgefield SMP.	
2016			
1.	The Legislature created a new shoreline permit exemption for retrofitting existing structure to comply with the Americans with Disabilities Act (ADA).	The state legislature added a new permit exemption in 2016, to allow shoreline projects regarding ADA accommodations to be exempt from requiring a Shoreline Development Permit.	Amend Ridgefield SMP Section 2.3.2 (3) to include an additional shoreline permit exemption which removes SDP requirement for retrofitting existing structure if project undergone to comply with ADA and/or provide access
2.	Ecology updated wetlands critical areas guidance including implementation guidance for the 2014 wetlands rating system.	Ecology released a new edition of their Wetland Guidance for Critical Areas Ordinance (CAO) Updates, to replace the previous version. The newer version is divided into two volumes for the western and eastern parts of the state respectively. The most substantial change to the content itself was in regards to the system used by local governments to rate wetlands, and the Ridgefield SMP requires an update to have a wetland rating system that fits these new standards.	Amend Ridgefield SMP to remove section 5A and adopt CAO by reference with listed exceptions.
3.	Clark County Shoreline Master Program amendment adding Carty Lake approved by Ecology in 2016	To follow the precedent set by Clark County in 2016, in which they added the shorelines of Carty Lake to the their Shoreline Master Program, the city needs to adopt the lake into its own SMP as the lake is split between City and County jurisdiction.	Amend Ridgefield SMP Section 2.1 (1)(c)(iii) to include Carty lake shoreline With consideration to 1. Clark County jurisdiction 2. Accommodating Port of Ridgefield and corresponding permit requirements Carty Lake is a shoreline waterbody and needs to be added to list in Section 2.1, The shoreline map also needs to be revised.
2015			
1.	The Legislature adopted a 90-day target for local review of Washington State Department of Transportation (WSDOT) projects.	The legislature adopted WAC 173-27-125 to add additional provisions to the review procedures for projects with WSDOT. This rule institutes a new 90 target for the review process, as well as allowing projects that relate to safety to delay their start date.	Amend Ridgefield SMP Chapter 7.5.9 1. 90 day local review target from WSDOT 2. New law that allows WSDOT projects addressing safety risks to begin 21 days after filing if no net loss of ecological function

2014			
1.	The Legislature created a new definition and policy for floating on-water residences legally established before 7/1/2014.	The Legislature added a of floating on water residences and the corresponding policies to accommodate those residences that were built prior to July of 2014, to address concerns about their status as a conforming use under SMP regulations.	Amend Ridgefield SMP Section 6.3.11.2 (2) and Chapter 8: Definitions to include: 1. New definition of Floating On Water Residences (FOWRs) from WAC 173-26-030(3)(d)(18) added to definition section 2. Policy stating those FOWRS legally established before 7/1/2014 are a conforming use and SMP regulations must accommodate without precluding maintenance/repair/replacement/remodeling
2012			
1.	The Legislature amended the SMA to clarify SMP appeal procedures.	The Legislature implemented a new SMA appeal process, these provisions are already present in the City SMP, therefore no changes are necessary.	No changes needed
2011			
1.	Ecology adopted a rule requiring that wetlands be delineated in accordance with the approved federal wetland delineation manual.	In 2011, Ecology repealed the State Delineation Manual rule, and replaced it with the requirement that identification of wetlands and delineation of their boundaries should be done in accordance with the approved federal wetland delineation manual, rather than the state's.	Amend Ridgefield SMP to reflect the decision to remove chapter 5A and adopt the CAO by reference
2.	Ecology adopted rules for new commercial geoduck aquaculture.	There are no saltwater shorelines present within City of Ridgefield jurisdiction, therefore these new rules do not apply to the Ridgefield SMP	No change needed
3.	The Legislature created a new definition and policy for floating homes permitted or legally established prior to Jan1, 2011.	The legislature adopted a new definition and policy for FOWRs, however these changes are already present in the Ridgefield SMP.	No change needed
4.	The Legislature authorizing a new option to classify existing structures as conforming.	The Legislature created a new way of classifying existing structures to accommodate those that do not meet updated standards. Ridgefield has already addressed existing structures in their SMP, therefore no changes are necessary.	No change needed
2010			

1.	The Legislature adopted Growth Management Act – Shoreline Management Act clarifications	The legislature adopted additional provisions to clarify at what time Ecology approval of SMP amendments become effective.	No changes needed
2009			
1.	The Legislature created new “relief” procedures for instances in which a shoreline restoration project within a Urban Growth Area (UGA) creates a shift in Ordinary High Water Mark (OHWM).	The Legislature adopted new procedures to accommodate projects in Urban Growth Areas. These provisions are already included in the Ridgefield SMP, therefore no changes are necessary.	No changes needed.
2.	Ecology adopted a rule for certifying wetland mitigation banks.	Ecology instituted a framework by which to encourage wetland banking thorough coordination, consistency and incentives in the certification process. This process is already included in the Ridgefield SMP, therefore no changes are needed.	No changes needed
3.	The Legislature added moratoria authority and procedures to the SMA.	The legislature included moratoria procedures in the SMA to allow for local controls on development as needed. The Ridgefield SMP does not include these provisions, therefore the document needed to be updated with these included.	Not a required addition If added, could adopt provisions as outlined in RCW 90.58.590
2007			
1.	The Legislature clarified options for defining “floodway” as either the area that has been established in Federal Emergency Management Agency (FEMA) maps, or the floodway criteria set in the SMA.	The Legislature added clarifications to how a floodway is defined in terms of FEMA maps and criteria. The Ridgefield SMP already has these clarifications included, therefore no changes are necessary.	No changes needed

2.	Ecology amended rules to clarify that comprehensively updated SMPs shall include a list and map of streams and lakes that are in shoreline jurisdiction	Ecology changed the rules to stipulated that a list and map of shorelines under the local jurisdiction must be included in an SMP. Ridgefield's SMP is out of date, and updates need to be made to the list as well as the shoreline map.	Incorporated in Item (3) of 2016
3.	Ecology's rule listing statutory exemptions from the requirement for an SDP was amended to include fish habitat enhancement projects that conform to the provisions of RCW 77.55.181.	Ecology clarified an existing rule regarding exemptions from Shoreline Development Permits to include fish habitat enhancement projects. The Ridgefield SMP has already adopted these by reference to the relevant RCW 77.55.181	No changes needed

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CITY OF RIDGEFIELD SHORELINE MASTER PROGRAM

April 12,

~~ADOPTED: Ordinance 1102,~~
2012

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

~~APPROVED: December 3, 2012~~

EFFECTIVE:



Attachment: SMP Draft 2 2020 (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~~

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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.

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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.

City of Ridgefield Shoreline Master Program

- 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,

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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

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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

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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

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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 nonconformity of the building, 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. Single-family residential structures that are located landward of the OHWM may be expanded according to applicable bulk and dimensional standards by the addition of space to the normal appurtenance 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;

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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:

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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 RMC.
 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 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							

Attachment: SMP Draft 2 2020 (Shoreline Master Program Update)

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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'

Attachment: SMP Draft 2 2020 (Shoreline Master Program Update)

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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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Effective

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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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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
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, 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 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;
 - b. There is no increase in the surface water area covered by the floating homes existing on January 1, 2011 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 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 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.
 - 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. 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).

A

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.

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- 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:
 - a. causes or may cause significant displacement in range, a reduction in abundance of native species;
 - b. Threatens or may threaten natural resources or their use in the state;

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- 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.”

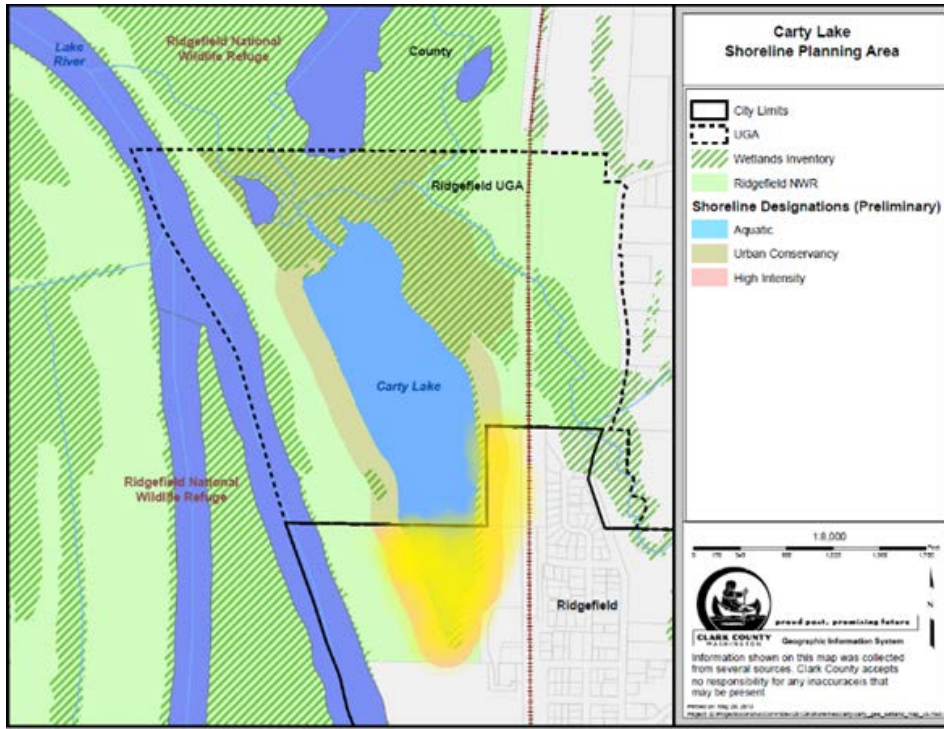
- 194. View Corridor** - portion of a viewshed, often between structures or along thoroughfares. View corridors may or may not be specifically identified and reserved through development regulations for the purpose of retaining the ability of the public to see a particular object (such as a mountain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

W

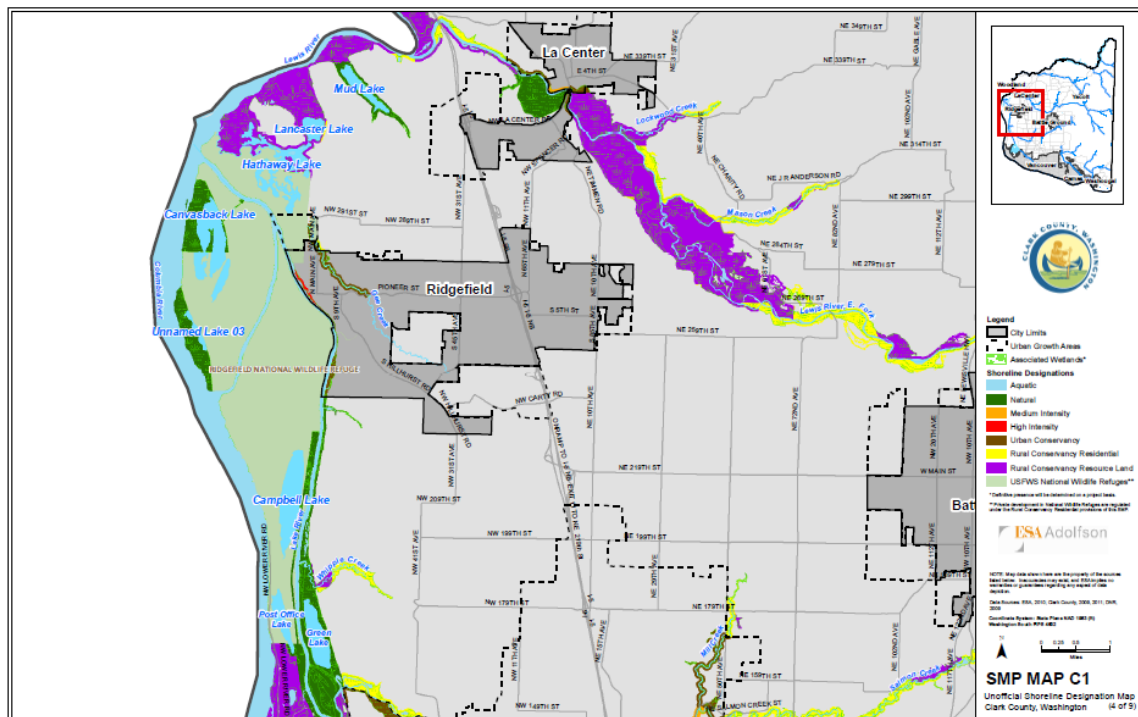
- 195. Water-dependent Use or Activity** - a use or a portion of a use which requires direct contact with the water and cannot exist at a non-water location due to the intrinsic nature of its operations.
- 196. Water-enjoyment Use or Activity** - a recreational use or other use that facilitates public 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. 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;
 - b. 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
 - c. 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-

