



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, April 25, 2019
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. PUBLIC COMMENT

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

III. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the April 11, 2019 Meeting**

IV. PRESENTATION

- 1. ClearGov Financial Transparency Tool - Kirk Johnson, Finance Director**

V. BUSINESS

- 1. Second Reading of Ordinance No. 1290 - Ridgefield Municipal Code Updates 2019 Part 1 - Steve Stuart, City Manager**
- 2. Motion - Approval of Ridgefield School District Final Short Plat - Steve Stuart, City Manager**

VI. PUBLIC COMMENT

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

VII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

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

VIII. 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: April 25, 2019
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION:

Revised Code of Washington Title 35A

PREVIOUS COUNCIL ACTION TAKEN:

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

BACKGROUND:

Vendor claims

BUDGET/FINANCIAL IMPACTS:

See vendor detail attached

RECOMMENDED ACTION OR MOTION:

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

“I move to approve the consent agenda as presented”

STAFF CONTACT: Kirk Johnson, Finance Director
ATTACHMENTS: April 25th 2019 Claims Report (PDF)

City of Ridgefield
Claims Payment Report
For Approval on: April 25th, 2019

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ACCELA INC.	2779	190421926	Public Works	Customer web ACH payments	56.17
		INV-ACC45095	Public Works	Customer Web Payments	1,249.00
ACCELA INC. Total					1,305.17
ADVANCED ELECTRIC SIGNS	3291	5227	Council	Council Meeting Signs	755.30
ADVANCED ELECTRIC SIGNS Total					755.30
AIRGAS USA LLC	17	9087200762	Genl Govt/Facilities	PW FTE Supplies	8.22
			Public Works	PW FTE Supplies	114.20
			Community Development	PW FTE Supplies	5.38
AIRGAS USA LLC Total					127.80
AMERICAN WATER WORKS ASSOCIATION	27	0027-04252019	Public Works	Membership renewal 2019	585.00
AMERICAN WATER WORKS ASSOCIATION Total					585.00
ARAMARK UNIFORM SERVICES	32	863848860	Genl Govt/Facilities	Credit for Invoice #863822350	(7.09)
			Public Safety	Credit for Invoice #863822350	(4.47)
			Public Works	Credit for Invoice #863822350	(3.90)
			Community Development	Credit for Invoice #863822350	(3.93)
		863924006	Genl Govt/Facilities	PW Floor Mats	1.27
				PW Uniforms	1.16
			Public Works	PW Floor Mats	17.55
				PW Uniforms	27.75
			Community Development	PW Floor Mats	10.06
		863848859	Genl Govt/Facilities	Credit for Invoice #863822349	(2.36)
			Public Works	Credit for Invoice #863822349	(43.90)
			Community Development	Credit for Invoice #863822349	(10.05)
		863913787	Genl Govt/Facilities	City Hall Floor Mats	7.09
			Public Safety	PD Floor Mats	4.47
			Public Works	CDD/PW Floor Mats	3.90
			Community Development	CDD/PW Floor Mats	3.93
		863924007	Genl Govt/Facilities	Floor Mats - City Hall/PD/CDD/PW	7.09
			Public Safety	Floor Mats - City Hall/PD/CDD/PW	4.47
			Public Works	Floor Mats - City Hall/PD/CDD/PW	3.90
			Community Development	Floor Mats - City Hall/PD/CDD/PW	3.93
		863913786	Genl Govt/Facilities	PW Floor Mats	1.27
				PW Uniforms	1.10
			Public Works	PW Floor Mats	17.55
				PW Uniforms	26.33
			Community Development	PW Floor Mats	10.06
ARAMARK UNIFORM SERVICES Total					77.18
B AND L PAPER COMPANY	2165	28116	Public Safety	Operational Supplies	108.13
B AND L PAPER COMPANY Total					108.13
BLUEFIN PAYMENT SYSTEMS	2827	2827-042019	Public Works	Citizen payment fees Mar 2019	1,976.16
BLUEFIN PAYMENT SYSTEMS Total					1,976.16

Attachment: April 25th 2019 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: April 25th, 2019

BSK ASSOCIATES	2119	V900936	Public Works	Coliform Testing	550.00
BSK ASSOCIATES Total					550.00
CFM STRATEGIC COMMUNICATIONS INC.	2551	24995	Genl Govt/Facilities	March 2019 Lobbyist	5,200.00
CFM STRATEGIC COMMUNICATIONS INC. Total					5,200.00
CLARK COUNTY FIRE DISTRICT #5	104	10171	Genl Govt/Facilities	Safety Consortium Billing - 2nd Qtr. 2019	21.08
			Public Works	Safety Consortium Billing - 2nd Qtr. 2019	292.45
			Community Development	Safety Consortium Billing - 2nd Qtr. 2019	167.72
CLARK COUNTY FIRE DISTRICT #5 Total					481.25
CLARK COUNTY TREASURERS OFFICE	554	SIF201903	Genl Govt/Facilities	School Impact Fees	550,792.50
CLARK COUNTY TREASURERS OFFICE Total					550,792.50
CLARK PUBLIC UTILITIES	110	7126-408-9-04252019	Public Works	2300 N 3rd Way Bellwood Trail Lights	22.03
		7453-365-4-04252019	Public Works	535 N Abrams Park Rd.	35.04
		7207-402-4-04252019	Public Works	1504 NW Intertie 3 - Water	675.80
		7122-944-7-04252019	Public Works	512 N Allen Dr - Electricity	19.41
		7448-974-1-04252019	Public Works	N 35th Ave and Pioneer St	40.80
		7124-838-9-04252019	Public Works	Overlook Park - Electricity	43.75
		7207-403-2-04252019	Public Works	911 N 65th Ave Intertie 2 - Water	89.57
		7123-806-7-04252019	Public Works	Pioneer St. & Gee Creek Loop - Electricity	19.81
		7122-942-1-04252019	Public Works	3701 N 3rd Cir - Electricity	19.56
		7207-40-6-04252019	Public Works	800 NE 264 St Intertie 1 - Water	722.87
CLARK PUBLIC UTILITIES Total					1,688.64
CLARK REGIONAL WASTEWATER DISTRICT	741	035480-000-04252019	Public Works	255 S 56th Pl Well & Reservoir - Sewer	40.03
		032664-000-04252019	Public Works	301 N 3rd Ave CDD - Sewer	25.08
			Community Development	301 N 3rd Ave CDD - Sewer	25.07
		17-2018-0025	Public Works	Connection fees and permit fees	8,200.00
		032695-000-04252019	Public Works	109 W Division WWTP - Sewer	227.51
		032894-000-04252019	Public Works	Abrams Park Kitchen - Sewer	145.56
		032712-000-04252019	Public Safety	116 N Main Ave PD - Sewer	47.09
		032752-000-04252019	Genl Govt/Facilities	230 Pioneer St City Hall - Sewer	103.97
		032899-000-04252019	Public Works	Abrams Park Former Mgr House - Sewer	43.43
		032895-000-04252019	Public Works	Abrams Park Restrooms - Sewer	74.01
CLARK REGIONAL WASTEWATER DISTRICT Total					8,931.75
CLEAN WORLD MAINTENANCE INC	3105	43229	Genl Govt/Facilities	City Hall & PD Window Cleaning	250.75
			Public Safety	City Hall & PD Window Cleaning	75.00
CLEAN WORLD MAINTENANCE INC Total					325.75
COLUMBIA RESOURCE COMPANY	114	23605	Public Works	Wood Debris Disposal	293.41
COLUMBIA RESOURCE COMPANY Total					293.41
COLUMBIA WEST ENGINEERING INC.	1446	16046A-10	Public Works	RORC Project Management	200.00
COLUMBIA WEST ENGINEERING INC. Total					200.00
COLUMBIAN PUBLISHING	116	10649	Community Development	Development Code Updates	115.20
		10557	Community Development	Notice of Use Discovery Ridge Phase II	91.80
COLUMBIAN PUBLISHING Total					207.00
COMCAST	2271	2271-201904-230	Genl Govt/Facilities	City Hall Communications	302.31
		2271-201904-109	Public Works	PW Shop Communications	393.02

Attachment: April 25th 2019 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: April 25th, 2019

COMCAST	2271	2271-201904-116	Public Safety	PD Communications APR-MAY 2019	350.11
COMCAST Total					1,045.44
COMCAST BUSINESS	1666	79524162	Genl Govt/Facilities	Internet Services 230 Pioneer St-April 2019	366.45
COMCAST BUSINESS Total					366.45
COMDATA NETWORK INC.	1101	20313542	Genl Govt/Facilities	Fuel PW - XN173	104.22
			Public Works	Fuel PW - XN173	1,448.38
			Community Development	Fuel CDD - XN173	312.65
				Fuel PW - XN173	68.23
		20313543	Public Safety	Fuel PD - XN795	1,007.28
COMDATA NETWORK INC. Total					2,940.76
CONNY RILEY	3300	501380233	Genl Govt/Facilities	Refund for Application Fee - non applicable	50.00
CONNY RILEY Total					50.00
CURLY'S LOCK AND KEY	128	87593	Public Works	Knob for Cemetery Booster Project	74.79
CURLY'S LOCK AND KEY Total					74.79
CUSTOM PRODUCT PROS	3296	1108	Genl Govt/Facilities	Shop Local Printiny	698.44
CUSTOM PRODUCT PROS Total					698.44
DAVID M. COREY	530	3093	Public Safety	Post Offer Evaluation - Elliott	420.00
DAVID M. COREY Total					420.00
Deak Allison	UB*00132	1	Genl Govt/Facilities	UB Refund	234.62
Deak Allison Total					234.62
DEPARTMENT OF LICENSING	154	RG0000331-2019	Genl Govt/Facilities	CPL original	18.00
		RG0000328-2019	Genl Govt/Facilities	CPL Original-McGreevey	18.00
		RG0000333-2019	Genl Govt/Facilities	CPL License - Thamert	18.00
		RG0000332-2019	Genl Govt/Facilities	CPL Original-Dobson	18.00
		RG0000329-2019	Genl Govt/Facilities	CPL Original-Mollet	18.00
DEPARTMENT OF LICENSING Total					90.00
DEPARTMENT OF RETIREMENT SYSTEM	1537	1333429	Genl Govt/Facilities	2018 Old Age & Survivors Insurance	25.00
DEPARTMENT OF RETIREMENT SYSTEM Total					25.00
DICK'S TIRE FACTORY	158	D22524	Public Safety	PD Vehicle Maint	41.21
		D23157	Public Safety	PD Vehicle Maint	125.74
		D23683	Public Safety	PD Vehicle Maint	41.21
DICK'S TIRE FACTORY Total					208.16
E2 LAND USE PLANNING SERVICES LLC	485	0485-201903	Community Development	March 2019 Planning Consulting Services	12,889.76
E2 LAND USE PLANNING SERVICES LLC Total					12,889.76
ECOLOGICAL LAND SERVICES	3130	2031750	Community Development	Wetland Mitigation Consulting	1,569.00
		2031387	Community Development	Wetland Mitigation Consulting	1,689.00
		2031721	Community Development	Wetland Mitigation Consulting	4,153.64
ECOLOGICAL LAND SERVICES Total					7,411.64
ELCOR INC	2081	11470	Public Works	Computer Maint/Products -Brenda Howell	183.66
				Computer Maint/Products -Bryan Kast	50.72
			Community Development	Computer Maint/Products -Brenda Howell	206.62
				Computer Maint/Products -Bryan Kast	25.36
				Computer Maint/Products -John W & Cristy M	1,144.87
			Information Technology	Computer Maint/Products - General	4,149.08

Attachment: April 25th 2019 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: April 25th, 2019

ELCOR INC	2081	11470	Information Technology	Computer Maint/Products -Brenda Howell	68.88
				Computer Maint/Products -Bryan Kast	25.35
		MSP-11401	Public Safety	IT Services MAR 2019	1,506.07
			Public Works	IT Services MAR 2019	1,270.85
			Community Development	IT Services MAR 2019	1,416.24
			Information Technology	IT Services MAR 2019	2,835.19
		11471	Information Technology	Council Board mtgs	30.67
ELCOR INC Total					12,913.56
ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE INC	2967	25886782	Public Works	ArcGIS Desktop Basic License Renewal	325.20
			Information Technology	ArcGIS Desktop Basic License Renewal	108.40
ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE INC. Total					433.60
FERGUSON ENTERPRISES INC # 8423	181	753730	Genl Govt/Facilities	Water meters	(107.13)
			Public Works	Water meters	1,382.48
FERGUSON ENTERPRISES INC # 8423 Total					1,275.35
FRIENDS OF CLARK COUNTY	3299	501388230	Genl Govt/Facilities	Refund Permit Fee - Non Req - Nonprofit	50.00
FRIENDS OF CLARK COUNTY Total					50.00
GISI MARKETING GROUP	2811	151225	Genl Govt/Facilities	Earth Day Handbills	372.90
		150951	Genl Govt/Facilities	First Saturday Chili Challenge Handbills	372.90
GISI MARKETING GROUP Total					745.80
GRAINGER	206	9134126029	Public Works	Water Supplies	638.65
		9134908913	Public Works	Storm Supplies	46.83
GRAINGER Total					685.48
GRAY AND OSBORNE INC	207	19245.00-1	Community Development	Magnolia Heights Final Plat	293.83
		18240.00-5	Community Development	Kennedy PUD Phase 1	293.83
		19234.00-2	Public Works	Water Systems Plan Update	137.66
		19226.00-2	Community Development	Cloverhill Ph.4	182.74
		18229.00-14	Public Works	Cemetery Booster Pump Station	456.44
		18290.00-3	Community Development	Royal Terrace	600.53
		19244.00-1	Community Development	Ridgefield School Dist. Final Plat	594.10
GRAY AND OSBORNE INC Total					2,559.13
GROVER ELECTRIC AND PLUMBING	210	HA88509	Genl Govt/Facilities	Operational Supplies	0.89
			Public Works	Operational Supplies	28.31
			Community Development	Operational Supplies	0.58
GROVER ELECTRIC AND PLUMBING Total					29.78
H.D. FOWLER COMPANY	2036	I5101628	Public Works	Meter Supplies	480.93
		I5100091	Public Works	S 8th Improvement	770.85
H.D. FOWLER COMPANY Total					1,251.78
HARRY'S LAWN AND POWER EQUIPMENT	214	156521	Public Works	Operational Supplies	4.87
		156856	Public Works	Equipment maintenance - parks	55.67
		156304	Public Works	Equipment Maint	27.02
HARRY'S LAWN AND POWER EQUIPMENT Total					87.56
HIGHLAND PRODUCTS GROUP LLC	3133	103027567	Genl Govt/Facilities	RORC Tables/Benches/Trash Cans	(5,796.28)
			Public Works	RORC Tables/Benches/Trash Cans	74,799.58
HIGHLAND PRODUCTS GROUP LLC Total					69,003.30

Attachment: April 25th 2019 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: April 25th, 2019

HONEY BUCKETS	223	551023520	Public Works	Davis Park Port-a-Potty	298.00
HONEY BUCKETS Total					298.00
HUMANE SOCIETY FOR SW WASHINGTON	526	4399	Public Safety	Canine ACR #F98561	200.00
HUMANE SOCIETY FOR SW WASHINGTON Total					200.00
INTERMEDIA.NET INC	2187	1904130559	Information Technology	Voice Service Charges - March 2019	87.65
INTERMEDIA.NET INC Total					87.65
INTERSTATE BATTERIES	1458	90051	Public Works	Old Toro Mower Maint	132.19
INTERSTATE BATTERIES Total					132.19
IVARY ENTERPRISES INC	3127	3005	Public Works	Benches RORC	7,640.03
IVARY ENTERPRISES INC Total					7,640.03
J.L. STOREDAHL AND SONS	558	270249	Genl Govt/Facilities	PW Shop Rock	8.59
			Public Works	PW Shop Rock	119.39
			Community Development	PW Shop Rock	5.62
J.L. STOREDAHL AND SONS Total					133.60
J2 BLUE PRINT SUPPLY	243	AR65170	Genl Govt/Facilities	BP - Big Paddle Signage	43.36
J2 BLUE PRINT SUPPLY Total					43.36
JANEAN Z PARKER	2199	35	Public Works	March 2019 Legal Services	400.00
			Community Development	March 2019 Legal Services	850.00
			Legal	March 2019 Legal Services	1,300.00
JANEAN Z PARKER Total					2,550.00
JOE TURNER P.C.	1437	874	Community Development	Hearing Examiner	1,948.62
JOE TURNER P.C. Total					1,948.62
KELSEY THE FACE PAINTING LADY	3297	KTFPL6016	Genl Govt/Facilities	Earth Day Face Painting	200.00
KELSEY THE FACE PAINTING LADY Total					200.00
KENYON DISEND PLLC	1746	188523	Community Development	prof attorney service annexation appeal	2,738.85
KENYON DISEND PLLC Total					2,738.85
KRAMER GEHLEN & ASSOCIATES INC.	3302	20714	Public Works	RORC Field 1 Fencing	1,600.00
KRAMER GEHLEN & ASSOCIATES INC. Total					1,600.00
LARCH CORRECTIONS CENTER	2088	LCC1903.734	Public Works	Community Work Crew March 2019	1,167.02
LARCH CORRECTIONS CENTER Total					1,167.02
LES SCHWAB TIRES WOODLAND	272	36900553162	Genl Govt/Facilities	10 Yd Dump Truck	46.71
			Public Works	10 Yd Dump Truck	649.08
			Community Development	10 Yd Dump Truck	30.58
LES SCHWAB TIRES WOODLAND Total					726.37
M JULIETA RUBIO ROMERO	2164	2164-20190426	Finance	Mileage Reimb-Rubio Romero-Seattle Leadership Trng	178.64
		2164-20190417	Finance	Meals per-diem-leadership Dev. Training-Rubio	110.00
M JULIETA RUBIO ROMERO Total					288.64
MALLORY SAFETY AND SUPPLY LLC	285	4624335	Genl Govt/Facilities	Uniform Needs	5.11
			Public Works	Uniform Needs	70.97
			Community Development	Uniform Needs	3.34
		4624906	Genl Govt/Facilities	Uniform Safety Vests All PW Departments	5.19
			Public Works	Uniform Safety Vests All PW Departments	72.14
			Community Development	Uniform Safety Vests All PW Departments	3.40
MALLORY SAFETY AND SUPPLY LLC Total					160.15

Attachment: April 25th 2019 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: April 25th, 2019

MARIUS L MALATTIA	1817	123	Community Development	Design Reviews Mar 2019	880.00
MARIUS L MALATTIA Total					880.00
MERCHANT TRANSACT	2901	28356758	Public Works	ACH Processing Fees	191.18
MERCHANT TRANSACT Total					191.18
NAPA AUTO PARTS	498	110474	Genl Govt/Facilities	Vehicle Maint Dusten / Returned Item	(1.65)
			Public Works	Vehicle Maint Dusten / Returned Item	(22.97)
			Community Development	Vehicle Maint Dusten / Returned Item	25.39
		109323	Genl Govt/Facilities	Eli Truck Maint	21.57
			Public Works	Eli Truck Maint	122.24
NAPA AUTO PARTS Total					144.58
NORTHWEST NATURAL GAS	315	8578-7-04252019	Public Works	PW Shop - Natural Gas	106.78
		1000591-6-04252019	Public Safety	Police Department - Natural Gas	64.54
		8817-9-04252019	Genl Govt/Facilities	City Hall - Natural Gas	200.55
NORTHWEST NATURAL GAS Total					371.87
NORTHWEST RETAIL PROFESSIONALS	3304	3304-04252019	Executive	Registration for NW Retail Prof Event - Stuart	40.00
NORTHWEST RETAIL PROFESSIONALS Total					40.00
NW OCCUPATIONAL MEDICAL CENTER	794	44665	Genl Govt/Facilities	Medical Exam Brunson	3.75
			Public Works	Medical Exam Brunson	71.25
NW OCCUPATIONAL MEDICAL CENTER Total					75.00
OFFICIAL PAYMENTS CORPORATION	1701	1000003207	Public Works	Utilities E-Pay Fees	1.95
OFFICIAL PAYMENTS CORPORATION Total					1.95
ONE CALL CONCEPTS	326	9039097	Public Works	MAR 2019 Excavation/Notification and Modm Tckt	188.76
ONE CALL CONCEPTS Total					188.76
OTAK INC.	1787	41900043	Public Works	RORC Project Mgmt and Hillhrst Rd Imprv	6,953.92
OTAK INC. Total					6,953.92
PIONEER PEST MANAGEMENT	2040	294229	Genl Govt/Facilities	Pest Control City Hall	129.00
		303009	Community Development	CDD Pest Control	197.40
PIONEER PEST MANAGEMENT Total					326.40
PITNEY BOWES	341	1011932562	Genl Govt/Facilities	Postage Machine Supplies	331.67
PITNEY BOWES Total					331.67
PORTLAND COMPRESSOR	3273	670646	Public Works	Paint Sprayer Parts	25.98
PORTLAND COMPRESSOR Total					25.98
POSTMASTER	348	0348-042019	Genl Govt/Facilities	Spring Cleanup Mailing	753.77
POSTMASTER Total					753.77
PUBLIC SAFETY TESTING	354	2019-0189	Public Safety	Police Recruitment	125.00
PUBLIC SAFETY TESTING Total					125.00
RICOH USA INC.	1662	101941067	Public Safety	PD Copier Lease	206.70
RICOH USA INC. Total					206.70
RIDGEFIELD BOOSTERS	3301	501373586	Genl Govt/Facilities	Refund for Permit Fee - Not Req-Nonprofit	50.00
RIDGEFIELD BOOSTERS Total					50.00
RIDGEFIELD HARDWARE	376	0376-04252019	Genl Govt/Facilities	Operational Supplies MAR 2019	47.95
			Public Safety	Operational Supplies MAR 2019	52.27
			Public Works	Operational Supplies MAR 2019	1,946.42
			Community Development	Operational Supplies MAR 2019	81.94

Attachment: April 25th 2019 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: April 25th, 2019

RIDGEFIELD HARDWARE Total					2,128.58
RIDGEFIELD LANDSCAPE PRODUCTS	3021	1612-1616-1621	Public Works	Parks Cleanup	510.50
RIDGEFIELD LANDSCAPE PRODUCTS Total					510.50
RONALD ONSLOW	930	0930-04252019	Council	Parking reimbursement - onslow	6.25
		0930-04252019-2	Council	mileage and parking reimbursement - onslow	464.42
RONALD ONSLOW Total					470.67
SHRED-IT US JV LLC	2274	8126963397	Genl Govt/Facilities	City Hall & CDD/PW Shredding Service	29.87
			Public Works	City Hall & CDD/PW Shredding Service	68.28
			Community Development	City Hall & CDD/PW Shredding Service	79.66
		8126963398	Genl Govt/Facilities	Secure Shredding - CDD	1.00
			Public Works	Secure Shredding - CDD	13.94
			Community Development	Secure Shredding - CDD	16.26
SHRED-IT US JV LLC Total					209.01
SIMPLOT PARTNERS	606	212076928	Public Works	Parks Supplies	471.55
SIMPLOT PARTNERS Total					471.55
SKILLED STRATEGIES LLC	3305	11056	Public Safety	Sergeant Promotion Test Dev.& Facilitation Service	5,423.12
SKILLED STRATEGIES LLC Total					5,423.12
SMARSH	2550	INV00489507	Information Technology	Email+Social Media Archiving	394.20
SMARSH Total					394.20
STATE OF WASHINGTON DEPARTMENT OF REVENUE	156	0-008-056-557	Genl Govt/Facilities	March 2019 Excise and B&O Tax	698.35
			Public Works	March 2019 Excise and B&O Tax	12,287.79
STATE OF WASHINGTON DEPARTMENT OF REVENUE Total					12,986.14
SUMMIT LAW GROUP PLLC	413	103175	Legal	Summit annual webinar subscription	1,000.00
SUMMIT LAW GROUP PLLC Total					1,000.00
THE PARR COMPANY	964	26449992	Genl Govt/Facilities	Public Works Trailer Maint	23.66
			Public Works	Public Works Trailer Maint	328.87
			Community Development	Public Works Trailer Maint	15.49
		26449417	Public Works	Art Bench Supplies	22.37
		26450079	Genl Govt/Facilities	Trailer repair	2.00
			Public Works	Trailer repair	27.82
			Community Development	Trailer repair	1.31
		26449188	Public Works	Reiman Project Supplies	52.54
		26450549	Public Works	Streets/Storm Supplies	87.07
		26449180	Public Works	Abrams Park Chlorine Tank Supplies	86.82
		26449126	Public Works	Reiman Project Supplies	10.84
		26449248	Public Works	Streets Supplies	43.36
		26449564	Public Works	Water Supplies	32.78
THE PARR COMPANY Total					734.93
TOKAY SOFTWARE	1167	108388	Genl Govt/Facilities	Web tests Mar 2019	(9.58)
			Public Works	Web tests Mar 2019	123.58
TOKAY SOFTWARE Total					114.00
TRAFFIC SAFETY SUPPLY	432	INV012319	Public Works	Street Signs	2,354.88
TRAFFIC SAFETY SUPPLY Total					2,354.88
UNIT PROCESS COMPANY	1819	220/55012898	Public Works	PULSAFEEDER	197.45

Attachment: April 25th 2019 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: April 25th, 2019

UNIT PROCESS COMPANY Total					197.45
US BANK	2237	2237-201903	Finance	Custody Charges - March 2019	22.00
US BANK Total					22.00
VANCOUVER AUTO GROUP	451	388959	Public Safety	Vehicle maintenance pd - King	102.70
VANCOUVER AUTO GROUP Total					102.70
VERIZON WIRELESS	452	9827111214	Genl Govt/Facilities	PW Cell Phones & 2 iPads	56.17
				PW Director iPad	4.73
				Julie iPad	31.44
			Public Safety	PD Cell Phones	1,007.00
				PD Chief iPad	31.45
			Public Works	PW Cell Phones & 2 iPads	780.62
				PW Director iPad	20.38
			Community Development	PW Cell Phones & 2 iPads	36.78
				CDD Director iPad	31.46
				PW Director iPad	6.29
				CDD Cell Phones	416.10
			Council	Council iPads	280.07
			Finance	Finance Director iPad	31.46
			Administration	Deputy City Manager iPad	31.46
			Executive	City Manager iPad	31.46
		9827111215	Public Works	Streets Communication - Crosswalk Modem	189.36
VERIZON WIRELESS Total					2,986.23
WA STATE TREASURER'S OFFICE	642	1STQ2019	Genl Govt/Facilities	1st Quarter 2019 - Building Code Fees	1,317.50
WA STATE TREASURER'S OFFICE Total					1,317.50
WASHINGTON STATE PATROL	463	119006546	Genl Govt/Facilities	Background Checks CPL	66.25
WASHINGTON STATE PATROL Total					66.25
WELLS FARGO	1681	201903-8764	Genl Govt/Facilities	Knottnerus TXSignal.com-Events Marketing	39.00
				Knottnerus Amazon Prime Membership-cancelled credit in March	14.08
				Knottnerus Paypal Chamber Mtg	25.00
				1SAT-Knottnerus Sadie and Josies Bakery	90.00
				Knottnerus Amazon Prime Membership-cancellation	(28.16)
			Information Technology	Knottnerus Amazon Web Services	0.85
			Human Resources	Knottnerus Best Practices in Cris Webinar	35.00
			Administration	Knottnerus Indeed Posting ad for events admin intern	332.01
				Knottnerus AWC Training	75.00
		201903-2960	Genl Govt/Facilities	Johnson Drybox PW Storage Box	5.58
			Public Safety	Johnson USPS Certified Mail for Tribe Form (Capital Grant PD Bui	4.05
			Public Works	Johnson Drybox PW Storage Box	77.49
			Community Development	Johnson Drybox PW Storage Box	3.65
				Johnson J2 eFax eFax monthly subscription fee CDD	16.95
			Council	Johnson Doubletree Olympia Legislative Trip Mayor Stose	189.43
				Johnson Doubletree Olympia Legislative Trip Councilor Wells	189.43
				Johnson Doubletree Olympia Legislative Trip Steve Stuart	189.43
				Johnson Doubletree Olympia Legislative Trip Councilor Day	189.43

Attachment: April 25th 2019 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: April 25th, 2019

WELLS FARGO	1681	201903-2960	Council	Johnson Doubletree Olympia Legislative Trip Councilor Lindsay	189.43	
				Johnson Doubletree Olympia Legislative Trip Councilor Wertz	189.43	
				Johnson Doubletree Olympia Legislative Trip Councilor Onslow	189.43	
			Finance	Johnson Edgewater Hotel Finance Conference Kirk	302.57	
					Johnson Edgewater Hotel Finance Conference Julieta	242.50
		201903-1117	Public Works	Blehm Best Western Lighthouse Hotel stay for Jim Strickler-WOW c	342.72	
				Blehm Holiday Inn Express Hotel stay for Ryan Thamert-Stormwater	181.97	
				Blehm Holiday Inn Express Hotel stay for Brenda Howell-Stormwater	181.97	
				Blehm La Quinta Inns Hotel Stay for Fred Crippen-training	129.76	
				Blehm Best Western Lighthouse Hotel stay for Nick Crockford-WOW	342.72	
			Community Development	Blehm Paypal WA Assoc WSAPT Spring Conference-Yonya DeShiell	200.00	
				Council	Blehm Brown Paper Tickets CREDC Spring luncheon-Onslow Taylor	130.00
					Blehm Brown Paper Tickets CREDC Spring luncheon-Wertz Lindsay	130.00
					Blehm Brown Paper Tickets CREDC Spring luncheon-Stose	65.00
			Human Resources		Blehm Fred Meyer Out of town candidate for CDD director-Per diem	162.95
				Blehm Costco Wellness	285.85	
				Blehm Starliner Interview panel for Accounting Assistant	29.27	
				Blehm Lava Java Coffee All Hands	39.10	
				Blehm Fuel New Employee luncheon	75.21	
			201903-8453	Genl Govt/Facilities	Kast Frys Electronic RORC Audio Equipment retail sales tax	(3.89)
					Public Works	Kast A Accessible RORC Concrete Pumping receipt lost
				Kast Frys Electronic RORC Audio Equipment		50.16
		Community Development		Kast Fieldwire Development Inspection software	348.00	
				Finance	Kast Utility Fiscal Mgmt Webinar for Julieta and Candy	70.00
		201903-4015		Genl Govt/Facilities	Arends Amazon Pindle hitches and ratchet straps	23.99
			Arends Harbor Freight shop supplies		7.03	
			Public Works	Arends Papa Petes Lunch for crew working through breaks RORC Par	76.64	
				Arends Amazon Pindle hitches and ratchet straps	333.41	
				Arends Ridgefield Pioneer Market Drinks for crew. Working throug	15.95	
				Arends Walmart salt for weed killer solution	10.51	
				Arends Fred meyer Food for crew. Work through breaks RORC Park	23.80	
				Arends Harbor Freight shop supplies	97.70	
				Arends Subway Meal Receipts for working through breaks RORC Park	43.27	
				Arends Burgerville Lunch for crew. Working through breaks RORC P	49.93	
			Community Development	Arends Rietdyks Milling straw for erotion control. Storm water	71.02	
				Arends Amazon Pindle hitches and ratchet straps	15.71	
				Arends Harbor Freight shop supplies	4.60	
				201903-5494	Genl Govt/Facilities	Kipp Amazon CH Supplies
			Kipp Facebook 1SAT - First Saturday marketing			24.72
			Kipp Teacherspayteachers 1SAT - First Saturday Supplies			1.63
			Kipp Safeway 1SAT - First Saturday Supplies			38.94
					Kipp Amazon City Hall Supplies	35.71
		Human Resources	Kipp Target Wellness Luncheon		56.28	
			Kipp Fred Meyer employee relations		35.93	

Attachment: April 25th 2019 Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: April 25th, 2019

WELLS FARGO	1681	201903-5494	Human Resources	Kipp Costco employee relations	236.71
				Kipp Costco Wellness	210.00
				Kipp Lava Java Wellness Luncheon	39.10
				Kipp Hyatt Regency Seattle Employee training	881.44
	201903-1889	Genl Govt/Facilities Executive		Kipp Starliner recruitment	20.87
				Stuart Ridgefield Hardware Ant bait for office	6.50
				Stuart PDX Parking for trip to meet with federal officia	87.00
				Stuart Apple iTunes Non-reimbursable expense - reimbursed the Ci	5.41
				Stuart Uber Transportation from hotel to meeting with federal lo	10.81
				Stuart The Sportsmans Meeting with City Councilors to discuss up	81.20
				Stuart Mercato Ristorante Lobbyist meeting with State legislator	574.73
				Stuart Grand Cab Transportation from DCA to Hotel	21.64
				Stuart Fuel Bistro Meeting re: hotel project at Ridgefield Junct	29.90
				Stuart UVC Transportation to meetings with federal officials re:	8.28
				Stuart Billygans Meeting re: Pioneer Village mixed use developme	18.94
				Stuart Eatery at the Grant House SW WA City Mangers monthly meet	22.43
				Stuart GA Campus Parking for meetings with WA State Legi	14.00
				Stuart The Sportsmans Ridgefield Main Street meeting	10.67
				Stuart Fuel Bistro Meeting re: YMCA in Ridgefield	21.34
				Stuart Adobe Monthly Subscription	16.25
				Stuart Capitol Hill Suites Lodging for trip to meet with federal	1,140.21
				Stuart Taxi Svc Washington Transportation from meeting with fede	11.03
				Stuart Uber Transportation be meetings with federal officials re	33.74
				Stuart Line & Lure State of the City Address	108.31
				Stuart El Rancho Viejo Meeting re: downton fire station redevelo	17.82
				Stuart Alaska Air Baggage check for 1 bag on flight from PDX-DCA	60.00
				Stuart Country Cafè½ Meeting with City Councilors to discuss upco	56.99
				Stuart GoGo Air Internet access to do City work on flight from P	19.00
				Stuart El Rancho Viejo Meeting re:mixed use development on Royle	40.22
				Stuart Taxi Svc Washington Transportation to meetings with feder	20.57
				Stuart UVC Transportation be meetings with federal officials re:	17.73
				Stuart Chevron non-reimbursable expense- reimbursed the City	9.40
	201903-8989	Public Safety		Brooks The Columbian Electronic Version of the Paper	9.99
				Brooks Police Executive Research Professional Organization	200.00
				Brooks COV Parking for Clark County Criminal Identificat	4.40
	201903-4056	Public Works Council		Ferriss Seasons Coffee PW Crew Coffee - RORC playground	8.68
				Ferriss Alaska Air WA DC Trip - Lindsay	1,037.30
				Ferriss Ridgefield DB Chamber of Commerce - Onslow	25.00
				Ferriss Capitol Hill Suites WA DC Trip - Lindsay	1,140.21
				Ferriss Capitol Hill Suites WA DC Trip - Stose	1,140.21
	201903-7296	Genl Govt/Facilities Public Safety		Rhine Atlantic Tactical 5 Holsters for new 9mm pistols Retail Sa	(50.09)
				Rhine Atlantic Tactical 5 Holsters for new 9mm pistols	646.34
	201903-9760	Genl Govt/Facilities Public Safety		Hoots National Night Out Banners for NNO Retail Sales Tax	(16.88)
				Hoots National Night Out Banners for NNO	217.88

Attachment: April 25th 2019 Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: April 25th, 2019

WELLS FARGO	1681	201903-9760	Public Safety	Hoots TLO Transunion Back Ground Investigations	54.20
				Hoots Starliner Lunch for Oral Board Raters	101.37
				Hoots Seasons Coffee Coffee pot for Oral Board Rater Panel	17.36
				Hoots Galls Equipment -radio holder for Sgt Bone	27.32
				Hoots USPS Roll of Stamps for PD	55.00
WELLS FARGO Total					15,176.99
WILCO FARM STORE	655	702562-702934	Public Works	Operational Supplies	101.30
WILCO FARM STORE Total					101.30
WOODLAND TRUE VALUE HARDWARE	1507	1507-201904	Public Works	Water Supplies	283.91
WOODLAND TRUE VALUE HARDWARE Total					283.91
Grand Total					766,728.61

Attachment: April 25th 2019 Claims Report (Approval of Claims And/Or Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: April 25, 2019
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Minutes from the April 11, 2019 Meeting

AGENDA ITEM TITLE:

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

GOVERNING LEGISLATION:

Not applicable

PREVIOUS COUNCIL ACTION TAKEN:

Not applicable

SUMMARY/BACKGROUND:

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

BUDGET/FINANCIAL IMPACTS:

Not applicable

RECOMMENDED ACTION OR MOTION:

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

1. "I move to approve the consent agenda"

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS: 04-11-2019 (PDF)



CITY OF RIDGEFIELD, WASHINGTON
City Council MEETING MINUTES
April 11, 2019

Regular Meeting - 6:30 PM

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

FLAG SALUTE

ROLL CALL

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

LATE CHANGES TO THE AGENDA

PUBLIC COMMENT - [6:31 PM](#)

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED

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

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from March 28, 2019 Meeting**

PRESENTATION - [6:32 PM](#)

- 1. Commission on Aging Annual Update**

BUSINESS

- 1. Ordinance No. 1289 – First Reading of 2019 Budget Amendment - Kirk Johnson, Finance Director**

The budget amendment totals \$2,882,240 in total appropriations, including a net amount of \$1,278,140 in capital project fund and operating fund transfers. No ongoing costs are included in the appropriation requests.

City Council discussion.

MOTION: MOVED TO WAIVE SECOND READING AND ADOPT ORDINANCE NO. 1289 AS PRESENTED.

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

2. Motion - Approval of Union Ridge Ranch Final Plat - [7:26 PM](#)

The Ridgefield Hearing Examiner issued a Final Order approving the preliminary plat for Union Ridge Ranch on May 11, 2108 PLZ-18-0024. Union Ridge Ranch PUD will divide 14.8 acres into 67 single-family lots ranging from 4,324 to 7,689 square feet, public infrastructure, and Tracts A, B, C, D and E to be owned and maintained by the Homeowner's Association.

City Council discussion.

MOTION: MOVED TO APPROVE UNION RIDGE RANCH FINAL PLAT AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Wells, Councilor
SECONDER:	Jen Lindsay, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Day, Lindsay

3. Motion - Approval of Cloverhill Phase 4 Final Plat - [7:34 PM](#)

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. The project (Phase 4) proposes to subdivide a 14.68-acre site, Assessor's #986047333, into 65 single family residential lots. The lots range from 6,000 square feet (Lot 269) to 7,857 square feet (Lot 267), consistent with the lot size approved for Cloverhill. The average lot size in Phase 4 is 6,692 square feet. Phase 4 also includes easement tracts A (3,489 sq. ft.), B (5,124 sq. ft.), and E (836 sq. ft.), and open space tracts C (2,265 sq. ft.) and D (36,913 sq. ft.), to be owned and maintained by the HOA. Phase 4 includes public and private streets.

City Council discussion.

MOTION: MOVED TO APPROVE CLOVERHILL PHASE 4 FINAL PLAT AS PRESENTED.

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

4. Motion - Approval of Royal Terrace Final Plat (Cloverhill Phase 5A/B) - [7:46 PM](#)

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. The project name has been changed from Cloverhill Phase 5 to Royal Terrace. The project proposes to subdivide an 18.36-acre site, comprised

of Assessor's #986043213 and #986047308, into 32 single-family residential lots. The western portion of the parcel is zoned RLD-4 and the eastern portion of the parcel is zoned RLD-8. The lots range from 8,573 sq. ft. (Lot 312) to 15,778 sq. ft. (Lot 322), consistent with the lot size approved for Cloverhill. The average lot area is 10,099 sq. ft. Royal Terrace also includes Parks 4, 5, 6, 10, and 11, and Open Space/Recreation Tracts 2B, 3, 4, 5A, and 6B, all to be owned and maintained by the HOA. The park and open space in Royal Terrace totals 4.42 acres. Several wetland, buffer, and Gee Creek tracts totaling 4.14 acres are also to be owned and maintained by the HOA. There is one public street, S Royal Court, and one private drive, S Victory Court. There are also driveway, sanitary sewer, stormwater, waterline, and wall easements.

City Council discussion.

MOTION: MOVED TO APPROVE ROYLE TERRACE FINAL PLAT AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	David Taylor, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Day, Lindsay

PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1290 - Ridgefield Municipal Code Updates 2019 - Part 1 - Steve Stuart, City Manager

The City is proposing a series of housekeeping amendments and changes to the Ridgefield Municipal Code (RMC), including the Ridgefield Development Code (RDC), which establishes zoning regulations for residential and nonresidential development throughout the City. This update to the code focuses on code refinements to clarify the interpretation of certain sections, adjust the details of a policy, reflect desired design standards, or simplify review procedures. The majority of updates relate to issues identified by staff and code users during implementation over the past year, or looking ahead to future applications.

City Council discussion.

Mayor opened the hearing: 8:55PM

Joe Melroy - Resident

Concerns regarding signs; businesses depend on signs

Suggesting regarding feather flags

Consider golf cart zone extension

Scott Hughes - Port of Ridgefield Commissioner

Conversation needs to start regarding dark fiber between City and the Port

Dark fiber is very important for the future

Rob Aichele - Resident

Temporary event signs placement and timing

In favor of the ordinance

Chris Sundstrom - Builder

Signs are important for businesses

Allow temporary feather signs

Clyde Burkle - Resident
Concerns regarding small signs along Pioneer/Hillhurst

Mayor closed the hearing: 9:10PM

PUBLIC COMMENT - [9:10 PM](#)

Patrick McLaughlin - Resident
Concerns over the rapid growth in Ridgefield
Other citizens in the community are also concerned

Rob Aichele - Resident
Royle road traffic concerns at Cloverhill Subdivision entrance, potential blind spot hazard

COUNCIL/PRESIDING OFFICER/STAFF REPORTS - [9:14 PM](#)

Council

Council Member Onslow - Attended dinner at Gouger Cellars hosted by Gary Gouger.
Council Member Taylor- no report.
Council Member Wells - no report.
Council Member Wertz - Attended City Manager Briefing
Council Member Lindsay - Attended City Manager Briefing.
Council Member Day - Attended Big paddle meeting.

Mayor

Attended school board meeting.

City Manager

City Manager Steve Stuart - Corps Regulatory Program Outreach Event is tomorrow at 10AM.

Finance Director Kirk Johnson - State Auditors are on site.

Public Works Director Bryan Kast - Kelly Melroy has been hired as permanent employee, Royle Road will be open during the hours of the Spring Clean-up day.

ADJOURN - [9:20 PM](#)

Julie Ferriss, City Clerk

Don Stose, Mayor

Attachment: 04-11-2019 (Approval of Minutes)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: April 25, 2019
ITEM: PRESENTATION
AGENDA ITEM TITLE: ClearGov Financial Transparency Tool

ClearGov Financial Transparency Tool

STAFF CONTACT: Kirk Johnson, Finance Director
ATTACHMENTS:

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: April 25, 2019

ITEM: BUSINESS

AGENDA ITEM TITLE: AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON Amending Chapters Within Title 18 of the Ridgefield Municipal Code AMENDING CHAPTERs 2.08 (CITY OFFICERS); AND 10.08 (SPEED LIMITS); and 18.205 (USES); AND 18.210 (RESIDENTIAL LOW DENSITY DISTRICTS); AND 18.280 (CRITICAL AREAS PROTECTION); and 18.235 (Mixed Use Districts); and 18.401 (PLANNED UNIT DEVELOPMENTS); AND 18.500 (SITE PLAN REVIEW); AND 18.620 (PROCEDURE FOR SUBDIVISION); AND 18.710 (SIGNS); AND 18.725 (LANDSCAPING)

PREVIOUS COUNCIL ACTION TAKEN:

First Reading and Public Hearing held before City Council on April 11, 2019.

SUMMARY/BACKGROUND:

The City is proposing a series of housekeeping amendments and changes to the Ridgefield Municipal Code (RMC), including the Ridgefield Development Code (RDC), which establishes zoning regulations for residential and nonresidential development throughout the City. This update to the code focuses on code refinements to clarify the interpretation of certain sections, adjust the details of a policy, reflect desired design standards, or simplify review procedures. The majority of updates relate to issues identified by staff and code users during implementation over the past year, or looking ahead to future applications.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

Staff recommends Council adopt Ordinance No. 1290 by making the following motion:

“I move to adopt Ordinance No. 1290, as presented.”

STAFF CONTACT: Claire Lust, Associate Planner

ATTACHMENTS: 2019 RDC Amendment Part 1_CC Matrix(DOCX)

ORDINANCE NO. 1290

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING CHAPTERS WITHIN TITLE 18 OF THE RIDGEFIELD MUNICIPAL CODE AMENDING CHAPTERS 2.08 (CITY OFFICERS); AND 10.08 (SPEED LIMITS); AND 18.205 (USES); AND 18.210 (RESIDENTIAL LOW DENSITY DISTRICTS); AND 18.280 (CRITICAL AREAS PROTECTION); AND 18.235 (MIXED USE DISTRICTS); AND 18.401 (PLANNED UNIT DEVELOPMENTS); AND 18.500 (SITE PLAN REVIEW); AND 18.620 (PROCEDURE FOR SUBDIVISION); AND 18.710 (SIGNS); AND 18.725 (LANDSCAPING)

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

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

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

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

WHEREAS, the Ridgefield City Council passed additional resolutions after this time period that revised the development regulations, including Ordinance Nos. 1072, 1108, 1132, 1178, 1225, 1230, 1232, 1234, 1253, 1260, and 1266; and

WHEREAS, the Ridgefield Planning Commission, after conducting public meetings and public hearings on the revisions to Title 18 on April 3, 2019, forwarded recommendations to amend Title 18 to the City Council; and

WHEREAS, the City of Ridgefield submitted notice of the proposed amendments to the Washington State Department of Commerce on April 1, 2019 consistent with RCW 36.70A; and

WHEREAS, consistent with WAC 197-11-340(2), on March 20, 2019 the City of Ridgefield issued a Determination of Non-significance regarding the proposed Ridgefield Development Code update; and,

WHEREAS, the public comment period expired on April 10, 2019 and the City addressed all comments received; and,

WHEREAS, the Ridgefield City Council conducted a public hearing and the first reading of the amendments to Title 18 during a regularly scheduled City Council meeting held on April 11, 2019; and

WHEREAS, the Ridgefield City Council conducted a second ordinance reading on the proposed amendments to Title 18 during a regularly scheduled meeting held on April 25, 2019; and

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

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

Section 2. Amendments of Title 2 and Title 10 and Title 18 of the Ridgefield Municipal Code. The Ridgefield City Council hereby amends certain Chapters of Titles 2, 10, and 18 set forth below in the manner set forth in Exhibit A, attached hereto and incorporated by this reference:

Amends Title 2, Chapter: 2.08, City Officers; and
 Amends Title 14, Chapter: 10.08, Speed Limits; and
 Amends Title 18, Chapter 18.205, Uses; and
 Amends Title 18, Chapter: 18.210, Residential Low Density Districts; and
 Amends Title 18, Chapter: 18.280, Critical Areas Protection; and
 Amends Title 18, Chapter: 18.235, Mixed Use Districts; and
 Amends Title 18, Chapter: 18.401, Planned Unit Developments; and
 Amends Title 18, Chapter: 18.500, Site Plan Review; and
 Amends Title 18, Chapter: 18.620, Procedure for Subdivision; and
 Amends Title 18, Chapter: 18.710, Signs; and
 Amends Title 18, Chapter: 18.725, Landscaping.

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

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

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance, or its application to or any other person or circumstance is, for any reason, held invalid or

unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection or portion thereof, irrespective of the fact that any one or more of the other portions be declared invalid or unconstitutional.

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 25th DAY OF APRIL, 2019.

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss,
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading/Passage: April 11, 2019

Second Reading/Passage: April 25, 2019

Date of Publication:

Effective Date:

EXHIBIT A:

Amendments of Titles 2, 10, and 18 of the Ridgefield Municipal Code

Code Section	Code Language	Rationale
RMC 2.08 – City Officers		
2.08.050 – Police chief.	A. The police chief shall be a full-time, exempt position who shall exercise general supervision over the public safety <u>police</u> department of the city. <u>1. The police department of the City of Ridgefield shall be the law enforcement agency of the jurisdiction. Its primary function shall be enforcement of all traffic and criminal laws and to preserve order and prevent infractions of the law. It shall be the duty of the officers and members of the police department to provide for the detection and apprehension of person committing infractions or violating traffic or criminal laws duly enacted by the city, state, and federal governments. The department shall enforce parking, animal control, and nuisance laws and perform such other duties and functions as may be delegated to it by the city manager or the city council consistent with RCW 35A.13.090. The Chief of Police shall have the authority to hire, appoint, and commission a necessary force of police officers according to rules of the city and the Civil Service Commission and applicable state law.</u>	Codify the role of the Ridgefield police department.
RMC 10.08 – Speed Limits		
10.08.024 – Speed limits established – Thirty-five miles per hour.	The speed limits on the following street segments shall be thirty-five miles per hour: N. 65 th Avenue — Pioneer Street (SR 501) to N. 10th Street;	Reduce the speed limit to 35 MPH for the entire length of N 65 th Avenue to comply with City Engineering Standards.
10.08.027 – Speed limits established – Fifty miles per hour.	The speed limits on the following street segments shall be fifty miles per hour: N. 65th Avenue — N 10th Street to northerly city limits.	Reduce the speed limit to 35 MPH for the entire length of N 65 th Avenue to comply with City Engineering Standards.
RDC 18.205 - Uses		
18.205.030.G – Limitations – Boat	1. <u>The total boat</u> Boat and recreational vehicle <u>storage spaces</u> facilities within the Ridgefield corporate boundary shall not exceed	Edit for clarity. The intent of the code is to limit the number of boat and RV storage spaces to 5

and Recreational Vehicle Storage Facilities.	one space or unit for five percent of the population per capita based on the 2018 Washington State Office of Financial <u>Management</u> population estimate for the <u>City of Ridgefield</u> current year. This calculation is to be construed as the total allowable boat and recreational vehicle storage space <u>spaces</u> within Ridgefield, not on a single site basis.	percent of the 2018 population (this may be brought up for revision during the next Comprehensive Plan update, which will happen in approximately 2023). As the code is currently written, the permitted number of spaces may increase (or decrease) with population each year.
	4. In addition to conditional use permit criteria found in RDC 18.340 a conditional use review for new boat and recreational vehicle storage facilities shall include the following: c. Areas, other than those storage spaces adjacent to any public right-of-way, designated for boat and recreational vehicle storage <u>that are adjacent to a site boundary not abutting the public right-of-way</u> facilities shall be covered, but not fully enclosed. The rooflines and visible architectural treatments shall substantially match those of the structures adjacent to public right-of-way. 1- i. Boat and RV storage areas not adjacent to a public right-of-way must provide a ten-foot wide L3 landscape buffer along the perimeter of the site and a minimum six-foot high solid fence or wall. At the discretion of the community development director landscaping shall not be required if a sight obscuring intervening element separates the proposed storage facility from any adjacent parcels. Examples of a sight obscuring intervening element include vegetated critical areas or an existing structure which provides the necessary visual shielding. A solid fence or wall shall be required in all instances. 2- ii. A maximum of twenty percent of on-site storage spaces may be uncovered. Any uncovered storage areas shall be located at the interior of the site and shall not be visible at grade from the exterior boundaries of the site.	Edit for clarity and to avoid possible contradictions between RDC 18.205.030.G.4.c and c.ii. Assign correct subsection designations.

RDC 18.210 – Residential Low Density Districts		
18.210.015 – Applicability.	B. The city shall designate all newly annexed RLD land as RLD-6 or greater density. C. B. The City (...)	Update annexation requirements to reflect City Council's approval of Ordinance 1283, an area-wide rezone of undeveloped RLD-6 parcels to RLD-4. Re-letter following standard accordingly.
RDC 18.280 – Critical Areas Protection		
18.280.150 – Wetlands.	C. Performance Standards. 2. Wetland Buffers. b. Land use intensities (...) vi. Buffer Uses. The following uses may be permitted within a wetland buffer in accordance with the review procedures of this chapter, provided they are not prohibited by any other applicable law or regulation and they are conducted in a manner so as to minimize impacts to the buffer and the wetland: (D) Stormwater management facilities limited to detention facilities, constructed wetlands, stormwater dispersion outfalls and bioswales, may be constructed <u>in the outer twenty-five percent of the wetland buffer for Category I or II wetlands, and in the outer fifty percent of the wetland buffer for Category III and IV wetlands</u> in accordance with an approved critical area report.	Limit the location of stormwater facilities to the outer 25 percent of wetland buffers in order to better comply with state environmental standards.
RDC 18.235 – Mixed-Use Districts		
18.235.060 – Special provisions for the Ridgefield Mixed-Use Overlay.	Q. Procedure. <u>4. For RMUO master plans with horizontally integrated residential and nonresidential components, twenty percent of the nonresidential component shall receive final occupancy prior to obtaining building permits for the residential component. The twenty percent calculation</u>	Add a provision requiring a percentage of non-residential development to be complete before residential development in mixed-use master plan areas, in order to ensure amenities are available to support increased

	<u>shall be based on net developable area if net developable area was used to determine the required mix of uses under RDC 18.235.060.D, or gross floor area if gross floor area was used to determine the required mix of uses under RDC 18.235.060.D.</u> 4. <u>5.</u> A RMUO master plan (...) 5. <u>6.</u> Extensions. (...) 5. <u>7.</u> Amendments (...)	population. Incentivize vertically integrated mixed-use development. Renumber following standards accordingly.
RDC 18.401 – Planned Unit Developments		
18.401.080 – General conditions.	A. Residential Density. <u>3. On sites with more than one residential zoning designation, the applicant may distribute the density across the developable area of the site, provided that:</u> <u>a. The permitted uses, development standards, and other provisions of the unique base zones shall be applied to individual lots in the PUD based on the proportion of developable area in each base zone. Lots developed to the standards of one base zone are not required to be adjacent to other lots developed to the standards of the same base zone, nor are they required to be located in the area of the PUD mapped as that base zone.</u>	Allow flexible density distribution on PUD sites with multiple residential base zones, to facilitate development that works with the form of the land and avoids constraint based on arbitrary lot lines.
18.401.100 – Limits on modifying standards.	B. The following zoning code requirements may not be varied with the PUD process: <u>1. Any provision of this chapter, except that the open space provisions in RDC 18.401.080.B may be modified by a maximum of twenty percent for PUDs in the RLD-4 zone.</u>	Allow modifications to the open space requirements in RLD-4 PUDs, to create a fair, feasible, and legally defensible tradeoff between lot/yard size and open space in developments requiring larger lots. As proposed, RLD-4 PUDs could reduce the total open space from 25 to 20 percent of the gross site area.
RDC 18.500 – Site Plan Review		

18.500.080 – Final site plan review.	A. An applicant may <u>shall</u> file for a final site plan prior to expiration of the preliminary site plan established in RDC 18.500.070.C or as a condition of approval, typically three years from the date of approval and after <u>submittal of plans for final engineering review.</u>	Strengthen code language requiring compliance with RDC 18.500.070.C. Ensure that final engineering plans are available to cross-reference during final site plan review.
RDC 18.620 – Procedure for Subdivision		
18.620.090 – Submission of plans for review and inspection.	After approval of the preliminary plat for the proposed subdivision, the land owner or developer shall submit plans for inspection and approval by the city engineer, city planner, and city attorney. No consultation with the foregoing consultants by the land owner or developer shall be permitted until a deposit is made for plat inspection and review in accordance with the fee schedule adopted in Chapter 18.060. the plans for review and inspection shall be filed with the city clerk or the city engineer and shall contain an electronic copy and four <u>two</u> paper copies, both in a format prescribed by the city, of the following:	Reduce the number of paper copies required.
RDC 18.710 – Signs		
18.710.040 – Prohibited signs.	No person shall erect, alter, maintain or relocate any of the following signs in the city. A. Animated signs. Rotating or revolving signs, or signs where all or a portion of the sign moves in some manner. This includes any sign animated by any means, including fixed aerial displays, balloons, pennants, spinners, propellers, whirling, or similar devices designed to flutter, rotate, or display other movement under the influence of the wind, including flag canopies not otherwise allowed in Section 18.710.160 (Awning or Canopy Signs), streamers, tubes, <u>feather flags</u> , or other devices affected by the movement of air or other atmospheric or mechanical means. This does not include historic signs and historic replica signs where the applicant is able to prove, through documentation or other evidence, that the original historic sign	Clarify that feather flags are included in the category of signs designed to move in the wind prohibited under RDC 18.710.040.A.

	produced the same motion/movement and is proposed in the same location.	
<u>18.710.165 – Banner signs (vertical).</u>	<u>No permit shall issue for a vertical banner sign which does not comply with the following standards and receive approval from the City:</u> <u>A. Qualified applicants. Applications for vertical banner signs will only be accepted from public agencies.</u> <u>B. Minimum requirements. Vertical banners shall be:</u> <u>1. Related to the purpose of the applicant organization;</u> <u>2. Placed to maintain clearance of fifteen feet above right-of-way surface;</u> <u>3. A maximum of 12.5 square feet;</u> <u>4. Manufactured or produced by a banner company, not homemade; and</u> <u>5. Printed on both sides.</u> <u>C. Materials. Vertical banner shall be:</u> <u>1. Produced using at a minimum an eighteen-ounce heavy-duty blackout banner material;</u> <u>2. Finished by pole pockets top and bottom, either sewn or secured by heat weld to work properly with hardware in place;</u> <u>3. Printed with a fade resistant ink and process that guarantees a two-year outdoor lifespan;</u> <u>4. Attached to utility poles with hardware that is compatible with the existing pole, adjustable in height, with a base made from rust-free aluminum and arms made of fiberglass; and</u> <u>5. Warranted to withstand wind gusts up to seventy miles per hour.</u> <u>D. Time restrictions.</u>	Specify code standards for vertical banner signs attached to utility poles in anticipation of banner sign requests from Ridgefield School District.

	<u>1. Vertical banner signs shall comply with the temporary sign removal standards in RDC 18.710.270.B, unless a time extension is granted by the City.</u> <u>E. Cost responsibility.</u> <u>1. Vertical banner signs hung without prior approval by the city will be removed by the city and the responsible party shall reimburse the city for the cost of having the banner removed at the current billable rate for the public works crew/equipment. The applicant will be responsible for the cost to repair any damage to city-owned property that may result from the installation, attachment, hanging, or suspension of the banner.</u>	
<u>18.710.185 – Commercial signs in public parks.</u>	<u>No permit shall issue for a commercial sign in a public park which does not comply with the following standards and receive approval from the City:</u> <u>A. Minimum requirements. Commercial signs in public parks shall be:</u> <u>1. Attached to a fence, wall, or other structure marking the boundary of an athletic field;</u> <u>2. A maximum of eighty square feet in area, not to exceed the dimensions of the structure to which they are attached;</u> <u>3. Manufactured or produced by a sign or banner company, not homemade; and</u> <u>4. Printed on one side such that the sign content faces the interior of the public park and the rear side of the sign is white.</u> <u>B. Materials. Commercial signs in public parks shall be:</u> <u>1. Produced using at a minimum a nine-ounce coated polyester scrim mesh banner material;</u> <u>2. Reinforced with hems along the perimeter edges either sewn or secured by heat weld, with grommets placed every twenty-four inches around the perimeter; and</u>	Specify code standards for commercial signs in public parks in anticipation of outfield fence sign requests at the Ridgefield Outdoor Recreation Complex.

	<u>3. Printed with a fade-resistant ink and process that guarantees a two-year outdoor lifespan.</u> <u>C. Cost responsibility.</u> <u>1. Commercial signs in public parks hung without prior approval by the city will be removed by the city and the responsible party shall reimburse the city for the cost of having the banner removed at the current billable rate for the public works crew/equipment. The applicant will be responsible for the cost to repair any damage to city-owned property that may result from the installation, attachment, hanging, or suspension of the sign.</u>	
<u>18.710.290 - Definitions</u>	<u>“Commercial sign” means a sign that advertises goods or services.</u> (...) <u>“Vertical banner sign” means a street banner that is hung vertically on a utility pole.</u>	Define terms necessary to implement standards for vertical banner signs on utility poles and commercial signs in public parks.
RDC 18.725 – Landscaping		
18.725.050 – Screening and buffering.	Table 18.725.050-1 Notes: (4) Parcels adjacent to Interstate 5 right-of-way shall install a fifteen-foot wide landscape buffer adjacent to Interstate 5. The buffer shall include landscaping consistent with the L4 <u>L5</u> standard, except that fifty percent of the required shrubs <u>understory trees</u> shall be Dwarf Globe Blue Spruce (<i>Picea pungens</i> ‘globosa’) and any wall, other than a required retaining wall, shall be prohibited.	Edit to match the 15’ L5 standard required in Table 18.725.050-1, which is the intended freewayscape landscape standard.

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: April 25, 2019

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Ridgefield School District Final Short Plat

GOVERNING LEGISLATION:

RCW 36.70.A and RCW 58

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

The City of Ridgefield Issued an administrative decision approving the preliminary Short Plat on December 27, 2017.

The applicant proposed to divide existing property into three lots of 1.92, 7.18 and 35.93 acres for public facilities development. Two developments have already been approved on the lot: the Ridgefield Intermediate/View Ridge Middle Schools project (PLZ-17-0023) in the southern portion of the site, and the Ridgefield Outdoor Recreational Complex (RORC) (PLZ-17-0041) in the northern portion of the site. Proposed Lot 3 at 35.93 acres would encompass the Schools development and a portion of the RORC and would remain under RSD ownership. Proposed Lot 2 at 7.18 acres would include the remaining portion of the RORC and would be transferred to City ownership. No development has been proposed or approved for the northwest corner of the site, proposed Lot 1 at 1.92 acres, which is proposed to be deeded to Clark County Fire & Rescue.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

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

STAFF CONTACT: Claire Lust, Associate Planner

ATTACHMENTS: PLZ-19-0025 RF_SD_Final_Plat_memo Final 20190418 (DOCX)
03 Final Short Plat (PDF)



COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642

(360) 887-3557 | Fax: (360) 887-0861

Ridgefield School District Final Short Plat: Plat Staff Report

File No. PLZ-19-0025 APRIL 16, 2019

I. Review Process

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

II. Basic Facts

Final Plat Application date: On February 27, 2019 the City received an application for final plat approval for the Ridgefield School District Final Short Plat – 3 lots

Property Information: 30101 and 3215 S. Hillhurst RD., Ridgefield, WA; Assessor's PIN: 215808000 and 986046105; 46.25 acres

Zoning: Public Facilities

Owner: Ridgefield School District, 2724 S. Hillhurst Rd., Ridgefield, WA 98642; Contact: Dr. Nathan McCann, 360.619.1301, Nathan.mccann@rfsd.org and lisa.mcgee@ridgefieldsd.org

Applicant: Olson Engineering, 222 E Evergreen, Vancouver, WA 98660. Contact Gayle Gerke, 360.695.1385, gayleg@olsonengr.com

Preliminary Plat: City of Ridgefield File No. PLZ-17-0106

City Council hearing date: April 25, 2019

III. Documents Received

1. Front & Back Cover Sheet
2. Table of Contents
3. Application Form
4. Preliminary Short Plat Decision
5. Narrative

6. Lot Closure Calculations
7. Perimeter Legal Description
8. Title Report
9. Final Plat
10. USACE Permit
11. Wetland Bank Credit Sale Letter

IV. Background

The City of Ridgefield Issued an administrative decision approving the preliminary Short Plat on December 27, 2017.

The applicant proposed to divide existing property into three lots of 1.92, 7.18 and 35.93 acres for public facilities development. Two developments have already been approved on the lot: the Ridgefield Intermediate/View Ridge Middle Schools project (PLZ-17-0023) in the southern portion of the site, and the Ridgefield Outdoor Recreational Complex (RORC) (PLZ-17-0041) in the northern portion of the site. Proposed Lot 3 at 35.93 acres would encompass the Schools development and a portion of the RORC and would remain under RSD ownership. Proposed Lot 2 at 7.18 acres would include the remaining portion of the RORC and would be transferred to City ownership. No development has been proposed or approved for the northwest corner of the site, proposed Lot 1 at 1.92 acres, which is proposed to be deeded to Clark County Fire & Rescue.

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

V. Engineering Comments

All engineering conditions of the NOD for PLZ-17-0106 have been met. Engineering has no further comments.

Brenda Howell, at (360) 857-5022, Brenda.Howell@ci.ridgefield.wa.us

VI. Survey Comments

The applicant submitted revisions to the survey documents on April 16th. The city's survey team has not reviewed the most recent revisions prior to this writing. See Condition of approval. Joe Plahuta, P.L.S, Gray and Osborne,

jplahuta@g-o.com

VII. Land Use Planning Comments

At final plat an applicant shall provide a written narrative demonstrating compliance with each condition of approval in the Final Order.

All land use conditions of the NOD for PLZ-17-0106 have been met. Land use has no further comments.

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

A. General Conditions:

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

Finding: On-going obligation.

2. Further subdivision of lots within this short plat shall be restricted per RDC 18.610.080 and RCW 58.17.060(1).

Finding: On-going obligation.

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

Finding: On-going obligation.

4. Comply with all critical areas terms and conditions approved in PLZ-17-0023 and PLZ-17-0041 that apply to this site.

Finding: Completed.

B. The following must be accomplished prior to Final Short Plat Approval:

1. Submit a final plat meeting the requirements of RDC 18.610.040 and 18.610.050 within five (5) years of the date of this decision.

Finding: Completed

VIII. Addressing

See attached Addressing Table and Plat Map.

IX. Conclusion

Staff recommends approval of the Final Plat for the Ridgefield School District Short Plat (PLZ-19-0025) subject to the following condition of approval.

Condition of Approval

1. The applicant shall address and resolve any outstanding survey comments prior to obtaining city signatures on final plat mylars.

RSD Final Short Plat Streets and Addresses

Ascending from west to east and from north to south

Lot #	Address
S Hillhurst Road	
West (odd) side of street	
1	2905 (new)
2	3101 (existing)
3	3215 (existing)

RIDGEFIELD SCHOOL SHORT PLAT

A PORTION OF THE SE 1/4 OF THE SW 1/4 &
THE SW 1/4 OF THE SE 1/4 OF SECTION 29 &
THE NW 1/4 & NE 1/4 OF THE NE 1/4
OF SECTION 32, T. 4 N., R. 1 E., OF THE W.M.,

CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
FEBRUARY 2019

ASSESSOR'S PARCEL NO. 215808-000 & 986046-105
SHORT PLAT FILE: PLZ-17-0106

CITY ENGINEER
APPROVED: _____
DATE _____

PUBLIC WORKS DIRECTOR
APPROVED: _____
DATE _____

COMMUNITY DEVELOPMENT DIRECTOR
APPROVED: _____
DATE _____

MAYOR
APPROVED: _____
DATE _____

ASSESSOR
THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170 LAWS OF WASHINGTON,
TO BE KNOWN AS SHORT PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

COUNTY ASSESSOR _____ DATE _____

AUDITOR
FILED FOR RECORD THIS _____ DAY OF _____, 2019
IN BOOK _____ OF SHORT PLATS AT PAGE _____ AT THE
REQUEST OF _____

AUDITOR'S RECEIVING NO. _____

DEPUTY/COUNTY AUDITOR _____ DATE _____

SURVEYOR'S CERTIFICATE
I, HOWARD S. RICHARDSON, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF
RIDGEFIELD SCHOOL SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 29 & 32,
TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN; 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.

HOWARD S. RICHARDSON-PLS 38485 _____ DATE _____

DEED REFERENCES

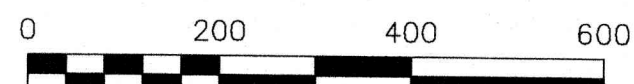
GRANTOR: THE BARTEL REVOCABLE TRUST
GRANTEE: RIDGEFIELD SCHOOL DISTRICT NO. 122
A.F. NO.: 3920778
DATE: DECEMBER 15, 2004

GRANTOR: WILLIAM & BERNICE BARTEL
GRANTEE: RIDGEFIELD SCHOOL DISTRICT NO. 122
A.F. NO.: 3927346
DATE: DECEMBER 30, 2004

PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE
S6 (1") AND ADJUSTED BY COMPASS RULE. THE
FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR
SURVEYS AS DESIGNATED IN WAC 332-130-090.

SCALE
1"=200'



J:\DATA\.....\9609.S.SHORT.PLAT.DWG
COPYRIGHT 2019, OLSON ENGINEERING, INC.

SHEET 1 OF 1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS AND ALL OTHER PARTIES
HAVING ANY INTEREST IN THE LAND HEREON DESCRIBED HAVE WITH THEIR FREE CONSENT AND IN
ACCORDANCE WITH THEIR DESIRES CAUSED THE SAME TO BE SURVEYED AND SHORT PLATTED AS
SHOWN HEREON DO HEREBY DEDICATE THOSE ROADS, RIGHTS-OF-WAY OR EASEMENTS SHOWN A
PUBLIC DEDICATIONS HEREON TO THE USE OF THE PUBLIC; DO HEREBY WAIVE ON BEHALF OF
THEMSELVES AND THEIR SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF
RIDGEFIELD AND ANY OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE
ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID
DEDICATED ROADS AND/OR RIGHTS-OF-WAY AND DO HEREBY GRANT AND RESERVE THE
EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED.

DR. NATHAN MCCANN- SUPERINTENDENT, RIDGEFIELD PUBLIC SCHOOLS

DON STOSE- MAYOR, CITY OF RIDGEFIELD

TRACT NOTES

TRACT A IS A WETLAND AND BUFFER.

TRACT B INCLUDES A WETLAND, WETLAND
BUFFERS, A STREAM, AND RIPARIAN BUFFERS.

REFER TO THE CRITICAL AREAS REPORT BY
PBS ENGINEERING DATED AUGUST 2017 FOR
MORE INFORMATION.

FOUND ALUM. CAP STAMPED
W/SECTION DATA DURING
PREVIOUS SURVEY (H/849).
SEE THE LCR REC. IN BK. 2,
PG. 167 (NOT VISITED DURING
THIS SURVEY).

FOUND ALUM. CAP, TIED NOV. 2017.
SEE THE L.C.R. REC. IN BK. 2, PG. 167.

CALCULATED DURING
PREVIOUS SURVEY (49/100)
REC. FEB. 2006. A BOXED
BRASS CAP W/PUNCH BEARS
N 15°42'01"E 10.75' FROM THE
CALCULATED POSITION TIED
NOVEMBER 2017.

BRASS CAP W/PUNCH IN
CONCRETE. SEE THE LCR
REC. IN BK. 3, PG. 2. TIED
NOVEMBER 2017.

BASIS OF BEARINGS

HELD A BEARING OF N 01°07'32" E
BETWEEN THE EAST 1/4 CORNER
AND THE NE CORNER OF SECTION 32.

LEGEND

- SET 1/2" X 24" REBAR W/PLASTIC CAP (OLSON
ENG PLS 38485) DURING THIS SURVEY.
- FOUND 5/8" IRON ROD (WHITTEN) SET DURING
THE SURVEY RECORDED UNDER BK. 53, PG. 153,
UNLESS NOTED OTHERWISE. TIED MAY 2005.
- 3" BRASS CAP W/PUNCH SET BY CLARK
COUNTY (24/33) TIED MAY 2005. HELD FOR
CENTERLINE OF HILLHURST RD.

FOUND 1/2" IRON ROD
W/CAP (9579)

ACKNOWLEDGEMENT
STATE OF WASHINGTON
COUNTY OF CLARK

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED
THAT HE/SHE SIGNED THIS INSTRUMENT ON OATH STATED THAT HE/SHE WAS
AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT, AS AUTHORIZED
SIGNATOR OF THE CITY OF RIDGEFIELD, TO BE FREE AND VOLUNTARY ACT OF SUCH
PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE _____ DATE _____

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES: _____

MY COMMISSION EXPIRES:
THE WILLAMETTE MERIDIAN IN CLARK COUNTY, WASHINGTON
DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 32; THENCE NORTH 89°21'40" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 2616.59 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°38'44" WEST ALONG THE EAST LINE OF THAT TRACT CONVEYED BY DEED TO PETER BARTEL RECORDED UNDER AUDITOR'S FILE NO. G743425, RECORDS OF CLARK COUNTY, 660.03 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 88°41'07" WEST ALONG THE SOUTH LINE OF SAID TRACT 5.41 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 32; THENCE SOUTH 01°06'55" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 32 A DISTANCE OF 666.01 FEET TO THE SOUTHEAST CORNER OF THAT TRACT CONVEYED BY DEED TO RIDGEFIELD SCHOOL DISTRICT NO. 122 RECORDED UNDER AUDITOR'S FILE NO. 3920778, RECORDS OF CLARK COUNTY; THENCE SOUTH 89°17'24" EAST ALONG THE SOUTH LINE OF SAID TRACT 1890.18 FEET TO THE WEST LINE OF NW HILLHURST ROAD; THENCE ALONG SAID WEST LINE THE FOLLOWING COURSES: THENCE NORTH 26°35'18" WEST 123.25 FEET TO A POINT ON A 2470.00 FOOT RADIUS CURVE TO THE LEFT; THENCE AROUND SAID 2470.00 FOOT RADIUS CURVE TO THE LEFT 943.62 FEET; THENCE NORTH 48°28'38" WEST 483.71 FEET TO A POINT ON A 4970.00 FOOT RADIUS CURVE TO THE LEFT; THENCE AROUND SAID 4970.00 FOOT RADIUS CURVE TO THE LEFT 460.12 FEET; THENCE NORTH 53°46'54" WEST 678.52 FEET TO THE NORTHWEST CORNER OF THAT TRACT CONVEYED BY DEED TO RIDGEFIELD SCHOOL DISTRICT RECORDED UNDER AUDITOR'S FILE NO. 3927346, RECORDS OF CLARK COUNTY; THENCE SOUTH 01°06'51" WEST ALONG THE WEST LINE OF SAID TRACT 514.68 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89°21'45" EAST ALONG THE SOUTH LINE OF SAID TRACT 40.00 FEET TO THE TRUE POINT OF BEGINNING.

STA. 124+57.14 PC

HAWKS LANDING
(311/813)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°53'05" W	46.34'
L2	N 02°52'34" E	14.56'
L3	N 43°53'05" W	73.50'
L4	S 46°06'55" W	73.30'
L5	S 43°53'05" E	73.50'
L6	S 38°10'34" W	36.19'
L7	S 40°05'14" W	50.00'
L8	S 41°59'55" W	137.68'
L9	N 69°05'26" W	80.18'
L10	S 88°24'50" E	201.46'
L11	S 88°24'50" E	24.45'

L12	N 36°41'38" E	145.92'
L13	S 08°18'21" E	73.29'
L14	S 01°06'51" W	80.83'
L15	N 88°41'07" W	5.41'
L16	S 88°53'05" W	60.00'
L17	N 01°06'51" E	24.45'
L18	S 89°17'24" E	22.51'
L19	N 01°06'51" E	36.67'
L20	S 88°50'32" E	33.75'
L21	N 89°21'45" W	40.00'
L22	N 01°35'04" E	242.00'
L23	N 29°38'51" E	181.35'
L24	N 01°13'35" E	946.46'
L25	N 29°38'55" E	158.99'
L26	S 53°46'54" E	156.34'
L27	S 53°46'54" E	60.40'
L28	S 53°46'54" E	133.57'
L29	N 37°19'38" W	55.69'
L30	N 57°25'30" E	12.27'
L31	N 22°52'58" E	14.73'
L32	N 32°14'58" W	77.10'
L33	N 05°15'52" W	77.08'
L34	N 47°48'59" E	58.93'
L35	S 81°07'01" E	17.02'
L36	N 58°37'54" E	11.00'
L37	N 18°23'44" E	17.03'
L38	S 75°00'21" E	67.93'
L39	S 67°22'49" E	48.68'
L40	S 87°41'23" E	41.53'
L41	S 65°29'18" E	38.79'
L42	N 01°06'55" E	91.66'
L43	N 88°19'56" E	57.02'
L44	S 51°11'34" E	38.03'
L45	N18°08'50" E	19.49'
L46	N 41°02'20" E	38.76'
L47	N 46°40'44" E	24.15'
L48	N 45°54'38" E	75.62'
L49	N 48°39'11" E	42.65'
L50	N 51°40'31" E	61.20'
L51	S 13°16'19" E	21.29'
L52	N 01°06'55" E	60.01'

SURVEY REFERENCES

1. SURVEY BY HAGEDORN, INC. FOR BARTEL ET UX (19/194)
REC. JUNE 1986.
2. SURVEY BY OLSON ENGINEERING, INC. FOR MAARHUIS
(36/157) REC. OCT. 1994.
3. SURVEY BY OLSON ENGINEERING, INC. FOR NELSON
(49/100) REC. FEB. 2002.
4. SURVEY BY OLSON ENGINEERING, INC. FOR KENNEDY
(51/168) REC. OCT. 2003.
5. SURVEY OF HILLHURST RD. BY CLARK COUNTY (24/33)
REC. JUNE 1988.
6. SURVEY BY HAGEDORN, INC. FOR BARTEL (53/153) REC.
DEC. 2004.
7. SURVEYED PLAT OF HAWK'S LANDING (311/813) REC. FEB.
2016.

PERIMETER LEGAL DESCRIPTION

A PARCEL OF PROPERTY LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 29, AND NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN CLARK COUNTY, WASHINGTON
DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 32; THENCE NORTH 89°21'40" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 2616.59 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°38'44" WEST ALONG THE EAST LINE OF THAT TRACT CONVEYED BY DEED TO PETER BARTEL RECORDED UNDER AUDITOR'S FILE NO. G743425, RECORDS OF CLARK COUNTY, 660.03 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 88°41'07" WEST ALONG THE SOUTH LINE OF SAID TRACT 5.41 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 32; THENCE SOUTH 01°06'55" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 32 A DISTANCE OF 666.01 FEET TO THE SOUTHEAST CORNER OF THAT TRACT CONVEYED BY DEED TO RIDGEFIELD SCHOOL DISTRICT NO. 122 RECORDED UNDER AUDITOR'S FILE NO. 3920778, RECORDS OF CLARK COUNTY; THENCE SOUTH 89°17'24" EAST ALONG THE SOUTH LINE OF SAID TRACT 1890.18 FEET TO THE WEST LINE OF NW HILLHURST ROAD; THENCE ALONG SAID WEST LINE THE FOLLOWING COURSES: THENCE NORTH 26°35'18" WEST 123.25 FEET TO A POINT ON A 2470.00 FOOT RADIUS CURVE TO THE LEFT; THENCE AROUND SAID 2470.00 FOOT RADIUS CURVE TO THE LEFT 943.62 FEET; THENCE NORTH 48°28'38" WEST 483.71 FEET TO A POINT ON A 4970.00 FOOT RADIUS CURVE TO THE LEFT; THENCE AROUND SAID 4970.00 FOOT RADIUS CURVE TO THE LEFT 460.12 FEET; THENCE NORTH 53°46'54" WEST 678.52 FEET TO THE NORTHWEST CORNER OF THAT TRACT CONVEYED BY DEED TO RIDGEFIELD SCHOOL DISTRICT RECORDED UNDER AUDITOR'S FILE NO. 3927346, RECORDS OF CLARK COUNTY; THENCE SOUTH 01°06'51" WEST ALONG THE WEST LINE OF SAID TRACT 514.68 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89°21'45" EAST ALONG THE SOUTH LINE OF SAID TRACT 40.00 FEET TO THE TRUE POINT OF BEGINNING.

NOTARY SIGNATURE _____ DATE _____

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES: _____

IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED
THAT HE/SHE SIGNED THIS INSTRUMENT ON OATH STATED THAT HE/SHE WAS
AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT, AS
AUTHORIZED SIGNATOR OF RIDGEFIELD SCHOOL DISTRICT, TO BE FREE AND
VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN
THE INSTRUMENT

NOTARY SIGNATURE _____ DATE _____

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES: _____

IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED
THAT HE/SHE SIGNED THIS INSTRUMENT ON OATH STATED THAT HE/SHE WAS
AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT, AS AUTHORIZED
SIGNATOR OF THE CITY OF RIDGEFIELD, TO BE FREE AND VOLUNTARY ACT OF SUCH
PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE _____ DATE _____

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES: _____