RIDGEFIELD CITY COUNCIL
MEETING AGENDA

Thursday, March 25, 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. 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 March 11, 2021 Meeting**

IV. PRESENTATION

1. **4Th Quarter 2020 Financial Report - Kirk Johnson, Finance Director**

V. PUBLIC HEARING/BUSINESS

1. **Public Hearing and First Reading on Ordinance No. 1338 - Specht Development Corporation Development Agreement - Steve Stuart, City Manager**
2. **Public Hearing and First Reading of Ordinance No. 1339 – Ridgefield Municipal Code Title 18 - Housing Code Updates - Claire Lust, Community Development Director**

VI. PUBLIC COMMENT

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

VII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

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

VIII. 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: March 25, 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: March 25, 2021 - Claims Report (PDF)

City of Ridgefield

Claims Payment Report

For Approval on: March 25, 2021

Sum of Amount Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
AIRGAS USA LLC	**17**	9110393262	**Genl Govt/Facilities**	Torch Tips	2.75
			Public Works	Torch Tips	41.04
AIRGAS USA LLC Total					**43.79**
AMAZON BUSINESS	**3485**	1TY9-GG1X-G76V	**Genl Govt/Facilities**	Phone Case - Alqatanani	2.47
				Phone Case - Kauffman	2.47
				Phone Case - Venne	1.25
				Phone Case - Crockford	1.25
				Phone Case - Johnson	1.23
				Screen Protectors - Unassigned	25.58
			Public Works	Phone Case - Kauffman	22.24
				Phone Case - Venne	23.45
				Phone Case - Strickler	24.70
				Phone Case - Crockford	23.46
				Phone Case - Bradley	24.70
				Phone Case - Barhitte	24.70
				Phone Case - Johnson	23.47
				Phone Case - Bolling	24.70
			Community Development	Phone Case - Alqatanani	22.23
				Phone Case - Newbill	24.70
		1TY9-GG1X-T3HK	**Genl Govt/Facilities**	PWFAC Breakroom Supp	4.01
			Public Works	PWFAC Breakroom Supp	27.83
		1XXN-Q9T6-GNRC	**Genl Govt/Facilities**	Safety Harness - Embry	26.39
			Public Works	Safety Harness - Embry	237.54
		1KL1-PMK6-TX7G	**Finance**	Office Supp - Fin	46.62
		14D1-L3GT-CGF4	**Genl Govt/Facilities**	Mobile Printer/iPad Stylus - Weichman	18.88
			Public Works	Mobile Printer/iPad Stylus - Weichman	94.39
			Community Development	Mobile Printer/iPad Stylus - Weichman	264.26
		1H3L-3G4X-TYMN	**Public Safety**	Oper/Office Supp - PD	204.79
		146Y-T4LL-16QR	**Genl Govt/Facilities**	Harness Bag - Embry	2.05
			Public Works	Harness Bag - Embry	18.54
		13RF-4MRV-QTHW	**Genl Govt/Facilities**	PW Shop Supp	3.88
			Public Works	PW Shop Supp	57.84
		167X-KLWP-974V	**Genl Govt/Facilities**	1Sat Supp	253.15
		1W31-VRJC-1RLL	**Genl Govt/Facilities**	1Sat - Crochet Class Supp	243.20
		197H-XWCC-L3GN	**Genl Govt/Facilities**	Storage Utility Cart	108.39
		1Q61-3J9N-TN1C	**Public Safety**	PD Office/Oper Supp	87.03
		1Q61-3J9N-7MP7	**Administration**	Waste Basket - Patricia	26.19
		1M7G-PCY9-H76P	**Genl Govt/Facilities**	Whodunnits Mystery Game	11.91
		1VRR-3YY9-VX6T	**Genl Govt/Facilities**	Storage Unit Ladder	66.89
		199C-MKMV-7CNK	**Human Resources**	Wellness Supp	23.74
AMAZON BUSINESS Total					**2,100.12**

Attachment: March 25, 2021 - Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield

Claims Payment Report

For Approval on: March 25, 2021

APPLIED CONCEPTS INC	3542	379419	Public Safety	DSR 2X Radar	2,241.17
APPLIED CONCEPTS INC Total					**2,241.17**
ARAMARK UNIFORM SERVICES	32	864880192	Genl Govt/Facilities	PW Uniforms/Floor Mats	2.69
			Public Works	PW Uniforms/Floor Mats	48.67
		864870906	Genl Govt/Facilities	PW Uniforms/Floor Mats	2.69
			Public Works	PW Uniforms/Floor Mats	48.67
ARAMARK UNIFORM SERVICES Total					**102.72**
ASSOCIATED CONSULTANTS INC.	1030	20-217-01	Community Development	Hillhurst Heights Pedestrian Bridge Plan Review	736.25
ASSOCIATED CONSULTANTS INC. Total					**736.25**
BLUEFIN PAYMENT SYSTEMS	2827	2827-202102	Public Works	Customer Web Payments	21.90
BLUEFIN PAYMENT SYSTEMS Total					**21.90**
BSK ASSOCIATES	2119	VE00543	Public Works	Coliform Testing - Feb 2021	450.00
BSK ASSOCIATES Total					**450.00**
CFM STRATEGIC COMMUNICATIONS INC.	2551	25863	Genl Govt/Facilities	Lobbyist - Jan 2021	5,200.00
		25906	Genl Govt/Facilities	Lobbyist - Feb 2021	5,200.00
CFM STRATEGIC COMMUNICATIONS INC. Total					**10,400.00**
CHRISTOPHER J RAMIREZ	3561	3561-20210325	Public Safety	PD Vehicle Window Tint	125.00
CHRISTOPHER J RAMIREZ Total					**125.00**
CINTAS CORPORATION NO 2	3497	8405055206	Genl Govt/Facilities	First Aid Box Supp	16.23
			Public Works	First Aid Box Supp	241.73
		8405055205	Genl Govt/Facilities	First Aid Box Supp - RACC	0.75
			Public Works	First Aid Box Supp - RACC	11.26
			Community Development	First Aid Box Supp - RACC	12.00
CINTAS CORPORATION NO 2 Total					**281.97**
CITY OF BATTLE GROUND	92	INV00325	Judicial	Court Costs/Public Defender - Feb 2021	14,627.58
CITY OF BATTLE GROUND Total					**14,627.58**
CITY OF RIDGEFIELD	95	PLM-21-0170	Public Works	Dog Park Water Meter	4,930.26
CITY OF RIDGEFIELD Total					**4,930.26**
CITY OF RIDGEFIELD-W/S	96	005207-000-202102	Public Works	Blue Heron Community Garden - Water	47.44
		005436-009-202102	Public Works	6007 N Ridgefield Woods Dr. - Irrigation	47.44
		005488-000-202102	Public Works	Cemetery Water Spigots - Water	47.44
		010821-000-202102	Public Works	Water Tower (Cemetery)	58.95
		005815-000-202102	Genl Govt/Facilities	109 W Division WWTP - CRWWD Portion - Storm	412.65
				109 W Division WWTP - CRWWD Portion - Water	131.13
			Public Works	109 W Division WWTP - Water	131.13
				109 W Division WWTP - Storm	412.65
		006405-000-202102	Public Works	119 N 3rd Ave Community Park - Storm	39.30
				119 N 3rd Ave Community Park - Water	47.51
		006398-000-202102	Public Safety	116 N Main Ave PD - Water	60.40
				116 N Main Ave PD - Storm	78.60
		005032-000-202102	Genl Govt/Facilities	111 S Main - Water	61.17
				111 S Main - Storm	58.95
		005436-001-202102	Public Works	1-5/SR501 NE Interchange Irrigation	94.88
		009272-000-202102	Public Works	1308 N Heron Dr Hayden Park - Water	47.44
				1308 N Heron Dr Hayden Park - Storm	19.65

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CITY OF RIDGEFIELD-W/S	**96**	009457-000-202102	**Public Works**	Columbia Hills Irrigation Tract D Cispus Way	94.88
		009787-004-202102	**Public Works**	Green Gables Tract-C Irrigation M	47.44
		010935-000-202102	**Public Works**	Cedar Creek Irrigation Tract B	156.66
		005807-000-202102	**Public Works**	Abrams Park Restrooms - Water	114.58
				Abrams Park Restrooms - Storm	19.65
		009427-000-202102	**Public Works**	Columbia Hills Irrigation Tract B Wind River	47.44
		007097-000-202102	**Public Works**	2311 N 5th Way Crows Nest Park - Water	47.44
				2311 N 5th Way Crows Nest Park - Storm	39.30
		008428-000-202102	**Public Works**	Cedar Ridge Park - Water	94.88
				Cedar Ridge Park - Storm	19.65
		007183-000-202102	**Public Works**	618 Lark Dr Lark Park - Water	47.44
				618 Lark Dr Lark Park - Storm	19.65
		005810-000-202102	**Public Works**	Abrams Park Standpipe - Water	47.44
		009787-000-202102	**Public Works**	Green Gables Tract-Q Irrigation M	47.44
		009787-002-202102	**Public Works**	Green Gables Tract-D Irrigation M	47.44
		005811-000-202102	**Public Works**	Abrams Park Kitchen - Storm	412.65
				Abrams Park Kitchen & Irrigation - Water	50.52
		005436-005-202102	**Public Works**	1-5/SR501 NE Interchange Irrigation	94.88
		005436-010-202102	**Public Works**	5054 Pioneer Street	19.65
		005806-000-202102	**Public Works**	Abrams Soccer Field	151.82
		006404-000-202102	**Genl Govt/Facilities**	230 Pioneer Street City Hall - Storm	137.55
				230 Pioneer Street City Hall - Water	127.15
		009787-003-202102	**Public Works**	Green Gables Tract-D Irrigation MET	47.44
		009787-005-202102	**Public Works**	Park & Ride Lot - Storm	216.15
		005812-001-202102	**Public Works**	Abrams Park Chloine Injector - Storm	19.65
		006420-000-202102	**Public Works**	315 N 3rd Avenue Davis Park - Water	151.82
		012825-000-202102	**Public Works**	IRR West End S Sevier Rd	47.44
		009787-006-202102	**Public Works**	Roundabout 45th & 3rd	47.44
		010889-000-202102	**Public Works**	Junction Well & Reservoir - Storm	137.55
CITY OF RIDGEFIELD-W/S Total					**4,349.77**
CLARK COUNTY	**102**	CI025488	**Judicial**	Pretrial Supervision - January 2021	448.80
CLARK COUNTY Total					**448.80**
CLARK COUNTY TREASURERS OFFICE	**554**	SIF202102	**Genl Govt/Facilities**	School Impact Fees	770,312.00
CLARK COUNTY TREASURERS OFFICE Total					**770,312.00**
CLARK REGIONAL WASTEWATER DISTRICT	**741**	032695-000-202102	**Genl Govt/Facilities**	109 W Division WWTP - CRWWD Portion - Sewer	77.76
			Public Works	109 W Division WWTP - Sewer	77.76
		032712-000-202102	**Public Safety**	116 N Main Ave PD - Sewer	45.81
		032894-000-202102	**Public Works**	Abrams Park Kitchen - Sewer	41.59
		032895-000-202102	**Public Works**	Abrams Park Restrooms - Sewer	80.17
		032899-000-202102	**Public Works**	Abrams Park Former Mgr House - Sewer	42.20
		035480-000-202102	**Public Works**	255 S 56th Pl Well & Reservoir - Sewer	39.18
		032752-000-202102	**Genl Govt/Facilities**	230 Pioneer St City Hall - Sewer	367.10
CLARK REGIONAL WASTEWATER DISTRICT Total					**771.57**
COLUMBIAN PUBLISHING	**116**	27694	**Community Development**	Housing Code Updates	104.40
		26671	**Community Development**	Type II Land Use App - Cloverhill	82.80

City of Ridgefield

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COLUMBIAN PUBLISHING	**116**	27686	**Genl Govt/Facilities**	Ord - 1336/1337	104.40
COLUMBIAN PUBLISHING Total					**291.60**
COMCAST	**2271**	2271-202103-230	**Genl Govt/Facilities**	Internet Services - CH	466.30
		2271-202103-109	**Genl Govt/Facilities**	PW Shop Communications	28.04
			Public Works	PW Shop Communications	417.67
		2271-202103-116	**Public Safety**	PD Communications	349.76
COMCAST Total					**1,261.77**
COMCAST BUSINESS	**1666**	119028800	**Genl Govt/Facilities**	Internet Services - 230 Pioneer Street	382.59
COMCAST BUSINESS Total					**382.59**
COMDATA NETWORK INC.	**1101**	20352149	**Genl Govt/Facilities**	PW/CDD Fuel - XN173 - 2/19/2021-2/28/2021	137.90
			Public Works	PW/CDD Fuel - XN173 - 2/19/2021-2/28/2021	2,054.25
			Community Development	PW/CDD Fuel - XN173 - 2/19/2021-2/28/2021	227.50
		20351547	**Genl Govt/Facilities**	PW/CDD Fuel - XN173 - 2/1/2021-2/15/2021	166.95
			Public Works	PW/CDD Fuel - XN173 - 2/1/2021-2/15/2021	2,487.31
			Community Development	PW/CDD Fuel - XN173 - 2/1/2021-2/15/2021	228.44
		20352150	**Public Safety**	PD Fuel - XN795 - 3/1/2021 - 3/15/2021	864.94
		20351548	**Public Safety**	PD Fuel - XN795 - 2/16/2021-2/28/2021	899.00
COMDATA NETWORK INC. Total					**7,066.29**
CORE & MAIN LP	**2906**	N762210	**Public Works**	Water Meter Supp	54.20
CORE & MAIN LP Total					**54.20**
DAVID M. COREY	**530**	3518	**Public Safety**	Fitness for Duty Evaluation	2,480.00
DAVID M. COREY Total					**2,480.00**
DEPARTMENT OF LICENSING - CPL	**154**	RG0000614-2021	**Genl Govt/Facilities**	CPL Fees - Taylor	18.00
		RG0000621-2021	**Genl Govt/Facilities**	CPL Fees - Mars	18.00
		RG0000624-2021	**Genl Govt/Facilities**	CPL Fees - Perkins	18.00
		RG0000623-2021	**Genl Govt/Facilities**	CPL Fees - Cottrell	18.00
		RG0000625-2021	**Genl Govt/Facilities**	CPL Fees - Chapman	18.00
		RG0000626-2021	**Genl Govt/Facilities**	CPL Fees - Melroy	18.00
		RG0000629-2021	**Genl Govt/Facilities**	CPL Fees - Hoffman	18.00
		RG0000630-2021	**Genl Govt/Facilities**	CPL Fees - Creagan	18.00
		RG0000628-2021	**Genl Govt/Facilities**	CPL Fees - Simonelli	18.00
		RG0000622-2021	**Genl Govt/Facilities**	CPL Fees - Rhine	18.00
		RG0000627-2021	**Genl Govt/Facilities**	CPL Fees - Cruz	18.00
DEPARTMENT OF LICENSING - CPL Total					**198.00**
DICK'S TIRE FACTORY	**158**	D85612	**Public Works**	Street Sweeper Tires	286.07
DICK'S TIRE FACTORY Total					**286.07**
DKS ASSOCIATES	**1565**	76745	**Community Development**	On Call Review Serrvices - Feb 2021	465.00
DKS ASSOCIATES Total					**465.00**
DUDE SOLUTIONS INC.	**3044**	INV-84882	**Public Works**	Asset Management Consulting Services	2,272.20
			#N/A	Asset Management Consulting Services	2,272.20
DUDE SOLUTIONS INC. Total					**4,544.40**
FERGUSON ENTERPRISES INC # 8423	**181**	965379	**Genl Govt/Facilities**	Water Meters	(747.26)
			Public Works	Water Meters	9,643.26
		965180	**Public Works**	Sensus Command Link Repair	319.78
FERGUSON ENTERPRISES INC # 8423 Total					**9,215.78**

City of Ridgefield

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FRIENDS OF WILDLIFE REFUGE	193	0193-20210325	Genl Govt/Facilities	Rerfuge Passes - 100 Miles Challenge	30.00
FRIENDS OF WILDLIFE REFUGE Total					**30.00**
GRAINGER	206	9816628045	Public Works	Water Oper Supp	79.80
GRAINGER Total					**79.80**
GRAY AND OSBORNE INC	207	20299.00-3	Community Development	Viewridge Hollow Final Plat	69.92
		19234.00-18	Public Works	Water System Plan Update	1,320.25
		21231.00-1	Community Development	Eagle Ridge PUD Final Plat	388.65
GRAY AND OSBORNE INC Total					**1,778.82**
GSI WATER SOLUTIONS INC.	2971	0727.001-29	Public Works	Hydrological Study	855.00
GSI WATER SOLUTIONS INC. Total					**855.00**
H.D. FOWLER COMPANY	2036	I5709674	Public Works	Water Meter Supp	45.53
		I5709675	Public Works	Water Meters	1,279.99
H.D. FOWLER COMPANY Total					**1,325.52**
HARRY'S LAWN AND POWER EQUIPMENT	214	197529	Genl Govt/Facilities	Chainsaw & Edger	67.76
			Public Works	Chainsaw & Edger	816.65
HARRY'S LAWN AND POWER EQUIPMENT Total					**884.41**
HONEY BUCKETS	223	551981951	Genl Govt/Facilities	Hand Washing Station	345.00
HONEY BUCKETS Total					**345.00**
JANEAN Z PARKER	2199	108	Community Development	Legal Services - Feb 2021	562.50
			Legal	Legal Services - Feb 2021	3,562.50
			Parks	Legal Services - Feb 2021	1,750.00
JANEAN Z PARKER Total					**5,875.00**
L.N. CURTIS AND SONS	3075	INV467831	Public Safety	Sponge Round and Exact Impact Kit	531.93
L.N. CURTIS AND SONS Total					**531.93**
LES SCHWAB TIRES WOODLAND	272	36900673938	Community Development	Tires - 2017 Escape	690.05
LES SCHWAB TIRES WOODLAND Total					**690.05**
MARIUS L MALATTIA	1817	146	Community Development	Design Reviews - Feb 2021	292.50
MARIUS L MALATTIA Total					**292.50**
MEGAN DEMOSS	3480	3480-20210325	Administration	Mileage Reimb - DeMoss	18.14
MEGAN DEMOSS Total					**18.14**
NAPA AUTO PARTS	498	232414	Public Works	Street Sweeper Maint	39.33
		231278	Public Works	Equip Maint - Storm	82.87
NAPA AUTO PARTS Total					**122.20**
NEW DAY MAINTENANCE LLC	2557	310214	Public Works	Removal of 3 hangers in 2 Cedars at Davis Park	487.80
NEW DAY MAINTENANCE LLC Total					**487.80**
PATRICK HILDRETH BRAND AND DESIGN	2372	1890	Genl Govt/Facilities	Professional Desing & Web Maint	1,425.00
PATRICK HILDRETH BRAND AND DESIGN Total					**1,425.00**
PBS ENGINEERING AND ENVIRONMENTAL	342	0071272.000-23	Community Development	Developer Plan Review	1,755.00
		0071403.000-10	Public Works	I-5 S Connection Proj	29,784.81
		0071543.000-2	Public Works	Pioneer Street Extention	65,601.62
PBS ENGINEERING AND ENVIRONMENTAL Total					**97,141.43**
POSTMASTER	348	0348-20210325	Genl Govt/Facilities	Postage Replenishment - Events Mailer	1,319.63
POSTMASTER Total					**1,319.63**
PROFORCE LAW ENFORCEMENT	1014	442393	Public Safety	Taser TSR 2X	2,644.95
				TSR X2 Holster Blackhawk	169.11

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PROFORCE LAW ENFORCEMENT	1014	442393	Public Safety	TSR Auto Shut Down Power Mag	169.11
PROFORCE LAW ENFORCEMENT Total					2,983.17
QUICK LANE TIRE AND AUTO CENTER	3050	450110	Public Safety	PD Vehicle Maintenance	57.54
QUICK LANE TIRE AND AUTO CENTER Total					57.54
RICOH USA INC.	1662	104761085	Public Safety	PD Copier Lease	106.83
		104721270	Public Safety	Additional Images	126.48
RICOH USA INC. Total					233.31
RIDGEFIELD COMMUNITY GLEANERS ASSOCIATION	2996	2996-20210325	Genl Govt/Facilities	1SAT - Crochet Class	246.90
RIDGEFIELD COMMUNITY GLEANERS ASSOCIATION Total					246.90
RIDGEFIELD HARDWARE	376	0376-202102	Genl Govt/Facilities	PW Shop Tools - Feb 2021	1.84
				PW Oper Supp - Feb 2021	8.95
				Oper Supp - Feb 2021	145.65
			Public Safety	Oper Supp - Feb 2021	17.44
			Public Works	Tools - Feb 2021	207.79
				Uniforms - Feb 2021	29.22
				PW Shop Tools - Feb 2021	27.42
				PW Oper Supp - Feb 2021	133.32
				Oper Supp - Feb 2021	345.23
				Water Meter Supp - Feb 2021	16.72
RIDGEFIELD HARDWARE Total					933.58
RIDGEFIELD LANDSCAPE PRODUCTS	3021	3021-20210325	Genl Govt/Facilities	Debris Dump	520.32
			Public Works	Debris Dump	1,550.12
RIDGEFIELD LANDSCAPE PRODUCTS Total					2,070.44
RIDGEFIELD MAIN STREET	2212	2212-20210325	Human Resources	Employee Recognition	260.00
RIDGEFIELD MAIN STREET Total					260.00
RIDGEFIELD SCHOOL DISTRICT	378	1002000074	Genl Govt/Facilities	RACC Operating Expense - Electricity	300.67
				RACC Operating Expense - Garbage	18.62
				RACC Operating Expense - Water	72.26
				RACC Operating Expense - Security Monitoring	11.13
				RACC Operating Expense - Janitorial	229.80
				RACC Operating Expense - Wastewater	8.14
			Public Works	RACC Operating Expense - Electricity	258.86
				RACC Operating Expense - Garbage	16.02
				RACC Operating Expense - Water	62.21
				RACC Operating Expense - Security Monitoring	9.58
				RACC Operating Expense - Janitorial	197.85
				RACC Operating Expense - Wastewater	7.01
			Community Development	RACC Operating Expense - Electricity	1,086.15
				RACC Operating Expense - Garbage	67.26
				RACC Operating Expense - Water	261.04
				RACC Operating Expense - Security Monitoring	40.19
				RACC Operating Expense - Janitorial	830.15
				RACC Operating Expense - Wastewater	29.39
RIDGEFIELD SCHOOL DISTRICT Total					3,506.33
SHRED-IT US JV LLC	2274	8181552095	Genl Govt/Facilities	Secure Shredding - CH	43.81

Attachment: March 25, 2021 - Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield

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SHRED-IT US JV LLC	2274	8181552094	Public Safety	Secure Shredding - PD	33.28
SHRED-IT US JV LLC Total					77.09
SONSRAY MACHINERY LLC	1785	P38123-10	Public Works	John Deere Flail Mower Maint	1,644.48
SONSRAY MACHINERY LLC Total					1,644.48
SPRINGBROOK SOFTWARE LLC	3444	INV-005656	Public Works	Springbrook Annual Software Renewal 2021-2022	4,213.62
			Information Technology	Springbrook Annual Software Renewal 2021-2022	25,116.05
		INV-005607	Public Works	Customer Web Payments - February 2021	326.00
SPRINGBROOK SOFTWARE LLC Total					29,655.67
STAPLES CONTRACT & COMMERCIAL INC	2884	8061470692	Genl Govt/Facilities	Office/Oper Supplies - Feb 2021	259.31
				Remote Work Laptop Case	46.60
			Public Works	Office/Oper Supplies - Feb 2021	100.80
			Community Development	Office/Oper Supplies - Feb 2021	62.27
			Finance	Office/Oper Supplies - Feb 2021	87.97
STAPLES CONTRACT & COMMERCIAL INC Total					556.95
STATE OF WASHINGTON DEPARTMENT OF REVENU	156	0-019-182-646	Genl Govt/Facilities	Feb 2021 B&O and Excise Tax	1,629.58
			Public Works	Feb 2021 B&O and Excise Tax	6,381.26
STATE OF WASHINGTON DEPARTMENT OF REVENUE Total					8,010.84
SW CONSULTING ENGINEERING	3398	0802193-21	Community Development	Legacy Trails Apts - Consulting Services	1,235.00
SW CONSULTING ENGINEERING Total					1,235.00
SYMBOLARTS LLC	1866	0368521-IN	Public Safety	PD Coins	1,359.88
SYMBOLARTS LLC Total					1,359.88
SYSTEMS FOR PUBLIC SAFETY INC.	1788	39428	Public Safety	Radar Installation	363.49
SYSTEMS FOR PUBLIC SAFETY INC. Total					363.49
THE GUNTER GROUP LLC	3493	3669	Community Development	SmartGov Consulting Services	1,820.00
THE GUNTER GROUP LLC Total					1,820.00
TRAFFIC SAFETY SUPPLY	432	INV035304	Public Works	Street Signs	309.83
		INV035882	Genl Govt/Facilities	Arrowboard Trailer - WA Use/Sales Tax	(407.40)
			Public Works	Arrowboard Trailer	5,257.40
TRAFFIC SAFETY SUPPLY Total					5,159.83
USA BLUEBOOK	444	508005	Genl Govt/Facilities	PW's Safety Supp	10.21
			Public Works	PW's Safety Supp	152.14
USA BLUEBOOK Total					162.35
VERIZON WIRELESS	452	9874352174	Genl Govt/Facilities	PW Cell Phones & 2 iPads	22.07
				Julie iPad	41.43
				PW Director iPad	6.24
			Public Safety	PD Chief iPad	41.46
				PD Cell Phones	872.50
			Public Works	PW Cell Phones & 2 iPads	328.91
				PW Director iPad	26.87
			Community Development	CDD Cell Phones	183.28
				PW Director iPad	8.29
				CDD Director iPad	41.45
			Finance	Finance Director iPad	41.46
			Executive	City Manager iPad	41.46
			Administration	Patricia Cell Phone	41.97

City of Ridgefield

Claims Payment Report

For Approval on: March 25, 2021

VERIZON WIRELESS	**452**	9874352174	**Administration**	Deputy City Manager iPad	41.45
			Council	Council iPads	280.07
		9874352176	**Genl Govt/Facilities**	PW Cell Phones & 2 iPads	49.62
				PW Cell Equipment	23.86
				PW/CDD Cell	5.58
			Public Safety	PD Cell Equipment	569.03
				PD Cell Phones	548.64
			Public Works	PW Cell Phones & 2 iPads	739.28
				PW Cell Equipment	355.47
				PW/CDD Cell	13.02
			Community Development	PW/CDD Cell	18.60
				CDD Cell Phones	378.30
				CDD Cell Equipment	222.17
			Finance	FIN Cell Phones	37.20
		9874352175	**Public Works**	Hillhurst Ped Crossing - Feb 2021	105.16
VERIZON WIRELESS Total					**5,084.84**
WA OFFICE OF SECRETARY OF STATE	**1016**	11479	**Genl Govt/Facilities**	Archive Boxes	96.58
		11751	**Genl Govt/Facilities**	Archive Boxes	160.97
WA OFFICE OF SECRETARY OF STATE Total					**257.55**
WAPITI NW LLC	**2545**	9009	**Genl Govt/Facilities**	Vehicle Maintenance - 2006 F350	409.93
			Public Works	Vehicle Maintenance - 2006 F350	2,842.69
		9031	**Public Safety**	PD Vehicle Maint - 2015 Interceptor	3,855.90
		9014	**Genl Govt/Facilities**	Vehicle Maint - 2020 Silverado	27.98
			Public Works	Vehicle Maint - 2020 Silverado	251.79
		9013	**Public Works**	Vehicle Maint - 2001 Silverado	1,163.96
WAPITI NW LLC Total					**8,552.25**
WASHINGTON STATE PATROL	**463**	I21004649	**Genl Govt/Facilities**	Background Checks - CPL	304.75
WASHINGTON STATE PATROL Total					**304.75**
WELLS FARGO	**1681**	202102-5756	**Genl Govt/Facilities**	Rubio Romero Usps Po 5471680444 Postage - 50 CDD and 50 PW	3.11
				Rubio Romero Clark Public Utilities Electricity Allocations	950.39
				Rubio Romero Usps Po 5471680444 Finance Stamps	55.00
			Public Works	Rubio Romero Usps Po 5471680444 Postage - 50 CDD and 50 PW	46.39
				Rubio Romero Amzn Digital Dv6dt0uk3 Adobe Pro Software - Kast	223.90
				Rubio Romero Usps Po 5471680444 Mail HandHeld Radio Router to Fe	15.50
			Community Development	Rubio Romero Usps Po 5471680444 Postage - 50 CDD and 50 PW	49.50
				Rubio Romero Amzn Digital Dv6dt0uk3 Adobe Pro Software - Kast	131.41
			Finance	Rubio Romero Cross Border Trans Fee International Processing Fee	6.80
			Information Technology	Rubio Romero Apple.Com/Bill CH IPAD	14.08
				Rubio Romero Amazon Web Services Website backup	0.74
				Rubio Romero Pagefreezer.Com Software	680.00
				Rubio Romero Amzn Digital Dv6dt0uk3 Adobe Pro Software - Kast	131.41
				Rubio Romero Zoom.Us 888-799-9666 Meeting Platform	59.60
				Rubio Romero Adobe Acropro Subs Software - Acctg Clerk	16.14
				Rubio Romero Txtsignal.Com Outreach Texting Software	39.00
				Rubio Romero Adobe Creative Cloud Software - DeMoss	57.44

City of Ridgefield

Claims Payment Report

For Approval on: March 25, 2021

WELLS FARGO	**1681**	202102-5756	**Information Technology**	Rubio Romero Adobe 800-833-6687 Software - City Manager	16.25
				Rubio Romero Eclincher Social Media	49.00
				Rubio Romero Apple.Com/Bill Comm Events IPAD	10.83
		202102-7010	**Public Safety**	Hoots Costco Whse #0772 CANNED AIR	20.59
				Hoots Galls Nameplate - Doran	46.03
				Hoots Tlo Transunion BACK GROUND INVESTIGATIONS	83.36
				Hoots Govx Inc Boots - Doran	318.63
		202102-6947	**Genl Govt/Facilities**	Kipp Groundspeak Inc 2 Geo Cache logbooks	22.52
			Human Resources	Kipp Safeway #1842 Wellness Gift Cards	1,158.00
				Kipp Costco By Instacart Wellness Snacks	898.02
				Kipp El Rancho Viejo Wellness Gift Cards	120.00
				Kipp Taps Beer Reserve Wellness Gift Cards	120.00
				Kipp Old Liberty Theater Llc Wellness Gift Cards	120.00
		202102-6921	**Public Safety**	Doriot Intoximeters Inc Intoximeter FST breath tester: Grant th	560.44
				Doriot Calibre Press Calibre Press Leadership Training - Gibson	199.00
				Doriot Motorola Solutions Onlin Encryption multi key for new por	1,346.83
		202102-7036	**Executive**	Stuart The Sportsmans Mtng w/city councilors re: upcoming city i	19.72
				Stuart Tom'S Urban Mtng w/Councilors re: parklet coordination	86.59
				Stuart Pioneer Street Cafe City YMCA site plan project scoring m	22.43
				Stuart Pioneer Street Cafe Mtng w/City Councilors re: City issue	68.64
				Stuart Line And Lure 51331007 Mtng re: city commercial project	39.31
				Stuart The Smokin Oak Mtng re: commercial proj in city - partia	63.98
		202102-7028	**Genl Govt/Facilities**	Brunson Clark Auto Parts Window washer fluid	(0.29)
			Public Works	Brunson Wsu Pesticide Education Pesticide class	30.00
				Brunson Clark Auto Parts Window washer fluid	3.78
		202102-6988	**Genl Govt/Facilities**	Knottnerus Cheapjoesar 1Sat - March	151.10
				Knottnerus Spn Royallangnick 1Sat - March	192.35
			Human Resources	Knottnerus Ipma-Hr Professional Membership Dues	62.40
				Knottnerus Association Of Washington Webinar Training	8.80
				Knottnerus Rosauers Food & Dru Employee Relations. Food for PW E	100.76
				Knottnerus Nepelra Webinar Training	59.60
			Administration	Knottnerus Ipma-Hr Professional Membership Dues	93.60
				Knottnerus Association Of Washington Duplicate charge - refund n	22.00
				Knottnerus Association Of Washington Webinar Training	13.20
				Knottnerus Nepelra Webinar Training	89.40
		202102-7051	**Genl Govt/Facilities**	Blehm Wsu Pesticide Education Pesticide on-line courses - Crockf	3.00
				Blehm Usps Po 5409380396 Stamps Canada certified mailing ACA fo	40.80
			Public Safety	Blehm Hampton Inns Hotel - training test at the Academy - Martin	113.27
			Public Works	Blehm Wsu Pesticide Education Pesticide on-line courses - Crockf	57.00
				Blehm Eco 3 Webinar training - Thamert	150.00
				Blehm Eco 3 Webinar training - Webberley	250.00
		202102-7002	**Genl Govt/Facilities**	Thamert Rosauers Supermarket # Fuel - Thamert	3.25
			Public Works	Thamert Grainger confined space gear bag/rubber boots	194.62
				Thamert Rosauers Supermarket # Fuel - Thamert	48.42
				Thamert Sp Hexarmor chin straps and hard hat for confined spac	66.08

City of Ridgefield

Claims Payment Report

For Approval on: March 25, 2021

WELLS FARGO	**1681**	202102-7002	**Public Works**	Thamert Sp Coastproducts 2 flashlight/1 headlamp	86.72
		202102-6970	**Public Works**	Johnson Wa Dol Lic & Reg 51307 Dump Truck Licensing	63.09
				Johnson Wa Dol Lic & Reg 51307 Storm Vehicle Licensing	63.09
			Finance	Johnson Wa Finance Offcrs Assoc WFOA annual membership - Giles	75.00
		202102-6996	**Genl Govt/Facilities**	Demoss 4imprint 1Sat - April	275.73
				Demoss Sticker Mule 1Sat - March	298.10
			Human Resources	Demoss Organimi Inc. Online Employee Organization Chart Annual F	125.00
			Finance	Demoss Cross Border Trans Fee Cross Border Trans Fee	1.25
			Information Technology	Demoss Mailchimp Email disbursement subs	22.61
		202102-6962	**Public Works**	Denton North Coast Electric Street Light for Street Light Repair	538.33
		202102-0187	**Public Works**	Melroy Rosauers Supermarket Food for night shift snow removal	118.67
WELLS FARGO Total					**11,291.31**
WESTERN EQUIPMENT	**2363**	8063669-00	**Public Works**	Storm Mower Equip	196.34
		8063669-03	**Public Works**	Storm Mower Maint	39.88
		8063669-01	**Public Works**	Storm Mower Maint	29.79
		8063669-02	**Public Works**	Storm Mower Maint	45.47
WESTERN EQUIPMENT Total					**311.48**
WILCO FARM STORE	**655**	714786/6	**Public Works**	Storm Uniforms	55.25
		714943/6	**Public Works**	Roundabout Grape Supplies	65.01
		714785/6	**Public Works**	Storm Uniforms	107.31
WILCO FARM STORE Total					**227.57**
WOODLAND TRUE VALUE HARDWARE	**1507**	A236497	**Public Works**	Water Supp	16.68
WOODLAND TRUE VALUE HARDWARE Total					**16.68**
Grand Total					**1,037,774.11**

Attachment: March 25, 2021 - Claims Report (Approval of Claims And/Or Payroll)

CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: March 25, 2021

ITEM:

AGENDA ITEM TITLE: Approval of Minutes from the March 11, 2021 Meeting

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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: 03-11-2021 (PDF)

CITY OF RIDGEFIELD, WASHINGTON
City Council MEETING MINUTES
March 11, 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	Late	7:01 PM
Lee Wells	Councilor	Present	
Don Stose	Mayor	Present	
Sandra Day	Councilor	Present	
Jen Lindsay	Councilor	Present	
Rob Aichele	Councilor	Present	
Dana Ziemer	Councilor	Absent	

Council Member Day moved to excuse Council Member Ziemer and Council Member Onslow from the meeting.
Council Member Wells.
Motion passed.

LATE CHANGES TO THE AGENDA

None.

PROCLAMATION

Red Cross Month

Youth Arts Month

PUBLIC COMMENT

None received.

Attachment: 03-11-2021 (Approval of Minutes)

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

1. **Approval of Claims And/Or Payroll**
2. **Approval of Minutes from the February 25, 2021 Meeting**

PRESENTATION

1. **Pioneer Street East Roundabout Design**
2. **Roundabout Grapes**

BUSINESS

1. **Resolution No. 591 – Amendment to Financial Policy #08: Investments - Kirk Johnson, Finance Director**

Amendments to the policy include updating the most recent Ordinance 1194 updating Ridgefield Municipal Code Chapter 3.32 Investment Transactions and updating alternate staff member titles adding the City Manager and the Deputy City Manager instead of Admin Services Director/City Clerk for who would act as the Investment Officer in the absence of the Finance Director. The main change to the policy is an update to the diversification limits by investment type. The City has been utilizing the Clark County Investment Pool for a majority of the city investments. As a result, the city has a balance higher than current diversification limits established in the original policy. The fund is safe, pays a market rate above current fixed rates and is a liquid investment. The following table reflects the changes requested in diversification limits.

MOTION: MOVED TO ADOPT RESOLUTION NO. 591 AS PRESENTED.

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

2. **Motion - Approval of Viewridge Hollow Final Plat**

The applicant proposes to subdivide the 15.15-acre site with Assessor's #215850000 into 43 single-family detached residential lots. The lots range from 5,000 square feet (Lot 20) to 9,846 square feet (Lot 43), consistent with the lot sizes and density approved with Hillhurst Heights preliminary plat using PUD provisions and a lot area variance. The average lot size is 6,848 square feet. S White Salmon Drive, S Sockeye Drive, S Cherry Grove Way, and S Harper Valley Way are public streets that provide access to each of the lots. These public streets also connect to S Hillhurst Road and to the Hillhurst Highlands neighborhood. Viewridge Hollow includes a stormwater facility in Tract B to be owned and maintained by the HOA with a blanket inspection easement dedicated to the City. Tract A is an 8,068-square foot park tract near the center of the site, to be made available for public use and owned and maintained by the HOA. The park improvement plan shows landscaping, picnic tables, and a bench in Tract A. Tract C is a 5.43-acre open space tract on the southern portion of the site, to be made available for public use and owned and maintained by the HOA. Tract D is a public asphalt trail easement through Tract C. It is 8-12

Attachment: 03-11-2021 (Approval of Minutes)

feet wide with benches and connects to S Sockeye Drive via an easement over Lots 34 and 35. It also connects to the Hawks Landing open space tract and trail to the east and to the Hillhurst Highlands open space tract and trail to the west. The park improvement plan also identifies a primitive earthen trail meandering south from the paved trail with future trail complex connections to the west and south.

City Council conducted discussion.

MOTION: MOVED TO APPROVE VIEWRIDGE HOLLOW FINAL PLAT AS PRESENTED.

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

PUBLIC COMMENT

None received.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Lindsay - Attended storm debris drop off event, City Manager briefing.
Council Member Aichele - Attended storm debris drop off event, pre-application conference virtual meetings, Port of Ridgefield meeting.
Council Member Day - Welcomed recently new opened businesses, First Saturday event.
Council Member Wells - Attended virtual pre-application conference meeting, Port of Ridgefield meeting, City Manager briefing.
Council Member Onslow - Attended storm debris drop off event, RTC meeting, City Manager briefing.

Mayor

Attended meeting with Clark College president Dr. Karin Edwards, Clark College foundation meeting, meeting with Port at Wisdom Ridge, briefing with Sens. Murray and Cantwell.

City Manager

City Manager Steve Stuart - COVID-19 updates.
Public Works Director Bryan Kast - I-5 South Connection online open house update.
Deputy City Manager Lee Knottnerus - Ridgefield Roundabout online platform available to view, SW WA equality coalition update, First Saturday event updates.
Police Chief John Brooks - Update provided on a theft case occurred at the Rosauers.

ADJOURN - 8:25 PM

_____
Julie Ferriss, City Clerk

_____
Don Stose, Mayor

Attachment: 03-11-2021 (Approval of Minutes)

CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: March 25, 2021

ITEM: PRESENTATION

AGENDA ITEM TITLE: 4Th Quarter 2020 Financial Report

GOVERNING LEGISLATION:

City of Ridgefield Financial Policy #07: Budget

PREVIOUS COUNCIL ACTION TAKEN:

Reviewed quarterly financial reports

SUMMARY/BACKGROUND:

4th Quarter 2020 financial report – budget to actual

BUDGET/FINANCIAL IMPACTS:

None

RECOMMENDED ACTION OR MOTION:

No action requested. Presentation only

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: 4 Qrtr 2020 Budget Report (PDF)

4th Quarter 2020 Budget Report

Attachment: 4 Qtr 2020 Budget Report (4Th Quarter 2020 Financial Report)

2020 Reserves Per Policy

	O&M	Revenue Stab.	Debt Service	Separation	Capital	Capital Repair & Replace	2020 Reserves	2019 Reserves	% Change
General Fund	903,249	631,746	20,224	144,925	630,896	-	2,331,040	2,014,914	15.69%
Building & Permitting	268,420	251,284	-	18,863	-	-	538,567	574,578	-6.27%
Water Fund	367,083	-	-	41,530	170,682	302,579	881,874	688,217	28.14%
Storm Fund	134,241	-	-	5,732	143,451	114,759	398,183	275,728	44.41%
Total	1,672,993	883,030	20,224	211,050	945,029	417,338	4,149,664	3,553,437	16.78%

Capital Repair and Replacement Minimum Target (2% of Historical Cost)

	Historical	Target	Total	Balance	Variance	% Target
Water Fund	20,802,944	2%	416,059	302,579	(113,480)	73%
Storm Fund	15,241,553	2%	304,831	114,759	(190,072)	38%

Attachment: 4 Qtr 2020 Budget Report (4Th Quarter 2020 Financial Report)

4th Quarter 2020
General Fund Revenue

Revenue	4Q 2020 YTD Actual	2020 Budget	4Q % of Budget	4Q 2019 YTD Actual	4Q 2020 v 4Q 2019
Property Taxes	$ 1,472,230	$ 1,460,000	100.8%	$ 1,288,393	14.3%
Retail Sales Taxes	3,143,921	2,651,025	118.6%	3,250,290	-3.3%
Utility and Other Taxes	1,252,043	1,177,046	106.4%	1,100,735	13.7%
Licenses and Permits	2,116,847	1,831,398	115.6%	1,302,769	62.5%
Planning and Development	1,319,017	1,203,136	109.6%	1,257,420	4.9%
Fines Forfeits and Restitution	57,825	59,900	96.5%	74,827	-22.7%
Charges for Goods and Services	7,759	5,200	149.2%	4,834	60.5%
Interfund Charges for Goods and Service	495,427	495,427	100.0%	554,290	-10.6%
Intergovernmental/Grants/Other	889,768	857,421	103.8%	540,081	64.7%
Total General Fund Revenue	$ 10,754,837	$ 9,740,553	110.4%	$ 9,373,639	14.7%

Attachment: 4 Qtr 2020 Budget Report (4Th Quarter 2020 Financial Report)

4th Quarter 2020
General Fund Expense

Expense	4Q 2020 YTD Actual	2020 Budget	4Q % of Budget	4Q 2019 YTD Actual	4Q 2020 v 4Q 2019
Department					
City Council	$ 78,520	$ 96,482	81.4%	$ 95,548	-17.8%
Judicial	169,244	187,000	90.5%	132,677	27.6%
Executive	267,035	277,777	96.1%	266,751	0.1%
Finance	608,409	637,522	95.4%	452,256	34.5%
Legal	38,471	45,000	85.5%	27,523	39.8%
Human Resources	208,857	238,029	87.7%	206,171	1.3%
Administration	433,497	456,179	95.0%	394,378	9.9%
General Government/Facilities	1,136,078	1,157,288	98.2%	1,121,683	1.3%
Information Tech	193,338	178,909	108.1%	148,572	30.1%
Public Safety	2,036,333	1,994,998	102.1%	1,823,484	11.7%
Cemetery	47,751	34,985	136.5%	35,432	34.8%
Community Development	1,841,175	2,185,599	84.2%	1,835,908	0.3%
Parks	541,699	615,394	88.0%	582,422	-7.0%
Transfer to Equip Replace Fund	101,312	101,312	100.0%	53,051	0.0%
Transfers - To Street Fund	401,850	400,850	100.2%	328,125	22.5%
Transfers To Capital - Streets	214,901	265,000	81.1%	194,581	0.0%
Transfers To Capital - Parks	-	-	0.0%	17,384	0.0%
Total General Fund Expense	$ 8,318,470	$ 8,872,324	93.8%	$7,715,946	7.8%
Total Net Revenue (Loss)	$ 2,436,367	$ 868,229	280.6%	$1,657,693	47.0%

Attachment: 4 Qtr 2020 Budget Report (4Th Quarter 2020 Financial Report)

4th Quarter 2020
General Fund - Fund Balance

Fund Balance	4Q 2020 YTD Actual	2020 Budget	4Q 2019 YTD Actual	4Q 2020 v 4Q 2019
Beginning Balance	$ 4,826,242	$ 4,826,242	$3,163,140	52.6%
Net Increase (Decrease)	2,436,367	868,229	1,657,693	47.0%
Ending Balance	7,262,609	5,694,471	4,820,833	50.7%
Less: Reserved Amounts *	2,869,607	2,869,607	2,589,492	10.8%
Net Ending and Available Balance	$ 4,393,002	$ 2,824,864	$2,231,341	96.9%

* Includes Street Fund Reserves

Attachment: 4 Qtr 2020 Budget Report (4Th Quarter 2020 Financial Report)

4th Quarter 2020
Street Fund

Revenue	4Q 2020 YTD Actual	2020 Budget	4Q % of Budget	4Q 2019 YTD Actual	4Q 2020 v 4Q 2019
Tax/Franchise Fees	$ 91,842	$ 85,634	107.2%	$ 72,002	27.6%
Vehicle Motor Fuel Tax	174,042	151,116	115.2%	177,662	-2.0%
Grants	15,711	17,000	92.4%	-	100.0%
Permits	21,297	20,000	106.5%	18,528	14.9%
Transfer In - General Fund	401,850	400,850	100.2%	328,125	22.5%
Other Revenue	4	1,025	0.4%	1,694	-99.8%
Total Street Fund Revenue	$ 704,746	$ 675,625	104.3%	$ 598,011	17.8%

Expense	4Q 2020 YTD Actual	2020 Budget	4Q % of Budget	4Q 2019 YTD Actual	4Q 2020 v 4Q 2019
Street Fund	$ 693,579	$ 725,387	95.6%	$ 600,875	15.4%
Total Street Fund Expense	$ 693,579	$ 725,387	95.6%	$ 600,875	15.4%
Total Net Revenue (Loss)	$ 11,167	$ (49,762)	-22.4%	$ (2,864)	-489.9%

Fund Balance	4Q 2020 YTD Actual	2020 Budget		4Q 2019 YTD Actual	4Q 2020 v 4Q 2019
Beginning Balance	$ 2,586	$ 2,586		$ 5,450	-52.6%
Net Increase (Decrease)	11,167	(49,762)		(2,864)	-489.9%
Ending Balance	13,753	(47,176)		2,586	431.8%
Less: Reserved Amounts *	-	-		-	
Net Ending and Available Balance	$ 13,753	$ (47,176)		$ 2,586	431.8%

*Reserves Maintained in General Fund

Attachment: 4 Qtr 2020 Budget Report (4Th Quarter 2020 Financial Report)

4th Quarter 2020
Special Revenue & Debt Service Funds

Drug Fund	4Q 2020 YTD Actual	2020 Budget	4Q % of Budget	4Q 2019 YTD Actual	4Q 2020 v 4Q 2019
Revenue	$ 425	$ 1,100	38.6%	$ 1,211	-64.9%
Expense	-	-	0.0%	5,638	-100.0%
Total Net Revenue (Loss)	$ 425	$ 1,100	38.6%	$ (4,427)	-109.6%

Fund Balance	4Q 2020 YTD Actual	2020 Budget		4Q 2019 YTD Actual	4Q 2020 v 4Q 2019
Beginning Balance	$ 4,786	$ 4,786		$ 9,213	-48.1%
Net Increase (Decrease)	425	1,100		(4,427)	-109.6%
Ending Fund Balance	$ 5,211	$ 5,886		$ 4,786	8.9%

Affordable Housing	4Q 2020 YTD Actual	2020 Budget	4Q % of Budget	4Q 2019 YTD Actual	4Q 2020 v 4Q 2019
Revenue	$ 10,232	$ -	100.0%	$ -	100.0%
Expense	-	-	0.0%	-	0.0%
Total Net Revenue (Loss)	$ 10,232	$ -		$ -	100.0%

Fund Balance	4Q 2020 YTD Actual	2020 Budget		4Q 2019 YTD Actual	4Q 2020 v 4Q 2019
Beginning Balance	$ -	$ -		$ -	0.0%
Net Increase (Decrease)	10,232	-		-	100.0%
Ending Fund Balance	10,232	$ -		$ -	100.0%

Attachment: 4 Qtr 2020 Budget Report (4Th Quarter 2020 Financial Report)

4th Quarter 2020
Special Revenue & Debt Service Funds

Transportation Benefit District	4Q 2020 YTD Actual	2020 Budget	4Q % of Budget	4Q 2019 YTD Actual	4Q 2020 v 4Q 2019
Revenue	$ 153,814	$ 143,500	107.2%	$ 75,977	102.4%
Expense	-	-	0.0%	30,000	-100.0%
Total Net Revenue (Loss)	$ 153,814	$ 143,500		$ 45,977	234.5%

Fund Balance	4Q 2020 YTD Actual	2020 Budget		4Q 2019 YTD Actual	4Q 2020 v 4Q 2019
Beginning Balance	$ 45,977	$ 45,977		$ -	100.0%
Net Increase (Decrease)	153,814	143,500		45,977	234.5%
Ending Fund Balance	199,791	$ 189,477		$ 45,977	334.5%

Debt Service Fund	4Q 2020 YTD Actual	2020 Budget	4Q % of Budget	4Q 2019 YTD Actual	4Q 2020 v 4Q 2019
Revenue	$ 4,689,259	$ 4,665,313	100.5%	$ 808,499	480.0%
Expense	4,689,259	4,665,313	100.5%	808,499	480.0%
Total Net Revenue (Loss)	$ -	$ -		$ -	

Fund Balance	4Q 2020 YTD Actual	2020 Budget		4Q 2019 YTD Actual	4Q 2020 v 4Q 2019
Beginning Balance	$ -	$ -		$ -	
Net Increase (Decrease)	-	-		-	
Ending Fund Balance	-	$ -		$ -	

Attachment: 4 Qtr 2020 Budget Report (4Th Quarter 2020 Financial Report)

4th Quarter 2020
REET and Impact Fee Funds

Real Estate Excise Tax (REET)	4Q 2020 YTD Actual	2020 Budget	4Q % of Budget	4Q 2019 YTD Actual	4Q 2020 v 4Q 2019
Revenue	$ 1,814,616	$ 1,464,166	123.9%	$ 1,646,564	10.2%
Expense	837,394	837,925	99.9%	1,681,716	-50.2%
Total Net Revenue (Loss)	$ 977,222	$ 626,241	156.0%	$ (35,152)	-2880.0%
Fund Balance	**4Q 2020 YTD Actual**	**2020 Budget**		**4Q 2019 YTD Actual**	**4Q 2020 v 4Q 2019**
Beginning Balance	$ 1,159,388	$ 1,159,388		$ 1,194,540	-2.9%
Net Increase (Decrease)	977,222	626,241		(35,152)	-2880.0%
Ending Fund Balance	2,136,610	1,785,629		1,159,388	84.3%
Debt Service Reserve	1,061,425	1,061,425		787,425	34.8%
Ending Available Fund Balance	$ 1,075,185	$ 724,204		$ 371,963	189.1%

Park Impact Fee (PIF)	4Q 2020 YTD Actual	2020 Budget	4Q % of Budget	4Q 2019 YTD Actual	4Q 2020 v 4Q 2019
Revenue	$ 1,908,255	$ 1,626,916	117.3%	$ 1,094,243	74.4%
Expense	404,633	521,500	77.6%	762,719	-46.9%
Total Net Revenue (Loss)	$ 1,503,622	$ 1,105,416	136.0%	$ 331,524	353.5%
Fund Balance	**4Q 2020 YTD Actual**	**2020 Budget**		**4Q 2019 YTD Actual**	**4Q 2020 v 4Q 2019**
Beginning Balance	$ 331,524	$ 331,524		$ -	100.0%
Net Increase (Decrease)	1,503,622	1,105,416		331,524	353.5%
Ending Fund Balance	$ 1,835,146	$ 1,436,940		$ 331,524	453.5%

Traffic Impact Fee (TIF)	4Q 2020 YTD Actual	2020 Budget	4Q % of Budget	4Q 2019 YTD Actual	4Q 2020 v 4Q 2019
Revenue	$ 1,699,509	$ 1,429,616	118.9%	$ 1,485,459	14.4%
Expense	107,991	200,000		73,515	46.9%
Total Net Revenue (Loss)	$ 1,591,518	$ 1,229,616	129.4%	$ 1,411,944	12.7%
Fund Balance	**4Q 2020 YTD Actual**	**2020 Budget**		**4Q 2019 YTD Actual**	**4Q 2020 v 4Q 2019**
Beginning Balance	$ 1,411,944	$ 1,411,944		$ -	100.0%
Net Increase (Decrease)	1,591,518	1,229,616		1,411,944	12.7%
Ending Fund Balance	$ 3,003,462	$ 2,641,560		$ 1,411,944	112.7%

Attachment: 4 Qtr 2020 Budget Report (4Th Quarter 2020 Financial Report)

4th Quarter 2020
General Capital & Equipment Replacement Funds

General Capital Projects	4Q 2020 YTD Actual	2020 Budget	4Q % of Budget	4Q 2019 YTD Actual	4Q 2020 v 4Q 2019
Revenue	$ 5,131,351	$ 6,539,337	78.5%	$ 2,510,249	104.4%
Expense	5,013,540	6,158,250	81.4%	2,213,146	126.5%
Total Net Revenue (Loss)	$ 117,811	$ 381,087	30.9%	$ 297,103	-60.3%

Fund Balance	4Q 2020 YTD Actual	2020 Budget		4Q 2019 YTD Actual	4Q 2020 v 4Q 2019
Beginning Balance	$ 275,578	$ 275,578		$ (21,525)	-1180.3%
Net Increase (Decrease)	117,811	381,087		297,103	-60.3%
Ending Fund Balance	$ 393,389	$ 656,665		$ 275,578	242.8%

Equipment Replacement (ERF)	4Q 2020 YTD Actual	2020 Budget	4Q % of Budget	4Q 2019 YTD Actual	4Q 2020 v 4Q 2019
Revenue	$ 190,122	$ 190,263	99.9%	$ 156,657	221.4%
Expense	220,887	365,300	60.5%	86,408	155.6%
Total Net Revenue (Loss)	$ (30,765)	$ (175,037)	17.6%	$ 70,249	56.2%

Fund Balance	4Q 2020 YTD Actual	2020 Budget		4Q 2019 YTD Actual	4Q 2020 v 4Q 2019
Beginning Balance	$ 250,495	$ 250,495		$ 180,246	39.0%
Net Increase (Decrease)	(30,765)	(175,037)		70,249	-143.8%
Ending Fund Balance	$ 219,730	$ 75,458		$ 250,495	-12.3%

Attachment: 4 Qtr 2020 Budget Report (4Th Quarter 2020 Financial Report)

4th Quarter 2020
Water and Storm Water Operating Funds

Water Utility O&M	4Q 2020 YTD Actual	2020 Budget	4Q % of Budget	4Q 2019 YTD Actual	4Q 2020 v 4Q 2019
Revenue	$ 2,510,830	$ 2,349,549	106.9%	$ 2,144,921	17.1%
Expense	2,000,215	2,177,534	91.9%	1,742,723	14.8%
Total Net Revenue (Loss)	$ 510,615	$ 172,015	296.8%	$ 402,198	27.0%

Fund Balance	4Q 2020 YTD Actual	2020 Budget		4Q 2019 YTD Actual	4Q 2020 v 4Q 2019
Beginning Balance	$ 1,547,132	$ 1,547,132		$ 1,144,934	35.1%
Net Increase (Decrease)	510,615	172,015		402,198	27.0%
Ending Balance	2,057,747	1,719,147		1,547,132	33.0%
Less: Reserved Amounts	863,885	863,885		688,217	25.5%
Net Ending and Available Fund Balance	$ 1,193,862	$ 855,262		$ 858,915	39.0%

Stormwater Utility O&M	4Q 2020 YTD Actual	2020 Budget	4Q % of Budget	4Q 2019 YTD Actual	4Q 2020 v 4Q 2019
Revenue	$ 869,080	$ 765,275	113.6%	$ 676,497	28.5%
Expense	619,740	648,986	95.5%	667,595	-7.2%
Total Net Revenue (Loss)	$ 249,340	$ 116,289	214.4%	$ 8,902	2700.9%

Fund Balance	4Q 2020 YTD Actual	2020 Budget		4Q 2019 YTD Actual	4Q 2020 v 4Q 2019
Beginning Balance	$ 297,614	$ 297,614		$ 288,712	3.1%
Net Increase (Decrease)	249,340	116,289		8,902	2700.9%
Ending Balance	546,954	413,903		297,614	83.8%
Less: Reserved Amounts	370,057	370,057		275,728	34.2%
Net Ending and Available Fund Balance	$ 176,897	$ 43,846		$ 21,886	708.3%

Attachment: 4 Qtr 2020 Budget Report (4Th Quarter 2020 Financial Report)

4th Quarter 2020
Water SDC and Utility Capital Fund

Water SDC	4Q 2020 YTD Actual	2020 Budget	4Q % of Budget	4Q 2019 YTD Actual	4Q 2020 v 4Q 2019
Revenue	$ 2,888,979	$ 2,207,134	130.9%	$ 1,808,365	59.8%
Expense	1,269,982	1,600,113	79.4%	963,592	31.8%
Total Net Revenue (Loss)	$ 1,618,997	$ 607,021		$ 844,773	91.6%
Fund Balance	**4Q 2020 YTD Actual**	**2020 Budget**		**4Q 2019 YTD Actual**	**4Q 2020 v 4Q 2019**
Beginning Balance	$ 7,196,708	$ 7,196,708		$ 6,351,935	13.3%
Net Increase (Decrease)	1,618,997	607,021		844,773	91.6%
Net Ending and Available Fund Balance	$ 8,815,705	$ 7,803,729		$ 7,196,708	22.5%

Water Utility Capital Projects	4Q 2020 YTD Actual	2020 Budget	4Q % of Budget	4Q 2019 YTD Actual	4Q 2020 v 4Q 2019
Revenue	$ 1,025,724	$ 1,441,500	71.2%	$ 739,292	38.7%
Expense	1,025,721	1,441,500	71.2%	739,288	38.7%
Total Net Revenue (Loss)	$ 3	$ -		$ 4	-25.0%
Fund Balance	**4Q 2020 YTD Actual**	**2020 Budget**		**4Q 2019 YTD Actual**	**4Q 2020 v 4Q 2019**
Beginning Balance	$ 16,532	$ 16,532		$ 16,528	0.0%
Net Increase (Decrease)	3	-		4	-25.0%
Net Ending and Available Fund Balance	$ 16,535	$ 16,532		$ 16,532	0.0%

Storm Utility Capital Projects	4Q 2020 YTD Actual	2020 Budget	4Q % of Budget	4Q 2019 YTD Actual	4Q 2020 v 4Q 2019
Revenue	$ 126,943	$ 359,000	35.4%	$ 386,440	-67.2%
Expense	126,943	359,000	35.4%	386,440	-67.2%
Total Net Revenue (Loss)	$ -	$ -		$ -	-100.0%
Fund Balance	**4Q 2020 YTD Actual**	**2020 Budget**		**4Q 2019 YTD Actual**	**4Q 2020 v 4Q 2019**
Beginning Balance	$ -	$ -		$ -	0.0%
Net Increase (Decrease)	-	-		-	0.0%
Net Ending and Available Fund Balance	$ -	$ -		$ -	0.0%

Attachment: 4 Qtr 2020 Budget Report (4Th Quarter 2020 Financial Report)

4th Quarter 2020
Cash and City Investments

- Total Cash on Hand $15,027,533
- Total investment portfolio $11,242,150
  - Municipal bonds $677,580
  - US Agency bonds $0
  - Clark County investment pool $8,945,709
  - Washington State local government investment pool $1,618,861
  - Current yield on investment 2.60%
- Weighted average maturity 27.19 months
- Clark County Investment Pool
  - 15% over policy maximum (liquid funds, highest current return).

Attachment: 4 Qtr 2020 Budget Report (4Th Quarter 2020 Financial Report)

Attachment: 4 Qtr 2020 Budget Report (4Th Quarter 2020 Financial Report)

CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: March 25, 2021

ITEM:

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Approving a Development Agreement with Wayne and Cheryl Johnson

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

PREVIOUS COUNCIL ACTION TAKEN:
None

SUMMARY/BACKGROUND:
The City of Ridgefield conducted a pre-application conference with Specht development regarding development of parcels #214215000 and 215337000 in Union Ridge. Specht is proposing to construct two warehouse/distribution speculative shell buildings totaling 363,000 sf total and associated site improvements. The site is bordered by Dolan road on the west, S. 5th Street on the north and S. 10th Street to the South. To provide for the future overpass connection between S. 10th Street and S. 11th street the planned alignment of S. 10th street curves to the north, impacting approximately 3.5 acres of parcel 215337000.

City standards require that the developer complete a half-with improvement of Dolan Road. Staff have determined that Dolan Road is not designed to accommodate commercial/industrial traffic and have required that the site not take access off of Dolan Road. Due to the lack of site access from Dolan and the greater than typical impacts of the S. 10th Street alignment on the property, City Staff have worked with Specht to draft a development agreement that will provide for the dedication of the approximately 3.5 acres of right-of way necessary for the 10th street overpass. In exchange the City will not require half-width improvements to Dolan Road where it boarders the project. The developer will construct S. 10th Street from the existing end west approximately 424 feet to the entrance of the site, following the preliminary design for the 10th Street overpass. The right-of-way dedication and extension for S.10th Street will allow the City to proceed with design and construction of the overpass.

BUDGET/FINANCIAL IMPACTS:
None.

RECOMMENDED ACTION OR MOTION:

Staff recommends Council conduct a first reading and public hearing for ordinance 1338

STAFF CONTACT: Steve Stuart, City Manager

ATTACHMENTS: Union Ridge Development Agreement (PDF)
2020-04-15_Ridgefield_11th_Street_Overpass_Conceptual_Layout_Exhibits (PDF)

ORDINANCE NO. 1338

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON APPROVING A DEVELOPMENT AGREEMENT WITH WAYNE AND CHERYL JOHNSON

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, Wayne N. Johnson & Cheryl A. Johnson own the properties known as Lot #30 of Sec. 22 T4NR1EWM and Lot #4 of Sec. 27 T4NR1EWM; and

WHEREAS, Specht Development Inc is under contract to purchase the Lots and is proposing to develop the Lots for employment uses; and

WHEREAS, The City has identified a need to connect employment areas on the East and West sides of Interstate 5, and have thus started planning and design for an overpass over I-5 connecting S. 10th Street on the East with S. 11th Street on the West; and

WHEREAS, the City Council held a public hearing for the proposed Development Agreement at a regular scheduled meeting held on March 25, 2021; and

WHEREAS, the City Council conducted a first reading of this ordinance on February 25, 2021; and

WHEREAS, the City, Johnson and Specht have reached agreement regarding the terms and conditions of a Development Agreement related to transportation system improvements, which will best facilitate desired access, safety, and throughput 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 Johnson and Specht. Execution of this Agreement will require City to allow the development to not make improvements or take access from Dolan Road in exchange for other transportation improvements in the project vicinity, including

extension of S. 10th Street and right of way dedication for the planned overpass that will connect to S. 11th street on the west side of Interstate 5.

Section 2. **Development Agreement Approved.** The City Council for the City of Ridgefield hereby approves the Specht 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 XXth DAY OF APRIL 2021.

_____
Mayor, Don Stose

ATTEST/AUTHENTICATED:

_____
Julie Ferriss
City Clerk

APPROVED AS TO FORM:

_____
Janean Parker
City Attorney

Public Hearing:	March 25, 2021
First Reading:	March 25, 2021
Second Reading:	April 8, 2021
Date of Publication:	
Effective Date:	

MAIL TAX STATEMENTS TO:
Wayne N. Johnson & Cheryl A. Johnson

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):	WAYNE N. JOHNSON and CHERYL A. JOHNSON
GRANTEE:	CITY OF RIDGEFIELD, WASHINGTON
ABBREVIATED LEGAL DESC:	#30 OF SEC 22 TN4R1EWM 38.01A and #4 OF SEC 27 T4R1EWM 12.01A
FULL LEGAL DESCRIPTION:	See **Exhibit A** To This Document
ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBERS:	214215000, 215337000
REFERENCE NUMBER OF RELATED DOCUMENTS:	N/A

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. One of the tax parcels is known as Lot #30 of Sec. 22 T4NR1EWM and contains approximately 38.01 acres of land ("Lot 30"). The second parcel is known as Lot #4 of Sec. 27 T4NR1EWM and contains approximately 12.01 acres of land ("Lot 4" and, together with Lot 30, the "Lots"). The legal description for the Lots is attached as **Exhibit A**. The Lots described in Exhibit A comprise all of the real property that is subject to this Agreement.

PARTIES

WAYNE N. JOHNSON and CHERYL A. JOHNSON are the current owners of fee title to the Lots. As used herein, "Owner" means Wayne N. Johnson & Cheryl A. Johnson.

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.

SPECHT DEVELOPMENT, INC. ("Specht Development") is under contract to purchase the Lots pursuant to that certain Purchase and Sale Agreement and Receipt for Earnest Monday dated as of August 18, 2020 (as it has been, and may hereafter be, amended, the "Purchase Agreement").

Owner, Specht Development, 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 Lots located at 6737 S 11TH CIR and 6547 S 5TH ST, Ridgefield, WA 98642, comprising a total of approximately 50.02 acres.

B. Specht Development is proposing to develop the Lots for employment uses, which is consistent with both the underlying zone classification and the Union Ridge Master Plan which has been adopted by reference in the Ridgefield Development Code.

C. The City has identified a need to connect employment areas on the East and West sides of Interstate 5, and have thus started planning and design for an overpass over I-5 connecting S. 10th Street on the East with S. 11th Street on the West.

D. Specht Development and the City have agreed that adequate access to the Lots, safety considerations, and traffic flow are best served using an alternate roadway configuration from what was included in the 2016 City of Ridgefield Capital Facilities Plan (as part of the Comprehensive Growth Plan Update).

E. Specht Development and the City have agreed to transportation system improvements, contained herein, which will best facilitate desired access, safety, and throughput 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. OWNER'S OBLIGATIONS; RIGHT TO TERMINATE

Owner is signing this Agreement as an accommodation to Specht Development in order to permit the recordation of this Agreement against the Lots and in no event will Owner have any rights or obligations under this Agreement except as expressly set forth in this Section 1. The obligations of the Parties under this Agreement are, therefore, conditioned on Specht Development, or an entity controlled by, that controls, or is under common control with Specht Development or any entity in which Specht Development, or any direct or indirect owner or affiliate of Specht Development, directly or indirectly, has or intends to have an equity ownership interest (each a "Specht Buyer") acquiring fee title to the Lots. If, at any time prior to the date on which a Specht Buyer obtains fee title to the Lots, the Purchase Agreement is terminated, any of Specht Development, Owner, or the City shall be entitled to send written notice to the other Parties, terminating this Agreement (a "Termination Notice"). This Agreement shall be fully and finally terminated upon delivery of a Termination Notice unless, within five (5) days after receipt of a Termination Notice, either Specht Development or Owner provides written notice to the other Parties to this Agreement that it disputes that the Purchase Agreement has been terminated. If no such notice objecting to the termination of this Agreement is timely provided after delivery of a Termination Notice, this Agreement shall be fully and finally terminated and none of the Parties will have any further rights or obligations hereunder. Promptly following termination of this Agreement pursuant to this Section 1, the Parties agree to execute, deliver, and record any instrument reasonably required to remove this Agreement from title to the Lots. Upon closing of the sale of the Lots to a Specht Buyer, the rights and obligations of Specht Development hereunder shall be deemed to be binding upon, and assumed by, such Specht Buyer.

2. S. DOLAN ROAD

The City has determined that S. Dolan Road is not and will not be suitable for industrial traffic. As such, the City agrees that Specht Development shall not be responsible for making any improvements to S. Dolan Road, and shall not take access from the Lots directly onto S. Dolan Road.

3. S. 5th STREET

In order to facilitate safer ingress/egress and traffic flow, Specht Development agrees to make, conditioned on Specht Development's receipt of the approvals and permits necessary therefor and on commencement of construction of Specht Development's intended development of the Lots, half-width street improvements at the "Collector" standard along the southern half of the portion

of S. 5th Street that abuts the northern boundary of Lot 30. The foregoing will not, however, be construed as requiring that Specht Development make improvements to the intersection of S. Dolan and S. 5th Street or to the intersection of S. 5th Street and S. Union Ridge Parkway.

4. S. 10th STREET

To provide adequate access to the subject parcels, Specht Development agrees to make, conditioned on Specht Development's receipt of the approvals and permits necessary therefor and on commencement of construction of Specht Development's intended development of the Lots, full-width street improvements to S. 10th Street at the minor arterial standard from the current terminus of the roadway, west approximately five hundred twenty-four (524) linear feet through the flagpole located in the southeastern corner of Lot 4 until the western terminus of the flagpole, which is located south of the southern terminus of the western boundary of Lot 1 of Short Plat 4-162, all as generally depicted on **Exhibit B** attached hereto and incorporated herein by this reference (the "Access Point"). Specht Development shall build the applicable portion of S. 10th Street such that the grade will be at the vertical alignment set forth in the City's 10% design drawings or as revised by the City prior to plan approval. The City agrees not to require Specht Development – now or any time in the future – to extend S. 10th Street beyond the Access Point or to impose any other requirements on Specht Development with respect to the extension or improvement of S. 10th Street, S. 11th Street, or the overpass except as expressly set forth in this Section 3 or in Section 4 below.

5. S. 10th STREET OVERPASS

For the sole purpose of the future extension of S. 10th Street and construction of the overpass connecting S. 10th Street on the East side of Interstate 5 with S. 11th Street on the West side of Interstate 5, conditioned on Specht Development's receipt of the approvals and permits necessary for construction of Specht Development's intended development of the Lots and on commencement of construction thereof, Specht Development agrees to dedicate to the City approximately 3.5 acres +/- of land (***number to be verified***) located in the southwest corner of Lot 4 (the "Dedicated Property"). The exact location of the Dedicated Property will be agreed upon by the Parties but will only include future right-of-way necessary to connect S. 10th Street on the East with S. 11th Street on the West and will be located such that it will have the least impact on the use and development of Lot 4 while still permitting construction of the overpass in a commercially reasonable manner. The City hereby agrees that it will construct the extension of S. 10th Street and the overpass in a manner such that Specht Development will at all times have reasonable access from the Lots over S. 10th Street to the public street system.

5. 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; provided, however that traffic congestion generally is not a serious threat to public health and safety but the impact of congestion at any particular location may degrade to a level that constitutes a safety hazard, and that such action will only be taken by legislative act of the Ridgefield City Council after appropriate public process.

6. 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.

7. TERMINATION

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

8. 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.

9. 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.

10. ASSIGNABILITY AND CONTRACTUAL TRANSFER OF OBLIGATIONS

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

11. TERM

The Term of this Agreement will expire on the fifth (5th) anniversary of the date of the recording of this document if Specht Development does not commence construction of its project on the Lots

prior to such date. The Term may, however, be extended in writing by mutual agreement of the Parties which shall be recorded.

12. PUBLIC HEARING

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

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

20. ENTIRE AGREEMENT

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

21. 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: _____
Specht Development:	Specht Development, Inc. 10260 SW Greenburg Rd Suite 170 Portland, OR 97223 Attn: Brent Hedberg

With a copy to: Stoel Rives LLP
760 SW Ninth Avenue
Suite 3000
Portland, OR 97205
Attn: Andrew Solomon

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.

22. TIME IS OF THE ESSENCE

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

23. 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.

24. 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.

25. 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.

26. 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

_____ _____
WAYNE N. JOHNSON Date

_____ _____
CHERYL A. JOHNSON 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: Union Ridge Development Agreement (Specht Development Corporation DA)

SPECHT DEVELOPMENT

Specht Development, Inc.,
an Oregon corporation

By: _____
Gregory L. Specht, its President

STATE OF _____)
)ss.
County of _____)

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

_____
Notary Public for _____
My Commission Expires: _____

CITY OF RIDGEFIELD

_____ _____

By: Steven Stuart Date
Its: City Manager

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.

_____
Signature

(Seal or stamp)

_____
Title
My appointment expires _____

Approved as to form:

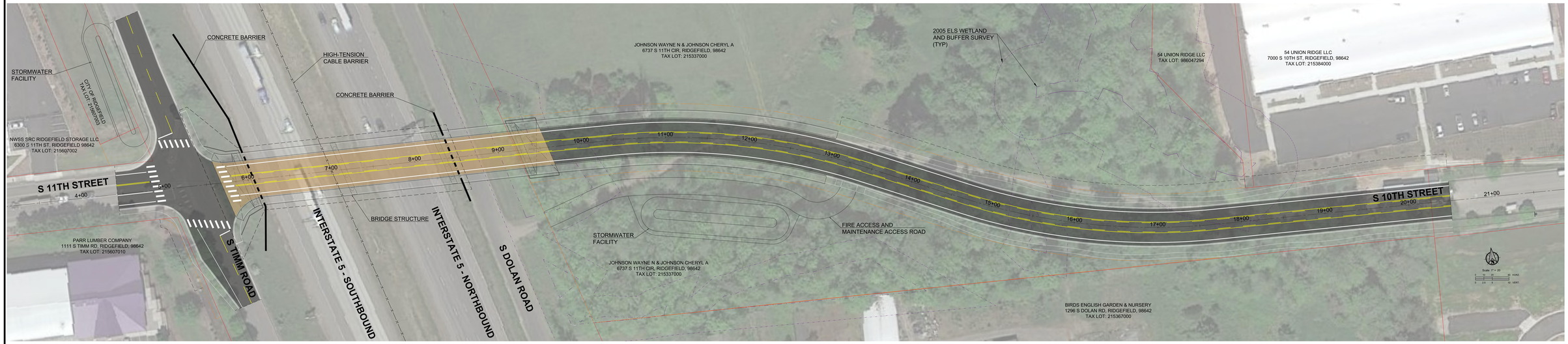
_____
City Counsel

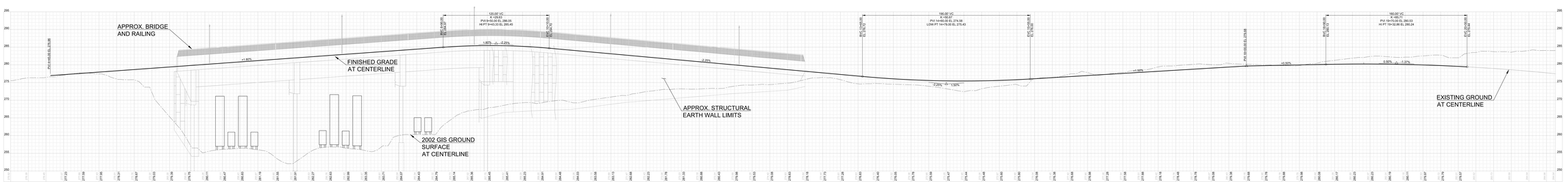
EXHIBIT A

Legal Description

EXHIBIT B

Depiction of Location of 10th Street Improvements





S 11TH STREET OVERCROSSING CONCEPTUAL EXHIBIT

DATE PRINTED: 04-15-2020

PBS

CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION

MEETING DATE: March 25, 2021

ITEM:

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

GOVERNING LEGISLATION:
RCW 36.70A

PREVIOUS COUNCIL ACTION TAKEN:
None.

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

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

See enclosed staff report and exhibits for further detail.

BUDGET/FINANCIAL IMPACTS:
None.

ACTION OR MOTION:
None. Public hearing and first reading.

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS: Housing Code Updates_CC Staff Report (PDF)
DRAFT Ridgefield Housing Code Updates_21-0322_CC (PDF)

ORDINANCE NO. 1339

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING CHAPTERS WITHIN TITLE 18 OF THE RIDGEFIELD MUNICIPAL CODE PERTAINING TO HOUSING AMENDING CHAPTERS 18.100 DEFINITIONS, 18.205 USES, 18.206 – RESIDENTIAL USE STANDARDS, 18.210 RESIDENTIAL LOW DENSITY DISTRICTS, 18.220 RESIDENTIAL MEDIUM DENSITY DISTRICT, 18.235 MIXED-USE DISTRICTS, 18.401 PLANNED UNIT DEVELOPMENTS, 18.720 OFF-STREET PARKING AND LOADING.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 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: March 25, 2021
Second Reading/Adoption: April 8, 2021
Date of Publication:
Effective Date:

EXHIBIT A:

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

THE CITY OF RIDGEFIELD
510 Pioneer Street Ste B | P.O. Box 608 | Ridgefield, WA

Housing Code Updates

City Council Staff Report / March 25, 2021

BACKGROUND

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

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

RESEARCH AND OUTREACH

Code Audit

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

Stakeholder Interviews

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

Online Workshop and Surveys

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

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

PROPOSED CODE UPDATES

After reviewing the code audit research and feedback from the interviews, workshop, and surveys, MAKERS began drafting the proposed housing code updates. This was an iterative process, including frequent staff input.

The proposed code updates are attached as an exhibit in the agenda packet. The draft is organized by code chapter, with tracked changes showing proposed updates. Colored text boxes in the draft include information about the changes proposed in the following sections, including whether the changes are organizational or substantive, which preliminary code concept survey questions the changes relate to, and requests for further feedback.

Notable topics in each code chapter include:

Chapter 18.100 – Definitions

- Replace broad, inconsistent terms with specific definitions for duplex, triplex, and townhouse.

Chapter 18.205 – Uses

- Improve readability of the master use table.
- Add residential uses that were previously permitted, but not listed separately.

Chapter 18.206 – Residential Use Standards

- Take the design standards for single-family residences, accessory dwelling units, cottage housing, duplexes and triplexes, townhomes, and multifamily residences from scattered areas in the code and consolidate them in one new chapter.
- Reference density bonus incentives for a limited number of small single-family residences, accessory dwelling units, cottages, duplexes, triplexes, and townhomes in large subdivisions.
- Strengthen architectural design standards for each housing type.
- Require minimum usable open spaces area on individual lots.
- Add driveway standards to reduce the visual impacts of driveways on the streetscape, and require rear parking for townhomes.
- Add landscaping standards for individual lots.

Chapter 18.210 – Residential Low Density Districts

- Move several existing standards to Chapter 18.206.
- Consolidate and clarify numeric (dimensions, density) standards.
- Provide density bonus incentives for small single-family dwellings, accessory dwelling units, cottages, duplexes, triplexes, and townhomes on a limited percentage of large subdivisions.
- Prohibit through lots in new subdivisions.
- Increase driveway setback from 18 to 20 feet.
- Remove barriers to permitted duplexes on historic RLD-8 Downtown Transition Area lots that are slightly less than the standard 5,000 square feet.

Chapter 18.220 – Residential Medium Density Districts

Attachment: Housing Code Updates_CC Staff Report (Housing Code Updates)

- Move several existing standards to Chapter 18.206.
- Consolidate and clarify numeric (dimensions, density) standards.
- Prohibit through lots in new subdivisions.
- Increase driveway setback from 18 to 20 feet.

Chapter 18.235 – Mixed-Use Districts

- Update cross references.

Chapter 18.401 – Planned Unit Developments

- Limit number of single-family detached residences in PUDs in the RMD-16 zone.
- Increase lineal footage of trails required, and strengthen trail standards.
- Strengthen open space standards to require usable open spaces to be more central and accessible.
- Require modulation of front yard setbacks.
- Limit restrictions on housing types and ownership in HOA bylaws.

Chapter 18.720 – Off-Street Parking and Loading

- Refine accessory dwelling unit parking standards.

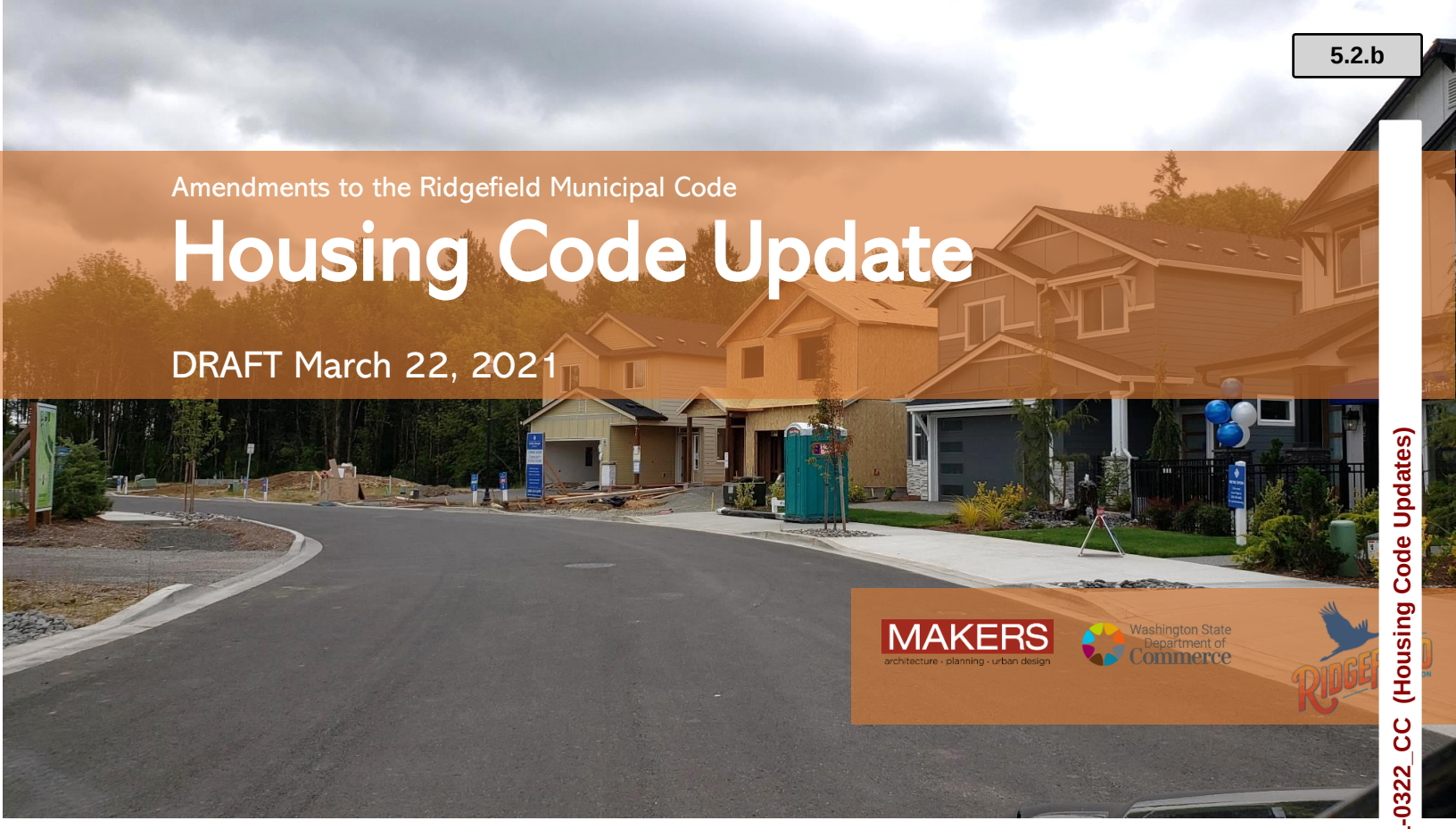
PLANNING COMMISSION

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

PROCESS

Date	Milestone
February 17 -22, 2021	• Notice of public hearings published in the Columbian, posted at City Hall, posted on the project website, sent to stakeholders, and emailed to Community Development subscribers • Proposed code updates posted on the project website, and sent to stakeholders
March 3, 2021	Planning Commission public hearing
March 25, 2021	**City Council public hearing and 1st reading**
April 8, 2021	City Council public meeting and 2nd reading/adoption
May 10, 2021	Adopted code updates become effective (approx.)

Attachment: Housing Code Updates_CC Staff Report (Housing Code Updates)



Amendments to the Ridgefield Municipal Code

Housing Code Update

DRAFT March 22, 2021

MAKERS
architecture · planning · urban design

Washington State Department of Commerce

About This Draft

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

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

Attachment: DRAFT Ridgefield Housing Code Updates_21-0322_CC (Housing Code Updates)

Draft Organization

By chapter, the draft is organized in this order:

- Definitions
- Permitted uses (housing types)
- Residential use and design standards
- Residential Low Density Districts standards
- Residential Medium Density District standards
- Planned unit development standards
- Off-street parking standards

Tracking Proposed Changes

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

- We've tracked changes to current code sections with additions and ~~deletions~~ shown as such.
- Changes since the March 3, 2021 Planning Commission meeting are highlighted in yellow
- For those code sections that are entirely new, the code section indicates "[NEW]" after the section name. Thus, for those sections, we don't show the text in track changes format.
- Where there's a code section number in brackets after the code name, it means that an existing code section is proposed to be moved – and any suggested changes to the text in that section are shown in track changes.
- Generally, we've only included those sections and subsections where changes are proposed.

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

Attachment: DRAFT Ridgefield Housing Code Updates_21-0322_CC (Housing Code Updates)

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Attachment: DRAFT Ridgefield Housing Code Updates_21-0322_CC (Housing Code Updates)

Chapter 18.100 - DEFINITIONS

Note that we've only included new and edited definitions and key definitions that relate to the housing code.

18.100.014 - "C" definitions.

Cottage housing definitions.

~~***Carriage unit.*** A single-family dwelling unit, not to exceed eight hundred square feet in gross floor area, located above a garage structure.~~

Cottage. A cottage is a small, detached dwelling unit~~, not larger than one thousand five hundred square feet in total floor area~~ that is developed at a density greater than the underlying zone. More than one cottage may occupy a single lot. See cottage development standards in RDC 18.206.040.

Cottage housing development. A cottage housing development is a single-family housing cluster of dwelling units around a central open space. See cottage development standards in RDC 18.206.040. ~~with the following characteristics:~~

~~A. Each unit is of a size and function suitable for a single person or very small family;~~

~~B. Each unit has the construction characteristics of a single-family house;~~

~~C. Units may be located on platted lots or as units in a condominium and may share use of common facilities such as a party room, tool shed, garden orchard, workshop or parking areas;~~

~~D. The site is designed with a coherent concept in mind, including: shared functional open space, off-street parking, access within the site and from the site, and consistent landscaping.~~ .

The below term is not used anywhere in code and is covered by new/updated terms for duplex and triplex.

~~***Two-/three-unit home.*** A structure containing two dwelling units or three dwelling units, designed to look like a detached single-family home.~~

18.100.016 - "D" definitions.

~~**Duplex.** A house containing two individual single-family dwelling units that are separated from each other by one-hour firewall or floor/ceiling; does not include approved accessory dwelling unit.~~

Dwelling definitions.

Dwelling or dwelling unit. Living accommodations serving an individual family or household, comprised of one or more rooms and kitchen facilities including any building or portion thereof, designed or used as the residence. See also definitions of specific dwelling types: accessory dwelling unit, apartment, duplex, live/work unit, townhouse.

Dwelling—Duplex. A ~~house~~ building on a single lot containing two individual ~~single-family~~ dwelling units that are separated from each other by ~~one-hour firewall~~a wall or floor/ceiling. This definition does not include ~~; does not include approved~~ accessory dwelling units.

Dwelling—Multifamily. A building or portion thereof designed or used as a residence by four or more families, and containing four or more dwelling units. The term also includes one to three dwelling units in a mixed-use building. The land underneath the structure is not divided into separate lots. This definition includes apartments.

Dwelling—Single-family. A building designed or used for residence purposes by not more than one family, and containing one dwelling unit only. The term "single family home" or "home" is also used to describe a single family dwelling.

The single-family attached term is being replaced by new and updated terms for duplex, triplex, and townhouse.

Attachment: DRAFT Ridgefield Housing Code Updates_21-0322_CC (Housing Code Updates)

~~**Dwelling—Single-family attached.** A dwelling unit, located on its own lot, that shares one or more common or abutting walls with one or more dwelling units, such as row housing, duplexes, triplexes and townhouses. An attached dwelling does not share common floor/ceilings with other dwelling units.~~

Dwelling—Single-family detached. A dwelling that is physically separated from other dwellings.

Dwelling—Single-family detached, small lot. A dwelling that is physically separated from other dwellings and on a lot 5,000 square feet or less in area.

Dwelling— Townhouse. A dwelling unit, located on its own lot, in a row of at least two such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common walls.

Dwelling—Triplex. A building on a single lot containing three individual dwelling units that are separated from each other by walls or floors/ceilings. This definition does not include accessory dwelling units.

18.100.034 - "M" definitions.

Missing middle or Missing middle housing means housing products and dwelling units other than standard single-family dwellings and multifamily dwellings. Duplexes, triplexes, townhouses, accessory dwelling units, cottage housing, and small-lot single family are included in this definition. 18.100.046 - "S" definitions.

Mixed-use building. A building that includes ground level floor area designed for permitted non-residential uses and at least one residential dwelling unit above the ground level.

18.100.034 - "S" definitions.

~~**Single-family attached residential.** See "Dwelling—Single-family attached."~~

18.100.048 - "T" definitions.

The townhouse and duplex definitions are replaced with new definitions under D dwellings.

~~**Townhouse.** A form of attached housing. A townhouse is a single-family dwelling unit and lot available for purchase that has the following attributes:~~

~~A. Is structurally attached to at least one other dwelling unit;~~

~~B. Each dwelling unit is attached by not more than two vertical party walls;~~

~~C. Is part of a group of two or more such units;~~

~~D. Is separated by a common party fire retardant wall having no doors, windows or other provisions for human passage or visibility; and~~

~~E. Has its own front and rear yard access.~~

~~**Triplex.** A multi-dwelling structure that contains three primary dwelling units on one lot. Each unit must share a common wall or common floor/ceiling with at least one other unit.~~

~~**Two-/three-unit home.** See "Cottage housing: Two-/three-unit home."~~

Chapter 18.205 - USES

18.205.010 - Purpose.

No changes proposed

18.205.015 - Use types.

No changes proposed to subsections A-C.

It is common practice for prohibited uses to have the table cell blank ( ), which helps provide a quicker read of the uses allowed and prohibited in each zone. So, we suggest removing all of the N symbols in the table.

D. Prohibited Uses. Uses listed in Table 18.205.020-1 with an empty cell ( )~~an "N"~~ are prohibited. Existing uses in categories listed as prohibited may be subject to the regulations of RDC 18.340, Nonconforming Uses.

No changes proposed to subsections D-F.

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18.205.020 - Master use table.

Cross-references have been added to provide user-friendly link to applicable housing type standards. Other notes about specific uses are inserted into the table (the orange cells will be removed for the final code).

Table 18.205.020-1

RESIDENTIAL GENERAL											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU [1]	WLS	E	P/OS	PF
~~Single-Family Attached Residential~~	~~P-L~~	~~P-L~~	~~N~~	~~N~~	~~N~~	~~P-L~~	~~P-L~~	~~N~~	~~N~~	~~N~~	~~N~~
Single-Family Detached Residential (RDC 18.206.020)	P	P-L	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~
NOTE: Cottage housing is already currently permitted in RLD and RMD zones, but was not directly listed in this master use table. This change makes the land use permission clear.											
Cottage Housing (RDC 18.206.040)	P	P									
NOTE: Duplexes, triplexes, and townhouses are already currently permitted in RLD and RMD zones (triplexes and townhouses were previously considered "single-family attached"). Duplexes in CMU and WMU are proposed to be allowed, but subject to the same restrictions as triplexes and townhouses.											
Duplex (RDC 18.206.050)	P	P~~-L~~	~~N~~	~~N~~	~~N~~	N	N	~~N~~	~~N~~	~~N~~	~~N~~
Triplex (RDC 18.206.050)	P	P									
Townhouse (RDC 18.206.060)	P-L	P-L				P-L	P-L				
Accessory Dwelling Unit (RDC 18.206.030)	L	L	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~
Home Occupation (RDC 18.205.030)	L	L	L	L	~~N~~	L	L	L	~~N~~	~~N~~	~~N~~
Multifamily Residential (RDC 18.206.070)	~~N~~	P	C-L	C-L	~~N~~	P-L	P-L	P-L	C-L	~~N~~	~~N~~
Manufactured Home Park (RDC 18.730.020)	P	P	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~

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GROUP RESIDENCES

SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Boarding House	P-L	C	C	P	P	P	~~N~~	~~N~~	C	~~N~~	~~N~~
Community Residential Facility	C-L	P	P-L	P-L	P	P-L	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~

TEMPORARY LODGING

SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Bed and Breakfast	C-L	C-L	P-L	P-L	P-L	P-L	P-L	P-L	~~N~~	~~N~~	~~N~~
Hotel and Motel	~~N~~	~~N~~	~~N~~	P	P	C	P	P	~~N~~	~~N~~	~~N~~
Recreational Vehicle (Single)	P-L	P-L	P-L	P-L	P-L	P-L	P-L	P-L	~~N~~	~~N~~	~~N~~
Recreational Vehicle Park	~~N~~	~~N~~	~~N~~	C	C	~~N~~	P-L	~~N~~	~~N~~	~~N~~	~~N~~
Tent City	L	L	L	L	L	L	L	L	L	L	L

RETAIL/SERVICE

SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
General Retail Trade/Services	~~N~~	~~N~~	P	P	P	P	P-L	P	P-L	~~N~~	~~N~~
Marijuana Retail	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~
Eating and Drinking Establishment	~~N~~	C-L	P	P	P	P	P-L	P	P-L	~~N~~	~~N~~
Artisan and Specialty Goods Production	~~N~~	~~N~~	L	L	L	L	L	L	~~N~~	~~N~~	~~N~~
Motor Vehicle Related Use	~~N~~	~~N~~	~~N~~	P	P	~~N~~	P-L	P-L	C	~~N~~	~~N~~
Electric Vehicle Infrastructure	P-L	P-L	P	P	P	P-L	P-L	P-L	P	P-L	P
Gasoline Service Station	~~N~~	~~N~~	~~N~~	P	P	P	P	~~N~~	L	~~N~~	~~N~~
Animal Kennel and Shelter	~~N~~	~~N~~	~~N~~	C-L	C-L	~~N~~	~~N~~	~~N~~	C-L	~~N~~	~~N~~
Veterinary Clinic and Hospital	~~N~~	~~N~~	L	L	L	L	L	L	L	~~N~~	~~N~~
Daycare Facility	P-L/C-L	P-L/C-L	P	P	P	P	P	P-L	P	~~N~~	~~N~~
Funeral Home/Crematorium/Columbarium/Cemetery	C-L	C-L	~~N~~	P	P	~~N~~	~~N~~	~~N~~	~~N~~	P-L	P-L
Boat and RV Storage Facilities	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	C-L	~~N~~	~~N~~

EMPLOYMENT

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SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Office	~~N~~	~~N~~	P	P	P	P	P-L	P	P	~~N~~	P
Light Manufacturing	~~N~~	~~N~~	~~N~~	~~N~~	C	C	~~N~~ [1]	C	P	~~N~~	~~N~~
Research and Development	~~N~~	~~N~~	~~N~~	C	C	C	P	~~N~~	P	~~N~~	~~N~~
Freight/Cargo Movement and Storage	~~N~~	~~N~~	~~N~~	C	C	~~N~~	~~N~~	~~N~~	C*	~~N~~	~~N~~
Heavy Equipment and Truck Related Use	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~
Fleet Service	~~N~~	~~N~~	~~N~~	C	C	C	~~N~~	~~N~~	C*	~~N~~	~~N~~
Warehousing	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	C*	~~N~~	~~N~~
Wholesale Retail	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	P	~~N~~	~~N~~
Marijuana Processing	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~
Marijuana Production	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~
Medical Cannabis Collective Gardens	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~
Self-storage	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	C	~~N~~	~~N~~
Computer and Electronics Manufacturing	~~N~~	~~N~~	~~N~~	~~N~~	C	~~N~~	~~N~~	~~N~~	P	~~N~~	~~N~~
*These uses shall only be permitted in facilities developed prior to January 19, 2020; any alteration is limited to 20% of the existing facilities, and shall be subject to Section 18.350.030, "Adjustment."											

ENTERTAINMENT AND RECREATION

SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Adult Use Facility	~~N~~	~~N~~	~~N~~	L	L	L	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~
Indoor Entertainment Facility	~~N~~	~~N~~	~~N~~	P	P	P	P	~~N~~	~~N~~	~~N~~	~~N~~
Community Recreation and Social Facility	C-L	C-L	C	P	P	P	P	P	P	P	P
Gambling Use	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~
Outdoor Performance Center	~~N~~	~~N~~	~~N~~	~~N~~	C	~~N~~	P	~~N~~	C	~~N~~	~~N~~
Park or Trail [2]	P	P	P	P	P	P	P	P	P	P	P

EDUCATION AND CULTURE

SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
College and University	~~N~~	~~N~~	~~N~~	P	P	P	P	P	P	~~N~~	C

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School: Elementary/Middle/High	C	C	~~N~~	~~N~~	~~N~~	P	P	N	P	~~N~~	P-L
Specialized Instruction and Vocational School	C-L	C-L	C	P	P	P	P	P	P	~~N~~	C
Conference Center	C-L	C-L	P-L	P	P	P	P	P	P	~~N~~	C
Religious Institution	C	C	P	P	P	P	P	P	P	~~N~~	C
Cultural Institution	C	C	P	P	P	P	P	P	P	~~N~~	C

HEALTH

SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Hospital	~~N~~	~~N~~	C-L	P-L	P-L	C-L	~~N~~	~~N~~	P-L	~~N~~	~~N~~
Medical Clinic/Laboratory	~~N~~	~~N~~	P	P	P	P	P	P	P	~~N~~	~~N~~
Nursing and Personal Care Facility	~~N~~	C	C	P	P	P	P	C	C	~~N~~	~~N~~

INFRASTRUCTURE, CIVIC AND REGIONAL

SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	PF
Emergency Services	P-L	P-L	P-L	P	P	P	P	P	~~N~~	P
Public Agency or Utility Yard	~~N~~	~~N~~	~~N~~	~~N~~	P-L	~~N~~	P-L	P-L	~~N~~	P
Utility Facility	P-L/C-L	P-L/C-L	P-L/C-L	P	P	P-L/C-L	P-L/C-L	P-L/C-L	P-L/C-L	P
Wireless Communication Facility	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L
Broadcasting and Telecommunications Facility	~~N~~	~~N~~	~~N~~	~~N~~	P	P	P	~~N~~	~~N~~	C
Interim Recycling Facility	P-L	P-L	P-L	P-L/L	P-L/L	P-L	~~N~~	~~N~~	~~N~~	C-L
Waste-Related Facility	~~N~~	~~N~~	~~N~~	C	C	~~N~~	~~N~~	~~N~~	~~N~~	C
Airport or Heliport	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	C
Bus Base	~~N~~	~~N~~	~~N~~	C	C	~~N~~	~~N~~	~~N~~	~~N~~	C
Park and Ride Lot	L	L	L	P	P	L	~~N~~	~~N~~	~~N~~	P
Detention and Post-detention Facility	~~N~~	~~N~~	~~N~~	~~N~~	C-L	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~

MARINE

SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Floating Home Moorage	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	P	P	~~N~~	~~N~~	~~N~~

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Marina or Boating Facility	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	P	P	~~N~~	~~N~~	~~N~~

18.205.030 - Limitations.

The limitations in this section serve to clarify any additional standards or conditions that apply to a given use as listed in Table 18.205.020-1 and defined in 18.100.

A. Accessory Dwelling Unit.

Most ADU standards are moved to the new RDC 18.206.030.

~~1. No lot may have more than one accessory dwelling.~~

~~2. The accessory dwelling unit may be located in the principal residence or in a detached structure on a lot that is at least five thousand square feet in area.~~

~~3. Accessory dwellings, whether attached or detached, shall be designed in the same style as the primary dwelling and shall use like kind materials on exterior elements.~~

~~4. The accessory dwelling unit shall not be larger than fifty percent of the living area of the primary residence.~~

~~5. An accessory dwelling unit in a detached structure shall be located behind the primary street facade of the primary dwelling.~~

~~6. The accessory dwelling unit shall not be subdivided or otherwise segregated in ownership from the primary residence.~~

~~7. The planning director shall process a request for accessory dwelling approval as Type II review consistent with Section 18.310.070.~~

~~i. An application for an accessory dwelling shall include a dimensioned site plan showing the location of the proposed dwelling on the subject property and its relationship to all property lines and easements on-site.~~

~~ii. In addition to the notice requirements of RDC 18.310.070, the city shall provide the applicable homeowner's association and/or the neighborhood association with notice of the application for accessory dwelling.~~

~~iii. Prior to approval of an accessory dwelling the planning director shall make the following findings:~~

~~a. The location of the accessory dwelling complies with the underlying zoning district setbacks, height restrictions, lot area coverage requirements, and other applicable zoning district standards.~~

~~b. Location of the accessory dwelling shall not interfere with any proposed public facilities or services or with private easements.~~

~~c. The proposed accessory dwelling does not adversely affect public health, safety, or welfare.~~

~~8~~3. In the RMD-16 zone, only ADUs established prior to the adoption of this ordinance are permitted. When an ADU exists, it shall be counted as one unit for the purposes of density calculations.

No changes proposed to subsections B-L.

~~M. Duplex.~~

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Duplexes have their own design standards now under Chapter 18.206, so the deleted subsection (1) is no longer needed).

~~1. In the RMD-16 zone, two or more duplexes must comply with either the multifamily standards in RDC 18.220 or the townhouse development standards in RDC 18.220.140.~~

No changes proposed to subsections N-DD.

EE. ~~Single-Family Attached Residential.~~Townhouses.

The term "single-family attached" is deleted and replaced with townhouses here and the master use table, as a more specific terminology.

~~1. Single-family attached dwellings in the RLD-4, RLD-6, RLD-8 and RMD-16 zones must meet the standards of RDC 18.220.140.~~

~~2. In the RLD-4, RLD-6, RLD-8, and RMD-16 zones, single-family attached residential development must meet the density standards of the zone.~~

~~3~~1. In the WMU zone, only live/work units where the associated business is allowed as a permitted or limited use are allowed, provided the residence is not located on the ground floor. No ground floor residences or residential uses are permitted.

~~4~~2. In the CMU zone ground floor residential is only permitted as part of a horizontal mixed use development. Ground floor residential uses are not permitted for buildings with frontage on Pioneer Street or Main Avenue.

3. Number of units allowed per townhouse building.

a. RLD zones: No more than four townhouses shall be allowed in a single building.

b. RMD-16 zone: No more than six townhouses shall be allowed in a single building.

c. All other zones: No more than four townhouses shall be allowed in a single building.

~~FF~~GG. Single-Family Detached Residential.

1. ~~In the RMD zone, single-family detached residential development shall only be approved if the minimum density standard of the RMD-16 zone are met.~~ For PUD subdivisions, see standards in RDC 18.401.060.

2. Only single story single-family detached structures are permitted in the RMD-16 zone. This limitation does not apply to cottage housing.

No changes proposed to subsections GG-LL except subsection renumbering.

~~GG~~HH. Specialized Instruction and Vocational School.

~~HH~~II. Tent Cities.

~~II~~JJ. Utility Facility.

~~JJ~~KK. Veterinary Clinic and Hospital.

~~KK~~LL. Wireless Communication Facilities.

~~LL~~MM. Gasoline Fueling Stations.

Chapter 18.206 – RESIDENTIAL USE STANDARDS [NEW]

18.206.010 – Purpose.

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

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

[Relocated from 18.210.030]

While the current "neighborhood design standards" have historically applied to both single-family detached and attached products (a.k.a townhouses, duplexes), they were written largely with single-family detached in mind. We recommend making that a formal distinction, and creating a separate set of design standards for the other housing products (listed later in this chapter). Some key elements here are being copied to the other housing types, such as the required front porch, required covered open space, and key architectural details, to ensure residential development is well-integrated in mixed neighborhoods.

A. Purpose. The purposes of these standards are to ensure compatibility and continuity between and within developments, as well as variety in architecture. The standards are intended to complement the site with quality building design.

B. Applicability. The standards of this section apply ~~only~~ to new single-family development in the RLD zones and the RMD-16 zone. ~~low density residential developments with five or more lots vested after the effective date of this ordinance.~~

C. Small Single Family Dwelling Incentives.

This is a proposed new standard to encourage/facilitate missing middle housing types – in this case, including small single family homes, in subdivisions. It was discussed at the November 17 workshop and post-event online survey (question #2 and 3). The scores on the concept were the following (average score with 5 being great idea, 1 being very bad idea):

Question 2 – Incentivize a mix of housing types in large subdivisions.

Live workshop: 4.0
Online survey: 2.3

Question 3 – Both require and incentivize a mix of housing types in large subdivisions.

Live workshop: 3.3
Online survey: 2.4

See the workshop report for more details on survey results. Note that evidence suggests the online respondents did not benefit from the extensive background information and details presented at the live workshop.

1. In developments in RLD zones, single family dwellings with less than 1,600 square feet of floor area (excluding garages with up to 500 square feet) may be counted as one-half a dwelling unit for the purpose of calculating density. Once the cap is reached, such units are counted as one unit.

   This bonus is available for a limited percentage of each development's total dwelling units as follows. Once the percentage cap is reached, such dwelling units are counted as one full dwelling unit.

   i. RLD-4: Up to ten percent of qualifying small single family dwelling units qualify. Add example.

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ii. RLD-6: Up to 15 percent of such units qualify.

iii. RLD-8: Up to 20 percent of such units qualify.

2. Where such small single family dwellings are integrated with other housing types qualifying for density bonuses, RDC 18.210.025.F.2 sets forth the cumulative limitations to the percentage of qualifying bonus dwelling units in a development.

3. For plat recording requirements, see RDC 18.210.025.F.3.

D. Every home shall contain the following features:

1. All wall openings, regardless of visibility from a public right-of-way, shall have:

i. Contrasting trim (minimum three inches wide);

ii. Recess (windows) at least one and one-half-inches from the façade; or

iii. Other design treatments that add depth, richness, and visual interest to the façade.

~~and wWhere no wall openings exist on a façade, contrasting materials must be incorporated;~~

2. Roof overhang (minimum six inches);

3. ~~Porch or c~~Covered entry at least three feet deep for the primary entrance~~; and~~.

The 100 square feet covered outdoor area requirement is being preserved, but moved below and consolidated with new minimum usable open space standards.

4. Minimum useable open space [see standards in subsection (E) below].~~one hundred-square-foot covered outdoor area located on any façade other than the front façade.~~

~~5. Another equivalent feature approved by the community development director may be authorized in lieu of one or more of the foregoing based on fact-specific analysis in the director's sole discretion.~~

5. Minimum front façade window transparency: At least 10 percent. This applies to all vertical surfaces of the façade elevation (excluding rooflines). Windows and their frames shall be used in the calculations, while trim may not be included.

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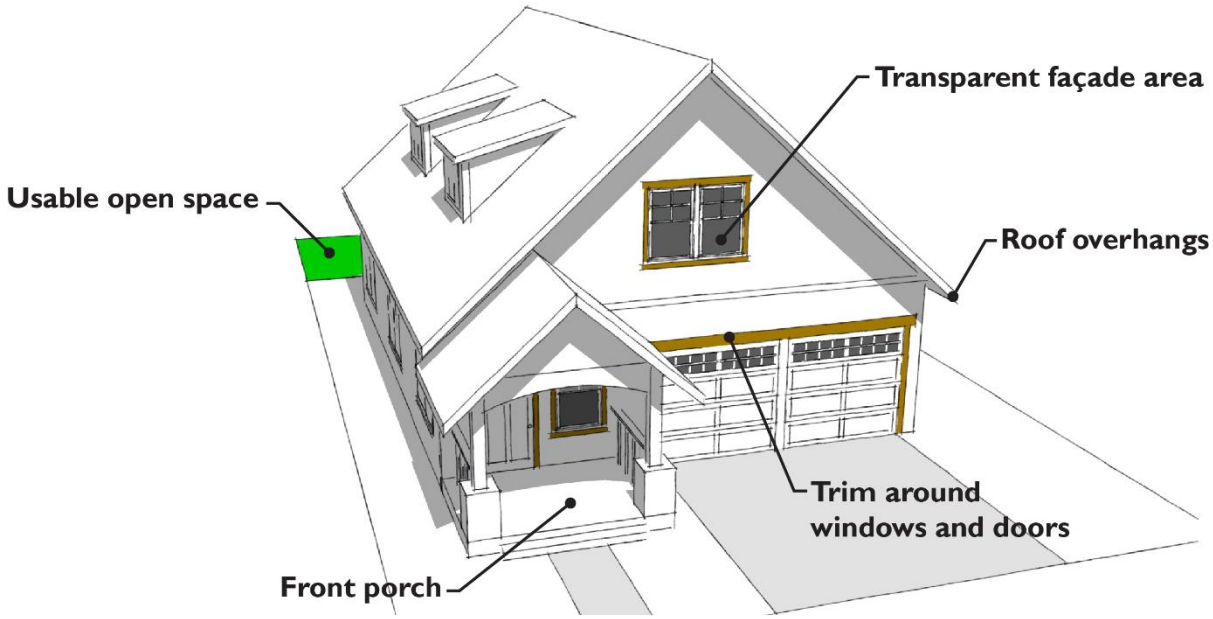
Figure 18.206.020-D
Example of required design features.



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

Similar to RDC 18.220.065.B.3 for townhouses, staff have found this single-family façade variety standard nearly impossible to enforce. It is being supplemented by a new standard for façade setback variety.

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

The cross-reference below to RDC 18.210.120.A.1.b was a roundabout way of requiring attached garages (which are very common for single-family anyway) to either be setback by four feet from the front façade or provide enhanced design elements in the RLD zones only. We suggest addressing this issue directly to ease navigation for code users.

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

   a. Structural elements.

      i. Covered porch area with a minimum of 15 square feet.

      ii. Dormers.

      iii. Gables.

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iv. Hipped, gable, gambrel, mansard or similar pitched roof.

v. Bay windows.

vi. 12-inch offset from one exterior wall to another.

vii. Balconies.

viii. Roofline offset of at least two feet from the top surface of one roof to the other.

ix. Vertical breaks/horizontal walls.

x. Recessed building entry at least two feet deep by four feet wide.

xi. Other structural element that adds comparable visual interest to the features above, as approved by the community development director.

b. Decorative elements.

i. Decorative garage doors.

ii. Pillars/posts.

iii. Decorative eave or barge boards with two material variations.

iv. Decorative shingles or varied siding in gables.

v. Decorative siding (shingles, shake, batten board, wainscoting, or similar).

vi. Brick, stone or cedar accents covering at least ten percent of the front facade wall surface area.

vii. Variable siding; the use of two or more types of siding.

viii. Fiber-cement horizontal lap siding between three and seven inches wide.

ix. Shed roof above window(s).

x. Belly Band cladding.

xi. Functional shutters or louvers.

xii. Corner boards/posts.

xiii. Knee or eave braces.

xiv. Enlarged trim on garage door headers at least six inches wide.

xv. Other architectural elements, other than color, glass or lighting, approved by the community development director.

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

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

A. Covered porch, dormer, pitched roof, pillars/posts, stone accents, variable siding, belly band cladding, knee/eave braces.

B. Covered porch, pitched roof, exterior wall offsets, roofline offsets, pillars/posts, variable siding, and "other" decorative elements being window trim keystones and extruding joists.

C. Covered porch, pitched roof, pillars/posts, variable siding, decorative windows/trim, and knee/eave braces.

D. Pitched roof, covered porch, exterior wall offsets, variable siding, and decorative window treatments.

These garage design standards are relocated from 18.210.120.A.1.b-d, and reordered for logical flow. Changes are tracked from there.

2. Garage Design. Garages or carports detached from or attached to the main structure and facing the street shall comply with at least one of the following:

   a. Set back the garage or carport from the front building facade or front face of a ~~, including~~ covered porch, by a minimum of four feet. To qualify as a porch under this subsection, the

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porch must extend along a minimum of 50 percent of the street-facing building facade that is not devoted to the garage, and must be at least ~~four~~ six feet wide.

b. Provide enhanced architectural details. Under this option, the front façade shall contain a minimum of six elements from elements lists under subsection D.1.a above, including at least two elements from the structural elements list and at least two elements from the decorative elements list.

Figure 18.206.020-E.2
Garage design integration examples.

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

~~b. For single-family attached dwellings, detached garages and all carports shall not protrude beyond the front building façade.~~

~~b. Garages doors may be located forward of the front face of the residential structure and be located in up to 50 percent of the front yard setback if placed so their the vehicle entrance doors are perpendicular to the right-of-way; and provided that theythe wall facing the street contains all of the following:~~

~~a. A man-door~~

~~b. Windows covering at least 20 percent of the garage wall.~~

~~c. Other architectural treatments meeting the purpose of this subsection.~~

~~have windows, man-doors, or other architectural treatments covering at least 30 percent of the wall facing the street.~~

Similar to the façade variety requirements, this is a burdensome requirement that is recommended to be removed. The additional and revised design standards for other housing types like townhomes, duplexes, and cottages proposed in this Chapter 18.206 are being implemented to help promote visual and functional compatibility of neighborhoods with a mixture of housing types, including issues of driveways, open space, façade design, etc.

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

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

F. Minimum Useable Open Space.

This open space revision was discussed at the November 17 workshop and post-event online survey (question #10). The scores on the concept were the following (average score with 5 being great idea, 1 being very bad idea):

Live workshop: 4.1
Online survey: 4.0

See the workshop report for more details on survey results.

1. Every home shall provide a minimum 100-square feet covered outdoor area to the side or rear of the dwelling.
2. Every lot shall provide a useable open space equivalent to at least 10 percent of the lot area, with a minimum dimension of 15 feet on all sides. For example, a 4,000-square-foot lot would require a contiguous open space of at least 400 square feet. The covered outdoor area required in above, in addition to other unenclosed porches and patios, may be used to fulfill part of this requirement.
3. When the usable open space abuts an alley, fencing within five feet of the alley shall be limited to four feet in height except where the portion of the fence between four and six feet in height is at least 50 percent transparent.
4. Driveways shall not count in the calculations for usable open space.
5. Additions must not create or increase any nonconformity with this standard.

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Figure 18.206.020-F.1
Examples of how to integrate minimum useable open space on small lots.

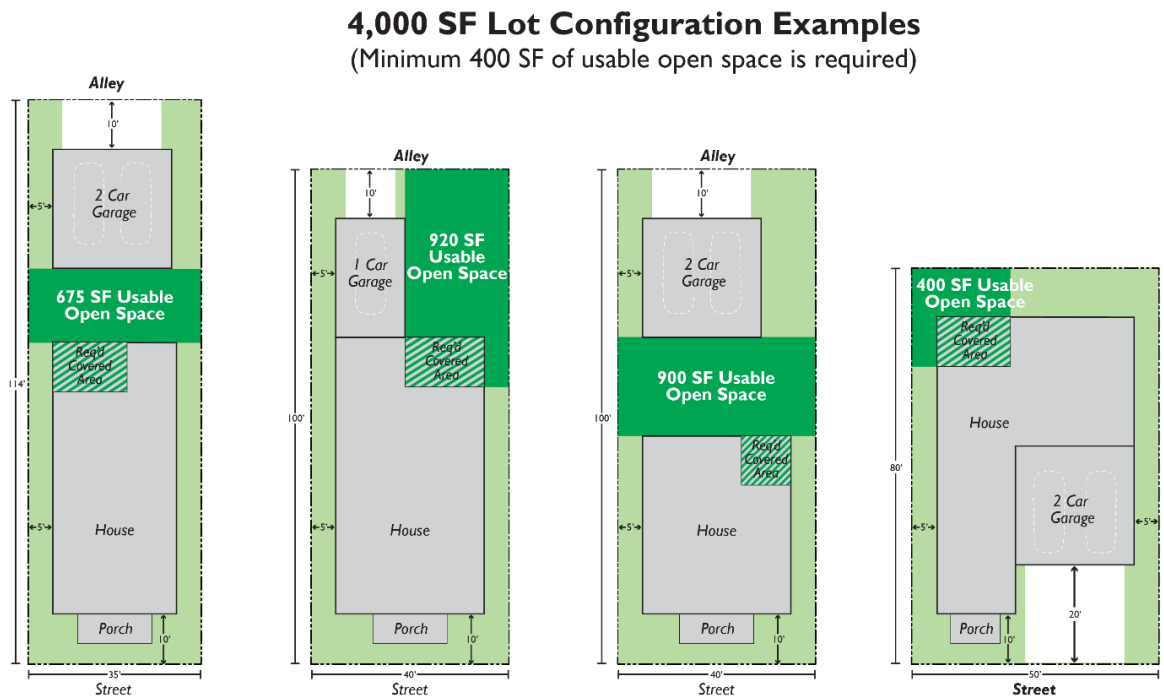
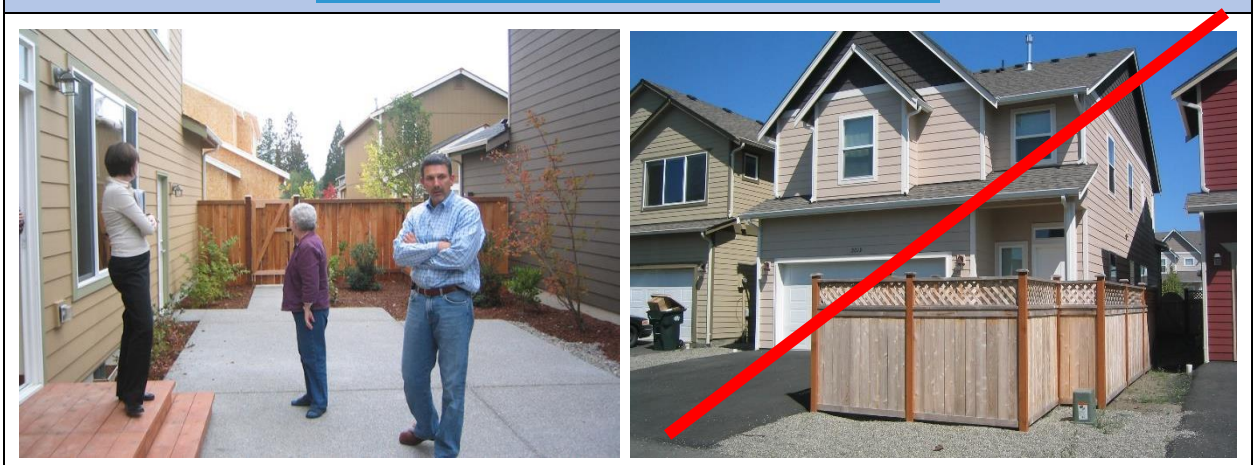


Figure 18.206.020-E.2
Good and bad examples of useable open spaces.



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

F. Driveway standards. The maximum standards herein are intended to reduce the visual impact of driveways on the streetscape and to maximize the opportunity for on-street parking between driveways.

1. Maximum driveway widths.

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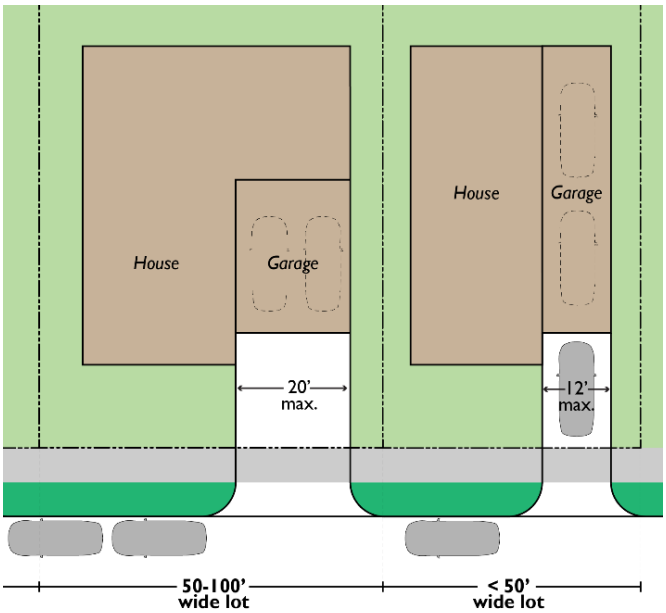
i. Driveways on lots less than 50 feet wide are limited to 12 feet in width.

ii. Driveways on lots 50 feet or wider are limited to 20 feet in width.

Figure 18.206.020-F.1
Maximum driveway widths.



G. Tree Standards. Trees shall be integrated on new lots as provided below.

1. Lots less than 7,000 square feet in area:

   a. Minimum two deciduous trees.

   b. Minimum one evergreen tree.

2. Lots 7,000 square feet in area or greater:

   a. Minimum two deciduous.

   b. Minimum two evergreen trees.

3. Lots that retain existing native trees (as set forth in RDC 18.830.050) are exempt from the standards in subsections (1-2) above.

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

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Figure 18.206.020-G
Examples of integrating existing trees into a new subdivision.

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

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18.206.030 – Accessory dwelling units (ADU).

[NEW + Relocated from 18.205.030.A]

A. Purpose.

1. To add affordable units and make housing units available to moderate-income people who might otherwise have difficulty finding homes within the city.
2. To promote the development of additional housing options in residential neighborhoods that are appropriate for people at a variety of stages of their lives.
3. To provide homeowners with a means of obtaining, through tenants in either the accessory dwelling unit or the principal residence, rental income, companionship, or security.
4. To protect neighborhood stability, property values, and the character of the neighborhood.

B. Standards.

1. No lot may have more than one accessory dwelling.
2. The accessory dwelling unit may be located in the principal residence or in a detached structure on a lot that is at least five thousand square feet in area.
3. Accessory dwelling units, whether attached or detached, shall be designed in the same style as the primary dwelling and shall use like kind materials on exterior elements.
4. The accessory dwelling unit shall not be larger than 50 percent of the living area of the primary residence.
5. An accessory dwelling unit in a detached structure shall be located behind the primary street facade of the primary dwelling.

C. Accessory Dwelling Unit Incentive. For every five single family homes that integrate an ADU, those homes count as only four dwelling units, for density purposes.

> This is a proposed new standard to encourage/facilitate missing middle housing types in subdivisions. It was discussed at the November 17 workshop and post-event online survey (question #2 and 3). The scores on the concept were the following (average score with 5 being great idea, 1 being very bad idea):
>
> Question 2 – Incentivize a mix of housing types in large subdivisions.
>
> Live workshop: 4.0
> Online survey: 2.3
>
> Question 3 – Both require and incentivize a mix of housing types in large subdivisions.
>
> Live workshop: 3.3
> Online survey: 2.4
>
> See the workshop report for more details on survey results. Note that evidence suggests the online respondents did not benefit from the extensive background information and details presented at the live workshop.

D. Ownership. The accessory dwelling unit shall not be subdivided or otherwise segregated in ownership from the primary residence.

E. Approval Criteria. The community development director shall process a request for accessory dwelling approval as Type II review consistent with RDC 18.310.070.

1. An application for an accessory dwelling shall include a dimensioned site plan showing the location of the proposed dwelling on the subject property and its relationship to all property lines and easements on-site.

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2. In addition to the notice requirements of RDC 18.310.070, the city shall provide the applicable homeowner's association and/or the neighborhood association with notice of the application for accessory dwelling.
3. Prior to approval of an accessory dwelling the community development director shall make the following findings:
   i. The location of the accessory dwelling complies with the underlying zoning district setbacks, height restrictions, lot area coverage requirements, and other applicable zoning district standards.
   ii. Location of the accessory dwelling shall not interfere with any proposed public facilities or services or with private easements.
   iii. The proposed accessory dwelling does not adversely affect public health, safety, or welfare.

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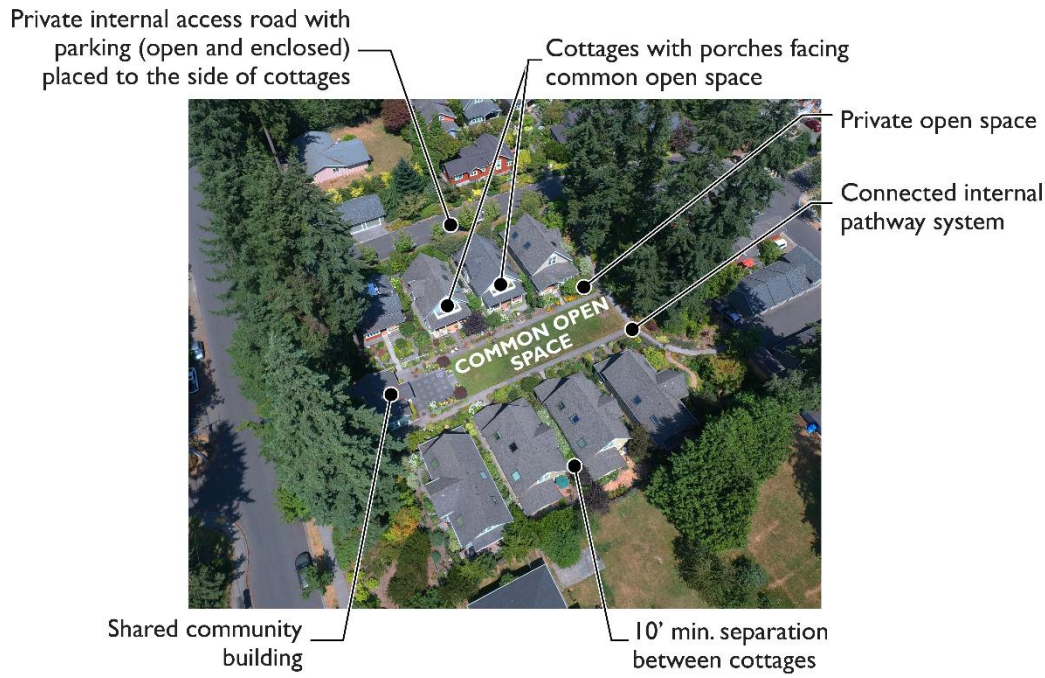
18.206.040 – Cottage housing. [NEW - Replaces 18.210.150]

A. Purpose.

1. Provide opportunities for creative, diverse and high-quality infill development that is compatible with existing neighborhoods.
2. Promote housing affordability and greater choice by encouraging smaller and more diverse home sizes in accordance with the Ridgefield Urban Area Comprehensive Plan.
3. Support compatibility with existing neighborhoods by promoting high-quality design.
4. Support more efficient use of urban residential land.
5. Enhance the character of the residential neighborhood.
6. Provide usable open space for residents.
7. Create a sense of community among residents.

Figure 18.206.040-A
Cottage housing site plan example.



B. Standards.

1. Lot Standards.
   a. Cottages are exempt from minimum lot area and lot width standards, provided they comply with density and design standards herein.
   b. Impervious surface is calculated for the entire development and must meet the standard for the zone.
2. Cottage size.

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Maximum cottage size is reduced from 1,500 SF under current standards to 1,200 SF. The language about covenants and vaulted space is carried over from current standards. The maximum attached garage size is increased from 250 SF under current standards.

a. Cottages must contain no more than 1,200 square feet gross floor area in total, not including attached garages. A covenant restricting any increases in unit size after initial construction shall be recorded against the property. Vaulted space may not be converted to habitable space.

b. Garages attached to cottages shall not exceed 300 square feet.

3. Density.

This density bonus provision is unchanged from the current standards. The maximum floor-area-ratio is removed because the many other extensive requirements on building size, setbacks, open space, and parking will effectively limit development capacity – plus, it removes a potential barrier (no true cottage projects have been built have been built since the original standards were adopted).

a. Due to the smaller relative size of cottage units, each cottage may be counted as one-half a dwelling unit for the purpose of calculating density. For example, a cluster of six cottages would be equivalent to three dwelling units.

b. Where cottage dwellings are integrated with other housing types qualifying for density bonuses, RDC 18.210.025.F.2 sets forth the cumulative limitations to the percentage of qualifying bonus dwelling units in a development.

4. Location. Cottage developments may not be located closer than the distance noted below to another development approved under the provisions of this chapter:

Existing provision to be retained.

a. 1-9 units: 250 feet.

b. 10-19 units: 500 feet.

c. 20-24 units: 750 feet.

5. Minimum and maximum number of cottages.

The minimum size of cottage clusters is reduced from 4 in the current standards. Subsection (iii) is adapted from the current standards which allow duplexes and triplexes within cottage housing developments. Subsection (iv) is retained from current standards.

a. Cottage housing developments must contain a minimum of three cottages.

b. Three to 12 cottage structures may make up a cluster. There is no limit on the number of clusters, provided all other standards are met.

c. In the RLD-6, RLD-8, and RMD-16 zones, attached duplex cottages are allowed. In the RMD-8 and RMD-16 zones, attached triplex cottages are allowed.

d. Existing single-family detached dwelling units may remain on the subject property and each will be counted as one dwelling unit for the purpose of density calculations.

The exterior setbacks are changed to the underlying zoning to simplify the code, compared to the current standards which uniquely require 20 feet front/10 feet side/10 feet rear for cottage developments.

6. Setbacks and separation.

a. The minimum setbacks of the zone apply to the development frontage and external side and rear property lines of the entire cottage development.

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b. Individual cottages must be separated from other cottages by at least 10 feet. Permitted projections into required side yard setbacks in RDC 18.210.040 and 18.220.040 apply.

c. Cottages must be set back at least five feet from any internal pedestrian path. Permitted projections into required front yard setbacks in RDC 18.210.040 and 18.220.040 apply.

d. Cottages must be set back at least 10 feet from any internal access lanes that provide access to four or more cottages. For access lanes serving less than four cottages, at least five feet of separation is required between access lanes and cottages. Permitted projections into required front yard setbacks in RDC 18.210.040 and 18.220.040 apply for setbacks to internal access lanes.

Slightly changed from current code which sets an 18 feet height limit, with up to 25 feet allowed if the entire roof is pitched 6:12.

7. Building height.

a. Cottages have a maximum building height of 25 feet. All parts of the roof above 18 feet must be pitched with a minimum roof slope of 6:12.

b. Accessory structures in cottage housing developments are subject to the standards of the underlying zone.

8. Entries.

a. Clear and obvious pedestrian access between the sidewalk (or the street if there is no sidewalk) and the building entry is required for new dwellings.

b. All new dwellings must provide a covered pedestrian entry with minimum weather protection of three feet by three feet (a covered porch or recessed entry).

9. Facade transparency. Transparent windows and/or doors are required on at least eight percent of facades featuring the primary entrance and facing streets and common open spaces. For corner lots, this standard is only applied to the elevation containing the primary entrance.

The minimum amount of common open space is not changed from current standards. The minimum dimension is reduced from 20 feet to 15 feet.

10. Common open space.

a. Minimum Size. Common open space must be at least 400 square feet per cottage.

b. Minimum Dimensions. Common open space must have no dimension less than 15 feet. Areas used to meet private open space requirements may not be double-counted as common open space.

The requirement for LID strategies in cottages is removed (it is, unfairly, the only residential use where that is currently specified), but a provision allowing it is integrated here. Subsections (vi) and (vii) are carried over from current code.

c. Elements. Common open space may include a lawn, courtyard, plaza, garden, or other shared central open space and may not include parking areas. Common open space must be usable and may not include critical areas, critical area buffers, or slopes greater than 15 percent. LID stormwater BMPs, like rain gardens, may be integrated in up to 25 percent of the minimum required usable open space area.

d. Orientation. Common open space must have cottages abutting on at least two sides. At least 50 percent of the cottages in each cottage housing cluster must abut common open space. Cottages abutting the common open space must be oriented around and have the primary entrance face the common open space.

e. Access. Cottages must be within 100 feet walking distance of the common open space and feature a direct pedestrian connection to the common open space.

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f. Fences. Fences are not allowed within required open space areas unless required as a condition of approval.

g. Landscaping. Landscaping located in common open space areas shall be designed to allow for easy access and use of the space by all residents, and to facilitate maintenance needs (see related standards in RDC 18.725.090). Integration of existing trees into common open space is encouraged (see related standards in RDC Chapter 18.840).

Community buildings are encouraged under current standards – that is unchanged, but the following subsection provides more details on size, height, and use. Also note that ADUs (known as "carriage units" under current standards) are currently allowed in cottage developments.

11. Shared community buildings.

a. A shared community building may be integrated into the required common open space but it must not be included in the minimum common open space area calculations.

b. Nonresidential use. A shared community building may include uses such as, but not limited to, a multi-purpose entertainment space, recreation center, kitchen, library, storage space, workshop, or similar amenities that promote shared use and a sense of community. Commercial uses other than daycare I are prohibited (see RDC 18.205.030.K).

c. Height. Shared community buildings have a maximum building height of 25 feet. All parts of the roof above 18 feet must be pitched with a minimum roof slope of 6:12.

d. Size. Shared community buildings have a maximum ground floor footprint of 1,200 square feet.

e. Other standards. Except for the height and size exceptions identified in subsections (10)(c-d) of this section, shared community buildings are subject to the accessory structure standards of the underlying zone.

Note that double checking the accessory structure definition – we found the following – see tracked comment below.

Accessory structure. A structure that is incidental and subordinate to the principal building located on the same lot. Accessory structures are not designed for human habitation and are not synonymous with accessory dwelling units (ADU) which are governed by RDC 18.205.030.A. Accessory structures include, but are not limited to, garages, fences, mechanical structures, garden structures, decks, stairways, tennis courts, swimming pools, greenhouses, storage buildings. In addition to the development standards set forth in RDC 18.210.120 and RDC 18.220.130, accessory structure may not exceed twenty-four feet (24' of what??? Height? Floor area?). In addition to the building permit requirements, any accessory structures greater than one hundred twenty square feet in low-density residential districts shall be visually compatible with the principal building

Private open space is changed from encouraged to required.

12. Private open space.

a. Minimum size. The minimum private open space adjacent to each cottage must be at least 200 square feet.

b. Minimum dimensions. The private open space must have no dimension less than 10 feet.

c. Access. The private open space must have direct access from the cottage via a door or porch.

d. The required porch [see subsection (12)(e) of this section)] does not count as private open space for the size or dimension requirements of this section. The private open space is encouraged to be located between the cottage and the common open space.

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e. Porches. Cottage facades facing the common open space or common pathway must feature a roofed porch at least 70 square feet in size with a minimum dimension of seven feet on any side. Cottages sited between a street and the common open space are also subject to the entry requirements in subsection (B)(7) of this section.

f. Private open space must be usable and may not include critical areas or critical area buffers, including slopes greater than 15 percent.

13. Access and parking.

a. See the Ridgefield Engineering Standards for driveway and access requirements.

b. Off-street parking standards, including guest parking provisions, are set forth in RDC Chapter 18.720.

c. Parking areas must be located to the side or rear of cottage clusters. Parking must not be located between the street and cottages nor between cottages and common open space.

d. Parking and access lanes must be screened from adjacent residential uses by landscaping or architectural screens. For parking areas and access abutting residential uses, at least five feet of Type L3, L4, or L5 landscaping (see RDC 18.725.030) must be provided between the parking area and the abutting residential use.

The maximum shared garage size and design requirement is carried over in the below subsection.

e. Parking is encouraged to be consolidated under cover. Shared detached garage structures may not exceed four single-wide garage doors per building, a total of 1,200 square feet. The massing, materials, and roof pitch of shared detached garages must be similar and compatible to the dwelling units within the development.

Below cluster provision is increased from four spaces under current standards.

f. Uncovered parking must be located in clusters of not more than six adjoining spaces (except where adjacent to an alley). Driveway space in front of private garages is exempt from this provision.

g. Attached garages must not be located adjacent to the common open spaces. This requirement may be waived provided the combination of the common open space design, garage location and design, and landscaping/architectural design features helps to create a common open space that meets the purposes of the standards and the design mitigates the impact of the garages on the common open space.

14. Impervious surface standards. The maximum impervious surface standards per Table 18.210.025-1 apply to the whole cottage development rather than for individual cottage dwellings.

15. Tree standards. Trees shall be integrated into cottage developments as provided below:

a. A minimum of two deciduous and one and one-half (1.5) evergreen trees are required per cottage.

b. Required trees shall be distributed around the site in front, side, and rear yards, adjacent to parking areas, within private open space adjacent to cottages, and/or within common areas.

c. Where one or more existing native trees (as set forth in RDC 18.830.050) are preserved and integrated into the design of the development, the community development director will allow for credits of up to four applicable trees for each preserved tree depending on the size, health, and maturity of the tree.

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

16. Accessory dwelling units are not permitted in cottage housing developments.

Attachment: DRAFT Ridgefield Housing Code Updates_21-0322_CC (Housing Code Updates)

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

A. Purpose.

1. Provide opportunities for creative, diverse and high-quality infill development that is compatible with existing neighborhoods.
2. Promote housing affordability and greater choice by encouraging smaller and more diverse home sizes in accordance with the Ridgefield Urban Area Comprehensive Plan.
3. Support compatibility with existing neighborhoods by promoting high-quality design.
4. Support more efficient use of urban residential land.
5. Enhance the character of the residential neighborhood.
6. Provide usable open space for residents.

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

This is a proposed new standard to encourage/facilitate duplexes and triplexes in subdivisions. It was discussed at the November 17 workshop and post-event online survey (question #2 and 3). The scores on the concept were the following (average score with 5 being great idea, 1 being very bad idea):

Question 2 – Incentivize a mix of housing types in large subdivisions.

Live workshop: 4.0
Online survey: 2.3

Question 3 – Both require and incentivize a mix of housing types in large subdivisions.

Live workshop: 3.3
Online survey: 2.4

See the workshop report for more details on survey results. Note that evidence suggests the online respondents did not benefit from the extensive background information and details presented at the live workshop.

1. On all corner lots, duplex units may be counted as one-half a dwelling unit for the purpose of calculating density. This incentive may not be combined with subsection (2).
2. In subdivision developments in RLD zones, each duplex or triplex unit less than 1,400 square feet in gross floor area and not on a corner lot may be counted as one-half a dwelling unit for the purpose of calculating density. This bonus is available for a limited number of units as follows. Once the cap is reached, additional duplex and triplex units are counted as one unit.
   a. RLD-4 zone: Up to 12 percent of dwelling units may be duplex units using the density bonus, and up to 8 percent of the units may be triplex units using the density bonus.
   b. RLD-6 zone: Up to 18 percent of dwelling units may be duplex units using the density bonus, and up to 12 percent of units may be triplex units using the density bonus.
   c. RLD-8 zone: Up to 25 percent of dwelling units may be duplex units using the density bonus, and up to 25 percent of units may be triplex units using the density bonus.
   d. Where duplex or triplex dwellings are integrated with other housing types qualifying for density bonuses, RDC 18.210.025.F.2 sets forth the cumulative limitations to the percentage of qualifying bonus dwelling units in a development.
3. For plat recording requirements, see RDC 18.210.025.F.3.

Maximum size standards??? Current code includes the following size limitations that we'd not recommend keeping, particularly as attached housing types become more popular. The garage limitation should be covered by related garage and driveway standard limits.

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The maximum size of units within duplex and triplex buildings is 1,600 square feet each, not including attached garages. A covenant restricting any increases in unit size after initial construction shall be recorded against the property. Vaulted space may not be converted to habitable space.

Garages attached to duplexes and garages shall not exceed 300 square feet per unit.

C. Required Design Features.

We've suggested that these items be largely the same as for single family homes.

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

D. Architectural Design Guidelines and Standards.

1. Character. Generally, duplexes and triplexes should maintain the traditional character and quality of detached single-family dwelling units by using similar traditional design elements and materials such as wood siding, trim, porches, and chimneys. More detailed standards are provided throughout this section.
2. Front façade articulation. Duplexes and triplexes shall utilize a combination of roofline and façade modulation to distinguish each unit located on the ground floor that faces the street. This is not required for stacked unit configurations or front-and-rear configurations that appear as a single-family home with only one entry facing the street.
3. Front façade features. Every front façade of a duplex and triplex shall contain a minimum of three elements from the lists, including at least one element from the structural elements list and at least one element from the decorative elements list.
   a. Structural elements. Qualifying features shall be integrated on the façade of each dwelling unit.
      i. Covered porch area with a minimum of 15 square feet.
      ii. Dormers.
      iii. Gables.
      iv. Hipped, gable, gambrel, mansard or similar pitched roof.
      v. Bay windows.
      vi. Twelve-inch offset from one exterior wall to another.
      vii. Balconies.
      viii. Roofline offset of at least two feet from the top surface of one roof to the other.
      ix. Vertical breaks/horizontal walls.
      x. Recessed building entry at least two feet deep by four feet wide.

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xi. Other structural element that adds comparable visual interest to the features above, as approved by the community development director.

b. Decorative elements. Qualifying features shall be integrated on the façade of each dwelling unit.

i. Decorative garage doors. Standard squares on a garage door will not qualify as a decorative detail.

ii. Pillars/posts.

iii. Decorative eave or barge boards with two material variations.

iv. Decorative shingles or varied siding in gables.

v. Decorative siding (shingles, shake, batten board, wainscoting, or similar).

vi. Brick, stone or cedar accents covering at least 10 percent of the front facade wall surface area.

vii. Variable siding; the use of two or more types of siding.

viii. Fiber-cement horizontal lap siding between three and seven inches wide.

ix. Shed roof above window(s).

x. Belly Band cladding.

xi. Functional shutters or louvers.

xii. Corner boards/posts.

xiii. Knee or eave braces.

xiv. Enlarged trim on garage door headers at least six inches wide.

xv. Other architectural elements, other than color, glass or lighting, approved by the community development director.

Figure 18.206.050-D
Examples emphasizing façade articulation and details.

Left example: Duplex with covered entry, separate gabled roofs, pillars/posts, decorative shingles, stonework, and eave braces.

Right example: Triplex with covered porches, pillars/posts, roofline offsets, variable siding, projecting window bays and multi-paned windows.

4. Pitched roof. Roofs must be pitched with slopes between 2:12 and 15:12, and along street frontages roof design for a duplex or triplex building shall not repeat unless separated by three different types of roofs (a design is determined by the predominate axis and pitch of the roof

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form together with intersecting secondary roof forms). Porches and dormers are exempt from this standard.

Possible exceptions to explore for the pitched roof requirement:

Exception: Flat roofs are allowed in the Downtown Transition Area (see RDC 18.210.130).

Exception: Flat roofs are allowed in any location when at least three items from the structural elements list are included on the front façade (see subsection D.3.a above).

5. Exterior materials. Building exteriors shall be constructed from quality and durable materials such as stone, brick, wooden lap siding, fiber cement siding, or similar materials. Insubstantial materials, such as fiberglass, and materials such as mirrored glass, corrugated siding, exposed concrete block, and plywood or T-111 siding are not permitted.

E. Garage Location and Design.

1. Garages or carports detached from or attached to the main structure and facing the street shall comply with at least one of the following:

   a. Set back the garage or carport from the front building facade or front face of a covered porch, by a minimum of four feet. To qualify as a porch under this subsection, the porch must extend along a minimum of 50 percent of the street-facing building facade that is not devoted to the garage, and must be at least six feet wide.

   b. Provide enhanced architectural details. Under this option, the front façade shall contain a minimum of six elements from elements lists under subsection (D)(3) of this section, including at least two elements from the structural elements list and at least two elements from the decorative elements list.

Current SF or duplex provisions don't address the max percentage of garage width of ground level façade. Such provisions are particularly important for duplexes to avoid the impersonal garage-scape design. This is a standard we've used in multiple communities.

2. No more than 50 percent of any ground floor façade may be occupied by a garage, and detached garages and all carports shall not protrude beyond the front building façade. This limit may be increased to a maximum of 65 percent provided at least three of the following design details are utilized:

   a. A decorative trellis over at least the entire width of the garage door(s).

   b. A window or windows are placed above the garage on a second story or attic wall.

   c. A balcony that extends out over the driveway.

   d. Utilizing all single-vehicle car doors as an alternative to wider garage doors suitable for two-car garages.

   e. Windows in the garage door.

   f. Decorative details on the garage door. Standard squares on a garage door will not qualify as a decorative detail.

F. Driveways and Access.

This garage/driveway concepts for duplex/triplex was discussed at the November 17 workshop and post-event online survey (question #6). The scores on the concept were the following (average score with 5 being great idea, 1 being very bad idea):

Live workshop: 4.5
Online survey: 3.9

See the workshop report for more details on survey results.

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1. Where the dwellings are served by alleys, all garages and on-site parking shall be accessible from the alley and the façade(s) facing the street shall be designed as the front of the dwellings including, but not limited to, a primary building entrance consisting of inward swinging door(s), porch(es), window(s) and pathway(s) to the street.
2. When no alleys are present, the following apply:
    a. Side- and rear-facing parking areas and garages are encouraged.
    b. When located on a corner lot, both streets must be utilized for vehicle access, unless one street is designated as an arterial. Such driveways must be located as far from the street corner as feasible.
    c. Driveways for duplexes are limited to:
        i. One 20-foot wide (maximum) driveway; or
        ii. Two 12-foot wide (maximum) driveways, provided the driveways are spaced at least 20 feet apart.

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Figure 18.206.050-F.2.b
Duplex corner lot driveway location examples.

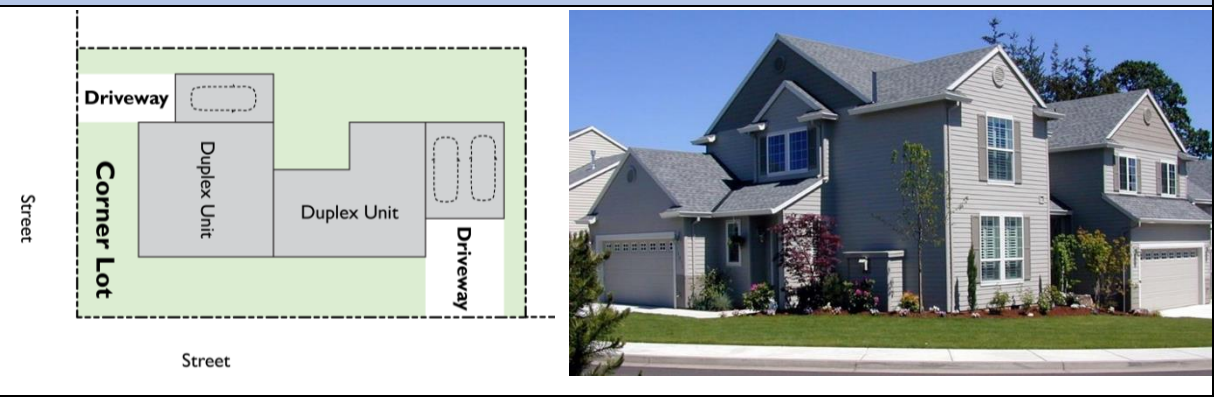
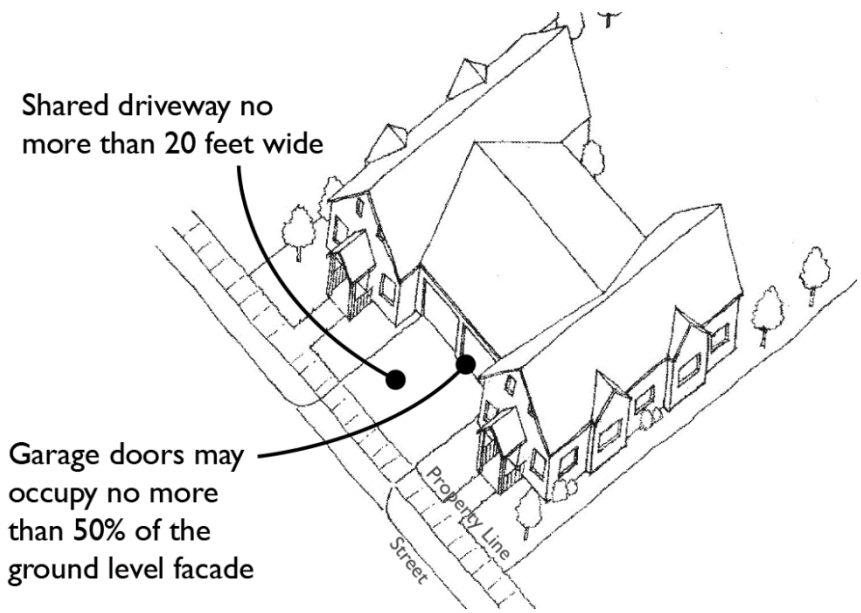


Figure 18.206.050-F.2.c
Duplex driveway and garage example.



G. Open Space Standards.

The below duplex/triplex open space concept was discussed at the November 17 workshop and post-event online survey (question #8). The scores on the concept were the following (average score with 5 being great idea, 1 being very bad idea):

Live workshop: 4.3
Online survey: 3.8

See the workshop report for more details on survey results.

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

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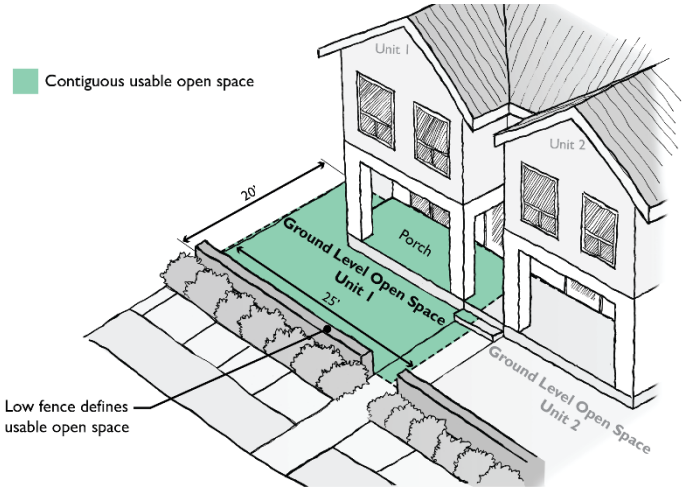
800 square feet of usable open space. Usable open space may be a single large space or separate spaces.

2. All useable open space shall a minimum dimension of 15 feet on all sides.
3. Where the usable open space is located within a front yard setback, the open space must be defined with a fence, hedge, or wall between 18 and 36 inches tall (meeting the standards of RDC Chapter 18.740). See Figure 18.206.050-G for an example.
4. When the usable open space abuts an alley, fencing within five feet of the alley shall be limited to four feet in height except where the portion of the fence between four and six feet in height is at least 50 percent transparent.

Subsection (iv) is adapted from the current standards for cottages.

5. Unenclosed decks, porches, patios, and entries may be used as a part of the usable open space, provided they are a part of a space that meets the standards herein.
6. Driveways shall not count in the calculations for usable open space.
7. Additions shall not create or increase any nonconformity with this standard.

Figure 18.206.050-G
Duplex front yard open space example.



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H. Tree Standards. Trees shall be integrated on new lots as provided below.

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

1. Lots less than 7,000 square feet in area:
   a. Minimum two deciduous trees.
   b. Minimum one evergreen tree.
2. Lots 7,000 square feet in area or greater:
   a. Minimum two deciduous.
   b. Minimum two evergreen trees.
3. Lots that retain existing native trees (as set forth in RDC 18.830.050) are exempt from the standards in subsections (H)(1-2) of this section.
4. See RDC Chapter 18.725 for related landscaping plans, installation, and maintenance.

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18.206.060 – Townhouse. [NEW + Updated from 18.220.140]

A. Purpose.

1. Provide opportunities for creative, diverse and high-quality infill development that is compatible with existing neighborhoods.
2. Promote housing affordability and greater choice by encouraging the integration of townhouses into new subdivisions.
3. Support compatibility with existing neighborhoods by promoting high-quality design.
4. Support more efficient use of urban residential land.
5. Enhance the character of residential neighborhoods.
6. Provide usable open space for residents.

B. Townhouse Density Calculations and Incentives in the RLD-6-8 Zones.

New provision to encourage missing middle housing types in subdivisions. It was discussed at the November 17 workshop and post-event online survey (question #2 and 3). The scores on the concept were the following (average score with 5 being great idea, 1 being very bad idea):

Question 2 – Incentivize a mix of housing types in large subdivisions.

Live workshop: 4.0
Online survey: 2.3

Question 3 – Both require and incentivize a mix of housing types in large subdivisions.

Live workshop: 3.3
Online survey: 2.4

See the workshop report for more details on survey results. Note that evidence suggests the online respondents did not benefit from the extensive background information and details presented at the live workshop.

1. In subdivision developments in RLD-6 and RLD-8 zones, each townhouse unit less than 1,400 square feet in gross floor area may be counted as one-half a dwelling unit for the purpose of calculating density.
2. Where townhouses are integrated with other housing types qualifying for density bonuses, RDC 18.210.025.F.2 sets forth the cumulative limitations to the percentage of qualifying bonus dwelling units in a development.
3. For plat recording requirements, see RDC 18.210.025.F.3.

C. Dimensional Standards. The townhouse standards in Table 18.206.060-A supersede the dimensional requirements for the RLD-4, -6, and -8 and RMD-16 zones in RDC 18.210.025 and 18.220.025, respectively, provided the applicable density standards are met. Other standards of the base zone apply.

This subsection consolidates scattered dimensional standards for townhouses, and also provides an easier quick reference for code users. Standards not shown here, such as impervious surface, are not changed from the base zoning.

Subsections (D) and (E) combine most of the existing townhouse design standards, supplemented with additional new standards to enforce more unique and high-quality design. Subsection (D) entirely replaces the current open space standards.

Note: The maximum number of units within a townhouse building have been moved to section 18.205.030.MM.

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Table 18.206.060-A Townhouse dimensional standards.		
	RLD-4, -6, and -8	RMD-16
Min. Lot Width	30 feet in the RLD-4 zone; No minimum in other zones	~~30 feet~~No minimum
Min. Lot Area	2,500 square feet in the RLD-4 zone; No minimum in other zones	~~2,500 square feet~~No minimum
Min. Front Yard Setback	15 feet in the RLD 4 and 6 zones; 10 feet in the RLD-8 zone	10 feet
Min. Rear Yard Setback	10 feet	10 feet
Min. Side Yard Setback	0 to 5 feet	0 to 5 feet
Min. Street Side Yard Setback	10 feet	10 feet

1. Reduced side yards. The minimum side yard for a townhouse shall be zero feet for the side yard where the townhouse attaches to another townhouse and five feet where the townhouse is not attached to another townhouse, which shall not be reduced through the PUD or adjustment or variance process. For zero-lot line development, eaves may project across the property line if the developer or property owners record an easement expressly describing the purpose, dimensions, and duration of the easement.
2. Major corridors. See RDC 18.210.060 for special setback and design requirements along major corridors.
3. Building separation. The minimum building separation between townhouse buildings shall be 10 feet~~, except where noted in subsection (C)(1)(c)~~.

D. Required Design Features:

We've suggested that these items be largely the same as for single family homes.

1. All wall openings, regardless of visibility from a public right-of-way, shall have:
   i. Contrasting trim (minimum three inches wide);
   ii. Recess (windows) at least one and one-half-inches from the façade; or
   iii. Other design treatments that add depth, richness, and visual interest to the façade;

   Where no wall openings exist on a façade, contrasting materials must be incorporated.
2. Roof overhang (minimum six inches) or other design feature with comparable visual impact that adds depth and richness to the home design.
3. Covered entry at least three feet deep for the primary entrances [see related standards in subsection (E)(3) of this section].
4. Minimum useable open space (see standards in subsection E below).
5. Minimum front façade window transparency: At least 10 percent. This applies to all vertical surfaces of the façade elevation (excluding rooflines). Windows and their frames shall be used in the calculations, while trim may not be included.

E. Architectural Design Standards.

Townhouse façade design standards were discussed at the November 17 workshop and post-event online survey (question #7). The scores on the concept were the following (average score with 5 being great idea, 1 being very bad idea):

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Live workshop: 4.6
Online survey: 3.9

See the workshop report for more details on survey results.

1. Articulation.
   a. Townhouse buildings must include façade articulation features at intervals to create a human-scaled pattern. The maximum horizonal length of the intervals is the width of individual townhouse units.
   b. Articulation is required on all facades facing a street, common or other shared open space, and common parking areas.
   c. At least three of the following articulation features must be employed with each articulation interval, and at least two of these features shall be substantially different from the features on abutting units:
      i. Use of windows and/or entries.
      ii. Use of weather protection features (such as covered porches).
      iii. Change in roofline, such as vertical or horizontal offsets or variations in roof pitch.
      iv. Dormers.
      v. Change or decorative use of building material, siding style, and/or window pattern (applies to all floors of the façade).
      vi. Pillars or posts.
      vii. Providing vertical building modulation of at least 12 inches in depth if tied to a change in roofline or a change in building material, siding style, or color.
      viii. Balconies that are recessed or projected from the facade by at least 18 inches.
      ix. Other design techniques that effectively reinforce a pattern of small facades compatible with the building's surrounding context.
2. Repetition with variety.

This variety standard under (2)(a) is retained and slightly simplified from 18.220.140.B.3. Staff pointed out it is easier to enforce than the equivalent detached single-family standard. It should work well with the additional "repetition with variety" standard under (2)(b).

   a. No townhouse building shall have the same front façade design as any other townhouse building within two hundred linear feet, on either side of the street, as measured from the nearest point of the subject property lines. If a rear facade is visible from a public right-of-way and there is not a buildable lot fully between the nearest point of the rear property line of the subject property and the nearest point of a public right-of-way or private street, the rear facade of the subject dwelling shall also comply with this standards.
   b. Townhouse developments shall employ one or more of the following "repetition with variety" articulation methods:
      i. Reversing the elevation of dwellings.
      ii. Providing different building elevations for external townhouses (units on the end or corner of a building) by changing the roofline, articulation, windows, and/or building modulation patterns.
      iii. Adding a different dwelling design or different scale of the same design, such as adding a two-story version of the basic dwelling design where three stories are typical.

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iv. Other design treatments that add variety or provide special visual interest, such as different cladding materials, window sizes and groupings, roof slopes, porch designs, balconies, etc. While the variable use of color on buildings can be effective in reducing the perceived scale of the building and adding visual interest, color changes alone are not sufficient to meet the purpose of the standards.

c. The community development director may allow relief from the repetition with variety provisions above where high-quality materials (such as brick) are employed and combined with effective details and or other site features that reduce monotony and add a sense of depth and richness to the building and development.

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Figure 18.206.060-C.2
Repetition with variety examples.

A. Different elevation for end units.

B. Alternating roofline.

C & D. Alternating articulation (roofline, siding style, color, and window fenestration).

3. Entries.

   a. Clear and obvious pedestrian access between the street and the building entry is required for new dwellings.

   b. All new dwellings must provide a covered pedestrian entry with minimum weather protection of three feet by three feet (a covered porch or recessed entry). This entry may be integrated into usable open space required under subsection G of this section.

   c. For townhouses where the primary pedestrian access to the dwelling is from an alley or private internal vehicular access, buildings must emphasize individual pedestrian entrances over private garages by using both of the following measures:

      i. Enhance entries with a trellis, small porch, or other architectural features that provide cover for a person entering the unit and a transitional space between outside and inside the dwelling.

      ii. Provide a planted area in front of each pedestrian entry of at least 20 square feet in area, with no dimension less than four feet.

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The materials prohibition below is copied from the current architectural (multifamily) design standards.

4. Exterior materials. Building exteriors shall be constructed from quality and durable materials such as stone, brick, wooden lap siding, fiber cement siding, or similar materials. Insubstantial materials, such as fiberglass, and materials such as mirrored glass, corrugated siding, exposed concrete block, and plywood or T-111 siding are not permitted.

F. Parking and Garage Location and Design.

The above parking design update, with an emphasis on requiring rear parking in most cases, was discussed at the November 17 workshop and post-event online survey (question #7). The scores on the concept were the following (average score with 5 being great idea, 1 being very bad idea):

Live workshop: 4.6
Online survey: 3.9

See the workshop report for more details on survey results.

1. Rear parking. Individual garages facing the street are not allowed for townhouse dwellings. Garages shall be provided to the rear of the dwelling via alley access or a shared driveway as depicted in Figure 18.206.060-F.1, and the following standards apply.

   Exception: This standard does not apply for townhouse buildings with two units, and such buildings shall comply with the duplex driveway standards of RDC 18.206.050.E-F.

   a. Garages that take vehicle access from an alley shall be set back a minimum of three feet from an alley right-of-way.

   b. Internal drive aisles must meet minimum widths and other standards such as turning radii of the city-adopted International Fire Code.

   c. Minimum building separation along internal drive aisles must be 24 feet. Projections into this minimum building separation standard are permitted for each building consistent with the side yard setback projections allowed under this title. The purpose is to provide adequate vehicular turning radius, allow for landscaping elements on at least one side, and provide adequate light and air on both sides of the dwelling units and vehicle areas, which often function as usable open space for residents.

   d. Street-access driveways leading to townhouse garages shall not be considered parking lots for the purposes of RDC 18.220.100.C.

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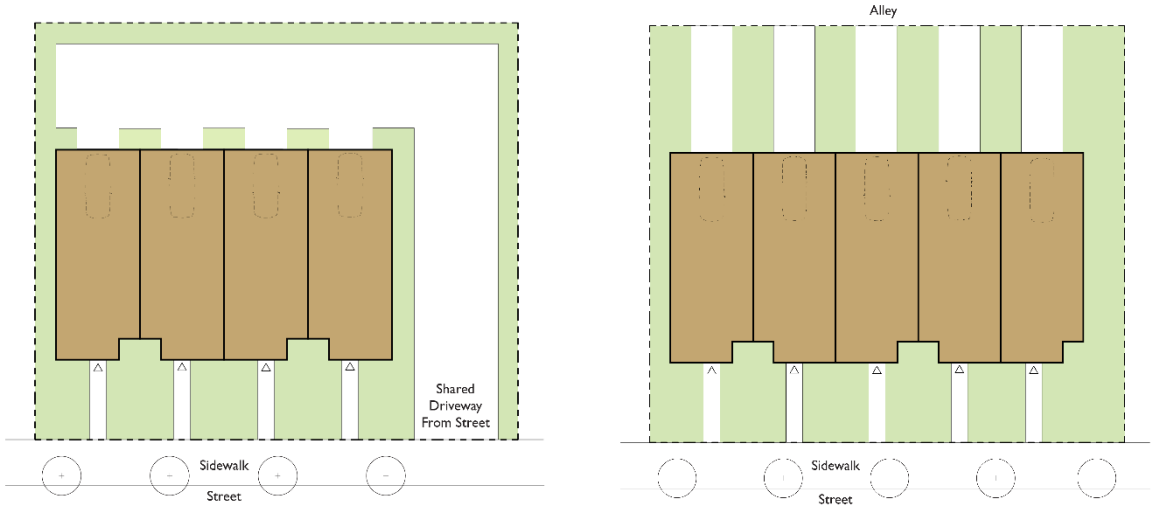
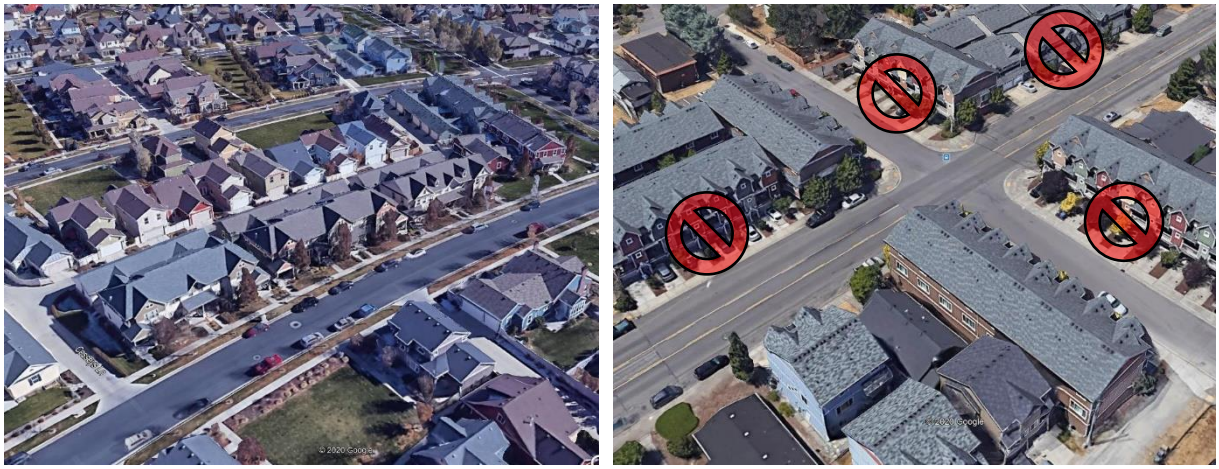
Figure 18.206.060-F.1
Townhouse driveway examples.



Both examples show a driveway with private garages placed to the rear of units. In the left image, there is no alley and access is provided from the street. In the right image, access from an alley is available and access is provided from the alley.

Figure 18.206.060-F.2
Acceptable and unacceptable townhouse driveway/orientation.



Left: Alley loaded townhouses (South Jordan, Utah) allow for landscaped front yards and inviting streetscapes. Right: The front-loaded townhouse examples are unacceptable because they degrade the streetscape and pedestrian environment and increase safety conflicts on public streets.

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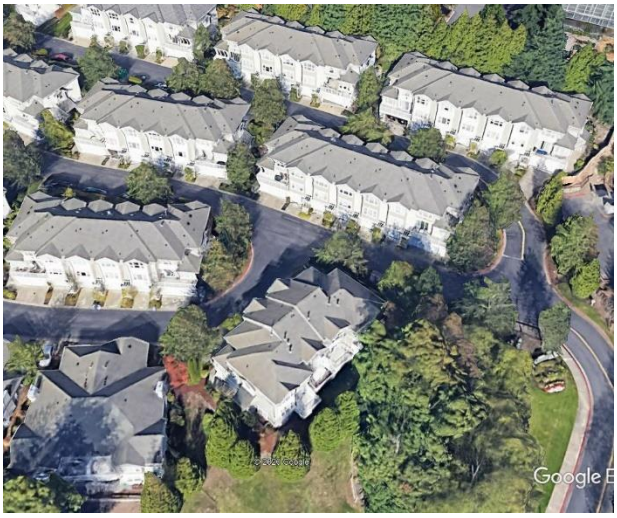
Figure 18.206.060-F.2
Acceptable and unacceptable townhouse driveway/orientation.



For larger townhouse developments, units can front onto smaller private access streets. Note the use of landscaped areas between each driveway in both examples. Both examples above also illustrate how trees can successfully be integrated into such developments.

2. Street-facing driveways and garages.
   a. Individual garages and driveways facing the street [if allowed by exception under subsection (F)(1) of this section] are limited to 12 feet in width. Shared driveways, which have a maximum width of 20 feet, may be required by the community development director.
   b. Garages must be set back a minimum of 20 feet from the back of the sidewalk.
   c. No more than 40 percent, as measured in square feet, of the wall area of the front elevation of an individual townhouse unit facing a street shall be dedicated to garage door space.
   d. 20 percent of the garage wall area facing a street shall contain windows or doors placed to create the impression of habitable residential space.
   e. In each townhouse building, no more than 50 percent of the garages may extend beyond the front plane of the primary facade of the associated dwelling unit.
3. If common parking areas other than driveways and garages are provided, the following access and location standards shall be met:
   a. Access to parking areas shall be provided from alleys where possible.
   b. Parking areas shall be located behind or to the side of buildings.
   c. Common parking areas must provide pedestrian connections to dwelling units.

The below townhouse open space revision was discussed at the November 17 workshop and post-event online survey (question #9). The scores on the concept were the following (average score with 5 being great idea, 1 being very bad idea):

Live workshop: 4.1
Online survey: 3.9

See the workshop report for more details on survey results.

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G. Open Space Standards. All townhouse dwelling units must provide open space at least equal to 10 percent of the gross floor area of the unit. The required open space may be provided by one or more of the following:

1. Private ground level open space that is directly adjacent and accessible to dwelling units.
   a. Such space must have minimum dimensions of at least 12 feet on all sides and be configured to accommodate human activity such as outdoor eating, gardening, toddler play, etc.
   b. Front yard setbacks may be used to meet this standard, provided they are defined with a low fence (meeting standards of RDC Chapter 17.740, Fences and Walls).
   c. Outdoor covered areas may be used to meet up to half of the required area if is located anywhere except the front of the lot.
   d. Driveways shall not count in the calculations for usable open space.
2. Balconies, roof decks, or porches.
3. In PUD subdivisions, shared open space that meets the design requirements of a main facility under RDC 18.401.080.B may be used to meet the useable open space requirement, provided such space is visible and directly accessible to the subject townhouse dwelling units.

Figure 18.206.060-G
Townhouse open space example.

These townhouses utilize a combination of decks and ground-level yards to meet the required open space standard.

H. Tree standards. Trees shall be integrated into townhouse developments at the rate one tree per townhouse unit.

a. Trees may be either evergreen or deciduous.

b. Required trees shall be distributed around the site in front, side, and rear yards, adjacent to parking areas, and/or within private open space adjacent to townhouses.

c. Where one or more existing native trees (as set forth in RDC 18.830.050) are preserved and integrated into the design of the development, the community development director will allow for credits of up to four applicable trees for each preserved tree depending on the size, health, and maturity of the tree.

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

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18.206.070 – ~~Architectural~~ Multifamily design standards.

[Relocated from 18.220.065 and 18.220.115]

A. Applicability. This section applies to multifamily development in the RMD-16 zone and when referenced by other sections of this code.

B. Exterior Materials. Building exteriors shall be constructed from quality and durable materials such as stone, brick, wooden lap siding, fiber cement siding, or similar materials. Insubstantial materials, such as fiberglass, and materials such as mirrored glass, corrugated siding, exposed concrete block, and plywood or T-111 siding are not permitted.

C. Facade Standards.

1. All new residential building facades shall feature at least three of the following design features per dwelling unit that makes up the facade:

   a. Windows and door treatments which embellish the facade, such as trim a minimum of two inches wide around the windows facing a public street;

   b. Porches or covered entries;

   c. Dormers;

   d. Fascia boards at least six inches wide;

   e. Bay windows;

   f. Cupolas or towers;

   g. Pillars or posts;

   h. Eaves, with a minimum six-inch projection;

   i. Balconies;

   j. Decorative patterns on exterior finish (e.g., scales/shingles, wainscoting, ornamentation, and similar features);

   k. Use of contrasting materials, such as brick or stone, on a minimum of twenty-five percent of the facade;

   l. Other architectural elements, other than color, glass or lighting, including varying texture and materials within the same building, or massing, window voids, trellis or arcade, or other elements the Director finds compatible with the residential character of the zone.

2. Large buildings shall be broken into smaller components to reflect the character and scale of the surrounding neighborhood through repetition of roof lines, patterns of door and window placement, and use of the characteristic entry features.

3. Continuous building facades longer than fifty feet which face the street or low density residential zones shall incorporate modifications to the vertical plane of the facade. The facade shall incorporate building elements such as embellished entrances, courtyards, bays, balconies, and other architectural elements to visually divide the facade every thirty feet or less.

4. Blank walls shall be articulated in one or more of the following ways:

   a. Installing a vertical trellis in front of the wall with climbing vines or planting materials.

   b. Providing a landscaped planting bed a minimum of five feet wide in front of the wall with plant materials that can obscure at least fifty percent of the wall's surface within three years.

   c. Providing texture or artwork (mosaic, mural, sculpture, relief, etc.) over the blank wall surface.

   d. Other equivalent method that provides for enhancement of the wall.

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D. Rooflines. Buildings shall avoid straight, unvaried rooflines exceeding sixty lineal feet and shall employ devices such as various elevations, gables, dormers, and chimneys. Roofline variation shall be achieved using one or more of the following methods:

1. Vertical offset in ridge line;
2. Horizontal offset in ridge line;
3. Variations in roof pitch;
4. Gables;
5. Dormers;
6. Decorative cornices and rooflines (e.g., for flat roofs).

E. Garages or carports either detached from or attached to the main structure shall not protrude beyond the primary building facade.

The below open space standards are consolidated from 18.220.115. This previously covered all development in the RMD-16 zone, but this new Chapter 18.206 provides new specific open space standards for each product type, so we recommend sectioning off these standards to only apply to multifamily (apartment) developments. Changes to the actual quantity and quality standards are not proposed since that is outside this project's scope.

~~18.220.115 -~~ –

F. Open Space and Recreation Areas.

1. ~~Twenty-five~~A minimum 25 percent of the net developable acres of each ~~RMD~~ multifamily development shall be provided as landscaped open space or common recreation areas. Open space and recreation areas developed to satisfy this section may also be credited towards the PUD open space requirements of RDC 18.401.080.B. The standards of this section and the PUD section must be met.

~~1. Single-family attached or detached developments in the RMD zone developed through the PUD process that fully comply with the open space requirements of RDC 18.401.080.B are exempt from the requirements of this section.~~

~~2. For all other types of residential development in the RMD zone developed through the PUD process, open space and recreation areas developed to satisfy this section may also be credited towards the open space requirements of RDC 18.401.080.B. The standards of this section and the PUD section must be met.~~

2. Common recreation areas shall be provided ~~for each RMD development~~ as follows:
   a. Minimum 170 square feet per three-bedroom unit or larger.
   b. Minimum 130 square feet per two-bedroom unit.
   c. Minimum 100 square feet per studio or one-bedroom unit.
3. Common recreation areas must be accessible by all residents and may include the following:
   a. Outdoor common recreation areas including parks, trails, and sports facilities.
   b. Play areas at least 400 square feet in size. Any play apparatus that is provided must meet consumer product safety standards for equipment, soft surfacing, and spacing.
   c. Community garden plots. The community garden area must be fenced, and must include a shared tool shed and water source for irrigation. Community gardens are not subject to the requirements of the city's community garden program.
   d. Indoor common recreation areas including community centers and recreation rooms.
   e. Common roof decks, balconies, and patios.

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f. Indoor or outdoor swimming pools.

g. Other active recreation facilities as defined by RDC 18.100.

h. Other features determined by the community development director to be materially similar to the above-listed common recreation areas.

4. Common recreational areas shall be centrally located, and visibly accessible from dwelling units and sited away from arterial streets and parking areas, with a grade and surface suitable for their intended use, and have a smallest minimum dimension (length or width) of twenty feet, except for trail segments.

5. Recreation areas shall be connected by trail or walkway to dwelling units and to any existing or planned public park, open space or trails on adjoining properties.

6. Open space and common recreational areas shall be fully described and made a condition of approval. Such areas shall be maintained by a homeowner's association or equivalent mechanism approved by the city.

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

This chapter has some re-ordering of sections for logical order of reading – for example, placing the use and dimensional sections together, and moving the detailed lot and setback provisions after the dimensional section. Other section moves and consolidation are noted.

18.210.010 - Purpose.

No changes proposed

18.210.015 - Applicability.

No changes proposed

18.210.020 - Uses.

No changes proposed

~~18.210.040~~18.210.025 - Dimensional and density standards.

We recommend consolidating all numeric standards so they are easily found and compared in a single table. Note that subsection (F) describes a housing mix density bonus, with cross-references to each applicable section in Chapter 18.206.

A. Dimensions shall be consistent with Table ~~18.210.040~~18.210.025-1. Adjustments for townhouse developments are in RDC 18.206.060.

B. The maximum lot area does not apply to existing lots, the remaining parent parcel after a land division, and lots created for non-residential uses such as parks and trails, utilities, and critical areas.

C. Development in the RLD-4 zone may be rounded to a minimum of 3.5 dwelling units per net developable acre and a maximum of 4.5 dwelling units per net developable acre.

D. See RDC 18.210.060 for special setback and design requirements along major corridors.

E. Minimum side yard setbacks shall not be reduced through the adjustment or variance process.

Table 18.210.025-1
RLD dimensional and density standards.

Standard	RLD-4	RLD-6	RLD-8
Min. Lot Width	50 ft	50 ft	50 ft
Min. Lot Area	10,890 sq ft	7,200 sq ft	5,000 sq ft
Max. Lot Area	16,355 sq ft	10,800 sq ft	7,500 sq ft
Min. Density: Dwelling Units/Net Developable Acre	4 du/ac	4 du/ac	6 du/ac
Max. Density: Dwelling Units/Net Developable Acre (see subsection F of this section for density bonus options)	4 du/ac	6 du/ac	8 du/ac
Min. Front Yard Setback ~~(1)~~	15 ft	15 ft	10 ft
Min. Rear Yard Setback ~~(1)~~	10 ft	10 ft	5 ft

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Table 18.210.025-1 RLD dimensional and density standards.			
Standard	**RLD-4**	**RLD-6**	**RLD-8**
Min. Side Yard Setback ~~(1)(2)~~	5 ft	5 ft	5 ft
Min. Street Side Yard Setback ~~(1)~~	15 ft	15 ft	10 ft
Max. Height	30 ft (35 ft with pitched roof)	30 ft (35 ft with pitched roof)	35 ft
We recommend deleting maximum building coverage because new open space standards for each residential product type will achieve the same goal. RDC 18.725.055 also already requires 50% of RLD sites to be covered by landscaping.			
~~Max. Building Coverage~~	~~45%~~	~~50%~~	~~50%~~
Max. Impervious Surface	60%	60%	65%

F. Housing Type Diversity Bonus Option.

1. Density bonus incentives are available for the following "missing middle" housing types:

   i. Small detached single-family dwellings per RDC 18.206.020.C.

   ii. Accessory dwelling units per RDC 18.206.030.C.

   iii. Cottages per RDC 18.206.040.B.2.

   iv. Duplexes and triplexes per RDC 18.206.050.B.

   v. Townhouses per RDC 18.206.060.B.

2. Limitations. The maximum combined percentage of applicable small detached dwellings, cottages, and duplex, triplex, and townhouse dwelling units in development that qualify for the density bonus option herein are set forth by zone. Figure 18.206.025-F illustrates an example of how this works.

   i. RLD-4: 20 percent.

   ii. RLD-6: 30 percent.

   iii. RLD-8: 40 percent.

   Individual cottage developments are exempt from this limitations. However, for larger developments that include cottages and other housing types, such cottages will be included in the calculations and the subject development shall comply with these limitation standards herein.

3. Any use of a density bonus under this section and the referenced sections of RDC Chapter 18.206 shall be recorded on the face of the plat noting the maximum total number of units, the designated types and number of units for each lot, and if applicable the maximum floor area of units.

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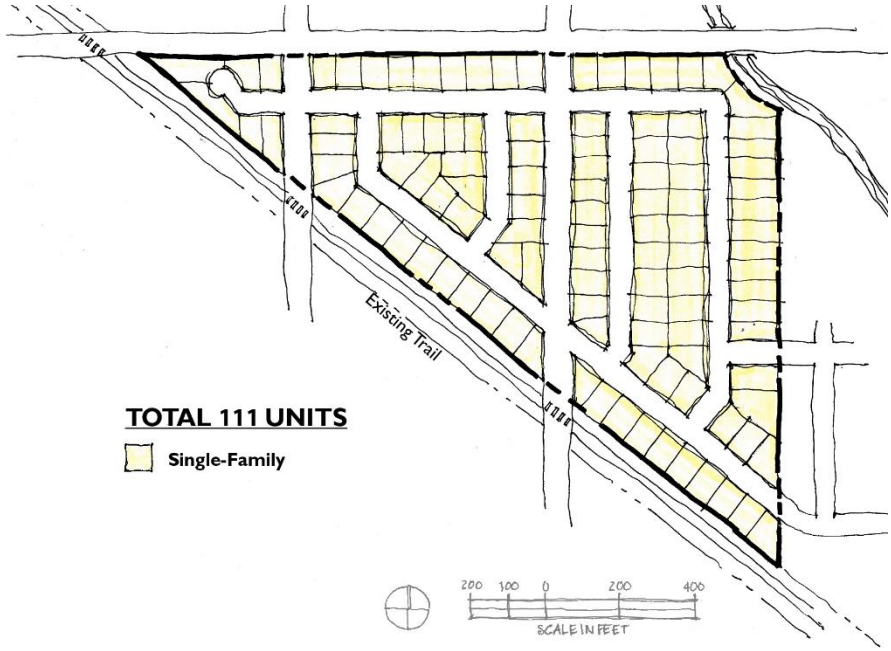
Figure 18.206.025-F
Illustrating an example of a subdivision integrating missing middle housing types to allow for a modest density bonus.



Example standard subdivision example with 100% of lots single family.

Example subdivision integrating missing middle housing types to achieve a density bonus. Using the calculations for available density bonuses for these housing types, the 152 dwelling units represented here would equate to 123 dwelling units for the purpose of density calculations. Missing middle housing types represent 39% of the total dwelling units in this example – a percentage that would be acceptable in the RLD-8 zone.

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Re below Table Notes, for note #1, updates to draft 18.210.060, along with the new subsection (D) above the table, make it unnecessary.

For note #2, the updates in draft 18.401.100, and adding the rest under new subsection (E) above the table, make this footnote unnecessary.

~~Table Notes:~~

~~(1) All setbacks for lots abutting or adjacent to the public rights-of-way of Pioneer Street east of the Gee Creek crossing, South Hillhurst Road, 45th Avenue or South Royle Road are twenty-five feet and may not be modified through the PUD process. Adjacent, when used in this note, means, separated by a street, tract, open space, or similar intervening element.~~

~~(2) The minimum side yard setback shall not be reduced through the PUD or adjustment or variance process.~~

18.210.030 - Lot requirements.

Through lots are prohibited in new subdivisions, except where subdivisions abut the major corridors identified in RDC 18.210.060. For lots adjacent to collector roads where driveways might be undesirable, consider alley-loaded lots and wider front yards as illustrated in the example in Figure

The existing 18.210.030 (A) is an unnecessary statement, and (B) is consolidated with the dimensional section below. The through-lot prohibition concept was discussed at the November 17 workshop and post-event online survey (question #13). The scores on the concept were the following (average score with 5 being great idea, 1 being very bad idea):

Live workshop: 3.8
Online survey: 3.7

See the workshop report for more details on survey results.

Note that the current through lot definition already says, "Through lots are strongly discouraged by this title."

~~A. Minimum lot width and minimum lot area shall be consistent with Table 18.210.040-1.~~

~~B. Maximum lot area for new lots created after the effective date of this title shall not exceed one hundred fifty percent of the minimum lot size for the zone in which the lot is located established in Table 18.210.040-1. New lots shall also meet the minimum density requirements established in Table 18.210.050-1. The maximum lot area standard shall not apply to the remaining parent parcel after a land division. Lots created for non-residential uses such as parks and trails, utilities, and critical areas are exempt from this standard.~~

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Figure 18.210.030
Through-lot alternative: Alley-loaded lots.

Above: Through-lots and their resulting walls that line streets are prohibited in new subdivisions, except where subdivisions abut designated major corridors. Below: Alley loaded lots with generous front yards are a desirable alternative for new lots adjacent to collector streets where driveways may be less desirable.

~~18.210.045~~18.210.040 - Setbacks—Exceptions.

A. Reserved.

B. Setbacks from Regional Utility Corridors.

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

C. Projections into Setback.

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1. The following projections may extend into yard setbacks:
   a. Gutters;
   b. Fixtures with a footprint not exceeding three square feet in area (e.g., overflow pipes for sprinkler and hot water tanks, gas and electric meters, alarm systems, and air duct termination; i.e., dryer, bathroom, and kitchens);
   c. On-site drainage systems;
   d. Fireplace structures, bay or garden windows, enclosed stair landings, closets, or similar structures may project into setbacks, that are greater than seven feet, provided such projections are:
      i. Limited to two per facade;
      ii. Not wider than 10 feet;
      iii. Not more than 24 inches into a side yard setback which is greater than seven feet; or
      iv. Not more than 30 inches into a front and rear yard setback.
   e. Eaves shall not project more than:
      i. 18 inches into a required side yard setback; and
      ii. 36 inches into a front yard and/or rear yard setback.
   f. Uncovered porches and decks not exceeding 18 inches above the finished grade may project up to five feet into the rear ~~and front~~ yard setbacks in the RLD-4 and RLD-6 zone. For PUD subdivisions, refer to the setback modulation requirements in RDC 18.401.090.J.
   g. ~~CBuilding stairs less than three feet and six inches in height, entrances, and c~~Covered but unenclosed porches ~~that are at least sixty square feet in footprint area~~ may project up to ~~five~~ six feet into the front yard.
   h. Building stairs associated with entrances and porches less than three feet and six inches in height are allowed to project into the front yard setback.
   i Arbors are allowed in a yard setback if:
      i. Their footprint is less than 40 square feet, including eaves,
      ii. They are eight feet or shorter from finished grade, and
      iii. Both sides and roof are at least 50 percent open, or, if latticework is used, there shall be a minimum opening of two inches between crosspieces.
   j. Fences are allowed in a yard setback if they meet the requirements of RDC 18.740. Fences may not be placed in the public right-of-way.
   k. Retaining walls are allowed in a yard setback.
2. No projections are allowed into a regional utility corridor.
3. No projections are allowed into an access easement.

D. The front yard setback requirements are specified in Section ~~18.210.040~~18.210.025, except as provided for below.

1. The front yard setback may be reduced to the average front setback of the two adjacent lots; provided the applicant documents and demonstrates that the average setback of adjacent houses is less than fifteen feet. However, the minimum setback is 10 feet. If the subject lot is a corner lot, the setback may be reduced to the average setback of the lot abutting the proposed house on the same street and the fifteen feet required setback. This provision shall not be construed as requiring a greater front yard setback than fifteen feet. Additionally, for corner lots

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the front yard setback along the longer side of the lot may be reduced to seven feet as long as this setback does not interfere with the site-triangle of the intersection.

E. If the rear yard faces on an alley, the rear yard may be reduced to zero feet, provided automobile access is taken exclusively from the alley.

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

~~18.210.050 - Density requirements.~~

The density section is consolidated with other numeric standards above.

~~A. Density requirements for RLD development are set forth in Table 18.210.050-1.~~

~~Table 18.210.050-1~~

	~~RLD-4~~	~~RLD-6~~	~~RLD-8~~
~~Min. Density: Dwelling Units/Net Developable Acre~~	~~4 du/ac~~	~~4 du/ac~~	~~6 du/ac~~
~~Max. Density: Dwelling Units/Net Developable Acre~~	~~4 du/ac~~	~~6 du/ac~~	~~8 du/ac~~

~~18.210.060 - Neighborhood design standards.~~

The neighborhood design standards are relocated to 18.206.020.

~~A. Purpose. The purposes of these standards are to ensure compatibility and continuity between and within developments, as well as variety in architecture. The standards are intended to complement the site with quality building design.~~

~~B. Applicability. The standards of this section apply only to low density residential developments with five or more lots vested after the effective date of this ordinance.~~

~~C. Every home shall contain the following features:~~

~~1. All wall openings, regardless of visibility from a public right-of-way, shall have contrasting trim (minimum three inches wide), and where no wall openings exist on a façade, contrasting materials must be incorporated;~~

~~2. Roof overhang (minimum six inches);~~

~~3. Porch or covered entry for the primary entrance; and~~

~~4. Minimum one hundred-square-foot covered outdoor area located on any façade other than the front façade.~~

~~5. Another equivalent feature approved by the community development director may be authorized in lieu of one or more of the foregoing based on fact-specific analysis in the director's sole discretion.~~

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

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

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

   a. ~~Structural elements.~~

   - ~~Covered porch area with a minimum of fifteen square feet~~
   - ~~Dormers~~
   - ~~Gables~~
   - ~~Hipped, gable, gambrel, mansard or similar pitched roof~~
   - ~~Bay windows~~
   - ~~Twelve-inch offset from one exterior wall to another~~
   - ~~Balconies~~
   - ~~Roofline offset of at least two feet from the top surface of one roof to the other~~
   - ~~Vertical breaks/horizontal walls~~
   - ~~Recessed building entry at least two feet deep by four feet wide~~

b. ~~Decorative elements.~~

   - ~~Decorative garage doors~~
   - ~~Pillars/posts~~
   - ~~Decorative eave or barge boards with two material variations~~
   - ~~Decorative shingles or varied siding in gables~~
   - ~~Decorative siding (shingles, shake, batten board, wainscoting, or similar)~~
   - ~~Brick, stone or cedar accents covering at least ten percent of the front facade wall surface area~~
   - ~~Variable siding; the use of two or more types of siding~~
   - ~~Fiber-cement horizontal lap siding between three and seven inches wide~~
   - ~~Shed roof above window(s)~~
   - ~~Belly Band cladding~~
   - ~~Functional shutters or louvers~~
   - ~~Corner boards/posts~~
   - ~~Knee or eave braces~~
   - ~~Enlarged trim on garage door headers at least six inches wide~~
   - ~~Other architectural elements, other than color, glass or lighting, approved by the community development director~~

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

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

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

~~18.210.035~~18.210.050 - Green design.

A. The purpose of this section is to ensure best practices of environmental stewardship within the city of Ridgefield and to protect, to the extent practicable, our natural environment for future residents.

B. Development of single family residential uses within Ridgefield shall choose at least two practices from the list below during construction:

1. Landscape with drought-tolerant, native plants
2. Install water-conserving drip, micro-mist, or sub-surface irrigation systems
3. Recycle, salvage, or donate excess or unwanted materials
4. Recycle materials for use in walls, fences, trails, or other amenities that are integral to the development.
5. Rain gardens to accommodate storm water on-site, particularly roof drains, rather than conveyance to a community system.
6. Other green design practices that are acceptable to the community development director.

C. See related standards for green building under RMC Chapter 14.32.

18.210.~~065~~ 060 - ~~Additional d~~Design provisions along major corridors.

A. The following standards apply to all lots abutting or adjacent to the public rights-of-way of major corridors, which are defined as Hillhurst Road, Pioneer Street (east of the Gee Creek crossing), 45th Avenue, ~~or~~ and South Royle Road. ~~and may not be modified through the PUD process.~~ Adjacent, when used in this section, means, separated by a street, tract, open space, or similar intervening element. These standards may not be modified through the PUD process.

Old subsection (B) is not needed because the single-family standards will already be applying regardless of location.

~~B. Architectural Design. The architectural design standards in RDC 18.210.060.C and RDC 18.210.060.D apply.~~

New subsection (B) consolidates the setback standards from several other locations in code. Those other code sections now cross-reference to here.

B. Setbacks. All yard setbacks for applicable lots are 25 feet from the major corridor right-of-way.

C. Fencing and Walls. All residential lots shall comply with the following fencing and wall standards in addition to RDC 18.210.110 and Chapter 18.740.

1. Install a fence or wall continuously along ~~the entire lot lines facing~~ major corridors as listed in subsection A of this section, and located directly behind the planting strip required in subsection D of this section. The fence or wall must comply with the site clearance provisions of Section 2.15 of the city engineering standards.

Comments at the live workshop noted that some subdivisions have different wall designs between phases. The update below will help preserve consistency.

2. The fence or wall must be a minimum of six feet high and be constructed to give the appearance of earth tone stone with columns or physical indentations in the fence or wall at least every fifty lineal feet to reduce the massing effect of the fence material. The fence or wall design shall be compatible with nearby fences and walls along the major corridors~~,~~ and shall match the design of any previous fences or walls in the same subdivision. The design~~and~~ shall be approved by the community development director.

3. The property owner, developer or homeowners association is responsible for the maintenance of the fence or wall.

4. The fence or wall shall not be built until the city issues a fence permit consistent with RDC 18.740.050, the city issues a building permit for a wall, or grants approval through the development review process.

D. Landscaping. The following standards are in addition to the requirements in RDC 18.725. Figure 18.210.065-D is an example of design adhering to these standards.

1. A minimum five-foot wide planting strip shall be required between ~~the back edge of the sidewalk abutting or adjacent to major corridors as listed in subsection (A) and~~ the property lines of abutting lots, tracts or parcels and the required fence listed in subsection C of this section. Vegetation within this planting strip shall satisfy the following standards:

   a. Proposed vegetation shall be detailed in a landscape plan, consistent with the requirements of RDC 18.725.070, that addresses plant location, plant type, quantity, initial and mature planting sizes and method of irrigation.

   b. The planting strip shall be planted with a diverse mixture of evergreen trees, native shrubs and groundcover. Water features (creeks, fountains, etc.) may augment or replace the landscaping feature.

   c. All plantings shall remain 50 percent opaque year round.

   d. An in-ground irrigation system shall be installed to ensure the growth and long-term viability of planted materials.

   e. The perpetual maintenance and operation of the ~~five-foot wide~~ planting strip shall be the responsibility of a homeowner's association and/or the developer.

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Figure 18.210.060-D
Major corridor plan-view example.

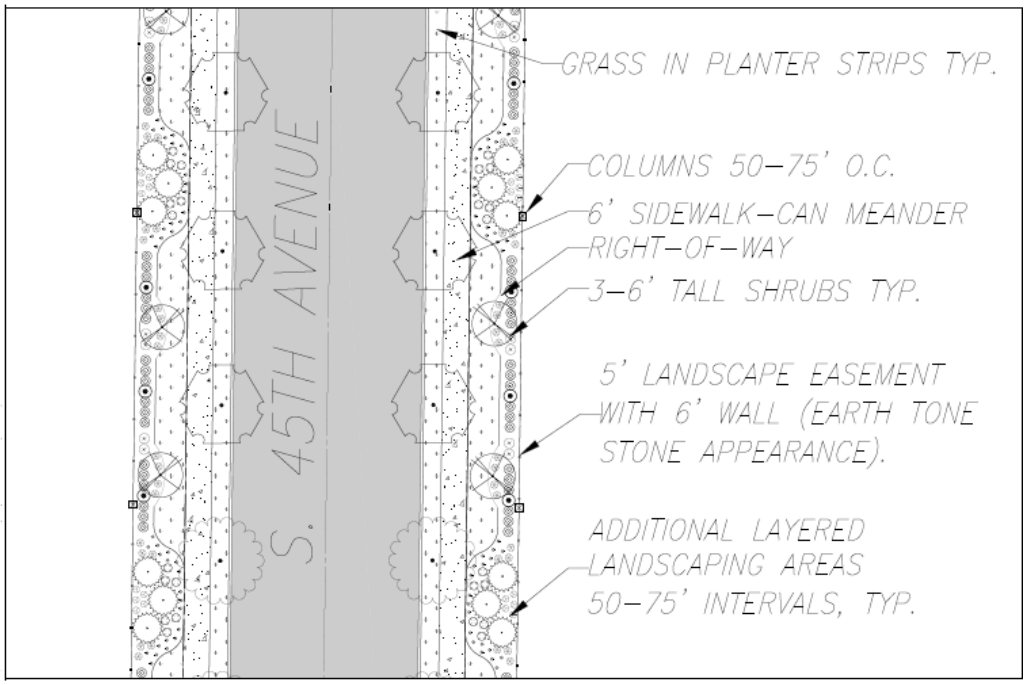
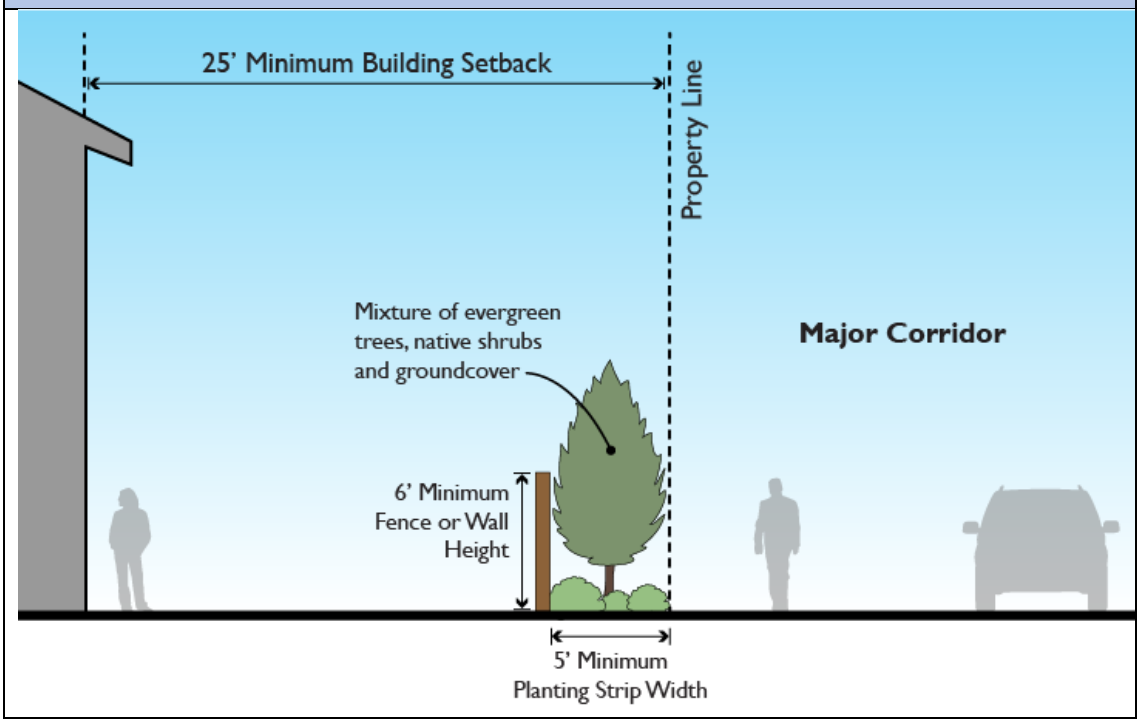


Figure 18.210.060-D.2
Major corridor cross section example.



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18.210.070 - Signs.

No changes proposed

18.210.075 - Exterior lighting.

No changes proposed

18.210.080 - Vehicles in residential zones.

No changes proposed

18.210.090 - Off-street parking.

A. Off-street parking shall comply with this chapter and Chapter 18.720.

B. For individual garage or carport units facing a street, at least ~~eighteen~~ 20 linear feet of driveway shall be provided between any garage or carport entrance and the back side of the sidewalk, measured along the centerline of the driveway. This standard shall not be modified through the adjustment or variance process per RDC 18.350 or the PUD process per RDC 18.401.

18.210.100 - Landscaping.

No changes proposed

18.210.110 - Fences and walls.

No changes proposed

18.210.120 - Accessory structures and dwellings.

A. Accessory structures and dwellings must meet the lot requirements and dimensional standards in RDC 18.210.030 and ~~18.210.040~~18.210.025 with the following exceptions:

1. Garages.

a. Detached garages shall not exceed eighteen feet in height.

b. See RDC Chapter 18.206 for other garage standards.

Garages are typically not considered accessory, and are most commonly attached, so these standards have been moved to the single family design standards under Chapter 18.206.

~~b. For single-family detached dwellings, garages or carports either detached from or attached to the main structure, the applicant shall select one of the following:~~

~~i. The garage or carport shall be set back from the front building facade, including covered porches, by a minimum of four feet; or~~

~~ii. The home shall meet the enhanced architectural design standards in Section 18.210.060 D.2; or~~

~~iii. The applicant shall develop under the National Green Building Standards (NGBS) as specified in RMC 14.32.~~

~~c. To qualify as a porch under this subsection, the porch must extend along a minimum of fifty percent of the street-facing building facade that is not devoted to the garage, and must be at least four feet wide. Garage doors may be located forward of the front face of the residential structure and be located in up to fifty percent of the front yard setback if placed so their entrance doors are perpendicular to the right-of-way; and provided that they have windows, man-doors or other architectural treatments covering at least thirty percent of the wall facing the street.~~

~~d. For single-family attached dwellings, detached garages and all carports shall not protrude beyond the front building façade.~~

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~~Attached garages shall be subject to the townhouse garage standards in RDC 18.220.140.C.3.~~

2. One uninhabited freestanding structure less than 10 feet high and 200 square feet in footprint area, such as a storage shed or greenhouse, may be located within the required rear or side yard setback, provided:

   a. The structure shall retain a fire separation distance as specified in adopted building codes.

   b. The structure shall be set back at least five feet farther than the house from any street if the structure is located in the side yard.

B. Accessory structures and dwellings are only permitted as accessory uses to a primary use, and must be located on the same parcel as the primary use.

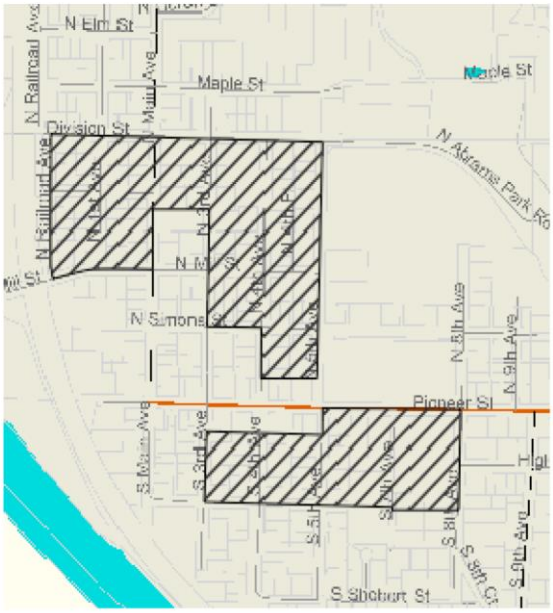
C. Accessory dwellings are further regulated by RDC 18.205.020 and 18.205.030.

18.210.130 - ~~Special provisions for the d~~Downtown transition area.

A. Purpose. To accommodate potential future expansion of the CMU district, which encompasses the city's traditional commercial and civic core, the downtown transition area allows for limited commercial activity in the residential districts surrounding the CMU district.

B. District Boundaries. The Downtown Transition Area (DTA) shall be bounded by the centerline of Sargent Street extended to 8th Avenue, 8th Avenue south of Pioneer Street, 5th Avenue north of Pioneer Street, Division Street, and Railroad Avenue, exclusive of properties zoned RMD-16, CMU or P/OS. The district shall also include parcels abutting Division Street on the north side of the street between N Railroad Avenue and N 5th Avenue, and parcels abutting Sargent Street on the south side of the street between S 3rd Avenue and S 5th Avenue. The district shall also include all parcels adjacent to the district boundaries. The district boundaries shall be as illustrated in Figure 18.210.130-B.

Figure 18.210.130-B
Downtown transition area boundaries.



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

Live workshop: 3.9
Online survey: 2.7

See the workshop report for more details on survey results. Note that evidence suggests the online respondents did not benefit from the extensive background information and details presented at the live workshop.

C. Residential Uses. Within the downtown transition area, the following modifications to land use, dimensional, and density standards apply:

1. Single family detached.

   i. For the purpose of density calculations, single-family detached dwellings 1,600 square feet or less in gross floor area may count as 0.5 units provided the lot is at least 2,500 square feet and all applicable setback, open space, and design standards are met.

   ii. The density bonus available in this subsection shall not be combined with other density bonuses.

2. Duplexes.

   i. Duplexes are allowed on all corner lots regardless of lot size or density requirements.

   ii. Duplexes are allowed on all lots at least 4,700 square feet in area regardless of density requirements.

D. Nonresidential Uses. Within the downtown transition area, limited commercial and office activity may be allowed provided:

1. Use is located on a lot platted 10,000 square feet or less zoned RLD.

2. The building in which the use is located was lawfully established prior to the effective date of this ordinance. Existing buildings may be expanded by no more than ~~twenty~~ 20 percent of the existing total floor area. Non-residential SDCs, impact fees, and building and life safety codes may apply to proposed alterations or expansions.

3. Use meets the definition of general office, general retail trade/services, eating and drinking establishment use types as defined in RDC 18.100.

E. Review. The community development director shall review applications for uses in the downtown transition area not allowed by the underlying zoning as well as proposed expansions and alterations consistent with RDC 18.210.130.C through a minor site plan review as described in RDC 18.500.030.B.

F. Development Standards. The parking, landscaping, lighting, and sign standards for the CMU zone shall apply to proposed nonresidential uses in the DTA.

G. Adjustment of Dimensional Standards for Building Expansions. The city will attempt to allow flexibility in lot coverage and dimensional standards set forth in RDC 18.210.030 and ~~18.210.040~~18.210.025 so long as the adjustments to the standards are consistent with the character of the downtown transition area as follows:

1. The burden of demonstrating that the proposed relaxation of the base zone dimensional standards is consistent with the character of the DTA lies solely on the applicant and shall be supported by substantial evidence, including, but not limited to, demonstrating consistency with the "14 Essential Guidelines for Downtown Ridgefield."

2. Building setbacks to the street may be reduced if the proposed structure is of the same, or substantially similar, scale, mass, height and composition of materials as fifty percent of like types of buildings within a distance of two blocks of the proposed structure on the same street.

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3. The building height must meet the requirements for the underlying residential zone.
4. The request for flexibility may exceed twenty percent of the numeric base zone standard without application of RDC 18.350.030.G.

18.210.135 - Special provisions for the Gee Creek Plateau sub-area (Cluster Development).

No changes proposed

~~18.210.140 - Special provisions for townhouse developments.~~

The standards and lot dimension adjustments for townhouses are consolidated in the new Chapter 18.206.

~~A. Townhouse developments and other single-family attached dwellings are subject to the provisions of RDC 18.220.140.~~

~~B. The following dimensional standards supersede the requirements in RDC 18.210.040, provided the density standards of RDC 18.210.050 are met:~~

~~1. Minimum lot width may be reduced to thirty feet.~~

~~2. Minimum lot area may be reduced to two thousand five hundred square feet.~~

~~18.210.150 - Special provisions for cottage, carriage and two/three unit homes.~~

The following cottage, duplex, and triplex standards are replaced or updated in Chapter 18.206.

~~A. Voluntary Provisions. The provisions of this subsection are an alternative to detached single-family home product. These standards address the changing composition of households, and the need for smaller, more diverse, and often, more affordable housing choices. Providing for a variety of housing types also encourages innovation and diversity in housing design and site development, while ensuring compatibility with surrounding single-family residential development.~~

~~B. Definitions. See Chapter 18.100, Definitions, for definitions of the terms used in this section.~~

~~C. Applicability. The housing types described in this chapter may be used only in the RLD-4, RLD-6, RLD-8, and RMD-16 zones.~~

~~D. Primary Standards.~~

~~Table 18.210.150-1~~

	~~Cottage~~	~~Carriage Unit~~	~~Two/Three-Unit Home [1]~~
~~Max Unit Size [2]~~	~~1,500 square feet [3]~~	~~800 square feet~~	~~1,000 square feet average unit size~~
			~~Structure total [4]:~~
			~~Two-Unit: 2,000 sf~~
			~~Three-Unit: 3,000 sf~~
~~Density~~	~~2 times the maximum density allowed in the underlying zone, up to a maximum of 16 units per net developable acre. [5, 6]~~		
~~Max Floor Area Ratio (FAR) [7]~~	~~0.35~~		
~~Development Size~~	~~Min 4 units~~ ~~Max 24 units~~		

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	~~Maximum cluster[8]: 12 units~~	~~Allowed when included in a cottage project.~~	~~Must be limited to either one two-unit home or one three-unit home, or be part of a cottage development, unless approved through Type II process.~~
~~Review Process~~	~~Type II~~		~~Single two-unit home or single three-unit home: Type I process.~~ ~~Development containing more than one two-unit or one three-unit home (other than a cottage project): Type II[9] process~~
~~Location~~	~~Developments containing cottage, carriage and/or two/three-unit homes may not be located closer than the distance noted below to another development approved under the provisions of this chapter:~~		
	~~1—9 Units: 250 feet~~		
	~~10—19 Units: 500 feet~~		
	~~20—24 Units: 750 feet~~		
~~Parking Requirements~~	~~Minimum of one space per unit.~~		
~~Minimum Required Yards (from exterior property lines of subject property)~~	~~Front: 20 feet~~ ~~Other: 10 feet~~	~~Allowed when included in a cottage project.~~	~~Front: 20 feet~~ ~~Other: 10 feet~~
~~Lot coverage (all impervious surfaces)[10]~~	~~50%~~	~~Allowed when included in a cottage project.~~	~~50%~~
~~Height~~			
~~Dwelling Units~~	~~25 feet where minimum roof slope of 6:12 for all parts of the roof above 18 feet are provided. Otherwise, 18 feet.~~		
~~Accessory Structures~~	~~One story, not to exceed 18 feet.~~		
~~Common Open Space~~	~~400 square feet per unit.~~ ~~Private open space is also encouraged.~~		
~~Community Buildings~~	~~Community buildings are encouraged.~~		
~~Attached Covered Porches[11]~~	~~Each unit must have a covered porch with a minimum area of 64 square feet per unit and a minimum dimension of 7 feet on all sides.~~		
~~Accessory Dwelling Units (ADUs)~~	~~Not permitted as part of a cottage, carriage or two/three-unit home development.~~		

~~[1] Within the downtown transition area this housing type is only allowed where it is included in a cottage project.~~
~~[2] A covenant restricting any increases in unit size after initial construction shall be recorded against the property. Vaulted space may not be converted to habitable space.~~
~~[3] Maximum size for a cottage is 1,500 square feet. A cottage may include an attached garage, not to exceed 250 square feet.~~
~~[4] Maximum size for a two-unit home is 2,000 square feet. A two-unit home may include an attached garage, not to exceed 500 square feet. The maximum size for a three-unit home is 3,000 square feet. A three-unit home may include an attached garage, not to exceed 750 square feet.~~
~~[5] Existing detached dwelling units may remain on the subject property and will be counted as units.~~
~~[6] When the conversion from detached dwelling units to equivalent units results in a fraction, the equivalent units shall be limited to the whole number below the fraction.~~
~~[7] FAR regulations are calculated using the entire development site. FAR for individual lots may vary.~~

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[8] ~~Cluster size is intended to encourage a sense of community among residents. A development site may contain more than one cluster, with a clear separation between clusters.~~
[9] ~~Carriage units and two/three-unit homes may be included within a cottage housing proposal provided, that the number of two/three-unit homes and carriage units does not exceed 20 percent of the total number of units in the project.~~
[10] ~~Lot coverage is calculated using the entire development site. Lot coverage for individual lots may vary.~~
[11] ~~Requirements for porches do not apply to carriage or two/three-unit homes.~~

~~E. Community Buildings and Community Space in Cottage Developments. Cottage developments are encouraged to create community buildings and community open space.~~

~~1. Community buildings or space shall be clearly incidental in use and size to the dwelling units.~~

~~2. Building height for community buildings shall be no more than one story. Where the community space is located above another common structure, such as a detached garage or storage building, the maximum building height for the underlying zone applies.~~

~~3. Community buildings must be located on the same site as the cottage housing development, and be commonly owned by the residents.~~

~~F. Design Standards and Guidelines.~~

~~1. Cottage Projects.~~

~~a. To the maximum extent feasible, each dwelling unit lot that abuts a common open space shall have a primary entry and/or covered porch oriented to the common open space.~~

~~b. Each dwelling unit abutting a public right-of-way (not including alleys) shall have a primary or secondary entrance or porch, oriented to the public right-of-way. If a dwelling unit lot abuts more than one public right-of way, the city shall determine to which right-of-way the entrance or porch shall be oriented.~~

~~c. Required Common Open Space. Common open space must be outside of critical areas, such as wetlands, streams and their buffers, and developed and maintained to provide for passive and/or active recreational activities for the residents of the development.~~

~~i. Each area of common open space shall be in one contiguous and usable piece with a minimum dimension of twenty feet on all sides.~~

~~ii. Required common open space may be divided into no more than two separate areas per cluster of dwelling units.~~

~~iii. Common open space shall be centrally located and be easily accessible to all dwellings within the development.~~

~~iv. Fences are not allowed within required open space areas unless required as a condition of approval.~~

~~v. Landscaping located in common open space areas shall be designed to allow for easy access and use of the space by all residents, and to facilitate maintenance needs. Trees larger than eighteen inches diameter at breast height shall be retained and protected during site construction.~~

~~vi. Unless the shape or topography of the site precludes the ability to locate units adjacent to the common open space, the following standards must be met:~~

~~(a) The open space shall be located so that it will be surrounded by cottages or two/three-unit homes on at least two sides;~~

~~(b) At least fifty percent of the units in the development shall abut a common open space. A cottage is considered to "abut" an area of open space if there is no structure, lot, parcel, tract or right-of-way between the unit and the open space.~~

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vii. Surface water management facilities shall be limited within common open space areas. Low impact development (LID) features are permitted, provided they do not adversely impact access to or use of the common open space for a variety of activities. Conventional stormwater collection and conveyance tools, such as flow control and/or water quality vaults are permitted if located underground.

d. Shared Detached Garages and Surface Parking Design. To minimize the size of a parking area and to avoid impacts to public spaces, shared detached garages and surface parking areas shall satisfy the following six design criteria:

i. Shared detached garage structures may not exceed four garage doors per building, and a total of one thousand two hundred square feet.

ii. The design of a shared garage must be similar and compatible to the dwelling units within the development in terms of size, scale, massing, materials and roof pitch.

iii. Shared detached garage structures and surface parking areas must be screened from public streets and adjacent residential uses by landscaping that achieves eighty percent opacity or architectural screening.

iv. Shared detached garage structures shall be reserved for the residents of the development.

v. Surface parking areas may not be located in clusters of more than four spaces. Clusters must be separated by a distance of at least twenty feet.

vi. The roof lines of carports must be similar to the roofline of the dwelling units within the development.

e. Low Impact Development. The site design shall incorporate the low impact development (LID) strategies to meet stormwater management standards. LID is a set of techniques that mimic natural watershed hydrology by slowing, evaporating/transpiring, and filtering water, which allows water to soak into the ground closer to its source. The design must meet three of the following objectives:

i. Preserve natural hydrology.

ii. Minimize impervious surfaces.

iii. Treat stormwater in numerous small, decentralized structures.

iv. Use natural topography for drainageways and storage areas, to the extent feasible.

v. Preserve portions of the site in undisturbed, natural conditions.

vi. Reduce the Use of Piped Systems. Whenever possible, site design should use multifunctional open drainage systems such as vegetated swales or filter strips which also help to fulfill landscaping and open space requirements.

f. Two/Three-Unit Homes and Carriage Units within Cottage Projects. Two/three-unit homes and carriage units may be included within a cottage housing development. Design of these units should be compatible with that of the cottages included in the project.

g. Variation in Unit Sizes, Building and Site Design. Cottage projects shall create building and site design that promotes architectural variety and visual interest and which is compatible with the character of the surrounding neighborhood by:

i. Including a mix of unit sizes within a single development.

ii. Employing multiple architectural styles and site design elements. Dwellings with the same combination of features and treatments may not be located adjacent to each other.

h. Pedestrian Flow Through Development. Pedestrian connections shall link all buildings to the public right-of-way, common open space and parking areas.

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2. ~~Two/Three-Unit Homes Not Included in Cottage Developments. Two- and three-unit homes are an allowed use on individual lots in the RLD-4 and RLD-6 zones.~~

   a. ~~Entries. Two- and three-unit homes shall maintain the traditional character and quality of detached single-family dwelling units by using design elements such as single points of entry addressing the street, pitched roofs, substantial trim around windows, porches and chimneys. A multiple-unit home may use no more than one entry on each side of the structure.~~

   b. ~~Low Impact Development (LID). Projects containing two or more two/three-unit homes shall follow the LID standards in RDC 18.210.150(F)(1)(e).~~

   c. ~~Garages and Surface Parking Design.~~

      i. ~~Garages and driveways for two/three-unit homes. No more than three garage doors may be visible on any facade of the structure.~~

      ii. ~~Surface parking shall be limited to groups of no more than three stalls. Parking areas with more than two stalls must be visually separated from the street, perimeter property lines and common areas through site planning, landscaping or natural screening.~~

~~G. Review Process.~~

1. ~~The city will process an application for a cottage housing development or a development containing more than one two-unit or one three-unit home through a Type II site plan review process per RDC 18.500. Cottage housing developments may also be reviewed through a subdivision or PUD process; see RDC 18.600 and 18.401, respectively.~~

2. ~~A single two-unit home or single three-unit home shall be reviewed through a Type I site plan review process.~~

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

This chapter has some re-ordering of sections for logical order of reading – for example, placing the key use and dimensional sections together, and moving the detailed lot and setback provisions immediately after the dimensional section. Other section moves and consolidation are noted.

18.220.010 - Purpose.

No changes proposed

18.220.015 - Applicability.

No changes proposed

18.220.020 - Uses.

A. All uses shall comply with the provisions of RDC 18.205.

B. Site plan review is required for all permitted uses in the RMD district in accordance with RDC 18.500.

C. Uses Approved Through the PUD Process. Additional commercial uses are allowed in the RMD zone that are permitted, limited, or conditional uses in the CNB district through the PUD process provided they directly support a residential development of at least one hundred units.

1. The maximum ratio of commercial development to residential development shall be 1:10; as measured by acreage or gross floor area of development, exclusive of open space, whichever permits a greater amount of commercial development.

2. The maximum amount of commercial development for uses otherwise prohibited in the RMD zone which may be approved through the PUD process, without a plan amendment, is three acres or 100,000~~one hundred thousand~~ square feet gross floor area.

3. All commercial uses otherwise prohibited in this zone will be reviewed as conditional uses as part of the PUD process, and must satisfy the requirements of RDC Chapter 18.340, Conditional Uses.

Subsection (D) is relocated from the deleted density section .050.

D. Single-family residential development shall not be approved on RMD land in the absence of an approved development plan which meets the minimum density standard of this zone. For PUD subdivisions, see related standards in 18.401.060.

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~~18.220.040~~18.220.025 - Dimensional and density standards.

A. Dimensions shall be consistent with Table ~~18.220.040~~18.220.025-1. Adjustments for townhouse developments are in RDC 18.206.060.

B. See RDC 18.210.060 for special setback and design requirements along major corridors.

C. Minimum side yard setbacks shall not be reduced through the adjustment or variance process.

D. The senior housing bonus, as described in RDC 18.235.020.P, may be applied to development within the RMD-16 zone. All site requirements and development standards of the RMD district shall apply to developments that obtain a senior housing bonus. Additionally, developments shall be designed to project a residential appearance through architectural design, landscaping, the use of building materials, and surface lengths.

Table 18.220.025-1

RMD dimensional and density standards.

Standard	RMD-16
Min. Lot Width	30 feet
Min. Lot Area	2,500 square feet
Min. Density: Dwelling Units/Net Developable Acre	8 du/ac
Max. Density: Dwelling Units/Net Developable Acre	16 du/ac
Min. Front Yard Setback ~~(1)(2)(3)~~	10 feet
Min. Rear Yard Setback ~~(1)(2)(3)~~	5 feet
Min. Side Yard Setback ~~(1)(2)(3)(4)~~	5 feet
Max. Height	35 feet (40 feet with pitched roof)
We recommend deleting maximum building coverage because new open space standards for each residential product type will achieve the same goal. RDC 18.725.055 also already requires 25% of RMD sites to be covered by landscaping.	
~~Max. Building Coverage~~	~~60% (net developable acres)~~
Max. Impervious Surface	75% (net developable acres)

For note #1, this is moved to draft 18.220.040(E) as a setback exception.

For note #2, which applies only to triplex and multifamily development, we suggest simply removing the standard. It appears unlikely to apply anymore given the existing build-out and upcoming plats in the RMD-16 zone – plus, the new design standards for triplexes (and existing standards for multifamily) provide significant protections and compatibility requirements, including minimum open space and roof design.

For note #3, the updates in draft 18.210.060, and the cross-reference in subsection (B) above the table, make this unnecessary.

For note #4, the updates in draft 18.401.100 make this unnecessary, along with the new subsection (C) above the table.

~~Table notes:~~

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~~(1) Underground parking may extend into required minimum yard setbacks, provided it is landscaped at the ground level.~~

~~(2) For developments consisting of three or more dwelling units located on a single parcel, the setback shall be fifteen feet along any property line abutting RLD-4 or RLD-6 zones.~~

~~(3) All setbacks for lots abutting or adjacent to the public rights-of-way of Pioneer Street east of the Gee Creek crossing, South Hillhurst Road, 45th Avenue or South Royle Road are twenty-five feet and may not be modified through the PUD process. Adjacent, when used in this note, means, separated by a street, tract, open space, or similar intervening element.~~

~~(4) The minimum side yard setback shall not be reduced through the PUD or adjustment or variance process.~~

18.220.030 - Lot requirements.

The existing (A) is an unnecessary statement.

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

Live workshop: 3.8
Online survey: 3.7

See the workshop report for more details on survey results.

Note that the current through lot definition already says, "Through lots are strongly discouraged by this title."

~~A. Minimum lot width and minimum lot area shall be consistent with Table 18.220.040-1.~~

Through lots are prohibited in new subdivisions, except where subdivisions abut the major corridors identified in RDC 18.220.070.

~~18.220.045~~18.220.040 - Setbacks—Exceptions.

A. Setbacks from Regional Utility Corridors.

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

B. Projections into Setback.

1. The only projections that may extend into a five-foot yard setback are:
   a. Gutters;
   b. Fixtures with a footprint not exceeding three square feet in area (e.g., overflow pipes for sprinkler and hot water tanks, gas and electric meters, alarm systems, and air duct termination; i.e., dryer, bathroom, and kitchens); or
   c. On-site drainage systems.
   d. Fire place structures, bay or garden windows, enclosed stair landings, closets, or similar structures may project into the front setback provided such projections are:
      i. Limited to two per facade;
      ii. Not wider than 10 feet;

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iii. Not more than 24 inches into a side yard setback which is greater than seven feet; or

iv. Not more than 30 inches into a front and rear yard setback.

e. Eaves shall not project more than:

i. 18 inches into a required side yard setback; and

ii. 36 inches into a front yard and/or rear yard setback.

f. ~~Building stairs less than three feet and six inches in height, entrances, and c~~Covered but unenclosed porches ~~that are at least 60 square feet in footprint area~~ may project up to ~~five~~ six feet into the front yard.

g. Building stairs associated with entrances and porches less than three feet and six inches in height are allowed to project into the front yard setback.

h. Arbors are allowed in a yard setback if:

i. Their footprint is less than 40 square feet, including eaves,

ii. They are eight feet or shorter from finished grade, and

iii. Both sides and roof are at least 50 percent open, or, if latticework is used, there shall be a minimum opening of two inches between crosspieces.

i. Fences are allowed in a yard setback if they meet the requirements of RDC 18.740. Fences may not be placed in the public right-of-way.

i. Retaining walls are allowed in a yard setback.

2. No projections are allowed into a regional utility corridor.

3. No projections are allowed into an access easement.

C. If the rear yard faces on an alley, the rear yard may be reduced to zero feet, provided automobile access is taken exclusively from the alley.

D. Setbacks for flag lots shall be determined by the orientation of the residential structure. The front setback shall be met for the side of the lot towards which the main entrance of the structure is oriented, and rear and side yard setbacks shall be established in relationship to the front. All setbacks shall be measured from the property lines for the flag portion of the lot, and not from the pole portion of the lot. If the garage door is oriented towards the pole portion of the lot, it shall be set back eighteen feet from the property line of the flag portion of the lot to comply with RDC 18.210.090.B to allow sufficient driveway length to prevent parking in the pole portion of the lot.

(E) below is moved from dimensional table footnote #1.

E. Underground parking may extend into any required minimum yard setbacks, provided it is landscaped at the ground level.

~~18.220.050 - Density.~~

The density section is consolidated with other numeric standards above. The single-family requirement is moved to 18.220.020, Uses.

~~A. Minimum Density. The minimum density that may occur on RMD land is eight dwelling units per net developable acre. Single-family residential development shall not be approved on RMD land in the absence of an approved development plan which meets the minimum density standard of this zone.~~

~~B. Maximum Density. The maximum density that may occur on RMD land is sixteen dwelling units per net developable acre.~~

~~18.220.035~~18.220.050 - Green design.

A. The purpose of this section is to ensure best practices of environmental stewardship within the city of Ridgefield and to protect, to the extent practicable, our natural environment for future residents.

B. Development of single or multi-family residential uses within Ridgefield shall choose at least two practices from the list below during construction:

1. Landscape with drought-tolerant, native plants
2. Install water-conserving drip, micro-mist, or sub-surface irrigation systems
3. Recycle, salvage, or donate excess or unwanted materials
4. Recycle materials for use in walls, fences, trails, or other amenities that are integral to the development.
5. Rain gardens to accommodate storm water on-site, particularly roof drains, rather than conveyance to a community system.
6. Other green design practices that are acceptable to the community development director.

C. See related standards for green building under RMC Chapter 14.32.

18.220.060 - Site design and pedestrian circulation.

A. All residential buildings on the same lot shall be separated by a minimum of twenty feet, except for cottage housing developments meeting the standards of RDC 18.206.040.

B. Primary facades and building entries shall face the street. Building entries shall be visible from the street or, if this is not possible, from other buildings and primary pedestrian routes.

C. Direct pedestrian access shall be provided from building entries to public sidewalks, other buildings, on site open space, and parking areas without requiring pedestrians to walk through parking lots or cross driveways. Buildings in multifamily complexes shall be connected with sidewalks or paved paths.

D. The site and buildings shall provide site lines that allow observation of outdoor spaces by building occupants. Buildings shall be sited so that windows, balconies and entries overlook pedestrian routes and parking areas and allow for informal surveillance of these areas, where possible.

E. Site configurations shall avoid creating entrapment areas such as dead-end exterior spaces or pathways where a pedestrian could be trapped by an aggressor.

~~18.220.065 - Architectural design standards.~~

Relocated to 18.206.070.

~~A. Exterior Materials. Building exteriors shall be constructed from quality and durable materials such as stone, brick, wooden lap siding, fiber cement siding, or similar materials. Insubstantial materials, such as fiberglass, and materials such as mirrored glass, corrugated siding, exposed concrete block, and plywood or T-111 siding are not permitted.~~

~~B. Facade Standards.~~

~~1. All new residential building facades shall feature at least three of the following design features per dwelling unit that makes up the facade:~~

~~a. Windows and door treatments which embellish the facade, such as trim a minimum of two inches wide around the windows facing a public street;~~

~~b. Porches or covered entries;~~

~~c. Dormers;~~

~~d. Fascia boards at least six inches wide;~~

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~~e. Bay windows;~~

~~f. Cupolas or towers;~~

~~g. Pillars or posts;~~

~~h. Eaves, with a minimum six-inch projection;~~

~~i. Balconies;~~

~~j. Decorative patterns on exterior finish (e.g., scales/shingles, wainscoting, ornamentation, and similar features);~~

~~k. Use of contrasting materials, such as brick or stone, on a minimum of twenty-five percent of the facade;~~

~~l. Other architectural elements, other than color, glass or lighting, including varying texture and materials within the same building, or massing, window voids, trellis or arcade, or other elements the Director finds compatible with the residential character of the zone.~~

~~2. Large buildings shall be broken into smaller components to reflect the character and scale of the surrounding neighborhood through repetition of roof lines, patterns of door and window placement, and use of the characteristic entry features.~~

~~3. Continuous building facades longer than fifty feet which face the street or low density residential zones shall incorporate modifications to the vertical plane of the facade. The facade shall incorporate building elements such as embellished entrances, courtyards, bays, balconies, and other architectural elements to visually divide the facade every thirty feet or less.~~

~~4. Blank walls shall be articulated in one or more of the following ways:~~

~~a. Installing a vertical trellis in front of the wall with climbing vines or planting materials.~~

~~b. Providing a landscaped planting bed a minimum of five feet wide in front of the wall with plant materials that can obscure at least fifty percent of the wall's surface within three years.~~

~~c. Providing texture or artwork (mosaic, mural, sculpture, relief, etc.) over the blank wall surface.~~

~~d. Other equivalent method that provides for enhancement of the wall.~~

~~C. Rooflines. Buildings shall avoid straight, unvaried rooflines exceeding sixty lineal feet and shall employ devices such as various elevations, gables, dormers, and chimneys. Roofline variation shall be achieved using one or more of the following methods:~~

~~1. Vertical offset in ridge line;~~

~~2. Horizontal offset in ridge line;~~

~~3. Variations in roof pitch;~~

~~4. Gables;~~

~~5. Dormers;~~

~~6. Decorative cornices and rooflines (e.g., for flat roofs).~~

~~D. Garages or carports either detached from or attached to the main structure shall not protrude beyond the primary building facade.~~

18.220.070 - ~~Additional d~~Design provisions along major corridors.

A. The provisions of RDC 18.210.~~065~~ 060 apply to all lots abutting or adjacent to the public rights-of-way of major corridors, which are defined as Hillhurst Road, Pioneer Street (east of the Gee Creek crossing), 45th Avenue, ~~or~~ and South Royle Road ~~and may not be modified through the PUD~~

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~~process.~~ Adjacent, when used in this section, means, separated by a street, tract, open space, or similar intervening element.

Subsection (B) applies to only to townhouses and other attached products. Subsection B.1 contains a cross-reference to a section that does not exist, and the purpose of requiring French doors is unclear, particularly since lots on major corridors are required to have 6-feet high walls or fences obscuring views into backyards. Subsection B.2 is not needed because townhouse standards in the Chapter 18.206 already require open space, and flexibility in the location and design of open space is recommended.

~~B. If the residential structure includes multiple dwelling units facing Hillhurst Road, Pioneer Street (east of the Gee Creek crossing), 45th Avenue, or South Royle Road, each unit shall have:~~

~~1. French doors as prescribed in RDC 18.210.065.B.1.~~

~~2. A covered deck/patio as prescribed in RDC 18.210.065.B.2.~~

18.220.080 - Signs.

No changes proposed

18.220.090 - Exterior lighting.

No changes proposed

18.220.095 - Vehicles in residential zones.

No changes proposed

18.220.100 - Off-street parking.

A. Off-street parking shall be provided as required in RDC 18.720, in addition to the provisions of this section.

B. For individual garage or carport units facing a street, at least ~~eighteen~~ 20 linear feet of driveway shall be provided between any garage or carport entrance and the property line abutting the street, measured along the centerline of the driveway. This standard shall not be modified through the adjustment or variance process per RDC 18.350 or the PUD process per RDC 18.401.

C. Parking lots shall be located behind or to the side of buildings. ~~Parking between the street property line and the building shall be allowed only when consistent with RDC 18.720.020.C.~~

18.220.110 - Landscaping.

No changes proposed

~~18.220.115 - Open space and recreation areas.~~

Since the new Chapter 18.206 covers open space standards for each specific attached and detached product type, the below section will only apply to multifamily development. We have consolidated this section with the other multifamily design standards under the new 18.206.070.

~~A. Twenty-five percent of the net developable acres of each RMD development shall be provided as landscaped open space or common recreation areas.~~

~~1. Single-family attached or detached developments in the RMD zone developed through the PUD process that fully comply with the open space requirements of RDC 18.401.080.B are exempt from the requirements of this section.~~

~~2. For all other types of residential development in the RMD zone developed through the PUD process, open space and recreation areas developed to satisfy this section may also be~~

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~~credited towards the open space requirements of RDC 18.401.080.B. The standards of this section and the PUD section must be met.~~

~~B. Common recreation areas shall be provided for each RMD development as follows:~~

~~1. Minimum one hundred seventy square feet per three-bedroom unit or larger.~~

~~2. Minimum one hundred thirty square feet per two-bedroom unit.~~

~~3. Minimum one hundred square feet per studio or one-bedroom unit.~~

~~C. Common recreation areas must be accessible by all residents and may include the following:~~

~~1. Outdoor common recreation areas including parks, trails, and sports facilities.~~

~~2. Play areas at least four hundred square feet in size. Any play apparatus that is provided must meet consumer product safety standards for equipment, soft surfacing, and spacing.~~

~~3. Community garden plots. The community garden area must be fenced, and must include a shared tool shed and water source for irrigation. Community gardens are not subject to the requirements of the city's community garden program.~~

~~4. Indoor common recreation areas including community centers and recreation rooms.~~

~~5. Common roof decks, balconies, and patios.~~

~~6. Indoor or outdoor swimming pools.~~

~~7. Other active recreation facilities as defined by RDC 18.100.~~

~~8. Other features determined by the planning director to be materially similar to the above-listed common recreation areas.~~

~~D. Common recreational areas shall be centrally located, and visibly accessible from dwelling units and sited away from arterial streets and parking areas, with a grade and surface suitable for their intended use, and have a smallest minimum dimension (length or width) of twenty feet, except for trail segments.~~

~~E. Recreation areas shall be connected by trail or walkway to dwelling units and to any existing or planned public park, open space or trails on adjoining properties.~~

~~F. Open space and common recreational areas shall be fully described and made a condition of approval. Such areas shall be maintained by a homeowner's association or equivalent mechanism approved by the city.~~

18.220.120 - Fences and walls.

No changes proposed

18.220.125 - Storage space and service area location and screening.

No changes proposed

18.220.130 - Accessory structures and dwellings.

A. Accessory structures must meet the dimensional standards in [RDC] ~~18.220.040~~18.220.025.

1. Detached garages shall not exceed eighteen feet in height. Multistory parking structures are exempt from this requirement.

B. Accessory structures are only permitted as accessories to primary dwelling units.

C. Accessory Dwellings. See RDC 18.205.020, Master Use Table, and RDC 18.205.030, Limitations.

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~~18.220.140 - Special provisions for townhouse developments.~~

The following townhouse standards are replaced or updated in Chapter 18.206.

~~Except where indicated, these standards are in addition to rather in place of the base zone standards.~~

~~A. Setbacks. The following exceptions supersede the dimensional requirements in RDC 18.210.040 and 18.220.040 to allow for zero lot line townhouse developments.~~

~~Table 18.220.140-1~~

	~~Townhouse Development~~
~~Min. Lot Width~~	~~Underlying zone~~
~~Min. Lot Area~~	~~Underlying zone~~
~~Min. Front Yard Setback (1)~~	~~10 feet~~
~~Min. Rear Yard Setback (1)~~	~~10 feet~~
~~Min. Side Yard Setback (1)(2)~~	~~0 to 5 feet~~
~~Min. Street Side Yard Setback~~	~~10 feet~~
~~Max. Height~~	~~Underlying zone~~
~~Max. Building Coverage~~	~~Underlying zone~~
~~Max. Impervious Surface~~	~~Underlying zone~~

~~Table Notes:~~

~~(1) All setbacks for lots abutting or adjacent to the public rights-of-way of Pioneer Street east of the Gee Creek crossing, South Hillhurst Road, 45th Avenue or South Royle Road are twenty-five feet and may not be modified through the PUD process. Adjacent, when used in this note, means, separated by a street, tract, open space, or similar intervening element.~~

~~(2) The minimum side yard for a townhouse shall be zero feet for the side yard where the townhouse attaches to another townhouse and five feet where the townhouse is not attached to another townhouse, which shall not be reduced through the PUD or adjustment or variance process. For zero lot line development, eaves may project across the property line if the developer or property owners record an easement expressly describing the purpose, dimensions, and duration of the easement.~~

~~B. Design Standards. The following design standards shall apply for townhouses:~~

~~1. No more than four townhouses shall be allowed in a single building.~~

~~2. The minimum building separation between buildings consisting of two or more townhouses shall be ten feet; this standard supersedes RDC 18.220.060.A.~~

~~3. In single-family attached residential development, no building consisting of two or more townhouses may have the same front facade as any other building within two hundred linear feet, on either side of the street, as measured from the nearest point of the subject property lines. If a rear facade is visible from a public right-of-way and there is not a buildable lot fully between the nearest point of the rear property line of the subject property and the nearest point of a public right-of-way or private street, the rear facade of the subject dwelling shall also comply with the standards of this subsection. Facades shall be substantially different beyond simple mirrored plans, garage or window relocation, and shall include combinations of architectural variety such as: front porches, dormers, gables, bay windows, hipped or pitched roofs, orientation of the primary roofline, or other such architectural features that substantially differentiate building facades, including those listed in RDC 18.220.065.B.1.~~

4. Each dwelling unit must incorporate three of the design features listed in RDC 18.220.065.B.1. At least two of these features shall be substantially different from the features on abutting units.

C. Parking Standards.

1. Driveways to townhouse garages, which provide off-street parking, shall not be considered parking lots for the purposes of [RDC] 18.220.100.C.

2. Where individual townhouse units are paired, the review authority may require the paired units to share a common driveway.

3. Townhouse Garages.

a. Where the primary garage entrance faces a right-of-way, the garage must be set back a minimum of eighteen feet from the back of the sidewalk.

b. No more than forty percent, as measured in square feet, of the wall area of the front elevation of an individual townhouse unit facing a public right-of-way shall be dedicated to garage door space.

c. Where the primary garage entrance does not face a right-of-way, the setback shall be a minimum of ten feet. Twenty percent of the garage wall area facing the right-of-way shall contain windows or doors placed to create the impression of habitable residential space.

d. In each building of townhouse units, no more than fifty percent of the garages within the building may extend beyond the front plane of the primary facade of the dwelling unit.

e. Garages that take vehicle access from an alley shall be set back a minimum of three feet from the alley right-of-way.

4. If common parking areas, other than driveways and garages, are provided, the following access and location standards shall be met:

a. Access to parking areas shall be provided from alleys where possible.

b. Parking areas shall be located behind or to the side of buildings.

c. Common parking areas must provide pedestrian connections to dwelling units.

D. Open Space and Recreation Areas. The following standards supersede the requirements of RDC 18.220.115, and shall apply to any townhouse development projects not developed as a PUD. For all townhouse projects developed as a PUD, the project shall comply with the open space requirements of RDC 18.401.080.B in lieu of this section.

1. Provide two hundred square feet of enclosed private outdoor living area per bedroom for each individual townhouse dwelling unit, to be located in the front, rear or side yard of each individual townhouse lot; or

2. Provide two hundred square feet of common indoor or outdoor recreation area per bedroom for each individual townhouse dwelling unit consistent with the provisions of RDC 18.220.115; or

3. Provide a combination of enclosed private outdoor living area or common indoor or outdoor recreation area totaling two hundred square feet per bedroom for each individual townhouse dwelling unit.

4. To meet this standard, private outdoor living area shall be enclosed by vegetation, fencing, or other means while allowing for access to any utility easements crossing the property.

18.220.145 - Special provisions for cottage, carriage and two/three unit homes.

Cottage, duplex, and triplexes are now clearly stated as permitted in the Master Use Table (18.205.020). All uses must meet the minimum and maximum density standards of the zone they are built in, so repeating that is not necessary here. The use standards are relocated/modified in Chapter 18.206.

~~A. Cottage, carriage and two/three unit home developments are allowed subject to the provisions of RDC 18.210.150 provided the minimum and maximum density standards of the RMD-16 zone are met.~~

~~18.220.150 - Senior housing bonus.~~

This provision and cross-reference is moved with the rest of the density regulations to 18.220.025 above.

~~A. The senior housing bonus, as described in RDC 18.235.020.P, may be applied to development within the RMD-16 zone.~~

~~B. Site Requirements. All site requirements and development standards of the RMD district shall apply to developments that obtain a senior housing bonus. Additionally, developments shall be designed to project a residential appearance through architectural design, landscaping, the use of building materials, and surface lengths.~~

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

18.235.010 - Purpose.

No changes proposed

18.235.020 - Special provisions for the central mixed use district.

No changes proposed

18.235.025 - Special provisions for the Downtown Arts Quarter.

No changes proposed

18.235.030 - Special provisions for the waterfront mixed use (WMU) district.

No changes proposed

18.235.040 - Special provisions for the waterfront low scale (WLS) district.

No changes proposed

18.235.050 - Special provisions for the Lake River view protection overlay district.

No changes proposed

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

No changes proposed to subsections A-B.

C. Uses

1. The use regulations for the underlying zone for permitted, limited, conditional and prohibited uses in RDC 18.205 shall apply with the exceptions and additions noted in this section. Use categories are as defined in RDC 18.100 unless otherwise defined or amended in this section.
2. The following additional uses are allowed as permitted uses under the RMUO overlay:
   a. On RMUO sites with CRB, CCB, CNB base zoning:
      i. Single-family attached residential meeting the standards of RDC 18.220.140.
      ii. Cottage homes meeting the standards of RDC-18.206.040~~18.210.150~~. All other single-family detached residential uses are prohibited.
      iii. Home occupation.
      iv. Multifamily residential.
      v. Hotel and motel.
      vi. Community recreation and social facility.
      vii. Conference center.
      viii. Nursing and personal care facility.
      ix. Self-storage. Must be located on a RMUO site with residential use, limited to no more than twenty percent of the gross site area, and located to the rear or side of the site such that it does not occupy more than twenty percent of the street frontage. All other Warehousing uses are prohibited.

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x. Drive through uses, limited to one, single lane, drive through for each fifteen acres of an RMUO site.

b. On RMUO sites with E base zoning:

i. Single-family attached residential meeting the standards of RDC 18.220.140.

ii. Cottage homes meeting the standards of RDC 18.206.040~~18.210.150~~. All other single-family detached residential uses are prohibited.

iii. Home occupation.

iv. Multifamily residential.

v. Community residential facility.

vi. Hotel and motel.

vii. Artisan and specialty goods production as a limited use consistent with limitations in RDC 18.205.030.

viii. General retail trade/services.

ix. Eating and drinking establishment.

x. Indoor entertainment facility.

xi. Nursing and personal care facility.

xii. Self-storage. Must be located on a RMUO site with residential use, limited to no more than twenty percent of the gross site area, and located to the rear or side of the site such that it does not occupy more than twenty percent of the street frontage. All other warehousing uses are prohibited.

c. On RMUO sites with RMD-16 base zoning:

i. Bed and breakfast.

ii. Hotel and motel.

iii. General retail trade/services.

iv. Eating and drinking establishment.

v. Artisan and specialty goods production as a limited use consistent with limitations in RDC 18.205.030.

vi. Office.

vii. Community recreation and social facility.

viii. Conference center.

ix. Religious institution.

x. Cultural institution.

xi. Medical clinic/laboratory.

xii. Nursing and personal care facility as a permitted use.

xiii. Self-storage. Must be located on a RMUO site with residential use, limited to no more than twenty percent of the gross site area, and located to the rear or side of the site such that it does not occupy more than twenty percent of the street frontage. All other warehousing uses are prohibited.

3. Prohibited uses within a RMUO site include:

a. Motor vehicle related use.

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b. Gasoline service station.

c. Animal kennel and shelter.

d. Recreational vehicle park.

e. Freight/cargo movement and storage.

f. Fleet service.

g. Warehousing, except self-storage.

h. Wholesale retail.

i. Public agency or utility yard.

j. Broadcasting and telecommunications facility.

k. Interim recycling facility, except for drop-box facilities for the collection and temporary storage of re-usable materials as an accessory use.

l. Waste-related facility.

m. Bus base.

No changes proposed to subsections D-Q.

Chapter 18.401 - PLANNED UNIT DEVELOPMENTS

18.401.010 - Purpose.

No changes proposed

18.401.020 - Applicability.

No changes proposed

18.401.030 - Permitted uses.

No changes proposed

18.401.040 - Information requirements.

No changes proposed

18.401.050 - Approval procedures.

No changes proposed

~~18.401.060 - Reserved.~~

18.401.060 - Mix of housing types required. [NEW]

A. Purpose.

1. To provide a variety of housing choices for different segments of the population.
2. To provide more smaller and more affordable housing choices.
3. To make more efficient use of Ridgefield's limited developable land and public infrastructure investments.
4. To implement the Ridgefield Comprehensive Plan Housing Element.

B. RMD-16 zone.

> The following concept for the RMD-16 zone was discussed at the November 17 workshop and post-event online survey (question #4). The scores on the concept were the following (average score with 5 being great idea, 1 being very bad idea):
> Live workshop: 3.3
> Online survey: 2.4
>
> See the workshop report for more details on survey results. Note that evidence suggests the online respondents did not benefit from the extensive background information and details presented at the live workshop.

1. Applicability. All new PUD subdivisions in the RMD-16 zone
2. Standard. No more 50 percent of new units shall be single-family detached and accessory dwelling units in applicable PUDs. Other housing types available include but are not limited to:
   a. Cottage housing.
   b. Duplexes.
   c. Triplexes.
   d. Townhouses.
   e. Multifamily.

C. See RDC Chapter 18.206 for related residential use standards.

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D. See RDC 18.205.030 for other single-family detached standards.

Figure 18.401.060.B
Example of an RMD-16 subdivision with a mixture of housing types.

~~**18.401.070 - Reserved.**~~

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18.401.070 – Trails. [NEW]

In discussions with stakeholders and staff, along with reviews of recent subdivisions, we have learned that recent development has been building trails, but these trails are not necessarily providing helpful non-motorized connections or space for adequate recreational opportunities. This section is intended to provide more predictable and enforceable trail design standards for use by applicants and staff, and is similar to standards that MAKERS has helped write in other rural communities.

A. Applicability. All PUD subdivisions shall comply with this standard.

B. General Standards.

1. Quantity. One foot of trail (as measured at the trail centerline) shall be provided for each three feet of the PUD's total outside perimeter. For example: A 10 acre PUD with an outside perimeter of 2,640 feet is required to provide 880 lineal feet of trails.

The above concept for trails was discussed at the November 17 workshop and post-event online survey (question #12). The scores on the concept were the following (average score with 5 being great idea, 1 being very bad idea):
Live workshop: 4.3
Online survey: 4.2
See the workshop report for more details on survey results.

2. Design. Trails may either be a Type 3 trail with a soft surface walking path, a Type 1 or Type 2 hard surfaced walking path, or a Type 1 hard surfaced multi-use trail. Refer to the Ridgefield Engineering Standards for Public Works Construction Volume I for the following design requirements: easement widths (section 2.06), trail surface widths (section 2.21), and surface construction requirements (section 2.33).

3. Multi-use trail bonus. For the purpose of the quantity requirement under subsection (B)(1) of this section, each lineal foot of hard surfaced Type 1 multi-use trail counts as two lineal feet, provided the trail meets all the standards of this section.

4. Location.

   a. Trails shall be located throughout the PUD subdivision.

   b. Trails are encouraged to use critical areas and woodlands where permitted by the standards of this title, and to provide recreational and aesthetic access to natural features like streams, ponds, and landscape views.

   c. Standard sidewalks and roadways, including crosswalks, shall not be considered as part of a trail for the quantitative requirements of this section.

5. Fences. Trails must be integrated into the design of the development as an amenity. To accomplish this goal, tall fences separating dwellings from trails are prohibited. Fences that separate dwellings in the subdivision from trails shall be less than 42 inches in height or at least 33 percent transparent (those portions of the fence taller than 42 inches in height). Notes referencing these standards shall be included on the plat. Fences adjacent to mid-block trails that run alongside yards are exempt from this standard.

6. Separation and landscaping. Trails must be designed to minimize privacy intrusions. To accomplish this goal, the surface of trails abutting the rear of residential lots must be placed at least 15 feet from rear property lines. The area between the trail surface and rear property lines shall be landscaped with 10 feet of type L4 screening (see RDC 18.625.030), except a berm is not required when the trail surface separation is at least 20 feet or if the trail segment abuts less than five residential lots.

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Figure 18.401.070-B
Trail examples.

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

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

C. Connections.

1. PUD subdivisions with a planned public trail mapped in the Ridgefield Parks and Recreation Comprehensive Plan shall build the public trail. Required public trails count toward the trail quantity required in subsection B above.
2. To the extent practical, new trails shall connect to adjacent built and planned private trails in order to create a continuous and useable network of residential trails across the city.
3. Dead-end trails are prohibited, unless the end of the trail is at the edge of the subdivision and adjacent to another property that the Director determines is likely to be developed with trails in the future based on zoning and suitability of the adjacent site for development.
4. In addition to providing recreational benefits, trails shall facilitate convenient pedestrian connections (such as mid-block connections) and connect to parks and open spaces.

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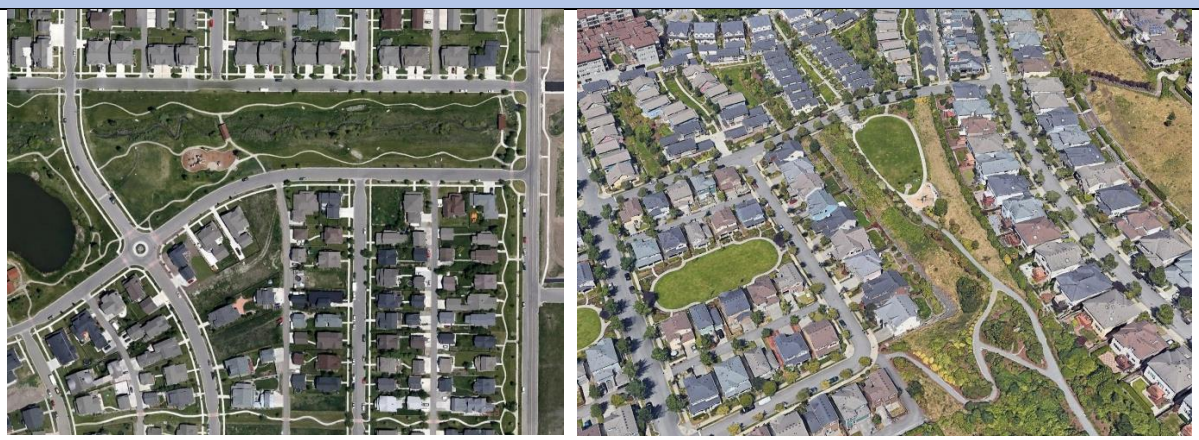
Figure 18.401.070-C
Trail network examples.



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

D. Relation to Open Space Requirement. Public and private trails may be counted as part of the open space required under RDC 18.401.080.B. To qualify as open space, a trail must meet the following standards:

1. The trail is located outside of a main facility open space.
2. The trail surface is located at least 30 feet from arterial and collector street right-of-way, unless the trail provides a direct and safe connection across an arterial or collector street.
3. The trail segment is at least 80 linear feet.
4. The trail is designed for universal access (see the ADA Accessibility Guidelines for Transportation Facilities for guidance).

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18.401.080 - General conditions.

A. Residential Density.

1. The minimum density of residential development for any PUD shall be the minimum density for the underlying zoning district. Minimum density may only be reduced through the modification process in RDC 18.350, and may not be varied through the PUD process.

2. The maximum density of residential development for any PUD shall be the maximum density for the underlying zoning district, unless modified through the PUD process under RDC 18.401.100.A.6 or the critical areas density transfer provisions in RDC 18.280.070.

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:

   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.

4. See RDC Chapter 18.206 for related residential use standards and density incentives.

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

1. Main Facility. At least 50-percent of the required common open space, or 12-1/2 percent of the gross site area, shall be located on a single parcel to provide a larger, central facility for the PUD. A minimum of 50-percent of the main facility shall be a combination of buildable land suitable for development of active recreation uses and critical areas buffers proposed for passive recreation facilities consistent with RDC 18.280, limited to the portion of the buffer area proposed for improvements such as a trail or wildlife viewing structure. The remaining 50-percent or less of the main facility may include critical areas and buffers not proposed for passive recreation improvements.

   a. If the main facility is two acres or larger, meets the standards for a neighborhood or community park in the Ridgefield Parks and Recreation Comprehensive Plan, is listed as a system-wide project on the Ridgefield Parks Capital Facilities Plan, and is dedicated to the City, the value of the land dedication shall be credited against the amount charged for city park impact fees, pursuant to RDC Chapter 18.070. The developer may elect to provide more than twelve and one-half percent of the site in a single parcel in order to create a two-acre parcel eligible for PIF credits.

   b. If the main facility is less than two acres in size and is eligible for future development as a neighborhood or community park consistent with the Parks and Recreation Comprehensive Plan, the parcels should be located adjacent to the perimeter of the PUD such that it would be feasible to expand the open space area onto the adjacent property. If there are existing open space parcels adjacent to a proposed PUD, the open space in the proposed PUD should be located adjacent to existing open space parcels in order to facilitate creation of larger facilities that meet sizing requirements for park facilities in the Parks and Recreation Comprehensive Plan. The value of the land may be credited against the amount charged for city park impact fees, pursuant to RDC Chapter 18.070, if the community development director determines that the parcel can be used as part of a future park facility that meets the standards for a neighborhood or community park in the Ridgefield Parks and Recreation Comprehensive Plan and the park is listed as a system-wide project on the Ridgefield Parks Capital Facilities Plan, and the parcel is dedicated to the city.

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c. Improvement of facilities created under subsections (a) and (b) of this subsection will not be required. However, the cost of improvements may be eligible for PIF credits if the developer elects to construct park improvements that meet the standards for a neighborhood or community park in the Ridgefield Parks and Recreation Comprehensive Plan.

d. If the main facility is less than two acres in size or does not meet the requirements of subsections (a) or (b) of this subsection, it shall be developed consistent with the requirements for dispersed facilities in RDC 18.401.080.B.2.

e. See subsection (3)(a) of this section for park integration standards for the main facility.

2. Dispersed facilities.

a. A minimum of 50 percent of the total dispersed facilities shall be a combination of buildable land suitable for development of active recreation uses and critical areas buffers proposed for passive recreation facilities consistent with RDC 18.280, limited to the portion of the buffer area proposed for improvements such as a hard surface trail. The remaining 50 percent or less of the dispersed facilities may include critical areas and buffers not proposed for passive recreation improvements. A minimum of 50 percent of the area reserved for active and passive recreation facilities, or 25 percent of total required dispersed facilities, shall be improved with irrigated lawn area and landscaping, playfields, pedestrian paths, picnic tables and seating areas, play equipment and swings, pedestrian-scale lighting along paths, sport courts, other active recreation facilities, trails, wildlife viewing structures, or similar amenities approved by the community development director.

b. Parcels shall meet a minimum size of 10,000 square feet with the exception of trail facilities required by RDC 18.401.090.~~R~~ Q or the Ridgefield Parks and Recreation Comprehensive Plan.

c. See subsection (3)(b) of this section for park integration standards for dispersed facilities.

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

3. Open space within the PUD is to be designed as an integrated part of the project rather than an isolated element of the project. It should be located within the development such that it is available for the enjoyment of the residents in an equitable manner. Specifically:

a. Main facility. At least 60-percent of the useable open space perimeter shall be bound by streets or dwelling units that face the park.

b. Dispersed facilities. At least 30-percent of the useable open space perimeter shall be bound by streets or dwelling units that face the park.

The community development director may relax these standards in unique contexts and/or where measures have been successfully integrated to ensure that the park is accessible, welcoming, and integrated into as a major character defining feature of the subdivision.

4. Open space may contain such structures and improvements as are necessary and appropriate for the out-of-doors enjoyment of the residents of the PUD.

5. All dwelling units within the PUD must have legal access to the proposed area for dedication at the time of final PUD approval. Private or access roads, trees or other landscaping may separate the area proposed for dedication. However, access should not be blocked by major obstacles such as arterials or collectors, canyons, ravines or other obstructions.

6. Areas developed for active recreational use shall have reasonable access from street frontages. Design measures should accomplish the purposes of access and security.

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Figure 18.401.080-B
Open space integration examples.

A. Circular park surrounded by a street functions as the neighborhood's focal point.

B. Small parks are bordered by streets on one or two sides with pathways and front yards along other sides. Note that alleys provide access to the adjacent homes.

C. Rectangular-shaped neighborhood park bound by streets on all four sides.

D. Small "green" is bound by pathways and townhouses on three sides and a street on one side.

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Figure 18.401.080-B
Open space integration examples.

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

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

8. All developed open space areas shall be landscaped in accordance with the landscaping plan submitted by the applicant and approved by the city. Natural landscape features which are to be preserved, such as existing trees, drainage ways, etc., may be accepted as part of the landscaping plan.

9. The city may accept dedication of open space, trails, and recreation areas built to city standards for parks and trails adopted in the Ridgefield Parks and Recreation Comprehensive Plan at its discretion.

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10. In the event that parks, open space or trails created under this Title are owned by the developer or a homeowners' association, the facilities shall be made available for public use and be maintained by the developer or homeowners' association. The city shall be granted the right of third-party enforcement to ensure that the parks, open space and trails are maintained to standards under which they were approved and created.

11. At the applicant's discretion, the applicant may elect to include or exclude the buildable portion of parcels designated as main or dispersed facilities under this section in the calculation of net developable acres for the purposes of calculating minimum and maximum density for the project. If the applicant elects to include the buildable acres in the density calculation, the applicant may reduce the minimum lot size and minimum lot width and depth dimensions for the zone by up to twenty percent in order to accommodate the additional lots allowed. Any further reduction to lot size, width or depth greater than twenty percent shall comply with RDC 18.401.100.A.

C. Perimeter compatibility.

1. Purpose. The development of the perimeter of the PUD shall achieve substantial compatibility with abutting residentially zoned properties so that there will be a graduated transition between existing and new residential development.

2. Applicability. This section shall apply to lots abutting the perimeter of the PUD and lots not separated from the perimeter by an open space tract with a minimum width of twenty feet, critical areas tract, public or private street, or similar intervening element, where the property abutting the PUD perimeter is zoned RLD or RMD, and is less than five acres and greater than twenty thousand square feet at the time the PUD application is vested. Exceptions:

   a. This section shall not apply where the proposed PUD lots abut mapped or platted critical areas on the abutting property.

3. Compatibility measures.

   a. Lot size for lots subject to this section shall comply with the minimum size established in RDC 18.401.100.A.4 and may not be further reduced through the variance process.

   b. Setbacks and coverage standards for perimeter lots shall meet the minimum requirements for the underlying zone and shall not be modified or reduced through the PUD or variance process.

   c. Allowed uses for perimeter lots in the RLD zone shall be limited to single-family detached residential and accessory dwelling units.

D. Phased Development. Phased development of any PUD may be permitted provided that:

1. A phasing schedule is provided as part of the application;

2. The total development for the project is completed within the time limit for the approval of the final development plan (see Section 18.401.110); and

3. Bonding or other assurances acceptable to the city council are provided by the developer that guarantees that all common open spaces, recreation spaces and other public or common utilities, streets and facilities approved in the final PUD shall be constructed and maintained. (See Section 18.401.120).

18.401.090 - Site plan requirements.

The development standards in this chapter are intended to accomplish the following design criteria objectives in all PUDs. The applicant shall bear the burden of supporting any change in requirements. If a modification of any criteria is proposed, the applicant must provide justification, including clear demonstration that the proposed modification complies with the purposes of this chapter as stated in Section 18.401.010. The city may increase any requirement necessary to make the project conform to the purposes of this chapter.

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A. Natural Landscape. Open spaces, pedestrian and vehicular circulation facilities, parking facilities and other pertinent amenities shall be an integral part of the landscape, and particular attention shall be given to the retention of natural landscape features of the site.

B. Facilities and Utilities. The layout of structures and other facilities shall effect conservation in street and utility improvements.

C. Recreation. Recreational areas (active and passive) shall be located to maximize access from all dwelling units, in consultation with the community development director.

D. Improvements and Amenities. Every PUD shall make adequate provision for utilities, drainage, lighting, pedestrian and vehicular circulation and access, public safety, landscaping and accommodation of environmentally sensitive features and other similar items. With respect to drainage:

1. All lots shall be provided with adequate storm drainage connected to the storm drainage system of the city or other system approved by the city engineer; and

2. When there is a need to use a stream for stormwater control purposes, public improvement and maintenance easements at least twenty feet wide shall be provided for storm drainage, and when possible, such easements shall be located along the centerlines of such facilities.

E. Street Design. All streets shall be constructed consistent with City of Ridgefield Engineering Standards, except through a modification of standards approved through the PUD review process or engineering review process.

F. Multifamily and Commercial Off-Street Parking. Except as modified below, off-street parking shall be as required in RDC Chapter 18.720. Parking shall be located in the rear or side of multifamily residential and all nonresidential structures.

G. Attachment of Conditions. In conjunction with the approval of a preliminary PUD, final PUD or modified final PUD; conditions shall be attached which will assure that the property will be developed and maintained in accordance with this title, other applicable state or federal statues or regulations, and the approved development plan and subdivision plat. (See Section 18.401.120.)

H. Perpetual Maintenance. All improvements and amenities that are held in common and are part of the PUD shall be perpetually maintained in a good, safe and serviceable condition at no expense to the city. The city shall have the right to compel the maintenance of such improvements, amenities or common areas if the review authority finds that the public health, safety or welfare may be compromised unless such maintenance is completed. The documents necessary to provide assurance of perpetual maintenance shall be approved by the city attorney. (See Section 18.401.120.)

I. Minimum Frontage. Each lot used for single-family detached residential development shall have a 35-foot minimum frontage on a public or private street, except for a lot fronting the bulb of a cul-de-sac, which shall have a twenty-five-foot minimum frontage. Each lot used for ~~single-family attached and~~ duplex, triplex, townhouse, and multifamily residential development shall have a twenty-five-foot minimum frontage on a public street, except for a lot fronting the bulb of a cul-de-sac, which shall have a twenty-foot minimum frontage. Lots developed consistent with the cottage housing provisions of RDC ~~18.210.150~~18.206.040 are exempt from these frontage requirements.

J. Minimum Yards and Setbacks.

The following concept for front yard setback modulation was discussed at the November 17 workshop and post-event online survey (question #11). The scores on the concept were the following (average score with 5 being great idea, 1 being very bad idea):

Live workshop: 4.0
Online survey: 3.9

See the workshop report for more details on survey results.

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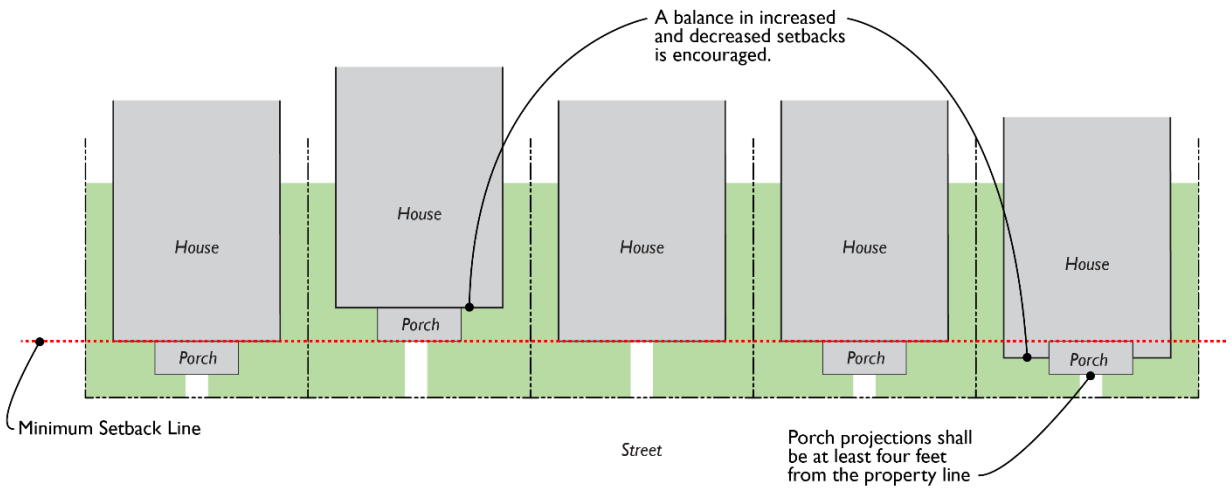
1. The minimum setbacks of the underlying zone shall apply to lots abutting or adjacent to exterior project boundaries, consistent with RDC 18.401.080.C.
2. Setbacks for lots within the interior of the PUD may be adjusted, provided that side and rear setbacks may not be less than five feet. ~~, and front and street side yard setbacks may not be less than ten feet.~~
3. For lots within the interior of the PUD, front yard setbacks shall be modulated to avoid repetitive design, consistent with all of the following standards. Corner lots and lots on curving streets are exempt.
   a. No more than three consecutive homes on the same side of the street may feature identical setbacks.
   b. Minimum front yard setbacks may be reduced by up to 30 percent. Porch projections shall be at least four feet from the property line (see also RDC 18.210.040.C.f and 18.220.040.B.f).
   c. A balance in increased and decreased yard setbacks is encouraged.
   d. Setbacks meeting this standard shall be noted on the face of the plat.

Figure 18.401.090.J.1
Examples of front yard setback variety.



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K. Maximum Building Height. A building or structure within a PUD shall not exceed thirty-five feet in height as measured from the established grade of the building.

Maximum building coverage is being deleted because new open space standards for each residential product type will achieve the same goal.

~~L. Maximum Coverage. Building coverage and development coverage of individual lots may exceed the percentage permitted by the underlying zone, provided that overall coverage of the project as a whole does not exceed the percentage permitted by the underlying zone.~~

~~M~~L. Signage Standards. Signage standards for uses in the PUD shall be as provided in RDC Chapter 18.710.

~~N~~M. Storage Standards. All storage in the PUD shall be within a closed building, except for the storage of retail products which are for sale or rent which may be stored outdoors during business hours only, and not within any required front or side yard nor in any public or private street, road right-of-way or pedestrian circulation route. The review authority may approve screened outdoor storage of recreation vehicles, boats or similar items of property.

~~O~~N. Refuse Storage. All outdoor trash, garbage and refuse storage areas shall be screened on all sides from public view and, at a minimum, be enclosed on three sides with a five and one-half foot high sight-obscuring fence or wall with a sight-obscuring gate for access.

~~P~~O. Mechanical Equipment. All rooftop mechanical equipment shall be placed behind a permanent screen, completely screened from public view.

~~Q~~P. Utilities. All utilities shall be underground.

~~R~~Q. Pedestrian Circulation Facilities. Within the PUD, sidewalks shall be constructed in accordance with city of Ridgefield engineering standards. Additional pedestrian facilities shall be required to be dedicated and constructed at the developer's expense, including connections with planned city and county trail systems, public accessways to connect to cul-de-sac streets and to pass through oddly shaped or unusually long blocks. These facilities shall create a network of public paths which shall be:

1. Functionally and safely convenient to each dwelling unit served;
2. Functionally and safely convenient to schools and to industrial, commercial, recreational and utility areas within or adjacent to the project, and functionally convenient to a larger pedestrian circulation system outside the PUD;
3. Hard surfaced to accommodate a variety of users; and
4. Compliant with city engineering standards.

~~S~~R. Public Transit. All PUDs requiring twenty or more parking spaces shall provide transit loading and shelter facilities if so required by the review authority in consultation with Clark Transit (C-Tran).

~~T~~S. Traffic Impacts. The developer shall be responsible for determining traffic impacts and construct improvements necessary to mitigate identified impacts, consistent with service levels established in the Comprehensive Plan, and:

1. Private access to collector and arterial streets shall be minimized; and
2. No development shall exceed adopted level of service (LOS) standards.

~~U~~T. Attractive Streetscapes. The PUD design shall ensure an attractive streetscape, especially along collector and arterial streets, by planting street trees and other vegetative buffers, minimizing the visibility of parking lots and garages, and providing attractive street-facing facades.

~~V~~U. Subdivisions. Except where specifically exempted under this section, the subdivision standards and procedural requirements of RDC Chapters 18.600, 18.620, and 18.630 shall also apply to PUDs.

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18.401.100 - Limits on modifying standards.

A. The city, using the PUD process, may allow the following development standards to be modified if the proposed modifications are consistent with the requirements of this chapter and provided the applicant demonstrates that the modifications are consistent with the PUD objectives in RDC 18.401.010:

1. Building setbacks, including front yard setbacks as necessary to the meet the front yard modulation standard (RDC 18.41.080.J), except side yard setbacks may not be reduced in the RLD and RMD zones;
2. Height of non-residential buildings or structures;
3. Landscaping requirements;
4. Lot size, provided that no lot is less than 65-percent of the minimum lot area in the underlying zone, or 4,000 square feet, whichever is greater, except in the RMD-16 zone;
5. Lot width;
6. Maximum density—Density may only be increased a maximum of 20-percent of the underlying base zone or to a maximum of eight dwelling units per acre, whichever is less;
7. Width of street right-of-way and pavement; or
8. On-street or off-street parking.

B. The following zoning code requirements may not be varied with the PUD process:

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.
2. Standards pertaining to SEPA and development in environmentally sensitive areas;
3. Any provision that specifically applies to development on a regulated slope;
4. Regulations pertaining to uses permitted in the underlying zone;
5. Any provision pertaining to the installation and maintenance of stormwater retention/detention facilities;
6. Any provision pertaining to the installation of public improvements;
7. Any provision regulating signs; and
8. Any provision regulating arterial or collector streets.
9. Modifications cannot be used to modify explicit policy provisions of the RUACP.

18.401.110 - Time requirements and extensions.

No changes proposed

18.401.120 - Bonding and enforcement.

No changes proposed

18.401.130 - Parties bound.

No changes proposed

18.401.140 - Homeowner association.

Every PUD shall have a homeowners' association and agreements to fund such an organization as follows:

A. Before approval of the final development plan may be granted, the developer shall submit to the city covenants, deeds and/or homeowners' association bylaws and other documents. These documents

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shall be reviewed and approved by the city attorney and community development director to ~~insure~~ ensure that they comply with the requirements of this chapter prior to approval of the final development plan by the city. Such documents and conveyances shall be accomplished and be recorded, as applicable, with the county auditor as a condition of any final development plan approval. (See Section 18.401.160.) These documents shall address:

1. Maintenance of Private Common Areas and Infrastructure. All common open space, community facilities, stormwater facilities, private roads and drives, and all other commonly owned and operated property located within the development shall be maintained in perpetuity by the homeowners' association. The covenants, declarations and restrictions shall provide for the maintenance of all common areas and infrastructure by the homeowners' association in accordance with all applicable provisions of the city code. Said covenants, declarations and restrictions shall provide authority for the city, after providing reasonable written notice to the homeowners' association and opportunity to perform required maintenance, to recover any costs incurred by the city to maintain private infrastructure or common areas due to a failure of the homeowners' association to adequately maintain privately owned improvements, including a lien on the property or other appropriate assurance device, as determined by the city.

2. Maintenance of Lots, Buildings and Facilities. The covenants, declarations and restrictions shall provide that buildings, utilities and facilities on individual lots shall be maintained by the property owner in accordance with city codes and the requirements of such covenants, declarations and restrictions.

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

1. The following clause: "Changes in these documents must be approved by the city of Ridgefield through the city council or if the council designates an agency or department, by that agency or department." Any changes suggested shall be reviewed by the city attorney, who will make a written report to the city council concerning the effect of the proposed changes. The cost of review by the city attorney will be paid by the homeowners' association;

2. A clause whereby unpaid taxes on all property owned in common shall constitute a proportioned lien on all property of each owner in common;

3. Subject to due process, the city may enforce the terms of the covenants, conditions and restrictions and place a lien on property if the city is compelled to correct a problem which threatens public health, safety or welfare, or is compelled to undertake construction, repairs or modifications necessary to protect or preserve public property or facilities.

The below provision addresses issues fair housing and zoning power that were pointed out by several stakeholders.

C. A homeowners' association bylaws, once reviewed and approved by the city, shall not contain any of the following provisions:

1. Any clause which prohibits residential leasing and/or renter occupation.

2. Any clause which restricts the development of specific residential uses or housing types which are permitted on the lot by Title 18 of the Ridgefield Municipal Code.

18.401.150 - Building permits.

No changes proposed

18.401.160 - Recording.

No changes proposed

18.401.170 - Revocation.

No changes proposed

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Chapter 18.720 – OFF-STREET PARKING AND LOADING

18.720.010 - Purpose and application.

No changes proposed

18.720.020 - General provisions.

No changes proposed

18.720.030 - Number of spaces required.

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

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

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

Under current standards (section (A) above), an ADU is required to have one parking space. That can be a physical challenge for smaller lots, especially existing lots and within Downtown. It can also be a substantial cost for homeowners. These factors can hinder construction of ADUs as an affordable "missing middle" housing type, which is not consistent with Ridgefield's housing policies.

Therefore, we recommend allowing on-street parking, when available, to count for the parking requirement.

No changes proposed to subsections B-I.

18.720.040 - Off-street parking lot design.

No changes proposed

18.720.050 - Off-street loading.

No changes proposed

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