



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, February 28, 2019
RACC Boardroom
510 Pioneer Street, Ridgefield, WA 98642**

- I. RIBBON CUTTING/OPEN HOUSE - 5:30 PM**
- II. GENERAL SESSION CALL TO ORDER - 6:30 PM**
 - 1. Flag Salute**
 - 2. Roll Call**
 - 3. Late changes to the agenda**
- III. PROCLAMATION**
 - 1. Ridgefield Youth Arts Month**
- IV. 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.
- V. CONSENT AGENDA**
 - 1. Approval of Claims And/Or Payroll**
 - 2. Approval of Minutes from the February 14, 2019 Meeting**
- VI. PRESENTATION**
 - 1. Backyard Habitat Certification Program - Sunrise O'Mahoney, Watershed Alliance of SW Washington**
 - 2. Neighbors On Watch, John Brooks, Chief of Police**
- VII. BUSINESS**
 - 1. Motion - Approval of Kennedy Farms Phase 2 Final Plat - Steve Stuart, City Manager**
 - 2. Motion - Approval of Concomitant Agreement Addition with Troy Developers, LLC. - Steve Stuart, City Manager**
 - 3. Motion - Approval of Bid Award for S 8Th Avenue Improvement Project - Bryan Kast, Public Works Director**
 - 4. Second Reading of Ordinance No. 1283 – Area Wide Rezone of Undeveloped Residential Low Density 6 Parcels - Steve Stuart, City Manager**
 - 5. Second Reading of Ordinance No. 1287 – Residential Fire Sprinklers Amendment - Steve Stuart, City Manager**

6. Second Reading of Ordinance No. 1288 – Parks Use and Special Events Amendment (RMC 5.40 & 8.18.050) - Lee Knottnerus, Deputy City Manager

VIII. PUBLIC COMMENT

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

IX. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

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

X. ADJOURN

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

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: February 28, 2019
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION:

Revised Code of Washington Title 35A

PREVIOUS COUNCIL ACTION TAKEN:

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

BACKGROUND:

Vendor claims

BUDGET/FINANCIAL IMPACTS:

See vendor detail attached

RECOMMENDED ACTION OR MOTION:

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

“I move to approve the consent agenda as presented”

STAFF CONTACT: Kirk Johnson, Finance Director
ATTACHMENTS: February 28th 2019 Claims Report (PDF)

City of Ridgefield
Claims Payment Report
For Approval on: February 28th, 2019

5.1.a

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ACCELA INC.	2779	INV-ACC43917	Public Works	Customer Web Payments	1,197.00
ACCELA INC. Total					1,197.00
ACCURATE AUTOMOTIVE	9	4363	Public Safety	PD Vehicle Maint - 2015 Explorer	335.41
ACCURATE AUTOMOTIVE Total					335.41
ARAMARK UNIFORM SERVICES	32	863832525	Genl Govt/Facilities	PW/CDD Uniforms and Floor Mats	2.36
			Public Works	PW/CDD Uniforms and Floor Mats	45.59
			Community Development	PW/CDD Uniforms and Floor Mats	8.36
		863852866	Genl Govt/Facilities	City Hall/PW/CDD/PD Floor Mats	7.09
			Public Safety	City Hall/PW/CDD/PD Floor Mats	4.47
			Public Works	City Hall/PW/CDD/PD Floor Mats	3.90
		863842696	Community Development	City Hall/PW/CDD/PD Floor Mats	3.93
			Genl Govt/Facilities	PW Shop Floor Mats & Uniforms	2.34
			Public Works	PW Shop Floor Mats & Uniforms	45.61
		863842697	Community Development	PW Shop Floor Mats & Uniforms	8.36
			Genl Govt/Facilities	Floor Mats - City Hall/PW/CDD/PD	7.09
			Public Safety	Floor Mats - City Hall/PW/CDD/PD	4.47
		863832526	Public Works	Floor Mats - City Hall/PW/CDD/PD	3.90
			Community Development	Floor Mats - City Hall/PW/CDD/PD	3.93
			Genl Govt/Facilities	City Hall/PW/CDD/PD Floor Mats	7.09
		863852865	Public Safety	City Hall/PW/CDD/PD Floor Mats	4.47
			Public Works	City Hall/PW/CDD/PD Floor Mats	3.90
			Community Development	City Hall/PW/CDD/PD Floor Mats	3.93
			Genl Govt/Facilities	PW Floor Mats and Uniforms	2.36
			Public Works	PW Floor Mats and Uniforms	45.59
			Community Development	PW Floor Mats and Uniforms	8.36
ARAMARK UNIFORM SERVICES Total					227.10
ASSOCIATED CONSULTANTS INC.	1030	18-233-04	Community Development	Ridgefield Apartments	1,402.50
		18-171-05	Community Development	The Vancouver Clinic Plan Review	1,317.50
		18-232-04	Community Development	Rosauers Plan Review	765.00
ASSOCIATED CONSULTANTS INC. Total					3,485.00
AWC RISK MANAGEMENT SERVICE	39	67054	Genl Govt/Facilities	2019 AWC Membership Fee	5,078.00
AWC RISK MANAGEMENT SERVICE Total					5,078.00
BLUEFIN PAYMENT SYSTEMS	2827	2827-201901	Public Works	Citizen Payment Fees - Jan. 2019	1,646.11
BLUEFIN PAYMENT SYSTEMS Total					1,646.11
BSK ASSOCIATES	2119	V900317	Public Works	Coliform Testing - Jan 2019	325.00
BSK ASSOCIATES Total					325.00
CALPORTLAND COMPANY	3119	94022696	Genl Govt/Facilities	PW Shop Yard Design	29.14
			Public Works	PW Shop Yard Design	404.96
			Community Development	PW Shop Yard Design	19.08
		94022695	Genl Govt/Facilities	PW Shop Yard Design	9.71
			Public Works	PW Shop Yard Design	134.99

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CALPORTLAND COMPANY	3119	94022695	Community Development	PW Shop Yard Design	6.36
CALPORTLAND COMPANY Total					604.24
CITY OF BATTLE GROUND	92	INV00083	Judicial	Jan. 2019 Court Costs	9,698.00
CITY OF BATTLE GROUND Total					9,698.00
CLAIRE LUST	2782	2782-201902	Genl Govt/Facilities	Supplies Reimbursement - Lust	(2.62)
			Community Development	Supplies Reimbursement - Lust	33.77
CLAIRE LUST Total					31.15
CLARK COUNTY PUBLIC HEALTH	3137	3137-201902	Public Works	Well Site Inspection - Abrams Park	583.00
CLARK COUNTY PUBLIC HEALTH Total					583.00
CLARK PUBLIC UTILITIES	110	7207-402-4-20190228	Public Works	1504 NW Intertie 3 - Water	651.11
		7207-401-6-20190228	Public Works	800 NE 264 St Intertie 1 - Water	609.13
		7448-974-1-20190228	Public Works	N 35th Ave and Pioneer St	69.76
		7207-403-2-20190228	Public Works	911 N 65th Ave Intertie 2 - Water	21.47
		7122-942-1-20190228	Public Works	3701 N 3rd Cir - Electricity	26.90
		7122-944-7-20190228	Public Works	512 N Allen Dr - Electricity	26.91
		7123-806-7-20190228	Public Works	Pioneer St. & Gee Creek Loop - Electricity	27.23
		7453-365-4-20190228	Public Works	535 N Abrams Park Rd.	45.68
		7126-408-9-20190228	Public Works	2300 N 3rd Way Bellwood Trail Lights	37.11
		7124-838-9-20190228	Public Works	Overlook Park - Electricity	97.92
CLARK PUBLIC UTILITIES Total					1,613.22
CLARK REGIONAL WASTEWATER DISTRICT	741	032695-000-022019	Public Works	109 W Division WWTP - Sewer	227.51
		032894-000-022019	Public Works	Abrams Park Kitchen - Sewer	145.56
		032664-000-022019	Public Works	301 N 3rd Ave CDD - Sewer	25.08
			Community Development	301 N 3rd Ave CDD - Sewer	25.07
		032899-000-022019	Public Works	Abrams Park Former Mgr House - Sewer	43.43
		032752-000-022019	Genl Govt/Facilities	230 Pioneer St City Hall - Sewer	103.97
		032712-000-022019	Public Safety	116 N Main Ave PD - Sewer	47.09
		032895-000-022019	Public Works	Abrams Park Restrooms - Sewer	74.01
		035480-000-022019	Public Works	255 S 56th Pl Well & Reservoir - Sewer	40.03
CLARK REGIONAL WASTEWATER DISTRICT Total					731.75
COAST TO COAST TURF	2991	8267	Public Works	RORC Turf Installation	9,674.70
COAST TO COAST TURF Total					9,674.70
COLUMBIA CASCADE COMPANY	1151	52213-13	Public Works	RORC Metal Bollards	1,821.12
COLUMBIA CASCADE COMPANY Total					1,821.12
COLUMBIA WEST ENGINEERING INC.	1446	16046A-8	Public Works	RORC Project Mgmt.	1,848.50
COLUMBIA WEST ENGINEERING INC. Total					1,848.50
COMCAST	2271	2271-201902-116	Public Safety	PD Communications - Feb-March 2019	350.21
		2271-201902301	Genl Govt/Facilities	PW/CDD Fax Line	2.11
			Public Works	PW/CDD Fax Line	29.30
			Community Development	PW/CDD Fax Line	34.16
		2271-201902-109	Public Works	PW Shop Communications	367.50
		2271-201902-210	Genl Govt/Facilities	Community Center Wifi - Feb-March 2019	253.39
			Community Development	Community Center Wifi - Feb-March 2019	63.35
		2271-201902-230	Genl Govt/Facilities	City Hall Communications	302.41

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COMCAST Total					1,402.43
COMCAST BUSINESS	1666	76743891	Genl Govt/Facilities	Internet Services - 230 Pioneer St. - Feb 2019	367.42
COMCAST BUSINESS Total					367.42
COMCAST CABLE	3136	45220	Public Works	Plant Extention for Ridgefield Community Center	633.75
COMCAST CABLE Total					633.75
COMDATA NETWORK INC.	1101	20311864	Genl Govt/Facilities	Fuel PW - XN173	120.94
			Public Works	Fuel PW - XN173	1,680.64
			Community Development	Fuel PW - XN173	79.18
				Fuel CDD - XN173	285.12
		20311862	Public Safety	Fuel PD - XN795	882.63
COMDATA NETWORK INC. Total					3,048.51
DAN'S TRACTOR	134	973164	Public Works	Blade Kit - Parks	292.91
DAN'S TRACTOR Total					292.91
DEPARTMENT OF LICENSING	154	RG0000313-2019	Genl Govt/Facilities	CPL Original - Crile	18.00
DEPARTMENT OF LICENSING Total					18.00
DICK'S TIRE FACTORY	158	D18041	Public Safety	PD Vehicle Maint	65.04
		D18756	Public Safety	PD Vehicle Maintenance	27.64
DICK'S TIRE FACTORY Total					92.68
E2 LAND USE PLANNING SERVICES LLC	485	0485-201901	Community Development	JAN 2019 Planning Consulting Services	3,690.44
E2 LAND USE PLANNING SERVICES LLC Total					3,690.44
EASTSIDE STEEL INC.	3134	2-254804	Public Works	Bollards for Parks and Streets	1,281.29
EASTSIDE STEEL INC. Total					1,281.29
ECIVIS INC.	2316	2018-101686	Public Works	AmeriCorps Grant Proposal Development	4,600.00
ECIVIS INC. Total					4,600.00
GISI MARKETING GROUP	2811	151151	Council	Business Cards - Wertz	104.06
GISI MARKETING GROUP Total					104.06
GRAY AND OSBORNE INC	207	18229.00-12	Public Works	Cemetery Booster Pump Station	1,917.37
		18309.00-2	Community Development	Engineering Services - Kennedy Ph 2	528.89
		18274.00-9	Public Works	Abrams Park Well 11 Prelim. Design & Well Drilling	5,031.12
GRAY AND OSBORNE INC Total					7,477.38
GREEN RIVER COMMUNITY COLLEGE	714	188819	Public Works	Washington Operator Workshop Reg. - Strickler	250.00
		188820	Public Works	Washington Operator Workshop Reg. - Crockford	250.00
GREEN RIVER COMMUNITY COLLEGE Total					500.00
HARRY'S LAWN AND POWER EQUIPMENT	214	154177	Public Works	Parks/Storm Equipment Maint.	249.60
HARRY'S LAWN AND POWER EQUIPMENT Total					249.60
HOME DEPOT CREDIT CARD SERVICES	1805	3603046	Public Works	Parks Supplies	145.75
HOME DEPOT CREDIT CARD SERVICES Total					145.75
HONEY BUCKETS	223	550962403	Public Works	Davis Park Port-a-Potty	298.00
HONEY BUCKETS Total					298.00
JANEAN Z PARKER	2199	29	Community Development	Legal Services JAN 2019	150.00
			Legal	Legal Services JAN 2019	1,950.00
JANEAN Z PARKER Total					2,100.00
JOE TURNER P.C.	1437	863	Community Development	Hearings Examiner	1,780.00
JOE TURNER P.C. Total					1,780.00

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KENYON DISEND PLLC	1746	188187	Community Development	Professional Attorney Services - Annexation Appeal	222.85
		188188	Community Development	Professional Attorney Services - Comp Plan Appeal	372.11
KENYON DISEND PLLC Total					594.96
KILLA BITES INC.	3090	1854	Human Resources	CDD Director Interviews Lunch	455.28
KILLA BITES INC. Total					455.28
LARCH CORRECTIONS CENTER	2088	LCC1901.711	Public Works	Community Work Crew - January 2019	1,183.18
LARCH CORRECTIONS CENTER Total					1,183.18
LES SCHWAB TIRES WOODLAND	272	42600316991	Public Safety	PD Vehicle Maint 2017 Ford Interceptor	195.43
LES SCHWAB TIRES WOODLAND Total					195.43
M JULIETA RUBIO ROMERO	2164	2164-201902-011	Finance	Hotel - Laserfiche Conference Reimb.	828.00
M JULIETA RUBIO ROMERO Total					828.00
MARTINA RAE SERPA	3124	3124-201902	Human Resources	Parks and Recreation Internship Stipend	1,200.00
MARTINA RAE SERPA Total					1,200.00
MAUL FOSTER ALONGI INC.	834	34257	Genl Govt/Facilities	JAN 2019 Park Laundry Grant Assistance	330.00
MAUL FOSTER ALONGI INC. Total					330.00
MINUTEMAN PRESS	1432	644	Council	Council Name Tags	98.26
MINUTEMAN PRESS Total					98.26
MUNICIPAL CODE CORP.	1185	324355	Genl Govt/Facilities	Online Code Hosting - Feb 2019-Jan 2020	950.00
MUNICIPAL CODE CORP. Total					950.00
NAPA AUTO PARTS	498	101165	Genl Govt/Facilities	PW Shop Vehicle Supplies	3.21
			Public Works	PW Shop Vehicle Supplies	44.67
			Community Development	PW Shop Vehicle Supplies	2.10
		102278	Genl Govt/Facilities	Shop Supplies & Storm Vehicle Maint.	1.43
			Public Works	Shop Supplies & Storm Vehicle Maint.	71.91
			Community Development	Shop Supplies & Storm Vehicle Maint.	0.94
		102961	Genl Govt/Facilities	Forklift Maintenance	0.16
			Public Works	Forklift Maintenance	2.18
			Community Development	Forklift Maintenance	0.10
		102091	Genl Govt/Facilities	PW FTE Vehicle Maint - Fork Lift	5.90
			Public Works	PW FTE Vehicle Maint - Fork Lift	81.97
			Community Development	PW FTE Vehicle Maint - Fork Lift	3.86
		102200	Public Works	Parks/Storm Vehicle Maintenance	10.79
		101157	Genl Govt/Facilities	Vehicle Maint - Tad's Truck	4.98
			Public Works	Vehicle Maint - Tad's Truck	28.21
NAPA AUTO PARTS Total					262.41
NORTHSTAR CHEMICAL INC.	1019	139121	Public Works	Sodium Hypochlorite	854.63
NORTHSTAR CHEMICAL INC. Total					854.63
NORTHWEST ENVIRONMENTAL BUSINESS COUNCIL	3138	3138-201902	Public Works	Managing Stormwater in WA Reg. - Howell/Thamert	390.00
NORTHWEST ENVIRONMENTAL BUSINESS COUNCIL Total					390.00
PBS ENGINEERING AND ENVIRONMENTAL	342	0070940.001-27	Public Works	RORC Phase II	357.50
		0071069.000-15	Public Works	S. 45th/ Royal Rd. Improvements	334.33
PBS ENGINEERING AND ENVIRONMENTAL Total					691.83
PIONEER PEST MANAGEMENT	2040	297662	Public Safety	Pest Control Qtrly. Services - PD	107.32
PIONEER PEST MANAGEMENT Total					107.32

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POSITIVE CONCEPTS INC.	3131	0208172-IN	Genl Govt/Facilities Public Safety	Citation Supplies Citation Supplies	(11.34) 171.34
POSITIVE CONCEPTS INC. Total					160.00
PROFORCE LAW ENFORCEMENT	1014	28748 367615	Public Safety Public Safety	PD Supplies Credit for Overpayment PD Weaponry Supplies	(128.09) 2,893.23
PROFORCE LAW ENFORCEMENT Total					2,765.14
QUICK LANE TIRE AND AUTO CENTER	3050	383114	Public Safety	PD Vehicle Maint	70.92
QUICK LANE TIRE AND AUTO CENTER Total					70.92
RECLAIM SERVICES LLC	3132	1418	Public Safety	Biohazard Remediation	106.48
RECLAIM SERVICES LLC Total					106.48
RICOH USA INC.	1662	101700411	Public Safety	PD Copier Lease	195.91
RICOH USA INC. Total					195.91
RIDGEFIELD LANDSCAPE PRODUCTS	3021	3021-201902	Public Works	Debris Cleanup	1,740.43
RIDGEFIELD LANDSCAPE PRODUCTS Total					1,740.43
RMT EQUIPMENT	1835	P05280	Public Works	Storm Equipment Maintenance	127.86
RMT EQUIPMENT Total					127.86
ROY RHINE	1686	1686-201902	Public Safety	Fuel Card Malfunction / Reimbursement for fuel	47.07
ROY RHINE Total					47.07
SKYLINE ELECTRIC COMPANY	3128	5010-147	Genl Govt/Facilities Public Works Community Development	Power to RACC Power to RACC Power to RACC	369.61 234.80 1,289.10
SKYLINE ELECTRIC COMPANY Total					1,893.51
SMARSH	2550	INV00460729	Information Technology	Social Media and Email Archiving JAN 2019	373.20
SMARSH Total					373.20
STATE OF WASHINGTON DEPARTMENT OF REVENUE	156	0-007-139-125	Genl Govt/Facilities Public Works	Jan 2019 Excise and B&O Tax Jan 2019 Excise and B&O Tax	151.57 11,226.84
STATE OF WASHINGTON DEPARTMENT OF REVENUE Total					11,378.41
SYMBOLARTS LLC	1866	0323021-IN	Genl Govt/Facilities Public Safety	Badge Badge	(10.92) 140.92
SYMBOLARTS LLC Total					130.00
TAD ARENDS	690	0690-201902	Genl Govt/Facilities Public Works	Work Boot Reimbursement - Arends Work Boot Reimbursement - Arends-use/sales tax Work Boot Reimbursement - Arends	21.95 (11.34) 124.39
TAD ARENDS Total					135.00
THE MASTERS TOUCH LLC	1786	P62113 62113	Public Works Public Works	Postage - Delinquent Utility Statements - Feb 2019 Delinquent Utility Statements - Feb. 2019	213.50 309.70
THE MASTERS TOUCH LLC Total					523.20
THE PARR COMPANY	964	26443706 26443142 26442862 26443120	Public Works Public Works Public Works Public Works	Bench Repair Ice Melt Bench Repair Ice Melt	7.90 48.75 61.05 97.49
THE PARR COMPANY Total					215.19
TIREHUB LLC	3067	6513942 6410173	Public Safety Public Safety	PD Tires Vehicle Maint Chief Brooks/Offcr Gibson	725.97 580.78

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TIREHUB LLC Total					1,306.75
TRUEPOINT SOLUTIONS	3064	19-057	Public Works	Stormwater Business Analysis	375.00
TRUEPOINT SOLUTIONS Total					375.00
UNLIMITED FENCE CO.	2559	1266	Genl Govt/Facilities	PW Shop Fencing	37.99
			Public Works	PW Shop Fencing	527.96
			Community Development	PW Shop Fencing	24.87
		1265	Public Works	Stormwater Fencing	1,219.24
UNLIMITED FENCE CO. Total					1,810.06
URBAN NORTHWEST HOMES LLC	2263	BLD-18-0120	Genl Govt/Facilities	Refund BLD-18-0120	4,548.80
URBAN NORTHWEST HOMES LLC Total					4,548.80
US BANK	2237	2237-201901	Finance	Custody Charges - Jan 2019	22.00
US BANK Total					22.00
VANCOUVER AUTO GROUP	451	383449	Public Safety	PD Vehicle Maint	151.62
VANCOUVER AUTO GROUP Total					151.62
WA OFFICE OF SECRETARY OF STATE	1016	9586	Genl Govt/Facilities	Archive Boxes - CDD	354.14
		9584	Genl Govt/Facilities	Archive Boxes - City Hall	96.58
		9585	Genl Govt/Facilities	Archive Boxes - PW	96.58
WA OFFICE OF SECRETARY OF STATE Total					547.30
WALLIS ENGINEERING	464	14365	Public Works	S 8th Avenue Improvements	833.30
WALLIS ENGINEERING Total					833.30
WASHINGTON STATE PATROL	463	119005069	Genl Govt/Facilities	Background Checks CPL	245.75
WASHINGTON STATE PATROL Total					245.75
WASTE CONNECTIONS	465	15349313	Genl Govt/Facilities	CDD/PW Move Waste Receptacles	10.22
			Public Works	CDD/PW Move Waste Receptacles	6.49
			Community Development	CDD/PW Move Waste Receptacles	35.63
WASTE CONNECTIONS Total					52.34
WELLS FARGO	1681	201901-5494	Genl Govt/Facilities	Kipp Facebook Blood Drive Marketing	10.00
				Kipp Peter Corvallis 1SAT Supplies Rental use/sales tax	(11.09)
				Kipp Amazon 1SAT Supplies	34.36
				Kipp Target 1SAT Supplies	129.63
				Kipp Peter Corvallis 1SAT Supplies Rental	143.09
				Kipp Walmart 1SAT Supplies	89.76
				Hoots PRA and OMPA Case Law MRSC webinar fee for PRA & OMPA	35.00
				Hoots Amazon Operational supplies & phone case	72.07
				Hoots TLO Transunion back ground investigations	54.20
				Hoots USPS Merchandise return for Chief	15.10
		201901-9760	Public Safety	Hoots USPS mailed found wallet to walla walla prison	4.44
				Hoots Amazon water filters for PD	24.92
				Hoots LA Police Gear Uniform shirt for Officer Pettit	52.01
				Arends Woods Logging Bucket Truck Harness	12.16
				Arends Harbor Freight Shop tools	2.17
				Arends Harbor Freight PW Shop Tools	5.21
				Arends Woods Logging Bucket Truck Harness	169.04
				Arends Harbor Freight Shop tools	30.00
		201901-4015	Genl Govt/Facilities		
	Public Works				

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WELLS FARGO	1681	201901-4015	Public Works	Arends Harbor Freight streets/parks-hitch carrier	184.27
				Arends Harbor Freight PW Shop Tools	72.44
				Arends Amazon Returned Batteries-Overlook	(14.28)
			Community Development	Arends Woods Logging Bucket Truck Harness	7.96
		201901-1133		Arends Harbor Freight Shop tools	1.41
				Arends Harbor Freight PW Shop Tools	3.41
			Genl Govt/Facilities	Brunson Dabney's Alignment Mikes vehicle Facilities	9.21
			Public Works	Brunson Dabney's Alignment Mikes vehicle Facilities	82.93
		201901-1889		Brunson Ridgefield Pack and Ship Air monitor service	8.47
				Brunson Dabney's Alignment Ryans vehicle Utilities	92.14
			Genl Govt/Facilities	Stuart Video Only Television for RORC Comm. Mtg room	(97.27)
				Stuart Ridgefield Hardware Office Lights	5.96
			Public Works	Stuart Video Only Television for RORC Comm. Mtg room	1,255.27
				Stuart Twigs Bistro CRESA City Coord. Mtg	23.50
			Executive	Stuart Hilton Columbian's Economic Forecast Breakfast Event	4.74
				Stuart Sportsmans Recognition event for Comm. Dev. director	475.71
				Stuart End of the Road Mtg w/ comm.dev. re: police station	21.62
				Stuart Sportsmans Mtg w/Councilors re: upcoming issues/agendas	133.58
				Stuart iTunes Business card scanner software/app	32.51
				Stuart Adobe Monthly Subscription	16.25
				Stuart Chevron Friends of the National Wildlife Refuge Recogniti	11.00
				Stuart MRSC Annual Public Agency Membership Dues	315.00
				Stuart Shell Mtg re: Comm. Dev. director position	15.02
				Stuart COV Parking CRESA City Coord. Mtg	1.25
				Stuart GA Campus Parking AWC Mayor's Exchange	8.00
				Stuart Lava Lava Mtg re: Comm. Dev. director position	3.55
				Stuart Ridgefield Chamber Ridgefield Chamber of Commerce Member	15.00
				Stuart Teriyaki thai Mtg re: Comm. Dev. director position	20.10
				Stuart Country Cafi½ Mtg w/Councilors re: upcoming issues/agendas	109.54
				Stuart Taylor Rays Cafi½ AWC Mayor's Exchange	7.04
				Stuart Ridgefield Pioneer Mtg w/ project team for Pioneer Villag	7.13
				Stuart Ilani Starbucks Friends of the National Wildlife Refuge R	5.12
				Stuart Thai Orchid Mtg re: Comm. Dev. director position	28.85
				Stuart Line and Lure Mtg w/ Comm. Dev. Dir. re: transition	57.39
			Genl Govt/Facilities	Ferriss Amazon Power Cord Adapters - RACC	7.87
			Public Works	Ferriss Amazon Power Cord Adapters - RACC	4.99
		201901-4056	Community Development	Ferriss Amazon Power Cord Adapters - RACC	27.44
				Ferriss Home Depot Plastic Tote for CDD	173.22
			Council	Ferriss Grand Governor Hotel AWC Mayor's Exchange - Stose	123.88
				Ferriss Brownpapertickets CREDC Annual Event - Lindsay	25.00
				Ferriss Columbian Publishing Economic Breakfast - Wells	55.00
				Ferriss Columbian Publishing Economic Breakfast - Taylor	55.00
				Ferriss Columbian Publishing Economic Breakfast - Onslow	55.00
				Ferriss Brownpapertickets CREDC Annual Event - Wells	25.00

Attachment: February 28th 2019 Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: February 28th, 2019

WELLS FARGO	1681	201901-4056	Council	Ferriss Columbian Publishing Economic Breakfast - Day	55.00		
				Ferriss Columbian Publishing CREDC Annual Event - Stose	25.00		
				Ferriss Brownpapertickets CREDC Annual Event - Wertz/Taylor	50.00		
				Executive	Ferriss Columbian Publishing CREDC Annual Event - Stuart	25.00	
				Information Technology	Ferriss Amazon Adobe Pro - Intern PC	448.00	
		201901-2960	Genl Govt/Facilities	Johnson Dry Box PW Storage Box	5.58		
				Johnson Wix BP Big Paddle Website	372.00		
				Johnson Wix BP Big Paddle Website Upgrad	51.57		
				Johnson Costco City Membership	130.00		
				Johnson Wix BP Big Paddle Domain Name	13.95		
				Public Works	Johnson Dry Box PW Storage Box	77.49	
				Community Development	Johnson Dry Box PW Storage Box	3.65	
				Finance	Johnson U Haul Boxes-Finance Move	29.70	
					Johnson WFOA WFOA Membership-Giles	75.00	
				201901-8453	Genl Govt/Facilities	Kast Video Only RORC TV-Use/Sales Tax	(75.60)
			Public Works	Kast Video Only RORC TV	975.60		
		201901-1117	Community Development	Kast Carl B Clean CDD Vehicle Wash Coupons	70.00		
				Genl Govt/Facilities	Blehm Party City 1SAT Supplies	27.57	
				Blehm Dollar Tree 1SAT Supplies	50.77		
				Blehm Target 1SAT Supplies	38.00		
			Community Development	Blehm Super Shuttle Airport Transportation for Yonya	68.24		
				Administration	Blehm Super Shuttle Airport Transportation for Julie	68.23	
					Blehm Labor Law Center Labor Law posters for all locations	119.80	
			Finance	Blehm Super Shuttle Airport Transportation for Julieta	68.23		
			Human Resources	Blehm Costco Paper bowls/spoons/forks	35.09		
				Blehm Lava Java All hands meeting	39.10		
				Blehm Target Wellness	32.00		
				Blehm Costco Wellness	682.99		
				Blehm Costco All hands meeting	97.98		
				Genl Govt/Facilities	Knottnerus Amazon 1SAT Supplies	27.09	
						Knottnerus OTC Brand 1SAT Supplies	27.96
					Administration	Knottnerus NEPERLA Conference Registration	353.40
				Knottnerus NEPERLA Membership Fees	135.00		
			Information Technology	Knottnerus Amazon Web Services	0.85		
			Human Resources	Knottnerus NEPERLA Conference Registration	235.60		
					Knottnerus NEPERLA Membership Fees	90.00	
		201901-8989		Public Safety	Brooks Glock Professional Glock Armorer's Course for Pettit	250.00	
			Brooks The Columbian Digital News Paper		9.99		
WELLS FARGO Total				9,138.12			
WESTLIE FORD INC.	1639	FOCS121566	Public Works	Crane Truck Repair	7,761.90		
WESTLIE FORD INC. Total				7,761.90			
WOODLAND TRUE VALUE HARDWARE	1507	B206002	Public Works	Water Supplies	29.14		
WOODLAND TRUE VALUE HARDWARE Total				29.14			
Grand Total				121,807.22			

Attachment: February 28th 2019 Claims Report (Approval of Claims And/OR Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: February 28, 2019
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Minutes from the February 14, 2019 Meeting

AGENDA ITEM TITLE:

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

GOVERNING LEGISLATION:

Not applicable

PREVIOUS COUNCIL ACTION TAKEN:

Not applicable

SUMMARY/BACKGROUND:

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

BUDGET/FINANCIAL IMPACTS:

Not applicable

RECOMMENDED ACTION OR MOTION:

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

1. "I move to approve the consent agenda"

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS: 02-14-2019 (PDF)



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

February 14, 2019

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

Flag Salute - [6:30 PM](#)

ROLL CALL

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

LATE CHANGES TO THE AGENDA

PROCLAMATION

1. Cowlitz Indian Tribe

PUBLIC COMMENT - [6:35 PM](#)

Clyde Burkle - Resident

Kudos to Public Works for taking care of the roads during the storm

Concern - Builder signs on main roadways, counted total 135 on Pioneer, Main and Hillhurst. Signs need to be removed.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED

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

1. Approval of Claims And/Or Payroll

2. Approval of Minutes from the January 24, 2019 Meeting

BUSINESS

Attachment: 02-14-2019 (Approval of Minutes)

1. First Reading of Ordinance No. 1288 – Parks Use and Special Events Amendment (RMC 5.40 & 8.18.050)
- Lee Knottnerus, Deputy City Manager

With the addition of new City parks and the increased demand for the use of City parks for private and public events, clarification is necessary in the City ordinance regarding Special Events Permits and use of park property and facilities. Chapter 5.40, Special Events, should be updated to: Clarify the timeline for filing a special event permit. Under the revised ordinance, applications must be submitted a minimum of sixty days and not more than one year prior to the event. Outline priorities for scheduling of special events. Priorities for scheduling events will be given to the City, City partners, and annual or semi-annual events. Identify the conditions for receipt of a special event permit. The conditions clarify safety requirements, necessary permits from other public agencies and traffic circulation requirements. Identify the city official(s) who has authority to issue a special event permit. The City manager or designee has authority to issue, deny or revoke an application.

Chapter 8.18.050, Agreements for use of park property and facilities, should be updated to provide for three types of permits: Conducting business. "Business" is defined as sale of goods or services. This type of permit can be issued for up to one year. The most common application is anticipated to be a food cart. Concessions agreements. A concessions agreement may be recommended to City Council for the exclusive right to provide a service in a City park or facility. The most common agreement would be refreshments in connection with sporting events. Temporary Park & Facility Use Permit. This type of permit would be issued for a special event in a City park, for the reserved use of a park or facility, or for an activity in a city park or facility that may expose the City to increased liability. This type of permit may be issued for a maximum of four days. A common application would be to reserve the use of Bennett Kitchen at Abrams Park, to hold a special event at Overlook Park, or to install an inflatable ride or structure.

City staff has developed a specific procedure and application for implementation of each type of permit. The information and application forms will be available on the City's website, and in hard copy at City Hall. City Staff has also created two brochures to be distributed with the permit applications that describe the application process, permit conditions and park regulations.

City Council conducted discussion and first reading of the Ordinance.

2. Motion - Approval of Concessions Agreement for Ridgefield Outdoor Recreation Complex - 6:52 PM

The proposed concessions agreement with RCM (Ridgefield Concessions Management) sets a rolling 3-year term, which automatically takes effect unless either party exercises the termination clause. RCM is responsible for working with the City and its designees to provide concessions for User Groups' games and tournaments and to maintain the concessions facilities. RCM agrees to provide a share of the gross sales (minus applicable taxes) to User Groups. If a User Group provides staffing for the concessions, they are entitled to 25% of the gross sales. If a User Group chooses not to provide staffing, they will receive 15% of the gross sales. If there are multiple User Groups using the RORC at the same time, the groups will receive a proportionate share of sales based on the number of fields they are renting. RCM is responsible for a full accounting of the sales and revenue sharing to the City.

City Council conducted discussion.

MOTION: MOVED TO APPROVE THE TERMS FOR CONCESSIONS MANAGEMENT OF THE RORC AND AUTHORIZE THE CITY MANAGER TO SIGN THE CONCESSIONS AGREEMENT FOR THE RIDGEFIELD OUTDOOR RECREATION COMPLEX WITH THESE TERMS.

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

PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1283 – Area Wide Rezone of Undeveloped Residential Low Density 6 Parcels - Steve Stuart, City Manager

City staff has been directed to review zoning for undeveloped parcels in the Ridgefield corporate boundary and re-designate parcels zoned Residential Low Density (RLD)-6 to either RLD-4 or RLD-8. The primary purpose is to ensure appropriately scaled residential development for Ridgefield in light of Growth Management Act requirements to plan for densities at an average of six dwelling units per acre. The undeveloped parcels reviewed for this analysis range in size from .46 acres to 39.43 acres. Because our Ridgefield Mixed Use Development code allows densities up to 28 units per acre, and has been successful promoting mixed use development within the 45th and Pioneer sub-area plan and Ridgefield Junction sub-area plan it is appropriate to rezone currently undeveloped parcels zoned RLD-6 to RLD-4 and meet our targets for housing density, and to provide a variety of housing types by balancing the need for larger single family home lots with more dense residential products. The total undeveloped RLD-6 acreage is 228.48.

City Council conducted discussion.

Mayor Opened the Hearing: 7:11PM

No testimony received.

Mayor Closed the Hearing: 7:11PM

First reading of Ordinance conducted.

2. Public Hearing and First Reading of Ordinance No. 1287 – Residential Fire Sprinklers Amendment - Steve Stuart, City Manager

RCW 19.27.030 contains statutory provisions for the adoption of the State Building Codes, which are inclusive of the International Building, Residential, Mechanical, and Fire Codes. RMC 14.03 adopts by reference all of those codes. Amendments to the adopted Fire Code exist in RMC 14.03.050. Appendix V to the State Building Code requires an approved automatic fire sprinkler system be installed in new one-family and two-family dwellings and townhouses, with reference to the standards as set forth in Appendix Q to the State Building Code. The provisions within Appendix V are not mandatory, unless specifically referenced in an adopting ordinance. A longstanding priority of the City Council has been to assure growth in Ridgefield is of a high quality. A critical success measure identified in the 2018 City Council Retreat was to “frame the growth in Ridgefield as ‘growth done well/right’ to differentiate from growth in other jurisdictions”. Direction has been given to Staff to continuously look for ways to meet that measure and continue enhancing the quality of new development in Ridgefield. Those measures have included architectural design standards for all new development, parks and open space set-asides for new subdivisions, incentives for green building and visitability measures, and other measures seeking to create better quality communities. A measure which has been associated with creating higher quality, safer communities, in nearby jurisdictions is the requirement for life-saving automatic fire sprinkler systems in every new dwelling unit. Currently, Ridgefield requires automatic fire sprinkler systems in residences over 5,000 square feet in size, and in residences with lower fire flow

potential such as those on flag lots. The proposed ordinance would extend that requirement to all new dwelling units.

Mike Jackson from Clark County Fire and Rescue provided additional information to the staff report.

City Council conducted discussion

Mayor Opened the Hearing: 7:49PM

Gary Rightenour - Resident

Consider increased cost for the builder

Insurance cost and benefits

Appreciate the staff report from Mr. Jackson and answering questions that I had

Ryan Mckinster - BIA of Clark County

Any dollar you add will affect construction costs

Cost goes up and housing can't be afforded

Caution to look at all information with critical eye before making a decision

Tim Dawdy - Resident

Recently build a house with residential fire sprinkler

Welcome everyone to come and tour the house

Get educated on what's happening

Residential fire sprinklers will save lives

Roy Garrison - Resident

Volunteered at Fire Department for many years

In favor of the Ordinance if it would save lives

But how many will be able to afford it?

Are special materials required for sprinklers?

Would like to know all the requirements

How many companies do installs?

Pat Jeffries - Builder

Read the staff report, can make numbers say anything

No saving on insurance or installation of fire hydrants, piping underground is still required

1" meter is more expensive than the 5/8"

Fire sprinkler done by a commercial shop, consider installation cost which is high.

Mark Jeffries - Builder

We pay all other costs besides the permits

Fire incidents happen very little

Cost a lot more then you think

In the last 10 years how many people have died due to fire incident, would like to see numbers

You will be eliminating buyers

Rob Aichele - Resident

Where there's smoke there's fire

Costs have gone up, when does it stop?

Not in favor

Mayor Closed the Hearing: 8:09PM

First reading conducted

PUBLIC COMMENT - [8:09 PM](#)

Mark Jeffries - Builder
Ridgefield Outdoor Recreation complex is beautiful

Roy Garrison - Resident
Great location for meetings
Thank you for moving and working with the school district

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Taylor - Nothing to report.
Council Member Wertz - Attended briefing with City Manager.
Council Member Onslow - Olympia trip to testify for Clark College with Bob Knight.
Council Member Wells - Kudos to City staff for taking care of the roads during the rain storm, Clark County assessors meeting.
Council member Lindsay - Met with Port of Ridgefield CEO, briefing with City Manager.
Council Member Day - Attended Port of Ridgefield meeting, Chamber of Commerce meeting, Clark Regional Wastewater meeting.

Mayor

Friends of the Refuge Award "Spirit of the Wild received.

Appointment of Parks Board Member, Position No. 7

Spencer Velott, term expires 12-31-2020.

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

City Manager

City Manager Steve Stuart - Kudos to staff for taking care of the roads during the rain storm and the move to the RACC. CDD report provided. February 25th Community Development director interviews.

City Attorney Janean Parker - Provided court case update.

Public Works Director Bryan Kast - Kudos to PW crew for all recent events due to snow, rain and CDD move. Ridgefield Outdoor Recreation Complex construction update.

Police Chief John Brooks - Working on the agreement with WSU professors, WSU students will be able to intern with the Police Department.

Council Member Wertz - Tom McCarthy passed away, memorial service will be held on February 17th at the Ridgefield Veterans Memorial in downtown.

ADJOURN - [8:29 PM](#)

Attachment: 02-14-2019 (Approval of Minutes)

Julie Ferriss, City Clerk

Don Stose, Mayor

Attachment: 02-14-2019 (Approval of Minutes)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: February 28, 2019
ITEM: BUSINESS
AGENDA ITEM TITLE: Motion - Approval of Kennedy Farms Phase 2 Final Plat

GOVERNING LEGISLATION:

RCW 36.70.A and RCW 58

PREVIOUS COUNCIL ACTION TAKEN:

Ordinance No. 990 adopted by City Council on April 10, 2008 established a Development Agreement for the Kennedy development. The Development Agreement was amended in 2016 as Ordinance No. 1211.

SUMMARY/BACKGROUND:

The Ridgefield Hearing Examiner approved the preliminary plat for Kennedy Farms Planned Unit Development (PUD) on June 7, 2017, as PLZ-17-0028-31. The project is also subject to a 2008 Development Agreement (DA) and 2016 DA Amendment.

Phase 2 includes 141 single family residential lots. The Phase 2 lots range from 4,827 sf (Lot 182) to 11,636 sf (Lot 19), consistent with the lot size approved for Kennedy Farms preliminary PUD. The average lot area in Phase 2 is 5,679 sf. Private driveway Tract B is to be owned and maintained by the lots which it serves, with an access and inspection easement over its entirety dedicated to the City of Ridgefield. Open space and landscaping Tract F is to be owned and maintained by the HOA. Stormwater facility Tract G is to be owned and maintained by the HOA with an access and inspection easement over its entirety dedicated to the City of Ridgefield. Trail Tract H is to be owned and maintained by the HOA, with an access and inspection easement dedicated to the City of Ridgefield.

BUDGET/FINANCIAL IMPACTS:

Additional property tax revenue for 141 new residential units.

RECOMMENDED ACTION OR MOTION:

"I move to approve the final plat as presented"

STAFF CONTACT:

Claire Lust,

ATTACHMENTS:

PLZ-18-0135 Kennedy Farms Ph 2_Final Plat_02142019 (PDF)
Kennedy Phase 2 final plat sheets (PDF)



COMMUNITY DEVELOPMENT DEPARTMENT

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

Kennedy Farms Phase 2 Final Plat

Staff Report

File No. PLZ-18-0135

I. Review Process

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

II. Basic Facts

Application date: On November 29, 2018, the City received an application for final plat approval for Kennedy Farms PUD Phase 2.

City Council hearing date: February 14, 2019

Owner: Lennar Northwest, Inc. (Ryan Selby); 11807 NE 99th St, Ste #1170, Vancouver, WA 98682; 360.787.6474, john.marquardt@lennar.com

Property Information: No address. A subdivision in KENNEDY FARM PUD PH1 TRACT P2 311963, located in the NE ¼ of S32 T4N R1E WM; Assessor's #986046278; 23.91 acres; 141 lots

III. Documents Received

- Master land use application
- Final plat checklist – November 29, 2018
- Final plat narrative – November, 2018
- Lot closure report – November 26, 2018
- Title report – March 26, 2018
- Final plat sheets – November 26, 2018

IV. Background

The Ridgefield Hearing Examiner approved the preliminary plat for Kennedy Farms Planned Unit Development (PUD) on June 7, 2017, as PLZ-17-0028-31. The project is also subject to a 2008 Development Agreement (DA) and 2016 DA Amendment.

Attachment: PLZ-18-0135 Kennedy Farms Ph 2_Final Plat_02142019 (Kennedy Farms Phase 2 Final Plat)

The whole project proposes to subdivide a 53.54-acre site into a total of 250 single family residential lots. Phase 2 includes 141 single family residential lots. The Phase 2 lots range from 4,827 sf (Lot 182) to 11,636 sf (Lot 19), consistent with the lot size approved for Kennedy Farms preliminary PUD. The average lot area in Phase 2 is 5,679 sf. Private driveway Tract B is to be owned and maintained by the lots which it serves, with an access and inspection easement over its entirety dedicated to the City of Ridgefield. Open space and landscaping Tract F is to be owned and maintained by the HOA. Stormwater facility Tract G is to be owned and maintained by the HOA with an access and inspection easement over its entirety dedicated to the City of Ridgefield. Trail Tract H is to be owned and maintained by the HOA, with an access and inspection easement dedicated to the City of Ridgefield.

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

V. Engineering Comments

Prior to obtaining city signatures on the Phase 2 final plat mylars:

1. The development shall pay a prorated share of \$75,000 towards improvements to the NW Hillhurst Road corridor. The payment is prorated over four phases and the first payment of \$18,750 was paid with the Phase 1 final plat. Since phase 2 contains the remainder of the lots, the remaining balance of \$56,250 is due prior to plat signing. (Engineering Condition C.2 of the Final Order)

All other engineering comments have been addressed and no performance bond is required.

VI. Survey Comments

Gray & Osborne, Inc. reviewed the final plat materials prepared by Minister-Glaeser Surveying, Inc., as submitted to them by the City of Ridgefield, on December 14, 2018. They reviewed for compliance with the applicable WAC and RMC. The City returned their comments to the applicant, and the applicant submitted revised materials on January 23, 2019. Gray & Osborne reviewed the revised materials, as submitted to them by the City of Ridgefield, on January 30, 2019. The following comments remained:

1. Tract F should be labeled on Sheet 2.
2. The area for Lot 230 given in the Lot SF Table (Sheet 7) doesn't match that on the closure report.
3. The area of Lot F should be included in the Lot SF Table (Sheet 7).
4. An area for Tract A is given in the Lot SF Table (Sheet 7), however, Tract A does not appear on the plat. This tract should be deleted from the table if it is not a part of Phase 2.

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

VII. Land Use Planning Comments

The applicant has responded to the following land use conditions of approval from the Kennedy Farms PUD preliminary plat approval, PLZ-17-0028-31:

- A. General Conditions

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

Findings

This condition is met subject to ongoing compliance.

2. The Applicant shall apply for Final Plat approval, consistent with the requirements of RDC 18.620, for the full subdivision within five (5) years from the date of preliminary plat approval and for Final PUD approval, consistent with the requirements of RDC 18.401.040.B.

Findings

This condition is met.

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

Findings

This condition is met subject to ongoing compliance.

4. The applicant shall comply with the Inadvertent Archaeological and Historic Resources Discovery Plan for Clark County.

Findings

This condition is met subject to ongoing compliance.

5. The applicant shall identify, decommission, and report any wells on site per WAC 173-16-381.

Findings

This condition is met subject to ongoing compliance.

6. Any modification of existing water rights must be approved by Ecology's Water Resources Program.

Findings

No modifications of existing water rights have yet been proposed. This condition is met subject to ongoing compliance.

B. Planning Conditions

1. The applicant shall submit a final development plan in accordance with the requirements of RDC 18.401.040.B, together with any required SEPA documentation, to the community development director within five years following preliminary approval.

Findings

Preliminary approval was granted to Kennedy Farms PUD via final order on June 7, 2017. The applicant submitted a final development plan for Phase 2 on November 29, 2018. This condition is met.

2. The applicant shall apply for final plat approval for each phase in accordance with RDC 18.620.080.C. Construction of the project shall occur in accordance with RDC 18.401.110. A bond or other equivalent security, approved by the City attorney, shall be filed with the Community Development Director prior to final PUD and provided to the City prior to issuance of Building Permits, in accordance with RDC 18.401.120.

Findings

The applicant applied for Phase 2 final plat approval in accordance with RDC 18.620.080.C on November 29, 2018. See Engineering comments for bond information. This condition is met.

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

Findings

Prior to obtaining City signatures on final plat mylars, the applicant shall submit signed and dated CC&Rs meeting the requirements in Condition B.3.

4. The Kennedy PUD shall be bound by the requirements of RDC 18.401.110, 18.401.120, and 18.401.130.

Findings

This condition is met subject to ongoing compliance.

5. The applicant shall apply for sign permits and obtain approval per RDC 18.710 prior to installation.

Findings

No signs are proposed at the time of final plat. This condition is met subject to ongoing compliance.

6. All utilities shall be placed underground.

Findings

The applicant states that utilities are under construction and are being placed underground. This condition is met.

7. All park, open space, and trail facilities shall be made available for public use and be maintained by the developer or homeowners' association.

Findings

Prior to obtaining City signatures on final plat mylars, the applicant shall submit signed and dated CC&Rs meeting the requirements in Condition B.7.

8. The applicant shall construct the proposed trails located in the fish and wildlife habitat conservation area buffer with a surface that does not interfere with wetland hydrology, per RDC 18.280.110.D.2.g.

Findings

This condition does not apply to Phase 2.

Prior to ground disturbance:

9. If there are known contaminants on-site, the applicant shall submit additional information regarding the contaminants.

Findings

There are no known contaminants on-site. This condition is met subject to ongoing compliance.

Prior to building permit submittal:

- 10-11. Conditions 10-11 are required to be completed prior to building permit submittal and do not apply at the time of final plat.

Prior to final plat approval:

12. The applicant shall submit final site plans demonstrating compliance with the front, rear, side, and street side yard setback, building height, and impervious surface areas requirements in RDC 18.210.040. Corner lots shall provide a minimum ten-foot street side yard setback, consistent with the requirements for the RLD-8 zone.

Findings

This condition is met. See Sheet 1, Note 9.

13. The applicant shall submit site plans showing proposed building envelopes and demonstrating that the garage setback meets the requirements of RDC 18.210.090.

Findings

Note 6 on the final plat states that off-street parking must be set back a minimum of 18 feet from the sidewalk. Building envelopes will be reviewed with respect to the approved setbacks at the time of building permit review. This condition is met.

14. The applicant shall submit final site plans demonstrating compliance with RDC 18.720.

Findings

Note 17 states that each lot shall have a minimum of one and a maximum of four off-street parking spaces per RDC 18.720. This condition is met.

15. The applicant shall extend open space Tract G along the east side of lots 40-43 and the north side of lots 20-23 at a minimum width of 15 feet, such that lots 20-23 and 40-43 will no longer be adjacent to the existing residential lot as defined in updated code section RDC 18.401.080.C.1.a, effective as of May 26, 2017.

Findings

The existing residential lot has been added to the Kennedy Farms PUD as four single-family residential lots through a post-decision review (PDR) process (PLZ-17-0112). The purpose of Condition 14 was to create an intervening open space tract that would exempt Lots 20-23 and 40-43 from the perimeter compatibility

standards in RDC 18.401.080.C. After the PDR, perimeter compatibility no longer applies to Lots 20-23 and 40-43, so this condition does not apply.

16. The applicant shall provide the City with a final landscape plan consistent with RDC 18.725, showing at least 50 percent landscape coverage (26.77 acres of the 53.54 gross acreage) and 15-foot, L1 buffering along NW Hillhurst Rd and NW 229th St. The final landscape plan shall also demonstrate compliance with RDC 18.725, RDC 18.401, RDC 18.210.065.D, and RDC 18.830, and show a fence that complies with the standards in RDC 18.210.065.C on the segment of the lot line separating NW Hillhurst Rd and Open Space Tract A that aligns with lots 44-46.

Findings

Landscaping plans showing a 15-foot L1 buffer along Hillhurst Rd and NW 229th St were approved as part of the Phase 2 engineering review. Note 16 states that a minimum of 50 percent of the gross site acreage will have landscape coverage. Lots 44-46 are in Phase 1. This condition is met.

17. The applicant shall provide the City with a final lighting plan demonstrating compliance with RDC 18.715. This submittal shall include a photometric plan showing that light trespass and glare from streetlights shall not extend beyond the perimeter of the subdivision.

Findings

Lighting plans demonstrating compliance with RDC 18.715 were approved as part of the Phase 2 engineering review. This condition is met.

18. The applicant shall provide the Community Development Director with a copy of the Homeowners Association (HOA) bylaws and Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and which shall ensure that the HOA is responsible for the perpetual maintenance of all improvements and amenities held in common and not dedicated to the City, consistent with the requirements of RDC 18.401.140.

Findings

Prior to obtaining City signatures on final plat mylars, the applicant shall submit signed and dated CC&Rs meeting the requirements in Condition B.18.

19. In accordance with RDC 18.280.040.G, the applicant shall file a notice with the County auditor's office stating the presence of the critical area and buffer on the property, the application of RDC 18.280 to the property, and the fact that limitations on actions in or affecting the critical area of buffer may exist. The notice shall run with the land. The applicant shall submit proof that the notice has been filed for public record before the City approves any site development or construction for the property or before recording.

Findings

Phase 2 does not contain critical areas or buffers. This condition does not apply.

20. The applicant shall delineate and place temporary and permanent signs at the boundary of the outer edge of critical areas tracts and easements consistent with the requirements in RDC 18.280.040.F, Critical Areas Markers and Signs.

Findings

Phase 2 does not contain critical areas or buffers. This condition does not apply.

21. The applicant shall place temporary and permanent signs and fencing at the boundary of the outer edge of the fish and wildlife conservation areas and on single-family residential lots consistent with the requirements in RDC 18.280.110.D.3.a-d, Signs and Fencing for Fish and Wildlife Conservation Areas.

Findings

Phase 2 does not contain critical areas or buffers. This condition does not apply.

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

1. The proposal shall comply with all terms and conditions of approval for the original decision, PLZ-17-0017,18,20,21, approved by the Hearing Examiner with a final order dated May 30, 2017.

Prior to obtaining city signatures on the final plat mylars and recording the plat for Kennedy Farms Phase 2, conditions 2-6 shall be met:

2. All street names on the final plat shall conform to the City of Ridgefield Street Renaming Committee Manual. See attached street name and addressing file.
3. Pay a prorated share of \$75,000 towards improvements to the NW Hillhurst Road corridor. The payment is prorated over four phases and the first payment of \$18,750 was paid with the Phase 1 final plat. Since phase 2 contains the remainder of the lots, the remaining balance of \$56,250 is due prior to plat signing. (Engineering Condition C.2 of the Final Order)
4. Address each of the remaining survey comments listed in Section IV.
5. Submit signed and dated CC&Rs meeting the requirements in Conditions B.3, B.7, and B.18.
6. Submit a Mylar for signature containing the signature and seal of the surveyor of record (Certification of Subdivision Platting, see RDC 18.620.120.L for required language) and the signatures of all parties having an ownership interest in the land for purposes of dedication (Dedication of Subdivision, see RDC 18.620.120.M).
7. Record the final plat with the Clark County Auditor's Office within thirty (30) calendar days of City signatures on the face of the Mylar.
8. Submit three (3) full-sized copies and one (1) 11-inch by 17-inch copy of the recorded plat and all associated written documents within thirty (30) calendar days of City signatures on the face of the Mylar.

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

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

VIII. Addressing

See attached Addressing Table and Map.

IX. Conclusion

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

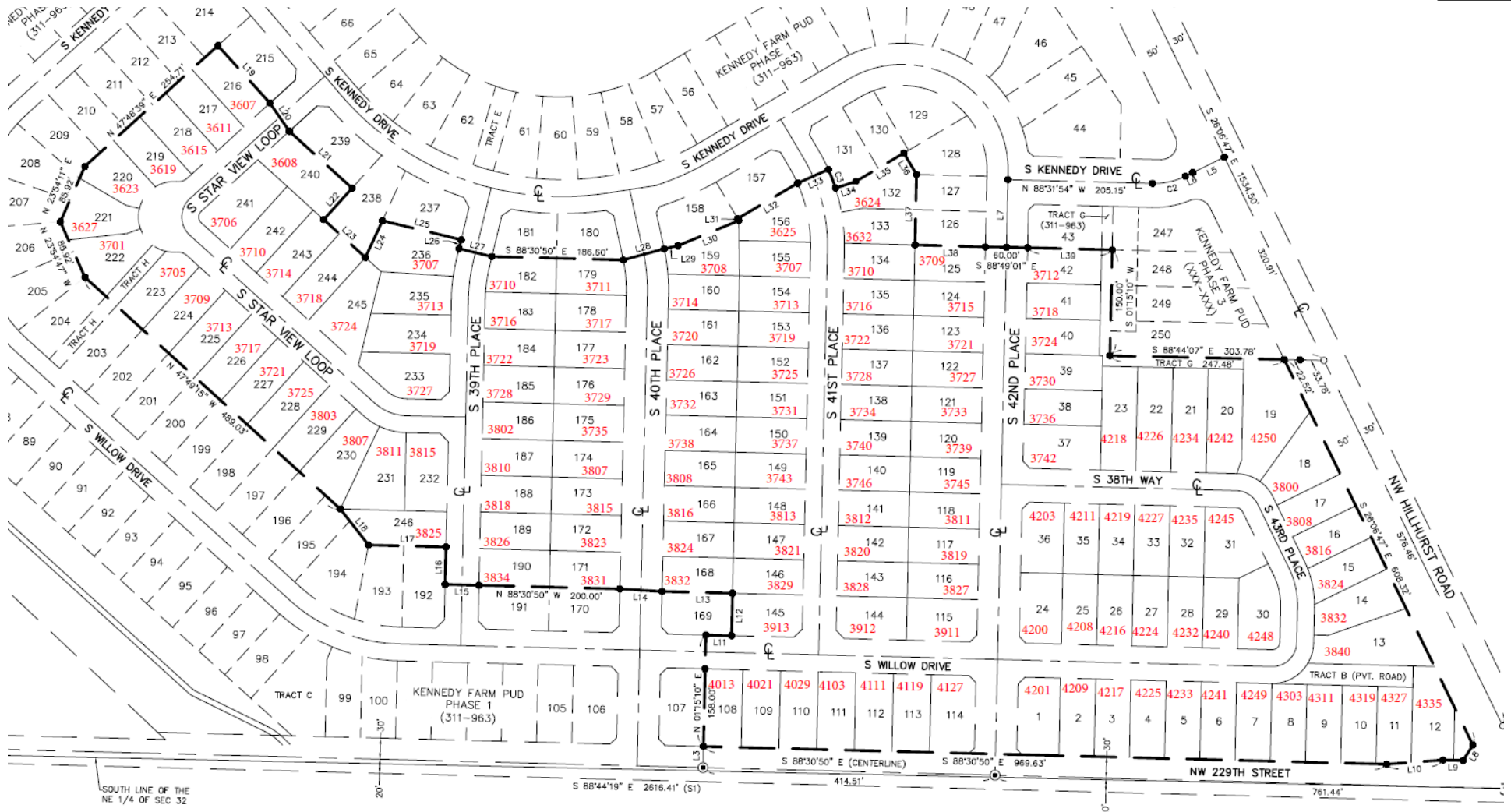
X. Kennedy Farms Phase 2 Addressing

Ascending from west to east and from north to south

Lot #	Address	Lot #	Address	Lot #	Address	Lot #	Address
S Star View Loop		S 39th Place		S 40th Place		S 41st Place	
South/west (odd) side of street		West (odd) side of street		West (odd) side of street		West (odd) side of street	
216	3607	236	3707	179	3711	156	3625
217	3611	235	3713	178	3717	155	3707
218	3615	234	3719	177	3723	154	3713
219	3619	233	3727	176	3729	153	3719
220	3623	246	3825	175	3735	152	3725
221	3627	East (even) side of street		174	3807	151	3731
222	3701	182	3710	173	3815	150	3737
223	3705	183	3716	172	3823	149	3743
224	3709	184	3722	171	3831	148	3813
225	3713	185	3728	East (even) side of street		147	3821
226	3717	186	3802	159	3708	146	3829
227	3721	187	3810	160	3714	145	3913
228	3725	188	3818	161	3720	East (even) side of street	
229	3803	189	3826	162	3726	132	3624
230	3807	190	3834	163	3732	133	3632
231	3811			164	3738	134	3710
232	3815			165	3808	135	3716
North/east (even) side of street				166	3816	136	3722
240	3608			167	3824	137	3728
241	3706			168	3832	138	3734
242	3710					139	3740
243	3714					140	3746
244	3718					141	3812
245	3724					142	3820
						143	3828
						144	3912

Lot #	Address	Lot #	Address	Lot #	Address	Lot #	Address
S Willow Drive		S 42nd Place		S 38th Way		S 43rd Place	
North (even) side of street		West (odd) side of street		North (even) side of street		East (even) side of street	
24	4200	125	3709	23	4218	18	3800
25	4208	124	3715	22	4226	17	3808

26	4216	123	3721	21	4234	16	3816
27	4224	122	3727	20	4242	15	3824
28	4232	121	3733	19	4250	14	3832
29	4240	120	3739	South (odd) side of street		13	3840
30	4248	119	3745	36	4203		
South (odd) side of street		118	3811	35	4211		
108	4013	117	3819	34	4219		
109	4021	116	3827	33	4227		
110	4029	115	3911	32	4235		
111	4103	East (even) side of street		31	4245		
112	4111	42	3712				
113	4119	41	3718				
114	4127	40	3724				
1	4201	39	3730				
2	4209	38	3736				
3	4217	37	3742				
4	4225						
5	4233						
6	4241						
7	4249						
8	4303						
9	4311						
10	4319						
11	4327						
12	4335						



KENNEDY FARM PUD
PHASE 2

A PLANNED UNIT DEVELOPMENT
LOCATED IN A PORTION OF
THE SE 1/4 AND SW 1/4
OF THE NE 1/4 OF SECTION 32,
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-18-0135)

CITY PUBLIC WORKS DIRECTOR

CITY PUBLIC WORKS DIRECTOR _____ DATE _____

CITY COMMUNITY DEVELOPMENT DIRECTOR

CITY COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CITY ENGINEER:

CITY OF RIDGEFIELD ENGINEER _____ DATE _____

CITY MAYOR:

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF RIDGEFIELD, COUNTY OF CLARK
STATE OF WASHINGTON, THIS ____ DAY OF _____ 20____

MAYOR, CITY OF RIDGEFIELD

ATTESTED BY: _____
CITY CLERK

CLARK REGIONAL WASTEWATER DISTRICT

DEVELOPMENT MANAGER _____ DATE _____

ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981,
TO BE KNOWN AS _____ KENNEDY FARM PUD PHASE 2

COUNTY ASSESSOR _____ DATE _____

AUDITOR’S CERTIFICATE:

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

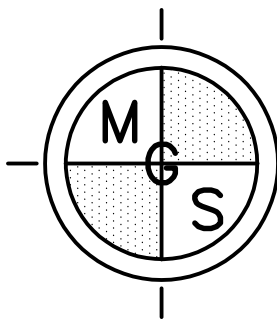
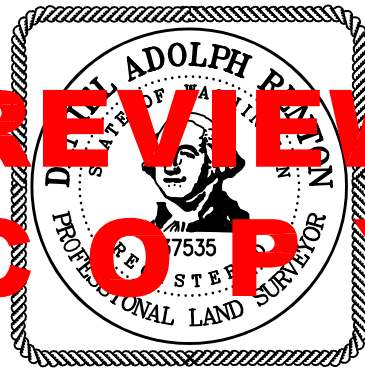
CLARK COUNTY AUDITOR

AUDITOR’S FILE NUMBER

SURVEYOR’S CERTIFICATE:

I, DANIEL A. RENTON, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT
THE PLAT OF "KENNEDY FARM PUD PHASE 2" IS BASED UPON AN ACTUAL
SURVEY AND SUBDIVISION OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN; THAT THE DISTANCES, COURSES, AND ANGLES ARE
SHOWN THEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE
BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

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



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

JOB NO.: 17-262
DWG FILE: 17262PH2
DATE: 1-16-19
CALC BY: DAR
DRAWN BY: RDH
CHECKED BY: DAR
SHEET 1 OF 7

PERIMETER DESCRIPTION:

A PARCEL OF LAND IN A PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF
THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE
MERIDIAN, CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED
AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF "KENNEDY FARM PUD PHASE 3" RECORDED IN
BOOK 312 OF PLATS, PAGE 005, CLARK COUNTY, WASHINGTON;

THENCE ALONG THE SOUTH LINE OF SAID "KENNEDY FARM PUD PHASE 3",
SOUTH 88°44'07" EAST, FOR A DISTANCE OF 247.48 FEET TO THE WESTERLY RIGHT-OF-WAY
LINE OF NW HILLHURST ROAD AND THE SOUTHEAST CORNER THEREOF;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 26°06'47" EAST, FOR A DISTANCE
OF 608.32 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF NW 229TH STREET;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 32°41'12" WEST, FOR A DISTANCE OF 25.96 FEET;

THENCE NORTH 88°30'50" WEST, FOR A DISTANCE OF 28.41 FEET;

THENCE SOUTH 85°46'32" WEST, FOR A DISTANCE OF 80.40 FEET;

THENCE NORTH 88°30'50" WEST, FOR A DISTANCE OF 969.63 FEET TO THE SOUTHEAST
CORNER OF "KENNEDY FARM PUD PHASE 1" RECORDED IN BOOK 311 OF PLATS, PAGE 963,
CLARK COUNTY, WASHINGTON;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 01°15'10" EAST, FOR A
DISTANCE OF 158.00 FEET AND ALONG THE PERIMETER OF SAID "KENNEDY FARM PUD PHASE 1"
THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 88°30'50" EAST, FOR A DISTANCE OF 36.50 FEET;

THENCE NORTH 01°15'10" EAST, FOR A DISTANCE OF 60.00 FEET;

THENCE NORTH 88°30'50" WEST, FOR A DISTANCE OF 100.00 FEET;

THENCE NORTH 86°36'18" WEST, FOR A DISTANCE OF 60.04 FEET;

THENCE NORTH 88°30'50" WEST, FOR A DISTANCE OF 200.00 FEET;

THENCE NORTH 88°30'50" WEST, FOR A DISTANCE OF 48.00 FEET;

THENCE NORTH 01°15'10" EAST, FOR A DISTANCE OF 53.00 FEET;

THENCE NORTH 88°30'50" WEST, FOR A DISTANCE OF 110.00 FEET;

THENCE NORTH 38°04'04" WEST, FOR A DISTANCE OF 64.85 FEET;

THENCE NORTH 47°49'15" WEST, FOR A DISTANCE OF 489.03 FEET;

THENCE NORTH 23°54'47" WEST, FOR A DISTANCE OF 85.92 FEET;

THENCE NORTH 23°54'11" EAST, FOR A DISTANCE OF 85.92 FEET;

THENCE NORTH 47°48'39" EAST, FOR A DISTANCE OF 254.71 FEET;

THENCE SOUTH 42°11'21" EAST, FOR A DISTANCE OF 110.00 FEET;

THENCE SOUTH 34°35'21" EAST, FOR A DISTANCE OF 48.43 FEET;

THENCE SOUTH 47°49'15" EAST, FOR A DISTANCE OF 120.10 FEET;

THENCE SOUTH 42°10'45" WEST, FOR A DISTANCE OF 60.00 FEET;

THENCE SOUTH 47°49'15" EAST, FOR A DISTANCE OF 80.00 FEET;

THENCE NORTH 24°45'47" EAST, FOR A DISTANCE OF 57.43 FEET;

THENCE SOUTH 76°22'32" EAST, FOR A DISTANCE OF 115.05 FEET;

THENCE SOUTH 13°37'28" WEST, FOR A DISTANCE OF 12.88 FEET;

THENCE SOUTH 76°22'32" EAST, FOR A DISTANCE OF 48.00 FEET;

THENCE SOUTH 88°30'50" EAST, FOR A DISTANCE OF 186.60 FEET;

THENCE NORTH 74°35'24" EAST, FOR A DISTANCE OF 60.11 FEET;

THENCE NORTH 77°41'27" EAST, FOR A DISTANCE OF 20.00 FEET;

THENCE NORTH 67°31'15" EAST, FOR A DISTANCE OF 93.46 FEET;

THENCE NORTH 30°34'05" WEST, FOR A DISTANCE OF 3.19 FEET;

THENCE NORTH 59°25'55" EAST, FOR A DISTANCE OF 98.56 FEET;

THENCE NORTH 66°03'09" EAST, FOR A DISTANCE OF 48.00 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT 264.00 FOOT RADIUS CURVE TURNING TO THE
RIGHT, FOR AN ARC DISTANCE OF 28.26 FEET, THROUGH A CENTRAL ANGLE OF 06°07'59", THE
LONG CHORD OF WHICH BEARS SOUTH 20°52'51" EAST, FOR A CHORD DISTANCE OF 28.25 FEET;

THENCE NORTH 72°11'08" EAST, FOR A DISTANCE OF 30.00 FEET;

THENCE NORTH 59°25'55" EAST, FOR A DISTANCE OF 79.53 FEET;

THENCE SOUTH 30°34'05" EAST, FOR A DISTANCE OF 35.19 FEET;

THENCE SOUTH 01°15'10" WEST, FOR A DISTANCE OF 100.00 FEET;

THENCE SOUTH 88°30'50" EAST, FOR A DISTANCE OF 100.00 FEET;

THENCE SOUTH 88°49'01" EAST, FOR A DISTANCE OF 60.00 FEET;

THENCE SOUTH 88°31'54" EAST, FOR A DISTANCE OF 120.00 FEET, TO THE NORTHWEST CORNER
OF SAID "KENNEDY FARM PUD PHASE 3";

THENCE ALONG THE WEST LINE OF SAID "KENNEDY FARM PUD PHASE 3", SOUTH 01°15'10" WEST,
FOR A DISTANCE OF 150.00 FEET TO THE **THE POINT OF BEGINNING**.

CONTAINING 1,040,718 SQUARE FEET, OR 23.89 ACRES, MORE OR LESS.

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

DEED REFERENCE:

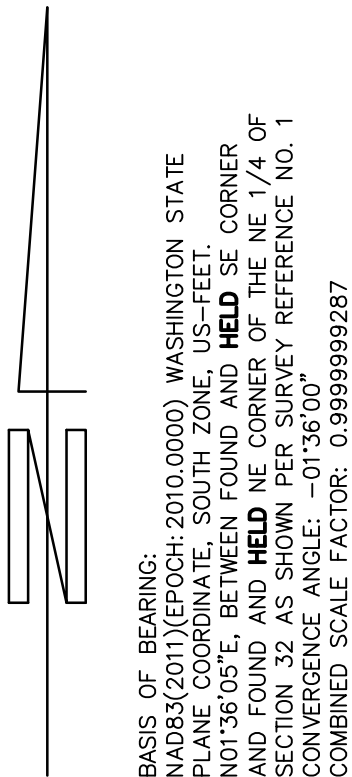
- 1) STATUTORY WARRANTY DEED
GRANTOR: WILLIAM AND JOANN KENNEDY
GRANTEE: URBAN NW HOLDINGS, LLC
AFN: 5454748 D
RECORDED: OCTOBER 23, 2017
- 2) STATUTORY WARRANTY DEED
GRANTOR: KENNEDY
GRANTEE: LENNAR NORTHWEST, INC.
AFN: 5454743 D
RECORDED: OCTOBER 23, 2017
- 3) STATUTORY WARRANTY DEED
GRANTOR: DAVID HEAL
GRANTEE: CLARK COUNTY EXCAVATING AND
GENERAL CONTRACTING, INC
AFN: 5449102 D
RECORDED: OCTOBER 04, 2017
- 4) STATUTORY WARRANTY DEED
GRANTOR: KENNEDY
GRANTEE: CITY OF RIDGEFIELD
AFN: 5324828 MULTI
RECORDED: SEPTEMBER 13, 2016

SURVEY REFERENCES:

- 1) "KENNEDY FARM PUD PHASE 1" BOOK 311, PAGE 963

LEGEND:

- INDICATES MONUMENT FOUND PER SURVEY
REFERENCE NO. 1
- INDICATES CALCULATED POSITION
- ⦿ INDICATES 1/2" x 24" REBAR ROD WITH
YELLOW PLASTIC CAP STAMPED "RENTON 37535" SET
- + INDICATES ROCK NAIL WITH BRASS WASHER
INSCRIBED "RENTON 37535" SET AT THE EXTENSION
OF LOT LINE IN THE CURB, FOR THE PURPOSE
OF LINE, NOT DISTANCE
- L.C.R. INDICATES LAND CORNER RECORD
- ()SI INDICATES RECORD DATA PER
SURVEY REFERENCE NO. 1
- ⌒ INDICATES RIGHT OF WAY CENTERLINE



NOTES:

- 1) NO LOT SHALL HAVE DIRECT VEHICULAR ACCESS TO N.W. HILLHURST ROAD AND N.W 229TH STREET
- 2) ALL PUBLIC ROADS WITHIN THIS PLAT ARE DEDICATED TO THE CITY OF RIDGEFIELD.
- 3) IMPACT FEES AND SYSTEM DEVELOPMENT CHARGES SHALL BE ASSESSED BASED ON FEE SCHEDULES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- 4) CITY OF RIDGEFIELD FINAL PLAT NUMBER "PLZ-18-0135"
- 5) THE CITY OF RIDGEFIELD HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO PROPERTY DESCRIBED IN THIS PLAT.
- 6) OFF-STREET PARKING MUST BE SETBACK A MINIMUM OF 18 FEET FROM THE SIDEWALK TO PREVENT VEHICLES FROM INTERFERING WITH SIDEWALK TRAVEL.
- 7) ANY MODIFICATION TO PROPERTY LINE SETBACKS MAY BE PROCESSED THROUGH AN ADMINISTRATIVE ADJUSTMENT OR A VARIANCE AS REFERENCED IN THE CITY OF RIDGEFIELD DEVELOPMENT CODE AS AN ALTERNATIVE TO A RE-PLAT PROCESS.
- 8) ALL SENSITIVE LANDS SHALL BE PROTECTED BY CONSERVATION EASEMENTS AND CERTAIN ACTIVITIES ARE PROHIBITED OR LIMITED AS SPECIFIED BY THE CITY OF RIDGEFIELD DEVELOPMENT CODE, RDC 18.280.
- 9) DEVELOPMENT ON THE "KENNEDY FARM PUD PHASE 2" SITE IS SUBJECT TO THE FOLLOWING REVISED DIMENSIONAL STANDARDS PURSUANT TO RDC 18.401.100, AS SHOWN IN THE STAFF REPORT FOR PROJECT NO. PLZ-17-0028-31.

RLD-4 LOT DIMENSIONAL STANDARDS	
STANDARD	PROPOSED RLD-4
MIN. LOT WIDTH	29.05 FEET
MIN. LOT AREA	4828 SQ. FT.
MIN. FRONT YARD SETBACK	15 FEET
MIN. REAR YARD SETBACK	10 FEET (25 FEET ADJACENT TO NW HILLHURST ROAD OR NW 229TH STREET)
MIN. SIDE YARD SETBACK	5 FEET
MIN. STREET SIDE YARD SETBACK	10 FEET
MAX. HEIGHT	35 FEET (35 FEET WITH PITCHED ROOF)
MAX. BUILDING COVERAGE	45%
MAX. IMPERVIOUS SURFACE	60%

NOTE: SOME LOTS HAVE DIFFERENT DIMENSIONAL STANDARDS THAN OTHERS.
"KENNEDY FARM PUD PHASE 2" AVERAGE LOT SIZE = 5967 SF

- 10) AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.
- 11) TRACT "B" IS FOR PRIVATE DRIVEWAY ACCESS AND UTILITIES, TO BE OWNED AND MAINTAINED BY THE LOTS WHICH IT SERVES, WITH AN ACCESS AND INSPECTION EASEMENT OVER ITS ENTIRETY TO THE CITY OF RIDGEFIELD DEDICATED WITH THIS PLAT.
- 12) TRACT "F" IS FOR OPEN SPACE AND LANDSCAPING, TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION DEDICATED WITH THIS PLAT.
- 13) TRACT "G" IS FOR IS A STORMWATER FACILITY TRACT, TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION, WITH AN ACCESS AND INSPECTION EASEMENT OVER ITS ENTIRETY TO THE CITY OF RIDGEFIELD DEDICATED WITH THIS PLAT.
- 14) TRACT "H" IS FOR AN OPEN SPACE TRAIL, TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION, TOGETHER WITH AN ACCESS AND INSPECTION EASEMENT TO THE CITY OF RIDGEFIELD DEDICATED WITH THIS PLAT.
- 15) EACH LOT SHALL HAVE A MINIMUM OF ONE (1) AND A MAXIMUM OF FOUR (4) OFF STREET PARKING SPACES PER RDC 18.720.
- 16) A MINIMUM OF 50 PERCENT (%) OF THE GROSS SITE ACREAGE WILL HAVE LANDSCAPE COVERAGE.
- 17) A STORMWATER EASEMENT TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS WITH AN INSPECTION AND MAINTENANCE EASEMENT TO THE HOMEOWNERS ASSOCIATION, DEDICATED WITH THIS PLAT.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND ABOVE DESCRIBED HAVE CAUSED THE SAME TO BE PLATTED ACCORDING TO THE PLAT HERETO ANNEXED, SAME TO BE KNOWN AS "KENNEDY FARM PUD PHASE 2", AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN THEREON TO THE PUBLIC USE FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS AND EASEMENTS.

OWNER: _____

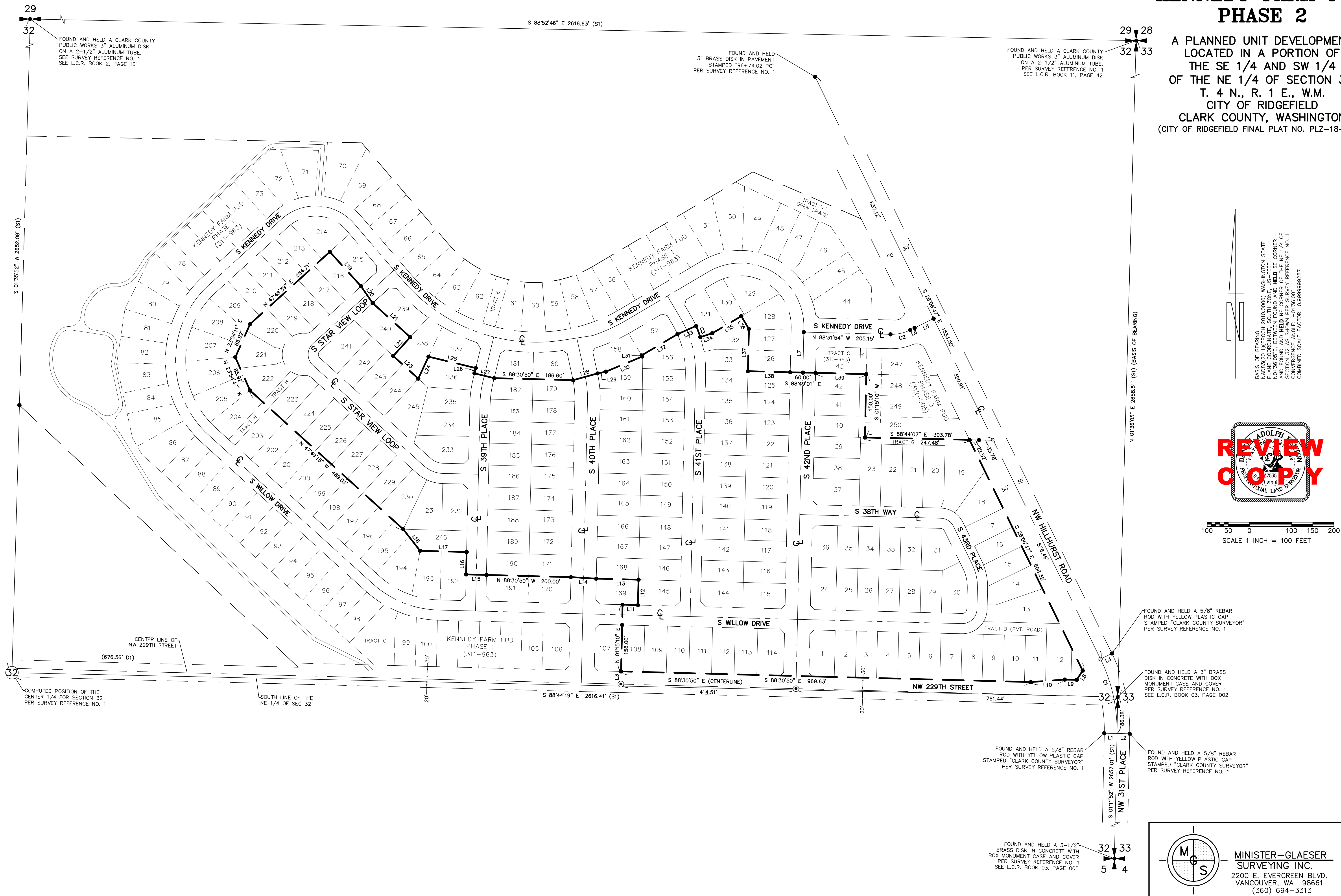
SIGNED _____ DATE _____

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

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED IN 04-10-15.

KENNEDY FARM PUD PHASE 2

A PLANNED UNIT DEVELOPMENT
LOCATED IN A PORTION OF
THE SE 1/4 AND SW 1/4
OF THE NE 1/4 OF SECTION 32,
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-18-0135)



BASIS OF BEARING: 2010.0000 WASHINGTON STATE
PLAT 18-0135 (2011) (EPOCH: 2010.0000) (W.M. 18-0135)
AND FOUND AND HELD NE CORNER OF THE NE 1/4 OF
SECTION 32 AS SHOWN PER SURVEY REFERENCE NO. 1
COMBINED SCALE FACTOR: 0.9999999287



SCALE 1 INCH = 100 FEET

FOUND AND HELD A 5/8" REBAR
ROD WITH YELLOW PLASTIC CAP
STAMPED "CLARK COUNTY SURVEYOR"
PER SURVEY REFERENCE NO. 1

FOUND AND HELD A 3" BRASS
DISK IN CONCRETE WITH BOX
MONUMENT CASE AND COVER
PER SURVEY REFERENCE NO. 1
SEE L.C.R. BOOK 03, PAGE 002

FOUND AND HELD A 5/8" REBAR
ROD WITH YELLOW PLASTIC CAP
STAMPED "CLARK COUNTY SURVEYOR"
PER SURVEY REFERENCE NO. 1

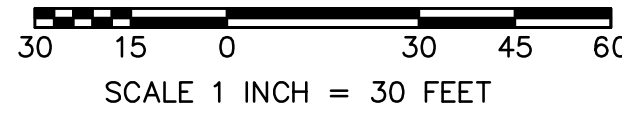
FOUND AND HELD A 3-1/2"
BRASS DISK IN CONCRETE WITH
BOX MONUMENT CASE AND COVER
PER SURVEY REFERENCE NO. 1
SEE L.C.R. BOOK 03, PAGE 005

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

JOB NO.: 17-262
DWG FILE: 17262PH2
DATE: 1-16-19
CALC BY: DAR
DRAWN BY: RDH
CHECKED BY: DAR
SHEET 2 OF 7

KENNEDY FARM PUD
PHASE 2

A PLANNED UNIT DEVELOPMENT
LOCATED IN A PORTION OF
THE SE 1/4 AND SW 1/4
OF THE NE 1/4 OF SECTION 32,
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-18-0135)



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

JOB NO.: 17-262
DWG FILE: 17262PH2
DATE: 1-16-19
CALC BY: DAR
DRAWN BY: RDH
CHECKED BY: DAR
SHEET 3 OF 7

KENNEDY FARM PUD PHASE 2

A PLANNED UNIT DEVELOPMENT
LOCATED IN A PORTION OF
THE SE 1/4 AND SW 1/4
OF THE NE 1/4 OF SECTION 32,
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-18-0135)



30 15 0 30 45 60
SCALE 1 INCH = 30 FEET

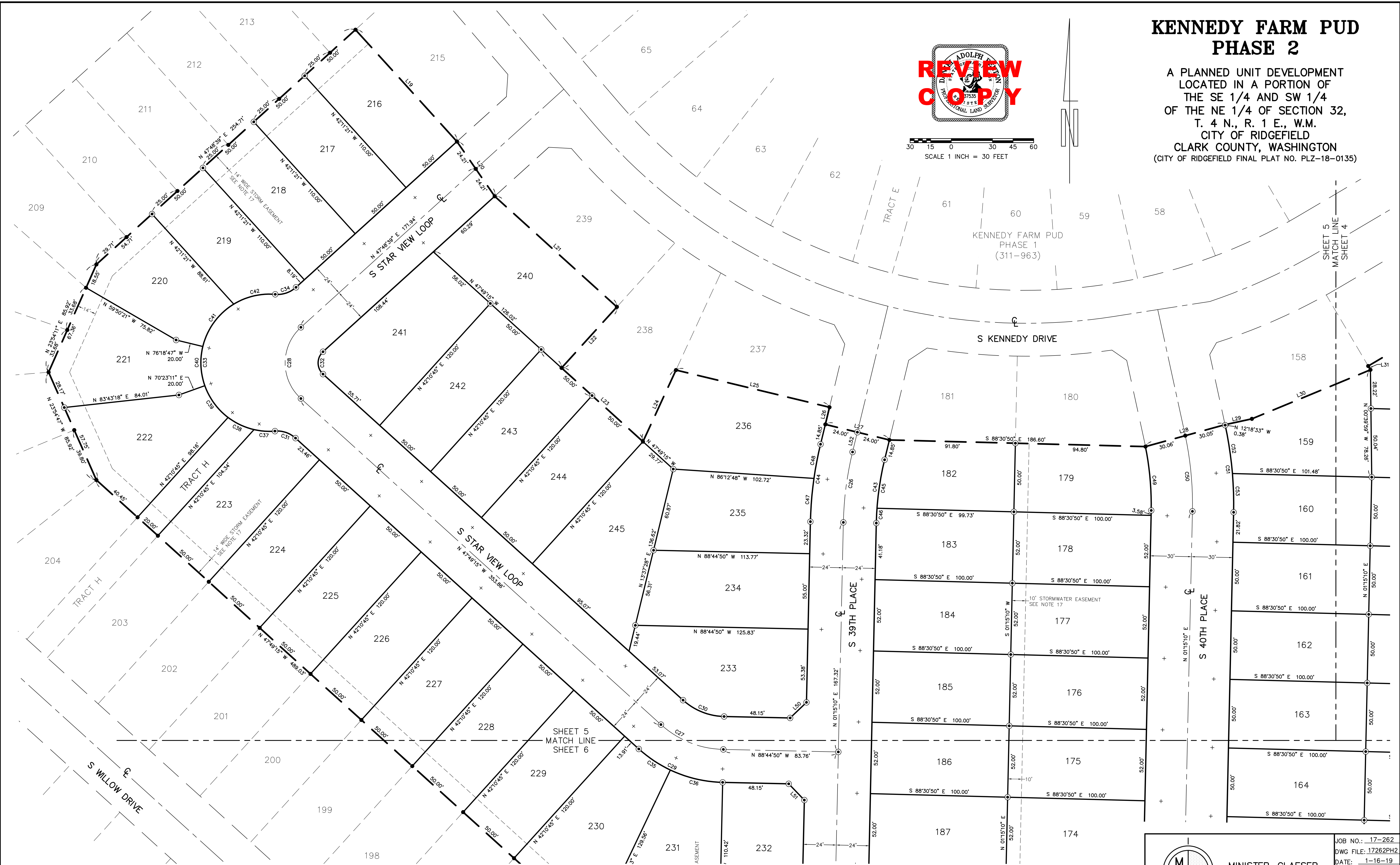
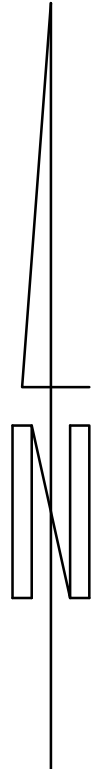
	MINISTER-GLAESER SURVEYING INC.		JOB NO.: 17-262
	2200 E. EVERGREEN BLVD.		DWG FILE: 17262PH2
	VANCOUVER, WA 98661		DATE: 1-16-19
	(360) 694-3313		CALC BY: DAR
			DRAWN BY: RDH
		CHECKED BY: DAR	SHEET 4 OF 7

KENNEDY FARM PUD
PHASE 2

A PLANNED UNIT DEVELOPMENT
LOCATED IN A PORTION OF
THE SE 1/4 AND SW 1/4
OF THE NE 1/4 OF SECTION 32,
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-18-0135)



SCALE 1 INCH = 30 FEET



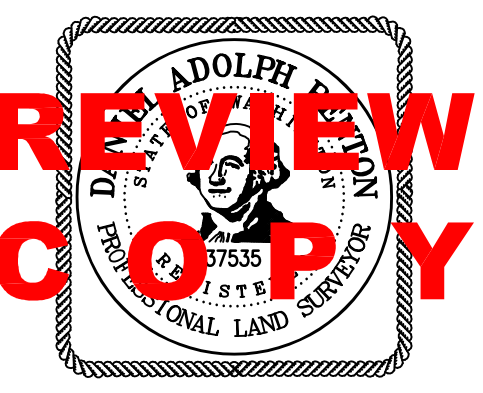
**MINISTER-GLAESER
SURVEYING INC.**
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

JOB NO.: 17-262
DWG FILE: 17262PH2
DATE: 1-16-19
CALC BY: DAR
DRAWN BY: RDH
CHECKED BY: DAR
SHEET 5 OF 7

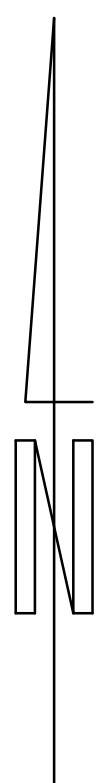
Attachment: Kennedy Phase 2 final plat sheets (Kennedy Farms Phase 2 Final Plat)

KENNEDY FARM PUD
PHASE 2

A PLANNED UNIT DEVELOPMENT
LOCATED IN A PORTION OF
THE SE 1/4 AND SW 1/4
OF THE NE 1/4 OF SECTION 32,
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-18-0135)



30 15 0 30 45 60
SCALE 1 INCH = 30 FEET



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

JOB NO.: 17-262
DWG FILE: 17262PH2
DATE: 1-16-19
CALC BY: DAR
DRAWN BY: RDH
CHECKED BY: DAR
SHEET 6 OF 7

KENNEDY FARM PUD
PHASE 2

A PLANNED UNIT DEVELOPMENT
LOCATED IN A PORTION OF
THE SE 1/4 AND SW 1/4
OF THE NE 1/4 OF SECTION 32,
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-18-0135)

LOT SF TABLE	
LOT	SF
1	6525
2	5500
3	5500
4	5500
5	5500
6	5500
7	5500
8	5500
9	5500
10	5500
11	5439
12	7164
13	9290
14	6760
15	5288
16	5002
17	5000
18	7175
19	11636
20	7337
21	7390
22	7380
23	7371
24	5954
25	5000
26	5000
27	5000
28	5000
29	5000
30	6423
31	7040
32	5000
33	5000
34	5000
35	5000
36	5951
37	6808
38	5500
39	5500
40	5250
41	5250
42	5250
108	5885
109	5885
110	5885
111	5885
112	5885
113	5885
114	6910

LOT SF TABLE	
LOT	SF
115	5953
116	5000
117	5000
118	5000
119	5000
120	5000
121	5000
122	5000
123	5000
124	5000
125	5000
132	6075
133	5033
134	5000
135	5000
136	5000
137	5000
138	5000
139	5000
140	5000
141	5000
142	5000
143	5000
144	5933
145	5932
146	5000
147	5000
148	5000
149	5000
150	5000
151	5000
152	5000
153	5000
154	5000
155	5042
156	5810
159	5782
160	5014
161	5000
162	5000
163	5000
164	5000
165	5000
166	5000
167	5000
168	5000
171	5200
172	5200
173	5200

LOT SF TABLE	
LOT	SF
174	5200
175	5200
176	5200
177	5200
178	5200
179	4920
182	4827
183	5200
184	5200
185	5200
186	5200
187	5200
188	5200
189	5200
190	5200
216	5500
217	5500
218	5500
219	5042
220	5294
221	6169
222	6133
223	5835
224	6000
225	6000
226	6000
227	6000
228	6000
229	6000
230	7309
231	7465
232	6539
233	7088
234	6589
235	6172
236	7548
240	7384
241	7399
242	6000
243	6000
244	6000
245	7490
246	6527
TRACT A	1160
TRACT B	4941
TRACT H	2010
TRACT G	5249

CURB MONUMENT TABLE	
LOT LINE	DISTANCE
1/2	9.75'
2/3	9.75'
3/4	9.75'
4/5	9.75'
5/6	9.75'
6/7	9.75'
7/8	9.75'
TRACT B/13	11.57'
13/14	9.75'
14/15	10.91'
15/16	9.79'
16/17	9.75'
17/18	9.75'
18/19	9.75'
19/20	10.24'
20/21	9.75'
21/22	9.75'
22/23	9.75'
23/37	9.75'
24/25	9.75'
25/26	9.75'
26/27	9.75'
27/28	9.75'
28/29	9.75'
29/30	9.75'
31/30	9.75'
31/32	9.75'
32/33	9.75'
33/34	9.75'
34/35	9.75'
35/36	9.75'
36/24	11.75'
37/38	11.75'
38/39	11.75'
39/40	11.75'
40/41	11.75'
41/42	11.75'
108/109	9.75'
109/110	9.75'
110/111	9.75'
111/112	9.75'
112/113	9.75'
113/114	9.75'
115/144	9.75'
115/116	11.75'
116/117	11.75'
117/118	11.75'
118/119	11.75'
119/120	11.75'

CURB MONUMENT TABLE	
LOT LINE	DISTANCE
120/121	11.75'
121/122	11.75'
122/123	11.75'
123/124	11.75'
124/125	11.75'
132/133	9.75'
133/134	9.75'
134/135	9.75'
135/136	9.75'
136/137	9.75'
137/138	9.75'
138/139	9.75'
139/140	9.75'
140/141	9.75'
141/142	9.75'
142/143	9.75'
143/144	9.75'
145/146	9.75'
146/147	9.75'
147/148	9.75'
148/149	9.75'
149/150	9.75'
150/151	9.75'
151/152	9.75'
152/153	9.75'
153/154	9.75'
154/155	9.75'
155/156	9.75'
159/160	11.82'
160/161	11.75'
161/162	11.75'
162/163	11.75'
163/164	11.75'
164/165	11.75'
165/166	11.75'
166/167	11.75'
167/168	11.75'
171/172	11.75'
172/173	11.75'
173/174	11.75'
174/175	11.75'
175/176	11.75'
176/177	11.75'
177/178	11.75'
178/179	11.72'
182/183	9.76'
183/184	9.75'
184/185	9.75'
185/186	9.75'

CURB MONUMENT TABLE	
LOT LINE	DISTANCE
186/187	9.75'
187/188	9.75'
188/189	9.75'
189/190	9.75'
216/217	9.75'
217/218	9.75'
218/219	9.75'
219/220	4.85'
220/221	4.75'
221/222	4.75'
222/TRACT H	4.77'
TRACT H/223	5.54'
223/224	9.75'
224/225	9.75'
225/226	9.75'
226/227	9.75'
227/228	9.75'
228/229	9.75'
229/230	9.75'
230/231	9.75'
231/232	9.75'
233/245	11.10'
234/235	9.75'
235/236	9.78'
240/241	9.80'
241/242	9.75'
242/243	9.75'
243/244	9.75'
244/245	11.82'
246/232	9.75'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	381.97'	271°8'39"	182.07'	N 12°27'27" W	180.35'
C2	100.00'	27°34'53"	48.14'	N 77°40'40" E	47.68'
C3	264.00'	6°07'59"	28.26'	S 20°52'51" E	28.25'
C4	35.00'	90°14'00"	55.12'	N 46°22'10" E	49.60'
C5	120.00'	27°21'57"	57.31'	N 12°25'48" W	56.77'
C6	35.00'	62°24'03"	38.12'	N 57°18'48" W	36.26'
C7	11.00'	90°14'00"	17.32'	N 46°22'10" E	15.59'
C8	96.00'	27°21'57"	45.85'	N 12°25'48" W	45.42'
C9	11.00'	62°24'03"	11.98'	N 57°18'48" W	11.40'
C10	59.00'	62°24'03"	64.26'	N 57°18'48" W	61.13'
C11	144.00'	27°21'57"	68.78'	N 12°25'48" W	68.13'
C12	59.00'	90°14'00"	92.92'	N 46°22'10" E	83.61'
C13	59.00'	34°17'58"	35.32'	N 71°21'51" W	34.79'
C14	59.00'	28°06'05"	28.94'	N 40°09'49" W	28.65'
C15	144.00'	4°58'01"	12.48'	N 23°37'46" W	12.48'
C16	144.00'	20°44'32"	52.13'	N 10°46'30" W	51.85'
C17	59.00'	29°40'27"	30.56'	N 16°05'24" E	30.22'
C18	59.00'	60°33'33"	62.36'	N 61°12'24" E	59.50'
C19	264.00'	19°04'02"	87.86'	N 08°16'51" W	87.45'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C20	216.00'	25°12'01"	95.00'	N 11°20'50" W	94.24'
C21	264.00'	7°36'50"	35.08'	N 14°00'26" W	35.06'
C22	264.00'	9°36'47"	44.29'	N 05°23'38" W	44.24'
C23	264.00'	1°50'24"	8.48'	N 00°19'58" E	8.48'
C24	216.00'	22°53'57"	86.33'	N 12°29'52" W	85.75'
C25	216.00'	2°18'04"	8.68'	N 00°06'08" E	8.67'
C26	240.00'	12°22'18"	51.82'	S 07°26'19" W	51.72'
C27	70.00'	40°55'34"	50.00'	S 68°17'03" E	48.94'
C28	35.00'	95°37'55"	58.42'	S 00°00'18" E	51.87'
C29	94.00'	40°55'34"	67.14'	S 68°17'03" E	65.73'
C30	46.00'	40°55'34"	32.86'	S 68°17'03" E	32.16'
C31	20.00'	46°44'51"	16.32'	N 71°11'41" W	15.87'
C32	11.00'	95°37'55"	18.36'	S 00°00'18" E	16.30'
C33	50.00'	189°24'28"	165.29'	S 00°08'07" W	99.66'
C34	20.00'	47°01'41"	16.42'	N 71°19'30" E	15.96'
C35	94.00'	16°55'03"	27.76'	S 56°16'47" E	27.65'
C36	94.00'	24°00'31"	39.39'	S 76°44'34" E	39.10'
C37	50.00'	17°29'14"	15.26'	S 85°49'30" E	15.20'
C38	50.00'	24°10'01"	21.09'	S 64°59'53" E	20.93'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C39	50.00'	33°18'03"	29.06'	S 36°15'51" E	28.65'
C40	50.00'	33°18'03"	29.06'	S 02°57'48" E	28.65'
C41	50.00'	44°58'19"	39.25'	S 36°10'23" W	38.25'
C42	50.00'	36°10'49"	31.57'	S 76°44'56" W	31.05'
C43	216.00'	12°22'18"	46.64'	S 07°26'19" W	46.55'
C44	264.00'	12°22'18"	57.00'	S 07°26'19" W	56.89'
C45	216.00'	9°30'02"	35.82'	S 08°52'27" W	35.77'
C46	216.00'	2°52'17"	10.82'	S 02°41'18" W	10.82'
C47	264.00'	6°52'26"	31.67'	S 04°41'23" W	31.65'
C48	264.00'	5°29'52"	25.33'	S 10°52'32" W	25.32'
C49	210.00'	12°46'40"	46.83'	N 05°08'10" W	46.74'
C50	240.00'	13°15'50"	55.56'	N 05°22'45" W	55.44'
C51	270.00'	13°33'41"	63.91'	N 05°31'40" W	63.76'
C52	270.00'	7°34'09"	35.67'	N 08°31'26" W	35.64'
C53	270.00'	5°59'32"	28.24'	N 01°44'36" W	28.22'
C54	144.00'	1°39'24"	4.16'	N 00°25'28" E	4.16'
C55	240.00'	25°12'01"	105.56'	N 11°20'50" W	104.71'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°48'08" E	30.00'
L2	S 88°48'08" E	30.00'
L3	N 01°15'10" E	30.00'
L4	N 63°53'13" E	30.00'
L5	N 63°53'13" E	50.00'
L6	N 63°53'13" E	11.64'
L7	N 01°15'10" E	95.76'
L8	S 32°41'12" W	25.96'
L9	N 88°30'50" W	28.41'
L10	S 85°46'32" W	80.40'
L11	S 88°30'50" E	36.50'
L12	N 01°15'10" E	60.00'
L13	N 88°30'50" W	100.00'
L32	N 86°36'18" W	60.04'
L15	N 88°30'50" W	48.00'
L16	N 01°15'10" E	53.00'
L17	N 88°30'50" W	110.00'
L18	N 38°04'04" W	64.85'

LINE TABLE		
LINE	BEARING	DISTANCE
L19	S 42°11'21" E	110.00'
L20	S 34°35'21" E	48.43'
L21	S 47°49'15" E	120.10'
L22	S 42°10'45" W	60.00'
L23	S 47°49'15" E	80.00'
L24	N 24°45'47" E	57.43'
L25	S 76°22'32" E	115.05'
L26	S 13°37'28" W	12.88'
L27	S 76°22'32" E	48.00'
L28	N 74°35'24" E	60.11'
L29	N 77°41'27" E	20.00'
L30	N 67°31'15" E	93.46'
L31	N 30°34'05" W	3.19'
L32	N 59°25'55" E	98.56'
L33	N 66°03'09" E	48.00'
L34	N 72°11'08" E	30.00'
L35	N 59°25'55" E	79.53'
L36	S 30°34'05" E	35.19'

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: February 28, 2019

ITEM: BUSINESS

AGENDA ITEM TITLE: Motion - Approval of Concomitant Agreement Addition with Troy Developers, LLC.

PREVIOUS COUNCIL ACTION TAKEN: RCW 36.70A

SUMMARY/BACKGROUND: Eagle Ridge Estates is proposed for parcels 215877-000 and 215818-000 which contain approximately 10.0 acres.

On November 1, 2018, Council agreed to a concomitant rezone agreement which, if signed and effected, would bind the city to a change to the zoning designation from Residential Low Density 4 (RLD-4) to Residential Low Density 8 (RLD-8). The agreement would also require larger lots be located adjacent to Hillhurst Road. Additionally, the agreement would require dedication of approximately 5.0 acres of open space to the city, and require that all homes constructed in the development be constructed using the adopted National Green Building Standards.

The approved agreement did not specify a term/length for the agreement, which Staff is currently bringing before Council to remedy.

BUDGET/FINANCIAL IMPACTS: None

RECOMMENDED ACTION OR MOTION: Staff recommends Council Move to Approve Concomitant Agreement Addition with Troy Developers, LLC by making the following motion:

“I move to approve the Concomitant Agreement Addition with Troy Developers, LLC, as presented.”

STAFF CONTACT: Steve Stuart, City Manager

ATTACHMENTS: Development Agreement - City Ridgefield and Troy Developers FINAL (PDF)

MAIL TAX STATEMENTS TO:

AFTER RECORDING RETURN TO:
 Jordan Ramis PC
 Attn: James D. Howsley
 1499 S.E. Tech Center Place, Suite 380
 Vancouver, WA 98683

This space provided for recorder's use.

INSTRUMENT TITLE: CONCOMITANT REZONE AGREEMENT

GRANTOR(S): Troy Developers LLC, a Washington limited liability company

GRANTEE: City of Ridgefield, a Washington municipal corporation

ABBREVIATED LEGAL DESC: #82 SEC 29 T4N R1EWM 5.00A
#23 SEC 29 T4N R1EWN 5.A

FULL LEGAL DESC: See **EXHIBIT A** to This Document

ASSESSOR'S PROPERTY TAX
 PARCEL ACCOUNT NUMBER(S): 215877000; 215818000

REFERENCE NUMBER OF
 RELATED DOCUMENTS: None

CONCOMITANT REZONE AGREEMENT

This CONCOMITANT REZONE AGREEMENT ("Agreement") is made and entered into as of _____, 2018 (the "Effective Date"), by and between the CITY OF RIDGEFIELD, a Washington municipal corporation (the "City"), and TROY DEVELOPERS, LLC, a Washington limited liability company ("Troy Developers") (collectively, the "Parties").

RECITALS

WHEREAS, pursuant to City Municipal Code ("RMC") 18.320.080, the City has the authority to enter into a concomitant rezone agreement with a developer to provide for specific development standards to apply and govern certain property subject to rezone approval;

WHEREAS, Troy Developers is the owner of certain real property generally located at 2361 and 2363 S. Hillhurst Rd., in Ridgefield, Clark County, Washington, Parcel Nos. 215877000 and 215818000 (individually referenced by Parcel Nos., and collectively referred to as the "Properties"), which is legally described and depicted in the attached **Exhibit A**; and

WHEREAS, Troy Developers desires to change the zoning designation of the Properties from Residential Low Density District RLD-4 to RLD-8, as defined in RMC 18.210, in order to develop single family residential homes that are consistent with the surrounding neighborhood developments and the City of Ridgefield Urban Area Comprehensive Plan ("RUACP"); and

WHEREAS, as part of the consideration to this Agreement, Troy Developers agrees to establish and donate a specified acreage of open space on the Properties, as depicted in the attached **Exhibit B**; and

WHEREAS, the City desires to change the zoning designation of the Properties and agrees to the proposed dedication of open space to allow for the development of the Properties consistent with the neighborhood, the Residential Low Density District purposes and development standards, and the RUACP; and

WHEREAS, pursuant to RMC 18.320.080, the Parties agree to modify of zoning district for the Properties, establish open space acreage on the Properties, and implement the development conditions and design standards as outlined within this Agreement; and

WHEREAS, the City Council held a public hearing on November 1, 2018, and approved this Agreement.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. Recitals Incorporated by Reference. The Recitals set forth above are true and correct and incorporated herein by this reference.

2. Land Use Zone Designation. The Properties shall be zoned Residential Low Density RLD-8. The permitted land uses and development and design standards for the Properties shall be in accordance with CMC 18.210. After the Properties are fully developed consistent with the terms of this Agreement, the Properties will continue to be governed by and subject to the applicable land uses and development and design standards as provided for in the RLD-8 zone under CMC 18.210, or other applicable code sections governing RLD-8 zones. The designation of the Properties as RLD-8 is consistent with the City's Urban Area Comprehensive Plan. The lots along Hillhurst will be larger than the lots in the interior of the development.

3. Dedication of Open Space. Troy Developers agrees to dedicate approximately 5 total acres of open space on the Properties, as depicted in the Conceptual Open Space Map attached hereto as **Exhibit B**. Approximately four (4) acres of open space will be designated on Parcel No. 215818000, and approximately one (1.5) acres of open space will be designated on Parcel No. 215877000. Within twelve (12) months of the Effective Date of this Agreement, Troy Developers will submit a plat for the Properties providing for the dedication and management of the open space.

4. National Green Building Standard. Troy Developers agrees to build all of the homes to the National Green Building Standard (NGBS).

5. Term. This Agreement shall commence on the Effective Date and will remain in effect for five (5) years, unless extended, amended, or terminated by mutual written consent of the Parties; or, this Agreement shall be considered terminated when Troy Developers dedicates open space in accordance with Section 3 and has completed development of its Properties in accordance with the permitted uses and development standards as applied under Section 2. Further, this agreement shall not take effect until ownership of all parcels are consolidated under single ownership.

6. Vested Rights. Development of the Properties shall be vested to and governed by the City's development regulations in effect as of the Effective Date of this Agreement and all rights, obligations, terms, and conditions specified in this Agreement.

7. Reserved Authority. Pursuant to RCW 36.70B.170(4), the County retains the authority to impose new or different regulations to the extent required by a serious threat to public health and safety. The City acknowledges that subject matter of this Agreement, the rezoning and designating open space on the Properties, is not a serious threat to public health and safety, and to the extent that the City chooses to exercise its authority under RCW 36.70B.170(4) to impose new or different regulations, it will only take such action by legislative act of the City Council, subject to appropriate public process.

8. Inconsistencies. If any provisions of the City's Municipal 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 under Section 7.

9. Notices. All notices or written communications made under this Agreement shall be deemed to have been properly given upon delivery (if delivered in person), upon facsimile or email transmission, or within three (3) business days after having been deposited in any post office or mail

depository regularly maintained by the U.S. Postal Service and sent by registered or certified mail, postage prepaid, to the following addressees:

Troy Developers

Troy Johns
1004 W 13th Street
Vancouver, WA 98660

With a copy to:

James D. Howsley
1499 SE Tech Center Pl #380
Vancouver, WA 98683

City of Ridgefield

Steve Stuart, City Manager
230 Pioneer Street
Ridgefield, WA 98642

With a copy to:

Janean Parker
P.O. Box 298
Adna, WA 98522

10. Authority. 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.

11. Recordation; Binding. This Agreement will be recorded within the real property records of Clark County, Washington, and the terms and provisions of this Agreement will run with the land and be binding upon and shall inure to the benefit of the heirs, successors, and assigns of the Parties.

12. Entire Agreement. This Agreement represents the entire agreement of the parties with respect to the subject matter hereof and supersedes all prior and contemporaneous agreements, whether oral or written, express or implied, between the Parties with respect to such subject matter.

13. Severability. If any portion of this Agreement is determined to be invalid or unenforceable to any extent by any court of competent jurisdiction, the remaining provisions of this Agreement shall not be affected and will remain viable and in full force and effect.

14. Counterparts. This Agreement may be executed in counterparts; however all signature pages will be recorded together, and the complete recorded Agreement will constitute the final instrument.

15. Governing Law; Venue. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Washington and venue for enforcement of this Agreement shall be the Superior Court of Clark County.

(Signatures on next page.)

By: _____

Its: _____

By: _____

Its: _____

State of Washington)
) ss.
County of)

I certify that I know or have satisfactory evidence that _____ 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 _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2018.

(Seal or stamp)

Signature _____

My Commission Expires: _____

State of Washington)
) ss.
 County of)

I certify that I know or have satisfactory evidence that _____ 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 _____ 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: _____, 2018.

 Signature

My Commission Expires: _____

(Seal or stamp)

Approved as to form:

 City Attorney

EXHIBIT INDEX

EXHIBIT A – LEGAL DESCRIPTION

EXHIBIT B – PROPERTY MAP WITH OPEN SPACE DEDICATION

EXHIBIT C – **AMENDED PLAT MAP**

DRAFT

EXHIBIT A

Legal Description

DRAFT

EXHIBIT B

Property Map with Open Space Dedication

DRAFT

EXHIBIT C

Amended Plat Map

DRAFT

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: February 28, 2019

ITEM: BUSINESS

AGENDA ITEM TITLE: Motion - Approval of Bid Award for S 8Th Avenue Improvement Project

GOVERNING LEGISLATION:

Revised Code of Washington Title 35 – Cities and Towns

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

In 2018 the City applied for and received a CDBG Grant for construction of improvements to South 8th Avenue. The project will construct sidewalk on the east side of the street, rain gardens to replace the existing open ditches, and roadway improvements including curb and asphalt. The project will also replace and upsize the existing 4-inch water main on S. 8th and Shobert Street. This project will increase safety for pedestrians including children that walk to school from this neighborhood, improve drainage and fire flow, and will beautify the street and increase property values.

The City contracted with Wallis Engineering to complete the design of the project. The project was bid with an optional additive bid schedule to cement treat the road base, rather than fully re-build the roadway section. Bids were opened on February 13th and the City received nine bids on the project. The low bid was submitted by Advanced Excavating Specialists (AES) of Longview. The additive did not provide the savings anticipated, and staff is recommending awarding the project without the additive.

BUDGET/FINANCIAL IMPACTS:

The AES bid of \$476,537.25 excluding the additive is lower than the amount estimated by the Design Engineer. The City was awarded \$230,000.00 in CDBG Funds for the construction of the project, and the remainder of the project will be funded by local match using funds from the water fund and downtown sidewalk infill and street improvements that are included in the 2019 budget.

RECOMMENDED ACTION OR MOTION:

Staff recommends awarding the construction contract to AES. A suggested motion is:

“I move to award the South 8th Avenue Improvements Project to AES in the

amount of \$476,537.25”

STAFF CONTACT: Bryan Kast, Public Works Director
ATTACHMENTS: S 8th Avenue Final Bid Tabs (PDF)

CITY OF RIDGEFIELD

S. 8th Avenue Improvements

Bid Opening Date: Wednesday, February 13, 2019

Location: City Hall

Bid Opening Time: 4PM

Bid/RFP Reference Number: P18002

Advanced Excavating Specialists, LLC
1010 Columbia BLVD
Longview, WA 98632

Thompson Bros. Excavating, Inc.
18211 NE Fourth Plain
Vancouver, WA 98682

McDonald Excavating
2719 Main Street
Washougal, WA 98671

C&R Tractor and Landscaping, Inc
3829 Pleasant Hill Rd.
Kelso, WA 98626

BID SET CONSTRUCTION COST ESTIMATE

BASE BID - Street Work												
Item No.	Spec	Item Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1.	1-09.6	Minor Change	1	FA	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
2.	1-09.7	Mobilization	1	LS	\$38,000.00	\$38,000.00	\$26,000.00	\$26,000.00	\$60,000.00	\$60,000.00	\$21,600.00	\$21,600.00
3.	1-07.15	Spill Prevention, Control and Countermeasures Plan	1	LS	\$130.00	\$130.00	\$1,000.00	\$1,000.00	\$330.00	\$330.00	\$500.00	\$500.00
4.	1-10.5	Project Temporary Traffic Control	1	LS	\$2,800.00	\$2,800.00	\$13,000.00	\$13,000.00	\$32,930.00	\$32,930.00	\$48,163.95	\$48,163.95
5.	1-05.4	Construction Surveying	1	LS	\$16,500.00	\$16,500.00	\$10,000.00	\$10,000.00	\$13,290.00	\$13,290.00	\$23,098.79	\$23,098.79
6.	2-01.5	Clearing and Grubbing	1	LS	\$2,200.00	\$2,200.00	\$2,000.00	\$2,000.00	\$9,745.00	\$9,745.00	\$1,831.63	\$1,831.63
7.	2-02.5	Removal of Structures and Obstructions	1	LS	\$21,000.00	\$21,000.00	\$4,500.00	\$4,500.00	\$11,070.00	\$11,070.00	\$7,553.59	\$7,553.59
8.	2-03.5	Roadway Excavation Including Haul, Subgrade Preparation, Watering, and Compaction	869	CY	\$20.00	\$17,380.00	\$15.00	\$13,035.00	\$15.00	\$13,035.00	\$12.74	\$11,071.06
9.	2-03.5	Common Borrow Incl. Haul	18	CY	\$60.00	\$1,080.00	\$30.00	\$540.00	\$65.00	\$1,170.00	\$64.98	\$1,169.64
10.	4-04.5	Crushed Surfacing Top Course	623	CY	\$40.00	\$24,920.00	\$53.00	\$33,019.00	\$50.00	\$31,150.00	\$56.20	\$35,012.60
11.	5-04.5	HMA Cl. 1/2" Dense PG 64-22	514	TON	\$84.00	\$43,176.00	\$100.00	\$51,400.00	\$95.00	\$48,830.00	\$111.39	\$57,254.46
12.	5-04.5	Permanent Asphalt Pavement Trench Restoration, 3 In. Depth	500	SY	\$23.00	\$11,500.00	\$26.00	\$13,000.00	\$20.00	\$10,000.00	\$22.28	\$11,140.00
13.	5-04.5	Permanent Asphalt Pavement Trench Restoration, 5 In. Depth	140	SY	\$34.00	\$4,760.00	\$49.00	\$6,860.00	\$35.00	\$4,900.00	\$38.69	\$5,416.60
14.	5-04.5	Temporary Pavement Trench Restoration, 2 In. Depth	687	SY	\$14.00	\$9,618.00	\$22.00	\$15,114.00	\$10.00	\$6,870.00	\$18.76	\$12,888.12
15.	7-04.5	Ductile Iron Storm Sewer Pipe 8 In. Diam.	54	LF	\$31.00	\$1,674.00	\$55.00	\$2,970.00	\$90.00	\$4,860.00	\$49.29	\$2,661.66
16.	7-04.5	Ductile Iron Storm Sewer Pipe 10 In. Diam.	10	LF	\$110.00	\$1,100.00	\$60.00	\$600.00	\$100.00	\$1,000.00	\$74.69	\$746.90
17.	7-04.5	Ductile Iron Storm Sewer Pipe 12 In. Diam.	633	LF	\$70.00	\$44,310.00	\$63.00	\$39,879.00	\$95.00	\$60,135.00	\$61.48	\$38,916.84
18.	7-05.5	Catch Basin, Type 1	2	EA	\$1,600.00	\$3,200.00	\$1,500.00	\$3,000.00	\$1,950.00	\$3,900.00	\$1,132.12	\$2,264.24
19.	7-05.5	Beehive Inlet	2	EA	\$1,350.00	\$2,700.00	\$1,800.00	\$3,600.00	\$1,700.00	\$3,400.00	\$1,088.16	\$2,176.32
20.	7-05.5	Manhole 48 In. Diam. Type 1	2	EA	\$3,000.00	\$6,000.00	\$2,500.00	\$5,000.00	\$3,300.00	\$6,600.00	\$3,102.04	\$6,204.08
21.	7-05.5	Manhole 48 In. Diam. Type Shallow	1	EA	\$2,850.00	\$2,850.00	\$2,400.00	\$2,400.00	\$3,100.00	\$3,100.00	\$1,922.72	\$1,922.72
22.	7-05.5	Adjust Existing Structure	1	EA	\$100.00	\$100.00	\$750.00	\$750.00	\$360.00	\$360.00	\$183.77	\$183.77
23.	7-05.5	Adjust Manhole	3	EA	\$140.00	\$420.00	\$650.00	\$1,950.00	\$650.00	\$1,950.00	\$183.77	\$551.31
24.	7-05.5	Connection to Existing Pipe or Structure	3	EA	\$425.00	\$1,275.00	\$1,500.00	\$4,500.00	\$200.00	\$600.00	\$936.79	\$2,810.37
25.	7-08.5	Trench Protection System	1	LS	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$4,000.00	\$4,000.00	\$2,600.00	\$2,600.00
26.	7-08.5	Exploratory Excavation	24	EA	\$125.00	\$3,000.00	\$500.00	\$12,000.00	\$150.00	\$3,600.00	\$194.99	\$4,679.76
27.	8-01.5	Temporary Water Pollution / Erosion Control	1	LS	\$1,200.00	\$1,200.00	\$4,000.00	\$4,000.00	\$5,500.00	\$5,500.00	\$9,376.97	\$9,376.97
28.	8-02.5	PSIPE Carex morrowii 'Ice Dance' - Plug	132	EA	\$5.00	\$660.00	\$21.00	\$2,772.00	\$5.00	\$660.00	\$2.33	\$307.56
29.	8-02.5	PSIPE Juncus patens 'Carmen's Gray' - Plug	58	EA	\$5.00	\$290.00	\$21.00	\$1,218.00	\$5.00	\$290.00	\$2.33	\$135.14
30.	8-02.5	PSIPE Bouteloua dactyloides - Plug	89	EA	\$5.00	\$445.00	\$21.00	\$1,869.00	\$5.00	\$445.00	\$2.33	\$207.37
31.	8-02.5	PSIPE Rubus calycinoides - Plug	157	EA	\$8.00	\$1,256.00	\$21.00	\$3,297.00	\$8.00	\$1,256.00	\$2.33	\$365.81
32.	8-02.5	PSIPE Rosa radcon - 1 Gal	17	EA	\$14.00	\$238.00	\$76.00	\$1,292.00	\$14.00	\$238.00	\$10.87	\$184.79
33.	8-02.5	PSIPE Nyssa sylvatica - 2" Cal	2	EA	\$610.00	\$1,220.00	\$1,700.00	\$3,400.00	\$650.00	\$1,300.00	\$339.88	\$679.76
34.	8-02.5	PSIPE Prunus virginiana 'Canada red' - 2" Cal	5	EA	\$521.00	\$2,605.00	\$1,700.00	\$8,500.00	\$570.00	\$2,850.00	\$339.88	\$1,699.40
35.	8-02.5	PSIPE Rhamus purshiana - 2" Cal	2	EA	\$459.00	\$918.00	\$1,700.00	\$3,400.00	\$500.00	\$1,000.00	\$316.42	\$632.84
36.	8-02.5	Fine Compost	43	CY	\$83.00	\$3,569.00	\$62.00	\$2,666.00	\$90.00	\$3,870.00	\$46.20	\$1,986.60
37.	8-02.5	Coarse Compost	11	CY	\$130.00	\$1,430.00	\$45.00	\$495.00	\$140.00	\$1,540.00	\$59.75	\$657.25
38.	8-02.5	Seeded Lawn Installation	195	SY	\$7.00	\$1,365.00	\$8.00	\$1,560.00	\$15.00	\$2,925.00	\$1.38	\$269.10
39.	8-04.5	Cement Concrete Curb and Gutter	434	LF	\$35.00	\$15,190.00	\$30.00	\$13,020.00	\$32.00	\$13,888.00	\$30.49	\$13,232.66
40.	8-04.5	Cement Concrete Barrier Curb	172	LF	\$25.00	\$4,300.00	\$28.00	\$4,816.00	\$30.00	\$5,160.00	\$28.14	\$4,840.08
41.	8-04.5	Curb Cut with Riprap	4	EA	\$700.00	\$2,800.00	\$1,200.00	\$4,800.00	\$950.00	\$3,800.00	\$703.52	\$2,814.08
42.	8-06.5	Cement Concrete Driveways, 3-Day	96	SY	\$110.00	\$10,560.00	\$95.00	\$9,120.00	\$125.00	\$12,000.00	\$93.80	\$9,004.80
43.	8-14.5	Cement Concrete Sidewalks and Ramps	234	SY	\$115.00	\$26,910.00	\$115.00	\$26,910.00	\$120.00	\$28,080.00	\$117.25	\$27,436.50
44.	8-14.5	Sidewalk Infill at Utility Poles	1	LS	\$2,500.00	\$2,500.00	\$3,000.00	\$3,000.00	\$1,980.00	\$1,980.00	\$2,110.55	\$2,110.55
45.	8-18.5	Remove and Reinstall Mailbox	4	EA	\$110.00	\$440.00	\$600.00	\$2,400.00	\$250.00	\$1,000.00	\$95.54	\$382.16
46.	8-21.5	Permanent Signing, Complete	1	LS	\$1,350.00	\$1,350.00	\$1,000.00	\$1,000.00	\$925.00	\$925.00	\$2,273.13	\$2,273.13
						\$355,939.00		\$381,652.00		\$440,532.00		\$396,014.96

Attachment: S 8th Avenue Final Bid Tabs (Bid Award for S 8Th Avenue Improvement Project)

CITY OF RIDGEFIELD

S. 8th Avenue Improvements

Bid Opening Date: Wednesday, February 13, 2019

Location: City Hall

Bid Opening Time: 4PM

Bid/RFP Reference Number: P18002

Advanced Excavating Specialists, LLC
1010 Columbia BLVD
Longview, WA 98632

Thompson Bros. Excavating, Inc.
18211 NE Fourth Plain
Vancouver, WA 98682

McDonald Excavating
2719 Main Street
Washougal, WA 98671

C&R Tractor and Landscaping, Inc
3829 Pleasant Hill Rd.
Kelso, WA 98626

BID SET CONSTRUCTION COST ESTIMATE

BASE BID - Water Work												
Item No.	Spec	Item Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
47.	7-09.5	4-Inch DI Pipe without Joint Restraints	139	LF	\$40.00	\$5,560.00	\$44.00	\$6,116.00	\$75.00	\$10,425.00	\$53.76	\$7,472.64
48.	7-09.5	8-Inch DI Pipe without Joint Restraints	788	LF	\$39.00	\$30,732.00	\$45.00	\$35,460.00	\$79.00	\$62,252.00	\$55.99	\$44,120.12
49.	7-09.5	4-Inch DI Pipe with Joint Restraints	111	LF	\$40.00	\$4,440.00	\$65.00	\$7,215.00	\$77.00	\$8,547.00	\$59.26	\$6,577.86
50.	7-09.5	6-Inch DI Pipe with Joint Restraints	30	LF	\$51.00	\$1,530.00	\$66.00	\$1,980.00	\$120.00	\$3,600.00	\$97.03	\$2,910.90
51.	7-09.5	8-Inch DI Pipe with Joint Restraints	227	LF	\$48.00	\$10,896.00	\$70.00	\$15,890.00	\$82.00	\$18,614.00	\$62.89	\$14,276.03
52.	7-09.5	4-Inch Small DI Fitting with Joint Restraints	9	EA	\$150.00	\$1,350.00	\$225.00	\$2,025.00	\$115.00	\$1,035.00	\$256.89	\$2,312.01
53.	7-09.5	8-Inch Small DI Fitting with Joint Restraints	8	EA	\$240.00	\$1,920.00	\$250.00	\$2,000.00	\$210.00	\$1,680.00	\$273.76	\$2,190.08
54.	7-09.5	8-Inch Large DI Fitting with Joint Restraints	4	EA	\$360.00	\$1,440.00	\$500.00	\$2,000.00	\$400.00	\$1,600.00	\$425.66	\$1,702.64
55.	7-09.5	Connect to Existing Main	2	EA	\$500.00	\$1,000.00	\$1,200.00	\$2,400.00	\$350.00	\$700.00	\$1,414.51	\$2,829.02
56.	7-09.5	Abandon Existing Water System	1	LS	\$1,100.00	\$1,100.00	\$1,500.00	\$1,500.00	\$1,250.00	\$1,250.00	\$2,663.42	\$2,663.42
57.	7-09.5	Thrust Block	4	EA	\$250.00	\$1,000.00	\$150.00	\$600.00	\$250.00	\$1,000.00	\$145.67	\$582.68
58.	7-09.5	Blowoff Assembly	1	EA	\$1,280.00	\$1,280.00	\$2,500.00	\$2,500.00	\$1,200.00	\$1,200.00	\$2,333.88	\$2,333.88
59.	7-12.5	Gate Valve 4 In.	2	EA	\$645.00	\$1,290.00	\$900.00	\$1,800.00	\$650.00	\$1,300.00	\$1,067.60	\$2,135.20
60.	7-12.5	Gate Valve 8 In.	6	EA	\$1,000.00	\$6,000.00	\$1,200.00	\$7,200.00	\$1,120.00	\$6,720.00	\$1,473.10	\$8,838.60
61.	7-12.5	Comb. Air Release/Air Vacuum Valve Assembly 2 In.	2	EA	\$2,360.00	\$4,720.00	\$3,800.00	\$7,600.00	\$3,200.00	\$6,400.00	\$2,434.13	\$4,868.26
62.	7-12.5	8" x 8" Hot Tap Assembly	1	EA	\$3,270.00	\$3,270.00	\$3,700.00	\$3,700.00	\$3,500.00	\$3,500.00	\$1,467.35	\$1,467.35
63.	7-14.5	Hydrant Assembly	2	EA	\$3,550.00	\$7,100.00	\$5,000.00	\$10,000.00	\$3,135.00	\$6,270.00	\$4,691.15	\$9,382.30
64.	7-15.5	Service Connection 1 In. Diam.	25	EA	\$880.00	\$22,000.00	\$1,225.00	\$30,625.00	\$1,540.00	\$38,500.00	\$893.21	\$22,330.25
65.	7-15.5	Private Service Connection	3	EA	\$775.00	\$2,325.00	\$1,300.00	\$3,900.00	\$2,910.00	\$8,730.00	\$560.84	\$1,682.52
66.	7-15.5	Sample Station, Complete	1	LS	\$2,300.00	\$2,300.00	\$2,200.00	\$2,200.00	\$2,500.00	\$2,500.00	\$2,120.56	\$2,120.56
						\$111,253.00		\$146,711.00		\$185,823.00		\$142,796.32
						\$9,345.25		\$12,323.72		\$15,609.13		\$11,994.89
						\$120,598.25		\$159,034.72		\$201,432.13		\$154,791.21
						\$476,537.25		\$540,686.72		\$641,964.13		\$550,806.17

ADDITIVE ALTERNATE 'A' - FULL DEPTH RECLAMATION												
Item No.	Spec	Item Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
A1.	2-03.5	Roadway Excavation Including Haul, Subgrade Preparation, Watering, and Compaction	-723	CY	\$20.00	-\$14,460.00	\$15.00	-\$10,845.00	\$15.00	-\$10,845.00	\$8.00	-\$5,784.00
A2.	2-05.5	Full Depth Reclamation Base, 13 Inches Thick	2,002	SY	\$6.00	\$12,012.00	\$2.00	\$4,004.00	\$3.75	\$7,507.50	\$5.90	\$11,811.80
A3.	2-05.5	Portland Cement	64	TON	\$135.00	\$8,640.00	\$150.00	\$9,600.00	\$148.50	\$9,504.00	\$167.35	\$10,710.40
A4.	4-04.5	Crushed Surfacing Top Course	-556	CY	\$40.00	-\$22,240.00	\$53.00	-\$29,468.00	\$50.00	-\$27,800.00	\$32.00	-\$17,792.00
						-\$16,048.00		-\$26,709.00		-\$21,633.50		-\$1,053.80
						\$460,489.25		\$513,977.72		\$620,330.63		\$549,752.37

Tabs by: Brenda Howell
Tabs verified by: Cristy May

Attachment: S 8th Avenue Final Bid Tabs (Bid Award for S 8Th Avenue Improvement Project)

CITY OF RIDGEFIELD
S. 8th Avenue Improvements
Bid Opening Date: Wednesday, February 13, 2019
Location: City Hall
Bid Opening Time: 4PM
Bid/RFP Reference Number: P18002

NW Constrction General Contracting, Inc. 22317 NE 72nd Ave Battle Ground, WA 98604	3 Kings Environmental PO Box 280 Battle Ground, WA 98604	Clark & Sons Excavating, Inc. 7601 NE 289th Street Battle Ground, WA 98604	Tapani, Inc 1904 SE 6th Place Battle Ground, WA 98604	Halme Excavating, Inc 22514 NE 72nd Avenue Battle Ground, WA 98604
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BID SET CONSTRUCTION COST ESTIMATE

BASE BID - Street Work														
Item No.	Spec	Item Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1.	1-09.6	Minor Change	1	FA	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
2.	1-09.7	Mobilization	1	LS	\$9,750.00	\$9,750.00	\$59,000.00	\$59,000.00	\$34,000.00	\$34,000.00	\$60,000.00	\$60,000.00	\$39,000.00	\$39,000.00
3.	1-07.15	Spill Prevention, Control and Countermeasures Plan	1	LS	\$250.00	\$250.00	\$1,200.00	\$1,200.00	\$300.00	\$300.00	\$500.00	\$500.00	\$500.00	\$500.00
4.	1-10.5	Project Temporary Traffic Control	1	LS	\$15,000.00	\$15,000.00	\$42,000.00	\$42,000.00	\$5,000.00	\$5,000.00	\$20,000.00	\$20,000.00	\$8,900.00	\$8,900.00
5.	1-05.4	Construction Surveying	1	LS	\$17,500.00	\$17,500.00	\$20,700.00	\$20,700.00	\$13,200.00	\$13,200.00	\$10,000.00	\$10,000.00	\$13,000.00	\$13,000.00
6.	2-01.5	Clearing and Grubbing	1	LS	\$7,500.00	\$7,500.00	\$6,000.00	\$6,000.00	\$5,300.00	\$5,300.00	\$10,000.00	\$10,000.00	\$12,000.00	\$12,000.00
7.	2-02.5	Removal of Structures and Obstructions	1	LS	\$10,000.00	\$10,000.00	\$40,000.00	\$40,000.00	\$3,000.00	\$3,000.00	\$8,000.00	\$8,000.00	\$4,700.00	\$4,700.00
8.	2-03.5	Roadway Excavation Including Haul, Subgrade Preparation, Watering, and Compaction	869	CY	\$15.00	\$13,035.00	\$29.00	\$25,201.00	\$17.00	\$14,773.00	\$38.00	\$33,022.00	\$23.00	\$19,987.00
9.	2-03.5	Common Borrow Incl. Haul	18	CY	\$18.00	\$324.00	\$85.00	\$1,530.00	\$50.00	\$900.00	\$50.00	\$900.00	\$32.00	\$576.00
10.	4-04.5	Crushed Surfacing Top Course	623	CY	\$43.00	\$26,789.00	\$60.00	\$37,380.00	\$51.25	\$31,928.75	\$65.00	\$40,495.00	\$39.00	\$24,297.00
11.	5-04.5	HMA Cl. 1/2" Dense PG 64-22	514	TON	\$95.00	\$48,830.00	\$96.00	\$49,344.00	\$95.00	\$48,830.00	\$95.00	\$48,830.00	\$97.00	\$49,858.00
12.	5-04.5	Permanent Asphalt Pavement Trench Restoration, 3 In. Depth	500	SY	\$20.50	\$10,250.00	\$21.00	\$10,500.00	\$20.00	\$10,000.00	\$20.00	\$10,000.00	\$28.00	\$14,000.00
13.	5-04.5	Permanent Asphalt Pavement Trench Restoration, 5 In. Depth	140	SY	\$36.00	\$5,040.00	\$41.00	\$5,740.00	\$33.00	\$4,620.00	\$35.00	\$4,900.00	\$40.00	\$5,600.00
14.	5-04.5	Temporary Pavement Trench Restoration, 2 In. Depth	687	SY	\$14.50	\$9,961.50	\$21.00	\$14,427.00	\$13.00	\$8,931.00	\$8.00	\$5,496.00	\$18.00	\$12,366.00
15.	7-04.5	Ductile Iron Storm Sewer Pipe 8 In. Diam.	54	LF	\$115.00	\$6,210.00	\$64.00	\$3,456.00	\$15.00	\$810.00	\$60.00	\$3,240.00	\$33.00	\$1,782.00
16.	7-04.5	Ductile Iron Storm Sewer Pipe 10 In. Diam.	10	LF	\$250.00	\$2,500.00	\$166.00	\$1,660.00	\$75.00	\$750.00	\$80.00	\$800.00	\$55.00	\$550.00
17.	7-04.5	Ductile Iron Storm Sewer Pipe 12 In. Diam.	633	LF	\$105.00	\$66,465.00	\$66.00	\$41,778.00	\$70.00	\$44,310.00	\$95.00	\$60,135.00	\$84.00	\$53,172.00
18.	7-05.5	Catch Basin, Type 1	2	EA	\$2,000.00	\$4,000.00	\$2,500.00	\$5,000.00	\$1,700.00	\$3,400.00	\$1,500.00	\$3,000.00	\$2,000.00	\$4,000.00
19.	7-05.5	Beehive Inlet	2	EA	\$775.00	\$1,550.00	\$2,100.00	\$4,200.00	\$1,200.00	\$2,400.00	\$1,250.00	\$2,500.00	\$1,700.00	\$3,400.00
20.	7-05.5	Manhole 48 In. Diam. Type 1	2	EA	\$4,500.00	\$9,000.00	\$1,800.00	\$3,600.00	\$3,200.00	\$6,400.00	\$4,500.00	\$9,000.00	\$3,000.00	\$6,000.00
21.	7-05.5	Manhole 48 In. Diam. Type Shallow	1	EA	\$3,500.00	\$3,500.00	\$2,600.00	\$2,600.00	\$3,100.00	\$3,100.00	\$4,500.00	\$4,500.00	\$2,500.00	\$2,500.00
22.	7-05.5	Adjust Existing Structure	1	EA	\$250.00	\$250.00	\$900.00	\$900.00	\$300.00	\$300.00	\$225.00	\$225.00	\$125.00	\$125.00
23.	7-05.5	Adjust Manhole	3	EA	\$250.00	\$750.00	\$1,200.00	\$3,600.00	\$200.00	\$600.00	\$350.00	\$1,050.00	\$125.00	\$375.00
24.	7-05.5	Connection to Existing Pipe or Structure	3	EA	\$500.00	\$1,500.00	\$2,400.00	\$7,200.00	\$100.00	\$300.00	\$1,500.00	\$4,500.00	\$550.00	\$1,650.00
25.	7-08.5	Trench Protection System	1	LS	\$1,000.00	\$1,000.00	\$1,200.00	\$1,200.00	\$1,000.00	\$1,000.00	\$3,500.00	\$3,500.00	\$1,500.00	\$1,500.00
26.	7-08.5	Exploratory Excavation	24	EA	\$250.00	\$6,000.00	\$600.00	\$14,400.00	\$100.00	\$2,400.00	\$350.00	\$8,400.00	\$100.00	\$2,400.00
27.	8-01.5	Temporary Water Pollution / Erosion Control	1	LS	\$1,500.00	\$1,500.00	\$6,000.00	\$6,000.00	\$3,500.00	\$3,500.00	\$5,000.00	\$5,000.00	\$1,700.00	\$1,700.00
28.	8-02.5	PSIPE Carex morrowii 'Ice Dance' - Plug	132	EA	\$5.25	\$693.00	\$11.50	\$1,518.00	\$10.00	\$1,320.00	\$5.00	\$660.00	\$22.00	\$2,904.00
29.	8-02.5	PSIPE Juncus patens 'Carmen's Gray' - Plug	58	EA	\$5.50	\$319.00	\$11.50	\$667.00	\$10.00	\$580.00	\$5.00	\$290.00	\$22.00	\$1,276.00
30.	8-02.5	PSIPE Bouteloua dactyloides - Plug	89	EA	\$5.50	\$489.50	\$11.50	\$1,023.50	\$10.00	\$890.00	\$5.00	\$445.00	\$22.00	\$1,958.00
31.	8-02.5	PSIPE Rubus calycinoides - Plug	157	EA	\$8.50	\$1,334.50	\$11.50	\$1,805.50	\$9.00	\$1,413.00	\$8.00	\$1,256.00	\$22.00	\$3,454.00
32.	8-02.5	PSIPE Rosa radcon - 1 Gal	17	EA	\$15.00	\$255.00	\$18.00	\$306.00	\$15.00	\$255.00	\$13.00	\$221.00	\$85.00	\$1,445.00
33.	8-02.5	PSIPE Nyssa sylvatica - 2" Cal	2	EA	\$700.00	\$1,400.00	\$350.00	\$700.00	\$200.00	\$400.00	\$600.00	\$1,200.00	\$1,700.00	\$3,400.00
34.	8-02.5	PSIPE Prunus virginiana 'Canada red' - 2" Cal	5	EA	\$575.00	\$2,875.00	\$350.00	\$1,750.00	\$200.00	\$1,000.00	\$500.00	\$2,500.00	\$1,700.00	\$8,500.00
35.	8-02.5	PSIPE Rhamus purshiana - 2" Cal	2	EA	\$515.00	\$1,030.00	\$400.00	\$800.00	\$200.00	\$400.00	\$500.00	\$1,000.00	\$1,700.00	\$3,400.00
36.	8-02.5	Fine Compost	43	CY	\$90.00	\$3,870.00	\$69.00	\$2,967.00	\$80.00	\$3,440.00	\$85.00	\$3,655.00	\$61.00	\$2,623.00
37.	8-02.5	Coarse Compost	11	CY	\$140.00	\$1,540.00	\$50.00	\$550.00	\$40.00	\$440.00	\$125.00	\$1,375.00	\$45.00	\$495.00
38.	8-02.5	Seeded Lawn Installation	195	SY	\$15.00	\$2,925.00	\$6.00	\$1,170.00	\$15.00	\$2,925.00	\$12.00	\$2,340.00	\$8.00	\$1,560.00
39.	8-04.5	Cement Concrete Curb and Gutter	434	LF	\$40.00	\$17,360.00	\$39.00	\$16,926.00	\$33.00	\$14,322.00	\$40.00	\$17,360.00	\$39.00	\$16,926.00
40.	8-04.5	Cement Concrete Barrier Curb	172	LF	\$30.00	\$5,160.00	\$31.00	\$5,332.00	\$35.00	\$6,020.00	\$45.00	\$7,740.00	\$47.00	\$8,084.00
41.	8-04.5	Curb Cut with Riprap	4	EA	\$750.00	\$3,000.00	\$600.00	\$2,400.00	\$900.00	\$3,600.00	\$1,500.00	\$6,000.00	\$700.00	\$2,800.00
42.	8-06.5	Cement Concrete Driveways, 3-Day	96	SY	\$140.00	\$13,440.00	\$162.00	\$15,552.00	\$100.00	\$9,600.00	\$150.00	\$14,400.00	\$115.00	\$11,040.00
43.	8-14.5	Cement Concrete Sidewalks and Ramps	234	SY	\$115.00	\$26,910.00	\$100.00	\$23,400.00	\$135.00	\$31,590.00	\$125.00	\$29,250.00	\$94.00	\$21,996.00
44.	8-14.5	Sidewalk Infill at Utility Poles	1	LS	\$2,250.00	\$2,250.00	\$1,000.00	\$1,000.00	\$1,500.00	\$1,500.00	\$500.00	\$500.00	\$400.00	\$400.00
45.	8-18.5	Remove and Reinstall Mailbox	4	EA	\$500.00	\$2,000.00	\$500.00	\$2,000.00	\$100.00	\$400.00	\$300.00	\$1,200.00	\$100.00	\$400.00
46.	8-21.5	Permanent Signing, Complete	1	LS	\$2,500.00	\$2,500.00	\$1,800.00	\$1,800.00	\$200.00	\$200.00	\$500.00	\$500.00	\$1,075.00	\$1,075.00
					\$382,805.50		\$505,283.00		\$345,347.75		\$464,885.00		\$392,674.00	

Attachment: S 8th Avenue Final Bid Tabs (Bid Award for S 8Th Avenue Improvement Project)

CITY OF RIDGEFIELD
S. 8th Avenue Improvements
Bid Opening Date: Wednesday, February 13, 2019
Location: City Hall
Bid Opening Time: 4PM
Bid/RFP Reference Number: P18002

NW Constrction General Contracting, Inc. 22317 NE 72nd Ave Battle Ground, WA 98604	3 Kings Environmental PO Box 280 Battle Ground, WA 98604	Clark & Sons Excavating, Inc. 7601 NE 289th Street Battle Ground, WA 98604	Tapani, Inc 1904 SE 6th Place Battle Ground, WA 98604	Halme Excavating, Inc 22514 NE 72nd Avenue Battle Ground, WA 98604
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BID SET CONSTRUCTION COST ESTIMATE

BASE BID - Water Work														
Item No.	Spec	Item Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
47.	7-09.5	4-Inch DI Pipe without Joint Restraints	139	LF	\$100.00	\$13,900.00	\$50.00	\$6,950.00	\$50.00	\$6,950.00	\$70.00	\$9,730.00	\$59.00	\$8,201.00
48.	7-09.5	8-Inch DI Pipe without Joint Restraints	788	LF	\$75.00	\$59,100.00	\$60.00	\$47,280.00	\$50.00	\$39,400.00	\$70.00	\$55,160.00	\$62.00	\$48,856.00
49.	7-09.5	4-Inch DI Pipe with Joint Restraints	111	LF	\$115.00	\$12,765.00	\$54.00	\$5,994.00	\$60.00	\$6,660.00	\$75.00	\$8,325.00	\$61.00	\$6,771.00
50.	7-09.5	6-Inch DI Pipe with Joint Restraints	30	LF	\$190.00	\$5,700.00	\$80.00	\$2,400.00	\$65.00	\$1,950.00	\$70.00	\$2,100.00	\$63.00	\$1,890.00
51.	7-09.5	8-Inch DI Pipe with Joint Restraints	227	LF	\$105.00	\$23,835.00	\$72.00	\$16,344.00	\$60.00	\$13,620.00	\$75.00	\$17,025.00	\$65.00	\$14,755.00
52.	7-09.5	4-Inch Small DI Fitting with Joint Restraints	9	EA	\$125.00	\$1,125.00	\$230.00	\$2,070.00	\$100.00	\$900.00	\$100.00	\$900.00	\$165.00	\$1,485.00
53.	7-09.5	8-Inch Small DI Fitting with Joint Restraints	8	EA	\$200.00	\$1,600.00	\$350.00	\$2,800.00	\$200.00	\$1,600.00	\$225.00	\$1,800.00	\$315.00	\$2,520.00
54.	7-09.5	8-Inch Large DI Fitting with Joint Restraints	4	EA	\$500.00	\$2,000.00	\$700.00	\$2,800.00	\$500.00	\$2,000.00	\$400.00	\$1,600.00	\$337.00	\$1,348.00
55.	7-09.5	Connect to Existing Main	2	EA	\$750.00	\$1,500.00	\$3,600.00	\$7,200.00	\$2,500.00	\$5,000.00	\$3,000.00	\$6,000.00	\$625.00	\$1,250.00
56.	7-09.5	Abandon Existing Water System	1	LS	\$500.00	\$500.00	\$5,000.00	\$5,000.00	\$1,800.00	\$1,800.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
57.	7-09.5	Thrust Block	4	EA	\$300.00	\$1,200.00	\$360.00	\$1,440.00	\$300.00	\$1,200.00	\$250.00	\$1,000.00	\$100.00	\$400.00
58.	7-09.5	Blowoff Assembly	1	EA	\$1,500.00	\$1,500.00	\$2,200.00	\$2,200.00	\$1,103.07	\$1,103.07	\$1,500.00	\$1,500.00	\$975.00	\$975.00
59.	7-12.5	Gate Valve 4 In.	2	EA	\$650.00	\$1,300.00	\$900.00	\$1,800.00	\$500.00	\$1,000.00	\$700.00	\$1,400.00	\$675.00	\$1,350.00
60.	7-12.5	Gate Valve 8 In.	6	EA	\$1,250.00	\$7,500.00	\$1,350.00	\$8,100.00	\$1,000.00	\$6,000.00	\$1,200.00	\$7,200.00	\$776.00	\$4,656.00
61.	7-12.5	Comb. Air Release/Air Vacuum Valve Assembly 2 In.	2	EA	\$2,500.00	\$5,000.00	\$4,000.00	\$8,000.00	\$1,700.00	\$3,400.00	\$4,000.00	\$8,000.00	\$3,000.00	\$6,000.00
62.	7-12.5	8" x 8" Hot Tap Assembly	1	EA	\$4,175.00	\$4,175.00	\$5,000.00	\$5,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$3,875.00	\$3,875.00
63.	7-14.5	Hydrant Assembly	2	EA	\$5,475.00	\$10,950.00	\$4,500.00	\$9,000.00	\$4,500.00	\$9,000.00	\$5,000.00	\$10,000.00	\$3,400.00	\$6,800.00
64.	7-15.5	Service Connection 1 In. Diam.	25	EA	\$1,000.00	\$25,000.00	\$1,500.00	\$37,500.00	\$1,200.00	\$30,000.00	\$1,500.00	\$37,500.00	\$975.00	\$24,375.00
65.	7-15.5	Private Service Connection	3	EA	\$1,000.00	\$3,000.00	\$1,000.00	\$3,000.00	\$1,000.00	\$3,000.00	\$4,000.00	\$12,000.00	\$1,200.00	\$3,600.00
66.	7-15.5	Sample Station, Complete	1	LS	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$3,500.00	\$3,500.00	\$3,000.00	\$3,000.00	\$1,812.00	\$1,812.00
						\$185,650.00		\$178,878.00		\$142,083.07		\$189,740.00		\$142,419.00
						\$15,594.60		\$15,025.75		\$11,934.98		\$15,938.16		\$11,963.20
						\$201,244.60		\$193,903.75		\$154,018.05		\$205,678.16		\$154,382.20
						\$584,050.10		\$699,186.75		\$499,365.80		\$670,563.16		\$547,056.20

ADDITIVE ALTERNATE 'A' - FULL DEPTH RECLAMATION														
Item No.	Spec	Item Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
A1.	2-03.5	Roadway Excavation Including Haul, Subgrade Preparation, Watering, and Compaction	-723	CY	\$15.00	-\$10,845.00	\$18.00	-\$13,014.00	\$17.00	-\$12,291.00	\$25.00	-\$18,075.00	\$23.00	-\$16,629.00
A2.	2-05.5	Full Depth Reclamation Base, 13 Inches Thick	2,002	SY	\$6.00	\$12,012.00	\$8.50	\$17,017.00	\$6.00	\$12,012.00	\$3.00	\$6,006.00	\$6.00	\$12,012.00
A3.	2-05.5	Portland Cement	64	TON	\$170.00	\$10,880.00	\$160.00	\$10,240.00	\$160.00	\$10,240.00	\$150.00	\$9,600.00	\$210.00	\$13,440.00
A4.	4-04.5	Crushed Surfacing Top Course	-556	CY	\$23.00	-\$12,788.00	\$30.00	-\$16,680.00	\$51.25	-\$28,495.00	\$60.00	-\$33,360.00	\$39.00	-\$21,684.00
						-\$741.00		-\$2,437.00		-\$18,534.00		-\$35,829.00		-\$12,861.00
						\$583,309.10		\$696,749.75		\$480,831.80		\$634,734.16		\$534,195.20

Tabs by: Brenda Howell
Tabs verified by: Cristy May

Attachment: S 8th Avenue Final Bid Tabs (Bid Award for S 8Th Avenue Improvement Project)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: February 28, 2019

ITEM: BUSINESS

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Rezoning Undeveloped Residential Low Density 6 Parcels

PREVIOUS COUNCIL ACTION TAKEN: Adoption of the Ridgefield Comprehensive Growth Management Plan and implementing zoning categories with Ordinance 1203 on February 25, 2018.

SUMMARY/BACKGROUND: City staff has been directed to review zoning for undeveloped parcels in the Ridgefield corporate boundary and re-designate parcels zoned Residential Low Density (RLD)-6 to either RLD-4 or RLD-8. The primary purpose is to ensure appropriately scaled residential development for Ridgefield in light of Growth Management Act requirements to plan for densities at an average of six dwelling units per acre.

The undeveloped parcels reviewed for this analysis range in size from .46 acres to 39.43 acres. Because our Ridgefield Mixed Use Development code allows densities up to 28 units per acre, and has been successful promoting mixed use development within the 45th and Pioneer sub-area plan and Ridgefield Junction sub-area plan it is appropriate to rezone currently undeveloped parcels zoned RLD-6 to RLD-4 and meet our targets for housing density, and to provide a variety of housing types by balancing the need for larger single family home lots with more dense residential products. The total undeveloped RLD-6 acreage is 228.48.

BUDGET/FINANCIAL IMPACTS: None.

RECOMMENDED ACTION OR MOTION:

Staff recommends Council adopt Ordinance No. 1283 by making the following motion:

“I move to adopt Ordinance No. 1283, as presented.”

STAFF CONTACT: Steve Stuart, City Manager

ATTACHMENTS: Undeveloped RLD-6 Land_Northeast_revised (PDF)
Undeveloped RLD-6 Land_Northwest (PDF)
Undeveloped RLD-6 Land_Southeast (PDF)
Undeveloped RLD-6 Land_Southwest (PDF)

ORDINANCE NO. 1283**AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON REZONING UNDEVELOPED RESIDENTIAL LOW DENSITY 6 PARCELS**

WHEREAS, the City of Ridgefield is located within Clark County, Washington, which is required to complete land use planning under the Revised Code of Washington Chapter 36.70A, Growth Management Act; and

WHEREAS, the City's Comprehensive Plan has indicated a desire for more medium density housing; and

WHEREAS, the City of Ridgefield has created a mix of densities and housing type to assure diverse housing opportunities; and,

WHEREAS, the City of Ridgefield has been successful promoting mixed use development within the 45th and Pioneer sub-area plan and Ridgefield Junction sub-area plan with more medium density housing to accommodate growth nearer to public services and commercial and employment as to meet Countywide Planning Policy targets for housing density; and

WHEREAS, the remaining undeveloped areas within the RLD-6 zones within the low density housing of the City are near lower density areas and environmentally sensitive areas; and

WHEREAS, rezoning of currently undeveloped parcels zoned RLD-6 to RLD-4 is appropriate to provide a variety of housing types by balancing the need for larger single family home lots with more dense residential products; and

WHEREAS, the City of Ridgefield seeks to reduce environmental impacts of denser housing types in certain environmentally sensitive or isolated areas; and

WHEREAS, rezoning these areas to RLD -4 is consistent with the City's Comprehensive Plan, more specifically HO-2 to achieve a mix of single family and multifamily development so that more dense development of townhomes and apartments balances with some large-lot, single family residences as well as a 25/75% split of housing stock between single and multi-family housing; and

WHEREAS, the City Council conducted a public hearing and the first reading on February 14, 2019;

NOW, THEREFORE, the City Council for the City of Ridgefield ordains as follows:

Section 1. Rezone attached/identified undeveloped areas within the low density residential land use designation from RLD-6 to RLD-4 zone and direct the City Manager to update the official zoning maps to reflect the zoning changes.

Section 2. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 4. Severability. If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance, or its application to or any other person or circumstance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection or portion thereof, irrespective of the fact that any one or more of the other portions be declared invalid or unconstitutional.

Section 5. Applicability. This ordinance shall be applied in the current city limits and City of Ridgefield Urban Growth Area (UGA) as adopted by the Ridgefield City Council.

Section 6. 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 28TH DAY OF FEBRUARY, 2019.

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

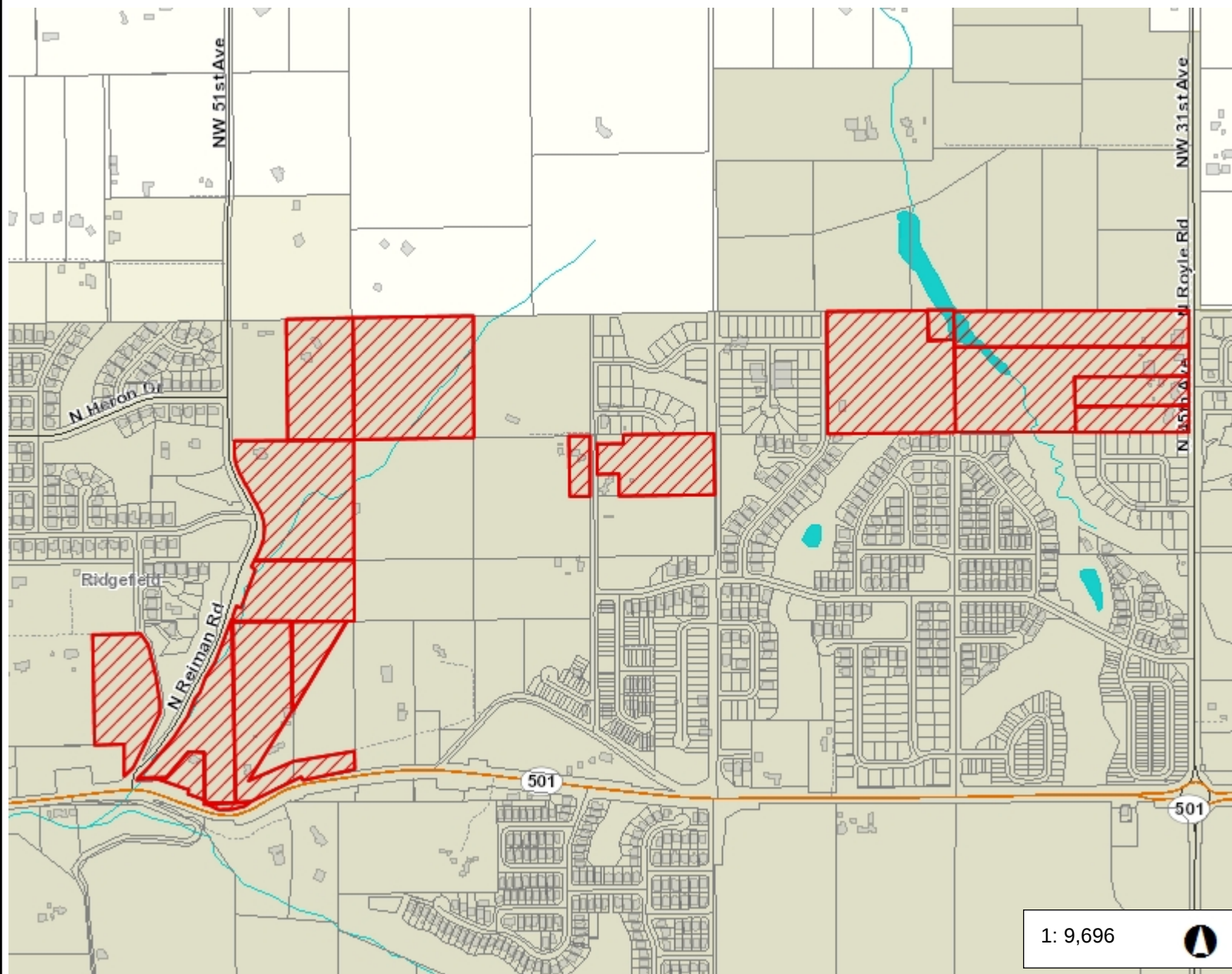
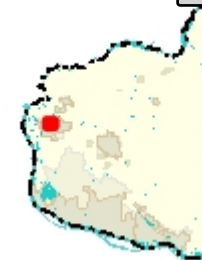
Janean Parker, City Attorney

First Reading: February 14, 2019
Second reading/Passage: February 28, 2019
Date of Publication: _____
Effective Date: _____



Undeveloped RLD-6 Land: Northeast

7.4.a



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

1,616.1 0 808.03 1,616.1 Feet

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

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

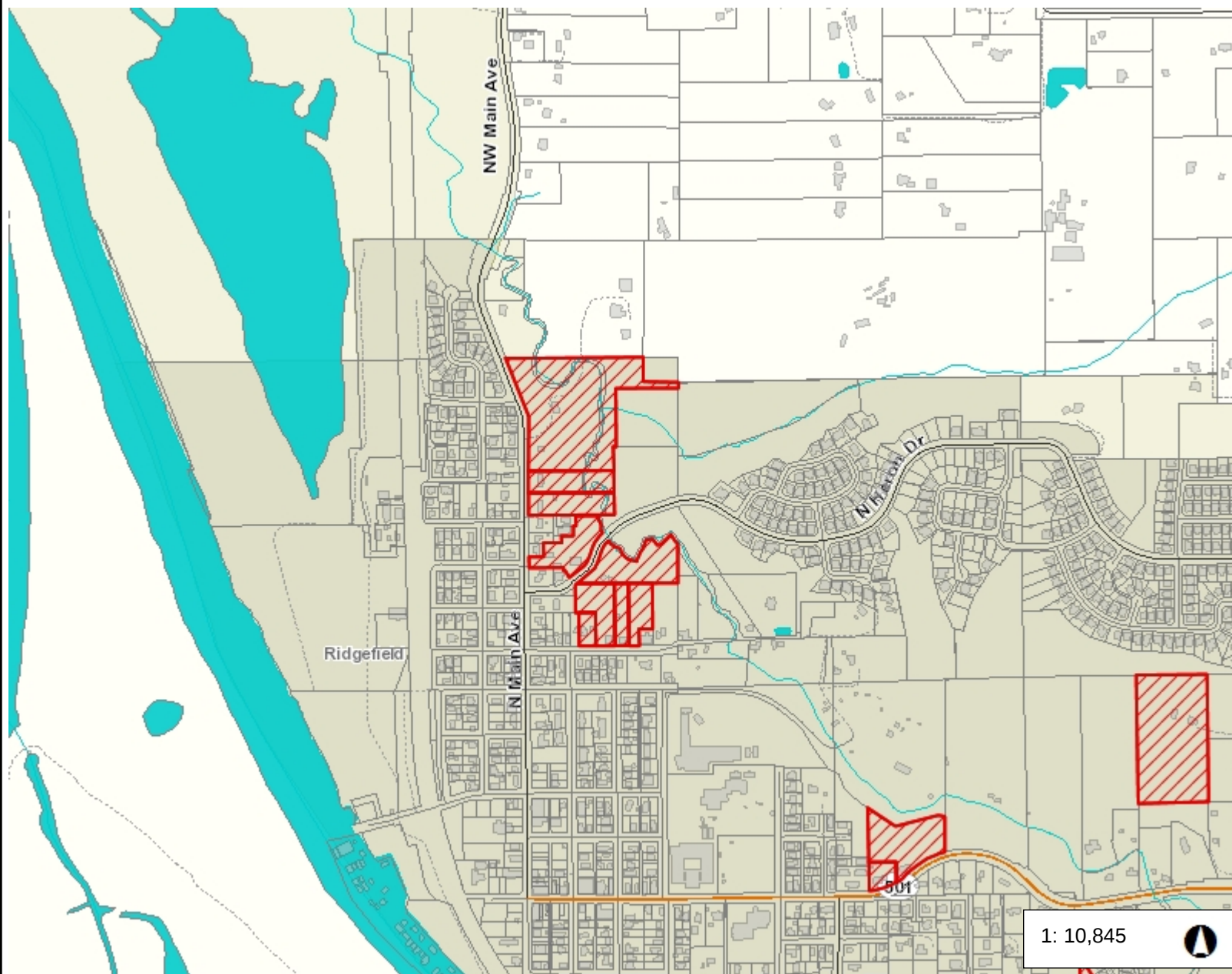
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Attachment: Undeveloped RLD-6 Land_Northeast_revised (Area Wide Rezone of Undeveloped RLD 6



Undeveloped RLD-6 Land: Northwest

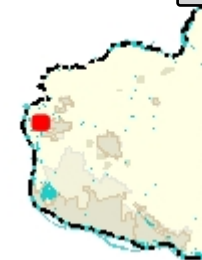


1,807.6 0 903.78 1,807.6 Feet

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

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7.4.b



Legend

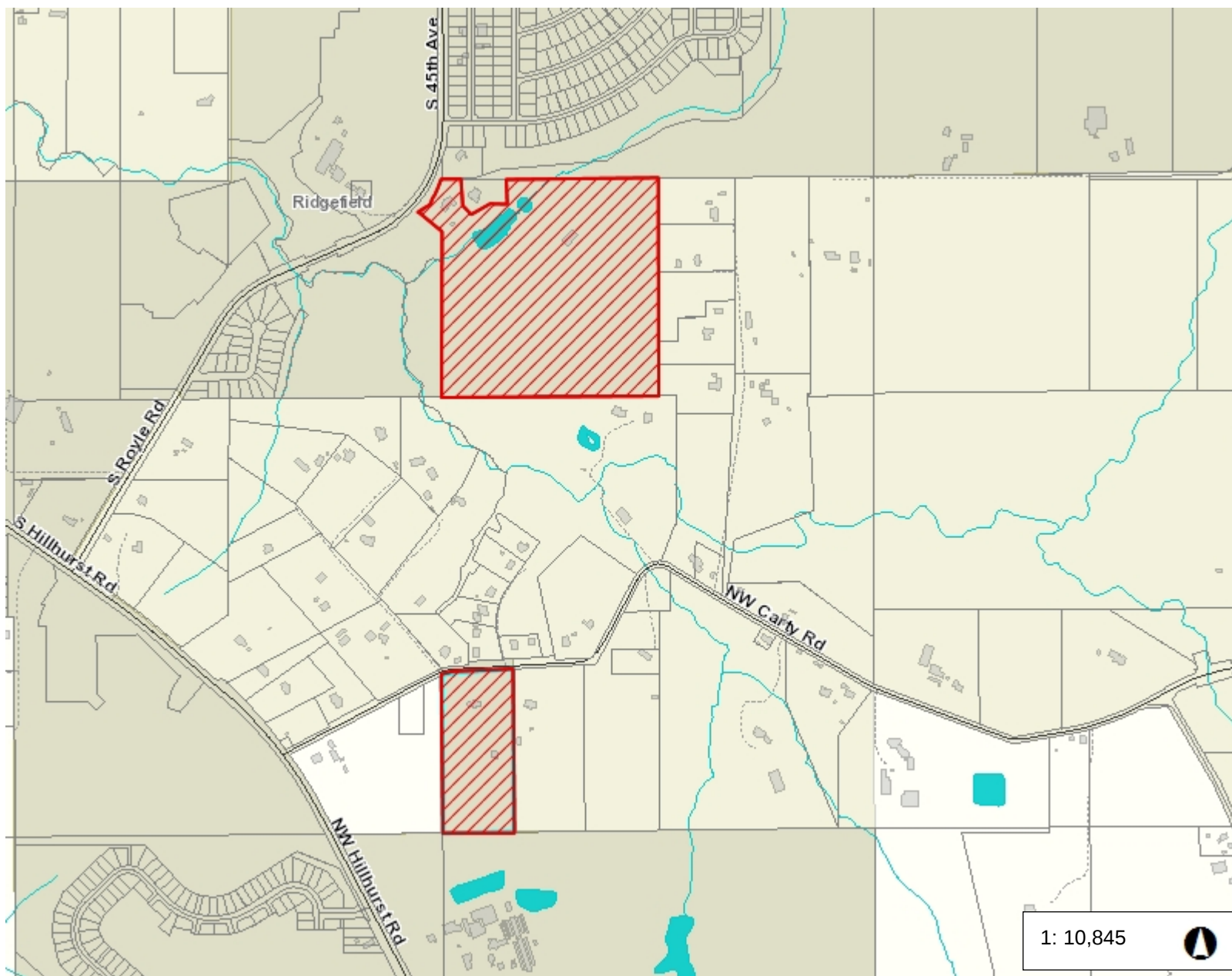
- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

Attachment: Undeveloped RLD-6 Land _Northwest (Area Wide Rezone of Undeveloped RLD 6 Parcels)



Undeveloped RLD-6 Land: Southeast



1,807.6 0 903.78 1,807.6 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
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7.4.c



Legend

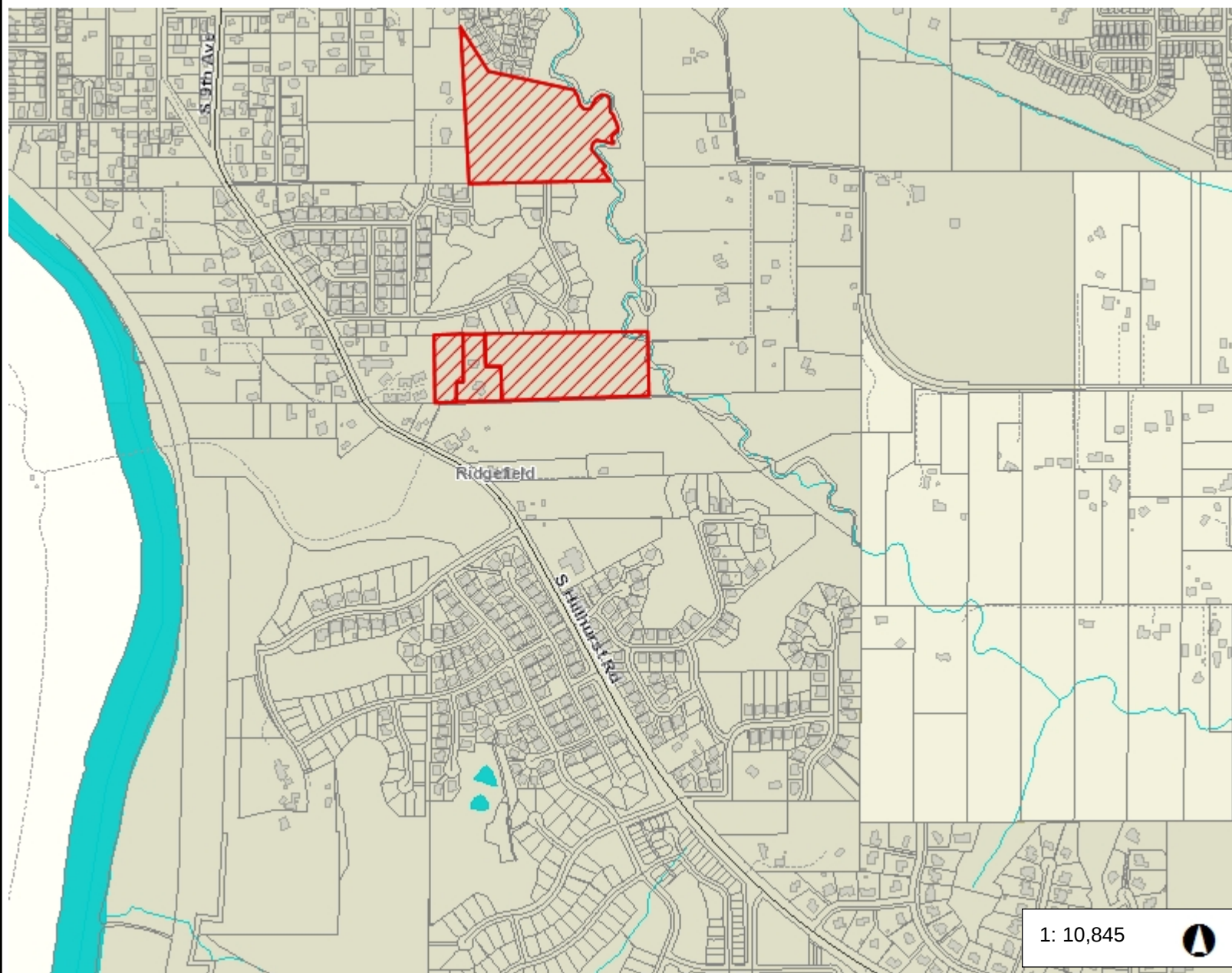
- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

Attachment: Undeveloped RLD-6 Land_Southeast (Area Wide Rezone of Undeveloped RLD 6 Parcels)



Undeveloped RLD-6 Land: Southwest

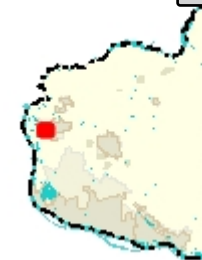


1,807.6 0 903.78 1,807.6Feet

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

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7.4.d



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

Attachment: Undeveloped RLD-6 Land _Southwest (Area Wide Rezone of Undeveloped RLD 6 Parcels)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: February 28, 2019

ITEM: BUSINESS

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Amending Chapter 14.03.050 of the Ridgefield Municipal Code Related to Residential Automatic Fire Sprinkler Systems

PREVIOUS COUNCIL ACTION TAKEN: N/A

SUMMARY/BACKGROUND:

RCW 19.27.030 contains statutory provisions for the adoption of the State Building Codes, which are inclusive of the International Building, Residential, Mechanical, and Fire Codes. RMC 14.03 adopts by reference all of those codes. Amendments to the adopted Fire Code exist in RMC 14.03.050.

Appendix V to the State Building Code requires an approved automatic fire sprinkler system be installed in new one-family and two-family dwellings and townhouses, with reference to the standards as set forth in Appendix Q to the State Building Code. The provisions within Appendix V are not mandatory, unless specifically referenced in an adopting ordinance.

A longstanding priority of the City Council has been to assure growth in Ridgefield is of a high quality. A critical success measure identified in the 2018 City Council Retreat was to “frame the growth in Ridgefield as ‘growth done well/right’ to differentiate from growth in other jurisdictions”. Direction has been given to Staff to continuously look for ways to meet that measure and continue enhancing the quality of new development in Ridgefield. Those measures have included architectural design standards for all new development, parks and open space set-asides for new subdivisions, incentives for green building and visitability measures, and other measures seeking to create better quality communities.

A measure which has been associated with creating higher quality, safer communities, in nearby jurisdictions is the requirement for life-saving automatic fire sprinkler systems in every new dwelling unit. Currently, Ridgefield requires automatic fire sprinkler systems in residences over 5,000 square feet in size, and in residences with lower fire flow potential such as those on flag lots. The proposed ordinance would extend that requirement to all new dwelling units.

BUDGET/FINANCIAL IMPACTS: None

RECOMMENDED ACTION OR MOTION:

Staff recommends Council adopt Ordinance No. 1287 by making the following motion:

“I move to adopt Ordinance No. 1287, as presented.”

STAFF CONTACT: Steve Stuart, City Manager

ATTACHMENTS: 2_14_19_Sprinklers_Staff_Report (PDF)

ORDINANCE NO. 1287**AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING CHAPTER 14.03.050 OF THE RIDGEFIELD MUNICIPAL CODE RELATED TO RESIDENTIAL AUTOMATIC FIRE SPRINKLER SYSTEMS**

WHEREAS, the City of Ridgefield is located within Clark County, Washington, which is required to complete land use planning under the Revised Code of Washington Chapter 36.70A, Growth Management Act; and,

WHEREAS, the City Council has adopted the 2015 edition of the International Residential Code as codified in the STATE BUILDING CODE ADOPTION AND AMENDMENT OF THE 2015 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (WAC Ch. 51-51) ("State Building Code"); and

WHEREAS, Appendix V to the State Building Code, requires an approved automatic fire sprinkler system be installed in new one-family and two-family dwellings and townhouses, with reference to the standards as set forth in Appendix Q to the State Building Code; and

WHEREAS, the provisions within Appendix V as noted herein are not mandatory, unless specifically referenced in an adopting ordinance; and

WHEREAS, the City of Ridgefield has made it a priority to assure all new developments are built in a manner which produces high-quality, safe neighborhoods; and

WHEREAS, the City of Ridgefield seeks to reduce or eliminate the risk of life and property loss from hostile fire in residential occupancies; and

WHEREAS, the City of Ridgefield seeks to reduce negative environmental impacts from hostile fire; and

WHEREAS, the City of Ridgefield has made a community risk management decision at the local level to efficiently and effectively manage fire suppression resources by including built-in technology in all new residential occupancies; and

WHEREAS, viable escape times have dramatically dropped, demand on public fire resources has increased, and emergency response time has increased; and

WHEREAS, modern fire sprinkler technology is a component of a reliable life safety strategy; and

WHEREAS, the City of Ridgefield has identified the long-range strategy to contain hostile fire to one room of a structure, and has determined that the installation of fire sprinkler systems are the most effective and economical means to accomplish that goal; and

WHEREAS, the City of Ridgefield has previously adopted fire codes that require the installation of approved automatic fire sprinklers in townhome construction and select single family residential construction; and

WHEREAS, adoption of Appendix V to the State Building Code shall apply only to new construction and shall not require the retrofitting of any existing dwellings; and

WHEREAS, the Council of the City of Ridgefield desires to exempt the installation of approved fire sprinkler systems in any mobile home or manufactured home and require the terms of Appendix V to apply to new construction of accessory dwelling units; and

WHEREAS, notification of the adoption of Appendix V by the City of Ridgefield is required to be sent to the State Building Code Council and Clark County Fire and Rescue Fire is hereby directed to provide said notification; and

WHEREAS, the Council of the City of Ridgefield recognizes the benefits of this ordinance and concurs in its adoption.

NOW, THEREFORE, the City Council for the City of Ridgefield ordains as follows:

Section 1. Amending RMC 14.03.050. That Ridgefield Municipal Code 14.03.050 is hereby amended as follows:

Section 903 – AUTOMATIC SPRINKLER SYSTEMS

903.2 Where required. In all new buildings ~~containing a total floor area, above or below grade, exceeding 5,000 square feet, and additions that result in a total building area of 5,000 square feet or greater,~~ and in all conversions when the occupancy class of the converted building moves to a higher classification based on the adopted edition of the Washington State Building Code. This requirement shall not apply to covered play areas or similar buildings where no equipment is stored.

Section 2. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 4. Severability. If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance, or its application to or any other person or circumstance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection or portion thereof, irrespective of the fact that any one or more of the other portions be declared invalid or unconstitutional.

Section 5. Applicability. This ordinance shall be applied in the current city limits and City of Ridgefield Urban Growth Area (UGA) as adopted by the Ridgefield City Council.

Section 6. 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 28TH DAY OF FEBRUARY, 2019.

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading:	February 14, 2019
Second reading/Passage:	February 28, 2019
Date of Publication:	_____
Effective Date:	_____

Exhibit A:
Amendments of Ridgefield Municipal Code, Title 14.03.050 – International Fire Code –
Amendments.

CHAPTER 9

FIRE PROTECTION SYSTEMS

SECTION 901

GENERAL

Subsections 901.3.1 Approval by Fire Marshal, 901.3.1.1 Fire Sprinkler Plan Requirements, 901.3.1.2 Building Permits Issued Contingent Upon Installation of Sprinkler System, 901.3.1.2.1 Fire sprinkler permit issuance required prior to framing inspection and 901.3.1.3 Testing of Sprinkler System Required are hereby proposed to be added as new Subsections to Section 901 General, as follows:

901.3.1 Approval by fire marshal. No automatic fire sprinkler system required or allowed by this chapter shall be installed without prior approval of the plans for installation, testing and maintenance of the system by the Fire Marshal or his designee.

901.3.1.1 Fire sprinkler plan requirements. All fire sprinkler plans submitted for review by the Fire Marshal shall bear a review certification in accordance with Fire Marshal written standards and as per WAC 212-80 State Fire Marshal Requirements. Submitted plans shall be accompanied by sufficient necessary documentation to verify compliance with WAC 212-80-130.

901.3.1.2 Building permits issued contingent upon installation of sprinkler system. Building permits shall be issued contingent upon the installation of a sprinkler system in accordance with these standards.

901.3.1.2.1 Fire sprinkler permit issuance required prior to framing inspection. A permit for the installation of an automatic sprinkler system shall be obtained prior to the framing inspection.

901.3.1.3 Testing of sprinkler system required. No residential construction for which an automatic fire sprinkler system is allowed or required by this chapter shall be occupied until testing of the automatic fire sprinkler system has been approved by the Fire Marshal or his designee.

SECTION 902

DEFINITIONS

Subsection 902.1 Definitions is hereby proposed to be amended by revising the text and by including two additional definitions, as follows:

902.1 Definitions. The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein. The following terms, phrases and words shall be included as part of [Chapter 9](#) of the 2009 International Fire Code.

ADDITION. An extension in floor area or height of a building or structure.

AUTOMATIC FIRE SPRINKLER SYSTEM. As used herein, an automatic fire sprinkler system is defined as an integrated system of underground and/or overhead piping beginning at the connection to the primary water supply, whether public or private, that conveys water with or without other agents to dispersal openings or devices to extinguish, control, or contain fire or other products of combustion; said system complying in all respects with the requirements for such systems contained in the standards issued by the National Fire Protection Association (NFPA).

SECTION 903 AUTOMATIC SPRINKLER SYSTEMS

Subsection 903.1 Automatic Sprinkler Systems is hereby proposed to be amended by revising the text, as follows:

903.1 General. An automatic sprinkler system shall be installed and maintained in operable condition in occupancies, structures, and locations as set forth in this chapter.

Subsection 903.2 Where Required is hereby proposed to be amended by revising the text, as follows:

903.2 Where required. In all new buildings ~~containing a total floor area, above or below grade, exceeding 5,000 square feet, and additions that result in a total building area of 5,000 square feet or greater,~~ and in all conversions when the occupancy class of the converted building moves to a higher classification based on the adopted edition of the Washington State Building Code. This requirement shall not apply to covered play areas or similar buildings where no equipment is stored.

Subsections 903.2.13 Occupancies Where Persons with Reduced Abilities are Housed, 903.2.13.1 Applicability are hereby proposed to be added as new Subsections to Section 903 Automatic Sprinkler Systems, as follows:

903.2.13 Occupancies where persons with reduced abilities are housed. Sprinkler systems are required in all occupancies where persons with reduced ambulatory abilities are housed on a commercial basis.

903.2.13.1 Applicability. This section applies to elder care facilities, boarding houses for the handicapped and other enterprises where persons with reduced mobility are commercially housed.

Subsection 903.2.14 Occupancies with Limited Fire Flow or Access is hereby proposed to be added as a new Subsection to Section 903 Automatic Sprinkler Systems, as follows:

903.2.14 Occupancies with limited fire flow or access. As determined by the Fire Marshal or Clark County Fire & Rescue District, automatic sprinkler systems may be required in all occupancies with limited fire flow or access such as flag-lots, substandard road widths, private bridges, private roads and roads of 12% grade or greater.

Subsection 903.3.1.2.1 Balconies and Decks is hereby proposed to be deleted and replaced by adding a new Subsection 903.3.1.2.1 Group R [Division 1](#) Occupancies may have up to Six Units Supplied by Domestic Water to Section 903 Automatic Sprinkler Systems, as follows:

903.3.1.2.1 Group R [Division 1](#) occupancies may have up to six units supplied by domestic water. Group R [Division 1](#) occupancies may have up to six (6) units supplied by domestic water, provided the domestic water supply is of adequate pressure, capacity and sizing for the combined domestic and sprinkler requirements.

Subsection 903.3.1.3.1 Fire Sprinkler Piping for Group R [Division 3](#) Occupancies Shall Connect to the Domestic Supply After the Meter and After the Main Shutoff Valve is hereby proposed to be added as a new Subsection to Section 903 Automatic Sprinkler Systems, as follows:

903.3.1.3.1 Fire sprinkler piping for Group R [Division 3](#) occupancies shall connect to the domestic supply after the meter and after the main shutoff valve. For Group R [Division 3](#) occupancies fire sprinkler piping shall connect to the domestic supply after the meter and after the main shutoff valve. Other than the combined shutoff valve, there shall be no valve for any purpose between the water meter and the sprinkler head connection.

Subsection 903.3.1.4 Fire-extinguishing Systems shall comply with UBC Standards is hereby proposed to be added as a new Subsection to Section 903 Automatic Sprinkler Systems, as follows:

903.3.1.4 Fire-extinguishing systems shall comply with UBC standards. Fire-extinguishing systems shall comply with UBC Standards Nos. 38-1 (Installation of Sprinkler Systems), 38-2 (Installation of sprinkler Systems in Group R Occupancies), 38-3 (Standpipe Systems in Buildings 4 Stories or Less), applicable National Fire Protection Association Standards, and Fire District written standards.

Subsection 903.3.2.1 U.L. Listed Quick-Response Sprinkler Heads is hereby proposed to be added as a new Subsection to Section 903 Automatic Sprinkler Systems, as follows:

903.3.2.1 U.L. listed quick-response sprinkler heads. All sprinkler systems connected to the domestic water supply must use U.L. listed quick response sprinkler heads with small orifices for low water discharge.

Subsection 903.4.4 Sprinkler System Indicating Valves is hereby proposed to be added as new Subsection to Section 903 Automatic Sprinkler Systems, as follows:

903.4.4 Sprinkler system indicating valves. Sprinkler system indicating valves for sprinkler systems installed in other than one- or two-family dwellings and small systems consisting of fewer than 100 heads shall be wall or post-indicating valves unless the control valves are located in a room with direct access to the exterior of the building and within five feet of the sprinkler riser. Where direct access to the building exterior is provided in lieu of wall or post-indicating valves, the exterior of the access door shall be clearly labeled with a sign (or other approved means) consisting of letters not less than 6 inches in height with a $\frac{3}{4}$ inch stroke on a contrasting background stating "SPRINKLER CONTROL VALVES". Such access door shall normally be locked, but shall be openable from the outside utilizing keys for the locking mechanism, which shall be located in a security box meeting the requirements of Section 506.

SECTION 912 FIRE DEPARTMENT CONNECTIONS

Subsections 912.2.1.1 Location Outside Of Collapse Zone, 912.2.3 Hydrant Required and 912.2.3.1 Area Not to be Blocked are hereby proposed to be added as new Subsections to Section 912 Fire Department Connections, as follows:

912.2.1.1 Location outside of collapse zone. The fire department connection shall be located remote from the building and outside of the building collapse zone. This area should be clearly marked "FIRE LANE NO PARKING".

912.2.3 Hydrant required. A fire hydrant shall be located within 40 feet of all required and approved fire department connections unless specifically exempted by the Fire Marshal or Clark County Fire & Rescue District.

912.2.3.1 Area not to be blocked. No building access road may be blocked by fire hose while making the fire department connection.

Staff Report



To: Steve Stuart, Ridgefield City Manager
From: Michael J. Jackson, Division Chief / Fire Marshal
Date: 2/6/2019
Re: Residential Fire Sprinkler Ordinance - Council Consideration

Purpose:

The purpose of this proposed ordinance is to establish proven, reasonable safeguards to protect citizens of Ridgefield from the devastating effects of fire. The proposed ordinance would undoubtedly save lives and property from fire loss, while helping to reduce the strain on limited emergency response resources when fires occur.

Background: The Fire Problem and Fire Sprinklers:

➤ **Fire Problem-**

Locally: As our community grows, response to all emergencies are increasing each year. In 2018, Clark County Fire & Rescue responded to 4182 emergencies, including 203 fires. This represents an increase of over 10% from the previous year. Residential fires in 2018 in the Ridgefield area resulted in one fatality and at least one serious injury. The 2018 fire injuries and the death in our district, would have undoubtedly been prevented if fire sprinklers were present at those incidents.

Nationally: Annually there are about ½ Million structure fires in the US. In 2017, these fires resulted in 3400 deaths. Deaths from structure fires account for more than 6 times the annual number of deaths in US from all natural disasters combined. 72% of structure fires occur in the home and 77% of fire deaths occur in the home, making home fires a key area of focus to improve safety of our citizens.

*Source: National Fire Protection Association - www.nfpa.org & National Weather Service www.nws.noaa.gov

➤ **Fire Sprinklers-**

- Sprinklers were present in only 10% of reported structure fires and only 7% of home fires in 2010-2014
- Civilian death rates per 1,000 reported home fires are 81% lower in homes with fire sprinklers
- In 3 of every 5 incidents in which sprinklers failed to operate, the system had been shut off (this issue is mostly eliminated with current residential system designs)
- Firefighter injury rates are 477% higher in home fires where no sprinklers are present
- Fire sprinklers in Ridgefield and Woodland were responsible for controlling 2 fires in 2018 with no injuries and minimal damage. Without sprinklers, the damage at each fire would have been in the hundreds of thousands of dollars and could have resulted in a loss of life or serious injury.
- Sprinklers control fire spread and damage to adjoining and nearby structures.

*Source: National Fire Protection Association - www.nfpa.org and CCF&R Response Records

February 6, 2019

➤ **Fire Sprinkler Costs-**

- On average, new home fire sprinkler systems cost about \$1.35 per square foot. (aprox. \$2,025 for a 1500 SF home / \$4,050 for a 3000 SF home) This is comparable to many common carpet or flooring upgrades.
- Many insurance companies offer discount for homeowner insurance in sprinklered homes. (varies by company)
- Residential fire sprinklers do not require on-going or annual inspections or maintenance and have virtually no associated maintenance cost unless a fire occurs.

*source: local sprinkler providers, Home Fire Sprinkler Coalition: homefiresprinkler.org

➤ **Myths and Misunderstandings-**

- *False: If one goes off, they all go off (sprinklers operate independently and only the closest to the fire will activate).*
- *False: Sprinklers will leak (sprinkler mishaps are generally less likely and less severe than home plumbing system problems)*
- *False: Water damage from sprinklers is worse than fire damage (a sprinkler flows 10-26 gallons of water per minute. Fire Department hose streams flow 100-200 gallons per minute. Property loss in a sprinklered home fire is a small fraction of the typical loss in an unsprinklered home fire.)*
- *False: Sprinklers will freeze in the winter. (the installation standard provides guidance for insulation and protection from cold)*
- *False: Sprinklers aren't needed if I have smoke alarms. (unlike alarms, sprinklers detect the fire and control it, saving lives and property)*

*some information from the Home Fire Sprinkler Coalition: homefiresprinkler.org

➤ **Fire District and Community Impacts of Fire Sprinkler Legislation-**

- Direct, positive impact on our key mission to protect life and property
- Smaller response and fewer resources are needed at fires in sprinklered homes
 - Less strain on a system with limited resources spread over a large area (1-2 fire units for a fire in sprinklered home vs. 6-12 units in a non-sprinklered home)
 - Leaves resources available to respond to other emergencies
- Substantially less risk of firefighter injury and death in sprinklered buildings
- Potential for improved insurance ratings and decreased insurance costs
- Positions our community as a progressive leader with improved community safety and quality of life
- Sound risk management and peace of mind for the community

February 6, 2019

Conclusion:

Fire sprinklers offer the most effective and efficient protection from the devastating impacts of fire. Simply put, fire sprinklers save lives and property for minimal relative cost. Clark County Fire & Rescue applauds the leadership of the Ridgefield City Council for considering the single most effective step they can take to protect our citizens from the devastating effects of fire. We look forward to working closely with you to make Ridgefield a model community for fire safety and sound risk management.

Recommendation:

Clark County Fire & Rescue recommends the adoption of a fire sprinkler ordinance to address the significant, yet largely preventable, deaths, injuries, and destruction of property from fire in our community. Adoption of a fire sprinkler ordinance will have a significant, positive impact on our strained resources along with the safety of our responders. We look forward to working with City Staff on a comprehensive program for education and implementation of home fire sprinklers in our City of Ridgefield.



FACT SHEET » RESEARCH

Sprinklers in Reported U.S. Home Fires During 2010 to 2014

Some type of sprinkler was present in an estimated total of 24,440 (7%) reported home structure fires during 2010 to 2014. These fires caused an average of 35 (1%) civilian deaths, 616 (5%) civilian injuries, and \$198 million (3%) in direct property damage per year. Homes include one- or two-family homes and apartments or other multi-family homes. Properties under construction were excluded from the analysis.

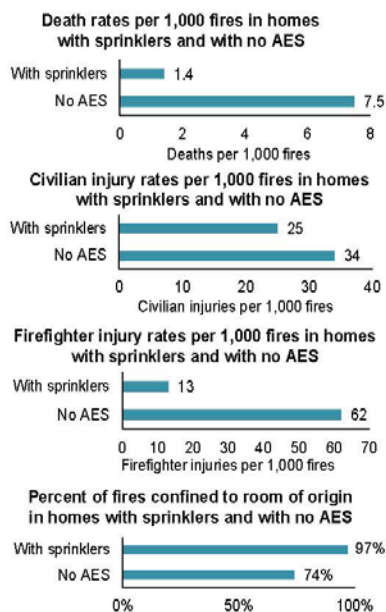
Sprinkler Presence

Automatic extinguishing systems (AES) are designed to control fires until the fire department arrives. Sprinklers are a type of AES that uses water to control fires. Other types of AES use something other than water.

According to the 2011 American Housing Survey, 5% of all occupied housing units had sprinklers. Buildings with more housing units were more likely to have sprinklers. Almost one-third (31%) of units in buildings with 50 or more units were sprinklered.

Wet pipe sprinklers accounted for 89% of the sprinklers in reported home fires, dry pipe systems accounted for 9%, and other types of sprinklers accounted for 2%.

Impact of Sprinklers



The civilian death rate of 1.4 per 1,000 reported fires was 81% lower in homes with sprinklers than in homes with no AES.

The civilian injury rate of 25 per 1,000 reported fires was 31% lower in homes with sprinklers than in homes with no AES. Many of the injuries occurred in fires that were too small to activate the sprinkler or in the first moments of a fire before the sprinkler operated.

The average firefighter injury rate of 13 per 1,000 reported home fires was 79% lower where sprinklers were present than in fires with no AES.

Where sprinklers were present, flame damage was confined to the room of origin in 97% of fires compared to 74% of fires without AES.



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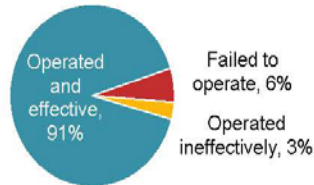
© 2017 National Fire Protection Association / July 2017



FACT SHEET » RESEARCH *(continued)*

Sprinkler Operation and Effectiveness

Sprinkler operation and effectiveness in home fires



Sprinklers operated in 94% of home fires in which sprinklers were present and the fire was considered large enough to activate them.

- ▶ They were effective at controlling the fire in 96% of fires in which they operated.
- ▶ Sprinklers operated effectively in 91% of the fires large enough to activate them.

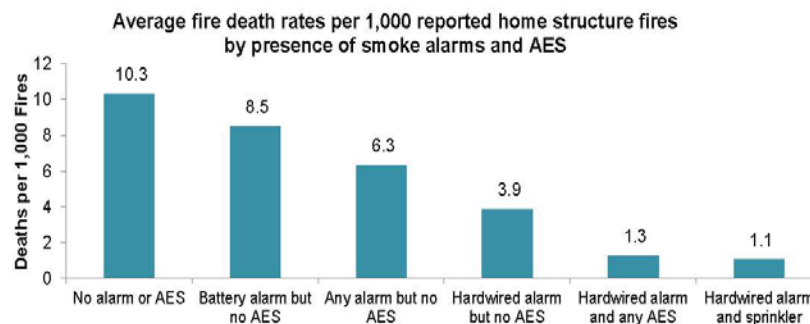
Only one sprinkler head operated in 88% of home fires with operating sprinklers. In 98% of fires with operating sprinklers, five or fewer sprinkler heads operated.

In three out of five (62%) of fires in which sprinklers failed to operate, the system was shut off.

Combined Impact of Smoke Alarms and Sprinklers

The lowest home fire death rate per 1,000 reported fires is found in homes with sprinkler systems and hardwired smoke alarms. Compared to reported home fires with no smoke alarms or AES, the death rate per 1,000 reported fires was as follows:

- ▶ 18% lower where battery-powered smoke alarms were present but AES were not
- ▶ 39% lower where smoke alarms with any power source were present but AES were not
- ▶ 62% lower where hardwired smoke alarms were present but AES were not
- ▶ 88% lower where hardwired smoke alarms and any AES were present
- ▶ 90% lower where sprinklers and hardwired smoke alarms were present



Source: *U.S. Experience with Sprinklers*, National Fire Protection Association report, 2017.

Source: NFPA Research: www.nfpa.org/research
Contact information: 617-984-7451 or research@nfpa.org



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CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: February 28, 2019

ITEM: BUSINESS

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Wa Amending the Requirements and Conditions for Obtaining a Special Events Permit or Agreement for Use of City Parks and Facilities

PREVIOUS COUNCIL ACTION TAKEN: Ordinance No. 950 – Special Events (2007); Ordinance No. 1116 – Agreements for Use of Park Property & Facilities (2012)

SUMMARY/BACKGROUND: With the addition of new City parks and the increased demand for the use of City parks for private and public events, clarification is necessary in the City ordinance regarding Special Events Permits and use of park property and facilities. Chapter 5.40, Special Events, should be updated to:

1. Clarify the timeline for filing a special event permit. Under the revised ordinance, applications must be submitted a minimum of sixty days and not more than one year prior to the event.
2. Outline priorities for scheduling of special events. Priorities for scheduling events will be given to the City, City partners, and annual or semi-annual events.
3. Identify the conditions for receipt of a special event permit. The conditions clarify safety requirements, necessary permits from other public agencies and traffic circulation requirements.
4. Identify the city official(s) who has authority to issue a special event permit. The City manager or designee has authority to issue, deny or revoke an application.

Chapter 8.18.050, Agreements for use of park property and facilities, should be updated to provide for three types of permits:

1. Conducting business. "Business" is defined as sale of goods or services. This type of permit can be issued for up to one year. The most common application is anticipated to be a food cart.
2. Concessions agreements. A concessions agreement may be recommended to City Council for the exclusive right to provide a service in a City park or facility. The most common agreement would be refreshments in connection with sporting events.
3. Temporary Park & Facility Use Permit. This type of permit would be issued for a special event in a City park, for the reserved use of a park or facility, or for an activity in a city park or facility that may expose the City to increased liability. This type of permit may be issued for a maximum of four days. A common application would be to reserve the use of Bennett Kitchen at Abrams Park, to hold a special event at Overlook Park, or to install an inflatable ride or structure.

City staff has developed a specific procedure and application for implementation of each

type of permit. The information and application forms will be available on the City's website, and in hard copy at City Hall. City Staff has also created two brochures to be distributed with the permit applications that describe the application process, permit conditions and park regulations.

BUDGET/FINANCIAL IMPACTS: None

RECOMMENDED ACTION OR MOTION:

Staff recommends Council adopt Ordinance No. 1288 by making the following motion:

“I move to adopt Ordinance No. 1288, as presented.”

STAFF CONTACT: Lee Knottnerus, Deputy City Manager

ATTACHMENTS: Agreements to Use City Parks (PDF)
Chapter 5.Special Events_ (PDF)

ORDINANCE NO. 1288

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WA AMENDING THE REQUIREMENTS AND CONDITIONS FOR OBTAINING A SPECIAL EVENTS PERMIT OR AGREEMENT FOR USE OF CITY PARKS AND FACILITIES

WHEREAS, it is the policy of the City of Ridgefield to recognize the substantial community benefits that result from special events; and

WHEREAS, these events enhance cultural enrichment, promote economic vitality and enhance community identity and pride; and

WHEREAS, it is the City's goal to provide for health, welfare and safety of the general public; and

WHEREAS, it is necessary to regulate events on the public rights-of-way, public property of the city, and the delivery of government services;

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

Section 1. **Public Interest.** The Ridgefield City Council finds it to be in the best interests of the health and safety of the public to prescribe and enforce uniform standards for use of City Parks, public rights-of-way, and public property of the City.

Section 2. **Amending RMC Chapters 5.40 and 8.18.050.** Ridgefield Municipal Code Chapters 5.40, Special Events and 8.18.050, Agreements for Use of Park Property and Facilities, are amended as set forth herein.

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

Section 4. **Severability.** If any 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.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 28TH DAY OF FEBRUARY, 2019.

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading: February 14, 2019
Second reading/Passage: February 28, 2019
Date of Publication:
Effective Date:

8.18 – Park Rules and Regulations

8.18.050 Agreements for use of park property and facilities.

- A. The city will honor all existing agreements with organizations that are on file with the city until such time that these agreements expire.
- B. All current or future uses of park property and park facilities shall enter into an agreement with the city with such agreements to be maintained on file at the city ~~of Ridgefield City Hall under the supervision of the city clerk or his or her designee.~~
- C. All agreements shall be prepared and maintained in accordance with the following procedures:
 - 1. For existing private structures not currently covered by an existing agreement maintained and operated on park property, an annual agreement shall be required and shall be renewed at the beginning of each calendar year subject to review and approval by the city council or its designee.
 - 2. For new structures located on park property, an agreement for use of the park property shall be required and shall not exceed a maximum of five years, except that for investments in park property and/or structures in excess of fifty thousand dollars, as approved by city council, may be authorized for a longer term lease. Any structures located on park property not covered under a longer-term agreement shall be required to conform to subsection C1 of this section.
 - 3. Costs for use of a park and/or facilities shall be determined by the city council.

D. Conducting Business in City Parks and Plazas. No one shall conduct any business in a city park or on any city plaza except as is provided in this chapter. "Business" means and includes any activity which involves sale of any goods or services, whether conducted for profit or not, and regardless of by whom conducted.

- 1. Anyone desiring to conduct any business in any city park or on any city plaza shall apply to the city for a permit to do so.
- 2. The form of application for a permit provided in section D1 shall require the following information, and such additional information as is found by staff to be necessary:
 - (i) A copy of a current city business license.
 - (ii) Type of any items to be sold;
 - (iii) Description of how business will be conducted and a drawing of any vehicle or stand from which good will be sold;
 - (iv) A statement signed by the applicant agreeing to hold harmless the city and its officers and employees from any claims for injuries or damages alleged by any person to have been caused by such activity;
 - (v) If goods are to be sold from any stand or cart, proof of insurance in the amount of -- to cover claims for injury or damages suffered or alleged to have been suffered by any person as a result of such activity, which insurance policy shall name the city as an additional insured and shall provide it cannot be cancelled except after ten days' written notice to the city; and
 - (vi) Proof of application for all permits required by other public agencies such as the Health District.
- 3. No permit shall be issued if it is found that its issuance would interfere with safe use by the public of any park or plaza property, and the city may limit the number of any permits at any

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given park or plaza if it finds that such limitation is necessary to protect the public health and safety.

4. Any permit shall be conditioned as to hours of permitted operation and as to requirements found necessary, and such permit may be conditioned that it shall not be valid during any designated special event under Chapter 5.40.
5. A permit shall be valid for one year from date of issue, and may be renewed upon application, unless it is found that the permittee has failed to conform to the terms of the RMC or to the terms and conditions under which it was issued, or unless it is found that such permit is inconsistent with the public safety or public use of the park or plaza.
6. All permits issued under this chapter shall be nontransferable and may be used only by the permittee.

D.

E. Concession agreements. In addition to the permits provided for in this section, the city may recommend "concession agreements" to city council. Such agreements may be with any person or profit or nonprofit organization for the conduct of a business in a city park or on a city plaza. For the purposes of this chapter, a "concession agreement" is an instrument by which the city and the person or profit or nonprofit organization agree that the person or organization shall provide a given service for the public at a park or plaza, or at a specified area in such park or plaza, or at more than one park or plaza, and shall have the exclusive right to do so.

1. Prior to entering into any concession agreement, the city shall have determined that the public should and can best be served by a single purveyor.
2. Concession agreements may be entered into by city staff for provision of refreshments by profit or nonprofit organizations in connection with sports events which such organization conducts in any city park.
3. Any concession agreement may be revoked in the manner provided for revocation of permits by section 8.18.050(I).

F. Temporary Park and Facility Use Permits. A temporary Park and Facility Use permit is required for all special events as defined in RMC 5.40 regardless of the number of attendees; or for the reserved use of a park building or structure; and/or for activities within a park or park facility that will or may significantly impact other park users, utilizes the park and/or park facility in a manner in which it was not designed nor intended to accommodate, or exposes the City to increased liability. Permits shall be valid for the time designated, and not to exceed four days, in connection with a special event. During such event, the right-of-way shall be considered a park or plaza area.

1. Issuance of a Park and Facility Use Permit shall be expressly conditioned on the issuance of all other required city, state or county permits or licenses prior to the date of the activity or event.
2. Priority may be given for park use to local tax-exempt not-for-profit organizations operating in and providing services to the citizens of the city or organizations who have been identified as city partners. Priority may also be given to annual, semiannual or other regularly scheduled or recurring special events. If competing applications cannot be resolved on this

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basis, permits shall be granted to the earliest completed application received for the time and place requested.

3. A Park and Facility Use Permit is a license which is personal, non-assignable and is revocable at any time for violation of the terms of the permit or any local, state or federal law.

4.4. A rental and damage deposit for the use of a City park and/or facility shall be such as is adopted by the city council. All cleaning of the park and park facilities is the responsibility of the permittee and it must be left in the same condition in which it was found. Permittees are required to remove at their expense all materials, equipment, furnishings or rubbish left after use of the park or park facility. The damage deposit will be retained until all items are removed. If no damage is incurred, all items are removed and the park or park facility is clean, the deposit will be returned to the permittee. Cancellation of the Use Permit with fewer than ten (10) days prior to the scheduled event shall result in forfeiture of one-half of the deposit. All cancellations must be in writing.

5. The city shall not be liable for injuries or loss of property or vandalism resulting from the use of a city park or park facility or adjacent parking areas.

6. Notwithstanding any other provision of this chapter, the City Manager or designee may enter into an agreement or agreements on behalf of the city with any nonprofit group or City partner to provide for the use of a City park or parks.

7. A Park and Facility Use Permit shall not be required for an expressive event as defined in RMC --.

- G. A permit from or agreement with the City is required to dispense alcoholic beverages in a City park or park facility. The permittee shall be required to comply with all applicable liquor laws of the State of Washington and shall obtain all licenses and permits required by the State of Washington.

- H. A permit from or agreement with the City is required for the public display of fireworks in a city park or park facility. The permittee shall be required to comply with all applicable state and local fireworks laws and shall obtain all permits and/or licenses required by the State of Washington.

- I. The city has the right to set times and places during which a permit shall be in effect and impose any other terms or conditions for issuance of a permit as it deems appropriate.

- J. The City Manager or designee may revoke any permit issued under this chapter if it is necessary to do so to protect the public health and safety or if the permittee has violated any RMC or terms or conditions of such permit.

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Chapter 5.40 – Special Events

It is the policy of the City of Ridgefield, as implemented through this code and any procedures adopted, to recognize the substantial community benefits that result from special events. These events enhance cultural enrichment, promote economic vitality, and enhance community identity and pride. Therefore, the city will provide for the issuance of special event permits to regulate events on the public rights-of-way, public property of the city and on private property if the event will impact the delivery of government services, in the interest of public health, safety and welfare; and to provide for fees, charges and procedures required to administer the permit process.

It is the purpose of this ordinance to provide for health, welfare and safety of the general public, and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this ordinance. No provisions or term used in this ordinance is intended to impose any duty whatsoever upon the city or any of its officers, agents or employees for whom the implementation or enforcement of this ordinance shall be discretionary and not mandatory. Nothing contained in this ordinance is intended to be, nor shall be construed to create or form the basis for any liability on the part of the city or its officers, agents and employees for any injury or damage connected to the use for which the permit is issued.

5.40.010 – Definitions

“Special events” means and includes any event which is to be conducted on public property or on a public rights-of-way; and, also, any event held on private property which would have a direct significant impact on traffic congestion; or traffic flow to and from the event over public streets or rights-of-way; or which would significantly impact public streets or rights-of-way near the event; or which would significantly impact the need for city-provided emergency services, such as police, fire or medical aid. It is presumed that any event on private property which involves an open invitation to the public to attend or events where the attendance is by private invitation of one hundred or more people are presumed to be an event that will have a direct significant impact on the public streets, rights-of-way or emergency services. Special events might include, but are not limited to, fun runs, roadway foot races, fundraising walks, auctions, bike-a-thons, parades, carnivals, shows, or inhabitations, filming/movie events, circuses, block parties and fairs.

“Special events protected under the First and Fourteenth Amendments” means and includes any event involving political or religious activity intended primarily for the communication or expression of ideas.

“Use” means to construct, erect, or maintain in, on, over or under any street, right-of-way, park or other public place, any building, structure, sign, equipment or scaffolding, to deface any public right-of-way by painting, spraying or writing on the surface thereof, or to otherwise occupy in such a manner as to obstruct the normal public use of any public street, right-of-way, park or other public place within the city, include a use related to special events.

5.40.020 – Permit Required

- A. A special event permit or authorization from the city is required for any event in a park, public place or on private property where it will significantly impact public sidewalks or roadways. Such special event permit shall be in addition to any street or park use, or other regular permits as may be required by ordinance.

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Issuance of a special event permit does not obligate or require the city to provide city services, equipment or personnel in support of a special event.

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- B.** When such an event will be an exercise of rights protected by the First and Fourteenth Amendments to the United States Constitution, the application shall be processed promptly, without charging a fee for political or religious activities or imposing terms or conditions that infringe constitutional freedoms, and in a manner that respects the liberty of applicants and the public.

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C. Exemptions. A special event permit is not required for the following:

1. Parades, athletic events or other special events that occur exclusively on city property and are sponsored or conducted in full by the City of Ridgefield. (An internal review process should be considered in these instances.);
2. Funeral and wedding processions;
3. Groups required by law to be so assembled;
4. Gatherings of thirty or fewer people in a city park, unless merchandise or services are offered for sale or trade;
5. Temporary sales conducted by businesses, such as holiday sales, grand opening sales, or anniversary sales;
6. Garage sales, rummage sales, estate sales or auctions;
7. The exhibition of films or motion pictures;
8. Other similar events and activities which do not directly affect or use city services or property.

Although not required to be issued a special event permit, an event organizer of an activity exempted from this chapter is required to comply with all local, state and federal laws and regulations governing public safety or health.

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8- Nothing in this section shall be construed to abrogate or limit the authority and jurisdiction of the city to enforce any other provisions of the RMC.

- D. Time for filing.** Application for a special event permit shall be filed with the responsible official not less than sixty (60) calendar days, nor more than one year, before the date and time when it is proposed to conduct the special event. Upon good cause shown and provided that no risk or burden to the city ensues, the responsible official has discretion to allow a later filing. Any person desiring to sponsor a parade, athletic event or special event shall be encouraged to apply for a special event permit by filing an application with the city at least ninety days prior to the date on which the event is to occur.

A-E. Scheduling. Except for a special event sponsored by the city, priority may be given for the scheduling of a special event permit to local tax-exempt not-for-profit organizations operating in and providing services to the citizens of the city or organizations who have been identified as city partners. Priority may also be given to annual, semiannual or other regularly scheduled or recurring special events. If competing applications cannot be resolved on this basis, permits shall be granted to the earliest completed application received for the time and place requested.

Waiver of application deadline: upon a showing of good cause or at the discretion of the city, the city shall consider an application that is filed after the filing deadline if there is sufficient time to process and

~~investigate the application and obtain police and city services for the event. Good cause can be demonstrated by the applicant showing that the circumstance that gave rise to the permit application did not reasonably allow the participants to file within the time prescribed, and the event is for the purpose of exercising rights under the First and/or Fourteenth Amendments of the United States Constitution.~~

5.40.030 – Grounds for denial of application.

The City may deny an application for a special event permit if:

- A. The applicant provides false or misleading information; the applicant fails to complete the application or to supply other required information or documents; or the applicant declares or shows an unwillingness or inability to comply with the reasonable terms or conditions contained in the proposed permit;
- B. The proposed event would conflict with another proximate event, interfere with construction or maintenance work in the immediate vicinity, or unreasonably infringe upon the rights of abutting property; or
- ~~C. The proposed event would unreasonably disrupt the orderly or safe circulation of traffic as would present an unreasonable risk of injury or damage to the public.;~~
- ~~D. There are not sufficient safety personnel or other necessary City staff to accommodate the event; or~~
- ~~E. The applicant failed to comply with any material term of this chapter or condition of a special event permit previously issued to the applicant.~~

In the event subsection B or C of this section applies, the city shall offer the applicant the opportunity to submit an alternative date or place for the proposed event before denying the application.

5.40.040 – Permit conditions

The following conditions apply to all special event permits:

- A. Issuance of a special event permit shall be expressly conditioned on the issuance of all other required city, state or county permits or licenses.
- B. The special event will not substantially interrupt public transportation or other vehicular and pedestrian traffic in the area of its route.
- C. The special event will not cause an irresolvable conflict with construction or development in the public right-of-way or at a public facility.
- D. The concentration of persons, animals or vehicles will not unduly interfere with the movement of police, fire, ambulance and other emergency vehicles on the streets.
- E. The special event will not substantially interfere with any other special event for which a permit has already been granted or with the provision of City services in support of other scheduled special events or unscheduled governmental functions.
- F. The special event will not have significant adverse impact upon residential or business access and traffic circulation in the same general venue.
- G. For any special event that will attract a large crowd, security must be provided for such activity in accordance with RMC 8.18.080.

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H. The event organizer is prohibited from using the words "The City of Ridgefield," the name of any city department, or a facsimile of any logo of the City without the City's written authorization.

In order to ensure that the conditions of this section are met, The responsible official city may place additional conditions on -the issuance of a special events permit by imposing reasonable requirements concerning the time, place and manner of the event, and such requirements as are necessary to protect the safety and rights of persons and property, and the control of traffic. The ~~following additional~~ conditions ~~may include: apply to all special events permits:~~

- A. Alteration of the time place and manner of the event proposed on the event application;
- B. Conditions concerning the area of assembly and disbanding of an event occurring along a route;
- C. Conditions concerning accommodation of pedestrians or vehicular traffic, including restricting the event to only a portion of the street or rights-of-way; and
- G.D. Such other information and conditions as are reasonably necessary for the conduct of the special event and the enforcement of the RMC.

Conditions on special events permits not protected under the First and Fourteenth Amendments of the U.S. Constitution include, but are not limited to:

- ~~D-E.~~ Requirements for the use of traffic cones or barricades;
- ~~E-F.~~ Requirements for the provision of first aid or sanitary facilities;
- ~~F-G.~~ Requirements for use of event monitors and providing notice of permit conditions to event participants;
- G-H. Restrictions on the number and type of vehicles, animals or structures at the event, and inspection and approval of floats, structures, and decorated vehicles for fire safety;
- ~~H-I.~~ Compliance with animal protection ordinances and laws;
- ~~I-J.~~ Requirements for use of garbage containers, cleanup and restoration of city property;
- ~~J-K.~~ Restrictions on the use of amplified sound and compliance with noise ordinance, regulations and laws;
- ~~K-L.~~ Notice to residents and/or business regarding any activity which would require a street closure;
- ~~L-M.~~ Restrictions on the sale and/or consumption of alcohol;
- ~~M-N.~~ Elimination of an activity which cannot be mitigated to a point as to ensure public safety and welfare, or which causes undue liability to the city;
- ~~N-O.~~ Requirements regarding the use of city personnel and equipment;
- P. Compliance with any other applicable federal, state or local law or regulation; or
- O-Q. Payment of special event fees.

5.40.050 – Appeal procedure.

The applicant shall have the right to appeal the denial of a permit or a permit condition. The applicant shall also have the right to appeal the amount of fees or clean-up deposits imposed pursuant to the city's master fee schedule and section 5.40.090 or a determination by the city that the applicant's certificate of insurance does not comply with the requirements specific in section 5.40.080. A written notice of appeal shall be filed within three business days after receipt ~~of personal delivery~~ of a notice of denial or permit conditions from the city. The written notice of appeal shall set forth the specific grounds for the appeal and attach any relevant documents for consideration. The city manager shall ~~hear the appeal. The hearing shall be scheduled no later than thirty days after receipt of a timely and~~

~~proper notice of appeal have the authority to hear make a decision on appeal and, if~~ the decision of the city manager is final.

There is no further appeal to the city council.

5.40.060 – Exemptions from fees, indemnification agreement and insurance.

No fee, indemnification agreement or insurance requirement shall be imposed when prohibited by the First and Fourteenth Amendment to the United States Constitution. Political or religious activity intended primarily for the communication or expression of ideas shall be presumed to be a constitutionally protected event. Factors that may be considered in evaluating whether or not the fee applies include the nature of the event; the extent of commercial activity, such as the sales of food, goods, and services; product advertising or promotion, or other business participation in the event; the use or application of any funds raised; if part of any annual tradition or series, previous events in the sequence; and the public perception of the event.

5.40.070 – Indemnification agreement.

Prior to the issuance of a permit for a special event not protected under the First and Fourteenth Amendments of the U.S. Constitution, the permit applicant and authorized officer of the sponsoring organization must agree to reimburse the city for any costs incurred by it in repairing damage to city property and indemnify and defend the city, its officers, employees, and agents from all causes of action, claims or liabilities occurring in connection with the permitted event, except those which occur due to the city's sole negligence.

5.40.080 – Insurance

~~The types and amounts of insurance required shall be determined by the city based on the risk exposure of the event (liability limit requirement will be at least \$1,000,000 per occurrence), for all events. The following insurance shall be required in connection with the issuance of a permit for a special event not protected under the First and Fourteenth Amendments of the U.S. Constitution:~~

~~One million dollars commercial general liability insurance per occurrence combined single limits, two million dollars aggregate unless waived by the city.~~

The ~~public works director/city manager/~~ risk manager or designee is authorized and directed to require written proof of such insurance prior to permit issuance. The insurance policy shall be written on an occurrence basis, shall name the city as an additional insured, shall be written for a period not less than twenty-four hours prior to the event and extending for a period not less than twenty-four hours following the completion of the event, ~~and shall contain a provision prohibiting cancellation of the policy, except upon thirty days written notice to the city. The applicant shall provide the city and all additional insureds for the event with written notice of any policy cancellation within two business days of their receipt of such notice.~~

5.40.090 – Fees for city services.

- A. Upon approval of an application for a permit for a special event not protected under the First and Fourteenth Amendments of the U.S. Constitution, the Risk Manager should provide the applicant with a statement of the estimated cost of providing city personnel and equipment.

The event sponsor ~~shall~~ should be required to ~~pre-pay for the these estimated costs of the city services and equipment ten (10) days prior to the special event. City services and equipment may include~~ personnel involved in traffic control, police services, facility or street support, clean up and repair and the cost of city equipment or property, and any other ~~non-personnel expense involved in the special event as established under the master fee schedule needed, requested or required city services and the cost of operating the equipment to provide such services.~~

~~A-B.~~ If the actual cost for city services and equipment on the date(s) of the event is less than the estimated cost, the sponsor will be refunded the difference in a timely manner. If the actual cost for city services and equipment on the date(s) of the event is greater than the estimated cost, the sponsor will be billed for the difference.

~~B-C.~~ Permit Fees and fees for the use of city services and equipment may be waived in part or in full by the city if in review of the application it is found that the event is of sufficient public benefit to warrant the expenditure of city funds without reimbursement by the applicant/sponsor and would not result in the private financial gain of any individual or "for profit" entity.

5.40.100 – Cleanup deposits.

The applicant/sponsor of an event not protected under the First and Fourteenth Amendments of the U.S. Constitution involving the sale of food or beverages for immediate consumption, erection of structures, horses or other large animals, water aid stations or any other event likely to create a substantial need for a clean up, may be required to provide a cleanup deposit prior to the issuance of a special event permit.

The cleanup deposit may be returned after the event if the area used for the permitted event has been cleaned and restored to the same condition as existed prior to the event.

If the property used for the event has not been properly cleaned or restored, the applicant/sponsor shall be billed for the actual cost by the city for cleanup and restoration. The cleanup deposition shall be applied toward the payment of the bill.

5.40.110 – Revocation of permits.

Any permit issued under this chapter may be summarily revoked by the city at any time when, by reason of disaster, public calamity, riot or other emergency or exigent circumstances, the city determines the safety of the public or property requires such immediate revocation. The city may also summarily revoke any permit issued pursuant to this chapter if ~~the committee~~ it finds that the permit has been issued based upon false information or when the permittee exceeds the scope of the permit or fails to comply with any condition of the permit. Notice of such action revoking a permit shall be delivered in writing to the permittee by personal service or certified mail at the address specified by the permittee in the application. If there is an emergency requiring immediate revocation of a special event permit, the responsible official may notify the permit holder verbally of the revocation.

5.40.120 – Violation – Penalty

- A. It is unlawful for any person to sponsor or conduct a special event requiring a special event permit pursuant to this chapter unless a valid permit has been issued and remains in effect for the event. It is unlawful for any person to participate in such an event with the knowledge that

the sponsor of the event has not been issued a required, valid permit or with knowledge that a once valid permit has expired or been revoked.

- B. The special event permit authorizes the permittee/sponsor to conduct only such an event as is described in the permit, and in accordance with the terms and conditions of the permit. It is unlawful for the permittee/sponsor to willfully violate the terms and conditions of the permit, or for any event participant with the knowledge thereof to willfully violate the terms and conditions of the permit or to continue with the event if the permit is revoked or expired.
- C. Any person or organization violating the provisions of this chapter shall be guilty of a misdemeanor, and upon conviction thereof, shall be subject to a penalty of a fine of not more than five hundred dollars or by imprisonment of not more than ninety days, or both such fine and imprisonment.

5.40.130 – Authority of City Manager and Responsible Official.

- A. The city manager is authorized to promulgate additional rules and regulations that are consistent with and that further the terms and requirements set forth within this chapter and the provisions of law that pertain to the conduct and operation of a special event.
- B. The city manager may delegate any or all of his or her functions under this chapter to a responsible city official.
- C. Except as provided elsewhere in this chapter, no person shall conduct, promote or manage a special event without a special event permit issued by the city manager or his/her designee ("responsible official").
- D. The responsible official is authorized to:
 - 1. Issue, deny or revoke permits for special events occurring within the city limits, pursuant to the procedures established in this chapter.
 - 2. Determine the special event venue, including the setting of reasonable boundaries for the special event venue, balancing the special event requirements and public health, safety and welfare.
 - 3. Coordinate the issuance of a special event permit with other local, state or federal public agencies in whose jurisdiction or on whose property the special event or portion thereof occurs and to issue a special event permit upon the concurrence of other public agencies involved.

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