



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, February 14, 2019
RACC Boardroom
510 Pioneer Street, Ridgefield, WA 98642**

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

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

II. PROCLAMATION

1. Cowlitz Indian Tribe

III. PUBLIC COMMENT

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

IV. CONSENT AGENDA

1. Approval of Claims And/Or Payroll
2. Approval of Minutes from the January 24, 2019 Meeting

V. BUSINESS

1. First Reading of Ordinance No. 1288 – Parks Use and Special Events Amendment (RMC 5.40 & 8.18.050) - Lee Knottnerus, Deputy City Manager
2. Motion - Approval of Concessions Agreement for Ridgefield Outdoor Recreation Complex - Steve Stuart, City Manager

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

VII. PUBLIC COMMENT

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

VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

2. Mayor

Appointment of Parks Board Member, Position No. 7

3. City Manager

IX. ADJOURN

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

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: February 14, 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 14th 2019 Claims Report (PDF)

City of Ridgefield
Claims Payment Report
For Approval on: February 14th, 2019

4.1.a

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ACCURATE AUTOMOTIVE	9	4360	Public Safety	PD Vehicle Maint - 2014 Ford Explorer	1,391.23
		4362	Public Safety	PD Vehicle Maint 2012 Ford Taurus	460.18
		4361	Public Safety	PD Vehicle Maint 2014 Explorer	1,352.47
		ACCURATE AUTOMOTIVE Total			
ADAM CAROLUS	2494	2494-201902	Public Safety	Defensive Tactics	416.00
ADAM CAROLUS Total					416.00
AIRGAS USA LLC	17	9084802826	Genl Govt/Facilities	GRNDR PDL 6" 1700MWO No LCK	11.85
			Public Works	GRNDR PDL 6" 1700MWO No LCK	164.66
			Community Development	GRNDR PDL 6" 1700MWO No LCK	7.76
		9084802825	Genl Govt/Facilities	Operational Supplies	8.58
			Public Works	Operational Supplies	119.31
			Community Development	Operational Supplies	5.62
			AIRGAS USA LLC Total		
ARAMARK UNIFORM SERVICES	32	863812124	Genl Govt/Facilities	PW Floor Mats & Uniforms	2.34
			Public Works	PW Floor Mats & Uniforms	45.61
			Community Development	PW Floor Mats & Uniforms	8.36
		863822350	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
		863801910	Community Development	City Hall/PW/CDD/PD Floor Mats	3.93
			Genl Govt/Facilities	PW Uniforms and Floor Mats	2.34
			Public Works	PW Uniforms and Floor Mats	45.61
		863822349	Community Development	PW Uniforms and Floor Mats	8.36
			Genl Govt/Facilities	PW Uniforms and Floor Mats	2.34
			Public Works	PW Uniforms and Floor Mats	45.61
		863801911	Community Development	PW Uniforms and Floor Mats	8.36
			Public Safety	City Hall/PW/CDD/PD Floor Mats	4.47
			Public Works	City Hall/PW/CDD/PD Floor Mats	10.99
		863812125	Community Development	City Hall/PW/CDD/PD Floor Mats	3.93
			Genl Govt/Facilities	Floor Mats - City Hall/PD/CDD/PW	7.09
			Public Safety	Floor Mats - City Hall/PD/CDD/PW	4.47
			Public Works	Floor Mats - City Hall/PD/CDD/PW	3.90
			Community Development	Floor Mats - City Hall/PD/CDD/PW	3.93
ARAMARK UNIFORM SERVICES Total					227.10
B AND L PAPER COMPANY	2165	27482	Public Works	Abrams Park Paper Supplies	111.21
		27543	Genl Govt/Facilities	PW Shop & Overlook Park Paper Supplies	21.94
		Public Works	PW Shop & Overlook Park Paper Supplies	805.03	
		Community Development	PW Shop & Overlook Park Paper Supplies	14.38	

Attachment: February 14th 2019 Claims Report (Approval of Claims And/or Payroll)

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B AND L PAPER COMPANY Total					952.56
BOB'S AUTOMOTIVE	57	18120	Public Works	Vehicle Maint	20.05
BOB'S AUTOMOTIVE Total					20.05
BOULDER CREEK LANDSCAPE INC.	2196	453916	Public Works	Round-a-bout Repair	1,721.97
		453919	Public Works	Round-a-bout Repair	758.80
BOULDER CREEK LANDSCAPE INC. Total					2,480.77
CALPORTLAND COMPANY	3119	94031443	Genl Govt/Facilities	PW Shop Yard Design	8.33
			Public Works	PW Shop Yard Design	115.70
			Community Development	PW Shop Yard Design	5.45
CALPORTLAND COMPANY Total					129.48
CFM STRATEGIC COMMUNICATIONS INC.	2551	24884	Genl Govt/Facilities	Jan 2019 Lobbyist	5,200.00
CFM STRATEGIC COMMUNICATIONS INC. Total					5,200.00
CITY OF BATTLE GROUND	92	INV00063	Judicial	DEC 2018 Video Arraignments and Public Defender	570.00
CITY OF BATTLE GROUND Total					570.00
CLARK COUNTY	102	210001729	Genl Govt/Facilities	4th Qtr Excess Liquor Profit + Excise Taxes	410.86
		150000783	Council	2019 Voter Registration & File Maint	7,692.26
		230002481	Public Safety	2019 Annual RMS Support/Maint Fee	5,079.62
		220005279	Judicial	4th Qtr. 2018 Limited Court Services	200.00
		170011089	Public Safety	Dec 2018 Range Rental Billing	170.00
		220005283	Judicial	December 2018 Supervisions and Pretrials	307.15
		CLARK COUNTY Total			
CLARK COUNTY FIRE AND RESCUE	3047	1237	Genl Govt/Facilities	Fire Marshall Services Jan 2019	793.00
CLARK COUNTY FIRE AND RESCUE Total					793.00
CLARK COUNTY TREASURERS OFFICE	554	SIF201901	Genl Govt/Facilities	School Impact Fees	405,099.00
CLARK COUNTY TREASURERS OFFICE Total					405,099.00
CLARK PUBLIC UTILITIES	110	7206-578-2-20190214	Genl Govt/Facilities	230 Pioneer Ave	189.74
		7206-645-9-20190214	Public Works	N Abrams Park/E Division	163.62
		7206-555-0-20190214	Public Works	109 W Division St - Electricity	235.46
		7206-580-8-20190214	Public Works	301 N 3rd Ave	107.93
			Community Development	301 N 3rd Ave	107.93
		7206-644-2-20190214	Public Works	City Park/Water Well	2,568.72
		7206-456-1-20190214	Public Safety	116 N Main Avenue	289.80
		7206-694-7-20190214	Public Works	255 S 56th Pl - Electricity	2,045.73
		7206-552-7-20190214	Public Works	214 S Riverview Dr	89.16
		7206-605-3-20190214	Public Works	N 1st Cir & N 65th Ave - Park & Ride	90.65
		7206-643-4-20190214	Public Works	400 N Abrams Park Rd	728.43
		7469-413-4-0214	Public Works	Traffic Signal - Hillhurst/Royal Rd.	1,533.95
		CLARK PUBLIC UTILITIES Total			
CLEAN WORLD MAINTENANCE INC	3105	42888	Genl Govt/Facilities	January 2019 Janitorial Services	406.78
			Public Safety	January 2019 Janitorial Services	230.40
			Public Works	January 2019 Janitorial Services	169.99
			Community Development	January 2019 Janitorial Services	256.59

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CLEAN WORLD MAINTENANCE INC Total					1,063.76
COLF CONSTRUCTION LLC	2984	2984-2019-10	Public Works	RORC Construction and Community Building	379,309.29
COLF CONSTRUCTION LLC Total					379,309.29
COLUMBIA CASCADE COMPANY	1151	52213-59	Public Works	RORC - Metal Bollard	2,276.40
		52213-48	Public Works	RORC Supplies	1,365.84
COLUMBIA CASCADE COMPANY Total					3,642.24
COLUMBIAN PUBLISHING	116	8509	Community Development	Ordinance No 1286 Fee Amendment	45.00
		8399	Public Works	S 8th Improvements Advertisement	192.60
		8306	Community Development	Advertisement - Holtziner Mixed Use Site Plan	117.00
		8824	Community Development	Discovery Ridge Phases 3+4 SEPA Determination	122.40
		8503	Community Development	Notice of SEPA Determination PLZ-18-0085	117.00
COLUMBIAN PUBLISHING Total					594.00
COMCAST	2271	2271-201901-301	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
COMCAST Total					65.57
COMCAST BUSINESS	1666	74866711	Genl Govt/Facilities	Internet Services - 230 Pioneer St JAN 2019	367.42
COMCAST BUSINESS Total					367.42
COMDATA NETWORK INC.	1101	20311214	Genl Govt/Facilities	Fuel PW/CDD XN173	89.86
			Public Works	Fuel PW/CDD XN173	1,248.80
			Community Development	Fuel PW/CDD XN173	412.77
		20311225	Public Safety	PD Fuel XN795	1,064.70
COMDATA NETWORK INC. Total					2,816.13
DAILY JOURNAL OF COMMERCE	133	744113694	Public Works	Advertisement - S. 8th Avenue Improvements	264.50
DAILY JOURNAL OF COMMERCE Total					264.50
DAVID TAYLOR	1062	1062-201901	Council	Mileage & Parking Reimbursement - Taylor	22.18
DAVID TAYLOR Total					22.18
DEPARTMENT OF HEALTH	148	0148-201902	Public Works	2019 Operating Permit and Operators Cert. Program	3,641.30
DEPARTMENT OF HEALTH Total					3,641.30
DEPARTMENT OF LICENSING	154	6.0299E+14	Genl Govt/Facilities	CPL Dealer License - Fin and Feather	125.00
		RG0000316-2019	Genl Govt/Facilities	CPL Renewal - Dawkins	18.00
		RG0000311-2019	Genl Govt/Facilities	CPL Original License - Friend	18.00
		RG0000314-2019	Genl Govt/Facilities	CPL Original License - Mollet	18.00
		RG0000310-2019	Genl Govt/Facilities	CPL Renewal - Calise	18.00
		RG0000317-2019	Genl Govt/Facilities	CPL Original - Andrews	18.00
		RG0000309-2019	Genl Govt/Facilities	CPL Original - Murray	18.00
		RG0000312-2019	Genl Govt/Facilities	CPL Renewal - Trumbo	18.00
		REG0000309-2019	Genl Govt/Facilities	CPL Fees - Murray	18.00
		REG0000311-2019	Genl Govt/Facilities	CPL Fees - Friend	18.00
DEPARTMENT OF LICENSING Total					287.00
DICK'S TIRE FACTORY	158	D16232	Public Works	Tire Repair	22.87
DICK'S TIRE FACTORY Total					22.87

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DJ'S ELECTRICAL INC	2920	19.0046	Public Works	Provide + Install 5 LED Cobra Head Fixtures	3,625.00
DJ'S ELECTRICAL INC Total					3,625.00
DKS ASSOCIATES	1565	68907	Community Development	Dec 2018 Ridgefield Capital Facilities Plan Update Svcs	1,335.00
		68897	Community Development	Dec 2018 On-call Svcs	520.00
DKS ASSOCIATES Total					1,855.00
DR HORTON INC.	1157	BLD-18-0354	Genl Govt/Facilities	Refund BLD-18-0354	1,217.84
		BLD-18-0358	Genl Govt/Facilities	Refund BLD-18-0358	1,220.96
		BLD-18-0360	Genl Govt/Facilities	Refund BLD-18-0360	1,342.64
		BLD-18-0352	Genl Govt/Facilities	Refund BLD-18-0352	1,217.84
		BLD-18-0362	Genl Govt/Facilities	Refund BLD-18-0362	1,327.04
		BLD-18-0355	Genl Govt/Facilities	Refund BLD-18-0355	1,030.64
		BLD-18-0357	Genl Govt/Facilities	Refund BLD-18-0357	1,220.96
DR HORTON INC. Total					8,577.92
ECOLOGICAL LAND SERVICES	3130	2028934	Community Development	Wetland Mitigation Consulting	4,383.71
ECOLOGICAL LAND SERVICES Total					4,383.71
ELCOR INC	2081	11271	Genl Govt/Facilities	Information Technology Services Jan 2019	673.90
			Public Works	Information Technology Services Jan 2019	428.10
			Community Development	Information Technology Services Jan 2019	2,350.37
			Information Technology	Information Technology Services Jan 2019	282.01
		MSP-11230	Public Safety	Jan 2019 IT Maint/Support	1,493.06
			Public Works	Jan 2019 IT Maint/Support	1,259.91
			Community Development	Jan 2019 IT Maint/Support	1,403.99
			Information Technology	Jan 2019 IT Maint/Support	2,810.69
ELCOR INC Total					10,702.03
EPIC LAND SOLUTIONS INC	2183	0119-18084	Public Works	Boyse Property Appraisal	3,500.00
EPIC LAND SOLUTIONS INC Total					3,500.00
FERGUSON ENTERPRISES INC # 8423	181	0652944-12	Public Works	MXU's for Meter Replacement	19,647.50
		732592	Public Works	Water Meters	7,696.05
FERGUSON ENTERPRISES INC # 8423 Total					27,343.55
GISI MARKETING GROUP	2811	151051	Genl Govt/Facilities	1SAT March Block Party Handbills	372.90
GISI MARKETING GROUP Total					372.90
GOLDEN WEST INDUSTRIAL SUPPLY	2931	2095021	Public Safety	Returned - PD Pocket Knives	(393.78)
		2094482	Public Safety	PD Flashlights & Pocket Knives	508.98
GOLDEN WEST INDUSTRIAL SUPPLY Total					115.20
GRAY AND OSBORNE INC	207	18274.00-8	Public Works	Abrams Park Well 11 Preliminary Design & Drilling	539.86
GRAY AND OSBORNE INC Total					539.86
HARRY'S LAWN AND POWER EQUIPMENT	214	153149	Genl Govt/Facilities	Equipment Maint	7.91
			Public Works	Equipment Maint	109.91
			Community Development	Equipment Maint	5.18
		153148	Public Works	Equipment Maint	88.77
		153049	Public Works	Equipment Maint	238.46
		153051	Public Works	Equipment Maint	289.83

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HARRY'S LAWN AND POWER EQUIPMENT	214	153071	Public Works	Street/Parks/Storm Equip Maint	330.06
		153147	Public Works	Equipment Maint	64.19
		153146	Public Works	Equipment Maint	131.89
		153050	Public Works	Equipment Maint	104.25
HARRY'S LAWN AND POWER EQUIPMENT Total					1,370.45
HOME DEPOT CREDIT CARD SERVICES	1805	6439371	Genl Govt/Facilities	PW Shop/Shed Doors	(77.11)
			Public Works	PW Shop/Shed Doors	995.11
		4125457	Public Works	Lights for PW Sheds	301.67
		3124620	Genl Govt/Facilities	Shop Tools	13.32
			Public Works	Shop Tools	185.14
			Community Development	Shop Tools	8.72
HOME DEPOT CREDIT CARD SERVICES Total					1,426.85
INTERMEDIA.NET INC	2187	1902189618	Information Technology	Voice Service Charges - Jan 2019	87.66
INTERMEDIA.NET INC Total					87.66
INTERSTATE BATTERIES	1458	89333	Genl Govt/Facilities	Vehicle Maint Arends	19.83
			Public Works	Vehicle Maint Arends	112.36
INTERSTATE BATTERIES Total					132.19
J.L. STOREDAHL AND SONS	558	265617	Genl Govt/Facilities	PW Shop Crushed Rock	56.21
			Public Works	PW Shop Crushed Rock	781.14
			Community Development	PW Shop Crushed Rock	36.80
		265189	Genl Govt/Facilities	PW Shop Crushed Rock	34.13
			Public Works	PW Shop Crushed Rock	474.33
			Community Development	PW Shop Crushed Rock	22.35
		265293	Genl Govt/Facilities	PW Shop Crushed Rock	46.32
			Public Works	PW Shop Crushed Rock	643.67
			Community Development	PW Shop Crushed Rock	30.33
		265727	Genl Govt/Facilities	PW Shop Crushed Rock	28.01
			Public Works	PW Shop Crushed Rock	389.19
			Community Development	PW Shop Crushed Rock	18.34
		265504	Genl Govt/Facilities	PW Shop Crushed Rock	49.07
			Public Works	PW Shop Crushed Rock	681.95
			Community Development	PW Shop Crushed Rock	32.13
		265085	Genl Govt/Facilities	PW Shop Crushed Rock	17.26
			Public Works	PW Shop Crushed Rock	239.91
			Community Development	PW Shop Crushed Rock	11.30
		265946	Genl Govt/Facilities	PW Shop Crushed Rock	32.39
			Public Works	PW Shop Crushed Rock	450.13
			Community Development	PW Shop Crushed Rock	21.21
J.L. STOREDAHL AND SONS Total					4,096.17
LISA BLAKE	2297	2297-201902	Genl Govt/Facilities	Storage Racks New Location Reimbursement	253.90
			Public Works	Storage Racks New Location Reimbursement	161.29
			Community Development	Storage Racks New Location Reimbursement	885.52

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LISA BLAKE Total					1,300.71
M JULIETA RUBIO ROMERO	2164	2164-201901-01	Finance	Meals per-diem - Laserfiche Conf. - Rubio	215.00
M JULIETA RUBIO ROMERO Total					215.00
MARIUS L MALATTIA	1817	119	Community Development	Design Reviews JAN 2019	1,045.00
MARIUS L MALATTIA Total					1,045.00
MAUL FOSTER ALONGI INC.	834	34179	Genl Govt/Facilities	Dec 2018 Park Laundry Grant Assistance	2,177.50
MAUL FOSTER ALONGI INC. Total					2,177.50
MERCHANT TRANSACT	2901	28304120	Public Works	ACH Processing Fees	227.55
MERCHANT TRANSACT Total					227.55
MJB CONSULTING INC	3117	201	Genl Govt/Facilities	State Lobbyist FEB 2019	2,500.00
		193	Genl Govt/Facilities	State Lobbyist - January 2019	2,500.00
MJB CONSULTING INC Total					5,000.00
MUNICIPAL EMERGENCY SERVICES INC	2235	IN1297381	Public Safety	Custom ID Panels	353.93
MUNICIPAL EMERGENCY SERVICES INC Total					353.93
NAPA AUTO PARTS	498	97332	Genl Govt/Facilities	PW Shop Supplies and Streets Vehicle Maint	0.62
			Public Works	PW Shop Supplies and Streets Vehicle Maint	89.95
			Community Development	PW Shop Supplies and Streets Vehicle Maint	0.41
		97248	Genl Govt/Facilities	Rtrn Streets Vhcle Maint & Purchase Shop Supplies	0.62
			Public Works	Rtrn Streets Vhcle Maint & Purchase Shop Supplies	(44.52)
			Community Development	Rtrn Streets Vhcle Maint & Purchase Shop Supplies	0.41
NAPA AUTO PARTS Total					47.49
NORTHSTAR CHEMICAL INC.	1019	138103	Public Works	Sodium Hypochlorite	845.52
NORTHSTAR CHEMICAL INC. Total					845.52
NORTHWEST NATURAL GAS	315	8578-7-20190214	Public Works	PW Shop - Natural Gas	139.60
		8817-9-20190214	Genl Govt/Facilities	City Hall - Natural Gas	267.10
		1000591-6-20190214	Public Safety	Police Department - Natural Gas	57.53
NORTHWEST NATURAL GAS Total					464.23
OFFICIAL PAYMENTS CORPORATION	1701	1000002134	Public Works	Citizen E-Pay Fees Dec 2018	5.95
OFFICIAL PAYMENTS CORPORATION Total					5.95
OLYMPIC GRAPHIC ARTS INC.	3126	33196	Public Safety	PD Correction Notice Forms	285.72
OLYMPIC GRAPHIC ARTS INC. Total					285.72
ONE CALL CONCEPTS	326	9019098	Public Works	January 2019 Exc Notification & Mdm Tckt Delivery	198.00
ONE CALL CONCEPTS Total					198.00
ON-HOLD CONCEPTS INC	2217	474924	Information Technology	On-Hold Music Service Feb 2019	24.95
ON-HOLD CONCEPTS INC Total					24.95
OTAK INC.	1787	21900066	Public Works	RORC Project Management + Hillhurst Rd Imp	8,574.12
OTAK INC. Total					8,574.12
PACIFIC OFFICE AUTOMATION	1564	62225316	Genl Govt/Facilities	City Hall/PW/CDD Copier Lease	547.78
			Public Works	City Hall/PW/CDD Copier Lease	340.69
			Community Development	City Hall/PW/CDD Copier Lease	274.66
PACIFIC OFFICE AUTOMATION Total					1,163.13
PATRICK HILDRETH BRAND AND DESIGN	2372	1289	Genl Govt/Facilities	Prof. Design and Web Maintenance - January 2019	1,175.00

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PATRICK HILDRETH BRAND AND DESIGN	2372	1289	Information Technology	Prof. Design and Web Maintenance - January 2019	275.00
PATRICK HILDRETH BRAND AND DESIGN Total					1,450.00
PLATT ELECTRIC SUPPLY	766	Y083701	Public Works	Street Light Parts	2,624.48
PLATT ELECTRIC SUPPLY Total					2,624.48
POSTMASTER	348	0348-2019-414	Civil Services	Civil Service Post Office Box Renewal 2019	80.00
POSTMASTER Total					80.00
PUBLIC SAFETY TESTING	354	PST19-0015	Public Safety	Background Investigation PD	1,056.00
PUBLIC SAFETY TESTING Total					1,056.00
R.SCOTT BRUNSON	1467	1467-201902	Genl Govt/Facilities	CDL Reimbursement	5.30
			Public Works	CDL Reimbursement	100.70
R.SCOTT BRUNSON Total					106.00
RIDGEFIELD HARDWARE	376	0376-201901	Genl Govt/Facilities	Jan 2019 Operational Supplies	32.05
			Public Safety	Jan 2019 Operational Supplies	20.78
			Public Works	Jan 2019 Operational Supplies	540.56
			Community Development	Jan 2019 Operational Supplies	12.04
RIDGEFIELD HARDWARE Total					605.43
RIDGEFIELD MINI STORAGE	2932	E75-E74-E76-201	Genl Govt/Facilities	Storage Unit Rental - 2019	11,880.00
RIDGEFIELD MINI STORAGE Total					11,880.00
SANDY'S SIGN AND DESIGN	556	011-19	Genl Govt/Facilities	PW Shop Signs	16.73
			Public Works	PW Shop Signs	232.48
			Community Development	PW Shop Signs	10.95
SANDY'S SIGN AND DESIGN Total					260.16
SIMPLIFILE	2962	E5579245	Community Development	Recording Fees - P45 LLC Development Agreement	120.84
		E5579829	Genl Govt/Facilities	Recording Fees - CRWWD Easment	113.84
SIMPLIFILE Total					234.68
SKAMANIA COUNTY SHERIFF'S OFFICE	1554	1554-201812B	Public Safety	Dec 2018 Jail Beds	120.00
SKAMANIA COUNTY SHERIFF'S OFFICE Total					120.00
SONSRAY MACHINERY LLC	1785	P27778-10	Public Works	Flail Mower Parts	2,239.34
SONSRAY MACHINERY LLC Total					2,239.34
SOUTHERN WASHINGTON CHAPTER IAPMO	630	0630-2019-Wilso	Community Development	2019 Membership - Southern WA Ch. IAPMO - Wilson	20.00
		0630-2019-Perry	Community Development	2019 Membership - Southern WA Ch IAPMO - Perry	20.00
		0630-2019-MARSH	Community Development	2019 Membership - Southern WA Ch. IAPMO - Marsh	20.00
		0630-2019-NEWBI	Community Development	2019 Membership - Southern WA Ch. IAPMO - Newbill	20.00
SOUTHERN WASHINGTON CHAPTER IAPMO Total					80.00
SOUTHWEST CLEAN AIR AGENCY	417	2019-1471	Genl Govt/Facilities	Annual Air Contaminant Reg. Fee - 07/2018-06/2019	14.14
			Public Works	Annual Air Contaminant Reg. Fee - 07/2018-06/2019	196.45
			Community Development	Annual Air Contaminant Reg. Fee - 07/2018-06/2019	9.26
SOUTHWEST CLEAN AIR AGENCY Total					219.85
SOUTHWEST WA SECTION OF PNCWA	725	7252019	Public Works	Cert Training Brunson Strickler Crockford Crippen	40.00
SOUTHWEST WA SECTION OF PNCWA Total					40.00
STAPLES CONTRACT & COMMERCIAL INC	2884	8053080127	Genl Govt/Facilities	Office Supplies and New RACC Location Setup	748.01
			Public Safety	Office Supplies and New RACC Location Setup	136.28

Attachment: February 14th 2019 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: February 14th, 2019

STAPLES CONTRACT & COMMERCIAL INC	2884	8053080127	Public Works	Office Supplies and New RACC Location Setup	325.02
			Community Development	Office Supplies and New RACC Location Setup	2,165.50
STAPLES CONTRACT & COMMERCIAL INC Total					3,374.81
STEVE STUART	2075	2075-201902	Executive	Mileage Reimbursement - Stuart	110.78
STEVE STUART Total					110.78
SW WASHINGTON CHAPTER - ICC	646	0646-2019-Perry	Community Development	2019 Membership Southwest WA Chapter ICC-Perry	30.00
		0646-2019-Wilso	Community Development	2019 Membership Southwest WA Chapter ICC - Wilson	30.00
		0646-2019-Newbi	Community Development	2019 Membership Southwest	30.00
		0646-2019-MARSH	Community Development	2019 Membership Southwest WA Chapter ICC - Marsh	30.00
SW WASHINGTON CHAPTER - ICC Total					120.00
THE ART SHACK	2785	306	Genl Govt/Facilities	1SAT Chili Challenge Supplies	54.20
THE ART SHACK Total					54.20
THE MASTERS TOUCH LLC	1786	P60914	Public Works	Dec 2018 Utility Statements Postage	1,065.23
		60914	Public Works	Dec 2018 Utility Statements	1,688.99
THE MASTERS TOUCH LLC Total					2,754.22
THE PARR COMPANY	964	26442091	Genl Govt/Facilities	Shop Electrical Post	3.14
			Public Works	Shop Electrical Post	43.71
			Community Development	Shop Electrical Post	2.06
		26442481	Genl Govt/Facilities	Shop Gate Install	4.45
			Public Works	Shop Gate Install	61.80
			Community Development	Shop Gate Install	2.91
		26442147	Genl Govt/Facilities	PW Shop Supplies	1.14
			Public Works	PW Shop Supplies	15.87
			Community Development	PW Shop Supplies	0.75
		26442526	Genl Govt/Facilities	Shop Gate Install	0.89
			Public Works	Shop Gate Install	12.36
			Community Development	Shop Gate Install	0.58
THE PARR COMPANY Total					149.66
TLC TOWING	431	119713	Public Works	Tow - Crane Truck	368.56
TLC TOWING Total					368.56
TOKAY SOFTWARE	1167	108251	Public Works	Annual Hosting Fee	600.00
TOKAY SOFTWARE Total					600.00
USA BLUEBOOK	444	781070	Public Works	Schedule 80 PVC SS Adapter	41.09
USA BLUEBOOK Total					41.09
VERIZON WIRELESS	452	9823157617	Genl Govt/Facilities	PW Director iPad	4.21
				Julie iPad	27.93
				PW Cell Phones & 2 iPads	61.66
			Public Safety	PD Chief iPad	27.95
				PD Cell Phones	1,072.73
			Public Works	PW Director iPad	18.11
				PW Cell Phones & 2 iPads	856.92
			Community Development	CDD Director iPad	27.96

Attachment: February 14th 2019 Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: February 14th, 2019

VERIZON WIRELESS	452	9823157617	Community Development	PW Director iPad	5.60
				CDD Cell Phones	416.10
				PW Cell Phones & 2 iPads	40.37
			Administration	Deputy City Manager iPad	27.96
			Council	Council iPads	280.07
			Executive	City Manager iPad	27.95
			Finance	Finance Director iPad	27.95
VERIZON WIRELESS Total					2,923.47
WA ASSOCIATION SHERIFFS AND POLICE CHIEFS	459	DUES 2019-00262	Public Safety	2019 Dues - Brooks	120.00
WA ASSOCIATION SHERIFFS AND POLICE CHIEFS Total					120.00
WAPITI AERIAL SERVICES INC.	1405	12717	Public Works	Non Insulated Bucket Truck Inspection	325.00
WAPITI AERIAL SERVICES INC. Total					325.00
YONYA DESHIELL	2954	2954-201901-01	Community Development	Meals per-diem - Laserfiche Conf. - DeShiell	215.00
YONYA DESHIELL Total					215.00
YULIYA FERRISS	1050	1050-201901-01	Administration	Meals per-diem - Laserfiche Conf. - Y Ferriss	215.00
YULIYA FERRISS Total					215.00
Grand Total					955,941.91

Attachment: February 14th 2019 Claims Report (Approval of Claims And/Or Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: February 14, 2019
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Minutes from the January 24, 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: 01-24-2019 (PDF)



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

January 24, 2019

Regular Meeting - 6:30 PM

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

FLAG SALUTE

ROLL CALL

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

LATE CHANGES TO THE AGENDA

PUBLIC COMMENT

Roy Garrison - Resident

In favor of some impact fees

Big difference in school impact fee between the County and the City

Lots of growth occurring in the Ridgefield school district not just the City limits

Hold the current fee until further discussion with the County Council regarding their school impact fee

Pat Jeffries - Builder

Reviewed and submitted costs increase spreadsheet into the record

Provided a list of improvements that builder completed for the City

Bill Bauman - Resident

Ridgefield Food Project update

Community project, providing food to citizens that are in need

Thanked for the support and help

Gary Adkins - Resident

Spoke regarding residential fire sprinklers

Experienced issues and high cost when installing fire sprinklers during the construction of the home

Attachment: 01-24-2019 (Approval of Minutes)

Chris Sundstrom - Builder

As a builder we support the schools and a great community
Housing market is already slowing down and cost is increasing
Cost of land and permit cost is high in Ridgefield
Modest increase might be justifiable

Ryan Styger - Builder

We build in community that we are proud to be in, support the schools
All costs have gone up for construction
Agree that increase is necessary but it needs to be modest

Ryan Makinster - BIA of Clark County

Market is softening but do not raise prices per Todd Britsch with Metrostudy
Builders rely on that information

Michael Shanaberger - Builder/Developer

Asking for impact fees not to be increase as high as its being proposed
Hate to raise our prices, would like to continue to stay in Ridgefield and build good quality homes

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sandra Day, 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 10, 2019 Meeting
3. Declaring Certain Accounts as Uncollectible and Authorizing Write-Off

BUSINESS

1. Second Reading of Ordinance No. 1286 – School Impact Fees Amendment - Steve Stuart, City Manager

RCW 82.02 contains statutory provisions for the imposition of impact fees for certain public facilities inclusive of school district facilities. RCW 82.02.050.4 specifies that impact fees may be collected and spent only for the public facilities defined in RCW 82.02.090 which are addressed by a capital facilities plan element of a comprehensive land use plan adopted pursuant to the provisions of RCW 36.70A. RCW 82.020.090.3 defines impact fee to mean a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development. The Ridgefield City Council passed Ordinance No. 678 in 1995 establishing Chapter 18.070 (Impact Fees) of the Ridgefield Municipal Code addressing compliance with the provisions of RCW 82.060 (Impact fees -- Local Ordinances -- Required Provisions). The Board of Directors of Ridgefield School District No. 122 adopted the Ridgefield School District 2015-2021 Capital Facilities Plan on January 26, 2016.

City Council conducted discussion after staff presentation.

COUNCIL MEMBER RON ONSLOW: MOVED TO ADOPT ORDINANCE NO. 1286 WITH AMENDMENT TO BE 25% INCREASE OVER THE EXISTING RATE FOR 2019 AND SUBJECT TO THE INFLATIONARY

ADJUSTMENT OF THE CODE FOR 2020 AND 2021.
COUNCIL MEMBER DAVID TAYLOR: SECOND THE MOTION

Discussion after motion.

MAYOR PRO TEM WELLS: Moved to close debate.
 Motion Passed.

Vote on the motion:

Yes: Council member Onslow, Taylor, Wells, Mayor Stose

No: Council Member Wertz, Day, Lindsay

Motion Passed.

RESULT:	ADOPTED [4 TO 3]
MOVER:	Ron Onslow, Councilor
SECONDER:	David Taylor, Councilor
AYES:	Onslow, Taylor, Wells, Stose
NAYS:	Wertz, Day, Lindsay

PUBLIC HEARING/BUSINESS

1. Public Hearing and Approval of Resolution No. 553 Regarding Ridgefield School District Proposition No. 3 – General Obligation Bonds - Steve Stuart, City Manager

Staff recommends that the Council hold a Public Hearing to receive comments for and against Ridgefield School District Proposition No. 3. Once the Public Hearing has afforded approximately equal opportunity for the expression of opposing views, staff recommends closing the Public Hearing and deliberating/acting upon Resolution No. 553.

Mayor opened hearing: 8:03PM

Nathan McCann - School Superintendent

If you want good infrastructure and community to thrive, you will have to pay for that

People come to Ridgefield because of the quality of our schools

School cost money

Need additional space to provide good quality schools

Please support school bond

Roy Garrison - Resident

Urge to support school bond and adopt Resolution as proposed

Chris Sundstrom - Builder

Supporting the school bond and school is important

It's an investment in the future

Rob Aichele - Resident

In support of the school bond

Sandy Schill - Resident

In support of the school bond

Public Hearing closed: 8:16PM

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

PUBLIC COMMENT - [8:17 PM](#)

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Onslow - Door knocking for the school bond.

Council Member Day - Attended Harper's playground tour.

Council Member Taylor - Kudos to city staff for cleaning up the tree that fell down and blocked the street in the neighborhood.

Council Members Wells - Attended several meetings, Ruckelshaus session in Lewis County.

Council Member Wertz - Attended City Manager briefing, State of Clark College, CREDC Annual meeting.

Council Member Lindsay - Attended several meetings, ribbon cutting at RACC during school board meeting.

Mayor

Economic forecast breakfast session.

City Manager

City Manager Steve Stuart - Next City Council meeting will be held at the new chambers located at RACC, kudos to staff and Council member Day for "Spirit of the Wild" award for Friends of the Refuge, Community Development Director applications received, interview process will start in February.

Public Works Director Bryan Kast - Ridgefield Outdoor Recreation Complex construction update provided.

Finance Director Kirk Johnson - Business license application process transferred to the State, investment portfolio update provided.

Deputy City Manager Lee Knottnerus - First Saturday event is February 2nd.

Police Chief John Brooks - Participated in Tip a Cop event this afternoon.

ADJOURN - [8:35 PM](#)

Julie Ferriss, City Clerk

Don Stose, Mayor

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: February 14, 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

GOVERNING LEGISLATION:

None.

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:

None. This is the first reading. Second reading is scheduled with City Council on February 28, 2019.

STAFF CONTACT: Lee Knottnerus, Deputy City Manager

ATTACHMENTS: Chapter 5.Special Events_ (PDF)
Agreements to Use City Parks (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:
Date of Publication:
Effective Date:

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
- G-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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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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CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: February 14, 2019

ITEM: BUSINESS

AGENDA ITEM TITLE: Motion - Approval of Concessions Agreement for Ridgefield Outdoor Recreation Complex

GOVERNING LEGISLATION: N/A

PREVIOUS COUNCIL ACTION TAKEN: N/A

SUMMARY/BACKGROUND:

The Ridgefield Outdoor Recreation Complex ("RORC") is a partnership project with the Ridgefield School District ("RSD"), with 6 multi-purpose artificial turf fields, community building, trails, and play areas. Inside the first floor of the community building is a full commercial kitchen to provide food and beverages for users of the complex. The community building is subject to the Use Agreement between the City and RSD. However, the community building is owned by the City and is located on City-owned property, and is thus not subject to the Lease Agreement between the City and RSD.

In order to effectively provide concessions for users of the RORC, and to assure orderly operations of the commercial kitchen, the City sought to establish a relationship with a single source for managing concessions for the RORC. The City already has an agreement with SWBG – LLC for operations of concessions at the RORC during their use period (June 1 – August 31). The City and SWBG see value in having a single operator consistently operating the RORC concessions throughout the year, and have drafted a concessions agreement with their concessions management LLC (Ridgefield Concessions Management, or "RCM") to formalize that relationship.

The proposed concessions agreement with RCM 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.

BUDGET/FINANCIAL IMPACTS: None.

RECOMMENDED ACTION OR MOTION:

“I move 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.”

STAFF CONTACT: Steve Stuart, City Manager

ATTACHMENTS: Concessions_Agreement_ (PDF)

Exhibit A:
Agreement Between the City of Ridgefield ("City")
And
Ridgefield Concessions Management ("RCM")

The following terms are incorporated into a concessions management agreement:

1. Term. The Agreement shall be for a rolling three (3) year term, with the initial term ending December 31, 2021. Subject to the termination provisions in the Agreement, the Term shall automatically and without notice or action required by either party "roll" by adding one year to the Term on January 1 of each year, so that the adjusted term ends three (3) years after each such roll date.
2. Management. The Agreement is for the year-round management of concessions operations at the Ridgefield Outdoor Recreation Complex ("RORC"), and includes all events at the RORC except for Events as defined under the Facility Use Agreement, and any extension, amendment or replacement thereof (the "Use Agreement") between the City and SWBG-Ridgefield, LLC ("Raptors"). The events subject to the Agreement are referred to as "Covered Events."
 - a. Without limiting the generality of the foregoing, "management" includes:
 - (i) staffing (in cooperation with Hosting Groups (defined below));
 - (ii) inventory ordering and vendor management;
 - (iii) coordinating concessions needs with Hosting Groups and the City;
 - (iv) financial reporting to Hosting Groups and the City;
 - (v) post event cleaning of the concessions facilities, provided that all maintenance of the concessions facilities and related equipment shall be the responsibility of the City. For clarity, "concessions facilities" includes the area inside the concessions stand, and does not include the rest rooms, field areas or community room;
 - b. For purposes of the Agreement, "Hosting Groups" include organizations conducting events at the RORC, including without limitation youth and adult recreational leagues for all sports, school groups and teams, and City groups and teams.
 - c. For Covered Events of one or more Hosting Group, each Hosting Group shall be entitled to provide a pro rata portion of concessions staff during the Covered Event. The time of a Covered Event shall be determined as 30 minutes prior to the scheduled start time of the Covered Event until the earlier of (i) 15 minutes after the Covered Event or (ii) the concession stand closes on the day of the Covered Event.
 - d. Covered Events do not include practices or scrimmages.

- e. Concessions operations does not include catering to the community room, provided that catering services should be coordinated to minimize conflict with concessions operations.
3. Revenues and Revenue Sharing With Hosting Groups. RCM shall have the right to receive and retain all revenues related to the concessions operation, provided that gross concessions sales during Covered Events shall be shared with Hosting Groups as follows, in each case during the time of the Hosting Group's Covered Event:
- a. 15% of the gross concessions sales, if the Hosting Group does not provide staffing; or
 - b. 25% of gross concessions sales, if the Hosting Group provides staffing.

When there are multiple Covered Events at the same time, the revenue sharing is split among the Hosting Groups on a per field basis. For example, if there are two concurrent Covered Events, with Event One renting three RORC fields and Event Two renting one RORC field, the revenue would be split 75% for Event One and 25% for Event Two.

"Gross concessions sales" means gross product sales after deducting sales tax, excise tax and other applicable taxes.

- 4. Accounting. RCM shall provide an accounting to Hosting Groups and the City, and shall pay revenue shares to the applicable Hosting Groups, on a monthly basis on or before the fifteenth (15th) day of the month after the month in which the applicable Covered Event takes place.
- 5. Scheduling. RCM shall coordinate with the City regarding when the concessions stand is open. It is intended that concessions operations will be conducted during game and tournament events, and will not be operational during practice time.
- 6. Conflict. In the event of a conflict between Hosting Groups regarding scheduling or a revenue share, the determination of the City shall be final.
- 7. Termination.
 - a. Either party may terminate this Agreement for any reason upon giving the other party notice that the rolling term specified in Section 1 shall not take effect. In that event, the Agreement shall end three (3) calendar years after the next scheduled roll date (January 1).
 - b. If for any cause either party fails to fulfill its obligations under this Agreement in a timely and proper manner, or if either party violates the terms and conditions of this Agreement, then the aggrieved party will give the other party written notice of such failure or violation. The responsible party will be given the opportunity to correct the failure or violation. If the failure or violation is not corrected within thirty (30) business days of such notice or, if the failure or violation is not capable of being cured in such time period, if the cure or steps to ensure future compliance is not commenced within such thirty (30) business days, this Agreement may be terminated immediately by written notice from the aggrieved party to the other.

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: February 14, 2019

ITEM: PUBLIC HEARING/BUSINESS

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

GOVERNING LEGISLATION:
RCW 36.70A

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:
None. This is the first reading and Public Hearing. Second reading is scheduled with City Council on December 20, 2018.

STAFF CONTACT: Steve Stuart, City Manager

ATTACHMENTS:

- Undeveloped RLD-6 Land _Northeast (PDF)
- Undeveloped RLD-6 Land _Northwest (PDF)
- Undeveloped RLD-6 Land _Southeast (PDF)
- Undeveloped RLD-6 Land _Southwest (PDF)
- RLD_6 zones (PDF)
- N RLD_6 (PDF)

N RLD_6 Env (PDF)
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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 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 to meet Countywide Planning Policy targets for housing density; 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.

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

Section 1. Rezone attached/identified undeveloped areas from RLD-6 to RLD-4.

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 immediately 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

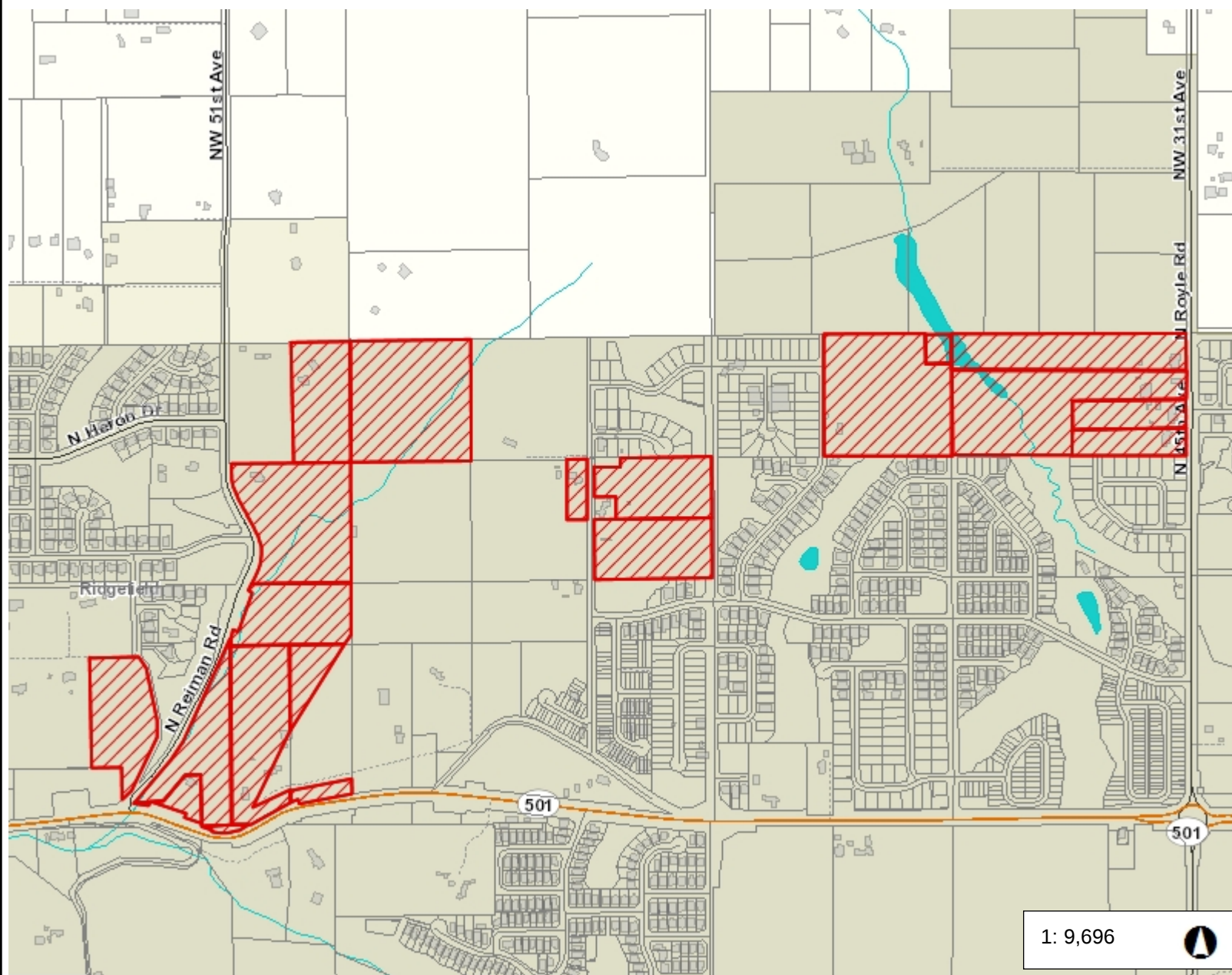
APPROVED AS TO FORM:

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

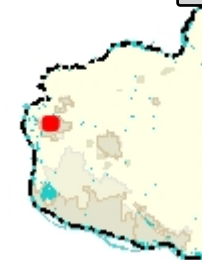


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6.1.a



Legend

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

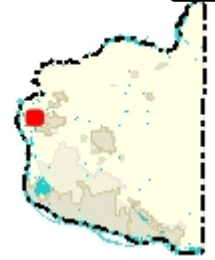
Notes:

Attachment: Undeveloped RLD-6 Land_Northeast (RLD-6 Zoning)



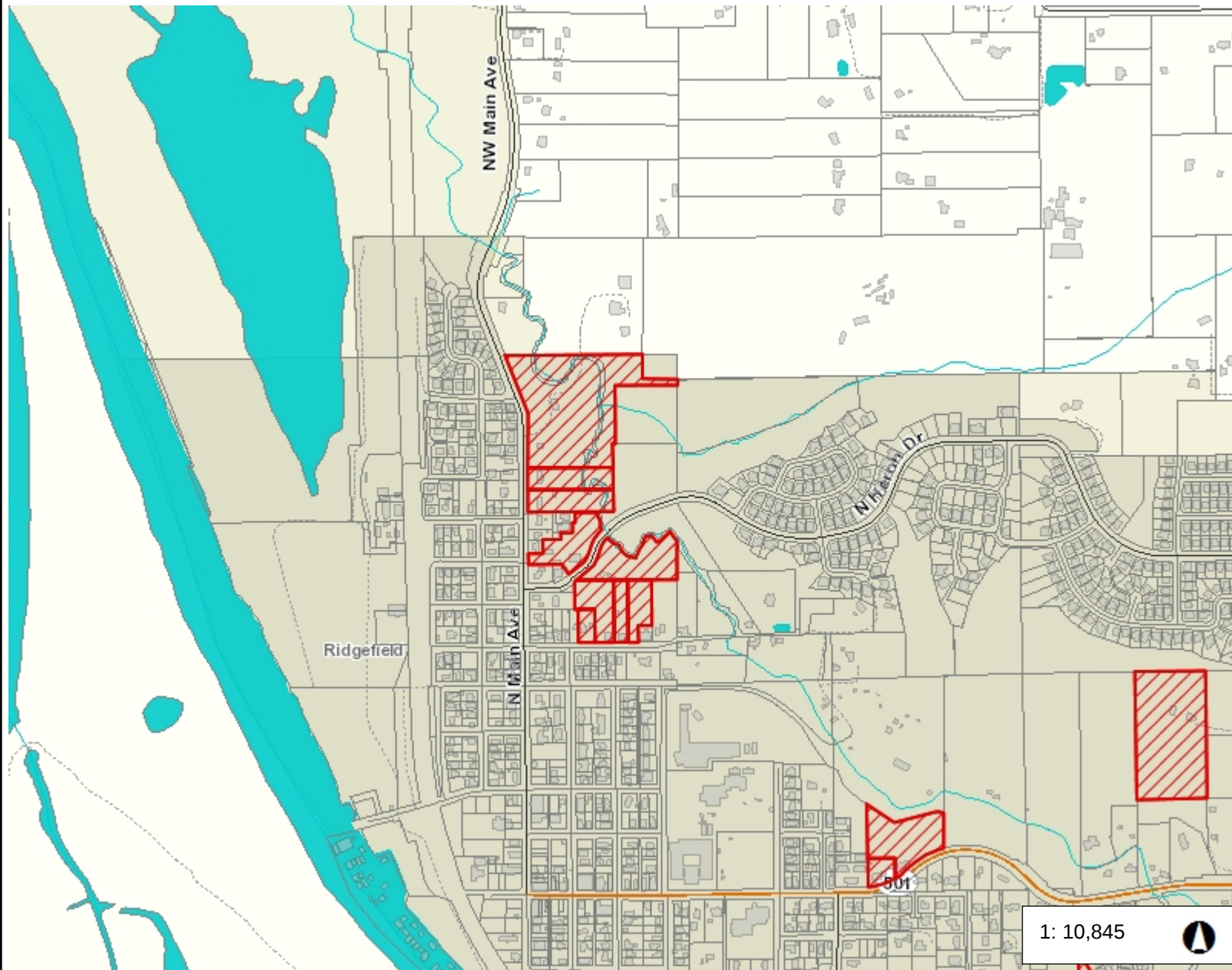
Undeveloped RLD-6 Land: Northwest

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Legend

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



Notes:

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Attachment: Undeveloped RLD-6 Land_Northwest (RLD-6 Zoning)



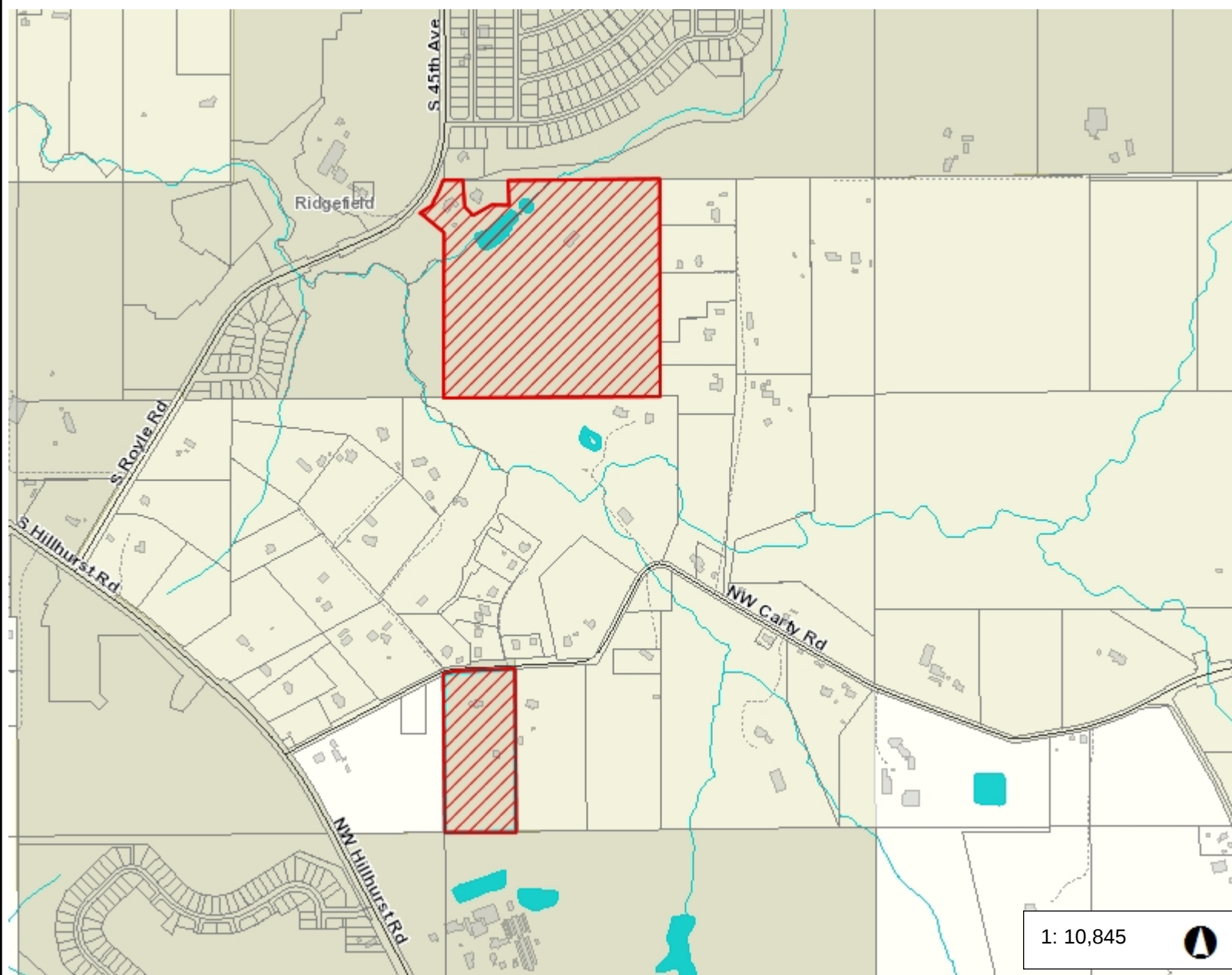
Undeveloped RLD-6 Land: Southeast

6.1.c



Legend

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



Notes:

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

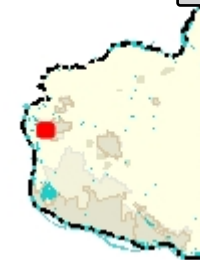
This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

Attachment: Undeveloped RLD-6 Land _Southeast (RLD-6 Zoning)



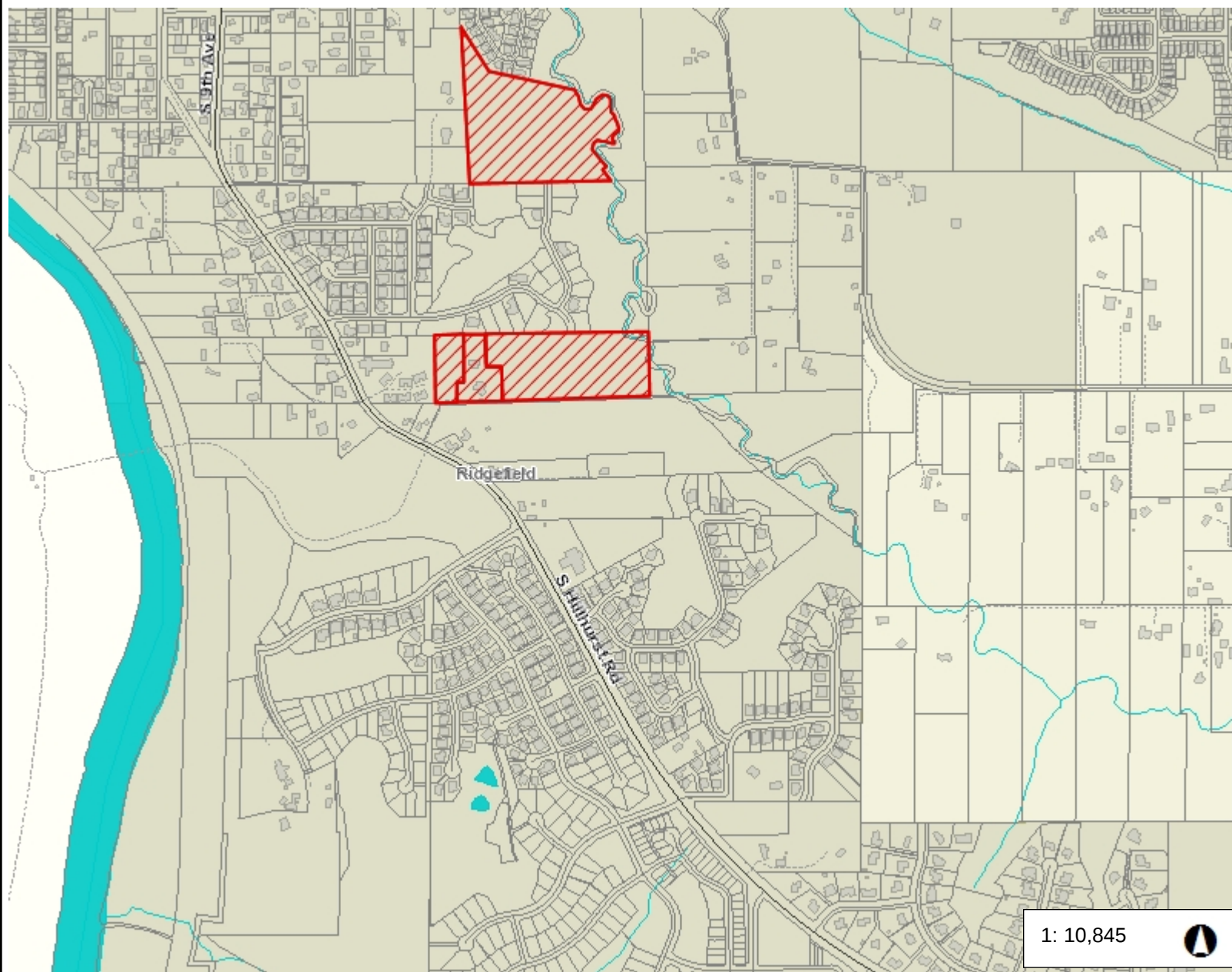
Undeveloped RLD-6 Land: Southwest

6.1.d



Legend

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



1: 10,845



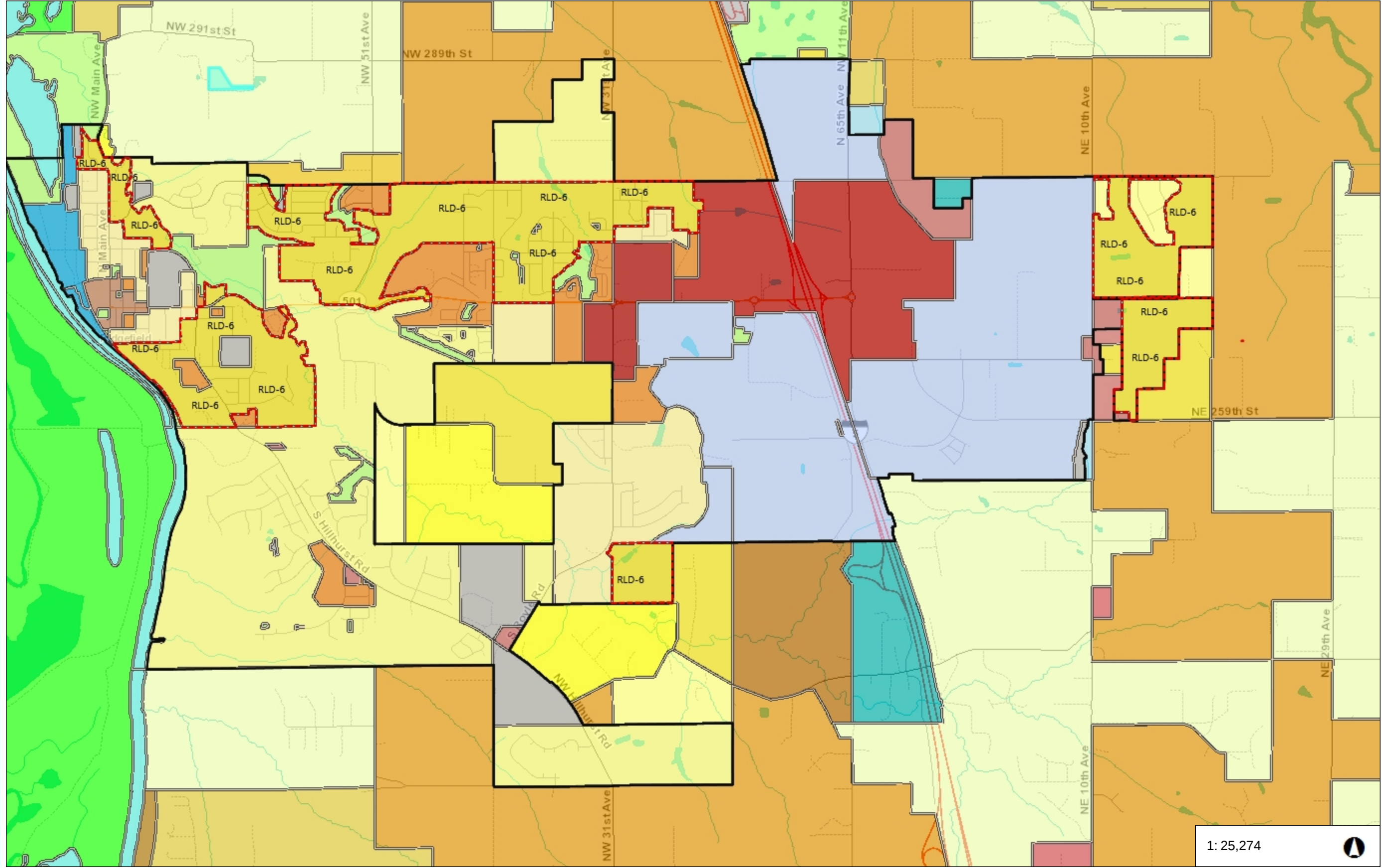
1,807.6 0 903.78 1,807.6Feet

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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.

Notes:

Attachment: Undeveloped RLD-6 Land _Southwest (RLD-6 Zoning)

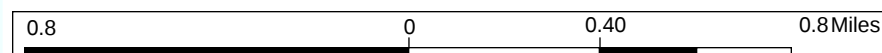


- Legend**
- ☐ Zoning - Outline
- Zoning**
- Single-Family residential (R1-20,
 - Single-Family residential (R1-15,
 - Single-Family residential - 12 (R-
 - Single-Family residential (R1-10,
 - Single-Family residential (R1-7.5,
 - Single-Family residential (R1-6, F
 - Single-Family residential (R1-5)
 - Residential (R-12, R12)
 - Residential (R-18, MF-18)
 - Residential (R-22, AR-22)
 - Residential (R-30)
 - Residential (R-43)
 - Office residential-15 (OR-15)
 - Office residential-18 (OR-18)
 - Office residential-22 (OR-22)
 - Office residential-30 (OR-30)
 - Office residential-43 (OR-43)
 - Neighborhood commercial (NC, C
 - Community commercial (CC, C2,
 - General commercial (GC, CG)
 - Mixed use (MX)
 - Business park (BP, OFF)
 - Light industrial (IL, ML, LI, IND, L
 - Heavy industrial (IH, MH, HI)
 - University (U)
 - Airport (A)
 - Public facilities (PF, IP, UP)
 - Rural-5 (R-5)
 - Rural-10 (R-10)
 - Rural-20 (R-20)
 - Rural center residential 1 ac min
 - Rural center residential 2.5 ac mi
 - Rural comm.-inside rur.centers (C
 - Rural comm.-outside rur.center (C
 - Agriculture-20 (AG-20)
 - Agriculture/Wildlife (AG/WL)
 - Rural (Rural Center) (R/C)

Attachment: RLD_6 zones (RLD-6 Zoning)

Notes:

1: 25,274



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

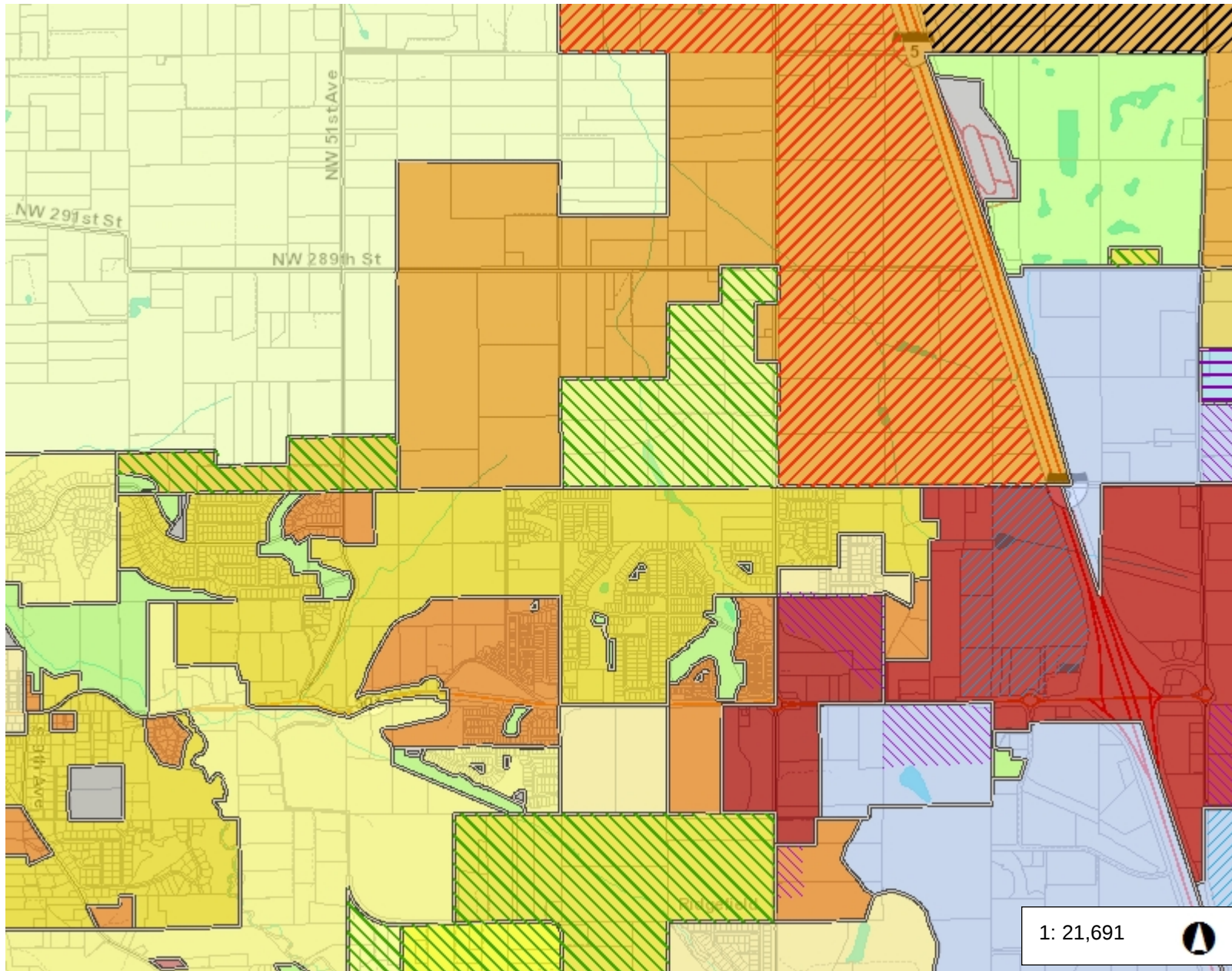
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THIS MAP IS NOT TO BE USED FOR NAVIGATION



N RLD-6

6.1.f



Legend

Zoning Overlay

- Urban Reserve - 10 (UR-10)
- Urban Reserve - 20 (UR-20)
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Railroad Industrial Urban Reserve
- Freight Rail Dependent Use
- Railroad Industrial Overlay District
- Rural Industrial Land Bank Overlay
- Airport Environs Overlay
- Surface Mining Overlay District
- Rural Center Mixed Use
- Existing Historic Resort
- Mill Creek Overlay District
- Highway 99 Overlay District
- Activity Center Overlay
- Transitional Area Overlay
- Single Family Residential Area Overlay
- Mixed Residential Area Overlay
- Multifamily Residential Area Overlay
- 78th Street Property
- Columbia River Gorge Scenic Area
- Vancouver - Multiple Overlays
- Sewer Capacity Overlay

Attachment: N RLD_6 (RLD-6 Zoning)

Notes:

3,615.1 0 1,807.57 3,615.1 Feet

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

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1: 21,691





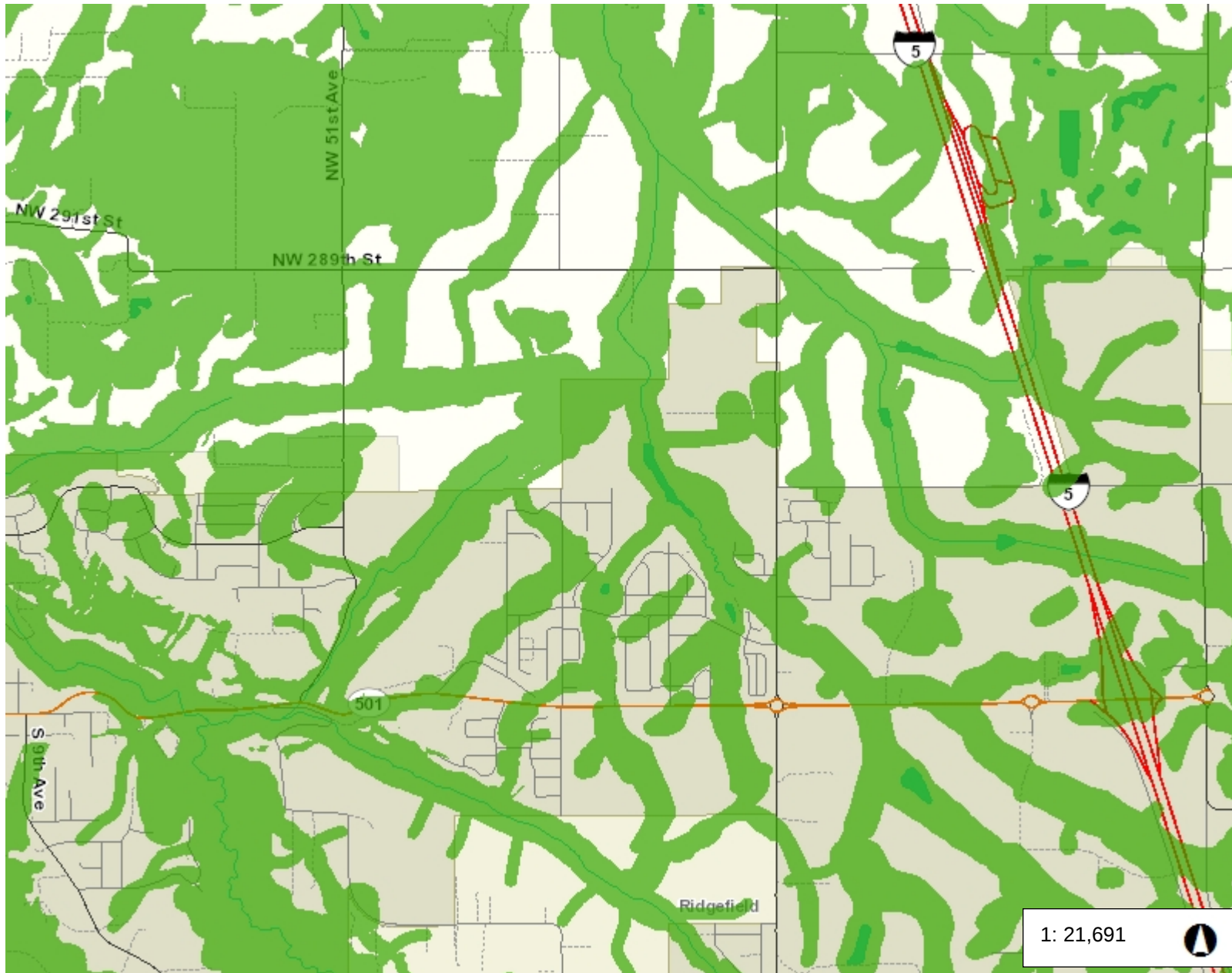
N RLD-6 Env

6.1.g



Legend

- Environmental Constraints Air
- Cities Boundaries
- Urban Growth Boundaries



Notes:

3,615.1 0 1,807.57 3,615.1 Feet

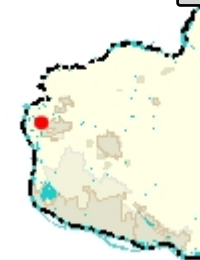
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Attachment: N RLD_6 Env (RLD-6 Zoning)



6.1.h



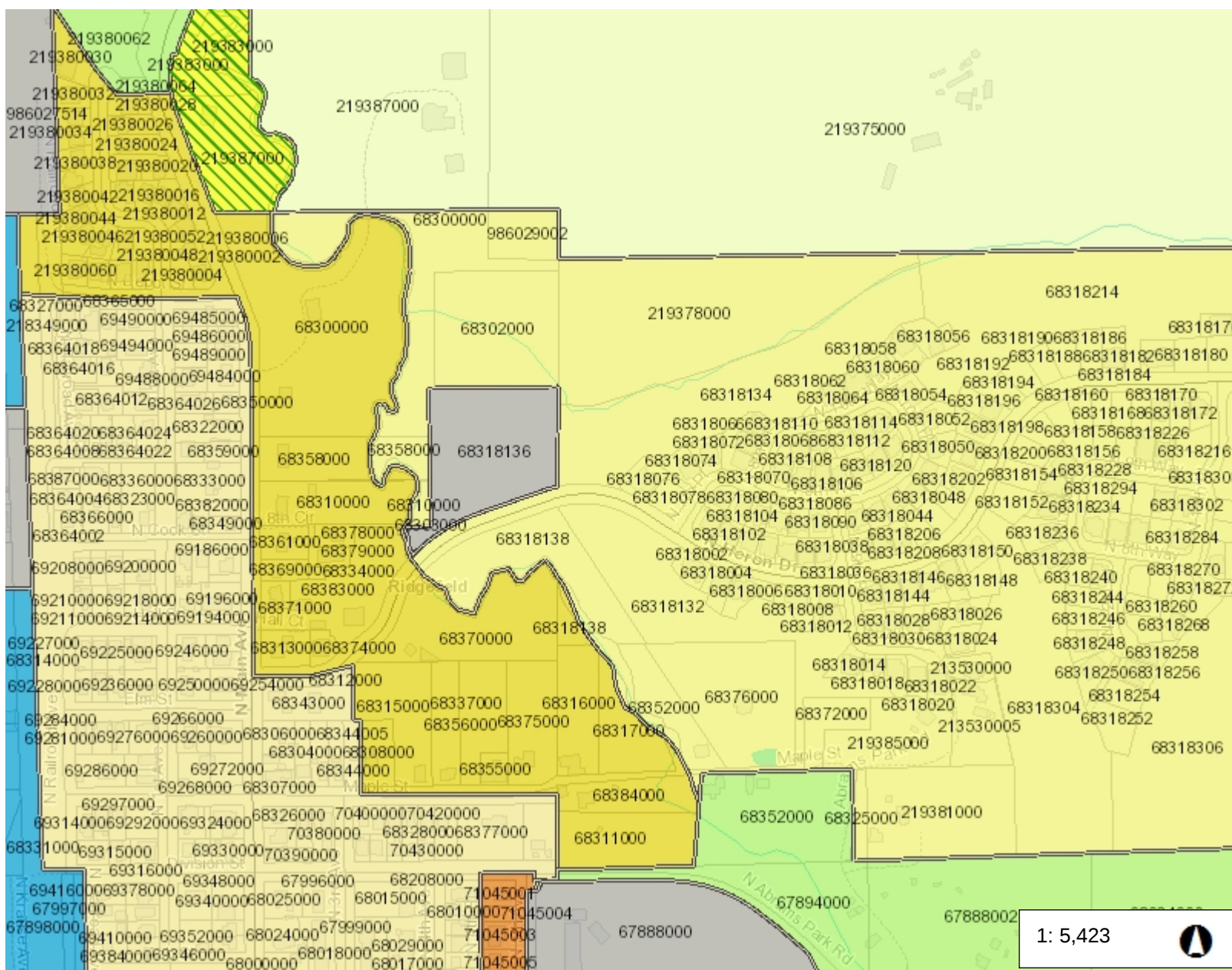
Legend

Zoning Overlay

- | | |
|--|---|
| | Urban Reserve - 10 (UR-10) |
| | Urban Reserve - 20 (UR-20) |
| | Urban Holding - 10 (UH-10) |
| | Urban Holding - 20 (UH-20) |
| | Railroad Industrial Urban Reserve |
| | Freight Rail Dependent Use |
| | Railroad Industrial Overlay District |
| | Rural Industrial Land Bank Overlay District |
| | Airport Environs Overlay |
| | Surface Mining Overlay District |
| | Rural Center Mixed Use |
| | Existing Historic Resort |
| | Mill Creek Overlay District |
| | Highway 99 Overlay District |
| | Activity Center Overlay |
| | Transitional Area Overlay |
| | Single Family Residential Area Overlay |
| | Mixed Residential Area Overlay |
| | Multifamily Residential Area Overlay |
| | 78th Street Property |
| | Columbia River Gorge Scenic Area |
| | Vancouver - Multiple Overlays |
| | Sewer Capacity Overlay |

Attachment: NW RLD_6 (RLD-6 Zoning)

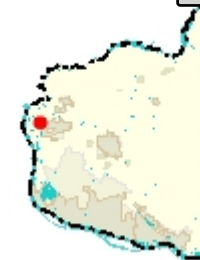
Notes:



903.8	0	451.89	903.8Feet
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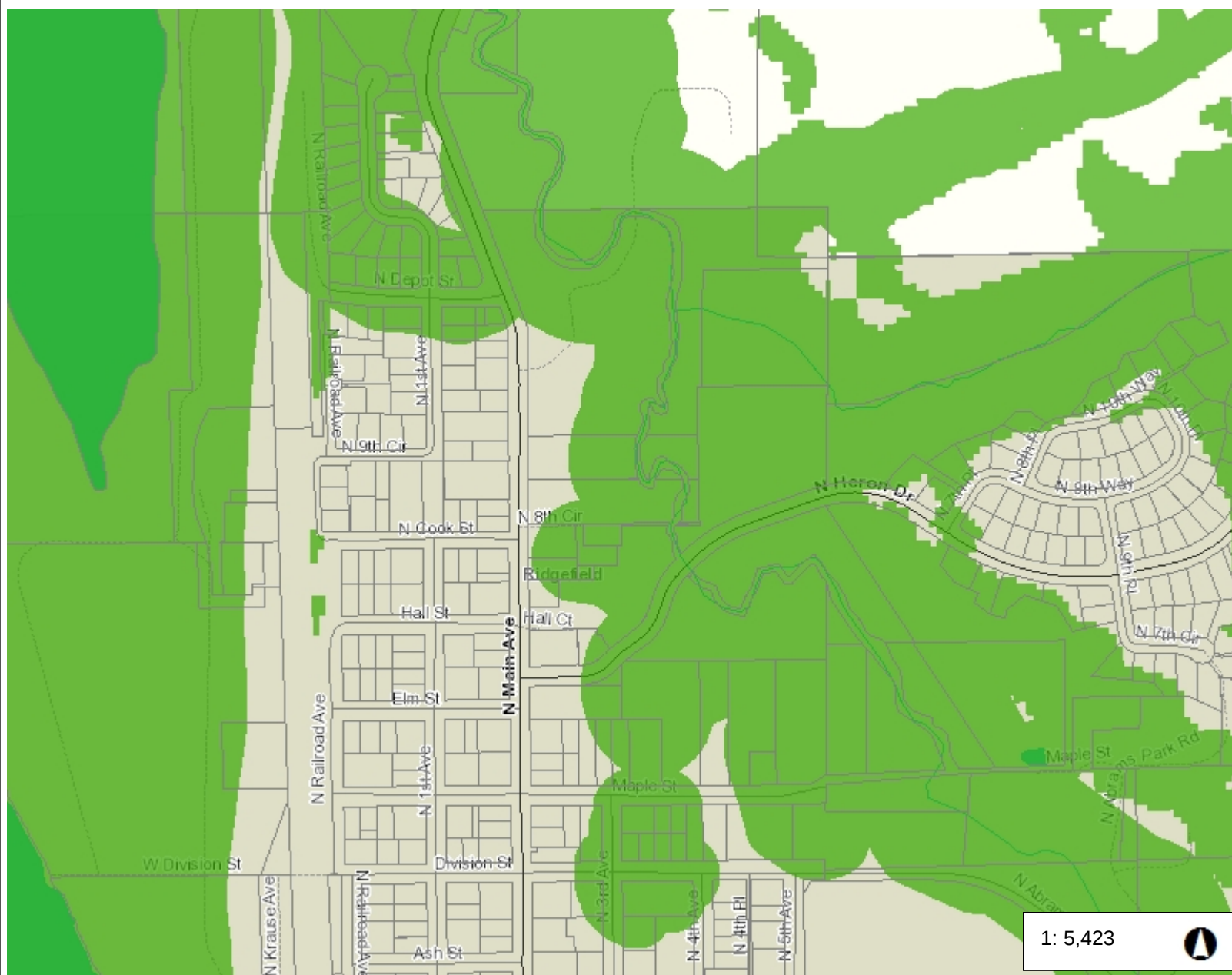
This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



Legend

-  Taxlots
-  Environmental Constraints Area
-  Cities Boundaries
-  Urban Growth Boundaries

Attachment: NW RLD_6 Env (RLD-6 Zoning)



Notes:

903.8	0	451.89	903.8Feet
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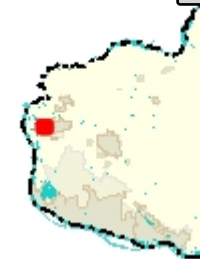
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Clark County, WA. GIS - <http://gis.clark.wa.gov>

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W RLD-6

6.1.j



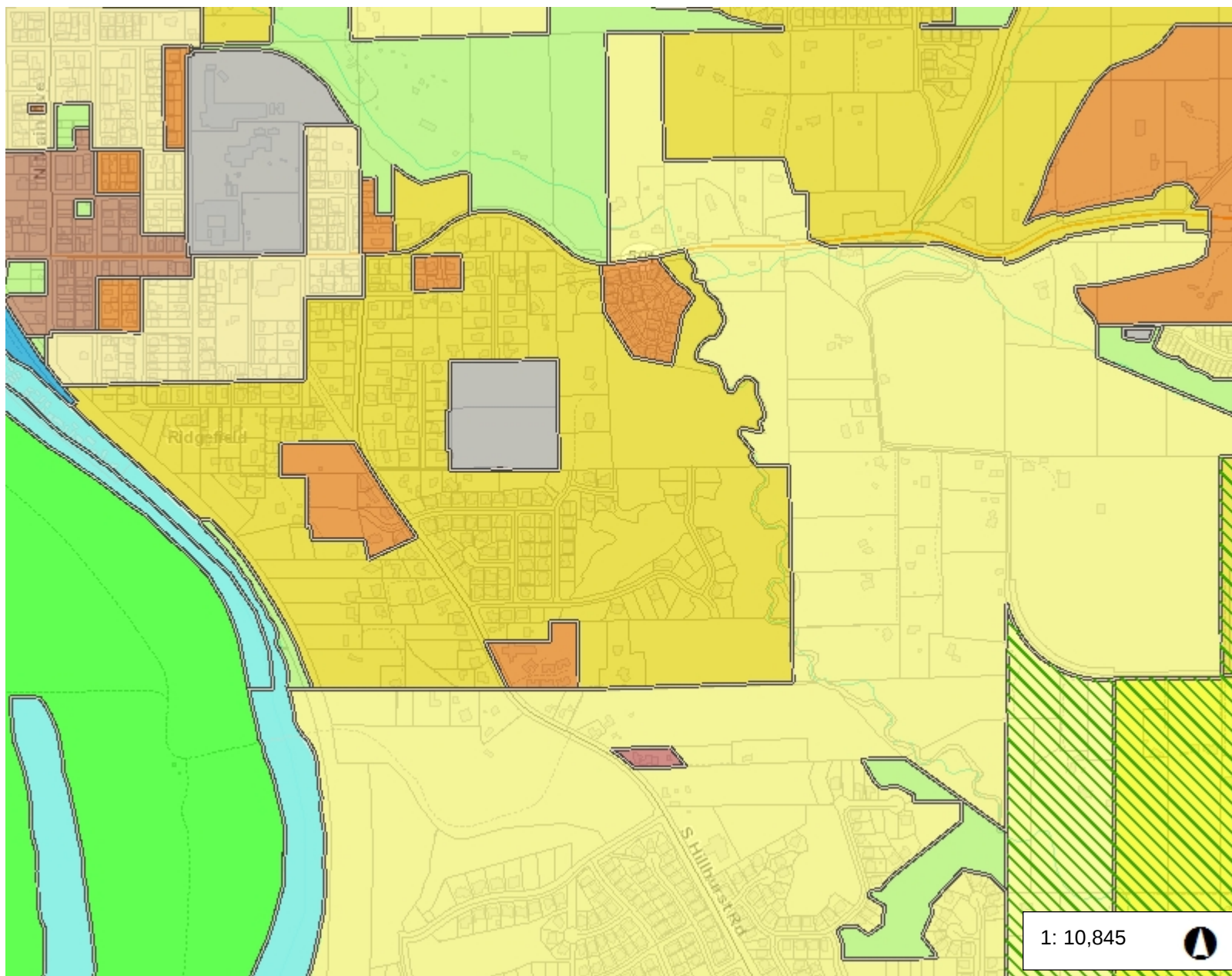
Legend

Zoning Overlay

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- Sewer Capacity Overlay

Attachment: W RLD_6 (RLD-6 Zoning)

Notes:



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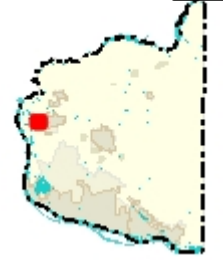
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W RLD-6 Env

6.1.k

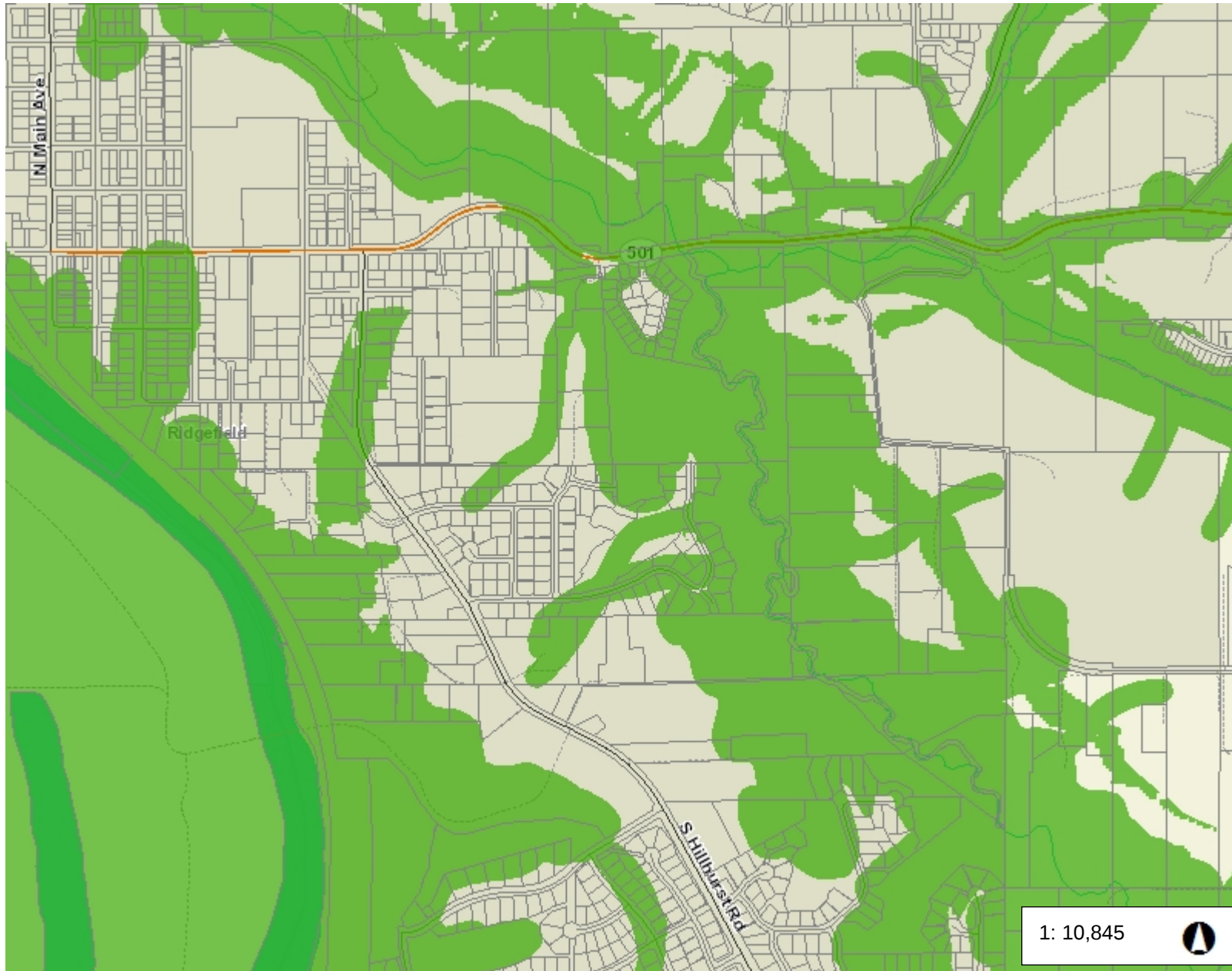


Legend

- Taxlots
- Environmental Constraints Area
- Cities Boundaries
- Urban Growth Boundaries

Attachment: W RLD_6 Env (RLD-6 Zoning)

Notes:



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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CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: February 14, 2019

ITEM: PUBLIC HEARING/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

GOVERNING LEGISLATION:
RCW 19.27.030, RMC 14.03.050

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:

None. Second reading of Ordinance 1287 is scheduled with City Council on February 28, 2019.

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 immediately 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

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➤ **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

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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.

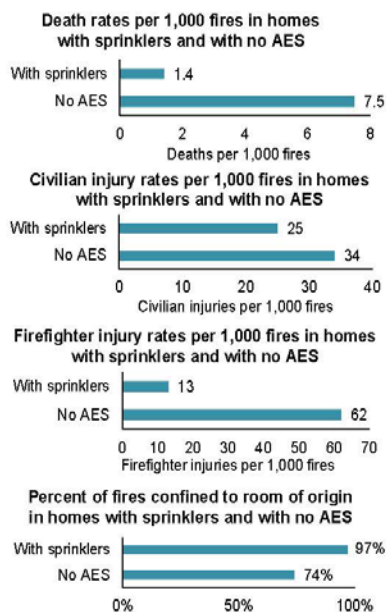
Sprinkler Presence

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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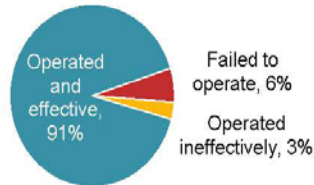
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FACT SHEET » RESEARCH *(continued)*

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.

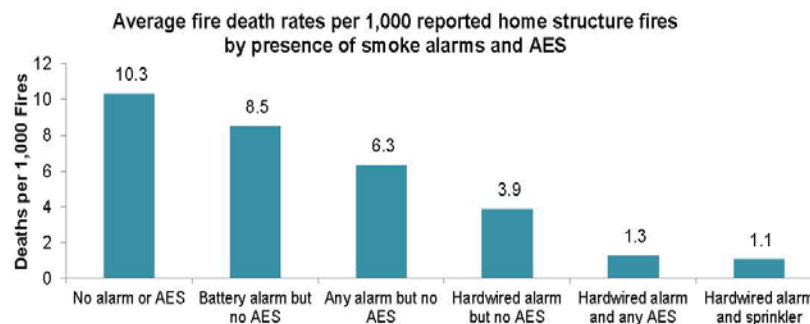
Only one sprinkler head operated in 88% of home fires with operating sprinklers. In 98% of fires with operating sprinklers, five or fewer sprinkler heads operated.

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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