



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, February 13, 2020
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

I. STUDY SESSION - 5:30 P.M.

- 1. Ridgefield Community Survey Update - Steve Stuart, City Manager**

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

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

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 23, 2020 Meeting**

V. PRESENTATION

- 1. Pink Patch Project Donation - Ridgefield Police Department**

VI. BUSINESS

- 1. Second Reading of Ordinance No. 1310 - Traffic Impact Fee Update - Bryan Kast, Public Works Director**
- 2. Second Reading of Ordinance No. 1311 - Pioneer Frontage Development Agreement - Bryan Kast, Public Works Director**
- 3. Motion - Approval of Cloverhill Phase 3A Final Plat - Louisa Garbo, Community Development Director**

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**

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 13, 2020

ITEM:

AGENDA ITEM TITLE: Ridgefield Community Survey Update

Ridgefield Community Survey Update

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS:

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: February 13, 2020
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 13 2020 Claims Report(PDF)

City of Ridgefield
Claims Payment Report
For Approval on: February 13, 2020

4.1.a

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ACI PAYMENTS INC	1701	1000017439	Public Works	Customer Payment Fees	1.00
ACI PAYMENTS INC Total					1.00
Alt John	UB*00298	(blank)	Genl Govt/Facilities	Refund Check 007585-000 1817 N 9th Way	47.70
Alt John Total					47.70
ARAMARK UNIFORM SERVICES	32	864330912	Genl Govt/Facilities	Floor Mats - City Hall/PW/CDD/PD	7.36
			Public Safety	Floor Mats - City Hall/PW/CDD/PD	4.47
			Public Works	Floor Mats - City Hall/PW/CDD/PD	3.66
			Community Development	Floor Mats - City Hall/PW/CDD/PD	3.90
		864330911	Genl Govt/Facilities	PW Uniforms and Floor Mats	3.07
			Public Works	PW Uniforms and Floor Mats	53.24
		864321127	Genl Govt/Facilities	PW Uniforms and Floor Mats	3.07
			Public Works	PW Uniforms and Floor Mats	53.24
		864340693	Genl Govt/Facilities	PW Uniforms/Floor Mats	3.07
			Public Works	PW Uniforms/Floor Mats	53.24
		864321128	Genl Govt/Facilities	Floor Mats - City Hall/PW/CDD/PD	7.36
			Public Safety	Floor Mats - City Hall/PW/CDD/PD	4.47
			Public Works	Floor Mats - City Hall/PW/CDD/PD	3.66
			Community Development	Floor Mats - City Hall/PW/CDD/PD	3.90
		864340694	Genl Govt/Facilities	CDD/PW/FIN Floor Mats	0.27
				City Hall Floor Mats	7.09
			Public Safety	PD Floor Mats	4.47
			Public Works	CDD/PW/FIN Floor Mats	3.66
			Community Development	CDD/PW/FIN Floor Mats	3.90
ARAMARK UNIFORM SERVICES Total					227.10
ASSOCIATED CONSULTANTS INC.	1030	19-211-03	Community Development	Columbia Credit Union Plan Review	190.00
		18-152-04	Community Development	Trimaco Development - Bldg. A Plan Review	285.00
		19-204-02	Community Development	CRESA Water Tank Antenna Plan Review	380.00
		19-210-02	Community Development	Cloverhill Sub. Pedestrian Bridge Plan Review	380.00
		19-240-01	Community Development	Ridgefield Library Plan Review	2,090.00
		19-257-01	Community Development	MOD Pizza Plan Review	902.50
ASSOCIATED CONSULTANTS INC. Total					4,227.50
ATLAS PLUMBING CONTRACTORS	2857	2857-20200213	Genl Govt/Facilities	Abrams Park Refundable Deposit Atlas Plumbing	200.00
ATLAS PLUMBING CONTRACTORS Total					200.00
B AND L PAPER COMPANY	2165	30264	Public Works	Abrams Park Paper/Soap	80.19
		30323	Genl Govt/Facilities	City Hall Paper Supplies	136.58
		30322	Public Safety	Sanitary Supplies - PD	82.04
B AND L PAPER COMPANY Total					298.81

Attachment: February 13 2020 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: February 13, 2020

BLAIRCO INC	1493	20M-01335	Public Safety	HVAC Maint - PD	215.72
		20M-01334	Genl Govt/Facilities	HVAC Maint - City Hall	280.76
BLAIRCO INC Total					496.48
Ceccanti Inc	UB*00304	(blank)	Genl Govt/Facilities	Refund Check 012124-000 Hydrant Meter	362.40
Ceccanti Inc Total					362.40
CITIES DIGITAL INC.	3382	47880	Information Technology	Laserfiche Prd Svcs	656.25
CITIES DIGITAL INC. Total					656.25
CITY OF BATTLE GROUND	92	INV00266	Judicial	Public Defender Costs/Video Arraignments Dec 2019	855.00
CITY OF BATTLE GROUND Total					855.00
CLARK COUNTY	102	CI011577	Public Works	Annual Road Striping 2019	11,136.00
		CI010579	Judicial	Pre-Trial Supervisions and Interviews Dec 2019	445.50
		CI010621	Council	Nov 2019 General Election/Voters Pamphlets	2,079.59
		CI010713	Council	2019 Voter Reg File Maint	9,520.51
		CI010748	Public Safety	Range Rental Dec 2019	70.00
CLARK COUNTY Total					23,251.60
CLARK PUBLIC UTILITIES	110	7206-555-0-20200213	Public Works	109 W Division St - Electricity	232.18
		7206-580-8-20200213	Public Works	301 N 3rd Ave	44.26
			Community Development	301 N 3rd Ave	44.27
		7206-643-4-20200213	Public Works	400 N Abrams Park Rd	1,039.63
		7206-605-3-20200213	Public Works	N 1st Cir & N 65th Ave - Park & Ride	92.61
		7206-648-3-20200213	Public Works	Municipal Lighting Lease	7,647.19
		7206-578-2-20200213	Genl Govt/Facilities	230 Pioneer Ave	157.09
		7206-644-2-20200213	Public Works	City Park/Water Well	2,694.19
		7206-694-7-20200213	Public Works	255 S 56th Pl - Electricity	1,128.53
		7206-456-1-20200213	Public Safety	116 N Main Avenue	289.40
		7206-552-7-20200213	Public Works	214 S Riverview Dr	146.64
		7206-645-9-20200213	Public Works	N Abrams Park/E Division	160.36
CLARK PUBLIC UTILITIES Total					13,676.35
CLEAN WORLD MAINTENANCE INC	3105	44516	Genl Govt/Facilities	PD/CH Floors Waxed	225.00
			Public Safety	PD/CH Floors Waxed	175.00
		44550	Genl Govt/Facilities	Janitorial Service - Jan 2020	418.80
			Public Safety	Janitorial Service - Jan 2020	230.40
			Public Works	Janitorial Service - Jan 2020	168.34
CLEAN WORLD MAINTENANCE INC Total					1,217.54
COBALT COMMUNITY RESEARCH LLC	2380	1093	Genl Govt/Facilities	Community Survey	1,575.00
COBALT COMMUNITY RESEARCH LLC Total					1,575.00
COLUMBIA FORD	504	3-L434 G545	Public Safety	2020 Ford Police Interceptor	48,671.60
COLUMBIA FORD Total					48,671.60
COLUMBIAN PUBLISHING	116	18821	Community Development	School Bond Support/Ord. 1308	90.00
		18889	Community Development	Muni Code Title 18 Updates	102.60
		18894	Community Development	PLZ-19-0124 The Bluffs	124.20

Attachment: February 13 2020 Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: February 13, 2020

4.1.a

COLUMBIAN PUBLISHING	116	18881	#N/A	Downtown Stormwater Enhancements Ad	240.90
COLUMBIAN PUBLISHING Total					557.70
COMCAST	2271	2271-202002-510	Genl Govt/Facilities	RACC Comm - Jan-Feb 2020	13.74
			Public Works	RACC Comm - Jan-Feb 2020	183.71
			Community Development	RACC Comm - Jan-Feb 2020	197.45
COMCAST Total					394.90
COMCAST BUSINESS	1666	94575013	Genl Govt/Facilities	Internet Services - 230 Pioneer St- JAN 2020	371.72
COMCAST BUSINESS Total					371.72
COMDATA NETWORK INC.	1101	20331076	Genl Govt/Facilities	PW/CDD Fuel - XN173 - 01/01/2020-01/15/2020	114.99
			Public Works	PW/CDD Fuel - XN173 - 01/01/2020-01/15/2020	1,537.11
			Community Development	PW/CDD Fuel - XN173 - 01/01/2020-01/15/2020	294.16
		20331715	Genl Govt/Facilities	Fuel PW - XN173	120.78
			Public Works	Fuel PW - XN173	1,614.53
			Community Development	Fuel CDD - XN173	259.50
		20331698	Public Safety	Fuel PD - XN795	1,085.87
		20331075	Public Safety	PD Fuel - XN795 - 01/01/2020-01/15/2020	1,072.73
COMDATA NETWORK INC. Total					6,099.67
CONSERVATION TECHNIX INC.	1821	886	Public Works	Ridgefield Parks/Rec Plan Updates	585.00
CONSERVATION TECHNIX INC. Total					585.00
CREDC	1771	012020-23	Genl Govt/Facilities	Economic Development Agreement - 2020	5,000.00
CREDC Total					5,000.00
CRIMINAL JUSTICE TRAINING COMMISSION	2721	201133892	Public Safety	Academy Training - Siem	3,347.00
CRIMINAL JUSTICE TRAINING COMMISSION Total					3,347.00
DAILY JOURNAL OF COMMERCE	133	744590462	#N/A	Downtown Stormwater Enhancements Ad.	332.10
DAILY JOURNAL OF COMMERCE Total					332.10
DANA ZIEMER	3448	3448-20200128	Council	Meals per-diem - AWC City Action Days - Ziemer	70.00
DANA ZIEMER Total					70.00
DEPARTMENT OF HEALTH	148	4874	Public Works	Operating Permit & Operators Certification - 2020	4,296.90
DEPARTMENT OF HEALTH Total					4,296.90
DEPARTMENT OF LICENSING - CPL	154	RG0000404-2020	Genl Govt/Facilities	CPL Fees - Scribner	18.00
		RG0000403-2020	Genl Govt/Facilities	CPL Fees - Barnett	18.00
		RG0000402-2020	Genl Govt/Facilities	CPL Fees - Weisnborn	18.00
		LOWERY2020	Genl Govt/Facilities	Dealer License - Lowery	125.00
DEPARTMENT OF LICENSING - CPL Total					179.00
DICK'S TIRE FACTORY	158	D50457	Public Safety	PD Vehicle Maint	26.02
DICK'S TIRE FACTORY Total					26.02
DKS ASSOCIATES	1565	72495	Community Development	On Call Review Services Dec 2019	2,685.00
DKS ASSOCIATES Total					2,685.00
DON STOSE	1223	1223-20200213	Public Works	Emp Reimb - Stose	66.67
		1223-20200128	Council	Meals per-diem - AWC City Action Days - Stose	70.00
DON STOSE Total					136.67

Attachment: February 13 2020 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: February 13, 2020

4.1.a

DOOLEY ENTERPRISES INC.	2747	57503	Public Safety	PD Ammunition	5,871.92
DOOLEY ENTERPRISES INC. Total					5,871.92
E2 LAND USE PLANNING SERVICES LLC	485	0485-20200213	Community Development	WSP USA Consulting Svcs Dec 2019	4,105.00
E2 LAND USE PLANNING SERVICES LLC Total					4,105.00
ELCOR INC	2081	MSP-12280	Public Safety	IT Services - Jan 2020	2,365.65
			Public Works	IT Services - Jan 2020	1,976.81
			Community Development	IT Services - Jan 2020	2,102.79
			Information Technology	IT Services - Jan 2020	4,594.43
		12331	Public Safety	Computers/Monitors - PD	7,801.79
			Community Development	Computers/Monitors - CDD	3,610.32
			Finance	Computers - Finance	1,157.71
			Administration	Computers/Monitors - Admin	1,770.39
			Information Technology	Laptop - General/Meetings	2,814.93
				Dell Warranty Renewal	156.07
		12272	Public Safety	Cpmputers - PD	3,192.93
				Server Equip/Software - PD	1,197.17
			Information Technology	Server Equip/Software	2,619.81
				Computers - Blehm/CH Intern	4,635.34
ELCOR INC Total					39,996.14
EXTREME PRODUCTS	3327	60056	Genl Govt/Facilities	PD Uniforms	(30.22)
			Public Safety	PD Uniforms	389.93
EXTREME PRODUCTS Total					359.71
FCS GROUP	958	3070-22001061	Community Development	Building Fee Review	4,196.25
FCS GROUP Total					4,196.25
FERGUSON ENTERPRISES INC # 8423	181	846708	Genl Govt/Facilities	Water Meters	(361.50)
			Public Works	Water Meters	4,665.13
		844321	Genl Govt/Facilities	Water Meters	(189.26)
			Public Works	Water Meters	2,442.38
FERGUSON ENTERPRISES INC # 8423 Total					6,556.75
GISI MARKETING GROUP	2811	153645	Public Works	Utility Brochures	724.11
		153579	Community Development	Business Cards - McNamara/Alqatanani/Denton	187.18
			Finance	Business Cards - McNamara/Alqatanani/Denton	93.58
		153665	Genl Govt/Facilities	Jan 2020 City Newsletter	2,073.69
		153687	Genl Govt/Facilities	Letterhead	188.62
GISI MARKETING GROUP Total					3,267.18
GOVERNMENT FINANCE OFFICERS ASSOC	706	221520	Finance	GFOA Membership - 2020	150.00
GOVERNMENT FINANCE OFFICERS ASSOC Total					150.00
GSI WATER SOLUTIONS INC.	2971	0727.001-19	Public Works	Hydrological Study	1,203.75
GSI WATER SOLUTIONS INC. Total					1,203.75
HARPER HOUF PETERSON RIGHELLIS INC.	1678	47184	Public Works	9th Ave Waterline	1,438.75
HARPER HOUF PETERSON RIGHELLIS INC. Total					1,438.75

Attachment: February 13 2020 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: February 13, 2020

4.1.a

HARRY'S LAWN AND POWER EQUIPMENT	214	173203	Public Works	Storm/Streets Vehicle Maint	51.39
		173069	Public Works	Storm/Streets/Parks Equip Maint	404.92
		173070	Genl Govt/Facilities	PW Shop Tools	5.02
			Public Works	PW Shop Tools	67.04
		173438	Public Works	Streets/Park Equip Maint	16.49
HARRY'S LAWN AND POWER EQUIPMENT Total					544.86
Hoffman Melissa	UB*00302	(blank)	Genl Govt/Facilities	Refund Check 007920-000 1617 S Phoebe Dr	112.25
Hoffman Melissa Total					112.25
J2 BLUE PRINT SUPPLY	243	AR80611	Human Resources	Jim Perry Departure Gift	65.04
J2 BLUE PRINT SUPPLY Total					65.04
JENNIFER LINDSAY	3116	3116-20200128	Council	Meals per-diem - AWC City Action Days - Lindsay	70.00
JENNIFER LINDSAY Total					70.00
JESSICA KIPP	2099	2099-20200213	Administration	Mileage Reimb - Kipp	40.25
JESSICA KIPP Total					40.25
JHCB Properties LLC	UB*00299	(blank)	Genl Govt/Facilities	Refund Check 011784-005 2320 S Nisqually Ave	64.89
JHCB Properties LLC Total					64.89
KAITLYN KOPMAN	3446	3446-20200213	Genl Govt/Facilities	Abrams Park Refundable Deposit - Kopman	100.00
KAITLYN KOPMAN Total					100.00
KILLA BITES INC.	3090	1942	Genl Govt/Facilities	1SAT Catering	782.65
KILLA BITES INC. Total					782.65
Kingston Homes LLC	UB*00294	(blank)	Genl Govt/Facilities	Refund Check 010504-077 4161 S 11th Cir	56.10
	UB*00305	(blank)	Genl Govt/Facilities	Refund Check 010504-079 1268 S 44th Ave	54.73
Kingston Homes LLC Total					110.83
Kozel Andrew	UB*00296	(blank)	Genl Govt/Facilities	Refund Check 012199-001 164 N 43rd Pl	3.71
Kozel Andrew Total					3.71
L.N. CURTIS AND SONS	3075	INV353318	Public Safety	PD Uniforms - Siem	78.04
		INV351421	Public Safety	PD Uniforms - Doriot	239.78
		INV354094	Public Safety	PD Uniforms - King	49.81
		INV353454	Public Safety	PD Uniforms - King	162.60
		INV352827	Public Safety	PD Uniforms - Morgan	168.41
L.N. CURTIS AND SONS Total					698.64
LAKESIDE INDUSTRIES	264	113233	Public Works	EZ Street Asphalt	691.59
LAKESIDE INDUSTRIES Total					691.59
LEE KNOTTNERUS	1765	1765-20200213	Human Resources	Emp. Reimb. - Knottnerus	213.12
LEE KNOTTNERUS Total					213.12
LEE WELLS	1068	1068-20200128	Council	Meals per-diem - AWC City Action Days - Wells	70.00
LEE WELLS Total					70.00
Lennar NW Inc	UB*00297	(blank)	Genl Govt/Facilities	Refund Check 009776-174 3638 S Kennedy Dr.	0.33
	UB*00300	(blank)	Genl Govt/Facilities	Refund Check 009776-144 3607 S Willow Dr	112.27
Lennar NW Inc Total					112.60
LES SCHWAB TIRES WOODLAND	272	42600371366	Public Works	Vehicle Maint - Strickler	175.85

Attachment: February 13 2020 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: February 13, 2020

4.1.a

LES SCHWAB TIRES WOODLAND Total					175.85
Lopez Gabriel & Hilaire	UB*00306	(blank)	Genl Govt/Facilities	Refund Check 008347-000 3113 S 1st St	75.81
Lopez Gabriel & Hilaire Total					75.81
MARTA L. OCHOA-RUTHERFORD	3396	400	Judicial	Intreperting Serivces	130.00
		401	Judicial	Intreperting Services	130.00
MARTA L. OCHOA-RUTHERFORD Total					260.00
MJB CONSULTING INC	3117	1879	Genl Govt/Facilities	State Lobbyist Dec 2019	2,500.00
MJB CONSULTING INC Total					2,500.00
MPH INDUSTRIES	302	6010347	Public Safety	Radar Kit	2,306.81
MPH INDUSTRIES Total					2,306.81
MUNICIPAL EMERGENCY SERVICES INC	2235	IN1417074	Public Safety	PD Uniforms - Siem	1,268.27
MUNICIPAL EMERGENCY SERVICES INC Total					1,268.27
NAPA AUTO PARTS	498	160798	Genl Govt/Facilities	Street Sweeper/3500 Vehicle Maint	0.89
			Public Works	Street Sweeper/3500 Vehicle Maint	21.70
		160719	Genl Govt/Facilities	Shop Vehicle Supplies	2.69
			Public Works	Shop Vehicle Supplies	36.02
		161841	Genl Govt/Facilities	Vehicle Maint - Johnson	17.94
			Public Works	Vehicle Maint - Johnson	161.49
		160874	Public Works	Sweeper Maint.	45.86
NAPA AUTO PARTS Total					286.59
NEW DAY MAINTENANCE LLC	2557	2557-20200213	Public Works	Tree Removal - Crows Nest Park	921.40
NEW DAY MAINTENANCE LLC Total					921.40
NORTHWEST NATURAL GAS	315	1000591-6-20200213	Public Safety	Police Department - Natural Gas	69.67
		8817-9-20200213	Genl Govt/Facilities	City Hall - Natural Gas	268.69
		8578-7-20200213	Public Works	PW Shop - Natural Gas	189.58
NORTHWEST NATURAL GAS Total					527.94
NW CONSTRUCTION GENERAL CONTRACTING INC.	2900	C2019-047-02	Public Works	Refuge Park Storm Project Final less ret	855.11
NW CONSTRUCTION GENERAL CONTRACTING INC. Total					855.11
ON-HOLD CONCEPTS INC	2217	502592	Information Technology	On Hold Music Service Jan 2020	24.95
ON-HOLD CONCEPTS INC Total					24.95
PACIFIC NORTHERN ENVIRONMENTAL LLC	3451	210739	Public Works	S. 56th Maintenance	406.50
PACIFIC NORTHERN ENVIRONMENTAL LLC Total					406.50
PACIFIC OFFICE AUTOMATION	1564	66568989	Genl Govt/Facilities	CH/PW/RACC Copier Lease	618.26
			Public Works	CH/PW/RACC Copier Lease	573.55
			Community Development	CH/PW/RACC Copier Lease	41.11
PACIFIC OFFICE AUTOMATION Total					1,232.92
PATRICK HILDRETH BRAND AND DESIGN	2372	1576	Genl Govt/Facilities	Prof. Design & Web Maint.	1,525.00
PATRICK HILDRETH BRAND AND DESIGN Total					1,525.00
PBS ENGINEERING AND ENVIRONMENTAL	342	0071272.00-18	Community Development	Developer Plan Review Dec 2019	2,765.00
PBS ENGINEERING AND ENVIRONMENTAL Total					2,765.00
PETERSON CAT	1767	PC540009350	Public Works	Streets Equip Maint	140.96

Attachment: February 13 2020 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: February 13, 2020

4.1.a

PETERSON CAT	1767	PR540000847	Public Works	Street Equip Maint - Core Deposit Refund	(10.84)
PETERSON CAT Total					130.12
PINK LEMONADE PROJECT	3110	3110-20200213	Genl Govt/Facilities	Pink Patch Project Donation	1,022.90
PINK LEMONADE PROJECT Total					1,022.90
PLATT ELECTRIC SUPPLY	766	0B28911	Genl Govt/Facilities	PW Shop Supplies	7.75
			Public Works	PW Shop Supplies	103.56
PLATT ELECTRIC SUPPLY Total					111.31
POSTMASTER	348	0348-2020-414	Civil Services	Civil Service Comm. PO Box #414 - 2020	92.00
POSTMASTER Total					92.00
PURCHASE POWER	356	22862167	Genl Govt/Facilities	Postage	500.00
PURCHASE POWER Total					500.00
REFLECTOR	369	603271	Genl Govt/Facilities	1SAT - Hometown Ad	251.50
REFLECTOR Total					251.50
Reilly Rebecca & Daniel	UB*00301	(blank)	Genl Govt/Facilities	Refund Check 009533-000 2606 S 18th Ct	14.78
Reilly Rebecca & Daniel Total					14.78
RIDGEFIELD HARDWARE	376	0376-20200213	Genl Govt/Facilities	Ridgefield Hardware Operational Supplies	81.92
			Public Safety	Ridgefield Hardware Operational Supplies	24.64
			Public Works	Ridgefield Hardware Operational Supplies	639.70
			Community Development	Ridgefield Hardware Operational Supplies	27.10
RIDGEFIELD HARDWARE Total					773.36
RIDGEFIELD SCHOOL DISTRICT	378	1001900038	Public Works	RORC Cost Summer Qtr 2019	44,807.82
		1800	Public Works	Water Tower Lease - 2020	1,800.00
		1001900031	Public Works	RORC Operating Costs Dec 2019	9,084.19
RIDGEFIELD SCHOOL DISTRICT Total					55,692.01
ROBERT AICHELE	3449	3449-20200128	Council	Meals per-diem - AWC City Action Days - Aichele	70.00
ROBERT AICHELE Total					70.00
ROBERT AICHELE	3449	3449-20200213	Council	Mileage/Parking Reimb	23.32
ROBERT AICHELE Total					23.32
RONALD ONSLOW	930	0930-20200128	Council	Meals per-diem - AWC City Action Days - Onslow	70.00
RONALD ONSLOW Total					70.00
ROSAUERS SUPERMARKETS INC	3445	COM-19-0041	Genl Govt/Facilities	Plan Check Refund COM-19-0041	1,454.40
ROSAUERS SUPERMARKETS INC Total					1,454.40
SANDRA DAY	1838	1838-20200128	Council	Meals per-diem - AWC City Action Days - Day	70.00
SANDRA DAY Total					70.00
SANDRA HOOTS	2163	2163-20200213	Public Safety	Meals per-diem - Training - Hoots	37.00
SANDRA HOOTS Total					37.00
SHRED-IT US JV LLC	2274	8129098570	Genl Govt/Facilities	Secure Shredding RACC Jan 2020	1.00
			Public Works	Secure Shredding RACC Jan 2020	15.64
			Community Development	Secure Shredding RACC Jan 2020	16.64
SHRED-IT US JV LLC Total					33.28
Sierra Construction Co. Inc.	UB*00307	(blank)	Genl Govt/Facilities	Refund Check 012255-000 Hydrant Meter 5504 S 11th St	332.71

Attachment: February 13 2020 Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: February 13, 2020

Sierra Construction Co. Inc. Total					332.71
SOUTHWEST CLEAN AIR AGENCY	417	2020-1471	Genl Govt/Facilities	Annual Air Contaminant Reg. Fee - 07/2019-06/2020	15.87
			Public Works	Annual Air Contaminant Reg. Fee - 07/2019-06/2020	212.12
SOUTHWEST CLEAN AIR AGENCY Total					227.99
SPRINGBROOK NATIONAL USER GROUP	3271	2889	Public Works	Snug Conf. 2020 - Schneider	760.00
			Finance	Snug Conf. 2020 - Schneider	40.00
SPRINGBROOK NATIONAL USER GROUP Total					800.00
STAPLES CONTRACT & COMMERCIAL INC	2884	8057300157	Genl Govt/Facilities	Office and Operational Supplies	346.41
			Public Works	Office and Operational Supplies	173.38
			Community Development	Office and Operational Supplies	180.83
			Finance	Office and Operational Supplies	755.50
STAPLES CONTRACT & COMMERCIAL INC Total					1,456.12
STEVE STUART	2075	2075-20200213	Executive	Mileage Reim - Stuart	218.73
		2075-20200128	Executive	Meals per-diem - AWC City Action Days - Stuart	50.00
STEVE STUART Total					268.73
SW WASHINGTON CHAPTER - ICC	646	0646-MARSH2020	Community Development	2020 Membership SW WA Ch. ICC-Marsh	30.00
		0646-ALQATANANI	Community Development	2020 Membership SW WA Ch. ICC-Alqatanani	30.00
		0646-Wilson2020	Community Development	2020 Membership SW WA Ch. ICC - Wilson	30.00
SW WASHINGTON CHAPTER - ICC Total					90.00
TAKOHACHI INC.	3025	20-0606	Genl Govt/Facilities	BP 2020 - Performance 50%	600.00
TAKOHACHI INC. Total					600.00
TERESA D JOHNSON CPA INC.	561	5254	Finance	Accounting Services Jan 2020	4,164.00
TERESA D JOHNSON CPA INC. Total					4,164.00
THE MASTERS TOUCH LLC	1786	67481	Public Works	Utility Statements Dec 2019	950.64
		P67481	Public Works	Prepaid postage	1,118.69
THE MASTERS TOUCH LLC Total					2,069.33
THE PARR COMPANY	964	26486995	Genl Govt/Facilities	PW Shop	2.48
			Public Works	PW Shop	25.19
				PW Shop	7.96
		26486550	Public Works	Storm Oper. Supply	209.56
		26486487	Public Works	Streets Oper. Supply	141.90
		26486147	Public Works	Abrams Park Supplies	12.46
		26486725	Public Works	Storm Oper. Supply	58.17
		26486190	Public Works	Streets Oper. Supply	151.65
THE PARR COMPANY Total					609.37
TLC TOWING	431	129565	Public Works	Equipment Tow - Abrams Fireplace	135.50
TLC TOWING Total					135.50
TRAFFIC SAFETY SUPPLY	432	INV022381	Genl Govt/Facilities	Street Signs	(23.44)
			Public Works	Street Signs	302.59
TRAFFIC SAFETY SUPPLY Total					279.15
TYLER KING	2866	2866-20200213	Genl Govt/Facilities	Emp Reimb King	(3.52)

Attachment: February 13 2020 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: February 13, 2020

4.1.a

TYLER KING	2866	2866-20200213	Public Safety	Emp Reimb King	45.51
		2866-20200123	Public Safety	Meals per-diem - Training - King	55.00
TYLER KING Total					96.99
USA BLUEBOOK	444	111665	Public Works	Water Operational Supplies	74.50
USA BLUEBOOK Total					74.50
VERIZON WIRELESS	452	9847272783	Genl Govt/Facilities	Julie iPad	34.88
				PW Cell Phones & 2 iPads	70.47
				PW Director iPad	5.25
			Public Safety	PD Chief iPad	34.89
				PD Cell Phones	1,135.04
				PD Equip.	211.32
			Public Works	PW Cell Phones & 2 iPads	942.09
				PW Director iPad	22.62
			Community Development	PW Director iPad	6.98
				CDD Cell Phones	544.92
				CDD Director iPad	34.90
				CDD Equip.	73.15
			Council	Council iPads	294.16
			Finance	Finance Director iPad	34.90
			Administration	Deputy City Manager iPad	34.89
			Executive	City Manager iPad	34.90
VERIZON WIRELESS Total					3,515.36
WA ASSOCIATION SHERIFFS AND POLICE CHIEFS	459	DUES2020-00266	Public Safety	2020 WA Assoc. Sheriffs/Police Chief Dues - Brooks	120.00
WA ASSOCIATION SHERIFFS AND POLICE CHIEFS Total					120.00
WABO	1024	38707	Human Resources	Job Posting - Building Official	50.00
WABO Total					50.00
Walker Gabrielle	UB*00303	(blank)	Genl Govt/Facilities	Refund Check 012594-000 4413 N 2nd Way	50.99
Walker Gabrielle Total					50.99
WAPITI AERIAL SERVICES INC.	1405	INV12857	Public Works	Non Insulated Bucket Truck Inspection	325.00
WAPITI AERIAL SERVICES INC. Total					325.00
WELLWORKS FOR YOU	3414	8488	Human Resources	Wellness Program - Jan. 2020	356.00
WELLWORKS FOR YOU Total					356.00
WESTERN STAR NORTHWEST RIDGEFIELD	2794	PC201047727:01	Genl Govt/Facilities	10 yd dump truck parts	5.59
			Public Works	10 yd dump truck parts	74.76
WESTERN STAR NORTHWEST RIDGEFIELD Total					80.35
WINDY HILLS WINERY	3100	9212-000736	Genl Govt/Facilities	2020 Mayor's Ball Event Space - Rental	430.80
		9212-000735	Genl Govt/Facilities	2020 Mayor's Ball Event Space - Rental	430.80
WINDY HILLS WINERY Total					861.60
Wolf Christopher	UB*00295	(blank)	Genl Govt/Facilities	Refund Check 011178-000 506 N 22nd Ct	72.39
Wolf Christopher Total					72.39
Grand Total					282,786.10

Attachment: February 13 2020 Claims Report (Approval of Claims And/Or Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: February 13, 2020

ITEM:

AGENDA ITEM TITLE: Approval of Minutes from the January 23, 2020 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: 01-23-2020 (PDF)



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

January 23, 2020

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	
Lee Wells	Councilor	Present	
Don Stose	Mayor	Present	
Sandra Day	Councilor	Present	
Jen Lindsay	Councilor	Present	
Rob Aichele	Councilor	Present	
Dana Ziemer	Councilor	Present	

LATE CHANGES TO THE AGENDA

Move agenda item to beginning of the meeting - Cemetery Board Appointments

PUBLIC COMMENT

Roy Garrison - Resident
Support of naming "Horns Corner Park" in Pioneer Village.

Norman Ferrell - Resident
Provided an update on Gleaner's Club.

Clarence Thomas - Resident
Columbia Hills HOA, stormwater at Sevier and Hillhurst - HOA maintenance but City claims as public.
Concerned about future impacts.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

1. Approval of Claims And/Or Payroll

2. Approval of Minutes from the January 9, 2020 Meeting

CEMETERY BOARD

Cemetery Board Appointments

Position 1, Term Expires: 12/31/2022 - Sue Farkash

Position 2, Term Expires: 12/31/2021 - Cynthia Mumford

Position 3, Term Expires: 12/31/2020 - Claudia Shobert

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

PRESENTATION

1. 2020 Planning Commission Work Program

2. 2020 Parks Board Work Program

BUSINESS

1. First Reading of Ordinance No. 1310 - Traffic Impact Fee Update - Bryan Kast, Public Works Director

The current CFP update evaluates the transportation system as a whole, reviews existing conditions with a focus on recent development activity, updates the transportation model to include completed and vested development, and identifies system expansion and transportation system needs to develop a list of projects to meet the current and future demand. This ordinance will remove the Traffic Impact Fee (TIF) list from the CFP to allow better flexibility to amend or update the list. In addition project costs for Royle Road were updated to reflect the design work that has been completed along that corridor over the past few years. Lastly the public share and TIF share of projects on the main Arterials of the city (Pioneer Street, Royle Road, and Hillhurst) were updated. The public share now reflects the cost to repair the pavement on these roads to a PCI of 100, and the TIF share was adjusted up to reflect the reduction of the public share. All other costs and rankings have not changed.

City Council discussion.

First reading conducted.

2. Second Reading of Ordinance No. 1309 – Gress Property Mixed Use Overlay Removal - Louisa Garbo, Community Development Director

On December 19, 2019 Council adopted a series of ordinances annexing the Gress property into the Ridgefield city limits and establishing the Residential Medium Density 16 base zone, changing the comprehensive plan designation from Urban Medium to General Commercial on the eastern 40 percent of the property, and changing the zoning designation from RMD-16 to Commercial Community Business on the eastern 40 percent of the property. The proposal is to remove the mixed use zoning overlay from the Gress property.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1309 AS PRESENTED.

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

3. Motion - Approval of Kemper Grove Phase 1 Final Plat

The applicant proposes to subdivide the 4.81-acre site with Assessor's #213729000 into 32 single-family attached residential lots and 4 single-family detached residential lots, as approved with the preliminary PUD. The lots range from 2,500 square feet (Lots 1, 28-30) to 3,675 square feet (Lot 19), consistent with the lot sizes and density approved through the Kemper Grove preliminary PUD. The average lot size is 2,740 square feet. N Pioneer Canyon Drive and N 30th Drive are public streets that provide direct access to Lots 1-36. Kemper Grove Phase 1 contains one storm facility, Tract C, to be owned and maintained by the HOA. Kemper Grove Phase 1 contains two open space tracts to be owned and maintained by the HOA. Tract A is 0.83 acres located in the southeast portion of the site. The eastern portion of Tract A contains a wetland. The western portion includes a paved trail connecting to N Pioneer Canyon Drive to the north and future phases of Kemper Grove to the south. Tract B is 0.37 acres to be left in its natural state.

City Council discussion.

MOTION: MOVE TO ADOPT KEMPER GROVE PHASE 1 FINAL PLAT AS PRESENTED.

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

4. Motion - Approval of the Crossing Final Plat

The applicant proposes to subdivide the 4.01-acre site with Assessor's #986052946 into 36 single-family attached (townhouse) residential lots. The lots range from 1,677 square feet (Lot 12) to 6,153 square feet (Lot 1), consistent with the lot sizes approved through the Ridgefield Crossing mixed use master plan and preliminary subdivision plat. The average lot size is 2,766 square feet.

City Council discussion.

Applicant representative provided additional history on existing trail system and access to the wetland.

MOTION: MOVED TO ADOPT CROSSING FINAL PLAT AS PRESENTED.

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

5. Motion - Approval of Park Naming in Pioneer Village

At the January 9th meeting the City Council expressed interest in naming the plaza around the historic Pear tree in Pioneer Village after the Gretsche Family and having the park name reflect the historic name of "Horns Corner" for this area of the City. Staff has reached out to the Pioneer Village developer they were supportive of the idea to name the plaza after the Gretsche Family.

MOTION: MOVED TO NAME THE PARK IN PIONEER VILLAGE AS "HORNS CORNER PARK".

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

PUBLIC HEARING/BUSINESS**1. Public Hearing and Approval of Resolution No. 570 – Ridgefield School District Proposition No. 5 General Obligation Bonds - Lee Knottnerus, Deputy City Manager**

Staff recommends that the Council hold a Public Hearing to receive comments for and against Ridgefield School District Proposition No. 5. 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. 570.

Mayor Opened Public Hearing: 7:46PM

No testimony received.

Mayor Closed Public Hearing: 7:46PM

MOTION: MOVED TO ADOPT RESOLUTION NO. 570 AS PRESENTED.

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

2. Public Hearing and First Reading of Ordinance No. 1311 - Pioneer Frontage Development Agreement - Bryan Kast, Public Works Director

Ridgefield Development Standards require developers to complete frontage improvements to roadways that are adjacent to the projects. For the past few years City staff have been working with several developers west of Royle road on the improvements to Pioneer Street. From east to west these projects are Pioneer Village, Century Link, Gretsche Community Park, Ridgefield Apartments and Heron Woods. Due to the timing of the projects coinciding, WSDOT required that the frontage improvements along Pioneer Street for all of these projects be constructed as one large project. Hinton development and SGA Engineering have taken the lead in designing the improvements and together the partners have drafted an agreement to identify the responsibilities of each of the parties. To facilitate the project the City will be responsible for providing TIF credits for the improvements. Additionally the City will be responsible for wetland permitting and mitigation bank credits for the wetland impacts along the park site. Costs for the design and construction of the improvements will be divided among the other parties.

Mayor Opened Public Hearing: 7:49PM

No testimony received.

Mayor Closed Public Hearing: 7:49PM

First reading conducted.

PUBLIC COMMENT

Michael Jennings - Resident

Spoke is regarding to how well Ridgefield government is managed.

School Bond advertisement is not sufficient.

Roy Garrison - Resident

Ridgefield government is good due to Councilmembers availability.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Day - Attended 19th meeting and meaningful movie series at Liberty Theater.

Council Member Lindsay - Attended walk through at the vocational school organized by the School District.

Council Member Aichele - Attended Pre-application conference.

Council Member Wells - Attended 6 meeting, City/Port legislative breakfast.

Council Member Ziemer - Attended CREDC committee meeting.

Council Member Onslow - Attended City of La Center Council meeting.

Mayor

Attended Economic Forecast meeting.

City Manager

Deputy City Manager Lee Knottnerus - First Saturday event updates.

Community Development Director Louisa Garbo - Community Development report provided, permit technician position filled.

Finance Director Kirk Johnson - Investment portfolio report provided. Received certificate of achievement for excellence in financial reporting.

ADJOURN - [8:08 PM](#)

Julie Ferriss, City Clerk

Don Stose, Mayor

Attachment: 01-23-2020 (Approval of Minutes)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: February 13, 2020

ITEM:

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Relating to Traffic Impact Fees, Amending Chapter 18.070 of the Ridgefield Municipal Code and Adopting a Traffic Impact Fee Project List

GOVERNING LEGISLATION: Revised Code of Washington Chapter 36.70A, Growth Management – Planning by Selected Counties and Cities

PREVIOUS COUNCIL ACTION TAKEN: Multiple ordinances and resolutions throughout the years; most recently Ordinance No. 1274 on November 15, 2018 adopting revisions to the Ridgefield Transportation Capital Facilities Plan as part of action amending the Ridgefield Urban Area Comprehensive Plan.

SUMMARY/BACKGROUND: The City of Ridgefield's Capital Facilities Plan (CFP) is used by the City to plan the future roadway network, establish requirements for developments and to plan, design, and fund City led transportation improvements.

The current CFP update evaluates the transportation system as a whole, reviews existing conditions with a focus on recent development activity, updates the transportation model to include completed and vested development, and identifies system expansion and transportation system needs to develop a list of projects to meet the current and future demand.

This ordinance will remove the Traffic Impact Fee (TIF) list from the CFP to allow better flexibility to amend or update the list. In addition project costs for Royle Road were updated to reflect the design work that has been completed along that corridor over the past few years. Lastly the public share and TIF share of projects on the main Arterials of the city (Pioneer Street, Royle Road, and Hillhurst) were updated. The public share now reflects the cost to repair the pavement on these roads to a PCI of 100, and the TIF share was adjusted up to reflect the reduction of the public share. All other costs and rankings have not changed.

BUDGET/FINANCIAL IMPACTS: The proposed changes will impact which projects are TIF eligible, and will increase the amount of TIF available for these projects. The overall TIF rate will not change with this ordinance. To maintain the existing TIF rate some projects near the bottom of the list are now no longer TIF eligible. As projects on the TIF list are completed they will be removed and projects "below the line" will begin again be TIF eligible.

RECOMMENDED ACTION OR MOTION:

Staff recommends Council adopt Ordinance No. 1310 by making the following motion:

“I move to adopt Ordinance No. 1310, as presented.”

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS: TIF Spreadsheet 2020 (PDF)

ORDINANCE NO. 1310

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON RELATING TO TRAFFIC IMPACT FEES, AMENDING CHAPTER 18.070 OF THE RIDGEFIELD MUNICIPAL CODE AND ADOPTING A TRAFFIC IMPACT FEE PROJECT LIST

WHEREAS, impact fees are authorized for those jurisdictions planning under the Growth Management Act (GMA) and are charges assessed by local governments against new development projects that attempt to recover the cost incurred by government in providing the public facilities required to serve new development; and

WHEREAS, pursuant to the GMA, the City has adopted a Capital Facilities Plan that sets out the long range plan for the City's transportation system including the transportation projects, forecasts, and potential funding needed to meet the City's long range transportation goals to accommodate growth; and

WHEREAS, the City's traffic impact fee project list must be consistent with the City's adopted Capital Facilities Plan and the City has historically included the traffic impact fee project list and impact fee calculation within the body of the capital facilities plan, although the two lists are statutorily separate; and

WHEREAS, the City has amended the Capital Facilities Plan by Ordinance No. 1305. to remove the traffic impact fee project list and fee calculation from the City's comprehensive plan and intends by this ordinance to adopt a separate traffic impact fee project list to give greater flexibility to the City in responding to changes in funding and development; and

WHEREAS, the the City Council finds that the traffic impact fee project list is consistent with the City's adopted Capital Facilities Plan as set forth in the City's Comprehensive Plan;

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

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest to adopt a distinct traffic impact fee project list and fee calculation consistent with the City's Comprehensive Plan to improve flexibility.

Section 2. Amending RMC 18.070.080. That Section 18.070.080 is amended as follows:

The impact fee component for streets and roads shall be calculated using the following formula:

$$TIF = F \times T \times I - A$$

A. "TIF" means the traffic impact component of the total development impact fee.

B. "F" means the traffic impact fee rate per trip in dollar amounts, for each service area. Such rate shall be established in ~~the capital facilities plan~~ Traffic Impact Fee Project List

Formatted: Normal, Indent: Left: 0.56", Right: 0.08", Space After: 2.4 pt, Pattern: Clear (White)

by estimating the cost of anticipated growth-related roadway projects divided by the projected number of growth-related trips within a service area. **The Traffic Impact Fee project list shall be established by the City Council from projects set forth in the City's adopted capital facilities plan.**

C. "T" means the trips generated by a proposed development and calculated by selecting the appropriate land use code from the latest version of the Institute for Transportation Engineers (ITE) Trip Generation Manual, or an approved project-specific traffic study prepared by a licensed traffic engineer and approved by the City Engineer. In the absence of a land use code precisely fitting the development proposal, the planning director or designee shall select the most similar code and may make appropriate adjustments to the trip equation applicable thereto.

D. "A" means an adjustment for the developer's contributions to the traffic system in the form of easements, dedications or payments in lieu of fees as approved by the planning director.

E. "I" means an annual inflation adjustment. Traffic impact fee rates shall be updated annually using the following procedures:

1. The planning director shall calculate annual inflation adjustments in the impact fee rates. The impact fees shall not be adjusted for inflation should the index remain unchanged.
2. The annual inflation adjustment shall be equal to the West Region Consumer Price Index (CPI-U) annual change calculated after the first half of the year.
3. The indexed impact fee rates shall be calculated January 1, or as soon thereafter as the latest index information is available, and shall become effective immediately thereafter. A copy of the indexed impact fee rates shall be provided to the city council but the indexed rates shall become effective without further council review, except for subsection (4).
4. The impact fee rates may only be increased three consecutive years without further council review. In the event that the indexed impact fee rates would rise for a fourth consecutive year if the index were applied, city council shall review the proposed increase during a public hearing at a regularly scheduled meeting to establish a new impact fee rate.

Section 3. Adoption of Traffic Impact Fee Project List. The City Council hereby adopts a Traffic Impact Fee Project List as set forth in Exhibit A, attached hereto and incorporated fully by this reference based on the City's capital facilities plan for purposes of calculation of the Traffic Impact Fee.

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

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

would have passed this Ordinance and each section, subsection or portion thereof, irrespective of the fact that any one or more of the other portions be declared invalid or unconstitutional.

Section 6. 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 _____ DAY OF FEBRUARY, 2020.

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading: _____
Second reading/Passage: _____
Date of Publication: _____
Effective Date: _____

Rank	New Rank	Old Rank	Project ID	Description	From	To	TIF Eligible	Total Project Cost	Grant Share	Public Share	TIF Share	Private Share	Cumulative TIF	TIF @ level
1	1	1	32	Widen Pioneer Street (SR 501) (4 lanes)	Royle Road (45th Avenue) R	51st Avenue	Yes	\$2,570,000	\$0	\$81,813	\$1,717,187	\$771,000	\$1,717,187	\$18.83
2	2	2	18	Widen Pioneer Street (SR 501) (4 lanes)	35th Avenue Roundabout	Royle Road (45th Avenue)	Yes	\$4,140,000	\$0	\$176,107	\$2,514,893	\$1,449,000	\$4,232,080	\$46.40
3	3	3	34	Widen Pioneer Street (SR 501) (4 lanes)	51st Avenue	56th Avenue	Yes	\$2,570,000	\$0	\$113,429	\$1,685,571	\$771,000	\$5,917,651	\$64.89
4	4	4	33	Construct 2-lane roundabout at Pioneer Street (SR 501) at 51st Avenue	-	-	Yes	\$1,490,000	\$0	\$0	\$894,000	\$596,000	\$6,811,651	\$74.69
5	5	5	20	Widen S Royle Road to minor arterial (3 lanes)	Hillhurst Road	S 15th Street	Yes	\$10,000,000	\$0	\$355,887	\$6,644,113	\$3,000,000	\$13,455,764	\$147.54
6	6	6	15	Upgrade Hillhurst Road to principal arterial (5 lanes)	Sevier Road	UGA/Williams Rd	Yes	\$10,000,000	\$2,500,000	\$268,477	\$5,731,523	\$1,500,000	\$19,187,287	\$210.39
7	7	7	5	Widen Hillhurst Road to minor arterial (3 lanes)	Pioneer Street (SR 501)	Sevier Road	Yes	\$6,350,000	\$0	\$421,373	\$4,023,627	\$1,905,000	\$23,210,914	\$254.51
8	8	8	55	Extend Pioneer Street (SR 501) to Union Ridge Parkway (4 lanes)	65th Avenue Roundabout	S 5th Street	Yes	\$9,000,000	\$0	\$2,700,000	\$2,700,000	\$3,600,000	\$25,910,914	\$284.11
9	9	9	22	Widen Royle Road (45th Avenue) to minor arterial (3 lanes)	S 15th Street	Pioneer Street (SR 501)	Yes	\$6,000,000	\$0	\$291,717	\$3,908,283	\$1,800,000	\$29,819,197	\$326.96
10	10	10	23	Build roundabout at Royle Road and S.3rd	-	-	Yes	\$2,250,000	\$0	\$675,000	\$900,000	\$675,000	\$30,719,197	\$336.83
11	11	11	21	Build a roundabout at Royle Road (45th Avenue) and S 15th Street	-	-	Yes	\$2,250,000	\$0	\$675,000	\$900,000	\$675,000	\$31,619,197	\$346.70
12	12	12	39	Build S 15th St as a minor arterial (3 lanes)	S Royle Road (45th Avenue)	S 11th Street	Yes	\$4,570,000	\$914,000	\$1,599,500	\$1,142,500	\$914,000	\$32,761,697	\$359.23
13	13	13	24	Construct 2-lane roundabout at Pioneer Street (SR 501) at Royle Road (45th Avenue)	-	-	Yes	\$100,000	\$0	\$0	\$61,728	\$38,272	\$32,823,425	\$359.91
14	14	31	8	Build Pioneer Canyon Dr as collector (2 lanes)	32nd Avenue	Reiman Road	Yes	\$2,500,000	\$0	\$500,000	\$1,000,000	\$1,000,000	\$33,823,425	\$370.87
14	14	31	7	Build bridge at Reiman and Pioneer Canyon Dr connection	Pioneer Canyon Dr	Reiman Road	Yes	\$2,000,000	\$0	\$400,000	\$800,000	\$800,000	\$34,623,425	\$379.64
15	15	15	4	Construct signal at Pioneer Street (SR 501) and Hillhurst Road (9th Avenue)	-	-	Yes	\$400,000	\$0	\$160,000	\$120,000	\$120,000	\$34,743,425	\$380.96
16	16	16	14	Rebuild S 15th Street (2 lanes)	S Royle Road (45th Avenue)	S 35th Avenue	Yes	\$4,830,000	\$0	\$966,000	\$1,932,000	\$1,932,000	\$36,675,425	\$402.14
17	17	17	52	Widen N 65th Avenue (NW 11th Avenue) to minor arterial (3 lanes)	Pioneer Street (SR 501)	N 20th Street (NW 289th S	no	\$3,130,000	\$0	\$1,252,000	\$0	\$1,252,000	\$36,675,425	\$402.14
18	18	18	56	Build a signal or roundabout at Union Ridge Parkway extension and 74th Place extension	-	-	no	\$2,500,000	\$0	\$750,000	\$0	\$750,000	\$36,675,425	\$402.14
19	19	19	13	Build/Rebuild S 35th Ave as collector (3 lanes)	Pioneer Street (SR 501)	S 15th Street	no	\$7,420,000	\$0	\$1,484,000	\$0	\$2,968,000	\$36,675,425	\$402.14
20	20	20	25	Widen Royle Road (45th Avenue) to minor arterial (3 lanes)	Pioneer Street (SR 501)	N 10th Street	no	\$3,300,000	\$0	\$990,000	\$0	\$990,000	\$36,675,425	\$402.14
21	21	21	65	Widen 85th Avenue to minor arterial (3 lanes)	S 5th Street	NE 279th Street	no	\$4,230,000	\$1,692,000	\$423,000	\$0	\$1,269,000	\$36,675,425	\$402.14
22	22	22	69	Build a signal or roundabout at Union Ridge Parkway and 85th Avenue	-	-	no	\$2,500,000	\$0	\$750,000	\$0	\$750,000	\$36,675,425	\$402.14
23	23	23	68	Widen S 85th Avenue to minor arterial (3 lanes)	NE 259th Street	S 5th Street	no	\$1,090,000	\$839,300	\$0	\$0	\$0	\$36,675,425	\$402.14
24	24	24	57	Build a signal or roundabout at Union Ridge Parkway and S 5th Street	-	-	no	\$2,500,000	\$0	\$750,000	\$0	\$750,000	\$36,675,425	\$402.14
25	25	25	11	Build new east-west collector (2 lanes)	Hillhurst Road	new rural minor collector	no	\$4,300,000	\$0	\$1,290,000	\$0	\$1,290,000	\$36,675,425	\$402.14
26	26	26	59	Extend S 10th Street as minor arterial (3 lanes)	S 10th Street	I-5 overpass	no	\$2,290,000	\$458,000	\$801,500	\$0	\$458,000	\$36,675,425	\$402.14
27	27	27	58	Build S 11th Street overcrossing over I-5 (3 lanes)	Timm Road	Dolan Road	no	\$17,150,000	\$5,145,000	\$5,145,000	\$0	\$0	\$36,675,425	\$402.14
28	28	28	37	Build S 51st Avenue as minor arterial (3 lanes)	Pioneer Street (SR 501)	S 20th Way	no	\$5,150,000	\$1,714,950	\$1,714,950	\$0	\$1,714,950	\$36,675,425	\$402.14
29	29	29	40	Construct roundabout at S 11th Street and S 51st Avenue extension	-	-	no	\$1,030,000	\$0	\$412,000	\$0	\$618,000	\$36,675,425	\$402.14
30	30	30	35	Build second northbound lane (right turn lane) at Pioneer Street (SR 501) and 56th Ave rou	-	-	no	\$800,000	\$0	\$400,000	\$0	\$400,000	\$36,675,425	\$402.14
32	31	32	10	Rebuild S 10th Way as collector (2 lanes)	S 35th Place	S 25th Place	no	\$3,610,000	\$0	\$1,805,000	\$0	\$1,805,000	\$36,675,425	\$402.14
33	32	33	9	Rebuild S 25th Place as collector (2 lanes)	S 10th Way	S 4th Way	no	\$1,020,000	\$0	\$510,000	\$0	\$510,000	\$36,675,425	\$402.14
34	33	34	12	Extend N 35th Avenue as collector (2 lanes)	N Pioneer Canyon Drive	N 14th Street	no	\$3,300,000	\$0	\$1,155,000	\$0	\$2,145,000	\$36,675,425	\$402.14
35	34	35	27	Construct signal or roundabout at N 20th Street (NW 289th Street) and N Royle Road (45th	-	-	no	\$1,030,000	\$0	\$360,500	\$0	\$669,500	\$36,675,425	\$402.14
36	35	36	6	Replace Pioneer Street (SR 501) bridge over Gee Creek	-	-	no	\$3,130,000	\$2,034,500	\$1,095,500	\$0	\$0	\$36,675,425	\$402.14
37	36	37	72	Widen Pioneer Street (SR 501) (3 lanes)	Reiman Road	35th Avenue Roundabout	no	\$6,550,000	\$1,310,000	\$2,620,000	\$0	\$2,620,000	\$36,675,425	\$402.14
38	37	38	36	Build new east-west collector roadway south of Pioneer Street (SR 501) (2 lanes)	Royle Road (45th Avenue)	56th Avenue	no	\$4,300,000	\$0	\$2,150,000	\$0	\$2,150,000	\$36,675,425	\$402.14
39	38	39	50	Build N 20th Street (NW 289th Street) overcrossing over I-5	-	-	no	\$12,180,000	\$0	\$6,090,000	\$0	\$6,090,000	\$36,675,425	\$402.14
40	39	40	16	Build N 14th Street as a collector (2 lanes)	N 35th Avenue	Royle Road (45th Avenue)	no	\$8,240,000	\$0	\$2,884,000	\$0	\$5,356,000	\$36,675,425	\$402.14
41	40	41	26	Build a signal or roundabout at N 10th Street and Royle Road (45th Avenue)	-	-	no	\$2,250,000	\$0	\$1,125,000	\$0	\$1,125,000	\$36,675,425	\$402.14
42	41	42	67	Build new east-west collector roadway (2 lanes)	N 85th Avenue	new local roadway	no	\$4,100,000	\$0	\$2,050,000	\$0	\$2,050,000	\$36,675,425	\$402.14
43	42	43	62	Build new north-south collector roadway (2 lanes)	N 10th Street	new collector extending 74	no	\$4,000,000	\$0	\$2,000,000	\$0	\$2,000,000	\$36,675,425	\$402.14
44	43	44	51	Widen N 20th Street (NW 289th Street) to minor arterial (3 lanes)	I-5	N 65th Avenue (NW 11th	no	\$2,860,000	\$0	\$1,144,000	\$0	\$1,716,000	\$36,675,425	\$402.14
45	44	45	41	Upgrade Carty Road to minor arterial (3 lanes)	Hillhurst Road	I-5	no	\$15,270,000	\$3,054,000	\$6,108,000	\$0	\$6,108,000	\$36,675,425	\$402.14
46	45	14	17	Build N 10th Street as collector (2 lanes)	Royle Road (45th Avenue)	35th Avenue	no	\$4,000,000	\$0	\$1,400,000	\$0	\$2,600,000	\$36,675,425	\$402.14
46	46	1	1	Extend Pioneer Street (SR 501) to Port of Ridgefield as minor arterial (3 lanes)	Division Street	Main Street	no	\$14,660,000	\$2,932,000	\$2,932,000	\$0	\$8,796,000	\$36,675,425	\$402.14
47	47	2	2	Upgrade Main Avenue to minor arterial (3 lanes)	Depot Street	North UGB	no	\$450,000	\$450,000	\$0	\$0	\$0	\$36,675,425	\$402.14
48	48	3	3	Extend Division Street as collector (2 lanes)	Pioneer Street (SR 501)	N Abrams Park Road	no	\$4,650,000	\$0	\$0	\$0	\$4,650,000	\$36,675,425	\$402.14
49	49	19	19	Extend S 6th Way as collector (2 lanes)	Royle Road (45th Avenue)	35th Avenue	no	\$6,500,000	\$0	\$0	\$0	\$6,500,000	\$36,675,425	\$402.14
50	50	28	28	Widen N 10th St to industrial/commercial collector (3 lanes)	Royle Road (45th Avenue)	west side of I-5	no	\$4,000,000	\$0	\$400,000	\$0	\$3,600,000	\$36,675,425	\$402.14
51	51	29	29	Build N 5th Street as industrial/commercial collector (3 lanes)	Royle Road (45th Avenue)	N 56th Place	no	\$3,700,000	\$0	\$0	\$0	\$3,700,000	\$36,675,425	\$402.14
52	52	30	30	Build N 51st Avenue as industrial/commercial collector (3 lanes)	Pioneer Street (SR 501)	N 5th Street	no	\$2,000,000	\$0	\$400,000	\$0	\$1,600,000	\$36,675,425	\$402.14
53	53	31	31	Build N 56th Avenue as industrial/commercial collector (3 lanes)	Pioneer Street (SR 501)	N 5th Street	no	\$1,590,000	\$0	\$0	\$0	\$1,590,000	\$36,675,425	\$402.14
54	54	38	38	Extend S 6th Way as industrial/commercial collector (3 lanes)	S 56th Place	Royle Road (45th Avenue)	no	\$5,250,000	\$0	\$0	\$0	\$5,250,000	\$36,675,425	\$402.14
55	55	42	42	Extend NW 219th Street as rural major collector outside UGA (2 lanes)	I-5	NW 31st Avenue/Hillhurs	no	\$18,820,000	\$7,528,000	\$5,646,000	\$0	\$5,646,000	\$36,675,425	\$402.14
56	56	43	43	Build new north-south rural minor collector roadway outside UGA (2 lanes)	NW Carty Road	NW 219th Street	no	\$3,500,000	\$0	\$350,000	\$0	\$3,150,000	\$36,675,425	\$402.14
57	57	44	44	Upgrade Ecklund Road/NW 11th Ave to rural minor collector outside UGA (2 lanes)	NW Carty Road	NW 219th Street	no	\$4,000,000	\$0	\$800,000	\$0	\$3,200,000	\$36,675,425	\$402.14
58	58	45	45	Build S 51st Avenue as minor arterial (3 lanes)	S 20th Way	NW Carty Road	no	\$4,000,000	\$0	\$800,000	\$0	\$3,200,000	\$36,675,425	\$402.14
59	59	46	46	Construct SB auxiliary lane along I-5	Pioneer Street (SR 501)	219th Street	no	\$9,260,000	\$4,630,000	\$463,000	\$0	\$0	\$36,675,425	\$402.14
60	60	47	47	Construct NB auxiliary lane along I-5	219th Street	Pioneer Street (SR 501)	no	\$10,120,000	\$5,060,000	\$506,000	\$0	\$0	\$36,675,425	\$402.14
61	61	48	48	Widen Timm Road to industrial/commercial collector (3 lanes)	S 11th Street	S 20th Way	no	\$2,330,000	\$0	\$0	\$0	\$2,330,000	\$36,675,425	\$402.14
62	62	49	49	Widen S 20th Way to industrial/commercial collector (3 lanes)	Timm Road	S 51st Avenue	no	\$2,980,000	\$894,000	\$894,000	\$0	\$1,192,000	\$36,675,425	\$402.14
63	63	53	53	Widen N 10th Street to collector (2 lanes)	east side of I-5	N 65th Avenue	no	\$1,460,000	\$0	\$146,000	\$0	\$1,314,000	\$36,675,425	\$402.14
64	64	54	54	Widen S 65th Avenue (NW 11th Avenue) to collector (2 lanes)	Pioneer Street (SR 501)	S 10th Street	no	\$2,350,000	\$0	\$0	\$0	\$2,350,000	\$36,675,425	\$402.14
65	65	60	60	Widen S 5th Street to collector (2 lanes)	Union Ridge Parkway	N 85th Avenue	no	\$3,080,000	\$0	\$0	\$0	\$3,080,000	\$36,675,425	\$402.14
66	66	61	61	Build new industrial/commercial collector (3 lanes)	Union Ridge Parkway	S 5th Street	no	\$7,820,000	\$0	\$0	\$0	\$7,820,000	\$36,675,425	\$402.14
67	67	63	63	Build new east-west industrial/commercial collector (3 lanes)	N 65th Avenue	N 85th Avenue	no	\$7,820,000	\$0	\$0	\$0	\$7,820,000	\$36,675,425	\$402.14
68	68	64	64	Upgrade N 10th Street to collector (2 lanes)	N 65th Avenue	N 85th Avenue	no	\$4,930,000	\$0	\$493,000	\$0	\$4,437,000	\$36,675,425	\$402.14
69	69	66	66	Upgrade N 10th Street to collector (2 lanes)	N 85th Avenue	105th Ave (NE 20th Avenue)	no	\$4,700,000	\$0	\$470,000	\$0	\$4,230,000	\$36,675,425	\$402.14
70	70	70	70	Upgrade NE 259th Street to collector (2 lanes)	N 85th Avenue	105th Avenue (NE 20th Avenue)	no	\$4,700,000	\$0	\$470,000	\$0	\$4,230,000	\$36,675,425	\$402.14
71	71	71	71	Build 105th Ave (NE 20th Avenue) as collector (2 lanes)	N 10th Street	NE 259th Street	no	\$7,050,000	\$0	\$705,000	\$0	\$6,345,000	\$36,675,425	\$402.14

Total Project Costs \$345,970,000 \$41,155,750 \$73,518,753 \$36,675,425 \$167,730,722

TIF Project Total \$71,020,000

Non-TIF Project Total \$274,950,000

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: February 13, 2020

ITEM:

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Approving a Development Agreement for Sr501-Pioneer Street Improvements

GOVERNING LEGISLATION:

R.C.W. 36.70B.170

PREVIOUS COUNCIL ACTION TAKEN:

Development Agreement with P45 for Pioneer Village, First reading and public hearing on January 23, 2020.

SUMMARY/BACKGROUND:

Ridgefield Development Standards require developers to complete frontage improvements to roadways that are adjacent to the projects. For the past few years City staff have been working with several developers west of Royle road on the improvements to Pioneer Street. From east to west these projects are Pioneer Village, Century Link, Horns Corner Community Park, Ridgefield Apartments and Heron Woods. Due to the timing of the projects coinciding, WSDOT required that the frontage improvements along Pioneer Street for all of these projects be constructed as one large project. Hinton development and SGA Engineering have taken the lead in designing the improvements and together the partners have drafted an agreement to identify the responsibilities of each of the parties.

To facilitate the project the City will be responsible for providing TIF credits for the improvements. Additionally the City will be responsible for wetland permitting and mitigation bank credits for the wetland impacts along the park site. Costs for the design and construction of the improvements will be divided among the other parties.

BUDGET/FINANCIAL IMPACTS:

TIF Credits for the project are estimated at \$808,698.61. The wetland bank credits for mitigation total \$23,760.00. These credits were bought in December of 2019 from funds included in the budget for purchase of these credits.

RECOMMENDED ACTION OR MOTION:

Staff recommends Council adopt Ordinance No. 1311 by making the following motion:

"I move to adopt Ordinance No. 1311, as presented."

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS: Development Agreement Pioneer Frontage FINAL (DOC)

ORDINANCE NO. 1311

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON APPROVING A DEVELOPMENT AGREEMENT FOR SR501-PIONEER STREET IMPROVEMENTS

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

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

WHEREAS, Ridgefield Weber owns the real property known as APN 21374000 and described in that certain deed recorded on October 18, 2016 at recording number 5337457 in the official records of Clark County, Washington (the "Ridgefield Weber Property"); and

WHEREAS, Pioneer 45 owns the real property known as APN 213741000 and described in that certain deed recorded on February 13, 2018 at recording number 5487100 and 5487101 in the official records of Clark County, Washington (the "Pioneer 45 Property"); and

WHEREAS, Qwest owns the real property known as APN 213812000 and described in that certain document recorded on April 3, 2015 at recording number 5160761 in the official records of Clark County, Washington (the "Qwest Property"); and

WHEREAS, P45 owns the real property known as APN 213742000 and described in that certain deed recorded on February 13, 2018 at recording number 5486876 in the official records of Clark County, Washington (the "P45 Property"); and

WHEREAS, Pioneer 45, Qwest, P45 and Ridgefield Weber (the "Development Parties") are cooperating with respect to the development of a street improvement project (including stormwater facilities) known as SR 501-Pioneer Street Improvements (the "Project") related to their respective development of their respective properties; and .

WHEREAS, the City Council conducted a public hearing and first reading of this ordinance on January 23, 2020; and

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

Section 1. **Public Interest.** The City Council for the City of Ridgefield, Washington finds, following a public hearing process, that it is in the public interest for the City of Ridgefield to approve the Development Agreement with property owners to clarify development responsibilities and TIF credit eligibility for the developments.

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

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

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

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

ADOPTED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 13th DAY OF FEBRUARY 2020.

Mayor, Don Stose

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker
City Attorney

Public Hearing:	January 23, 2020
First Reading:	January 23, 2020
Second Reading/Passage:	February 13, 2020
Date of Publication:	
Effective Date:	

After recording, return to:

STEVE C. MORASCH
Landerholm, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086

Tax Lot 986028830, 986030206, 986028825,
986030202, 986030201 and 258641000
SE ¼ Section 33, T4N, R1E WM

Space Above for Recording Information Only

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into by and between the City of Ridgefield, a Washington Municipal Corporation, ("City"); and, Ridgefield Weber, LLC, a Washington limited liability company ("Ridgefield Weber"), Pioneer 45, LLC, a Washington limited liability company ("Pioneer 45"), Qwest Corporation, a Colorado corporation, formerly known as US WEST Communications, Inc., formerly known as The Mountain States Telephone and Telegraph Company, the successor by merger to Pacific Northwest Bell Telephone Company ("Qwest"), and P45, LLC, a Washington limited liability company ("P45").

RECITALS

WHEREAS, Ridgefield Weber owns the real property known as APN 21374000 and described in that certain deed recorded on October 18, 2016 at recording number 5337457 in the official records of Clark County, Washington (the "Ridgefield Weber Property"); and

WHEREAS, Pioneer 45 owns the real property known as APN 213741000 and described in that certain deed recorded on February 13, 2018 at recording number 5487100 and 5487101 in the official records of Clark County, Washington (the "Pioneer 45 Property"); and

WHEREAS, Qwest owns (i) the real property known as APN 213812000 and described in that certain document recorded on August 28, 2007 at recording number 4368604 in the official records of Clark County, Washington, and (ii) the real property known as APN 213750000 and described in that certain document recorded on December 10, 1952 at

recording number G114032 in the official records of Clark County, Washington collectively, the “Qwest Property”); and

WHEREAS, P45 owns the real property known as APN 213742000 and described in that certain deed recorded on February 13, 2018 at recording number 5486876 in the official records of Clark County, Washington (the “P45 Property”);

WHEREAS, Pioneer 45, Qwest, P45 and Ridgefield Weber (the “Development Parties”) are cooperating with respect to the development of a street improvement project (including stormwater facilities) known as SR 501-Pioneer Street Improvements (the “Project”) and described on the attached Exhibit A.

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

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

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

WHEREAS, the City and the Development Parties have reached agreement regarding the terms and conditions of a Development Agreement related to the development of the Project; and,

WHEREAS, The City Council for the City of Ridgefield, Washington finds, following a public hearing process, that it is in the public interest for the City of Ridgefield to approve this Development Agreement to facilitate construction of the Project.

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

Section 1. Development Agreement

This Agreement is a Development Agreement to be implemented in accordance with RCW 36.70B.170 through RCW 36.70B.210. It shall become a contract between the Development Parties and the City upon the City's approval by ordinance or resolution following a public hearing as provided for in RCW 36.70B.170 and execution of the Agreement by all Parties.

Section 2. Effective Date and Duration of Agreement

This Agreement shall take effect immediately upon its adoption by the City Council and recording and shall have a term of five years.

Section 3. City Obligations

The City shall be responsible for applying for and obtaining approval of the JARPA and LINEAR applications and all related permits needed for the Project. The City shall be responsible for any (10) year offsite environmental mitigation obligations under any such permits; such obligation, shall include but not be limited to the installation of any such mitigation work and plant installation, maintenance and/or monitoring; however, in lieu of such mitigation work being installed and monitored the City may purchase mitigation bank credits. . The City is not responsible for any costs of the SR501-Pioneer Street Improvements.

NEW SECTION.

Section 4. Development Parties' Obligations

The Development Parties agree to construct the Project in accordance with construction plans approved by the City and the Washington State Department of Transportation (WSDOT). The Development Parties agree to obtain such construction and maintenance bonds as may be required by the City to guarantee construction of the Project.

Section 5. TIF Credit

The Parties agree to the shared allocation of the total available TIF credit for the Project, in the amount of \$808,698.61. The TIF credit provided under this Section 5 shall be allocated among the Development Parties based on the following percentages: Pioneer 45 shall be entitled to thirty eight and eighty nine one hundredths percent (38.89%) of the TIF credit, Qwest shall be entitled to eight and eighty nine hundredths percent (8.89%) of the TIF credit, P45 shall be entitled to thirteen and thirty three hundredths percent (13.33%) of the TIF credit and Ridgefield Weber shall be entitled to thirty eight and eighty nine one hundredths percent (38.89%) of the TIF credit.

Section 6. Building Permits and Occupancy

This Agreement shall be deemed to satisfy any conditions of land use approval for any approvals for development on any of the individual Development Party's Properties requiring construction of the Project or any portion of the Project. The City will review building permits and occupancy permits for developments on each individual Development Party's Property for compliance with otherwise applicable requirements and shall approve building permits and occupancy permits if those otherwise applicable requirements are met, regardless of whether the Project has actually been completed. Such approvals shall not be delayed, conditioned or denied based on whether the Project has been completed.

Section 7. Waiver

Failure by either party at any time to require performance by the other party of any of the provisions hereof shall in no way affect the parties' rights hereunder to enforce the same, nor shall any waiver by a party of the breach hereof be held to be a waiver of any succeeding breach or a waiver of this non-waiver clause.

Section 8. Venue

This Agreement shall be construed in accordance with, and governed by, the laws of the State of Washington. The parties agree to venue in the Superior Court for Clark County, State of Washington, to resolve any disputes that may arise under this Agreement.

Section 9. Entire Agreement/Modifications

This Agreement constitutes the entire agreement between and among the Parties with respect to the subject matter herein contained and all prior negotiations, discussions, writings and agreements between the Parties with respect to the subject matter herein contained are superseded and of no further effect, unless expressly provided for in this Agreement. This Agreement cannot be amended or modified without a writing signed by all of the Parties hereto. Pursuant to RCW 36.70B.170(4), the City reserves the authority to impose new or different regulations to the extent required by a serious threat to public health and safety.

Section 10. Captions

The captions contained in this Agreement were inserted for the convenience of reference only. They do not in any manner define, limit, or describe the provisions of this Agreement or the intentions of the Parties.

Section 11. Gender/Singular/Plural

Section 12. Severability

Section 13. Inconsistencies

Section 14. Binding on Successors and Recording.

CITY OF RIDGEFIELD, WASHINGTON

STATE OF WASHINGTON)
) ss.
County of Clark)

DEVELOPMENT AGREEMENT - 5

acknowledged it as _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2020.

 NOTARY PUBLIC in and for the State of
 Washington, residing at _____
 My appointment expires: _____

RIDGEFIELD WEBER, LLC

By (person signing) _____
Title _____

STATE OF WASHINGTON)
) ss.
County of Clark)

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

Dated: _____, 2020.

NOTARY PUBLIC in and for the State of
Washington, residing at _____
My appointment expires: _____

DEVELOPMENT AGREEMENT - 7

Attachment: Development Agreement Pioneer Frontage FINAL (Pioneer Frontage Development Agreement)

PIONEER 45, LLC

By (person signing) _____
Title _____

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as _____ of PIONEER 45, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2020.

NOTARY PUBLIC in and for the State of
Washington, residing at _____
My appointment expires: _____

DEVELOPMENT AGREEMENT - 8

Attachment: Development Agreement Pioneer Frontage FINAL (Pioneer Frontage Development Agreement)

QWEST CORPORATION

By (person signing) _____
Title _____

STATE OF WASHINGTON)
) ss.
County of Clark)

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

Dated: _____, 2020.

NOTARY PUBLIC in and for the State of
Washington, residing at _____
My appointment expires: _____

DEVELOPMENT AGREEMENT - 9

Attachment: Development Agreement Pioneer Frontage FINAL (Pioneer Frontage Development Agreement)

P45, LLC

By (person signing) _____
Title _____

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as _____ of P45, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2020.

NOTARY PUBLIC in and for the State of
Washington, residing at _____
My appointment expires: _____

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: February 13, 2020

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Cloverhill Phase 3A Final Plat

GOVERNING LEGISLATION:

RCW 36.70.A and RCW 58

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

The applicant proposes to subdivide the 6.8-acre site with Assessor's #986051854 into 34 single-family detached residential lots, as approved with the preliminary PUD. The lots are numbered 143-176. The lots range from 6,000 square feet (Lots 172-175) to 9,435 square feet (Lot 149), consistent with the lot sizes and density approved through the Cloverhill preliminary PUD. The average lot size is 6,603 square feet.

N 43rd Place, S 16th Way, S 44th Place, and S 17th Way are public streets that provide access to Lots 143-176. These public streets connect to S 15th Street to the north and to Cloverhill Phase 4 to the west. S 43rd Place and S 44th Place stub south to future Cloverhill Phase 3B.

Cloverhill Phase 3A includes stormwater easements across Lots 157-168 and 171-176, to be owned and maintained by the individual lot owners with an inspection and maintenance easement to the HOA and an inspection easement to the City. Stormwater bioretention facilities located in the public right-of-way will be maintained by the HOA. A sanitary sewer easement dedicated to Clark Regional Wastewater District is located between Lots 148-150. A driveway and utility easement over Lots 148-150, to benefit Lots 149-150, is to be maintained jointly by the owners of Lots 149-150. There is a fence and wall easement for the installation and maintenance of a fence along S 15th Street and a wall along S Royle Road, to be owned and maintained by the HOA. There is a sidewalk easement across Lots 143 and 169-170 to accommodate a widened sidewalk for the Cloverhill regional trail dedicated to the City for ownership and maintenance.

Cloverhill Phase 3A does not contain any critical areas or open space tracts. An integrated system of sidewalks and trails connects residential lots to open space tracts throughout the Cloverhill PUD. This system comprises a public regional trail owned and maintained by the City. In Phase 3A, the pedestrian connections are provided via widened sidewalks along the east side of Lots 169-170 and along the west side of Lot 143. These segments are linked via trail tract B in Cloverhill Phase 4.

BUDGET/FINANCIAL IMPACTS:

Additional property tax revenue from 34 new single-family homes.

RECOMMENDED ACTION OR MOTION:

“I move to approve the final plat as presented.”

STAFF CONTACT: Claire Lust, Associate Planner

ATTACHMENTS: PLZ-19-0151 Cloverhill Phase 3A Final Plat_Staff Report_02132020 (2)
(PDF)

Cloverhill Phase 3A Final Plat (PDF)

Cloverhill PUD Trail System (PDF)

Cloverhill Phase 3A Trail Segment (PDF)



COMMUNITY DEVELOPMENT DEPARTMENT

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

Cloverhill Phase 3A Final Plat

Staff Report

File No. PLZ-19-0151

February 13, 2020

I. Basic Facts

Application date: On December 12, 2019, the City received an application for final plat approval for Cloverhill Phase 3A (34 lots).

Applicant/Property Owner: Jeff Wriston, Mainstay Ventures, LLC. 15700 NW 31st Ct / Vancouver, WA 98685.
Contact: jeffwriston@gmail.com

Applicant's Representative: Jaima Johnson, Krista Harrington, Deanna Haake, Chicago Title. 500 Broadway #460 / Vancouver, WA 98660. Contact: 360.980.0124, builderdev@fnf.com

Property Information: No address. #14, #101 S29 T4N R1E WM, Assessor's #986051854, 6.8 acres

Zoning: Residential Low Density 8 (RLD-8)

Comprehensive Plan: Urban Low (UL)

Compliance: The proposed plat complies with the applicable provisions in the Ridgefield Municipal Code Title 18 and the Ridgefield Urban Area Comprehensive Plan.

Council date: February 13, 2020

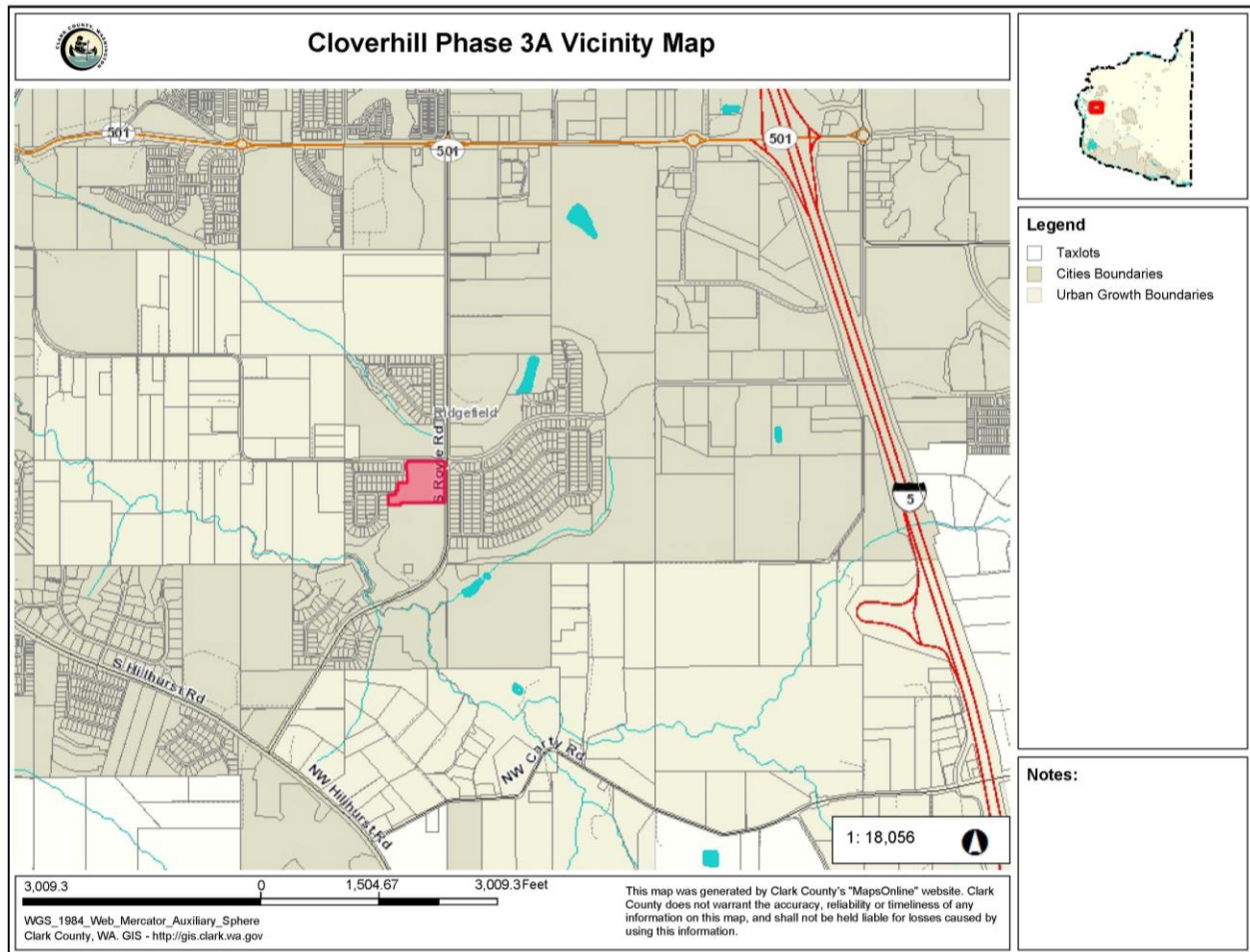
II. Documents Received

- A. Master land use application
- B. Final plat checklist
- C. Guarantee
- D. Comp checks
- E. Legal description
- F. Plat sheets
- G. Narrative
- H. Draft CC&Rs
- I. Survey review memos and redlines
- J. Revised materials as required by staff

III. Background and Proposal

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

Cloverhill Phase 3A Location

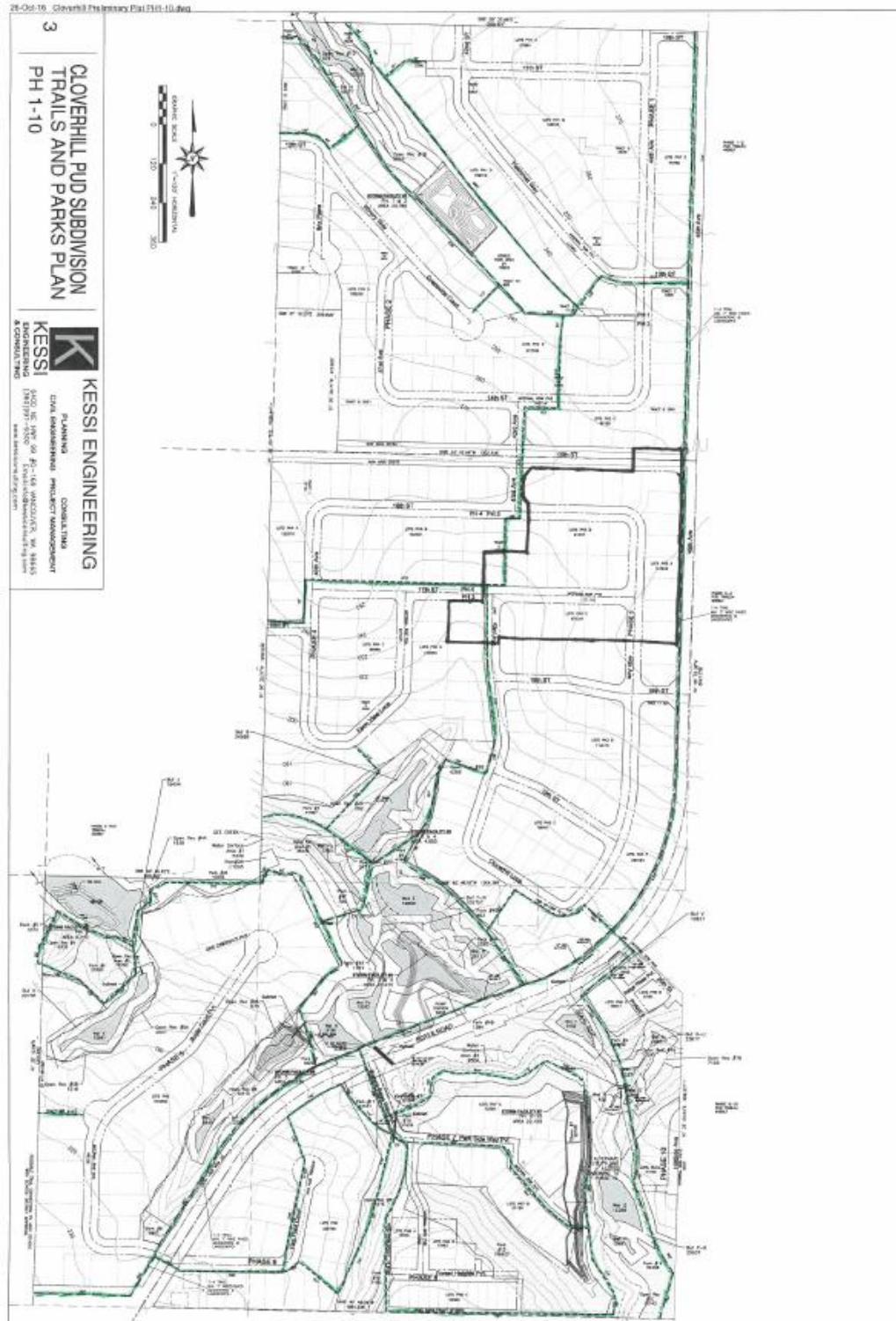


The applicant proposes to subdivide the 6.8-acre site with Assessor's #986051854 into 34 single-family detached residential lots, as approved with the preliminary PUD. The lots are numbered 143-176. The lots range from 6,000 square feet (Lots 172-175) to 9,435 square feet (Lot 149), consistent with the lot sizes and density approved through the Cloverhill preliminary PUD. The average lot size is 6,603 square feet.

[illegible]

Cloverhill Phase 3A does not contain any critical areas or open space tracts. An integrated system of sidewalks and trails connects residential lots to open space tracts throughout the Cloverhill PUD. This system comprises a public regional trail owned and maintained by the City. In Phase 3A, the pedestrian connections are provided via widened sidewalks along the east side of Lots 169-170 and along the west side of Lot 143. These segments are linked via trail tract B in Cloverhill Phase 4.

Cloverhill PUD Preliminary Regional Trail/Sidewalk System¹



¹ Proposed Phase 3A is outlined in black. Note that minor changes to the Cloverhill preliminary regional trail/sidewalk alignment have been approved based on environmental conditions and other existing and built conditions. Any trail alignment changes have been or will be shown on the final plat sheets for individual phases. Any permitted changes will maintain the connectivity of the regional trail system.

[illegible]

IV. Survey Review

V. Engineering Review

² As shown on the regional trail map, the alignment of the trail segment connecting S 17th Way and S 16th Way was originally approved one parcel to the east, in Phase 3A. Trail Tract B was shifted one parcel to the west into Phase 4 and recorded with the Phase 4 final plat.

All public and private improvements are complete except for the required wall abutting S Royle Road (see Section VI). No performance bond is required.

Staff finds that the applicant has addressed all other applicable conditions of approval from the preliminary plat and all other engineering comments.

VI. Land Use Review

Per RDC 18.210.065, a wall is required abutting S Royle Road. The wall has building permit approval under COM-19-0143. As a **condition of approval**, the applicant shall complete construction of the required wall adjacent to S Royle Road prior to obtaining city signatures on the final plat mylar.

Review for compliance with applicable architectural design standards will be required for each dwelling unit in Cloverhill Phase 3A. As a **condition of approval**, prior to obtaining city signatures on the final plat mylar the applicant shall add a note to the plat stating, "Architectural design approval from the City of Ridgefield is required for all single-family homes. It is the responsibility of the developer/builder to obtain design approval for each home, including model homes, prior to the sale or advertisement for sale of the home."

The City Attorney reviewed and approved the draft CC&Rs for Cloverhill Phase 3A. As a **condition of approval**, the applicant shall submit a copy of the recorded CC&Rs to the City.

Staff finds that the applicant has addressed all applicable conditions of approval from the preliminary plat and all other land use comments.

VII. Recommendation

Staff recommends City Council **APPROVE** the Cloverhill Phase 3A Final Plat subject to the following **conditions of approval**:

1. The development shall pay the final \$10,000 contribution required under Cloverhill Final Order Condition A.37 is required prior to obtaining city signatures on the final plat mylar.
2. The applicant shall complete construction of the required wall adjacent to S Royle Road prior to obtaining city signatures on the final plat mylar.
3. Prior to obtaining city signatures on the final plat mylar, the applicant shall add a note to the plat stating, "Architectural design approval from the City of Ridgefield is required for all single-family homes. It is the responsibility of the developer/builder to obtain design approval for each home, including model homes, prior to the sale or advertisement for sale of the home."
4. The applicant shall submit mylars for signature containing the signature and seal of the surveyor of record (Certification of Subdivision Platting, see RDC 18.620.120.L) and the signatures of all parties having an ownership interest in the land for purposes of dedication (Dedication of Subdivision, see RDC 18.620.120.M).
5. The applicant shall record the final plat with the Clark County Auditor's Office within thirty (30) calendar days of City signatures on the face of the mylar.
6. The applicant shall submit three (3) full-sized copies and one (1) 11-inch by 17-inch copy of the recorded plat and all associated written documents within thirty (30) calendar days of City signatures on the face of the mylar.

7. The applicant shall submit a copy of the recorded CC&Rs to the City.
8. Prior to obtaining building permits, the applicant shall install correct street signs based on the street and addressing information included at the end of this report.

Reviewed by:

Claire Lust, Planner. Claire.lust@ci.ridgefield.wa.us, 360.857.5024

Brenda Howell, City Engineer. Brenda.howell@ci.ridgefield.wa.us, 360.857.5022

Signed:

Louisa Garbo, Community Development Director

February 6, 2020

Cloverhill Phase 3A Addressing

Address numbers ascend from north to south and west to east. Address notices will be sent to service providers following final plat approval. Correct street signs must be installed prior to obtaining building permits. Please ensure that street signs are ordered based on the following:

Lot #	Address	Lot #	Address	Lot #	Address	Lot #	Address
S 16th Way		S 17th Way		S 43rd Place		S 44th Place	
North (even) side		North (even) side		West (odd) side		East (even) side	
143	4332	162	4300	169	1703	149	1520
144	4334	163	4306	170	1709	150	1526
145	4336	164	4312			151	1602
146	4338	165	4318			152	1608
147	4340	166	4324			153	1614
148	4342	167	4330			154	1620
South (odd) side		168	4336			155	1704
157	4333	South (odd) side				156	1710
158	4335	171	4305				
159	4337	172	4311				
160	4339	173	4317				
161	4341	174	4323				
		175	4329				
		176	4335				

PERIMETER DESCRIPTION:

A RE-PLAT OF TRACT "E" OF "CLOVERHILL PUD & SUBDIVISION PHASE 4" ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 312 OF PLATS, AT PAGE 034, RECORDS OF CLARK COUNTY, WASHINGTON, AND A TRACT OF LAND IN A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 29;

THENCE SOUTH 01°25'05" WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 1315.55 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29;

THENCE NORTH 88°31'10" WEST, ALONG THE NORTH LINE, OF SAID SOUTHEAST QUARTER, SAID NORTH LINE ALSO BEING THE CENTERLINE OF S 15TH STREET, ESTABLISHED IN 1888, AS DESCRIBED IN CLARK COUNTY ROAD BOOK 2 AT PAGE 356, AND SHOWN IN COUNTY ROAD PROJECT NO. 60 FILED IN BIN 313-E, CLARK COUNTY RECORDS, 30.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE AND SAID CENTERLINE NORTH 88°31'10" WEST, 152.54 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN STRIP OF LAND DEDICATED TO THE CITY OF RIDGEFIELD FOR RIGHT-OF-WAY PURPOSES AS DESCRIBED IN QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 5680285;

THENCE SOUTH 01°28'50" WEST, ALONG THE EASTERLY LINE OF SAID RIGHT-OF-WAY DEDICATION, 35.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF S. 15TH STREET AND THE SOUTHEAST CORNER OF SAID DEDICATION.

THENCE NORTH 88°31'10" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 319.18 FEET TO THE SOUTHWEST CORNER OF SAID DEDICATION;

THENCE SOUTH 46°28'24" WEST, 35.36 FEET TO THE NORTHWEST CORNER OF TRACT "E" OF "CLOVERHILL PUD & SUBDIVISION PHASE 4" ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 312 OF PLATS, AT PAGE 34, RECORDS OF CLARK COUNTY, WASHINGTON;

THENCE ALONG THE PERIMETER OF SAID "CLOVERHILL PUD & SUBDIVISION PHASE 4" THE FOLLOWING COURSES AND DISTANCES;

THENCE SOUTH 01°28'50" WEST, 65.04 FEET;
THENCE ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 42°05'05" EAST, FOR A CHORD DISTANCE OF 27.57 FEET THROUGH A CENTRAL ANGLE OF 87°07'50", FOR AN ARC DISTANCE OF 30.41 FEET;;
THENCE SOUTH 01°29'07" WEST, 48.02 FEET;
THENCE SOUTH 88°30'53" EAST, 1.47 FEET;
THENCE SOUTH 01°28'50" WEST, 102.42 FEET;
THENCE NORTH 88°31'20" WEST, 120.79 FEET;
THENCE SOUTH 01°28'50" WEST, 102.52 FEET;
THENCE NORTH 88°31'10" WEST, 29.06 FEET;
THENCE SOUTH 01°28'50" WEST, 48.00 FEET;
THENCE NORTH 88°31'10" WEST, 90.04 FEET;
THENCE SOUTH 01°29'36" WEST, 126.02 FEET;

THENCE LEAVING SAID PERIMETER LINE SOUTH 88°30'24" EAST, 158.05 FEET;

THENCE NORTH 01°29'36" EAST, 26.06 FEET;

THENCE SOUTH 88°31'10" EAST, 388.18 FEET;

THENCE SOUTH 88°18'54" EAST, 4.80 FEET;

THENCE NORTH 01°41'06" EAST, 3.66 FEET;

THENCE SOUTH 88°18'54" EAST, 120.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S. ROYLE ROAD AS DEDICATED TO CLARK COUNTY BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE G 529589, DATED JANUARY 28, 1989;

THENCE NORTH 01°41'06" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY, 542.94 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 297,392 SQUARE FEET OR 6.83 ACRES, MORE OR LESS.

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

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND ABOVE DESCRIBED HAVE CAUSED THE SAME TO BE PLATTED ACCORDING TO THE PLAT HERETO ANNEXED, SAME TO BE KNOWN AS "CLOVERHILL PUD & SUBDIVISION PHASE 3A", AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN THEREON TO THE PUBLIC USE FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS AND EASEMENTS.

BY: PRINTED _____ SIGNED _____ TITLE _____ DATE _____

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS ____ DAY OF _____, 20____.

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

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

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED IN FEB. 2016.

NOTES:

- NO LOT SHALL HAVE DIRECT VEHICULAR ACCESS TO S. 15TH STREET OR S. ROYLE ROAD.
- ALL PUBLIC ROADS WITHIN THIS PLAT ARE DEDICATED TO THE CITY OF RIDGEFIELD.
- IMPACT FEES AND SYSTEM DEVELOPMENT CHARGES SHALL BE ASSESSED BASED ON FEE SCHEDULES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- CITY OF RIDGEFIELD FINAL PLAT NUMBER "PLZ-19-0151"
- THE CITY OF RIDGEFIELD HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO PROPERTY DESCRIBED IN THIS PLAT.
- OFF-STREET PARKING MUST INCLUDE A MINIMUM OF 18 FEET BEHIND THE SIDEWALK TO PREVENT VEHICLES FROM INTERFERING WITH SIDEWALK TRAVEL.
- ANY MODIFICATION TO PROPERTY LINE SETBACKS MAY BE PROCESSED THROUGH AN ADMINISTRATIVE ADJUSTMENT OR A VARIANCE AS REFERENCED IN THE CITY OF RIDGEFIELD DEVELOPMENT CODE AS AN ALTERNATIVE TO A RE-PLAT PROCESS.
- ALL SENSITIVE LANDS SHALL BE PROTECTED BY CONSERVATION EASEMENTS AND CERTAIN ACTIVITIES ARE PROHIBITED OR LIMITED AS SPECIFIED BY THE CITY OF RIDGEFIELD DEVELOPMENT CODE, RDC 18.280.
- DEVELOPMENT ON THE CLOVERHILL PUD & SUBDIVISION SITE IS SUBJECT TO THE FOLLOWING REVISED DIMENSIONAL STANDARDS PURSUANT TO RDC 18.401.100, AS SHOWN IN ITEM D.3 OF THE HEARING EXAMINER'S FINAL ORDER PLZ-16-0088.

RLD-4 AND RLD-8 LOT DIMENSIONAL STANDARDS

STANDARD	PROPOSED RLD-4	PROPOSED RLD-8
MIN. LOT WIDTH	50 FEET MINIMUM	50 FEET MINIMUM
MIN. LOT AREA	AVERAGE 9,635 SF	AVERAGE 8,137 SF
MIN. FRONT YARD SETBACK	12 FEET	10 FEET
MIN. REAR YARD SETBACK	10 FEET (25 FEET ADJACENT TO S 45TH AVENUE OR S ROYLE ROAD)	5 FEET (25 FEET ADJACENT TO S 45TH AVENUE OR S ROYLE ROAD)
MIN. SIDE YARD SETBACK	5 FEET	5 FEET
MIN. STREET SIDE YARD SETBACK	12 FEET	10 FEET
MAX. HEIGHT	35 FEET (35 FEET WITH PITCHED ROOF)	35 FEET
MAX. BUILDING COVERAGE	45%	50%
MAX. IMPERVIOUS SURFACE	60%	65%

NOTE: SOME LOTS HAVE DIFFERENT DIMENSIONAL STANDARDS THAN OTHERS. CLOVERHILL PUD & SUBDIVISION PHASE 3A AVERAGE LOT SIZE = 6,603 SF

- AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS AND TRACTS, AND SIX (6) FEET ADJACENT TO THE THREE (3) FOOT SIDEWALK EASEMENT (NOTE 17), FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.
- HELD THE INTERSECTION OF S. 15TH STREET CENTERLINE AND THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 29 AS THE N 1/16 CORNER OF SAID NORTHEAST QUARTER, AND AS THE ANGLE POINT IN THE CENTERLINE OF OLD COUNTY ROAD NO. 25 (S. ROYLE RD) AT STA: 46+53.41, AS SHOWN IN CLARK COUNTY ROAD BIN 687-A, FOR THE CALCULATION OF THE CENTERLINE OF S. ROYLE RD TO THE SOUTH.
- STORMWATER EASEMENT TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS WITH AN INSPECTION AND MAINTENANCE EASEMENT TO THE HOMEOWNERS ASSOCIATION, AND AN INSPECTION EASEMENT GRANTED TO THE CITY OF RIDGEFIELD, DEDICATED WITH THIS PLAT.
- 25' WIDE SANITARY SEWER EASEMENT DEDICATED TO CLARK REGIONAL WASTEWATER DISTRICT WITH THIS PLAT.
- DRIVEWAY AND UTILITY EASEMENT OVER LOTS 148, 149 AND 150, TO BENEFIT LOTS 149 AND 150 DEDICATED WITH THIS PLAT. THE OWNERS OF LOTS 149 AND 150 ARE JOINTLY RESPONSIBLE FOR THE MAINTENANCE OF THE DRIVEWAY WITHIN SAID EASEMENT.
- FENCE AND WALL EASEMENT, WIDTH AS SHOWN HEREIN, FOR THE INSTALLATION AND MAINTENANCE OF A FENCE ALONG THE RIGHT-OF-WAY OF S. 15TH ST. AND A SOUND WALL ALONG THE RIGHT-OF-WAY OF S. ROYLE RD, DEDICATED TO THE HOMEOWNERS ASSOCIATION WITH THIS PLAT.
- SIDEWALK EASEMENT, WIDTH VARIES, TO ACCOMMODATE WIDENED SIDEWALK FOR THE REGIONAL TRAIL, DEDICATED TO THE CITY OF RIDGEFIELD WITH THIS PLAT. THE CITY OF RIDGEFIELD IS RESPONSIBLE FOR THE MAINTENANCE OF THE TRAIL AND ITS APPURTENANCES WITHIN THE EASEMENT.
- A MINIMUM OF ONE, AND A MAXIMUM OF FOUR, OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT PER RDC 18.720.030.
- TRACT "E" OF "CLOVERHILL PUD & SUBDIVISION PHASE 4" (312-034) BECOMES A PORTION OF LOT 143 OF THIS PLAT, WITH THIS PLAT. THE UTILITY EASEMENT DEDICATED TO THE HOMEOWNERS ASSOCIATION OVER THE ENTIRETY OF SAID TRACT "E" REMAINS IN PLACE WITHIN LOT 143 OF THIS PLAT.
- SIDEWALK EASEMENT, WIDTH VARIES, TO ACCOMMODATE WIDENED SIDEWALK FOR THE REGIONAL TRAIL, DEDICATED TO THE CITY OF RIDGEFIELD WITH SURVEY REFERENCE 17. THE CITY OF RIDGEFIELD IS RESPONSIBLE FOR THE MAINTENANCE OF THE TRAIL AND ITS APPURTENANCES WITHIN THE EASEMENT.

SURVEY REFERENCES:

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

CLARK COUNTY ROAD BIN REFERENCES:

- PERTSHINGER ROAD, C.R.P. NO. 60, BIN 313-E
- C.R.P. NO. 69-04, COUNTY ROAD NO. 25, REPLACE BRIDGE NO. 16, BIN 687-A

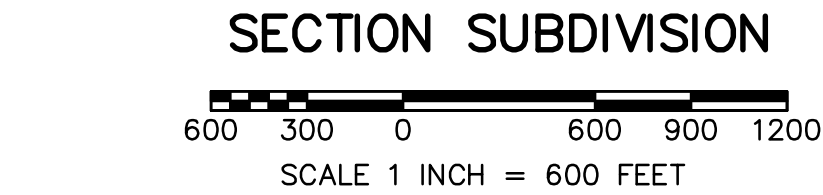
DEED REFERENCE:

- GRANTOR: FORTRESS ENTERPRISES, INC
GRANTEE: MAINSTAY VENTURES, LLC
AFN: 5624601
DATE: 07/09/2019
- GRANTOR: MAINSTAY VENTURES, LLC
GRANTEE: CITY OF RIDGEFIELD
AFN: 5680285
DATE: 12/09/2019

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

MONUMENT LIST:

- FOUND & HELD 2 1/2" BRASS DISK W/PUNCH, IN CASE W/COVER, DISK IS 1.3" BELOW ASPH, SEE SURVEY REFERENCE NO. 1, SEE L.C.R. BK. 013, PG. 058
- FOUND 1" IRON PIPE N 79°23'35" W, 5.94' FROM HELD SINGLE PROPORTION POSITION. SEE SURVEY REFERENCES NO. 1 & 2, SEE L.C.R. BK. 007, PG. 197
- FOUND & HELD 3" ALUM. CAP SET IN ALUM. PIPE, 0.25' ABOVE GRND, GOOD COND. SEE SURVEY REFERENCES NO. 1 & 2, SEE L.C.R. BK. 011, PG. 042 & BK. 002, PG. 168
- FOUND & HELD 3" ALUM DISK IN 2 1/2" PIPE 0.1' BELOW GRND, GOOD COND., N 10° E 0.5' FROM FENCE POST SEE SURVEY REFERENCE NO. 3, SEE L.C.R. BK. 002, PG. 161
- CALCULATED POSITION OF 1/2" IRON ROD WITH PLASTIC CAP, HELD 2646.68' FROM SOUTH QUARTER CORNER PER SURVEY REFERENCE NO. 13.
- FOUND & HELD CONC MON. W/2 1/2" BRASS DISK, 0.4' BELOW GRND, GOOD COND., SEE L.C.R. BK. 008, PG. 125
- FOUND & HELD 1/4" PIN IN 6" ROUND CONC MON. 8' ABOVE GRND, SEE L.C.R. BK. 002, PG. 180
- FOUND & HELD CONC MON. W/BRASS DISK SEE L.C.R. BK. 014, PG. 046
- FOUND & HELD 3" BRASS DISK IN CASE W/COVER 1.1' BELOW RIM, 5' W OF ASPH, SEE L.C.R. BK. 003, PG. 002
- FOUND 1 1/4" I.D. IRON PIPE 0.3' BELOW ASPH, 0.49' EAST OF THE E LINE OF SEC. 29, HELD FOR CENTERLINE ALIGNMENT OF S 15TH ST. AND FOR THE NORTH 1/16 LINE OF SEC. 29.
- FOUND 1/2" IRON ROD W/Y.P.C. "LAWSON", FLUSH W/ASPH, CAP WORN, HELD FOR CL ALIGNMENT OF S 15TH ST. & SOUTHERLY PROJECTED E LINE OF S.P. (002-697), SEE SURVEY REFERENCE NO. 4, 1.5' WEST OF CALCULATED EAST 1/16 LINE OF SEC. 29
- FOUND 1/2" IRON ROD W/Y.P.C. "LAWSON", FLUSH W/ASPH, CAP WORN, HELD FOR CL ALIGNMENT OF S 15TH ST. & SOUTHERLY PROJECTED W LINE OF S.P. (002-697), SEE SURVEY REFERENCE NO. 4
- FOUND IRON PIPE TOP SMASHED, FLUSH W/ASPH HELD FOR CL ALIGNMENT OF S 15TH ST., & HELD FOR EASTING CALCULATING WEST LINE OF PARCEL 215810000, AFN: 4713932 D, SEE SURVEY REFERENCE NO. 9
- FOUND & HELD 1/2" IRON ROD W/Y.P.C. "LAWSON WA 11989", FLUSH W/GRND, GOOD COND., FOR N R/W OF S 15TH ST. & W LINE OF S.P. (002-697), SEE SURVEY REFERENCE NO. 4
- FOUND & HELD 1/2" IRON ROD W/Y.P.C. "LAWSON WA 11989", 0.1' ABOVE GRND, CAP WORN, FOR SW CORNER LOT 1 S.P. (002-697), SEE SURVEY REFERENCE NO. 4
- FOUND & HELD 1/2" IRON ROD W/Y.P.C. "LAWSON WA 11989", 1.1' BELOW GRND, GOOD COND. FOR COMMON EASTERLY CORNER OF LOT 3 & LOT 4 OF S.P. (002-697), SEE SURVEY REFERENCE NO. 4, 1.0' WEST OF CALCULATED EAST 1/16 LINE OF SEC. 29
- FOUND 1/2" IRON ROD W/Y.P.C. "LAWSON WA 11989", FLUSH W/GRND, IN "Y" OF TWO 24" CEDAR TREES, HELD FOR EASTING, SEE SURVEY REFERENCE NO. 4, 0.2' NORTH OF N LINE OF SEC. 29
- FOUND 1/2" IRON ROD W/Y.P.C., 0.2' BELOW GRND, CAP DAMAGED HELD FOR SOUTHERLY R/W OF S 15TH ST. PER SURVEY REFERENCE NO. 7, 1.0' WEST OF CALCULATED EAST 1/16TH LINE OF SEC. 29
- FOUND 1/2" IRON ROD W/Y.P.C. "PLS 12974", 0.3' BELOW GRND, GOOD COND. HELD FOR SOUTHERLY R/W OF S 15TH ST., AND NW CORNER OF "MATTOX" PARCEL (PIN: 215811000) PER SURVEY REFERENCE NO. 7
- FOUND 1/2" IRON ROD W/Y.P.C. "J.C.D. PLS 6925", 0.4' BELOW GRND, GOOD COND., 0.2' S OF SOUTHERLY R/W OF S 15TH ST., 0.91' E OF LINE HELD BETWEEN FOUND IRON PIPES (12) AND (22), SEE SURVEY REFERENCE NO. 8
- FOUND 1/2" IRON ROD W/Y.P.C. "J.C.D. PLS 6925", 0.1' ABOVE GRND, GOOD COND., 0.50' N OF CALCULATED NORTH LINE OF THE SE 1/4 OF SEC. 29, 0.30' E OF LINE HELD BETWEEN FOUND IRON PIPES (12) AND (22) SEE SURVEY REFERENCE NO. 8
- FOUND & HELD IRON PIPE AS SOUTHWEST CORNER OF PARCEL 215810000 AS DESCRIBED IN AFN: 4713932 D, SEE SURVEY REFERENCE NO. 9
- FOUND & HELD 3" BRASS DISK AS CENTERLINE INTERSECTION OF ROYLE RD. & HILLHURST RD, SEE SURVEY REFERENCE NO. 3
- FOUND 1/2" IRON ROD W/Y.P.C. "PLS 12974", 0.1' BELOW GRND, GOOD COND. HELD FOR SOUTH LINE OF "MATTOX" PARCEL (PIN: 215811000) PER SURVEY REFERENCE NO. 7, 1.8' WEST OF CALCULATED EAST 1/16TH LINE OF SEC. 29.



LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- ◆ INDICATES FOUND & HELD 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", AS SET IN SURVEY REFERENCES 16 & 17
- ⦿ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET
- ✱ INDICATES FOUND & HELD ROCK NAIL WITH BRASS WASHER INSCRIBED "37535", AS SET IN SURVEY REFERENCE 17
- ⊗ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "37535", SET AT PROPERTY CORNER
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "37535" SET IN CURB ON A PROJECTION OF THE LOT LINE, SEE "CURB MONUMENT TABLE" FOR DISTANCE FROM FRONT LOT CORNER
- INDICATES CALCULATED POSITION NOTHING SET
- () R# INDICATES RECORD DATA PER SURVEY REFERENCE NUMBER LISTED
- AFN: INDICATES AUDITOR'S FILE NUMBER
- ASPH: INDICATES ASPHALT PAVING
- CONC: INDICATES CONCRETE
- COND: INDICATES CONDITION
- CRWMD: INDICATES CLARK REGIONAL WASTE WATER DISTRICT
- L.C.R.: INDICATES LAND CORNER RECORD
- MON.: INDICATES MONUMENT
- PIN: INDICATES PARCEL IDENTIFICATION NUMBER
- R.O.S.: INDICATES RECORD OF SURVEY
- R/W: INDICATES RIGHT-OF-WAY
- SEC.: INDICATES SECTION
- SF: INDICATES SQUARE FEET
- S.P.: INDICATES SHORT PLAT
- W/: INDICATES WITH
- Y.P.C.: INDICATES YELLOW PLASTIC CAP

CLOVERHILL PUD & SUBDIVISION PHASE 3A

A PLANNED UNIT DEVELOPMENT IN A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 29, T. 4 N., R. 1 E., W.M. CITY OF RIDGEFIELD CLARK COUNTY, WASHINGTON (CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-19-0151)

CITY PUBLIC WORKS DIRECTOR

CITY PUBLIC WORKS DIRECTOR _____ DATE _____

CITY COMMUNITY DEVELOPMENT DIRECTOR

CITY COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CITY ENGINEER:

CITY OF RIDGEFIELD ENGINEER _____ DATE _____

CITY MAYOR:

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

MAYOR, CITY OF RIDGEFIELD

ATTESTED BY: _____ CITY CLERK

CLARK REGIONAL WASTEWATER DISTRICT

DEVELOPMENT MANAGER _____ DATE _____

ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.0, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS _____ CLOVERHILL PUD & SUBDIVISION PHASE 3A

COUNTY ASSESSOR _____ DATE _____

AUDITOR'S CERTIFICATE:

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

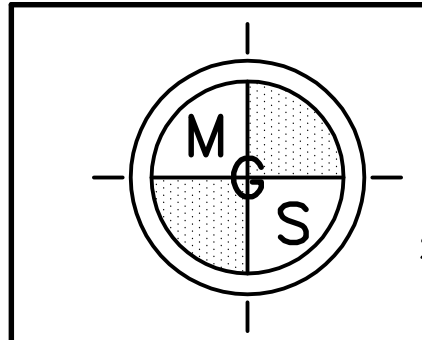
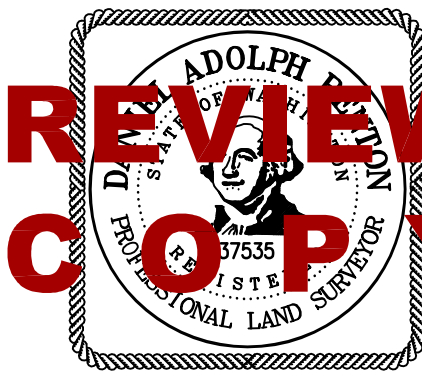
CLARK COUNTY AUDITOR

AUDITOR'S FILE NUMBER

SURVEYOR'S CERTIFICATE:

I, DANIEL A. RENTON, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF "CLOVERHILL PUD & SUBDIVISION PHASE 3A" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

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



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

JOB NO.: 19-239
DWG FILE: 19239P3A
DATE: 01-28-2020
CALC BY: CTP
DRAWN BY: CTP
CHECKED BY: DAR
SHEET 1 OF 4

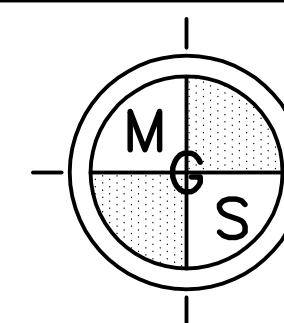
A PLANNED UNIT DEVELOPMENT
IN A PORTION OF
THE SE 1/4 OF THE NE 1/4
OF SECTION 29, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-19-0151)

THE SE 1/4 OF THE NE 1/4
OF SECTION 29, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-19-0151)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°28'50" W	35.00'
L2	S 46°28'24" W	35.36'
L3	S 01°28'50" W	65.04'
L4	S 01°29°07" W	48.02'
L5	S 88°30'51" E	1.47'
L6	N 88°31°10" W	29.06'
L7	N 44°34'44" E	11.93'
L8	N 44°34'44" E	17.60'
L9	N 05°36'54" E	21.36'
L10	S 38°54'56" W	1.03'
L11	S 88°18'54" E	32.53'
L12	S 01°28'50" W	35.00'
L13	S 01°29°07" W	9.02'
L14	S 01°28'50" W	74.04'
L15	S 38°54'40" W	1.03'

LEGEND:

●	INDICATES MONUMENT FOUND AS NOTED
◆	INDICATES FOUND & HELD 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", AS SET IN SURVEY REFERENCES 16 & 17
◎	INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET
⊗	INDICATES FOUND & HELD ROCK NAIL WITH BRASS WASHER INSCRIBED "37535", AS SET IN SURVEY REFERENCE 17
⊗	INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "37535" SET AT PROPERTY CORNER
+	INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "37535" SET IN CURB ON A PROJECTION OF THE LOT LINE. SEE "CURB MONUMENT TABLE" FOR DISTANCE FROM FRONT LOT CORNER
○	INDICATES CALCULATED POSITION NOTHING SET
() R#	INDICATES RECORD DATA PER SURVEY REFERENCE NUMBER LISTED
AFN:	INDICATES AUDITOR'S FILE NUMBER
ASPH	INDICATES ASPHALT PAVING
CONC	INDICATES CONCRETE
COND.	INDICATES CONDITION
CRWWD	INDICATES CLARK REGIONAL WASTE WATER DISTRICT
L.C.R.	INDICATES LAND CORNER RECORD
MON.	INDICATES MONUMENT
PIN:	INDICATES PARCEL IDENTIFICATION NUMBER
R.O.S.	INDICATES RECORD OF SURVEY
R/W	INDICATES RIGHT-OF-WAY
SEC.	INDICATES SECTION
SF	INDICATES SQUARE FEET
S.P.	INDICATES SHORT PLAT
W/	INDICATES WITH
Y.P.C.	INDICATES YELLOW PLASTIC CAP



JOB NO.: 19-239
DWG FILE: 19239P3A
DATE: 01-28-2020
CALC BY: CTP
DRAWN BY: CTP
CHECKED BY: DAR
SHEET 2 OF 4

CLOVERHILL PUD & SUBDIVISION PHASE 3A

A PLANNED UNIT DEVELOPMENT
IN A PORTION OF
THE SE 1/4 OF THE NE 1/4
OF SECTION 29, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-19-0151)

ROBERT A ROYLE LLC
PIN: 215832000

NORTH LINE OF THE SE 1/4
OF THE NE 1/4 OF SEC. 29

35' HALF WIDTH
RIGHT-OF-WAY
DEDICATED TO
THE CITY OF RIDGEFIELD
PER AFN 5666717

40' RIGHT-OF-WAY
PER PERTINENT ROAD
C.R.P. NO. 80, BIN 313-E

S. 15TH ST.

SEE NOTE 11

S. 16TH WAY

SEE DETAIL "A"
SHEET 4

S. 16TH WAY

CLOVERHILL
PUD & SUBDIVISION
PHASE 4
(312-034)

S. 17TH WAY

S. 43RD PLACE

S. 44TH PLACE

S. ROYLE RD
S. 01'41'06" W 543.05' [CL.]

N 01'25'09" E 543.05' [SEC. LINE]

"SEVEN WELLS ESTATES PUD SUBDIVISION PHASE 1"
(311-933)

NOTE:

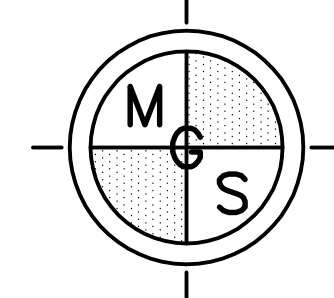
LINE TABLE AND CURVE TABLE ARE LOCATED ON SHEET 2.
SQUARE FOOT TABLE AND CURB MONUMENT TABLE ARE
LOCATED ON SHEET 4.

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- ◆ INDICATES FOUND & HELD 1/2" x 24" REBAR WITH
YELLOW PLASTIC CAP INSCRIBED "RENTON 37535",
AS SET IN SURVEY REFERENCES 16 & 17
- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW
PLASTIC CAP INSCRIBED "RENTON 37535", SET
- ✱ INDICATES FOUND & HELD ROCK NAIL WITH
BRASS WASHER INSCRIBED "37535",
AS SET IN SURVEY REFERENCE 17
- ⊗ INDICATES ROCK NAIL WITH BRASS WASHER
INSCRIBED "37535", SET AT PROPERTY CORNER
- ⊕ INDICATES ROCK NAIL WITH BRASS WASHER
INSCRIBED "37535" SET IN CURB ON A PROJECTION
OF THE LOT LINE, SEE "CURB MONUMENT TABLE"
FOR DISTANCE FROM FRONT LOT CORNER
- INDICATES CALCULATED POSITION NOTHING SET
- ()# INDICATES RECORD DATA PER SURVEY
REFERENCE NUMBER LISTED
- AFN: INDICATES AUDITOR'S FILE NUMBER
- ASPH: INDICATES ASPHALT PAVING
- CONC: INDICATES CONCRETE
- COND: INDICATES CONDITION
- CRWWD: INDICATES CLARK REGIONAL WASTE WATER DISTRICT
- L.C.R: INDICATES LAND CORNER RECORD
- MON: INDICATES MONUMENT
- PIN: INDICATES PARCEL IDENTIFICATION NUMBER
- R.O.S: INDICATES RECORD OF SURVEY
- R/W: INDICATES RIGHT-OF-WAY
- SEC: INDICATES SECTION
- SF: INDICATES SQUARE FEET
- S.P: INDICATES SHORT PLAT
- W: INDICATES WITH
- Y.P.C: INDICATES YELLOW PLASTIC CAP

BASIS OF BEARING: MD 83/91, WASHINGTON STATE PLANE
CONVERSION: NAD 83 TO NAD 2011, PER SURVEY REFERENCE 1,
SECTION 29, T. 4 N., R. 1 E., W.M. CORNER & NE CORNER OF
CONVERGENCE ANGLE: -01°36'01" AT
COMBINED SCALE FACTOR: 1.00000744

SCALE 1 INCH = 40 FEET



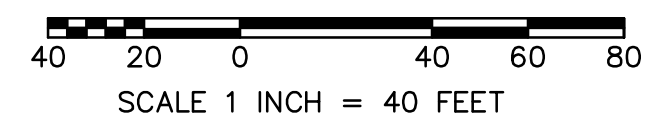
**MINISTER-GLAESER
SURVEYING INC.**
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

JOB NO.: 19-239
DWG FILE: 19239P3A
DATE: 01-28-2020
CALC BY: CTP
DRAWN BY: CTP
CHECKED BY: DAR
SHEET 3 OF 4

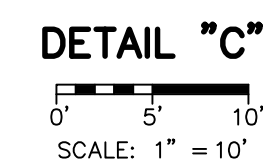
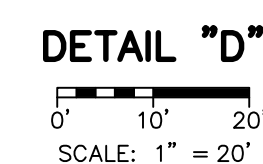
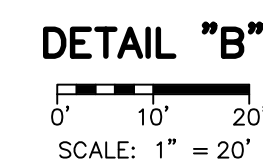
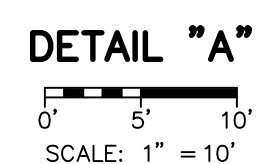
A PLANNED UNIT DEVELOPMENT
IN A PORTION OF
THE SE 1/4 OF THE NE 1/4
OF SECTION 29, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-19-0151)

LEGEND:

●	INDICATES MONUMENT FOUND AS NOTED
◆	INDICATES FOUND & HELD 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", AS SET IN SURVEY REFERENCES 16 & 17
◎	INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET
⊗	INDICATES FOUND & HELD ROCK NAIL WITH BRASS WASHER INSCRIBED "37535", AS SET IN SURVEY REFERENCE 17
⊙	INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "37535", SET AT PROPERTY CORNER
+	INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "37535" SET IN CURB ON A PROJECTION OF THE LOT LINE, SEE "CURB MONUMENT TABLE" FOR DISTANCE FROM FRONT LOT CORNER
○	INDICATES CALCULATED POSITION NOTHING SET
IR#	INDICATES RECORD DATA PER SURVEY REFERENCE NUMBER LISTED
AFN:	INDICATES AUDITOR'S FILE NUMBER
ASPH	INDICATES ASPHALT PAVING
CONC	INDICATES CONCRETE
COND.	INDICATES CONDITION
CRWD	INDICATES CLARK REGIONAL WASTE WATER DISTRICT
L.C.R.	INDICATES LAND CORNER RECORD
MON.	INDICATES MONUMENT
PIN:	INDICATES PARCEL IDENTIFICATION NUMBER
R.O.S.	INDICATES RECORD OF SURVEY
R/W	INDICATES RIGHT-OF-WAY
SEC.	INDICATES SECTION
SF	INDICATES SQUARE FEET
S.P.	INDICATES SHORT PLAT
W/	INDICATES WITH
Y.P.C.	INDICATES YELLOW PLASTIC CAP



JOB NO.: 19-239
DWG FILE: 19239P3A
DATE: 01-28-2020
CALC BY: CTP
DRAWN BY: CTP
CHECKED BY: DAR
SHEET 4 OF 4



LOT SF TABLE	
LOT	SF
171	6,952
172	6,000
173	6,000
174	6,000
175	6,000
176	7,711

CURB MONUMENT TABLE	
LOT LINE	DISTANCE
174/175	9.74'
175/176	9.76'

K
KESSI
ENGINEERING & CONSULTING

KESSI ENGINEERING

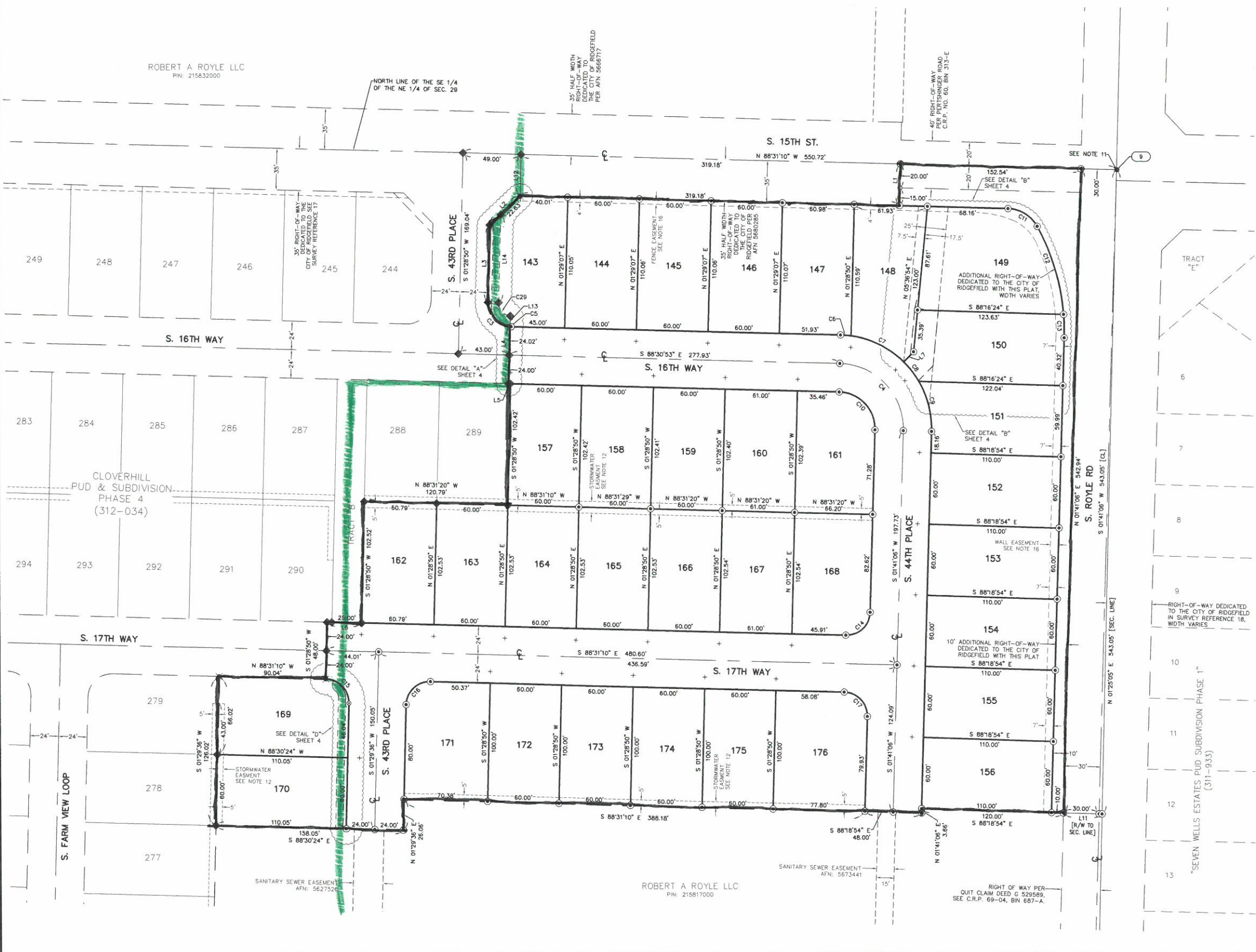
PLANNING CONSULTING
CIVIL ENGINEERING PROJECT MANAGEMENT

6400 NE HWY 99 #G-169 VANCOUVER, WA 98665
(360)991-9300 Email: info@kessiconsulting.com
www.kessiconsulting.com



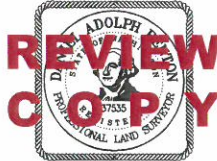
**CLOVERHILL
PUD & SUBDIVISION
PHASE 3A**

A PLANNED UNIT DEVELOPMENT
IN A PORTION OF
THE SE 1/4 OF THE NE 1/4
OF SECTION 29, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-19-0151)



NOTE:
LINE TABLE AND CURVE TABLE ARE LOCATED ON SHEET 2.
SQUARE FOOT TABLE AND CURB MONUMENT TABLE ARE
LOCATED ON SHEET 4.

- LEGEND:**
- INDICATES MONUMENT FOUND AS NOTED
 - ◆ INDICATES FOUND & HELD 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", AS SET IN SURVEY REFERENCES 16 & 17
 - ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET
 - ⊠ INDICATES FOUND & HELD ROCK NAIL WITH BRASS WASHER INSCRIBED "37535", AS SET IN SURVEY REFERENCE 17
 - ⊕ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "37535", SET AT PROPERTY CORNER
 - + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "37535" SET IN CURB ON A PROJECTION OF THE LOT LINE, SEE "CURB MONUMENT TABLE" FOR DISTANCE FROM FRONT LOT CORNER
 - INDICATES CALCULATED POSITION NOTHING SET
 - () INDICATES RECORD DATA PER SURVEY REFERENCE NUMBER LISTED
 - AFN: INDICATES AUDITOR'S FILE NUMBER
 - ASPH: INDICATES ASPHALT PAVING
 - CONC: INDICATES CONCRETE
 - COND: INDICATES CONDITION
 - CRWD: INDICATES CLARK REGIONAL WASTE WATER DISTRICT
 - L.C.R: INDICATES LAND CORNER RECORD
 - MON: INDICATES MONUMENT
 - PIN: INDICATES PARCEL IDENTIFICATION NUMBER
 - R.O.S: INDICATES RECORD OF SURVEY
 - R/W: INDICATES RIGHT-OF-WAY
 - SEC: INDICATES SECTION
 - SF: INDICATES SQUARE FEET
 - S.P: INDICATES SHORT PLAT
 - W: INDICATES WITH
 - Y.P.C: INDICATES YELLOW PLASTIC CAP



SCALE 1 INCH = 40 FEET

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

JOB NO.: 19-239
DWG FILE: 19239P3A
DATE: 01-28-2020
CALC BY: CTP
DRAWN BY: CTP
CHECKED BY: DAR
SHEET 3 OF 4