



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, February 8, 2018
Ridgefield Community Center
210 N. Main, Ridgefield, WA 98642**

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

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

II. PUBLIC COMMENT

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

III. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the January 25, 2018 Meeting**

IV. BUSINESS

- 1. Second Reading of Ordinance No. 1256 – Development Agreement APN 213741-000 and 213742-000 - Steve Stuart, City Manager**
- 2. Motion - Approval of Taverner Ridge Phase 9 Final Plat - Jeff Niten, Community Development Director**
- 3. Motion - Approval of the Village at Canyon Ridge Final Plat - Jeff Niten, Community Development Director**
- 4. Motion - Approval of Bid Award for Downtown Accessibility Project - Bryan Kast, Public Works Director**

V. PUBLIC HEARING/BUSINESS

- 1. Public Hearing and First Reading of Ordinance No. 1257 – Ridgefield Municipal Code 8.17.010: Permitted Overnight Camping - John Brooks, Police Chief**

VI. PUBLIC COMMENT

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

VII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

- 1. Council**
- 2. Mayor**

3. City Manager

VIII. FROM THE COUNCIL

IX. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: February 08, 2018
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 8 2018 Claims Report (PDF)

City of Ridgefield
Claims Payment Report
For Approval on: February 8, 2018

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
BROWN MARK O	567	2018-01	Genl Govt/Facilities	January 2018 Lobbyist	3,000.00
BROWN MARK O Total					3,000.00
ALLEGIANCE FLEX ADVANTAGE	2453	201712-01	Genl Govt/Facilities	FSA Medical	24.20
		201712-02	Genl Govt/Facilities	FSA Medical	7.63
		201712-03	Genl Govt/Facilities	Monthly Admin Fee	50.00
ALLEGIANCE FLEX ADVANTAGE Total					81.83
AMERICAN PLANNING ASSC (APA)	25	158007-1817	Community Development	2018 APA Membership - Niten	400.00
AMERICAN PLANNING ASSC (APA) Total					400.00
ARAMARK UNIFORM SERVICES	32	863277353	Genl Govt/Facilities	PW Uniforms/Floor Mats	2.00
			Public Works	PW Uniforms/Floor Mats	44.53
			Community Development	PW Uniforms/Floor Mats	0.70
		863266907	Genl Govt/Facilities	PW Uniforms & Floor Mats	2.00
			Public Works	PW Uniforms & Floor Mats	44.53
			Community Development	PW Uniforms & Floor Mats	0.70
		863277352	Genl Govt/Facilities	Floor Mats - City Hall/CDD/PW/PD	7.09
			Public Safety	Floor Mats - City Hall/CDD/PW/PD	4.47
			Public Works	Floor Mats - City Hall/CDD/PW/PD	3.91
		863266906	Community Development	Floor Mats - City Hall/CDD/PW/PD	3.92
			Genl Govt/Facilities	Floor Mats - City Hall/CDD/PW/PD	7.09
			Public Safety	Floor Mats - City Hall/CDD/PW/PD	4.47
			Public Works	Floor Mats - City Hall/CDD/PW/PD	3.91
			Community Development	Floor Mats - City Hall/CDD/PW/PD	3.92
ARAMARK UNIFORM SERVICES Total					133.24
ASSOCIATED SALES AND BAG COMPANY	2949	N826908	Genl Govt/Facilities	Evidence Bags	(31.92)
			Public Safety	Evidence Bags	411.96
ASSOCIATED SALES AND BAG COMPANY Total					380.04
BERGERABAM	1708	321523	Public Works	Abrams Park Nature Play	1,536.33
BERGERABAM Total					1,536.33
BRENDA HOWELL	2875	2875-201802-01	Genl Govt/Facilities	Mileage Reimbursement - Howell	0.91
			Public Works	Mileage Reimbursement - Howell	9.10
			Community Development	Mileage Reimbursement - Howell	8.19
BRENDA HOWELL Total					18.20
BUXTON COMPANY	2460	43921	Community Development	Retail Recruitment Model Solution	70,000.00
BUXTON COMPANY Total					70,000.00
CITY OF BATTLE GROUND	92	963	Judicial	Dec 2017 Court Costs	265.00
		965	Judicial	Court Costs - Public Defender	225.00

Attachment: February 8 2018 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
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CITY OF BATTLE GROUND Total					490.00
CLARK COUNTY	102	170010661	Public Safety	Dec 2017 Range Rental	70.00
		130008198	Public Works	Dec 2017 Lab Charges	5,464.01
				Dec 2017 Biosolids Disposal	3,080.37
		150000757	Council	2018 Voter Registration & File Maint	8,246.48
		210001693	Genl Govt/Facilities	4th Qtr 2017 Excess Liquor Profit & Excise Tax	469.24
		220004964	Judicial	Dec 2017 Supervisions & Pretrials	305.96
CLARK COUNTY Total					17,636.06
CLARK COUNTY AUDITOR	109	E5479650-60	Public Works	Storm Water Easements - E-Recording	998.24
		E5473349	Community Development	2 Development Agreements, Pioneer Canyon LLC	94.84
CLARK COUNTY AUDITOR Total					1,093.08
CLARK PUBLIC UTILITIES	110	0110--201802-01	Genl Govt/Facilities	230 Pioneer Ave	199.53
			Public Safety	116 N Main Avenue	281.00
			Public Works	301 N 3rd Ave	122.71
				N 1st Cir & N 65th Ave - Park & Ride	99.06
				109 W Division St - Electricity	3,924.11
				N Abrams Park/E Division	140.77
				255 S 56th Pl - Electricity	1,763.16
				400 N Abrams Park Rd	727.46
				City Park/Water Well	2,501.52
				Municipal Lighting Lease	7,116.89
				214 S Riverview Dr	73.84
				Community Development	301 N 3rd Ave
CLARK PUBLIC UTILITIES Total					17,046.46
COLUMBIA FORD	504	489072	Public Safety	PD Vehicle Maint	795.62
COLUMBIA FORD Total					795.62
COMCAST	2271	2271-201802-301	Genl Govt/Facilities	CDD Communications	1.70
			Public Works	CDD Communications	27.47
			Community Development	CDD Communications	31.07
COMCAST Total					60.24
COSTCO MEMBERSHIP	1514	1514-2018	Genl Govt/Facilities	2018 Costco Membership	60.00
COSTCO MEMBERSHIP Total					60.00
DAILY JOURNAL OF COMMERCE	133	743613120	Public Works	Advertisement - Downtown Accessibility Project	448.50
DAILY JOURNAL OF COMMERCE Total					448.50
DARREN WERTZ	1839	1839201802-01	Council	Meals Per diem - DC Federal Legislation Mtgs - Wertz	207.00
		1839-201801	Council	Wertz - Meals Per-Diem for AWC City Action Days Conf.	52.00
DARREN WERTZ Total					259.00
DAVID TAYLOR	1062	1062201802-01	Council	Meals Per diem - DC Federal Legislation Mtgs - Taylor	159.00
		1062-201802-01	Council	Mileage & Parking Reimbursement - Taylor	21.31
		1062-201801	Council	Taylor - Meals Per-Diem for AWC City Action Days Conf.	52.00

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DAVID TAYLOR Total						232.31
DEPARTMENT OF LICENSING	154	RG0000237-2018	Genl Govt/Facilities	CPL Renewal Norquist	18.00	
		RG0000236-2018	Genl Govt/Facilities	CPL License - Medvec	18.00	
		0154-201802-01	Administration	Notary Renewal - Ferriss	30.00	
		RG0000235-2018	Genl Govt/Facilities	CPL License - Jones	18.00	
DEPARTMENT OF LICENSING Total						84.00
DICK'S TIRE FACTORY	158	D83799	Public Works	PD Vehicle Maint - 2016 Explorer	37.71	
DICK'S TIRE FACTORY Total						37.71
DKS ASSOCIATES	1565	65528	Community Development	On Call Review Services - SEP-DEC 2017	85.00	
		65529	Community Development	Consulting Services - Pioneer/9th Ave Stop	2,678.00	
DKS ASSOCIATES Total						2,763.00
DON STOSE	1223	1223-201801	Council	Stose - Meals Per-Diem for AWC City Action Days Conf.	52.00	
DON STOSE Total						52.00
DREW CARTER	2950	ENG-17-0089	Genl Govt/Facilities	Refund ENG-17-0089	150.00	
DREW CARTER Total						150.00
FCS GROUP	958	2797-21801031	Public Works	Ridgefield Stormwater Model Update	1,713.75	
FCS GROUP Total						1,713.75
GROVER ELECTRIC AND PLUMBING	210	HA62190	Public Works	Operational Supplies - Parks	102.24	
GROVER ELECTRIC AND PLUMBING Total						102.24
HOME DEPOT CREDIT CARD SERVICES	1805	2054814	Public Works	Supplies - Streets	25.33	
HOME DEPOT CREDIT CARD SERVICES Total						25.33
J.L. STOREDAHL AND SONS	558	235127	Public Works	3/4" Rock - Streets	205.33	
J.L. STOREDAHL AND SONS Total						205.33
JESSICA KIPP	2099	2099-201802-01	Human Resources	Mileage Reimbursement - Kipp	26.95	
JESSICA KIPP Total						26.95
LEATHAM FAMILY LLC	1866	0298174-IN	Genl Govt/Facilities	RPD Seargent Badges	(16.17)	
			Public Safety	RPD Seargent Badges	208.67	
LEATHAM FAMILY LLC Total						192.50
LEE KNOTTNERUS	1765	1765-201802-01	Administration	Mileage Reimbursement - Knottnerus	155.87	
LEE KNOTTNERUS Total						155.87
LEE WELLS	1068	1068-201801	Council	Wells - Meals Per-Diem for AWC City Action Days Conf.	52.00	
LEE WELLS Total						52.00
LYNCH JANITORIAL AND CLEANING LLC	2197	182044	Genl Govt/Facilities	Janitorial Service	202.66	
			Public Safety	Janitorial Service	159.92	
			Public Works	Janitorial Service	113.99	
			Community Development	Janitorial Service	163.10	
LYNCH JANITORIAL AND CLEANING LLC Total						639.67
MINUTEMAN PRESS	1432	80198	Genl Govt/Facilities	Date Stamps - 1 Lisa/4CDD	6.39	
			Public Works	Date Stamps - 1 Lisa/4CDD	69.51	
			Community Development	Date Stamps - 1 Lisa/4CDD	323.61	

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MINUTEMAN PRESS Total					399.51
MUNICIPAL CODE CORP.	1185	302969	Genl Govt/Facilities	Codification	3,136.84
MUNICIPAL CODE CORP. Total					3,136.84
NAPA AUTO PARTS	498	29966	Public Works	WWTP Supplies	16.17
NAPA AUTO PARTS Total					16.17
NORTHSTAR CHEMICAL INC.	1019	117664	Public Works	Chemicals - Sodium Hypochlorite	766.82
NORTHSTAR CHEMICAL INC. Total					766.82
NORTHWEST STAFFING	522	4085620	Public Works	Utility Clerk Background Check	47.50
			Finance	Utility Clerk Background Check	2.50
NORTHWEST STAFFING Total					50.00
OFFICIAL PAYMENTS CORPORATION	1701	54974	Public Works	December 2017 Utilities E-Pay Fees	9.75
		201712-01	Community Development	Permit Fee	100.00
OFFICIAL PAYMENTS CORPORATION Total					109.75
PACIFIC LIFESTYLE HOMES	2883	BLD-18-0009	Genl Govt/Facilities	Refund BLD-18-0009	1,561.30
PACIFIC LIFESTYLE HOMES Total					1,561.30
PACIFIC OFFICE AUTOMATION	1564	57756475	Genl Govt/Facilities	City Hall Copier/PW Printer Lease	776.17
			Public Works	City Hall Copier/PW Printer Lease	49.58
			Community Development	City Hall Copier/PW Printer Lease	1.71
PACIFIC OFFICE AUTOMATION Total					827.46
POWER RENTS	2798	24713-2	Public Works	Osprey Playground rental equip	403.88
POWER RENTS Total					403.88
REFLECTOR	369	102162	Public Works	Inv. to Bid - Downtown Accessibility	174.26
		102161	Community Development	Pub. Hrg. - Quail Hill	124.34
		102159	Community Development	DNS-Greely Acred PUD	136.38
		102235	Community Development	DNS-Zephyr Point	113.48
		102252	Genl Govt/Facilities	Pub. Hrg. Notice - Overnight Camping	72.46
REFLECTOR Total					620.92
RIDGEFIELD GARDEN CLUB	2495	2495-201801	Genl Govt/Facilities	City Partner Contribution	1,200.00
RIDGEFIELD GARDEN CLUB Total					1,200.00
RONALD ONSLOW	930	0930201802-01	Council	Meals Per diem - DC Federal Legislation Mtgs - Onslow	207.00
		0930-201801	Council	Onslow - Meals Per-Diem for AWC City Action Days Conf.	104.00
RONALD ONSLOW Total					311.00
SANDRA DAY	1838	1838-201802-01	Council	Mileage Reimbursement - Day	207.32
		1838-201801	Council	Day - Meals Per-Diem for AWC City Action Days Conf.	52.00
SANDRA DAY Total					259.32
SOUTHWEST CLEAN AIR AGENCY	417	2018-1471	Genl Govt/Facilities	2017/2018 Air Contaminant Reg Fee - PW Shop	11.88
			Public Works	2017/2018 Air Contaminant Reg Fee - PW Shop	179.37
			Community Development	2017/2018 Air Contaminant Reg Fee - PW Shop	9.05
		2018-2105	Public Works	2017/2018 Annual Air Contaminant Reg Fee-WWTP	212.50
SOUTHWEST CLEAN AIR AGENCY Total					412.80

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STEVE STUART	2075	2075201802-01 2075-201801	Executive Executive	Meals Per diem - DC Federal Legislation Mtgs - Stuart Stuart - Meals Per-Diem for AWC City Action Days Conf.	191.00 83.00
STEVE STUART Total					274.00
THE ART SHACK	2785	303	Genl Govt/Facilities	Chili Challenge Aprons	54.20
THE ART SHACK Total					54.20
THE PARR COMPANY	964	26395568 26395225	Public Works Community Development	Gee Creek Stabilization Proj. Boot Brush	203.84 17.98
THE PARR COMPANY Total					221.82
TRIBECA TRANSPORT LLC	747	COR-1801	Public Works	Sludge Hauling	1,830.00
TRIBECA TRANSPORT LLC Total					1,830.00
USA BLUEBOOK	444	460573	Public Works	Stormwater Supplies	56.92
USA BLUEBOOK Total					56.92
VANCOUVER AUTO GROUP	451	346632 346095	Public Safety Public Safety	PD Vehicle Maint - 2013 Taurus PD Vehicle Maint - 2015 Explorer	418.00 47.60
VANCOUVER AUTO GROUP Total					465.60
WA ASSOCIATION SHERIFFS AND POLICE CHIEFS	459	DUES 2018-00255	Public Safety	2018 Dues - WA Assoc of Police Chiefs	120.00
WA ASSOCIATION SHERIFFS AND POLICE CHIEFS Total					120.00
WA STATE DEPARTMENT OF TRANSPORTATION	688	RE44JD15670L018	Public Works	35th Ave Review/Inspection Dec 2017	1,217.26
WA STATE DEPARTMENT OF TRANSPORTATION Total					1,217.26
WA STATE TREASURER'S OFFICE	642	642201801	Genl Govt/Facilities	4th Qtr 2017 Forfeited Property	2.70
WA STATE TREASURER'S OFFICE Total					2.70
WAPITI NW LLC	2545	6911	Public Safety	Install Laptop Docking Station	366.22
WAPITI NW LLC Total					366.22
Grand Total					134,555.75

Attachment: February 8 2018 Claims Report (Approval of Claims And/Or Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: February 08, 2018
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Minutes from the January 25, 2018 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: 01-25-2018 (PDF)



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

January 25, 2018

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

Flag Salute - [6:31 PM](#)

ROLL CALL

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

LATE CHANGES TO THE AGENDA

Move agenda item Appointment of Planning Commission Member to after the Consent Agenda approval.

PUBLIC COMMENT

Tevis Laspa - Resident

Thank you to Sandra Day, David and Donna Tylor and David Kelly for their donations for the new library - 270,000 raised so far for the new library.

At the last meeting I made comments regarding Gee Greek concerns- we still have a problem and I have not heard from staff regarding my concerns.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

1. Approval of Claims And/Or Payroll
2. Approval of Minutes from the January 11, 2018 Meeting

PLANNING COMMISSION APPOINTMENT

Appointment of Planning Commission Member, Position No. 7 - [6:38 PM](#)

Attachment: 01-25-2018 (Approval of Minutes)

Appointment of Patrick Flynn to Planning Commission, Position No. 7.

Patrick Flynn introduced himself and his family to City Council.

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

PRESENTATION

1. Parks Board Update and 2018 Work Plan - [6:41 PM](#)

Chair Marie Bouvier presented Parks Board Update and 2018 Work Plan to City Council.

BUSINESS

1. Second Reading of Ordinance No. 1255 - Economic Catalyst Program - Jeff Niten, Community Development Director

The Economic Catalyst program is intended to encourage development of employment and/or commercial uses that will have a positive effect on the surrounding area by spurring additional job development, increasing sales tax revenue, increasing property values, or improving city residents' quality of life. Two sub-area plans, the Junction sub-area plan and the 45th and Pioneer sub-area plan, adopted by Council in 2015, identified land uses and future development potential that will have a significant impact on the Ridgefield built environment in the future. Because these two sub-areas are incredibly important to how the city grows, and because residents of Ridgefield consistently express the need for increased services and job opportunities, encouraging employment and commercial development in these two areas is a priority for the city. The ordinance identifies several criteria which the City Manager may use to evaluate potential catalyst projects, and bring potential projects forward for consideration by the City Council. Existing and/or future land uses, property values, assemblage potential, proximity to Employment Centers, job creation, taxable value calculations, including sales tax, and improvement of quality of life for Ridgefield residents are all potential criteria. If any of these criteria are met the ordinance provides the Council with the opportunity to spur development by reducing or eliminating fees including permitting fees for land use, engineering, construction and Traffic Impact Fees.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1255 AS PRESENTED.

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

2. Motion - Approval of Amendment to EMS Interlocal Cooperation Agreement - [7:01 PM](#)

This staff report proposes Amendment to the Interlocal Agreement between the county and EMS District 2 and the cities of La Center, Ridgefield and Woodland to lengthen the term of city representatives to two years, allow appropriation of monies for expenses, and change the ending date for the agreement to correct a scrivener's error. The changes will improve the administration of the agreement in anticipation of re-negotiation of the substance of agreements relating to ambulance service in 2018.

MOTION: MOVED TO APPROVE PROPOSED AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN THE COUNTY AND EMS DISTRICT 2 AND THE CITIES OF LA CENTER, RIDGEFIELD AND WOODLAND TO

LENGTHEN THE TERM OF CITY REPRESENTATIVES TO TWO YEARS AS PRESENTED.

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

3. Motion - Approval of Cloverhill Phase 1 Final Plat - 7:05 PM

The Ridgefield Hearing Examiner approved the preliminary plat for Cloverhill Planned Unit Development (PUD) on April 11, 2017, as PLZ-16-0088. The plat is also subject to the July 26, 2017 development agreement made between the City of Ridgefield (Grantee) and Robert A. Royle, LLC, ELRO LLC, Estate of Robert Royle and Lionel Royle, Kenneth A. Royle, Lucille E. Hollis, Margaret L. Svir, Marcella R. Sather, and Fortress Enterprises, Inc. (Grantors), record 5432425 of Clark County, WA. The project (Phase 1) proposes to subdivide the 18.91-acre site into 63 single family residential lots ranging from 6,808 sq. ft. to 10,136 sq. ft. The Final Plat must demonstrate compliance with the findings and conditions of approval in the Final Order, post-decision reviews, and with applicable City regulations and standards.

MOTION: MOVED TO APPROVE CLOVERHILL PHASE 1 FINAL PLAT AS PRESENTED.

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

PUBLIC HEARING/BUSINESS**1. Public Hearing and First Reading of Ordinance No. 1256 - Development Agreement APN 213741-000 and 213742-000 - Steve Stuart, City Manager**

Parcel number 213741000, currently owned by Realvest Corporation, has an underlying zoning classification of RMD-16, allowing for a maximum density of 16 units per net developable acre. Realvest Corporation, and its assignee, intend that parcel number 213741000 be developed at a higher density than allowed currently under RMD-16 zoning classification. Parcel number 213742000, adjacent to the Realvest parcel, has an underlying zoning classification of General Commercial (GC). Edwards Construction Group intends to purchase parcel number 213742000 and develop it to include a mix of commercial/retail uses and multifamily uses. The City, through the 2016 Parks and Recreation Comprehensive Plan, identified a need for a community park in the area that generally includes parcel number 213741000 and 213742000. In order to facilitate a horizontal and vertical mix of uses including multifamily housing, commercial/retail development, and community park, while demonstrating innovative measures to achieve required density targets established in Countywide Planning Policies, the City intends to master plan parcel numbers 213741000 and 213742000 under RDC 18.235.060(D), the City's Mixed Use Overlay "RMUO". Through application of the RMUO, the Parties will all achieve their stated interests.

Mayor opened the hearing: 7:16PM

Ron Edwards - Edwards Construction Group

Was approached by Mayor Onslow regarding the project.

Was also introduced to Multi-Family developers and all agreed to manage and develop project together.

Plan to include farming ideas and community in the project plan.

Have opportunity to go vertical.

We are excited for this project, thanks to Steve Stuart for his help.

Tom Files - Development Partner with Ron Edwards
Familiar with Ridgefield and the area.
We have the opportunity to build something special.
Increase the value for local property owners.
Glad to be part of this project.

Ott Gaither - Developer
Representing the apartment developer.
I have been developing apartment for 25 years.
We take pride in what we construct and approach we take.
This been a positive experience and thanks to Steve Stuart for all his help.

Mayor closed the hearing: 7:22PM

First reading of the Ordinance conducted.

PUBLIC COMMENT - [7:25 PM](#)

Tevis Laspa - Resident
At the last Council meeting asked questions regarding the Catalyst Ordinance - to this date I have not received answers.
Very upset.
Why asked citizens to ask questions if they are not going to be answered.

Staff - responded to questions brought up at the last Council meeting by Tevis Laspa.

Cyrus Yamin - Resident
Received letter from the City regarding improvement to Royal Road.
Asked the City for the project information - road improvements documents were provided.
There was no indication that additional right away will be needed.
Why does the City need 10 feet from my property? Why do I hear from the appraisal and not the staff?
You need to communicate with the residents about projects.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council member Taylor - Attended AWC City Action Days conference.
Council member Main - Attended State of Clark College address.
Council member Day - Attended AWC City Action Days conference, CREDC investor meeting event.
Council member Wertz - Attended AWC City Action Days conference and participated in AWC economic development panel presentation.
Council member Stose - Attended economic development forecast breakfast.
Council member Wells - Attended 7 meetings and AWC City Action Days conference.

Mayor

Attended main street program meeting, Vancouver to Ridgefield trail alignment stakeholders meeting and AWC City Action Days conference.

City Manager

City Manager Steve Stuart - Thank you to Council for all their hard work during AWC City Action Days conference.

Public Works Director Bryan Kast - Response provided regarding a questions brought up at the last Council

meeting concerning an erosion control measures requirements.

Deputy City Manager Lee Knottnerus - Next first Saturday event is tailgate party and chili challenge contest.

FROM THE COUNCIL

ADJOURN - [7:50 PM](#)

Julie Ferriss, City Clerk

Ron Onslow, Mayor

Attachment: 01-25-2018 (Approval of Minutes)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: February 08, 2018

ITEM:

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Approving a Development Agreement with Realvest Corporation and P45, LLC

PREVIOUS COUNCIL ACTION TAKEN:

First Reading of Ordinance No. 1256 at January 25, 2018 Meeting.

SUMMARY/BACKGROUND:

Parcel number 213741000, currently owned by Realvest Corporation, has an underlying zoning classification of RMD-16, allowing for a maximum density of 16 units per net developable acre. Realvest Corporation, and its assignee, intend that parcel number 213741000 be developed at a higher density than allowed currently under RMD-16 zoning classification.

Parcel number 213742000, adjacent to the Realvest parcel, has an underlying zoning classification of General Commercial (GC). P45, LLC. intends to purchase parcel number 213742000 and develop it to include a mix of commercial/retail uses and multifamily uses.

The City, through the 2016 Parks and Recreation Comprehensive Plan, identified a need for a community park in the area that generally includes parcel number 213741000 and 213742000.

In order to facilitate a horizontal and vertical mix of uses including multifamily housing, commercial/retail development, and community park, while demonstrating innovative measures to achieve required density targets established in Countywide Planning Policies, the City intends to master plan parcel numbers 213741000 and 213742000 under RDC 18.235.060(D), the City's Mixed Use Overlay "RMUO". Through application of the RMUO, the Parties will all achieve their stated interests.

BUDGET/FINANCIAL IMPACTS:

The City's financial obligations under the terms of the Development Agreement are as follows:

- 3.1)1. City agrees to grant park impact fee credits to Realvest for the actual cost to purchase and develop a community park as described in the agreement.
- 3.1)2. City agrees to grant park impact fee credits to P45, LLC. for the actual cost of purchasing land for amenities associated with a community park on parcels 213741000 and 213742000, including parking, trail segments, and/or open space areas, with a credit value not to exceed \$100,000.
- 3.1).5 – 3.1)7. City agrees to facilitate the master planning process, as part of RMUO requirements under RDC 18.235.060, including bearing costs associated with surveying wetland boundaries on parcel 213742000 and the Boundary Line Adjustment between parcels 213741000 and 213742000, and subjects to include ingress/egress from 45th Ave., community park design and integration, and site plan integration.

RECOMMENDED ACTION OR MOTION:

Staff recommends Council adopt Ordinance No. 1256 by making the following motion:

“I move to adopt Ordinance No. 1256, as presented.”

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: Realvest_P45_RF_DA_2nd Reading (PDF)

ORDINANCE NO. 1256

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON APPROVING A DEVELOPMENT AGREEMENT WITH REALVEST CORPORATION AND P45, LLC

WHEREAS, the Realvest Corp. and P45, LLC., (hereinafter collectively referred to as "Realvest" and "P45, LLC." and/or "Owner") shall be owners of that certain real property legally described in the attached Exhibit "A" which is incorporated herein by this reference (hereinafter generally referred to as the "Property"); and

WHEREAS, the City is a Washington municipal corporation with land use planning and permitting authority over property within its corporate limits; and

WHEREAS, the City has the authority to enter into development agreements pursuant to RCW 36.70B.170; and

WHEREAS, the City, Realvest Corp, and P45, LLC. wish to enter into a development agreement related to the development of the Property; and

WHEREAS, the City, Realvest, and P45, LLC. will develop a master plan for the property to develop according to the Ridgefield Mixed Use Overlay; and

WHEREAS, the City Council conducted a public hearing and took testimony on the proposed development agreement at a regular meeting held on January 25, 2018; and

WHEREAS, the City Council conducted a first reading of the ordinance on January 25, 2018; and

WHEREAS, the City Council conducted a second reading of the ordinance on February 8, 2018;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON DOES HEREBY ORDAIN 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 Realvest Corp and P45, LLC..

Section 2. **Development Agreement Approved.** The City Council for the City of Ridgefield hereby approves the Development Agreement ("Agreement") attached hereto as Exhibit "A" hereby incorporated fully herein by this reference, 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 8th DAY OF FEBRUARY 2018.

CITY OF RIDGEFIELD

Mayor, Ron Onslow

ATTEST:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

Public Hearing: January 25, 2018
First reading: January 25, 2018
Second Reading/Passage: February 8, 2018
Date of Publication:
Effective Date:

MAIL TAX STATEMENTS TO:

N/A

AFTER RECORDING RETURN TO:

City of Ridgefield
 Attn: Steve Stuart
 230 Pioneer St./PO Box 608
 Ridgefield, WA 98642-0608

RECORDING COVER SHEET

This space provided for recorder's use.

INSTRUMENT TITLE: DEVELOPMENT AGREEMENT

GRANTOR(S): REALVEST CORPORATION, a Washington corporation; P45, LLC, a Washington limited liability company;

GRANTEE: CITY OF RIDGEFIELD, WASHINGTON

ABBREVIATED LEGAL DESC: Tax Lots 40 & 41 Section 20 T4N R1E

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

ASSESSOR'S PROPERTY TAX
 PARCEL ACCOUNT NUMBER(S): 213741000; 213742000

REFERENCE NUMBER OF
 RELATED DOCUMENTS: N/A

DEVELOPMENT AGREEMENT

Effective Date: February ___, 2018

PARTIES:

The real property subject to this Development Agreement consists of two tax parcels within the City of Ridgefield, Clark County, Washington: parcel numbers 213741000; 213742000. The legal description for the Property is attached as **EXHIBIT A**.

The following individuals and entities are Responsible Parties to the agreement:

REALVEST CORPORATION, a Washington Corporation –
P45, LLC, a Washington limited liability company –
CITY OF RIDGEFIELD

The rights and obligations established in this Agreement are assignable by the Current Owners, Developers and Responsible Parties (all as defined in this Agreement) to their heirs, successors and assigns, and Current Owners, Owners, Developers and Responsible Parties will contractually require subsequent Owners, Developers and Responsible Parties with whom Owners, Developers and Responsible Parties contract with to carry out the terms of this Agreement.

The City of Ridgefield is a Washington municipal corporation (“City”), and is responsible for land use planning and permitting pursuant to the Growth Management Act, RCW 35A.63 and RCW 58.17.

Current Owners, Owners, Developers, Responsible Parties and the City, as defined in this Agreement, are collectively referred to as the Parties.

AUTHORITIES

The parties are authorized to enter this Development Agreement by RCW 36.70B.170(1).

Whereas, pursuant to RCW 36.70B.170, a development agreement may set forth the development standards and other provisions that will apply to, govern and vest the development, use and mitigation of the development of real property for the duration specified in the agreement, which statute provides:

(1) A local government may enter into a Development Agreement with a person having ownership or control of real property within its jurisdiction. A city may enter into a development agreement for real property outside its boundaries as part of a proposed annexation or a service agreement. A development agreement must set forth the development standards and other provisions that will apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement. A development agreement will be consistent with applicable development regulations adopted by a local government planning under chapter 36.70A RCW;

Whereas, the legislative findings supporting the enactment of this section provide:

The legislature finds that the lack of certainty of the approval of development projects can result in a waste of public and private resources, escalate housing costs for consumers and discourage the commitment to comprehensive planning which would make maximum efficient use of resources at the least economic cost to the public. Assurance to a development project applicant that upon government approval the project may proceed in accordance with existing policies and regulations, and subject to conditions of approval, all as set forth in a development agreement, will strengthen the public planning process, encourage private, participation and comprehensive planning, and reduce the economic costs of development. Further, the lack of public facilities and services is a serious impediment to development of new housing and commercial uses. Project applicants and local governments may include provisions and agreements whereby applicants are reimbursed over time for financing public facilities. It is the intent of the legislature by RCW 36.70B.170 through 36.70B.210 to allow local governments and owners and developers of real property to enter into development agreements;

RECITALS

1. Parcel number 213741000 (the “Realvest Parcel”), currently owned by Realvest Corporation (“Realvest”), has an underlying zoning classification of RMD-16, allowing for a maximum density of 16 units per net developable acre.
2. Realvest, and its assignee (including IDM Apartments, LLC and its assigns), intend to develop the Realvest Parcel at a higher density than allowed currently under RMD-16 zoning classification.
3. Parcel number 213742000 (the “Commercial Parcel”), currently owned by Joseph X Gretsche, Trustee, has an underlying zoning classification of General Commercial (GC).
4. P45, LLC (“P45”) intends to develop the Commercial Parcel to include a mix of commercial/retail uses and multifamily uses.
5. The City, through the 2016 Parks and Recreation Comprehensive Plan, identified a need for a community park in the area that generally includes the Realvest Parcel and the Commercial Parcel (together, the “Subject Parcels”).
6. The City currently allows densities higher than 16 units per net developable acre, and a mix of commercial and residential uses, through application of RDC 18.235.060, the Ridgefield Mixed Use Overlay “RMUO”.
7. Under RDC 18.235.060(G), allowed density in the RMUO is a maximum of 28 units per net developable acre, based on total net developable acres developed for residential use. Upper-story residential use above a non-residential use, other than parking, is exempt from the minimum and maximum density standards.

8. Under RDC 18.235.060(D), the City's RMUO requires that the site must include a mix of development types including a minimum of 20 percent and a maximum of 60 percent devoted to a single use, as measured by net developable acres or gross floor area.
9. The City is required under RCW 36.70A to adopt reasonable measures to meet density targets established in Countywide Planning Policies.
10. The City intends to apply the RMUO to the Subject Parcels, to implement reasonable measures to meet density targets and to assure orderly and accessible development of limited available commercial acreage.
11. In order to achieve the Parties' stated interests, the Parties agree to formalize an agreement such that the Subject Parcels may be developed using the RMUO to achieve a horizontal and vertical mix of uses including multifamily housing at a maximum density of 28 units per net developable acres, commercial/retail development, and a community park.

AGREEMENT

NOW, THEREFORE, the Parties agree as follows:

1. RESPONSIBILITIES

1.1) P45

- 1.1)1. P45' Purchase of Commercial Parcel. P45 agrees to contribute \$2.1 Million to the purchase price of the Commercial Parcel at the closing of the Commercial Parcel (the "Commercial Parcel Closing").
- 1.1)2. P45' Project. P45 agrees to participate with the Parties in the master planning process for the Subject Parcels, as part of RMUO requirements under RDC 18.235.060.
- 1.1)3. Commercial Parcel Closing. At closing of acquisition of the Commercial Parcel, P45 agrees to execute a Boundary Line Adjustment with Realvest for the portion of the Commercial Parcel necessary to accommodate an approximately 10 acre commercial/residential mixed-use development as preliminarily designed in **EXHIBIT B**. Exact parcel configuration for Boundary Line Adjustment is shown in **EXHIBIT D**, and shall be signed and recorded at closing on Commercial Parcel. P45 and Realvest agree that true and fair value of the 8-acre parcel being adjusted, consisting of wetlands, is \$120,000.
- 1.1)4. P45 Storm Water. The Parties agree to work in good faith to accommodate storm water filtration from P45 development through wetland buffers which ultimately may be located at the eastern edge of Commercial Parcel after Boundary Line Adjustment is completed.

2.1) REALVEST

- 2.1)1. Realvest Payment of Impact Payment. Realvest agrees to pay \$800,000 (the “Realvest Impact Payment”) to the Closing of the Commercial Parcel, as identified in **EXHIBIT D**, on or before the Commercial Parcel Closing.
- 2.1)2. Realvest’s Project. Realvest has submitted a single application (the “Realvest Application”) for a two phase multifamily development on the Realvest Parcel (the “Realvest Project”), with the first phase allowing 270 units (the “Phase 1 Units”), which is within the maximum density of 16 units per net developable acres as allowed in the underlying UMD-16 zone, and the second phase allowing for an additional density of 30 units (the “Phase 2 Units”), which is within the maximum density of 28 units per net developable acre, provided however, that development of the Phase 2 Units, as depicted in the site plan attached hereto as **EXHIBIT C** (the “Realvest Site Plan”) are conditioned upon: (a) contribution of the Realvest Impact Payment required under 2.1)1 upon closing of the Commercial Parcel, and (b) agreement to participate with the Parties in a master plan required as part of the RMUO under RDC 18.235.060. Realvest agrees that the application shall be configured to allow for community park development on the eastern edge of Realvest Parcel after Boundary Line Adjustment is completed.
- 2.1)3. Commercial Parcel Closing. At closing of acquisition of the Commercial Parcel, Realvest agrees to execute a Boundary Line Adjustment with P45 for the portion of the Commercial Parcel necessary to accommodate an approximately 10 acre community park and the wetland/open space needs for the Subject Parcels’ RMUO Master Plan. Boundary Line Adjustment is shown in **EXHIBIT D**, and shall be signed and recorded at closing on Commercial Parcel.
- 2.1)4. Park Improvements/Phase 2 Park Impact Fees. Upon approval of the Phase 2 Units, Realvest agrees to develop a community park on the Realvest Parcel after Boundary Line Adjustment is complete, with all funds expended by Realvest for such development (the “Park Improvement Costs”) to be credited against Park Impact Fees assessed for the Phase 2 Units, with credit value not to exceed \$100,000 unless agreed to otherwise by City and Realvest.
- ## 3.1) CITY
- 3.1)1. Payment for Park Impact Fees for Realvest Project. City agrees that if Realvest executes the responsibilities contained in Section 2.1 of this Agreement, then Park Impact Fee credits shall be granted by City to Realvest for the Realvest Impact Payment. Said Park Impact Fee credits shall be made available by City to Realvest as a credit against Park Impact Fees assessed for the Phase 1 Units, with credit value not to exceed \$800,000.
- 3.1)2. City Park Transfer and Maintenance. The City agrees that if Realvest purchases and develops a community park as defined in this agreement, and meeting the standards for a community park as defined in the City Parks and Recreation Comprehensive Plan, then City shall accept transfer of ownership from Realvest of said community park and maintain same. City further agrees to pay any and all costs associated with the transfer of said community park, including subdivision to create a separate community park parcel.

- 3.1)3. Payment for Park Impact Fees for P45' Project.** City agrees to grant park impact fee credits to P45 for the actual cost of purchasing land for amenities associated with a community park on Commercial Parcel, including parking, trail segments, and/or open space areas, with a credit value not to exceed \$100,000.
- 3.1)4. Park Impact Fee Vesting Date.** The Park Impact Fee calculations for Projects covered by this Agreement shall be based on the Park Impact Fee amounts from City's Master Fee Table on the date this Agreement is signed by all parties.
- 3.1)5. City's Review of Realvest Application.** The City agrees that Realvest's fulfillment of responsibilities under this agreement allow density in accordance with the RMUO generally, and specifically in accordance with the Realvest Site Plan attached hereto as **EXHIBIT C** (the "Realvest Site Plan").
- A. Alternate Site Configuration.** In the event that the Realvest Application or Realvest Site Plan is not approved for the Phase 2 Units due to regulations or controls outside of Realvest's control, then the Parties will work in good faith to find an alternate site configuration that can be approved to accommodate at least 300 units of multifamily housing on the Realvest Parcel. This provision controls, even if that means changing the overall size and configuration of the designated community park, so long as the minimum size requirements for a community park contained in Ridgefield Parks and Recreation Comprehensive Plan are met.
- 3.1)6. Mixed Use Master Plan.** City agrees to include the Subject Parcels as a single master planned development with available phasing as jointly determined by the Parties under the RMUO.
- 3.1)7. City Facilitation of Process.** City agrees to facilitate the master planning process, as part of RMUO requirements under RDC 18.235.060.
- 3.1)8. Costs for Master Planning Process.** Facilitation of the master planning process shall include the City bearing costs associated with surveying wetland boundaries on the Commercial Parcel and the BLA.
- 3.1)9. Master Planning Process Design Requirements.** RMUO master planning process shall include, but not limited to:
- 3.1)9.1.** Ingress/Egress from 45th Ave. through subject parcels (ROW, design, access, permitting, etc.);
- 3.1)9.2.** Community park design and integration; and
- 3.1)9.3.** Integrating multiple site designs.
- 3.1)10. Expedited Approvals.** In consideration of the Parties' agreements hereunder, the City agrees to make best efforts to expedite review of all Project plans, permits and approvals, including without limitation, site plans, building plans, utility plans, grading plans and wetland plans.

MISCELLANEOUS PROVISIONS

Recitals. Each of the Recitals contained herein are intended to be, and are incorporated as, covenants between the Parties and will be so construed.

Execution of Agreement; Counterparts; Electronic Signatures. This Agreement may be executed in several counterparts; each of which shall be deemed an original and all of which shall constitute one and the same instrument, and shall become effective when counterparts have been signed by each of the Parties and delivered to the other Parties; it being understood that all Parties need not sign the same counterparts – PROVIDED that all signature pages will be recorded together, and the complete recorded Agreement will constitute the final instrument. The exchange of copies of this Agreement and of signature pages by facsimile transmission (whether directly from one facsimile device to another by means of a dial-up connection or whether mediated by the worldwide web), by electronic mail in “portable document format” (“pdf”) form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, or by combination of such means, shall constitute effective execution and delivery of this Agreement as to the Parties and may be used in lieu of the original Agreement for all purposes. Signatures of the Parties transmitted by facsimile shall be deemed to be their original signatures for all purposes.

Effective Date. This Agreement is effective on the date of closing for Commercial Parcel.

Termination. This Agreement will terminate upon the mutual agreement of the Parties in writing, which will be recorded.

City's Reserved Authority. Notwithstanding anything in this Agreement to the contrary, the City will have the authority to impose new or different regulations to the extent required by a serious threat to public health and safety as required by RCW 36.70B; provided, however that traffic congestion generally is not a serious threat to public health and safety but the impact of congestion at any particular location may degrade to a level that constitutes a safety hazard, and that such action will only be taken by legislative act of the Ridgefield City Council after appropriate public process.

Authorization. The persons executing this Agreement on behalf of the Current Owners, Developers, Responsible Parties and the City are authorized to do so and, upon execution by such parties, this Development Agreement will be a valid and binding obligation of such parties in accordance with its terms. The Parties have each obtained any and all consents required to enter into this Agreement and to consummate or cause to be consummated the transactions contemplated hereby.

Run with the Land. This Agreement will run with the land and benefit and bind the Parties and the Parties' heirs, successors and assigns, and will be recorded with the Clark County Auditor.

Assignability and Contractual Transfer of Obligations: The rights and obligations established in this Agreement are assignable by the Current Owners, Owners, Developers

and Responsible Parties to their heirs, successors and assigns, and the Current Owners, Owners and Developers and Responsible Parties will contractually require subsequent owners and developers with whom Current Owners, Owners, Developers and Responsible Parties contract with to carry out the terms of this Agreement. The terms and conditions of this Agreement will be binding on and inure to the benefit of successor owners of the Subject Properties.

Term. The Term of this Agreement will expire ten (10) years from the date of execution of this Agreement, unless earlier extended by the Parties.

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

Dispute Resolution. Should a disagreement arise between the Parties, the Parties agree to attempt to resolve the disagreement by first meeting and conferring. If such meeting proves unsuccessful to resolve the dispute, the disagreement may be resolved by a civil action.

Venue. This Agreement will be construed in accordance with the laws of the State of Washington, and venue is in the Clark County Superior Court.

Performance. Failure by any Party at any time to require performance by the other Parties of any of the provisions hereof will not affect the Parties' rights hereunder to enforce the same, nor will any waiver by a Party of the breach hereof be held to be a waiver of any succeeding breach or a waiver of this clause.

Severability. If any portion of this Agreement will be invalid or unenforceable to any extent, the validity of the remaining provisions will not be affected thereby. If a material provision of this Agreement is held invalid or unenforceable such that a Party does not receive the benefit of its bargain, then the other Parties will renegotiate in good faith terms and provisions that will effectuate the spirit and intent of the Parties' agreement herein.

Inconsistencies. If any provisions of the Ridgefield Development Code and land use regulations are deemed inconsistent with this Agreement, the court shall first attempt to harmonize the provisions and if unable to do so, the provisions of this Agreement will prevail, excepting the City's reserved authority as explicitly defined herein.

Amendments. This Agreement may only be amended by mutual written agreement of the Parties, and all amendments will be recorded in the Clark County deed records.

Survival. Any covenant or condition set forth in this Agreement, the full performance of which is not specifically required prior to the expiration or earlier termination but which by its terms is to survive the termination of this Agreement, will survive the expiration or earlier termination of this Agreement and will remain fully enforceable thereafter.

No Benefit to Third Parties. The Parties and the successor owners of the Subject Properties are the only parties to this Agreement and are the only parties entitled to enforce its terms, except as otherwise specifically provided in this Agreement. There are no third-party beneficiaries. IDM Apartments, LLC, and its assigns will be considered successor and assign of Realvest.

Entire Agreement. This Agreement constitutes the entire agreement between the Parties as to the subject matter, and merges, supersedes, and terminates the Prior Development Agreements.

Notices. All notices will be in writing and may be delivered by personal delivery, by overnight courier service, or by deposit in the United States Mail, postage prepaid, as certified mail, return receipt requested, and addressed as follows:

City:	City of Ridgefield Attn: Steve Stuart 230 Pioneer St. PO Box 608 Ridgefield, WA 98642-0608
With a copy to:	Janean Parker Law Office of Janean Z. Parker PO Box 298 Adna, WA 98522
P45, LLC:	P45, LLC Attn: Ron Edwards 2501 NE 129th Street Vancouver, WA 98686
Realvest:	Realvest Corporation Attn: Richard Gress 205 E 11 th Street, Suite 200 Vancouver, WA 98660
With a copy to:	IDM Apartments, LLC Attn: Jeffrey S. Gordon 1101 SE Tech Center Drive, Suite 160 Vancouver, WA 98683

Notices will be deemed received by the addressee upon the earlier of actual delivery or refusal of a party to accept delivery thereof. The addresses to which notices are to be

delivered may be changed by giving notice of such change in address in accordance with this notice provision.

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

Non-waiver. Waiver by any Party of strict performance of any provision of this Agreement will not be deemed a waiver of or prejudice a Party's right to require strict performance of the same or any other provision in the future. A claimed waiver must be in writing and signed by the Party granting a waiver. A waiver of one provision of this Agreement will be a waiver of only that provision. A waiver of a provision in one instance will be a waiver only for that instance, unless the waiver explicitly waives that provision for all instances.

Headings, Table of Contents. The section headings are for convenience in reference and are not intended to define or limit the scope of any provision of this Agreement.

Interpretation of Agreement; Status of Parties. This Agreement is the result of arm's-length negotiations between the Parties and will not be construed against any Party by reason of its preparation of this Agreement. Nothing contained in this Agreement will be construed as creating the relationship of principal and agent, partners, joint venturers, or any other similar relationship between the Parties.

Future Assurances. Each of the Parties will promptly execute and deliver such additional documents and will do such acts that are reasonably necessary, in connection with the performance of their respective obligations under this Agreement according to the Schedule so as to carry out the intent of this Agreement.

Signatures appear on the following pages.

REALVEST –

By: _____ Date _____
 Its: _____

State of Washington)
) ss.
 City 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, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the _____, of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2017.

(Seal or stamp)

 Signature

 Title

My appointment expires _____

Attachment: Realvest_P45_RF_DA_2nd Reading (Development Agreement APN 213741-000 and 213742-000)

P45, LLC –

By: _____
Its: _____

Date

State of Washington)
) ss.
City 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, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2017.

(Seal or stamp)

Signature _____

Title _____
My appointment expires _____

Attachment: Realvest_P45_RF_DA_2nd Reading (Development Agreement APN 213741-000 and 213742-000)

CITY OF RIDGEFIELD –

By: _____
Its: _____

_____ Date

State of Washington)
) ss.
City 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, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the _____, of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2017.

(Seal or stamp)

Signature

Title

My appointment expires _____

Approved as to form:

City Counsel

Attachment: Realvest_P45_RF_DA_2nd Reading (Development Agreement APN 213741-000 and 213742-000)

EXHIBIT A – LEGAL DESCRIPTIONS**Exhibit "A1"****Joseph X Gretsches Revocable Living Trust Existing
Property Legal Description**

Being a tract of land located in the Southeast Quarter of Section 20, Township 4 North, Range 1 East, Willamette Meridian, City of Ridgefield, Clark County, Washington, being more particularly described as follows :

The East half of the Northeast Quarter of the Southeast Quarter of Section 20, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington.

EXCEPTING THEREFROM any portion lying within State Route 501 (Pioneer Street) and South 45th Avenue.

ALSO EXCEPTING THEREFROM that portion conveyed to the Pacific Telephone and Telegraph Company by deed recorded under Auditor's File Number G116134, Clark County Deed Records.

ALSO EXCEPTING THEREFROM that portion conveyed to the Qwest Corporation by deed recorded under Auditor's File Number 4368604, Clark County Deed Records.

Together with and/or subject to easements of record as applicable.

Attachment: Realvest_P45_RF_DA_2nd Reading (Development Agreement APN 213741-000 and 213742-000)

Exhibit "A2"
Realvest Corporation Existing Property
Legal Description

Being a tract of land located in the Southeast Quarter of Section 20, Township 4 North, Range 1 East, Willamette Meridian, City of Ridgefield, Clark County, Washington, being more particularly described as follows:

The West half of the Northeast Quarter of the Southeast Quarter of Section 20, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington.

EXCEPTING THEREFROM any portion lying within State Route 501 (Pioneer Street).

Together with and/or subject to easements of record as applicable.

Attachment: Realvest_P45_RF_DA_2nd Reading (Development Agreement APN 213741-000 and 213742-000)

EXHIBIT B – P45 PROJECT PRELIMINARY DESIGN

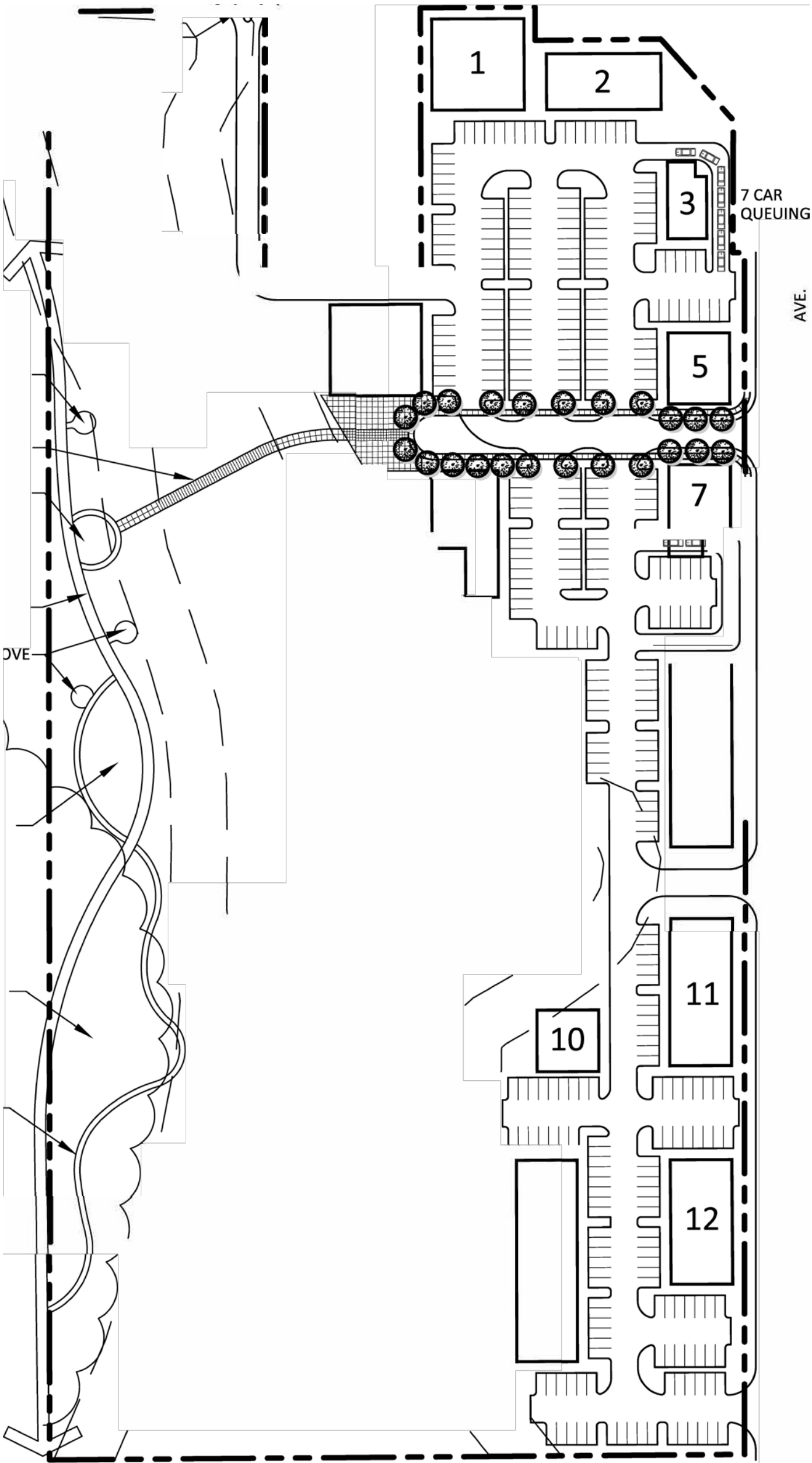
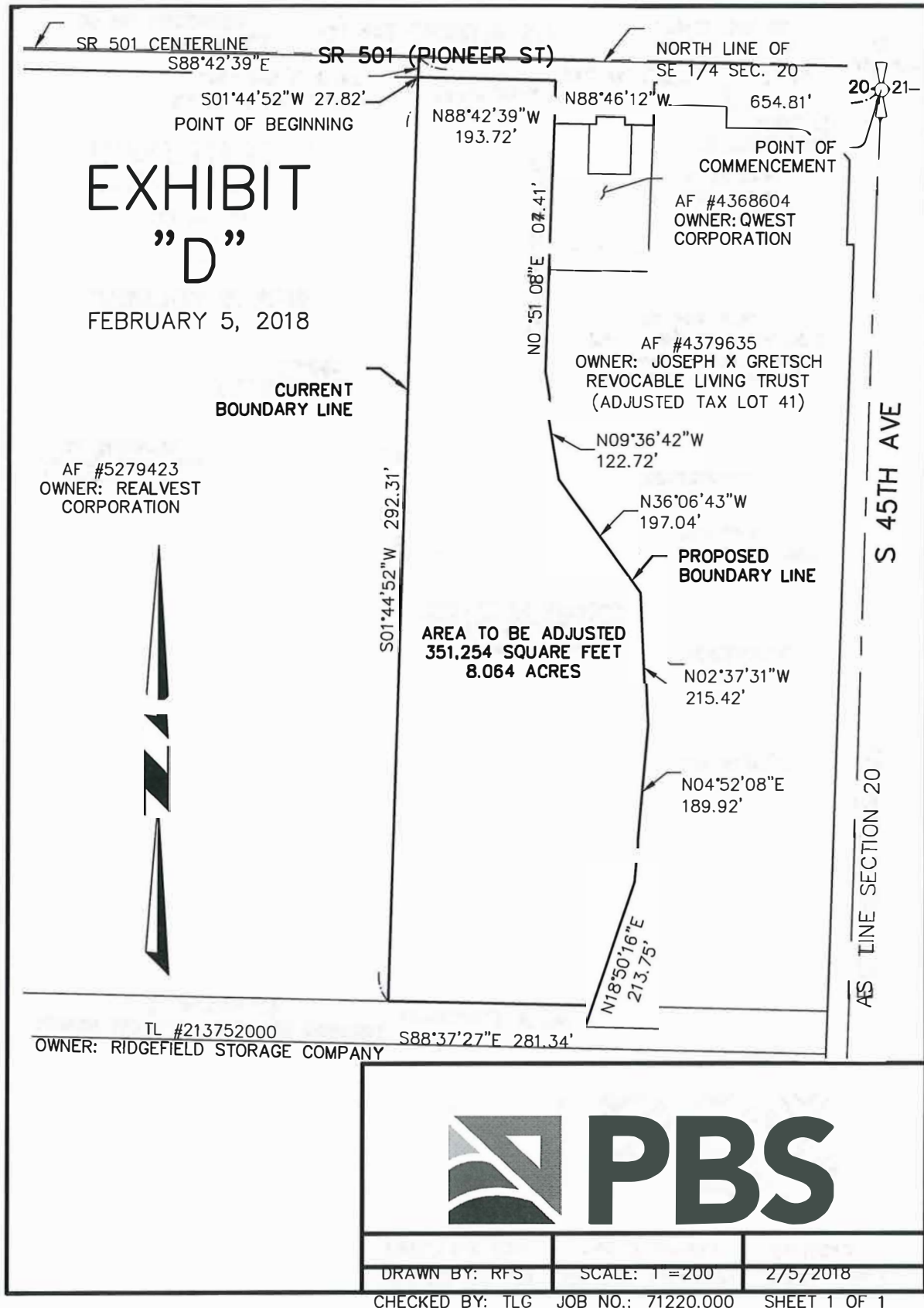




EXHIBIT D – BOUNDARY LINE ADJUSTMENT



Attachment: Realvest_P45_RF_DA_2nd Reading (Development Agreement APN 213741-000 and 213742-000)



Exhibit "D1"

Joseph X Gretsches Revocable Living Trust Adjusted Property Legal Description

Being a tract of land located in the Southeast Quarter of Section 20, Township 4 North, Range 1 East, Willamette Meridian, City of Ridgefield, Clark County, Washington, being more particularly described as follows:

The East half of the Northeast Quarter of the Southeast Quarter of Section 20, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington.

EXCEPTING THEREFROM the following described tract of land:

COMMENCING FROM the Northeast corner of the Southeast Quarter of said Section 20;

Thence North 88°46'12" West, along the North line of said Southeast Quarter of Section 20, for a distance of 654.81 feet to the intersection with the Northerly extension of the Westerly line of that tract of land conveyed to the Joseph X Gretsches Revocable Living Trust as described in Auditor's File Number 4379635, Clark County Deed Records;

Thence South 01°44'52" West, along the Northerly extension of said Westerly line, for a distance of 27.82 feet to the Northwest corner of said tract of land conveyed to the Joseph X Gretsches Revocable Living Trust, said corner being 30.00 feet Southerly of, when measured perpendicular to the centerline of State Route 501 (Pioneer Street) and the **TRUE POINT OF BEGINNING**;

Thence South 01°44'52" West, continuing along said Westerly line, for a distance of 1292.31 feet to the Southwest corner of said Gretsches property;

Thence South 88°37'27" East, along the Southerly line of said Gretsches property, for a distance of 281.34 feet to a point;

Thence North 18°50'16" East, leaving said Southerly line, for a distance of 213.75 feet to an angle point;

Thence North 04°52'08" East, for a distance of 189.92 feet to an angle point;

Thence North 02°37'31" West, for a distance of 215.42 feet to an angle point;

Thence North 36°06'43" West, for a distance of 197.04 feet to an angle point;

Thence North 09°36'42" West, for a distance of 122.72 feet to an angle point;

Thence North 01°51'08" East, along the Southerly extension thereof and the Westerly line of that tract of land conveyed to the Qwest Corporation by deed recorded under Auditor's File Number 4368604, Clark County Deed Records, for a distance of 407.41 feet to an angle point on the Northerly line of said tract of land conveyed to the Joseph X Gretsche Revocable Living Trust, said point being 30.00 feet Southerly of, when measured perpendicular to the centerline of State Route 501 (Pioneer Street);

Thence North 88°42'39" West, along said Northerly line, being 30.00 feet Southerly of, when measured parallel with said centerline of State Route 501 (Pioneer Street), for a distance of 193.72 feet to the **TRUE POINT OF BEGINNING**.

ALSO EXCEPTING THEREFROM any portion lying within State Route 501 (Pioneer Street) and South 45th Avenue.

ALSO EXCEPTING THEREFROM that portion conveyed to the Pacific Telephone and Telegraph Company by deed recorded under Auditor's File Number G116134, Clark County Deed Records.

ALSO EXCEPTING THEREFROM that portion conveyed to the Qwest Corporation by deed recorded under Auditor's File Number 4368604, Clark County Deed Records.

Containing 412,189 Square Feet or 9.463 acres, more or less.

Together with and/or subject to easements of record as applicable.

Above bearings based on the North line of the Southeast Quarter of Section 20 as shown on the plat of "Green Gables PUD Phase 1" recorded in Book 311, Page 655, Clark County Plat Records.



02.05.18



Exhibit "D2"
Realvest Corporation Adjusted Property
Legal Description

Being a tract of land located in the Southeast Quarter of Section 20, Township 4 North, Range 1 East, Willamette Meridian, City of Ridgefield, Clark County, Washington, being more particularly described as follows:

The West half of the Northeast Quarter of the Southeast Quarter of Section 20, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington.

TOGETHER WITH the following described tract of land:

COMMENCING FROM the Northeast corner of the Southeast Quarter of said Section 20;

Thence North 88°46'12" West, along the North line of said Southeast Quarter of Section 20, for a distance of 654.81 feet to the intersection with the Northerly extension of the Westerly line of that tract of land conveyed to the Joseph X Gretsches Revocable Living Trust as described in Auditor's File Number 4379635, Clark County Deed Records;

Thence South 01°44'52" West, along the Northerly extension of said Westerly line, for a distance of 27.82 feet to the Northwest corner of said tract of land conveyed to the Joseph X Gretsches Revocable Living Trust, said corner being 30.00 feet Southerly of, when measured perpendicular to the centerline of State Route 501 (Pioneer Street) and the **TRUE POINT OF BEGINNING**;

Thence South 01°44'52" West, continuing along said Westerly line, for a distance of 1292.31 feet to the Southwest corner of said Gretsches property;

Thence South 88°37'27" East, along the Southerly line of said Gretsches property, for a distance of 281.34 feet to a point;

Thence North 18°50'16" East, leaving said Southerly line, for a distance of 213.75 feet to an angle point;

Thence North 04°52'08" East, for a distance of 189.92 feet to an angle point;

Thence North 02°37'31" West, for a distance of 215.42 feet to an angle point;

Thence North 36°06'43" West, for a distance of 197.04 feet to an angle point;

Thence North 09°36'42" West, for a distance of 122.72 feet to an angle point;

Thence North 01°51'08" East, along the Southerly extension thereof and the Westerly line of that tract of land conveyed to the Qwest Corporation by deed recorded under Auditor's File Number 4368604, Clark County Deed Records, for a distance of 407.41 feet to an angle point on the Northerly line of said tract of land conveyed to the Joseph X Gretsches Revocable Living Trust, said point being 30.00 feet Southerly of, when measured perpendicular to the centerline of State Route 501 (Pioneer Street);

Thence North 88°42'39" West, along said Northerly line, being 30.00 feet Southerly of, when measured parallel with said centerline of State Route 501 (Pioneer Street), for a distance of 193.72 feet to the **TRUE POINT OF BEGINNING**.

EXCEPTING THEREFROM any portion lying within State Route 501 (Pioneer Street).

Containing 1,195.599 Square Feet or 27.447 acres, more or less.

Together with and/or subject to easements of record as applicable.

Above bearings based on the North line of the Southeast Quarter of Section 20 as shown on the plat of "Green Gables PUD Phase 1" recorded in Book 311, Page 655, Clark County Plat Records.



02.05.18

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: February 08, 2018

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Taverner Ridge Phase 9 Final Plat

GOVERNING LEGISLATION:

RCW 58.17

PREVIOUS COUNCIL ACTION TAKEN:

Preliminary plat approved by Council on January 9, 1997. Amended Development Agreement adopted by Council on July 27, 2016.

SUMMARY/BACKGROUND:

Ridgefield City Council approved the preliminary plat for Taverner Ridge on January 9, 1997, as PLZ-95-0000. The plat is also subject to the Development Agreement between the City of Ridgefield and New Vista Properties, LLC, most recently amended on July 27, 2016 and recorded under AF #5308399, records of Clark County, WA.

The project (Phase 9) proposes to subdivide an 8.01-acre site into 9 single-family residential lots ranging from 10,947 sf to 20,891 sf.

The Final Plat must demonstrate compliance with the findings and condition of approval in the preliminary plat approval and with applicable City regulations and standards.

The public improvements required for the subdivision are complete. All conditions of approval are listed in the attached memo.

BUDGET/FINANCIAL IMPACTS:

The subdivision will provide the City with additional property tax revenue as well as dedication of new public streets and other public property including open space.

RECOMMENDED ACTION OR MOTION:

Staff recommends City Council approve the final plat.

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS:

PLZ-17-0157 Taverner Ridge Ph 9 Final Plat Staff Memo_01312018
(PDF)

Taverner Ridge PUD Ph9 Final Plat (PDF)

Taverner 9 Open Space (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

Taverner Ridge Phase 9 Final Plat

Staff Report

File No. PLZ-17-0157

I. Review Process

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

II. Basic Facts

Application date: On December 21, the City received an application for final plat approval for Taverner Ridge Phase 9.

City Council hearing date: February 8, 2018

Owner: Paul DeBoni, Managing Member, New Vista Properties, LLC; 1995 S Lake River Ter, Ridgefield, WA 98642; 360.887.3560, pdeboni@msn.com

Property Information: No address. A subdivision in SP3-735 #2, Lot #3, SE ¼ of S30, T4N, R1E WM; Assessor's #986038979; 8.01 acres; 9 lots

III. Documents Received

- Master land use application
- Final plat application – December 19, 2017
- Final plat narrative – September 15, 2017
- CC&Rs and HOA bylaws – October 1, 2017, unsigned
- Plat sheets – December 1, 2017
- Lot closure reports
- Traverse closure reports
- Clark County Property Information tax summary – November 29, 2017
- Chicago Title Vancouver vesting deed – October 26, 2017
- Chicago Title Insurance Company subdivision guarantee – December 5, 2017
- Revised plat sheets – January 15, 2018

IV. Background

Ridgefield City Council approved the preliminary plat for Taverner Ridge Planned Unit Development (PUD) on January 9, 1997. The plat is also subject to the development agreement made between the city of Ridgefield and New Vista Properties, LLC recorded under AF# 5308399, records of Clark County, WA.

The project (Phase 9) proposes to subdivide an 8.01-acre site, Assessor's #986038979, into 9 single family residential lots. The lots range from 10,947 sq. ft. (Lot 8) to 20,891 sq. ft. (Lot 7), consistent with the lot size approved for Taverner Ridge. Phase 9 also includes park and recreational space Tract A (51,494 sq. ft.) and stormwater Tract B (89,005 sq. ft.), each to be owned and maintained by the HOA, and public streets.

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

V. Engineering Comments

Public improvements are complete. As a **condition of approval**, all private improvements must be complete prior to obtaining city signatures on the final mylars. All other engineering comments have been addressed.

VI. Survey Comments

Gray & Osborne, Inc. reviewed the final plat materials prepared by Minister-Glaeser Surveying, Inc. as submitted to them by the City of Ridgefield on December 28, 2017. They reviewed for compliance with the applicable WAC and RMC and submitted comments on January 11, 2018. The applicant submitted a revised plat on January 15, 2018 that satisfies all survey comments.

VII. Land Use Planning Comments

Planning comments and conditions of approval are provided below.

1. At the time of construction and at all times thereafter, the development shall comply with all approval requirements established in applicable plans, policies, regulations and standards adopted at the time of this application, including but not limited to, the Ridgefield Urban Area Comprehensive Plan (RUACP), the Ridgefield Capital Facilities Plan (RCFP), the Ridgefield Development Code (RDC), the Ridgefield Engineering Standards for Public Works (Engineering Standards), current water and sanitary sewer plans, and the Stormwater Management Manual for the Puget Sound Basin (Puget Sound Manual).
2. The proposal shall comply with all terms and conditions of approval for the original decision, PLZ-95-0000, approved by Council on January 9, 1997.
3. The Development agreement (DA) was approved in March 1997 and amended thereafter, most recently on July 27, 2016. The terms of the DA apply to each phase of development.
4. All street names on the final plat shall conform to the City of Ridgefield Street Renaming Committee Manual. See attached street name and addressing file.

Prior to recording the plat for Taverner Ridge Phase 9, conditions 5-7 shall be met:

5. Complete all private improvements prior to obtaining city signatures on the final mylars;
6. Submit a signed copy of the CC&Rs and HOA bylaws prior to obtaining city signatures on the final mylars;
7. Submit a Mylar for signature containing the signature and seal of the surveyor of record (Certification of Subdivision Platting, see RDC 18.620.120.L) 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).
8. 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.
9. Submit three (3) full-sized copies and one (1) 11-inch by 17-inch copy of the recorded plat and all associated written documents within thirty (30) calendar days of City signatures on the face of the Mylar.

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

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

VIII. Addressing

See attached Addressing Table and Map.

IX. Conclusion

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

Taverner Ridge Ph 9 Addressing

Ascending from North to South

Lot #	Address
S Taverner Ct	
West (odd) side of street	
1	2303 S Taverner Ct
2	2325 S Taverner Ct
3	2347 S Taverner Ct
4	2369 S Taverner Ct
5	2391 S Taverner Ct
6	2409 S Taverner Ct
7	2421 S Taverner Ct
East (even) side of street	
8	2434 S Taverner Ct
9	2446 S Taverner Ct

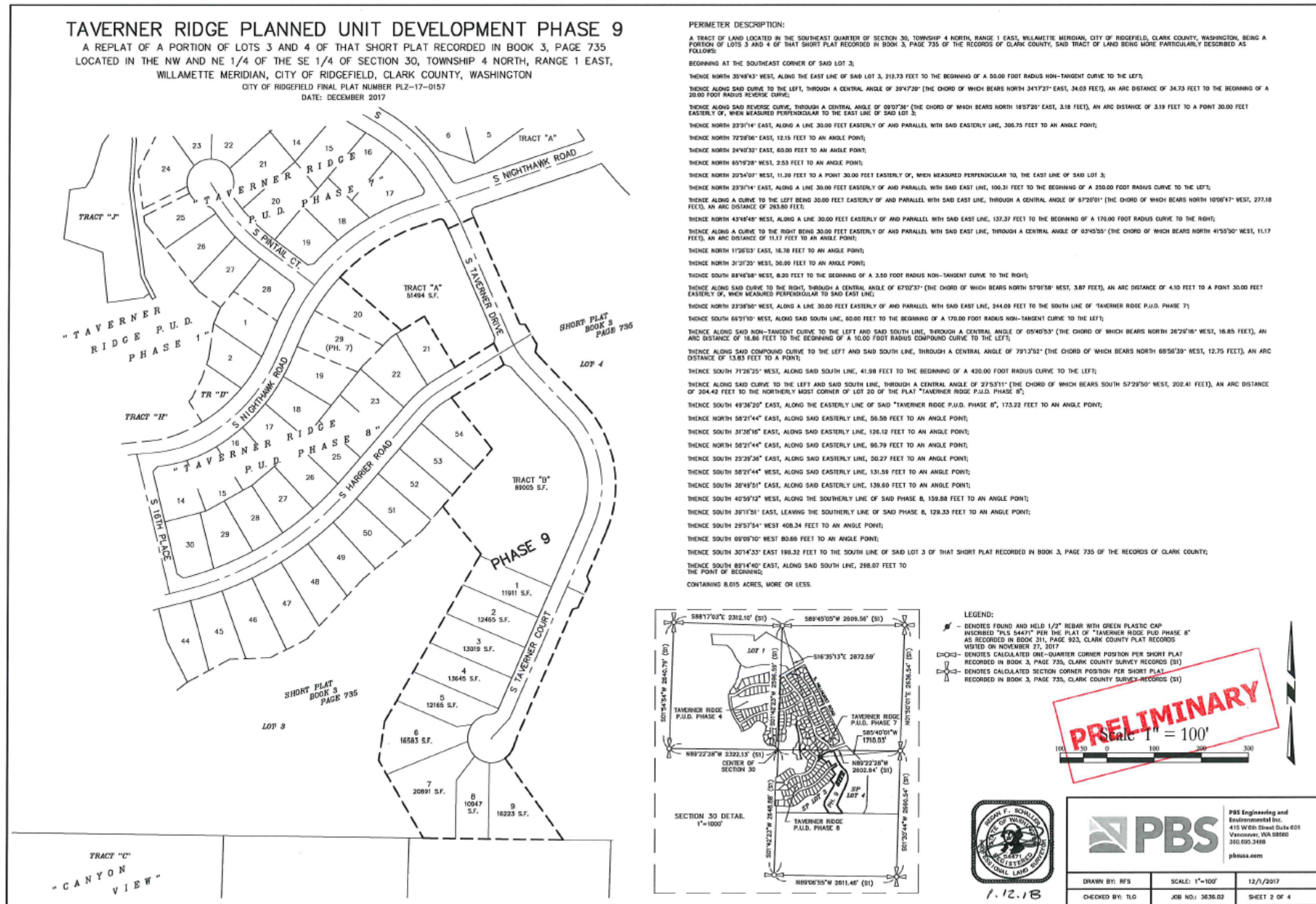
Attachment: PLZ-17-0157 Taverner Ridge Ph 9 Final Plat Staff Memo_01312018 (Taverner Ridge Phase 9 Final Plat)

A REPLAT OF A PORTION OF LOTS 3 AND 4 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735
LOCATED IN THE NW AND NE 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN, CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
CITY OF RIDGEFIELD FINAL PLAT NUMBER PL2-17-0104
DATE: DECEMBER 2017



DRAWN BY: RFS	SCALE: 1"=60'	12/1/2017
CHECKED BY: TLO	JOB NO.: 3636.02	SHEET 4 OF 4

Taverner Ridge Ph 9 Plat (Sheets 2-4)



TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 9

A REPLAT OF A PORTION OF LOTS 3 AND 4 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735
 LOCATED IN THE NW AND NE 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 EAST,
 WILLAMETTE MERIDIAN, CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
 CITY OF RIDGEFIELD FINAL PLAT NUMBER PLZ-17-0157
 DATE: DECEMBER 2017

NOTES:

- 1) TRACT "A" IS A PARK AND RECREATIONAL SPACE TO BE OWNED AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION.
- 2) TRACT "B" IS A STORMWATER FACILITY TO BE OWNED AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION.
- 3) AN ACCESS AND INSPECTION EASEMENT IS GRANTED TO THE CITY OF RIDGEFIELD OVER TRACT B IN ITS ENTIRETY.

LEGEND:

- - DENOTES SET 1/2" X 24" REBAR WITH GREEN PLASTIC CAP INSCRIBED "PLS 54471"
- △ - DENOTES SET 1" COPPER PLUG INSCRIBED "PLS 54471"
- ▽ - SET AT THE EXTENSION OF ALL LOT LINES IN THE CURB FOR THE PURPOSE OF LINE PROJECTION, NOT LOT LINE DISTANCE
- - DENOTES SET 1/2" X 24" REBAR WITH ALUMINUM CAP INSCRIBED "PLS PLS 54471"
- - DENOTES FOUND AND HELD 1/2" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "PLS 30448" PER THE PLAT OF "TAVERNER RIDGE PUD PHASE 7" AS RECORDED IN BOOK 311, PAGE 923, CLARK COUNTY PLAT RECORDS VISITED ON SEPTEMBER 13, 2017
- ✱ - DENOTES FOUND AND HELD 1/2" X 24" REBAR WITH GREEN PLASTIC CAP INSCRIBED "PLS 54471" PER THE PLAT OF "TAVERNER RIDGE PUD PHASE 8" AS RECORDED IN BOOK 311, PAGE 923, CLARK COUNTY PLAT RECORDS VISITED ON NOVEMBER 27, 2017
- - DENOTES FOUND AND HELD 1/2" REBAR WITH ALUMINUM CAP INSCRIBED "PLS PLS 54471" PER THE PLAT OF "TAVERNER RIDGE PUD PHASE 8" AS RECORDED IN BOOK 311, PAGE 923, CLARK COUNTY PLAT RECORDS VISITED ON NOVEMBER 27, 2017
- ✱ - DENOTES FOUND AND HELD 1/2" X 24" REBAR WITH GREEN PLASTIC CAP INSCRIBED "PLS 54471" PER THE RECORD OF SURVEY AS RECORDED IN BOOK 67, PAGE 74, CLARK COUNTY SURVEY RECORDS VISITED ON NOVEMBER 27, 2017
- † - MONUMENT SET TO REPLACE DESTROYED MONUMENT SET IN THE PLAT OF "TAVERNER RIDGE PUD PHASE 7"
- (RI) - DENOTES RECORD BEARING AND DISTANCE AS NOTED PER THE RECORD OF SURVEY FOR A BOUNDARY LINE ADJUSTMENT AS RECORDED IN BOOK 67, PAGE 74, CLARK COUNTY SURVEY RECORDS
- (R2) - DENOTES RECORD BEARING AND DISTANCE PER THE PLAT OF "TAVERNER RIDGE PUD PHASE 8" AS RECORDED IN BOOK 311, PAGE 923, CLARK COUNTY PLAT RECORDS

LOT NUMBER	OFFSET DISTANCE
1/TRACT B	11.67'
1/2	11.65'

LINE	LENGTH	DIRECTION
L1	60.00'	S65°21'10"W
L2	50.27'	S35°39'36"E
L3	42.94'	N58°38'44"E
L4	38.53'	N56°21'44"E
L5	15.26'	S72°35'18"E
L6	12.67'	S07°03'52"W

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	204.42'	420.00'	027°53'11"	S57°29'50"W	202.41'
C2	13.83'	10.00'	079°13'59"	N08°56'39"W	12.75'
C3	16.86'	170.00'	028°40'53"	N08°29'16"W	16.85'
C4	4.10'	3.50'	067°02'37"	N57°01'58"W	3.87'
C5	11.17'	170.00'	003°45'05"	N41°35'50"W	11.17'
C6	293.80'	250.00'	067°20'01"	N10°08'47"W	277.10'
C7	258.54'	230.00'	067°20'01"	N10°08'47"W	243.92'
C8	70.39'	200.00'	020°09'58"	S33°43'49"E	70.03'
C9	55.69'	200.00'	015°46'58"	S35°55'19"E	54.92'
C10	15.30'	200.00'	004°23'00"	S25°50'20"E	15.30'
C11	24.89'	230.00'	006°12'04"	S40°42'45"E	24.88'
C12	223.29'	180.00'	067°20'01"	N10°08'47"W	210.65'

PRELIMINARY
 Scale 1" = 60'



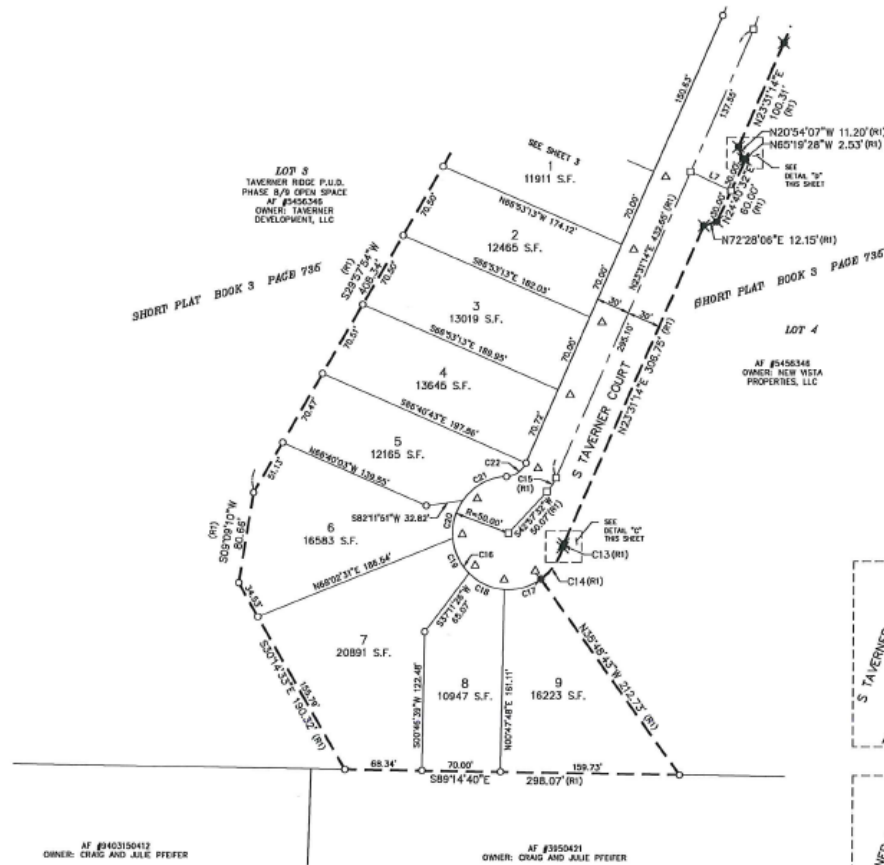
PBS

PBS Engineering and Environmental Inc.
 415 W. 1st Street Suite 501
 Vancouver, WA 98660
 360.695.3488
 pbsus.com

DRAWN BY: RFS	SCALE: 1"=60'	12/1/2017
CHECKED BY: TLG	JOB NO.: 3436.02	SHEET 3 OF 4

TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 9

A REPLAT OF A PORTION OF LOTS 3 AND 4 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735
 LOCATED IN THE NW AND NE 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 EAST,
 WILLAMETTE MERIDIAN, CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
 CITY OF RIDGEFIELD FINAL PLAT NUMBER PLZ-17-0157
 DATE: DECEMBER 2017



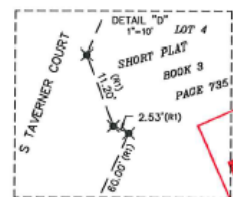
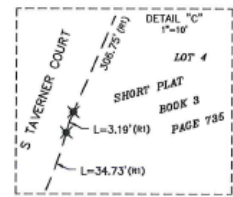
Scale 1" = 60'

- LEGEND:
- - DENOTES SET 1/2" X 24" REBAR WITH GREEN PLASTIC CAP INSCRIBED "PLS 54471"
 - △ - DENOTES SET 1" COPPER PLUG INSCRIBED "PLS 54471"
 - SET AT THE EXTENSION OF ALL LOT LINES IN THE CURB FOR THE PURPOSE OF LINE PROJECTION, NOT LOT LINE DISTANCE
 - - DENOTES SET 1/2" X 24" REBAR WITH ALUMINUM CAP INSCRIBED "PBS PLS 54471"
 - ✱ - DENOTES FOUND AND HELD 1/2" X 24" REBAR WITH GREEN PLASTIC CAP INSCRIBED "PLS 54471" PER THE RECORD OF SURVEY AS RECORDED IN BOOK 67, PAGE 74, CLARK COUNTY SURVEY RECORDS VISITED ON NOVEMBER 27, 2017
 - (R1) - DENOTES RECORD BEARING AND DISTANCE AS NOTED PER THE RECORD OF SURVEY FOR A BOUNDARY LINE ADJUSTMENT AS RECORDED IN BOOK 67, PAGE 74 CLARK COUNTY SURVEY RECORDS

LINE TABLE		
LINE	LENGTH	DIRECTION
L7	39.77'	S65°19'28"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C13	3.19'	20.00'	009°07'36"	N18°57'26"E	3.18'
C14	34.73'	90.00'	039°47'39"	N34°17'21"E	34.03'
C15	14.59'	43.00'	019°28'18"	N33°14'28"E	14.52'
C16	186.01'	50.00'	213°09'00"	S19°14'12"E	95.84'
C17	35.00'	50.00'	040°08'25"	N74°14'28"E	34.29'
C18	35.00'	50.00'	040°08'25"	S85°39'08"E	34.29'
C19	35.00'	50.00'	040°08'25"	S25°32'46"E	34.29'
C20	35.00'	50.00'	040°08'25"	S1°23'45"W	34.29'
C21	48.61'	50.00'	053°43'10"	S60°58'31"W	44.42'
C22	22.38'	20.00'	063°48'03"	N55°25'49"E	21.14'

CURB MONUMENT OFFSET TABLE	
LOT NUMBER	OFFSET DISTANCE
1/TRACT B	11.67'
1/2	11.65'
2/3	11.69'
3/4	11.70'
4/5	11.59'
5/6	13.11'
6/7	8.17'
7/8	8.76'
8/9	8.69'
9	8.69'



PRELIMINARY



PBS Engineering and
Environmental Inc.
415 W 6th Street Suite 601
Vancouver, WA 98660
360.695.5486
pbsna.com

DRAWN BY: RFS	SCALE: 1"=60'	12/1/2017
CHECKED BY: TLO	JOB NO.: 3636.02	SHEET 4 OF 4

TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 9

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LOCATED IN THE NW AND NE 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN, CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
CITY OF RIDGEFIELD FINAL PLAT NUMBER PLZ-17-0157
DATE: DECEMBER 2017

INDEX:
SHEET 1: SIGNATURE BLOCKS, DEDICATION, ACKNOWLEDGEMENT, NARRATIVE, PLAT NOTES
SHEET 2: PERIMETER DESCRIPTION, PHASE 9 PLAT LAYOUT OVERVIEW, SECTION 30 BREAKDOWN
SHEET 3: PLAT MAP NORTH, LEGEND, DETAILS, LINE AND CURVE TABLES
SHEET 4: PLAT MAP SOUTH, LEGEND, DETAILS, LINE AND CURVE TABLES

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A PORTION OF THAT TRACT OF LAND RECORDED IN AUDITOR'S FILE NUMBER 5456346, CLARK COUNTY DEED RECORDS AND DETAILED IN RECORD OF SURVEY FOR A BOUNDARY LINE ADJUSTMENT UNDER BOOK 67, PAGE 74, CLARK COUNTY SURVEY RECORDS (APPROVED UNDER CITY OF RIDGEFIELD BOUNDARY LINE ADJUSTMENT FILE PLZ-17-0103).

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
ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON,
1981, TO BE KNOWN AS _____,
PLAT NO. _____, CLARK COUNTY, WASHINGTON.

COUNTY ASSESSOR DATE:
CITY PUBLIC WORKS DIRECTOR: _____
CITY PUBLIC WORKS DIRECTOR DATE:
CITY COMMUNITY DEVELOPMENT DIRECTOR: _____
CITY COMMUNITY DEVELOPMENT DIRECTOR DATE:
CLARK REGIONAL WASTEWATER DISTRICT: _____
CLARK REGIONAL WASTEWATER DISTRICT DATE:
CLARK COUNTY FIRE AND RESCUE: _____
CLARK COUNTY FIRE AND RESCUE DATE:

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 "TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 9", 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.

NEW VISTA PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT:
STATE OF WASHINGTON
COUNTY OF CLARK
THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____,
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED

NEW VISTA PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY CORPORATION

TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGEMENT TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.
IN WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____

SURVEYOR'S CERTIFICATE:
I, REGAN F. SCHALLER, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF "TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 9" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 30, 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.

REGAN F. SCHALLER, PROFESSIONAL LAND SURVEYOR, 1.12.18
PLS # 54471 DATE:

AUDITOR'S CERTIFICATE:
FILED FOR RECORD THIS _____ DAY OF _____,
20____, AT _____ A.M./P.M. IN BOOK _____ OF PLATS,
AT PAGE _____ AT THE REQUEST OF PBS.

CLARK COUNTY AUDITOR
AUDITORS FILE NUMBER

NOTES:
1.) ALL OPEN SPACES AND RECREATIONAL FACILITIES WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION.
2.) ALL STREET RIGHT-OF-WAYS SHALL BE DEDICATED TO THE CITY OF RIDGEFIELD.
3.) IMPACT FEES AND SYSTEM DEVELOPMENT CHARGE AMOUNTS SHALL BE DETERMINED AND APPLIED AT THE TIME OF BUILDING PERMIT APPLICATION.
4.) TRACT "A" IS A PARK AND RECREATIONAL SPACE TO BE OWNED AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION.
5.) TRACT "B" IS A STORMWATER FACILITY TO BE OWNED AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION.
6.) STORMWATER ACCESS AND INSPECTION EASEMENT GRANTED TO THE CITY OF RIDGEFIELD FOR TRACT B OVER ITS ENTIRETY WITH THIS PLAT.
7.) THE CITY OF RIDGEFIELD SHALL HAVE NO OPERATIONS OR MAINTENANCE RESPONSIBILITIES FOR TRACT "A".
8.) LOT DEVELOPMENT SHALL BE CONSISTENT WITH THE TERMS OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RIDGEFIELD AND TAVERNER RIDGE, LLC APPROVED ON MARCH 13, 1997 AND SUBSEQUENT AGREEMENTS.

SIDEWALK NOTE:
PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS SIDEWALKS, INCLUSIVE OF REQUIRED LANDSCAPE PLANTER STRIPS, SHALL BE CONSTRUCTED ALONG ALL LOT FRONTAGES. LOTS HAVING MULTIPLE STREET FRONTAGES SHALL HAVE SIDEWALKS AND LANDSCAPED PLANTER STRIPS INSTALLED ALONG ALL FRONTAGES PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS.

UTILITY AND SIDEWALK EASEMENT:
AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS.

SURVEY NOTES:
A FIELD TRAVERSE WAS PERFORMED USING A 2 SECOND TRIMBLE S5 ROBOTIC TOTAL STATION. THE FIELD TRAVERSE EXCEEDED THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN W.A.C. 332-130-090.
BASIS OF BEARINGS IS BASED ON THE EASTERLY LINE OF LOT 20 OF THE PLAT OF "TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 8", CLARK COUNTY SURVEY RECORDS, AS SHOWN ON SHEET 3 OF THIS PLAT.

PRELIMINARY



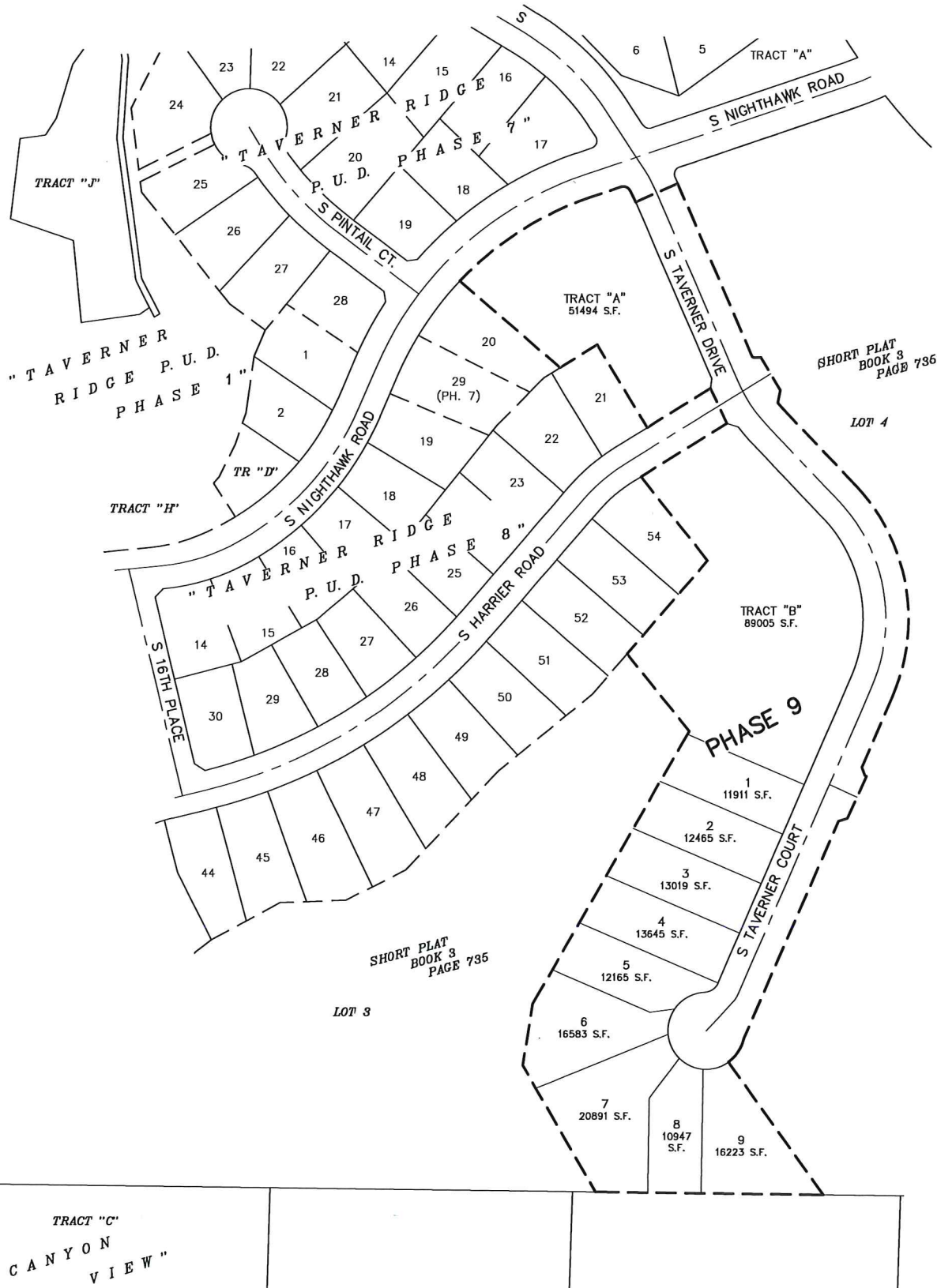
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DRAWN BY: RFS	SCALE: N/A	12/1/2017
CHECKED BY: TLG	JOB NO.: 3636.02	SHEET 1 OF 4

Attachment: Taverner Ridge PUD Ph9 Final Plat (Taverner Ridge Phase 9 Final Plat)

TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 9

A REPLAT OF A PORTION OF LOTS 3 AND 4 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735
LOCATED IN THE NW AND NE 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN, CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
CITY OF RIDGEFIELD FINAL PLAT NUMBER PLZ-17-0157
DATE: DECEMBER 2017



PERIMETER DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON, BEING A PORTION OF LOTS 3 AND 4 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735 OF THE RECORDS OF CLARK COUNTY, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE NORTH 35°48'43" WEST, ALONG THE EAST LINE OF SAID LOT 3, 212.73 FEET TO THE BEGINNING OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 39°47'39" (THE CHORD OF WHICH BEARS NORTH 34°17'27" EAST, 34.03 FEET), AN ARC DISTANCE OF 34.73 FEET TO THE BEGINNING OF A 20.00 FOOT RADIUS REVERSE CURVE;

THENCE ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 09°07'36" (THE CHORD OF WHICH BEARS NORTH 18°57'26" EAST, 3.18 FEET), AN ARC DISTANCE OF 3.19 FEET TO A POINT 30.00 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO THE EAST LINE OF SAID LOT 3;

THENCE NORTH 23°31'14" EAST, ALONG A LINE 30.00 FEET EASTERLY OF AND PARALLEL WITH SAID EASTERLY LINE, 306.75 FEET TO AN ANGLE POINT;

THENCE NORTH 72°28'06" EAST, 12.15 FEET TO AN ANGLE POINT;

THENCE NORTH 24°40'32" EAST, 60.00 FEET TO AN ANGLE POINT;

THENCE NORTH 65°19'28" WEST, 2.53 FEET TO AN ANGLE POINT;

THENCE NORTH 20°54'07" WEST, 11.20 FEET TO A POINT 30.00 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE EAST LINE OF SAID LOT 3;

THENCE NORTH 23°31'14" EAST, ALONG A LINE 30.00 FEET EASTERLY OF AND PARALLEL WITH SAID EAST LINE, 100.31 FEET TO THE BEGINNING OF A 250.00 FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG A CURVE TO THE LEFT BEING 30.00 FEET EASTERLY OF AND PARALLEL WITH SAID EAST LINE, THROUGH A CENTRAL ANGLE OF 67°20'01" (THE CHORD OF WHICH BEARS NORTH 10°08'47" WEST, 277.18 FEET), AN ARC DISTANCE OF 293.80 FEET;

THENCE NORTH 43°48'48" WEST, ALONG A LINE 30.00 FEET EASTERLY OF AND PARALLEL WITH SAID EAST LINE, 137.37 FEET TO THE BEGINNING OF A 170.00 FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG A CURVE TO THE RIGHT BEING 30.00 FEET EASTERLY OF AND PARALLEL WITH SAID EAST LINE, THROUGH A CENTRAL ANGLE OF 03°45'55" (THE CHORD OF WHICH BEARS NORTH 41°55'50" WEST, 11.17 FEET), AN ARC DISTANCE OF 11.17 FEET TO AN ANGLE POINT;

THENCE NORTH 11°26'03" EAST, 16.78 FEET TO AN ANGLE POINT;

THENCE NORTH 31°31'35" WEST, 50.00 FEET TO AN ANGLE POINT;

THENCE SOUTH 88°46'58" WEST, 8.20 FEET TO THE BEGINNING OF A 3.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 67°02'37" (THE CHORD OF WHICH BEARS NORTH 57°01'58" WEST, 3.87 FEET), AN ARC DISTANCE OF 4.10 FEET TO A POINT 30.00 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO SAID EAST LINE;

THENCE NORTH 23°38'50" WEST, ALONG A LINE 30.00 FEET EASTERLY OF AND PARALLEL WITH SAID EAST LINE, 244.09 FEET TO THE SOUTH LINE OF TAVERNER RIDGE P.U.D. PHASE 7;

THENCE SOUTH 66°21'10" WEST, ALONG SAID SOUTH LINE, 60.00 FEET TO THE BEGINNING OF A 170.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT AND SAID SOUTH LINE, THROUGH A CENTRAL ANGLE OF 05°40'53" (THE CHORD OF WHICH BEARS NORTH 26°29'16" WEST, 16.85 FEET), AN ARC DISTANCE OF 16.86 FEET TO THE BEGINNING OF A 10.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT;

THENCE ALONG SAID COMPOUND CURVE TO THE LEFT AND SAID SOUTH LINE, THROUGH A CENTRAL ANGLE OF 79°13'52" (THE CHORD OF WHICH BEARS NORTH 68°56'39" WEST, 12.75 FEET), AN ARC DISTANCE OF 13.83 FEET TO A POINT;

THENCE SOUTH 71°26'25" WEST, ALONG SAID SOUTH LINE, 41.98 FEET TO THE BEGINNING OF A 420.00 FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT AND SAID SOUTH LINE, THROUGH A CENTRAL ANGLE OF 27°53'11" (THE CHORD OF WHICH BEARS SOUTH 57°29'50" WEST, 202.41 FEET), AN ARC DISTANCE OF 204.42 FEET TO THE NORTHERLY MOST CORNER OF LOT 20 OF THE PLAT "TAVERNER RIDGE P.U.D. PHASE 8";

THENCE SOUTH 49°36'20" EAST, ALONG THE EASTERLY LINE OF SAID "TAVERNER RIDGE P.U.D. PHASE 8", 173.22 FEET TO AN ANGLE POINT;

THENCE NORTH 58°21'44" EAST, ALONG SAID EASTERLY LINE, 56.58 FEET TO AN ANGLE POINT;

THENCE SOUTH 31°38'16" EAST, ALONG SAID EASTERLY LINE, 126.12 FEET TO AN ANGLE POINT;

THENCE NORTH 58°21'44" EAST, ALONG SAID EASTERLY LINE, 96.79 FEET TO AN ANGLE POINT;

THENCE SOUTH 25°39'36" EAST, ALONG SAID EASTERLY LINE, 50.27 FEET TO AN ANGLE POINT;

THENCE SOUTH 58°21'44" WEST, ALONG SAID EASTERLY LINE, 131.59 FEET TO AN ANGLE POINT;

THENCE SOUTH 38°49'51" EAST, ALONG SAID EASTERLY LINE, 139.60 FEET TO AN ANGLE POINT;

THENCE SOUTH 40°59'12" WEST, ALONG THE SOUTHERLY LINE OF SAID PHASE 8, 159.88 FEET TO AN ANGLE POINT;

THENCE SOUTH 39°11'51" EAST, LEAVING THE SOUTHERLY LINE OF SAID PHASE 8, 129.33 FEET TO AN ANGLE POINT;

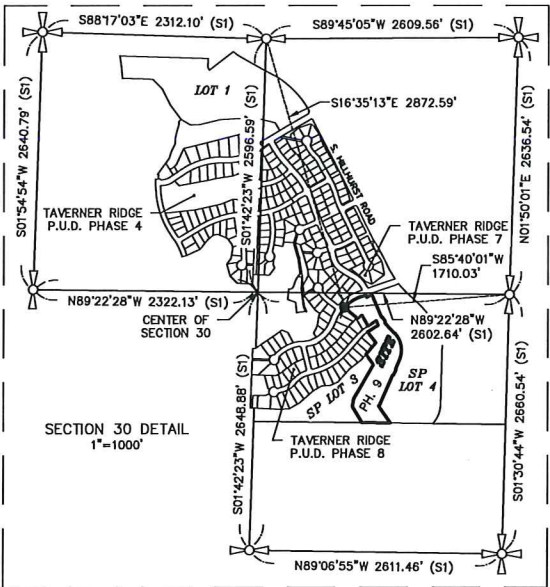
THENCE SOUTH 29°57'54" WEST 408.34 FEET TO AN ANGLE POINT;

THENCE SOUTH 09°09'10" WEST 80.66 FEET TO AN ANGLE POINT;

THENCE SOUTH 30°14'33" EAST 190.32 FEET TO THE SOUTH LINE OF SAID LOT 3 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735 OF THE RECORDS OF CLARK COUNTY;

THENCE SOUTH 89°14'40" EAST, ALONG SAID SOUTH LINE, 298.07 FEET TO THE POINT OF BEGINNING;

CONTAINING 8.015 ACRES, MORE OR LESS.



- LEGEND:
- DENOTES FOUND AND HELD 1/2" REBAR WITH GREEN PLASTIC CAP INSCRIBED "PLS 54471" PER THE PLAT OF "TAVERNER RIDGE PUD PHASE 8" AS RECORDED IN BOOK 311, PAGE 923, CLARK COUNTY PLAT RECORDS VISITED ON NOVEMBER 27, 2017
 - DENOTES CALCULATED ONE-QUARTER CORNER POSITION PER SHORT PLAT RECORDED IN BOOK 3, PAGE 735, CLARK COUNTY SURVEY RECORDS (S1)
 - ⊕ DENOTES CALCULATED SECTION CORNER POSITION PER SHORT PLAT RECORDED IN BOOK 3, PAGE 735, CLARK COUNTY SURVEY RECORDS (S1)

PRELIMINARY

Scale 1" = 100'

100 50 0 100 200 300



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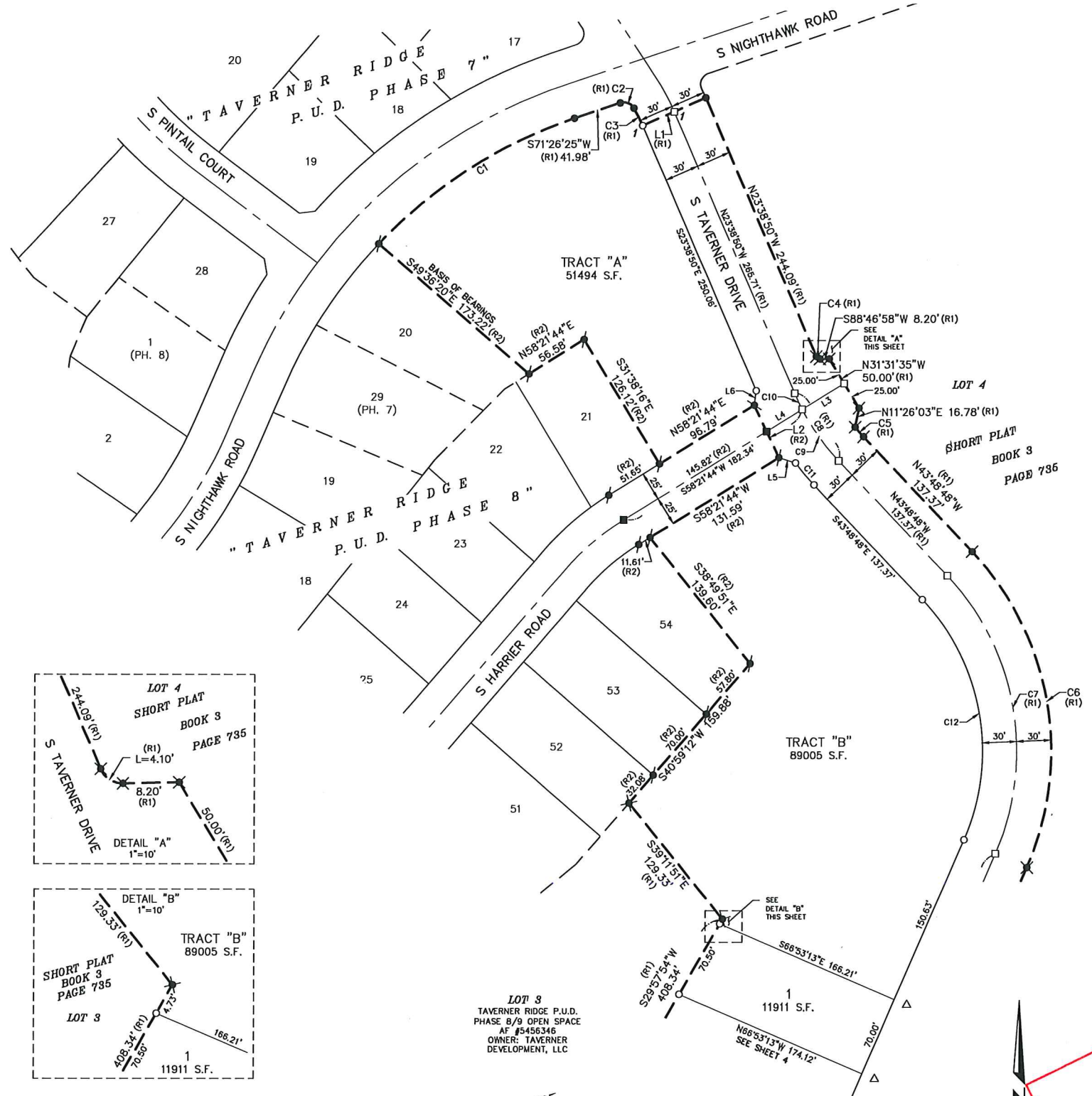
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CHECKED BY: TLG	JOB NO.: 3636.02	SHEET 2 OF 4

Attachment: Taverner Ridge PUD Ph9 Final Plat (Taverner Ridge Phase 9 Final Plat)

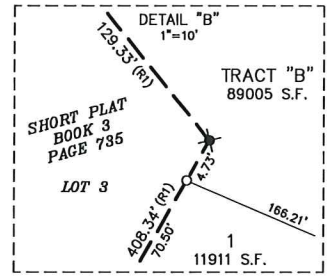
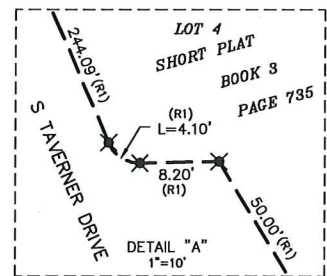
TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 9

A REPLAT OF A PORTION OF LOTS 3 AND 4 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735
LOCATED IN THE NW AND NE 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN, CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON

CITY OF RIDGEFIELD FINAL PLAT NUMBER PLZ-17-0157
DATE: DECEMBER 2017



- NOTES:
- 1.) TRACT "A" IS A PARK AND RECREATIONAL SPACE TO BE OWNED AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION.
 - 2.) TRACT "B" IS A STORMWATER FACILITY TO BE OWNED AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION.
 - 3.) AN ACCESS AND INSPECTION EASEMENT IS GRANTED TO THE CITY OF RIDGEFIELD OVER TRACT B IN ITS ENTIRETY.
- LEGEND:
- - DENOTES SET 1/2" X 24" REBAR WITH GREEN PLASTIC CAP INSCRIBED "PLS 54471"
 - △ - DENOTES SET 1" COPPER PLUG INSCRIBED "PLS 54471" SET AT THE EXTENSION OF ALL LOT LINES IN THE CURB FOR THE PURPOSE OF LINE PROJECTION, NOT LOT LINE DISTANCE
 - - DENOTES SET 1/2" X 24" REBAR WITH ALUMINUM CAP INSCRIBED "PBS PLS 54471"
 - - DENOTES FOUND AND HELD 1/2" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "PLS 30446" PER THE PLAT OF "TAVERNER RIDGE PUD PHASE 7" AS RECORDED IN BOOK 311, PAGE 818, CLARK COUNTY PLAT RECORDS VISITED ON SEPTEMBER 13, 2017
 - ⦿ - DENOTES FOUND AND HELD 1/2" X 24" REBAR WITH GREEN PLASTIC CAP INSCRIBED "PLS 54471" PER THE PLAT OF "TAVERNER RIDGE PUD PHASE 8" AS RECORDED IN BOOK 311, PAGE 923, CLARK COUNTY PLAT RECORDS VISITED ON NOVEMBER 27, 2017
 - - DENOTES FOUND AND HELD 1/2" REBAR WITH ALUMINUM CAP INSCRIBED "PBS PLS 54471" PER THE PLAT OF "TAVERNER RIDGE PUD PHASE 8" AS RECORDED IN BOOK 311, PAGE 923, CLARK COUNTY PLAT RECORDS VISITED ON NOVEMBER 27, 2017
 - ✱ - DENOTES FOUND AND HELD 1/2" X 24" REBAR WITH GREEN PLASTIC CAP INSCRIBED "PLS 54471" PER THE RECORD OF SURVEY AS RECORDED IN BOOK 67, PAGE 74, CLARK COUNTY SURVEY RECORDS VISITED ON NOVEMBER 27, 2017
 - 1 - MONUMENT SET TO REPLACE DESTROYED MONUMENT SET IN THE PLAT OF "TAVERNER RIDGE PUD PHASE 7"
 - (R1) - DENOTES RECORD BEARING AND DISTANCE AS NOTED PER THE RECORD OF SURVEY FOR A BOUNDARY LINE ADJUSTMENT AS RECORDED IN BOOK 67, PAGE 74 CLARK COUNTY SURVEY RECORDS
 - (R2) - DENOTES RECORD BEARING AND DISTANCE PER THE PLAT OF "TAVERNER RIDGE PUD PHASE 8" AS RECORDED IN BOOK 311, PAGE 923, CLARK COUNTY PLAT RECORDS



CURB MONUMENT OFFSET TABLE

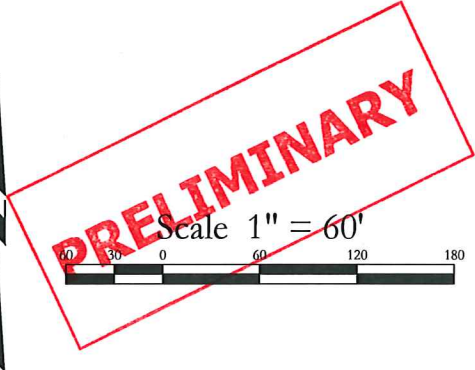
LOT NUMBER	OFFSET DISTANCE
1/TRACT B	11.67'
1/2	11.65'

LINE TABLE

LINE	LENGTH	DIRECTION
L1	60.00'	S66°21'10"W
L2	50.27'	S25°39'36"E
L3	42.94'	N58°36'44"E
L4	36.53'	N58°21'44"E
L5	15.26'	S72°35'18"E
L6	12.67'	S07°03'52"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	204.42'	420.00'	027°53'11"	S57°29'50"W	202.41'
C2	13.83'	10.00'	079°13'52"	N68°56'39"W	12.75'
C3	16.86'	170.00'	005°40'53"	N26°29'16"W	16.85'
C4	4.10'	3.50'	067°02'37"	N57°01'58"W	3.87'
C5	11.17'	170.00'	003°45'55"	N41°55'50"W	11.17'
C6	293.80'	250.00'	067°20'01"	N10°08'47"W	277.18'
C7	258.54'	220.00'	067°20'01"	N10°08'47"W	243.92'
C8	70.39'	200.00'	020°09'58"	S33°43'49"E	70.03'
C9	55.09'	200.00'	015°46'58"	S35°55'19"E	54.92'
C10	15.30'	200.00'	004°23'00"	S25°50'20"E	15.30'
C11	24.89'	230.00'	006°12'04"	S40°42'45"E	24.88'
C12	223.29'	190.00'	067°20'01"	N10°08'47"W	210.66'



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CHECKED BY: TLG	JOB NO.: 3636.02	SHEET 3 OF 4

SHORT PLAT BOOK 3 PAGE 735

LOT 3
TAVERNER RIDGE P.U.D.
PHASE 8/9 OPEN SPACE
AF #5456346
OWNER: TAVERNER
DEVELOPMENT, LLC

1
11911 S.F.

SEE DETAIL "B" THIS SHEET

SEE DETAIL "A" THIS SHEET

TRACT "B"
89005 S.F.

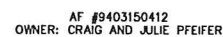
TRACT "A"
51494 S.F.

LOT 4

SHORT PLAT
BOOK 3
PAGE 735

Attachment: Taverner Ridge PUD Ph9 Final Plat (Taverner Ridge Phase 9 Final Plat)

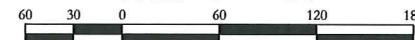
A REPLAT OF A PORTION OF LOTS 3 AND 4 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735
LOCATED IN THE NW AND NE 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN, CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
CITY OF RIDGEFIELD FINAL PLAT NUMBER PLZ-17-0157
DATE: DECEMBER 2017



AF #3950421
OWNER: CRAIG AND JULIE PFEIFER



Scale 1" = 60'

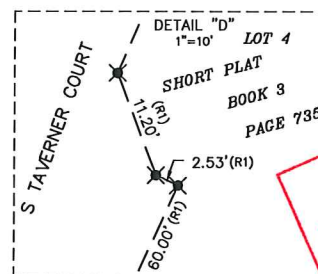
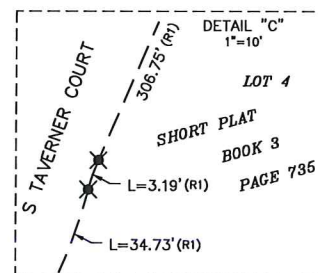


- LEGEND:
- - DENOTES SET 1/2" X 24" REBAR WITH GREEN PLASTIC CAP INSCRIBED "PLS 54471"
 - △ - DENOTES SET 1" COPPER PLUG INSCRIBED "PLS 54471" SET AT THE EXTENSION OF ALL LOT LINES IN THE CURB FOR THE PURPOSE OF LINE PROJECTION, NOT LOT LINE DISTANCE
 - - DENOTES SET 1/2" X 24" REBAR WITH ALUMINUM CAP INSCRIBED "PBS PLS 54471"
 - ✕ - DENOTES FOUND AND HELD 1/2" X 24" REBAR WITH GREEN PLASTIC CAP INSCRIBED "PLS 54471" PER THE RECORD OF SURVEY AS RECORDED IN BOOK 67, PAGE 74, CLARK COUNTY SURVEY RECORDS VISITED ON NOVEMBER 27, 2017
 - (RT) - DENOTES RECORD BEARING AND DISTANCE AS NOTED PER THE RECORD OF SURVEY FOR A BOUNDARY LINE ADJUSTMENT AS RECORDED IN BOOK 67, PAGE 74 CLARK COUNTY SURVEY RECORDS.

LINE TABLE		
LINE	LENGTH	DIRECTION
L7	39.77'	S65°19'28"

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C13	3.19'	20.00'	009°07'36"	N185°26'E	3.18'
C14	34.73'	50.00'	039°47'39"	N34°17'27"E	34.03'
C15	14.59'	43.00'	019°26'18"	N33°14'23"E	14.52'
C16	186.01'	50.00'	213°09'00"	S19°14'13"E	95.84'
C17	35.00'	50.00'	040°06'25"	N74°14'29"E	34.29'
C18	35.00'	50.00'	040°06'25"	S65°39'06"E	34.29'
C19	35.00'	50.00'	040°06'25"	S25°32'40"E	34.29'
C20	35.00'	50.00'	040°06'25"	S14°33'45"W	34.29'
C21	46.01'	50.00'	052°43'20"	S06°58'37"W	44.40'
C22	22.28'	20.00'	063°49'03"	N55°25'45"E	21.14'

CURB MONUMENT OFFSET TABLE	
LOT NUMBER	OFFSET DISTANCE
1/TRACT B	11.67'
1/2	11.65'
2/3	11.69'
3/4	11.70'
4/5	11.58'
5/6	13.11'
6/7	9.17'
7/8	8.76'
8/9	8.69'
9	8.64'



7/8	8.76'
8/9	8.69'
9	8.64'

PRELIMINARY

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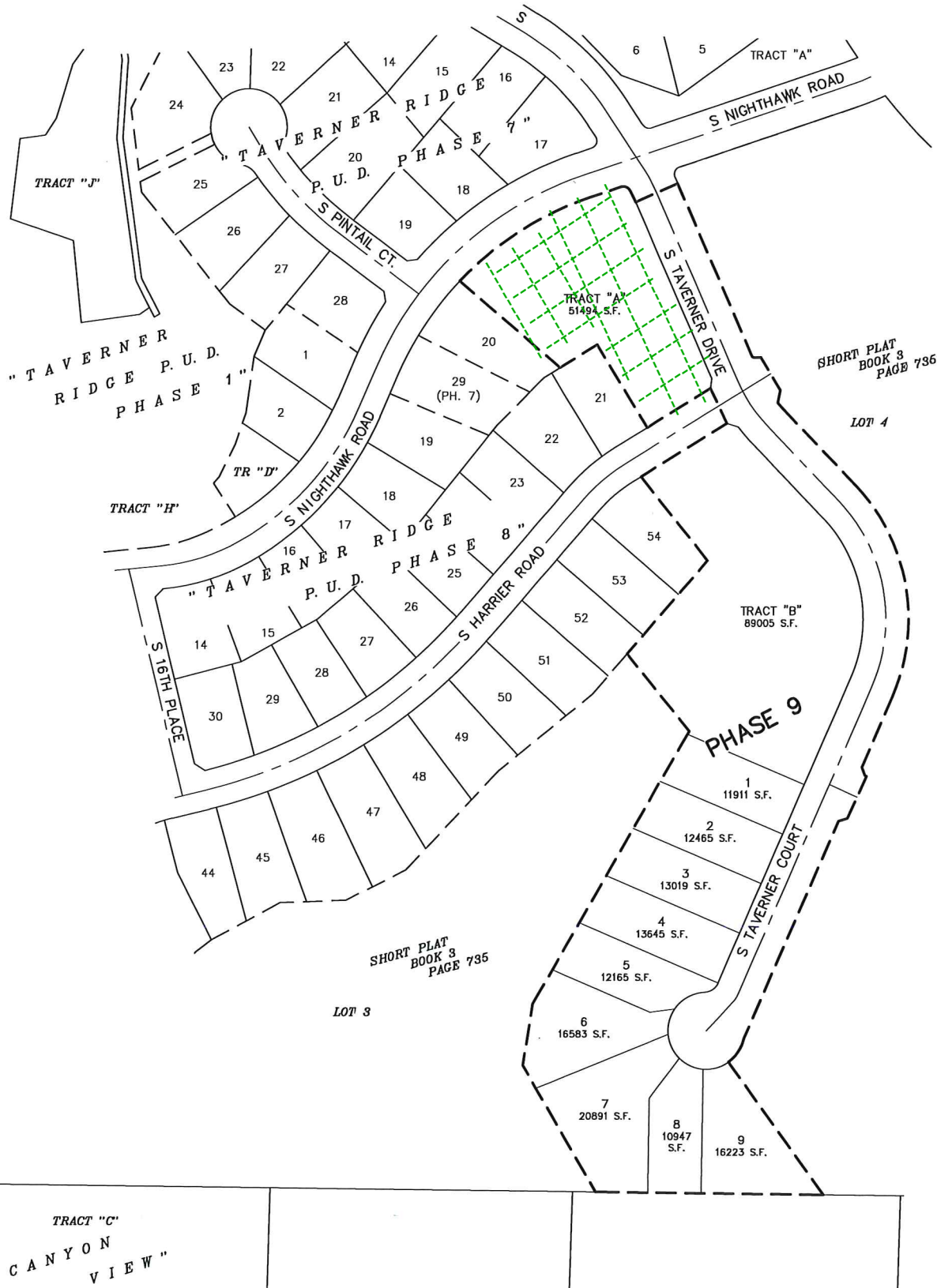
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CHECKED BY: TLG	JOB NO.: 3636.02	SHEET 4 OF 4

TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 9

A REPLAT OF A PORTION OF LOTS 3 AND 4 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735
LOCATED IN THE NW AND NE 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN, CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
CITY OF RIDGEFIELD FINAL PLAT NUMBER PLZ-17-0157
DATE: DECEMBER 2017



PERIMETER DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON, BEING A PORTION OF LOTS 3 AND 4 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735 OF THE RECORDS OF CLARK COUNTY, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE NORTH 35°48'43" WEST, ALONG THE EAST LINE OF SAID LOT 3, 212.73 FEET TO THE BEGINNING OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 39°47'39" (THE CHORD OF WHICH BEARS NORTH 34°17'27" EAST, 34.03 FEET), AN ARC DISTANCE OF 34.73 FEET TO THE BEGINNING OF A 20.00 FOOT RADIUS REVERSE CURVE;

THENCE ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 09°07'36" (THE CHORD OF WHICH BEARS NORTH 18°57'26" EAST, 3.18 FEET), AN ARC DISTANCE OF 3.19 FEET TO A POINT 30.00 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO THE EAST LINE OF SAID LOT 3;

THENCE NORTH 23°31'14" EAST, ALONG A LINE 30.00 FEET EASTERLY OF AND PARALLEL WITH SAID EASTERLY LINE, 306.75 FEET TO AN ANGLE POINT;

THENCE NORTH 72°28'06" EAST, 12.15 FEET TO AN ANGLE POINT;

THENCE NORTH 24°40'32" EAST, 60.00 FEET TO AN ANGLE POINT;

THENCE NORTH 65°19'28" WEST, 2.53 FEET TO AN ANGLE POINT;

THENCE NORTH 20°54'07" WEST, 11.20 FEET TO A POINT 30.00 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE EAST LINE OF SAID LOT 3;

THENCE NORTH 23°31'14" EAST, ALONG A LINE 30.00 FEET EASTERLY OF AND PARALLEL WITH SAID EAST LINE, 100.31 FEET TO THE BEGINNING OF A 250.00 FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG A CURVE TO THE LEFT BEING 30.00 FEET EASTERLY OF AND PARALLEL WITH SAID EAST LINE, THROUGH A CENTRAL ANGLE OF 67°20'01" (THE CHORD OF WHICH BEARS NORTH 10°08'47" WEST, 277.18 FEET), AN ARC DISTANCE OF 293.80 FEET;

THENCE NORTH 43°48'48" WEST, ALONG A LINE 30.00 FEET EASTERLY OF AND PARALLEL WITH SAID EAST LINE, 137.37 FEET TO THE BEGINNING OF A 170.00 FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG A CURVE TO THE RIGHT BEING 30.00 FEET EASTERLY OF AND PARALLEL WITH SAID EAST LINE, THROUGH A CENTRAL ANGLE OF 03°45'55" (THE CHORD OF WHICH BEARS NORTH 41°55'50" WEST, 11.17 FEET), AN ARC DISTANCE OF 11.17 FEET TO AN ANGLE POINT;

THENCE NORTH 11°26'03" EAST, 16.78 FEET TO AN ANGLE POINT;

THENCE NORTH 31°31'35" WEST, 50.00 FEET TO AN ANGLE POINT;

THENCE SOUTH 88°46'58" WEST, 8.20 FEET TO THE BEGINNING OF A 3.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 67°02'37" (THE CHORD OF WHICH BEARS NORTH 57°01'58" WEST, 3.87 FEET), AN ARC DISTANCE OF 4.10 FEET TO A POINT 30.00 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO SAID EAST LINE;

THENCE NORTH 23°38'50" WEST, ALONG A LINE 30.00 FEET EASTERLY OF AND PARALLEL WITH SAID EAST LINE, 244.09 FEET TO THE SOUTH LINE OF TAVERNER RIDGE P.U.D. PHASE 7;

THENCE SOUTH 66°21'10" WEST, ALONG SAID SOUTH LINE, 60.00 FEET TO THE BEGINNING OF A 170.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT AND SAID SOUTH LINE, THROUGH A CENTRAL ANGLE OF 05°40'53" (THE CHORD OF WHICH BEARS NORTH 26°29'16" WEST, 16.85 FEET), AN ARC DISTANCE OF 16.86 FEET TO THE BEGINNING OF A 10.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT;

THENCE ALONG SAID COMPOUND CURVE TO THE LEFT AND SAID SOUTH LINE, THROUGH A CENTRAL ANGLE OF 79°13'52" (THE CHORD OF WHICH BEARS NORTH 68°56'39" WEST, 12.75 FEET), AN ARC DISTANCE OF 13.83 FEET TO A POINT;

THENCE SOUTH 71°26'25" WEST, ALONG SAID SOUTH LINE, 41.98 FEET TO THE BEGINNING OF A 420.00 FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT AND SAID SOUTH LINE, THROUGH A CENTRAL ANGLE OF 27°53'11" (THE CHORD OF WHICH BEARS SOUTH 57°29'50" WEST, 202.41 FEET), AN ARC DISTANCE OF 204.42 FEET TO THE NORTHERLY MOST CORNER OF LOT 20 OF THE PLAT "TAVERNER RIDGE P.U.D. PHASE 8";

THENCE SOUTH 49°36'20" EAST, ALONG THE EASTERLY LINE OF SAID "TAVERNER RIDGE P.U.D. PHASE 8", 173.22 FEET TO AN ANGLE POINT;

THENCE NORTH 58°21'44" EAST, ALONG SAID EASTERLY LINE, 56.58 FEET TO AN ANGLE POINT;

THENCE SOUTH 31°38'16" EAST, ALONG SAID EASTERLY LINE, 126.12 FEET TO AN ANGLE POINT;

THENCE NORTH 58°21'44" EAST, ALONG SAID EASTERLY LINE, 96.79 FEET TO AN ANGLE POINT;

THENCE SOUTH 25°39'36" EAST, ALONG SAID EASTERLY LINE, 50.27 FEET TO AN ANGLE POINT;

THENCE SOUTH 58°21'44" WEST, ALONG SAID EASTERLY LINE, 131.59 FEET TO AN ANGLE POINT;

THENCE SOUTH 38°49'51" EAST, ALONG SAID EASTERLY LINE, 139.60 FEET TO AN ANGLE POINT;

THENCE SOUTH 40°59'12" WEST, ALONG THE SOUTHERLY LINE OF SAID PHASE 8, 159.88 FEET TO AN ANGLE POINT;

THENCE SOUTH 39°11'51" EAST, LEAVING THE SOUTHERLY LINE OF SAID PHASE 8, 129.33 FEET TO AN ANGLE POINT;

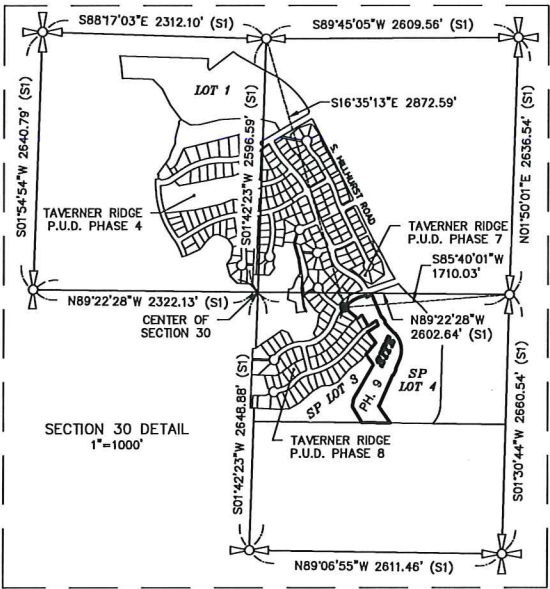
THENCE SOUTH 29°57'54" WEST 408.34 FEET TO AN ANGLE POINT;

THENCE SOUTH 09°09'10" WEST 80.66 FEET TO AN ANGLE POINT;

THENCE SOUTH 30°14'33" EAST 190.32 FEET TO THE SOUTH LINE OF SAID LOT 3 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735 OF THE RECORDS OF CLARK COUNTY;

THENCE SOUTH 89°14'40" EAST, ALONG SAID SOUTH LINE, 298.07 FEET TO THE POINT OF BEGINNING;

CONTAINING 8.015 ACRES, MORE OR LESS.



- LEGEND:
- DENOTES FOUND AND HELD 1/2" REBAR WITH GREEN PLASTIC CAP INSCRIBED "PLS 54471" PER THE PLAT OF "TAVERNER RIDGE PUD PHASE 8" AS RECORDED IN BOOK 311, PAGE 923, CLARK COUNTY PLAT RECORDS VISITED ON NOVEMBER 27, 2017
 - DENOTES CALCULATED ONE-QUARTER CORNER POSITION PER SHORT PLAT RECORDED IN BOOK 3, PAGE 735, CLARK COUNTY SURVEY RECORDS (S1)
 - ⊕ DENOTES CALCULATED SECTION CORNER POSITION PER SHORT PLAT RECORDED IN BOOK 3, PAGE 735, CLARK COUNTY SURVEY RECORDS (S1)

PRELIMINARY

Scale 1" = 100'

100 50 0 100 200 300



1.12.18



PBS Engineering and Environmental Inc.
415 W 6th Street Suite 601
Vancouver, WA 98660
360.695.3488
pbsusa.com

DRAWN BY: RFS	SCALE: 1"=100'	12/1/2017
CHECKED BY: TLG	JOB NO.: 3636.02	SHEET 2 OF 4

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: February 08, 2018
ITEM: BUSINESS
AGENDA ITEM TITLE: Motion - Approval of the Village at Canyon Ridge Final Plat

GOVERNING LEGISLATION:

RCW 36.70A

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

The Ridgefield Hearing Examiner approved the preliminary plat for The Village at Canyon Ridge Planned Unit Development (PUD) on May 30, 2017.

The project proposes to subdivide the 4.61-acre parcel into 22 attached and 1 detached single family residential lots averaging approximately 2,100 sq. ft.

The Final Plat must demonstrate compliance with the findings and conditions of approval in the Final Order, post-decision reviews and with applicable City regulations and standards.

The private improvements required for the subdivision are complete and the applicant is required to post a bond equal to 120% of the remaining public improvements. The bond amount is \$200,945.10. Other conditions of approval are listed in the attached memo.

BUDGET/FINANCIAL IMPACTS:

The subdivision will provide the City with additional property tax revenue as well as dedication of new public streets and other public property including open space.

RECOMMENDED ACTION OR MOTION:

Staff recommends City Council approve the final plat.

STAFF CONTACT:

Jeff Niten, Community Development Director

ATTACHMENTS:

The Village at Canyon Ridge final plat sheet 1 (PDF)

The Village at Canyon Ridge final plat sheet 2 (PDF)

The Village at Canyon Ridge landscape, open space, paths (PDF)

PLZ-17-0145 Village at Canyon Ridge_Final Plat_02022018 (PDF)

PREPARED BY:
KPF SURVEYING, INC.
1514 N.E. 267TH AVE.
CAMAS, WA. 98607
(360) 834-0174

NOTES:

1. ALL ROADS IN THIS PLAT ARE DEDICATED TO THE CITY OF RIDGEFIELD UNLESS NOTED OTHERWISE.
2. IMPACT FEES AND SYSTEM DEVELOPMENT CHARGES SHALL BE ASSESSED BASED ON FEE SCHEDULES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
3. CITY OF RIDGEFIELD FINAL PLAT NUMBER "PLZ-17--0017, 18, 20 AND 21"
4. PURSUANT TO RCW 27.53.060 IT IS UNLAWFUL TO REMOVE OR ALTER ANY ARCHAEOLOGICAL RESOURCE OR SITE WITHOUT HAVING OBTAINED A WRITTEN PERMIT FROM THE WASHINGTON STATE OFFICE OF ARCHEOLOGY AND HISTORIC RESERVATION. UPON ANY DISCOVERY OF POTENTIAL OR KNOWN ARCHAEOLOGICAL RESOURCES AT THE SUBJECT SITE PRIOR TO OR DURING ON-SITE CONSTRUCTION, THE DEVELOPER, CONTRACTOR, AND/OR ANY OTHER PARTIES INVOLVED IN CONSTRUCTION SHALL IMMEDIATELY CEASE ALL ON-SITE CONSTRUCTION, SHALL ACT TO PROTECT THE POTENTIAL OR KNOWN HISTORICAL AND CULTURAL RESOURCES AREA FROM OUTSIDE INTRUSION, AND SHALL NOTIFY, WITHIN A MAXIMUM PERIOD OF TWENTY FOUR HOURS FROM THE TIME OF DISCOVERY, THE CITY OF RIDGEFIELD COMMUNITY DEVELOPMENT DEPARTMENT OF SAID DISCOVERY.
5. WETLAND DELINEATION PER THE RESOURCE COMPANY, MARCH 17, 2015
6. TRACT A IS OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
7. TRACT B CONTAINS OPEN SPACE, A PEDESTRIAN EASEMENT, A PRIVATE ROAD, SANITARY EASEMENT, STORAGE WATER FACILITY AND WETLANDS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION TOGETHER WITH AN EASEMENT DEDICATED TO THE CITY OF RIDGEFIELD FOR ACCESS AND INSPECTION.
8. REQUIRED SETBACKS AND BUILDING COVERAGE IN THE RMD-16 ZONE (RDC TABLE 18.220.040-1)

MIN. LOT WIDTH	30 FEET
MIN. LOT AREA	2,500 SQUARE FEET
MIN. FRONT YARD SETBACK	10 FEET
MIN. REAR YARD SETBACK	5 FEET
MIN. SIDE YARD SETBACK	5 FEET
MAX. HEIGHT	35 FEET (40 FEET WITH PITCHED ROOF)
MAX. BUILDING COVERAGE	60%

PERIMETER DESCRIPTION:

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 EAST WILLAMETTE MERIDIAN, CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 20;

THENCE NORTH 01°10'56" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, FOR A DISTANCE OF 976.40 FEET;

THENCE SOUTH 89°15'00" EAST, FOR A DISTANCE OF 1582.78 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°15'00" EAST, FOR A DISTANCE OF 364.29 FEET;

THENCE SOUTH 01°26'24" WEST, FOR A DISTANCE OF 577.25 FEET;

THENCE ALONG THE ARC OF A 746.20 FOOT RADIUS CURVE NON-TANGENT CURVE TO THE LEFT, FOR AN ARC DISTANCE OF 7.97 FEET, THE RADIUS OF WHICH BEARS SOUTH 31°07'56" WEST, THROUGH A CENTRAL ANGLE OF 00°36'42", THE LONG CHORD OF WHICH BEARS NORTH 59°10'25" WEST, FOR A CHORD DISTANCE OF 7.97 FEET;

THENCE NORTH 59°28'46" WEST, FOR A DISTANCE OF 261.66 FEET;

THENCE ALONG THE ARC OF A 316.00 FOOT RADIUS CURVE TO THE LEFT, FOR AN ARC DISTANCE OF 133.94 FEET, THE RADIUS OF WHICH BEARS SOUTH 30°31'15" WEST, THROUGH A CENTRAL ANGLE OF 24°17'05", THE LONG CHORD OF WHICH BEARS NORTH 71°37'18" WEST, FOR A CHORD DISTANCE OF 132.94 FEET;

THENCE NORTH 01°13'48" EAST, FOR A DISTANCE OF 403.05 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 3.99 ACRES, MORE OR LESS.
TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

DEED REFERENCE:

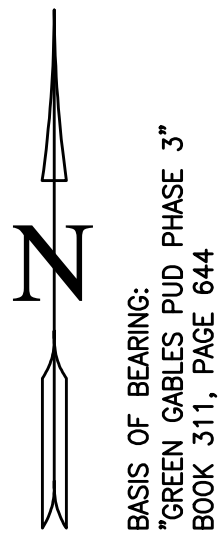
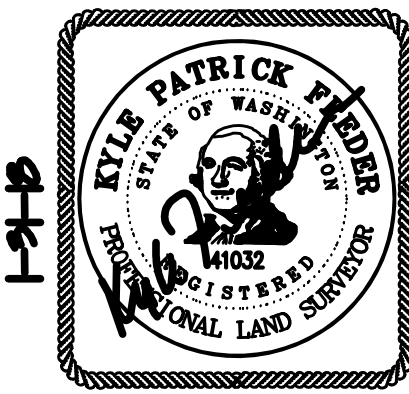
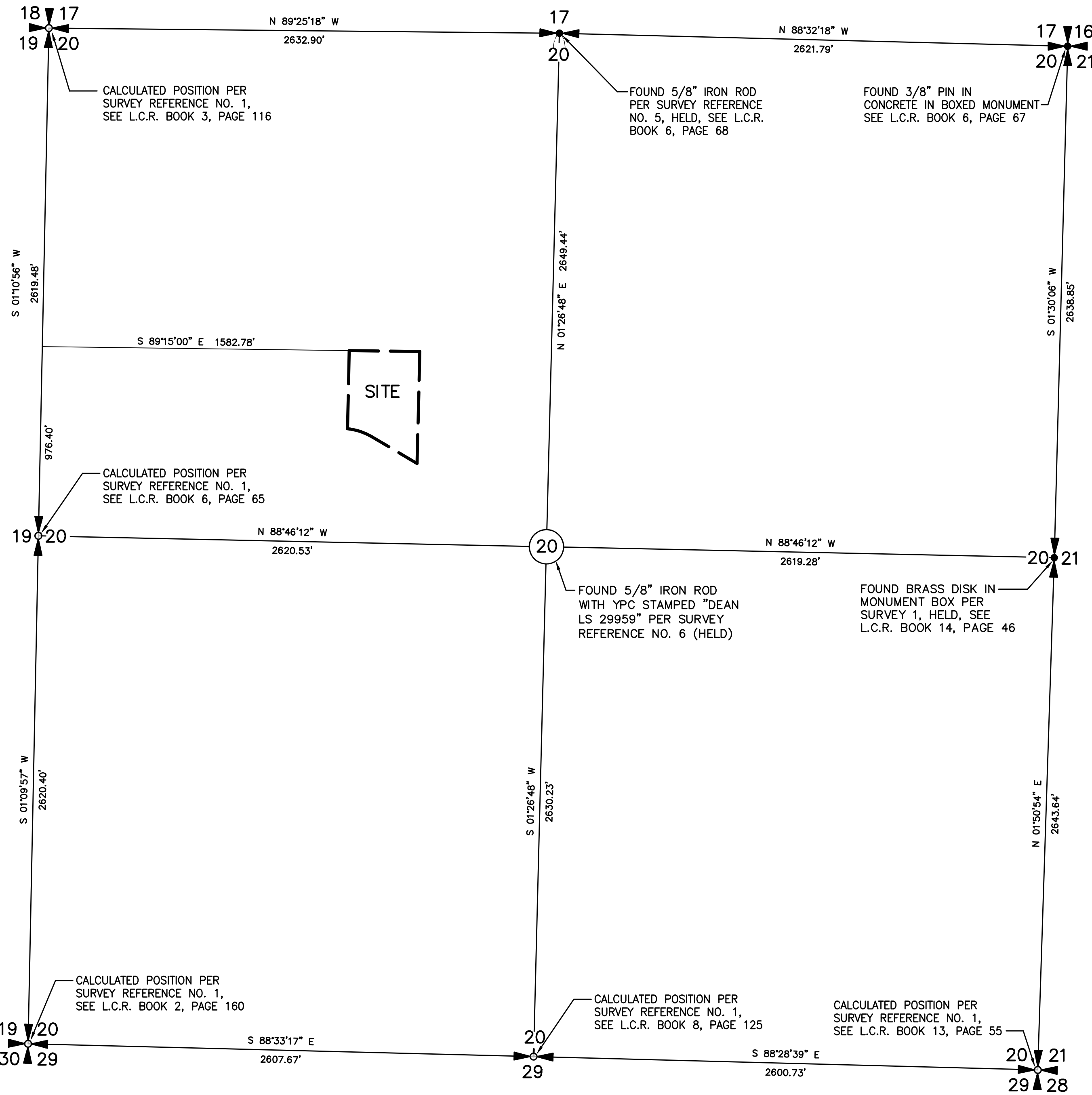
GRANTOR: SUSAN L. RITTER
GRANTEE: MARK M. RITTER
AUDITORS FILE NO.: 3107097
DATED: 5-12-99

SURVEY REFERENCES:

1. "GREEN GABLES PUD, PHASE 3" BOOK 311, PAGE 644
2. "GREEN GABLES PUD, PHASE 1" BOOK 311, PAGE 655
3. UNRECORDED PLAT "TYSZKIEWICZ ACRES", BOOK "DD", PAGE 73
4. "GREEN GABLES PUD PHASE 2 SOUTH", BOOK 311, PAGE 678
5. HAGEDORN SURVEY , BOOK 14, PAGE 160
6. DEAN SURVEY, BOOK 53, PAGE 98

KPF SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A ONE 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 JULY 2016.



THE VILLAGE AT
CANYON RIDGE PUD

A SUBDIVISION
IN A PORTION OF
LOT 25 OF TYSZIEWICZ ACRES" (DD-73)
IN THE SE 1/4 OF THE NW 1/4 OF
SECTION 20, T. 4 N., R. 1 E., W.M.,
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON

CITY COMMUNITY DEVELOPMENT DIRECTOR:

CITY COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CITY PUBLIC WORKS DIRECTOR:

CITY PUBLIC WORKS DIRECTOR _____ DATE _____

CITY ENGINEER:

CITY OF RIDGEFIELD ENGINEER _____ DATE _____

CITY MAYOR:

APPROVED AND ACCEPTED BY THE CITY OF RIDGEFIELD, COUNTY OF CLARK, STATE OF WASHINGTON, THIS ____ DAY OF _____, 2018.

MAYOR, CITY OF RIDGEFIELD

ATTESTED BY: _____
CITY CLERK

CLARK REGIONAL WASTEWATER DISTRICT

GENERAL MANAGER _____ DATE _____

ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS "THE VILLAGE AT CANYON RIDGE PUD" SUBDIVISION PLAT NO. _____
IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

COUNTY ASSESSOR _____ DATE _____

AUDITORS CERTIFICATE:

FILED FOR RECORD, THIS ____ DAY OF _____ 2018

IN BOOK ____ OF PLATS, AT PAGE _____

CLARK COUNTY AUDITOR

AUDITORS FILE NUMBER

SURVEYOR'S CERTIFICATE:

I, KYLE PATRICK FEEDER, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF THE VILLAGE AT CANYON RIDGE PUD AS SHOWN IS A TRUE RETURN FROM THE FIELD AND IS BASED UPON THE ACTUAL SURVEY AND SUBDIVISION OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 EAST; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT THE MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

THIS MAP CORRECTLY REPRESENTS AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JOEL STALDER IN DECEMBER 2017.

KYLE P. FEEDER, PROFESSIONAL LAND SURVEYOR,
PLS NO. 41032

UTILITY AND SIDEWALK EASEMENT:

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.

SIDEWALK NOTE:

PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS AND PLANTER STRIPS SHALL BE CONSTRUCTED ALONG ALL LOTS IN ACCORDANCE WITH THE APPROVED ENGINEERING PLANS.

DATE:	1-31-18
SCALE:	1"=400'
JOB NO.:	17-082
CALC BY:	KPF
DRAWN BY:	GLF
CHECKED BY:	KPF
SHEET	1 OF 2

KPF

SURVEYING, INC.
1514 N.E. 267TH AVE. CAMAS, WA 98607
360-834-0174 FAX: 360-838-0155

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED ABOVE HAVE CAUSED THE SAME TO BE PLATTED ACCORDING TO THE PLAT HERETO ANNEXED, SAME TO BE KNOWN AS THE VILLAGE AT CANYON RIDGE PUD SUBDIVISION, AND HEREBY DEDICATE ALL STREETS AND OTHER AREAS TO THE PUBLIC, AND INDIVIDUAL OR INDIVIDUALS, RELIGIOUS SOCIETY OR SOCIETIES OR TO ANY CORPORATION, PUBLIC OR PRIVATE AS SHOWN ON THE PLAT OR SHORT PLAT AND A WAIVER OF 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 ROAD.

DECLARANT:

VILLAGE AT CANYON RIDGE, LLC
JOEL STALDER

SIGNATURE DATE

TITLE

ACKNOWLEDGMENT:

STATE OF _____)
COUNTY OF _____) SS

ON THIS ____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGMENT TO ME THAT HE/SHE SIGNED AND SEALED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

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

PREPARED BY:
KPF SURVEYING, INC.
1514 N.E. 267TH AVE.
CAMAS, WA. 98607
(360) 834-0174

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11.50'	51.00'	12°54'54"	N 65°56'12" W	11.47'
C2	9.31'	14.50'	36°47'46"	S 05°10'42" W	9.15'
C3	226.48'	50.00'	259°31'42"	N 73°48'44" E	76.87'
C4	41.53'	99.00'	24°02'12"	N 71°29'51" W	41.23'
C5	174.05'	50.00'	199°26'52"	S 76°08'51" E	98.56'
C6	27.15'	50.00'	31°06'46"	S 11°25'40" E	26.82'
C7	25.28'	50.00'	28°58'04"	N 41°28'05" W	25.01'
C8	0.93'	99.00'	0°32'26"	S 59°44'59" E	0.93'
C9	20.16'	99.00'	11°40'01"	N 65°51'13" W	20.12'
C10	20.44'	99.00'	11°49'44"	N 77°36'05" W	20.40'
C11	7.97'	746.20'	0°36'42"	S 59°10'25" E	7.97'
C12	12.51'	316.00'	2°16'03"	S 60°36'47" E	12.50'
C13	20.05'	316.00'	3°38'10"	N 63°33'53" W	20.05'
C14	16.67'	316.00'	3°01'19"	N 66°53'38" W	16.67'
C15	84.71'	316.00'	15°21'33"	N 76°05'04" W	84.46'
C16	133.94'	316.00'	24°17'05"	N 71°37'18" W	132.94'
C17	3.37'	746.20'	0°15'31"	S 59°21'00" E	3.37'
C18	4.60'	746.20'	0°21'11"	N 59°02'39" W	4.60'
C19	38.07'	75.00'	29°04'50"	S 74°01'11" E	37.66'
C20	118.59'	286.00'	23°45'29"	N 71°21'30" W	117.74'
C21	48.46'	716.20'	3°52'36"	N 57°32'27" W	48.45'

LINE	BEARING	DISTANCE
L1	S 54°31'22" W	23.99'
L2	S 55°57'07" E	5.22'
L3	S 41°02'17" E	10.13'
L4	S 41°02'17" E	10.13'
L5	N 01°26'24" E	2.35'
L6	S 41°02'17" E	20.26'
L7	S 88°33'36" E	28.98'
L8	N 30°31'14" E	26.23'

LOT	RW TO CURB SCREW
B/5	9.75'
5/6	9.75'
6/7	9.75'
7/8	9.75'
8/9	9.75'
9/10	9.75'
B/11	5.30'
11/12	5.65'
12/13	5.00'
13/14	9.50'
14/15	9.75'
15/16	9.75'
16/17	9.75'
17/18	9.75'
18/19	9.75'
19/20	9.75'
20/21	9.75'
21/22	9.75'
22/23	9.75'

THE VILLAGE AT CANYON RIDGE PUD

A SUBDIVISION
IN A PORTION OF
LOT 25 OF TYSZKIEWICZ ACRES" (DD-73)
IN THE SE 1/4 OF THE NW 1/4 OF
SECTION 20, T. 4 N., R. 1 E., W.M.,
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON



GREEN GABLES
PUD PHASE 3
(311-644)

(GREEN GABLES PUD PHASE 1 (311-655))

LEGEND

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES 1/2" x 24" REBAR WITH (FEEDER 41023) CAP SET
- INDICATES CALCULATED POSITION
- ✕ INDICATES ROCK NAIL WITH BRASS WASHER
- INSCRIBED "FEEDER 41032" SET AT THE EXTENSION OF ALL LOT LINES IN THE CURB FOR THE PURPOSE OF LINE AND DISTANCE.
- INDICATES RIGHT-OF-WAY
- INDICATES CENTERLINE
- INDICATES SUBJECT PROPERTY
- INDICATES LOT LINE
- INDICATES EASEMENT
- WL INDICATES WETLAND
- WLB INDICATES WETLAND BUFFER

DETAIL "A"

DETAIL "B"



SCALE OF BEARING:
"GREEN GABLES PUD PHASE 3"
BOOK 311, PAGE 644



DATE:	1-31-18
SCALE:	1"=30'
JOB NO.:	17-082
CALC BY:	KPF
DRAWN BY:	GLF
CHECKED BY:	KPF
SHEET	2 OF 2



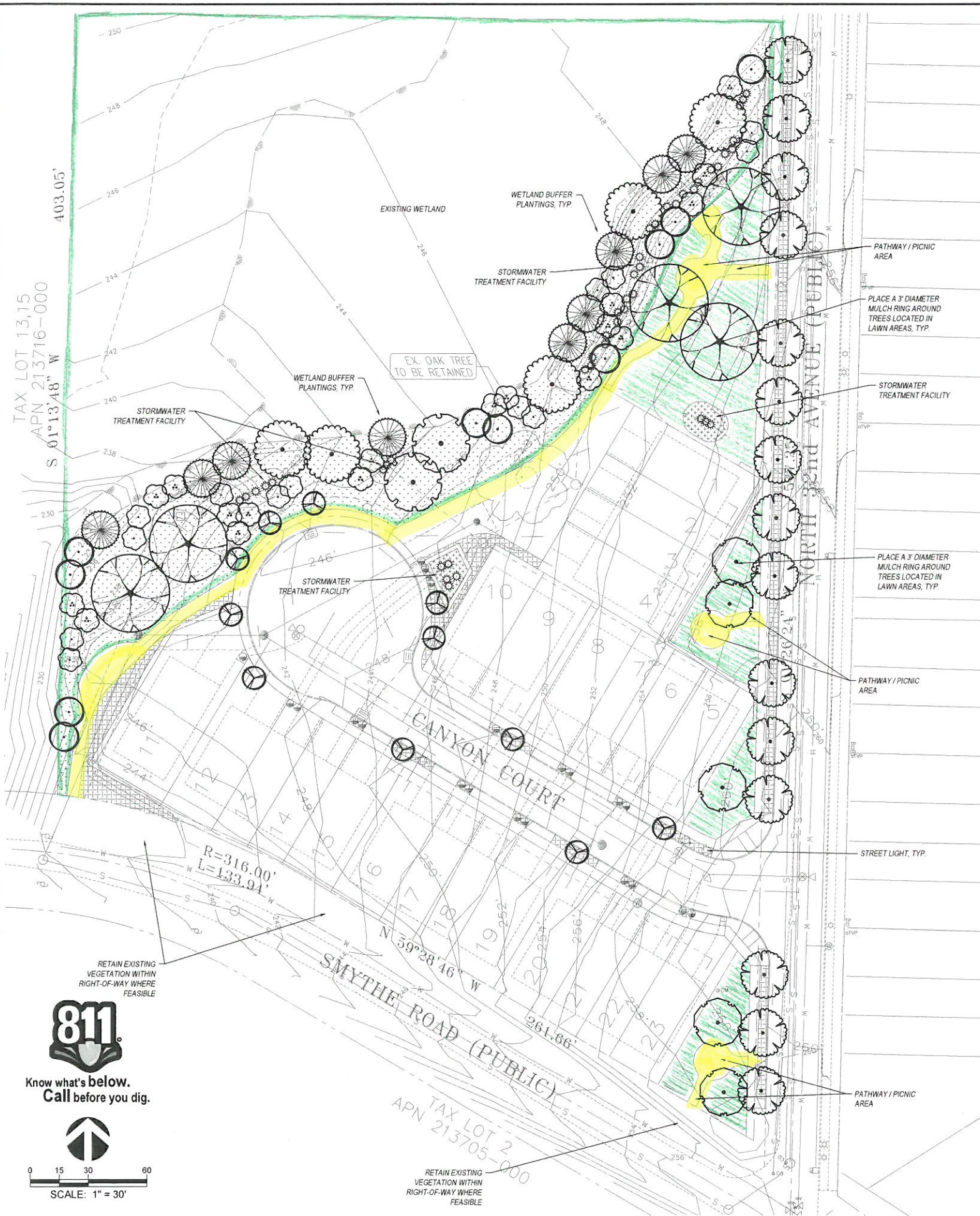
KPF

SURVEYING, INC.
1514 N.E. 267TH AVE. CAMAS, WA 98607
360-834-0174 FAX: 360-838-0155

TREES	BOTANICAL NAME / COMMON NAME	CONTAINER	SIZE	SPACING	QTY
	Acer rubrum 'Armstrong Gold' / Armstrong Gold Red Maple	B & B	2" cal	as shown	11
	Ginkgo biloba 'Magyar' / Magyar Ginkgo	B & B	2" cal	as shown	5
	Pyrus calleryana 'Redspire' / Redspire Callery Pear	B & B	2" cal	30" o.c.	15
NATIVE TREES	BOTANICAL NAME / COMMON NAME	CONTAINER	SIZE	SPACING	QTY
	Acer macrophyllum / Big Leaf Maple	B & B	0.5" cal.	as shown	2
	Crataegus douglasii / River Hawthorn	B & B	6"	as shown	13
	Populus trichocarpa / Black Cottonwood	B & B	1" cal	as shown	5
	Quercus garryana / Oregon Oak	B & B	1" cal	as shown	5
	Rhamnus purshiana / Cascara	B & B	0.5" cal.	as shown	10
	Salix lasiandra / Pacific Willow	B & B	5'-6"	as shown	18
	Thuja plicata / Western Red Cedar	B & B	6"	as shown	9
SHRUBS	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	Cornus sericea 'Isanti' / Isanti Redosier Dogwood	5 gal	24"-30"	5' o.c.	44
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	Cotoneaster dammeri / Bearberry Cotoneaster	1 gal		30" o.c.	803
	Deschampsia cespitosa / Tufted Hair Grass	nursery plug			508 sf
SEED/SEED	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	Native Seed Mix / Wetland Prairie/Bioswale 1 Mix Proprietary Seed Mix from Heritage Seedlings & Liners, Inc. (www.heritageseedlings.com)	hydroseed			18,958 sf
	Turf Seed Drought Tolerant Dwarf Fescue Blend	hydroseed			11,695 sf

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY PLANT QUANTITIES. IF THERE IS A DISCREPANCY BETWEEN THE QUANTITIES LISTED IN THE PLANT LEGEND AND THE QUANTITIES SHOWN ON THE PLAN, THE PLAN SHALL PREVAIL.
2. STAKE ALL PROPOSED TREE LOCATIONS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING TREE PITS. THE OWNER RESERVES THE RIGHT TO ADJUST LOCATION AND SPACING OF PLANTS.
3. PLANT SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SIMILAR IN SIZE, SHAPE, AND FOLIAGE TYPE TO THE PLANT BEING REPLACED AND MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. TREE SUBSTITUTIONS SHALL BE APPROVED BY THE CITY FORESTER.
4. ALL PLANTS SHALL MEET OR EXCEED ANSI Z60.102014 FOR SIZE AND QUALITY. SUBSTANDARD PLANT MATERIAL WILL BE REJECTED BY THE OWNER'S REPRESENTATIVE.
5. THE LOWER BRANCHES OF TREES ADJACENT TO ROADS, PARKING AREAS, AND WALKWAYS SHALL BE PRUNED UP IN ACCORDANCE WITH COV STANDARD DETAIL T03-23 TO AVOID INTERFERENCE WITH PEDESTRIANS AND VEHICLES.
6. ALL SHRUBS WITHIN SIGHT DISTANCE & VISION CLEARANCE TRIANGLES SHALL BE MAINTAINED SO THAT FOLIAGE HEIGHT DOES NOT EXCEED 30 INCHES. TREES WITHIN SIGHT DISTANCE & VISION CLEARANCE TRIANGLES SHALL BE LIMBED UP TO A HEIGHT OF 10 FEET CONSISTENT WITH ANSI A330.
7. REPLACE AND RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION OR TO THE OWNER'S SATISFACTION.
8. VERIFY BELOW GRADE CONDITIONS AND UTILITY LOCATIONS (EXISTING AND PROPOSED) PRIOR TO DIGGING.
9. COORDINATE ALL PLANTINGS WITH LOCATIONS OF UTILITY POLES, STORM WATER STRUCTURES, CLEANOUTS, ELECTRICAL TRANSFORMERS, WATER METERS, FIRE HYDRANTS, AND ANY OTHER ABOVE OR BELOW GROUND UTILITIES AND STRUCTURES. CONTRACTOR MAY FIELD ADJUST OR ELIMINATE PLANTS THAT CONFLICT WITH UTILITIES WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE. LOCAL CODE REQUIREMENTS AND BEST INDUSTRY PRACTICES SHALL GOVERN THE DISTANCE BETWEEN PLANTINGS AND VARIOUS UTILITIES.
10. ALL PLANTINGS SHALL BE IRRIGATED BY HOSE BIBS LOCATED WITHIN 50 FEET OF ALL PLANTS OR A PERMANENT AUTOMATIC UNDERGROUND SYSTEM. LANDSCAPE IRRIGATION WILL BE DESIGN/BUILD BY THE CONTRACTOR. MUCH OF THE LANDSCAPE HAS BEEN DESIGNED TO BE DROUGHT TOLERANT AND SHOULD REQUIRE NO SUPPLEMENTAL IRRIGATION AFTER THE FIRST SUMMER. IRRIGATION SHOULD NOT BE PROPOSED WITHIN THE ROOT ZONES OF THE EXISTING ORIGIN WHITE OAK.
11. THE CIVIL ENGINEER AND GENERAL CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION DESIGNER/CONTRACTOR TO PROVIDE 4" SCH. 40 PVC SLEEVES AS NECESSARY UNDER DRIVEWAYS, SIDEWALKS, AND PARKING LOTS TO SUPPLY IRRIGATION TO ISOLATED PLANTING BEDS. SLEEVES SHALL HAVE A MINIMUM 24" OF COVER AND EXTEND A MINIMUM OF 12 INCHES BEYOND PAVED SURFACES.
12. REMOVE ALL CONSTRUCTION DEBRIS FROM THE SITE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING ANY LANDSCAPE WORK. CONSTRUCTION DEBRIS DISCOVERED BURIED IN PLANTING BEDS SHALL BE REMOVED PRIOR TO COMPLETING LANDSCAPE WORK.
13. ALL PLANTING AREAS SHALL BE PROVIDED WITH AT LEAST 8 INCHES OF NON-COMPACTED TOPSOIL OR COMPOST AMENDED NATIVE SOIL.
14. TWO INCHES OF BLACK COMPOST MATERIAL SHALL BE INCORPORATED INTO THE TOP LAYER OF SOIL IN SEEDER AREAS. ADD ONE SHOVEL FULL OF COMPOST PER GALLON POT SIZE TO THE PLANTING PIT FOR EACH TREE, SHRUB OR GROUNDCOVER PLANT.
15. IDENTIFY ALL PLANTING BEDS AND LAWN EDGES IN THE FIELD FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING AND SEEDING OPERATIONS.
16. THE LANDSCAPE PLANTING PLANS HAVE BEEN DESIGNED TO MEET THE INTENT OF LOCAL CODES. IF THE CONTRACTOR PROPOSES ANY DEVIATIONS FROM THE PLANTING PLANS, THOSE DEVIATIONS SHALL NOT CAUSE THE PLAN TO FALL BELOW MINIMUM CODE REQUIREMENTS.





COMMUNITY DEVELOPMENT DEPARTMENT

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

The Village at Canyon Ridge Final Plat

Staff Report

File No. PLZ-17-0145

I. Review Process

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

II. Basic Facts

Application date: On December 13, the City received an application for final plat approval for The Village at Canyon Ridge.

City Council hearing date: January 25, 2018

Owner: Joel Stalder, The Village at Canyon Ridge, LLC; 4400 NE 77th Ave #275, Vancouver, WA 98662; 360.903.9877, joelstalder@stalderrealtygroup.com

Property Information: 195 N 32nd Ct. A subdivision in lot #25 of S20, T4N, R1E WM; Assessor's #213728000; 4.61 acres; 23 lots

III. Documents Received

- Master land use application
- Final plat application – December 12, 2017
- Final plat narrative – December 13, 2017
- Plat sheets – December 8, 2017, signed
- Lot closure report – December 11, 2017
- Perimeter description – December 11, 2017
- WFG National Title Insurance Company subdivision guarantee – December 7, 2017
- HOA bylaws, CC&Rs, and Articles of Incorporation – January 8, 2018
- Revised plat sheets and perimeter description – January 29, 2018
- Signed CC&Rs and bylaws – January 29, 2018
- Signed subdivision dedication and certificate – January 29, 2018
- Signed conservation covenant – January 29, 2018
- Revised plat sheets – February 1, 2018
- Bond rider – February 1, 2018
- Final landscaping plan – February 1, 2018

- Revised lot closure reports – February 1, 2018

IV. Background

The Ridgefield Hearing Examiner approved the preliminary plat for The Village at Canyon Ridge Planned Unit Development (PUD) on May 30, 2017, as PLZ-17-0017,18,20,21.

The project proposes to subdivide a 4.61-acre site, Assessor's #213728000, into 23 single family residential lots. The lots range from 1,500 sq. ft. (multiple lots) to 3,752 sq. ft. (Lot 11), consistent with the lot size approved for The Village at Canyon Ridge preliminary PUD. The plat also includes open space tracts A (2,142 sq. ft.) and B (104,939 sq. ft.).

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

V. Engineering Comments

A bond for 120% of the cost of all incomplete public improvements is required. A bond for \$200,945.10 has been submitted to the City. All engineering comments have been addressed.

VI. Survey Comments

Gray & Osborne, Inc. reviewed the final plat materials prepared by Minister-Glaeser Surveying, Inc., as submitted to them by the City of Ridgefield, on December 30, 2017. They reviewed for compliance with the applicable WAC and RMC. The City returned their comments to the applicant on January 2, 2018, and the applicant submitted revised materials on January 29, 2018. Gray & Osborne reviewed the revised materials, as submitted to them by the City of Ridgefield, on February 1, 2018. The following comments remained:

1. Provide a legend on Sheet 2 for symbol at property corners, curb screw, and WL, WLB line types.
2. Identify Grantee/s for Private Access Easement from Detail "B".
3. Curve table C9 and C10 do not match closure calculations.
4. Sanitary Easement shown in Detail B does not show ties to lot corners or right-of-way. Indicate tie if other than SW plat corner and provide closure report as retracing dimensions show results in different lengths than shown.

The applicant addressed these comments and the City has submitted their revisions to the surveyor (February 2, 2018). As a **condition of approval**, the applicant shall address any outstanding survey comments and receive City approval prior to obtaining City signatures on the final plat mylars.

VII. Land Use Planning Comments

The applicant has responded to the following land use conditions of approval from the Village at Canyon Ridge PUD preliminary plat approval, PLZ-17-0017,18,20,21:

- A. General Conditions

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

Findings

This condition is met subject to ongoing compliance.

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

Findings

This condition is met.

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

Findings

This condition is met subject to ongoing compliance.

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

Findings

This condition is met subject to ongoing compliance.

B. Planning Conditions

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

Findings

Preliminary approval was granted to The Village at Canyon Ridge PUD via final order on May 30, 2017. The applicant submitted a final development plan on December 13, 2017. This condition is met.

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

Findings

The applicant applied for a single final plat approval in accordance with RDC 18.620.080.C on December 13, 2017. A completion bond for \$200,945.10 was submitted on February 1, 2018. This condition is met.

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

Findings

The applicant submitted the signed and dated HOA bylaws and CC&Rs on January 19, 2018. This condition is met.

4. The Village at Canyon Ridge PUD shall be bound by the requirements of RDC 18.401.110, 18.401.120, and 18.401.130.

Findings

This condition is met subject to ongoing compliance.

5. Any future sign request shall comply with RDC 18.710.

Findings

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

6. All utilities shall be placed underground.

Findings

The applicant states that all utilities will be placed underground. This condition is met.

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

Findings

The applicant states that all parks open space, and trail facilities will be made available for public use and be maintained by the developer or homeowners' association. This is also stated in Notes 6 and 7 on the final plat. This condition is met.

Prior to ground disturbance:

8. The applicant shall install wetland signs consistent with the requirements of RDC 18.280.150.C.3, Signs and Fencing of Wetlands.

Findings

The applicant confirmed that wetland signs have been installed. This condition is met.

9. The applicant shall incorporate the larger Oregon White Oak located near the center of the site into a landscaping plan to be submitted to the Community Development Director.

Findings

The applicant submitted a revised landscaping plan on February 1, 2018. This condition is met.

10. If there are known contaminants on-site, the applicant shall submit additional information regarding the contaminants prior to ground disturbance.

Findings

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

Prior to building permit submittal:

- 11.-18. Conditions 11-18 are required to be completed prior to building permit submittal and do not apply at the time of final plat.

Prior to final plat approval:

19. The applicant shall provide the Community Development Director with a final plat showing all of the required setbacks and building envelopes.

Findings

The applicant submitted a final plat with notes detailing the required setbacks. This condition is met.

20. The applicant shall submit fencing and wall details demonstrating that the final plat satisfies the standards in RDC 18.220.120.

Findings

The applicant submitted fence and wall details demonstrating compliance on February 1, 2018. This condition is met.

21. The applicant shall provide the Community Development Director with a final landscape plan demonstrating compliance with RDC 18.725, RDC 18.401, and RDC 18.220.110, and detailing proposed recreation area improvements per RDC 18.401.080.B.2.a.

Findings

The applicant submitted a final landscaping plan on February 1, 2018, demonstrating code compliance and showing recreation area improvements. This condition is met.

22. The applicant shall provide the Community Development Director with a copy of the Home Owners Association (HOA) bylaws and Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and which shall ensure that the HOA is responsible for the perpetual maintenance of all improvements and amenities held in common and not dedicated to the City, consistent with the requirements of RDC 18.401.40.

Findings

The applicant submitted signed HOA bylaws and CC&Rs dated January 8, 2018. This condition is met.

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

Findings

The applicant submitted a signed and notarized conservation covenant, to be signed by the City Attorney and the final plat Council hearing. As a **condition of approval**, the applicant shall obtain the City Attorney's signature and record the conservation covenant with Clark County prior to recording the plat.

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

Findings

The applicant confirmed that critical area signs have been installed. This condition is met.

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

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

Prior to recording the plat for The Village at Canyon Ridge, conditions 2-5 shall be met:

2. All street names on the final plat shall conform to the City of Ridgefield Street Renaming Committee Manual. See attached street name and addressing file.
3. Obtain the City Attorney's signature and record the conservation covenant with Clark County;
4. Address any outstanding survey comments and receive City approval prior to obtaining City signatures on the final plat mylars;
5. Submit a Mylar for signature containing the signature and seal of the surveyor of record (Certification of Subdivision Platting, see RDC 18.620.120.L for required language) and the signatures of all parties having an ownership interest in the land for purposes of dedication (Dedication of Subdivision, see RDC 18.620.120.M).
6. 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.
7. Submit three (3) full-sized copies and one (1) 11-inch by 17-inch copy of the recorded plat and all associated written documents within thirty (30) calendar days of City signatures on the face of the Mylar.

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

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

VIII. Addressing

See attached Addressing Table and Map.

IX. Conclusion

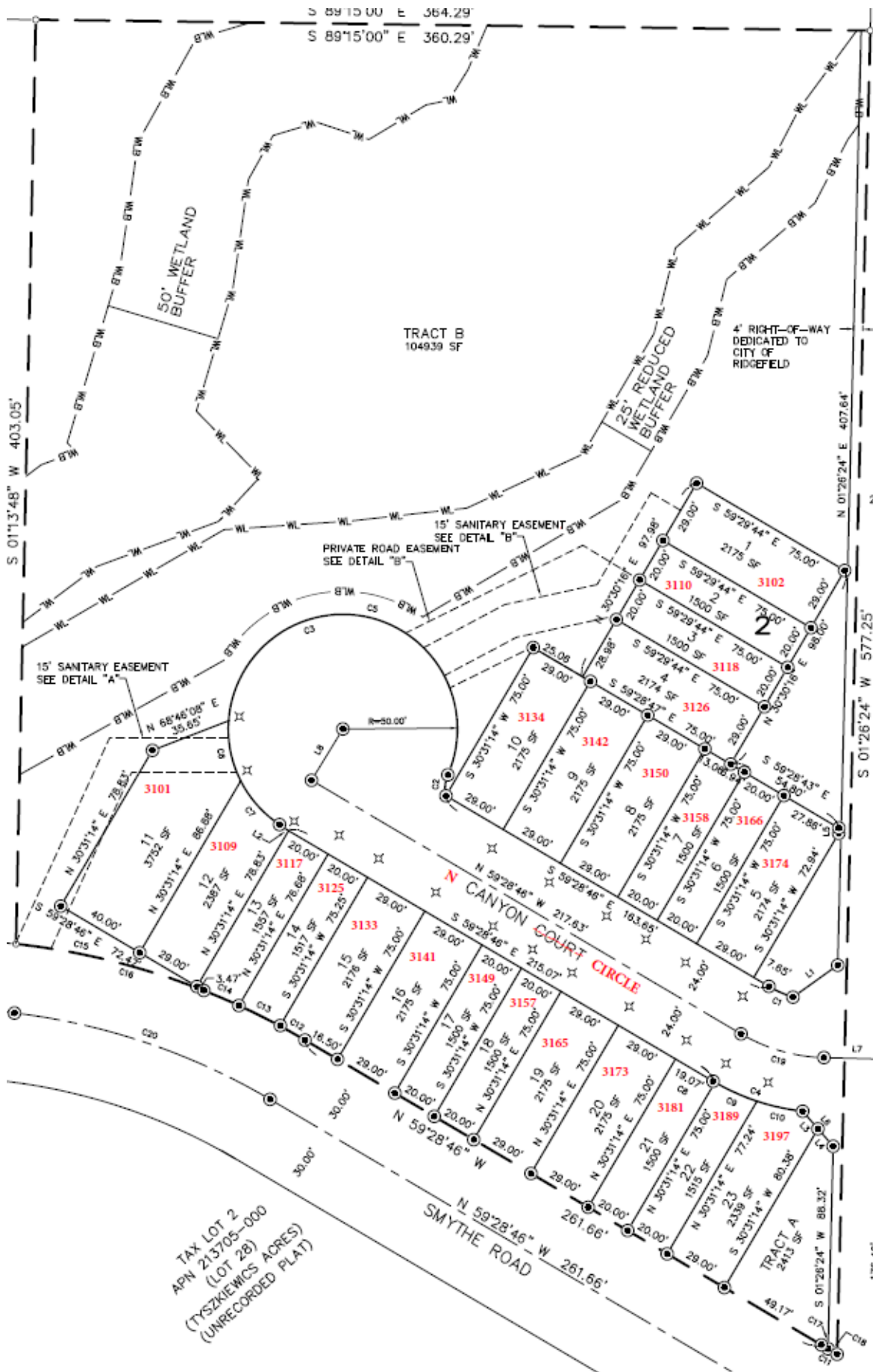
Staff recommends City Council approve the Final Plat. Please submit materials as described in this staff memo.

The Village at Canyon Ridge Addressing

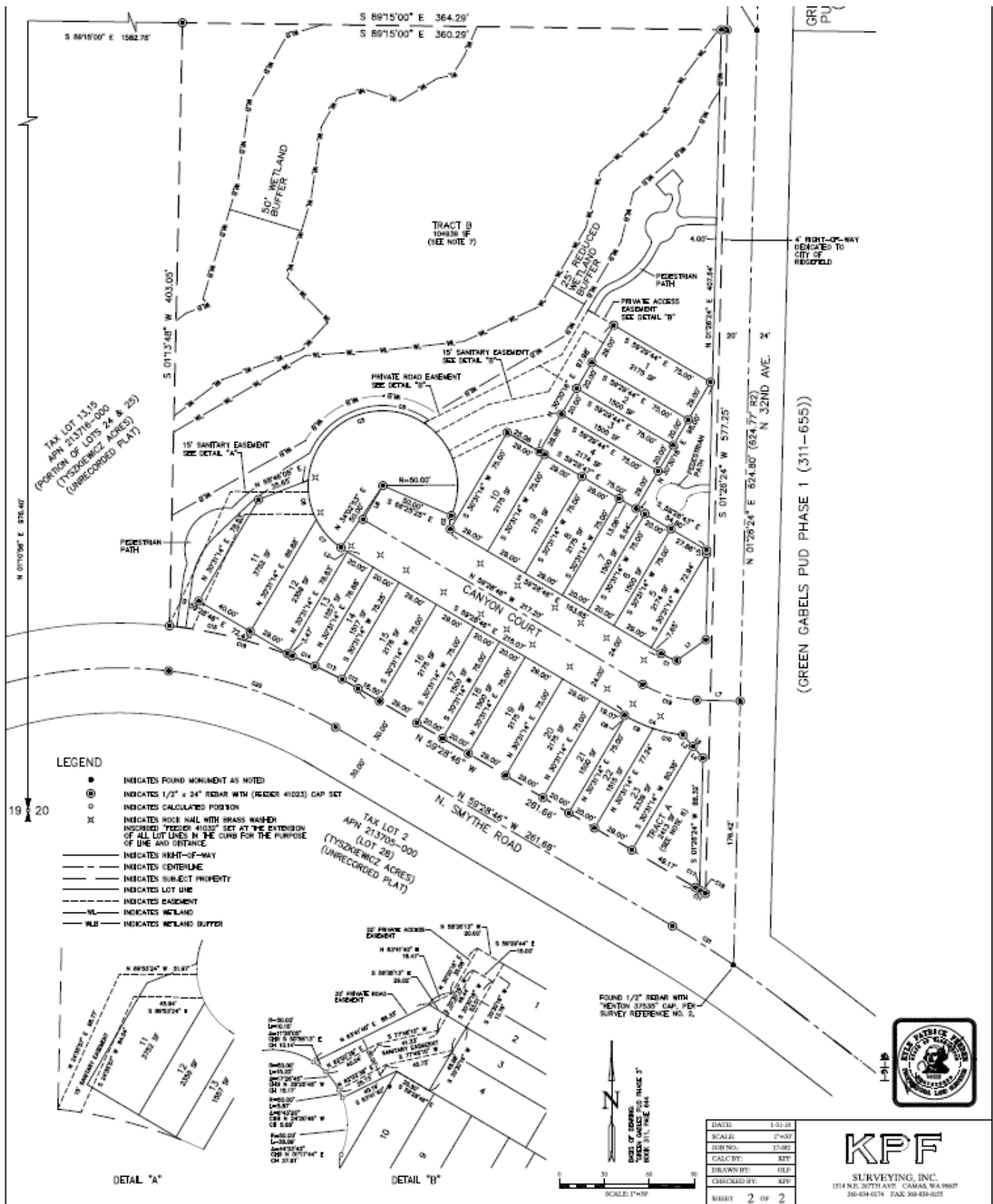
Ascending from West to East

Lot #	Address
N Canyon Cir (public)	
North (even) side of street	
1	3102 N Canyon Cir
2	3110 N Canyon Cir
3	3118 N Canyon Cir
4	3126 N Canyon Cir
10	3134 N Canyon Cir
9	3142 N Canyon Cir
8	3150 N Canyon Cir
7	3158 N Canyon Cir
6	3166 N Canyon Cir
5	3174 N Canyon Cir
South (odd) side of street	
11	3101 N Canyon Cir
12	3109 N Canyon Cir
13	3117 N Canyon Cir
14	3125 N Canyon Cir
15	3133 N Canyon Cir
16	3141 N Canyon Cir
17	3149 N Canyon Cir
18	3157 N Canyon Cir
19	3165 N Canyon Cir
20	3173 N Canyon Cir
21	3181 N Canyon Cir
22	3189 N Canyon Cir
23	3197 N Canyon Cir

Attachment: PLZ-17-0145 Village at Canyon Ridge_Final Plat_02022018 (The Village at Canyon Ridge Final Plat)



The Village at Canyon Ridge Plat (Sheet 2)



Attachment: PLZ-17-0145 Village at Canyon Ridge_Final Plat_02022018 (The Village at Canyon Ridge Final Plat)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: February 08, 2018

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Bid Award for Downtown Accessibility Project

GOVERNING LEGISLATION:

Revised Code of Washington Title 35 – Cities and Towns

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

In 2016 the City applied for and received a CDBG Grant for construction of sidewalk and curb ramps throughout the downtown area. This project will complete gaps in the sidewalk network and add ADA compliant curb ramps to areas where no curb ramps currently existing. In 2017 the City contracted with Otak Inc. to complete the design. Since the original grant application was submitted material costs for concrete have escalated significantly, and at the suggestion of CDBG the project was broken in to two schedules to ensure that project cost did not exceed the available funding. Schedule A will complete 1130 feet of sidewalk and 15 curb ramps filling seven gaps in the sidewalk network. Schedule B includes 560 feet of sidewalk on and one ramp on 4th Ave between Mill and Division. Bids were opened on February 1st and the City received eight bids on the project, with the lowest bid submitted by Advanced Excavating Specialists (AES) of Longview.

BUDGET/FINANCIAL IMPACTS:

The AES bid of \$152,739 for Schedule A and \$67,261 for Schedule B is lower than the amount estimated by the Design Engineer. The City was awarded \$156,700.00 in CDBG Funds for the construction of the project, which will fund the construction of Schedule A. Staff have identified other potential grant sources to complete Schedule B in the future.

RECOMMENDED ACTION OR MOTION:

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

“I move to award Schedule A of the North 4th Place Improvements Project to AES in the amount of \$152,739”

STAFF CONTACT:

Bryan Kast, Public Works Director

ATTACHMENTS:

Downtown Accessibility Project Bid Tabs (PDF)

Downtown-Accessibiity-Final-Project-Map (JPG)

[illegible]



4.4.b



Zoning Over

-  Low Density
-  Med Density
-  Commercial
-  Parks/Open
-  Public Facilities

- New ADA Ramp
- Sidewalk Connection
- Sidewalk Connection
- Sidewalk Connection
- Sidewalk Connection
- Sidewalk Connection

Attachment:

Notes:

- 1 City Hall
2 Police Station

Packet Pg. 76

833.3	0	416.67	833.3Feet
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WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA, GIS - <http://gis.clark.wa.gov>

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8 C-tran Bus Stop

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: February 08, 2018

ITEM: PUBLIC HEARING/BUSINESS

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Amending Ridgefield Municipal Title 8 to Add a New Chapter 8.17 (Camping) Related to the Overnight Camping on Public and Private Property

GOVERNING LEGISLATION:

Ridgefield Municipal Code 8.17.010.

PREVIOUS COUNCIL ACTION TAKEN:

None

SUMMARY/BACKGROUND:

Seeing that our municipal code is silent on matters having to do with camping, it was recommended that an ordinance be drafted to offer guidance and a framework of rules having to do with camping within the city limits. This ordinance has been drafted with input from our city attorney, our WCIA legal representatives and in light of current court decisions regarding public camping.

BUDGET/FINANCIAL IMPACTS:

No immediate impacts

RECOMMENDED ACTION OR MOTION:

None. Second reading of this Ordinance is scheduled before Council on February 22, 2018.

STAFF CONTACT: John Brooks, Police Chief

ATTACHMENTS: Camping Ordinance Clean 200718 (PDF)
 2018 Camping Ord CC Presentation [Compatibility Mode] (PDF)
 60DayNotice_Ridgefield_Camping Ordinance (PDF)

ORDINANCE NO. 1257

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING RIDGEFIELD MUNICIPAL TITLE 8 TO ADD A NEW CHAPTER 8.17 (CAMPING) RELATED TO THE OVERNIGHT CAMPING ON PUBLIC AND PRIVATE PROPERTY

WHEREAS, the City may regulate the use of its parks, rights of way, and publicly owned property as well as land uses on private property to provide for the health, safety, and welfare of the public; and

WHEREAS, overnight camping on public and private property is not addressed in the City's municipal code except as provided in RMC 18.205.020 (A) and (GG); and

WHEREAS, the City wishes to assure that the locations, available facilities and services, and conditions for overnight camping within the City adequately protect the public health, safety, and welfare;

WHEREAS, City must exercise its authority in a manner that is consistent with state and federal law; and

WHEREAS, the City is working with social service agencies and other partners to assess the issues related to housing in the City; and

WHEREAS, the Planning Commission held a public hearing and considered the ordinance at its meeting on February 7, 2018; and

WHEREAS, the City, consistent with WAC 197-1-340(2) on January 24, 2018 issued a Determination of Non-significance under the State Environmental Policy Act regarding the proposed ordinance; and

WHEREAS, the public comment period expired on February 15, 2018 and the City has addressed all comments received; and

WHEREAS, the City of Ridgefield desired to adopt an ordinance to regulate overnight camping within the City;

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

Section 1. New Chapter 8.17. A new Chapter 8.17 is hereby adopted as set forth in Exhibit "A" attached hereto and incorporated fully by this reference.

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

Section 3. 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 4. Effective Date. This ordinance shall take effect and be in full force thirty (30) days after adoption and publication pursuant to law.

Passed by the City Council of the City of Ridgefield, Washington this 22nd day of February, 2018.

CITY OF RIDGEFIELD

Ron Onslow, Mayor

ATTEST:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First reading: February 8, 2018
Public Hearing: February 8, 2018
Passed: February 22, 2018
Published:
Effective Date:

Chapter 8.17 Permitted Overnight Camping

8.17.010 Findings.

People camping and storing personal property on public and private property and on public rights of way, such as streets, sidewalks and alleys, are engaged in conduct which creates a public health and safety hazard due to interference with use of the rights of way, and the lack of proper utility and/or sanitary facilities in those places. People without sanitary facilities have urinated, defecated, and littered on public property and on the public rights of way. Use of public property for camping purposes or storage of personal property interferes with the rights of others to use the areas for which they were intended.

8.17.020 Purpose.

It is the purpose of this Chapter to prevent harm to the health and safety of the public and to promote the public health, safety and general welfare by keeping public streets and other public property readily accessible to the public and to prevent use of public property for camping purposes or storage of personal property which interferes with the rights of others to use the areas for which they were intended.

8.17.030 Definitions.

The following definitions are applicable in this chapter unless the context otherwise requires:

"Camp" or "camping" means to erect a tent or other shelter or to use a sleeping bag, a vehicle or a trailer camper for the purpose of or in such a way as will permit remaining overnight.

"Camp facilities" include, but are not limited to, tents, huts, temporary shelters, or vehicles. Camp facilities also take in designated camping sites which are designated for the use of tent campers, and at which no water, sewer or electrical facilities are available for hookup to a trailer or a camper.

"Camp paraphernalia" includes, but is not limited to, tarpaulins, cots, beds, sleeping bags, blankets, mattresses, hammocks, or outdoor cooking facilities and similar equipment.

"Public Park" means the same as defined in RMC 8.18.010.

"Store" means to put aside or accumulate for use when needed, to put for safekeeping, to place or leave in a location.

"Street" means any highway, lane, road, street, right of way, boulevard, alley, and every way or place in the city that is publicly owned or maintained for public vehicular travel.

"Zone" refers to the three primary Zones within the City of Ridgefield. The three primary zones being Commercial, Residential, and Industrial.

"Vehicle" means the same as such is defined in RCW 46.04.670.

8.17.035 Camping within the City of Ridgefield

Unless otherwise provided for within the Ridgefield Municipal Code, camping within a zone of the city (Commercial, Industrial, or Residential) shall not exceed 72 hours.

8.17.040 Camping on Private Property.

A. Nothing in this Chapter shall affect the provisions related to land uses otherwise regulated under Title 18.

B. Persons may camp overnight for up to 72 hours in a vehicle, camper or trailer in a parking lot of business on private property with permission of the property owner. The property owner may not grant permission for more than three vehicles used for sleeping at any one time.

C. Persons may camp overnight for up to 72 hours at a single family residence in a residential zoning district, with permission of the owner and tenant of the residence. Not more than one tent or camping shelter may be used for sleeping in the yard not visible from the street.

D. A property owner who allows a person or persons to camp on a property pursuant to subsections (A), or (B) of this section shall:

1. Provide or make available sanitary facilities;
2. Provide garbage disposal services as required by sections [8.12.020](#) of the Ridgefield Municipal Code;
3. Provide a storage area for campers to store any personal items so the items are not visible from any public street;
4. Require a tent or camping shelter in a yard to be not less than five feet away from any property line; and
5. Not require payment of any fee, rent or other monetary charge for camping, as authorized by this section.

E. A property owner who permits camping pursuant to subsection (1) and (2) of this section, may revoke that permission at any time and for any reason. Any

person who receives permission to camp on that property as provided in this section shall leave the property immediately after permission has been revoked.

F. Notwithstanding any other provision of this section, the Chief of Police or his or her designee may immediately prohibit overnight sleeping on a property if the city finds that such an activity on that property constitutes a public nuisance, or other threat to the public health, safety or welfare; or

8.17.050 Camping on Public Property

A. Nothing in this Chapter shall affect the provisions related to land uses otherwise regulated under Title 18.

B. It is a violation of this chapter for any person to erect any structure, tent, or other shelter on any city property.

C. It is a violation of this chapter for any person to camp or to store personal property, including camp facilities (other than vehicles) and camp paraphernalia, in any park or publicly owned or maintained land, whether improved or unimproved, .

8.17.110 Penalties and Enforcement.

A. Any violation of this chapter shall be a class one civil infraction punishable by a fine not to exceed two hundred fifty dollars, not including statutory assessments.

B. In addition to any other penalties that may be imposed, any campsite used for overnight sleeping in a manner not authorized by this section or other provisions of this code shall constitute a public nuisance and may be abated as such.



2018 CAMPING ORDINANCE

February 8, 2018

2018 CAMPING ORDINANCE

- THE NEED
- THE PROCESS
- THE CHANGES
- THE IMPLEMENTATION



2018 CAMPING ORDINANCE

THE NEED

- **STRUCTURE**

- CURRENTLY CITY CODE IS SILENT
- NEED TO DEFINE USE

- **PLAN FOR THE FUTURE**

- GROWTH POSSIBLE DOWNSTREAM EFFECTS

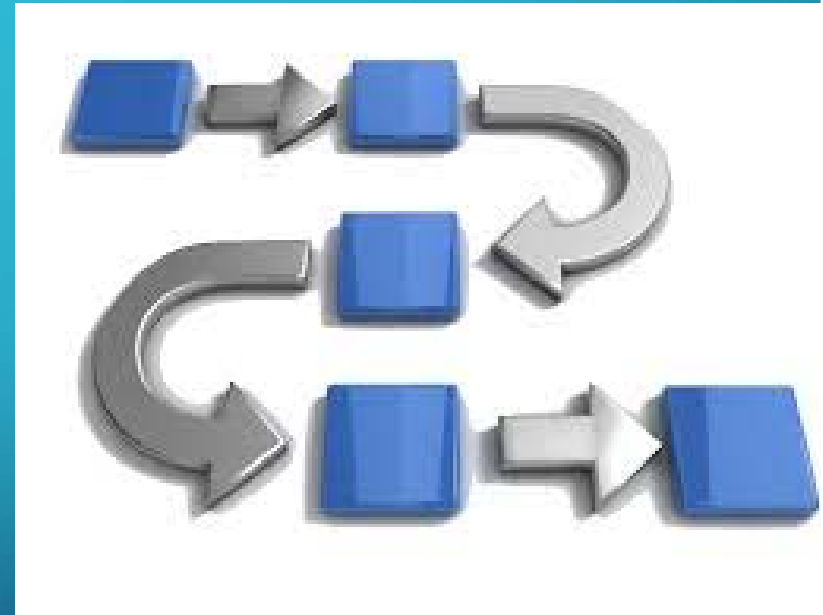


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2018 CAMPING ORDINANCE

THE PROCESS

- Started to examine in 2016
- In Coordination with Ridgefield Community Development
- Submitted to City Attorney for Legal vetting
- Rechecked with our Insurance Carrier's legal team
- Planning Commission (2/07/18)
- City Council



2018 CAMPING ORDINANCE

The Structure

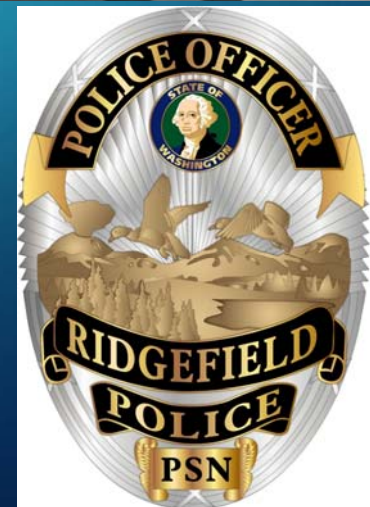
- Designed to address potential Public Health and Safety Hazards
- Broken in to two Primary areas:
Private and Public Property
- Private with Permission of owner – 72 hours
- Public Property not permitted due to lack of facilities



2018 CAMPING ORDINANCE

Implementation

- Police Policy
 - Welfare Check
 - Education
 - Social Service Assistance (if applicable)





THANK YOU



Department of Commerce

Notice of Intent to Adopt Amendment 60 Days Prior to Adoption

Indicate one (or both, if applicable):

- ☐ **Comprehensive Plan Amendment**
☐ **Development Regulation Amendment**
☒ **City Ordinance**

Pursuant to RCW 36.70A.106, the following jurisdiction provides notice of intent to adopt a proposed comprehensive plan amendment and/or development regulation amendment under the Growth Management Act.

Jurisdiction:	City of Ridgefield
Mailing Address:	PO Box 608 Ridgefield, WA 98660
Date:	January 5, 2018

Contact Name:	John Brooks
Title/Position:	Chief of Police
Phone Number:	360.857.5031
E-mail Address:	john.Brooks@ci.ridgefield.wa.us

Brief Description of the Proposed/Draft Amendment: <i>If this draft amendment is provided to supplement an existing 60-day notice already submitted, then please provide the date the original notice was submitted <u>and</u> the Commerce Material ID number located in your Commerce acknowledgement letter.</i>	<i>Addition of Camping Ordinance for the purpose of regulation within the city limits of Ridgefield.</i>
Is this action part of the scheduled review and update?	Yes: ____ No: <u>X</u>
Public Hearing Date:	Planning Board/Commission: February 7, 2018 Council/County Commission: February 8, 2018
Proposed Adoption Date:	February 22, 2018

REQUIRED: Attach or include a copy of the proposed amendment text or document(s). We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce. If you experience difficulty, please contact reviewteam@commerce.wa.gov.