



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, December 7, 2017
Ridgefield Community Center
210 N. Main, Ridgefield, WA 98642**

I. STUDY SESSION - 5:00 P.M.

- 1. Federal Legislative Update - Joel Rubin, CFM Strategic Communications, Inc**
- 2. Washington State Legislative Update - Mark Brown, Connections Public Affairs, Brian Enslow, Arbutus Consulting, LLC**

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

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

III. PUBLIC COMMENT

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

IV. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the November 16, 2017 Meeting**

V. PRESENTATION

- 1. Introduction and Oath of Office for Officer Tyler King - Police Chief John Brooks**

VI. BUSINESS

- 1. Ordinance No. 1252 – Second Reading of Ridgefield Development Code Amendment - Gee Creek Plateau Sub-Area - Jeff Niten, Community Development Director**
- 2. Ordinance No. 1253 – Second Reading of Ridgefield Development Code Amendment - Jeff Niten, Community Development Director**
- 3. Ordinance No. 1254 – Second Reading of Green Building Standards - Jeff Niten, Community Development Director**
- 4. Resolution No. 534 – Approval of Support for the Ridgefield and La Center School District Boundary Change - Steve Stuart, City Manager**
- 5. Motion - Approval of Seven Wells Estates Final Plat - Jeff Niten, Community Development Director, MinuteTraq Admin,**
- 6. Motion - Authorization for Purchase of Property - Parcels 213961-000 and 213991-000 - Kirk Johnson, Finance Director**

VII. PUBLIC HEARING/BUSINESS

- 1. Public Hearing and Second Reading of Ordinance No. 1251 –2018 Proposed Budget - Kirk Johnson, Finance Director**

VIII. PUBLIC COMMENT

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

IX. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

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

X. FROM THE COUNCIL

XI. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: December 07, 2017
ITEM: STUDY SESSION - 5:30 P.M.
AGENDA ITEM TITLE: Federal Legislative Update

Federal Legislative Update

STAFF CONTACT: Julie Ferriss, City Clerk
ATTACHMENTS: CFM Federal Affairs - Ridgefield 120717 [Read-Only] (PDF)



strategic communications, Inc.



Pending Project Proposals



Project	Account	Status	Amount
Gee Creek Trail	TAP	Awarded	\$100,000
Refuge Community and Visitors Center	USFW	5-Year Plan	\$9.53 million
Lake River Dredging	Corps	FY18 Work Plan	\$138,000 \$250,000
Pioneer Street Extension	TIGER	Submitted	\$8.67 million
RORC Baseball/Softball Fields	MLB	Submitted	\$38,671
I-5 Overpass Arts Project	Our Town	Drafted	\$100,000
11 th Street Overpass			\$13.2 million

FY18 Appropriations



Program	FY17 Enacted	Pres. Trump's Request	House Proposal	Senate Proposal
TIGER	\$500M	\$0	\$0	\$550M
Community Development Block Grant Program (CDBG)	\$3B	\$0	\$2.9B	\$3B
Economic Development Administration (EDA)	\$276M	\$0	\$176M	\$215M
USDA Water and Waste Disposal	\$392M	\$0	\$473M	\$394B
USDA Community Facilities	\$2.6B	\$3.2B	\$2.6B	\$3B
Corps of Engineers	\$6.04	\$5B	\$6.16	\$6.16

Other Priorities



Priority	Action	Amount
Crude-by-Rail	Firefighter Planning and Equipment Track Inspection Tank Car Research	Report Language \$16 million \$2 million
Infrastructure Package	P3 Pushback	Report Language
Transportation	FAST Act	Fully Funded
Small Ports	Protected	\$90 million
<u><i>Tax Reform</i></u>		
State and Local Taxes	Sales Tax Deduction Eliminated, Property \$10,000 cap	
Muni Bonds	Protected	
Advanced Refunding	Eliminated in House and Senate	
Private Activity Bonds	Eliminated in House (impacts Low Income Housing Tax Credit)	

A Look Ahead



- *Tax Reform (Repeal Individual Mandate)*
- *FY18 Appropriations (December 8, December 22)*
 - *DREAM Act*
 - *The Wall*
 - *Shut Down?*
- *Infrastructure Package*
- *Affordable Care Act Repeal*
- *Welfare Reform*
- *Mandatory Spending Cuts (Medicare/Medicaid/Social Security)*
- *2018 Elections*



Thank You

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: December 07, 2017

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

AGENDA ITEM TITLE: Washington State Legislative Update

Washington State Legislative Update

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS: Ridgefield PP Dec 2017 [Read-Only] (PDF)
Ridgefield 2018 St leg agenda (PDF)
AWC 2018 Priorities FINAL (PDF)

City Council Workshop
City of Ridgefield
December 7, 2017
Brian Enslow and Mark Brown

- 2017 Session review
- 2018 Session preview
- 2018 Agenda strategy
- 2018 Agenda
- Questions and Answers



1

2017 Session review

- **Windfall revenue gains –**
 - **Internet taxation - \$237,000 + over next five years**
 - **Offset by SST phase out**
 - **Net gain (\$192,000 vs. \$237,000)**
 - **Bottled water sales tax exemption repealed**
 - **Natural/manufactured gas via pipeline exemption user tax**
- **MRSC fully funded \$5.6M**
- **PWAA Reform advances (HB 1677); some funds protected and those swept will be redirected back to PWAA downstream**

2017 Session review

- **Unfunded mandates/cost shifts – beat back LEOFF II cost shifts and loss of FIPT support for LEOFF I obligations (no direct to Ridgefield/indirect thru FD)**
- **CJTC/BLEA 8 supplemental/6 new 17-19/no cost shift**
- **Main Street – cap raised to \$2.5 million**
- **Housing/homelessness – document recording fee renewed along with REET flexibility (SB 5254); +\$ mental health +\$ Housing and Essentials + \$ implement Medicaid 1115 waiver**

2017 Session Review

- **Beat back all preemptions including eminent domain, lodging tax, G5 deployment, homeless encampments siting, electrical inspections and more**

2017 Session Review

- **Historic Public Records reform**
 - Fee for electronic copies
 - Authority to deny “bot” requests
 - Prohibits overly broad “all” request
 - Extra fee for exceptionally complex requests
 - New grant program of PRR management
 - AG/State Archives “best practices” initiative

2017 Session review

- **Transportation/CCTA**

- Bi-State I-5 bridge replacement working group created
- \$350,000 funding to JTC to support effort
- \$1 million advance on I-5/Mill Plain SR 501 corridor projects
- \$25M moved from Camas Slough bridge to SR 14 east of I-20 widening
- \$400K for Chelatchie Prairie RR
- \$19.5M for 2 new Amtrak Cascade trains Sea to PDX
- \$300K study hi speed rail Van BC to PDX

2017 Session review

- **Capital Budget: Unfinished Business**

- \$750,000 for RORC
- \$5.2 million for Clark College Ridgefield Boschma Farm site
- Funding for numerous other projects in Clark County
- Funding for numerous grant and loan programs

2018 Session preview

- **Short 60 day session**
- **New Senate Majority**
- **D's control House/Senate and Govs office**
- **New Senate Committee Chairs and Committees**
- **McCleary (Court/Property Tax shift?)**
- **Hirst/Capital Budget**

2018 State Agenda approach

- **Be Flexible/things change**
- **Look for Ridgefield specific items**
- **Identify issues impacting all/most cities that are a priority for the City of Ridgefield**
- **Consider priorities of affiliates like AWC**

2018 Legislative Agenda

- **Finish work on the Capital Budget**
 - **RORC - \$750,000 capital budget ask towards multi-year multi-million dollar project**
 - **Clark College – support \$5.2 million request for pre-design costs associated with the Ridgefield campus at Boschma Farm**
 - **Continue progress on PWAA/\$97M backfill**
 - **Stabilize MTCA program/\$60M bonds**

2018 State Legislative Agenda

- **Support the 2018 Policy State of the CCTA**
 - **I-5 corridor enhancements**
 - **Pursue funding critical projects**
 - **Support Public Transit**
 - **Support Ports and Freight**
 - **Enhanced infrastructure and Econ. Dev. Support**
 - **Embracing Technology, Safety and Accessibility**

2018 Legislative Agenda

- Enhance GMA
- Oppose preemption of local control
- Oppose imposition of unfunded or underfunded mandates
- Look for ways to reduce impacts of unfunded mandates

AWC 2018 Priorities

- **Support top priorities of AWC**
 - **Strengthen city tools to address housing conditions in our communities**
 - **Direct funds to mental health, chemical dependency and social safety net programs**
 - **Enhance economic development tools and programs that foster business development in cities**
 - **Preserve state-shared revenues with cities and increase law enforcement training funds**

Questions & Comments

- brian@arbutusllc.com
- markobrown@comcast.net



City of Ridgefield 2018 State Legislative Agenda (December 1, 2017)

Introduction – The City of Ridgefield is grateful to our local legislators for their support of a number of important and successful initiatives during the 2017 legislative session. As Clark County’s fastest growing City we value greatly our partnership with the State of Washington, and appreciates the important role local Legislators play in fostering and enhancing that relationship. Looking forward to the 2018 session we remind legislators that our City will continue to be challenged in meeting increasing demands for municipal services and equally challenged in meeting our needs in terms of infrastructure. Our state legislative agenda is oriented towards asking our local legislators to help us meet these challenges.

TOP PRIORITY- Action on the Capital Budget

Ridgefield Outdoor Recreation Complex (RORC) – in partnership with the Ridgefield School District the City will build a major regional outdoor recreation complex that will include sport fields to accommodate two new schools, Varsity sports, Little League, soccer, lacrosse and youth football, improved parking, playground’s, trail connections and a much-needed community meeting room as part of a concession building. Groundbreaking for this amazing project occurred recently. In 2016 the City purchased five acres at a cost of \$1,125,000. This five acres and another 2.5 acres of city property will be used, along with a portion of 50 acres owned by the school district, as the site of this major recreational development. The total costs for the multifaceted multi-year project would range between \$15 and \$20 million dollars.

The City is asking our legislators to support a member-request for ad-hoc community project funding of \$750,000 towards this project, which will be used for a community meeting room as part of a building that would not qualify for WWRP and/or YAF funding. Funding at this level was included in the last “agreed-to” Capital Budget and we hope and request that this funding be included in the final Capital budget that is delivered to the Governor hopefully early in the 2018 session.

Clark College Ridgefield campus – the City supports the \$5.2 Capital Budget request of Clark College to fund pre-design costs associated with the Ridgefield campus, Clark College at Boschma Farms. This funding also was part of the final “agreed-to” Capital budget and we hope will be part of the final version.

Public Works Assistance Account “reform” – the City is pleased with how the 2017 Legislature responded to our calls to preserve the PWAA. Enactment of HB 1677 is a great first step, and the City will closely follow the multi-agency/stakeholder initiative that was established in the bill. The goal is to take a comprehensive look at the states infrastructure programs and needs and come up with recommunication’s for further action in 2019. However, action on the Capital budget is necessary to

complete this work as existing PWAA revenue sweeps were extended and are part of the Operating Budget but \$97 million in backfill is part of the “agreed-to” Capital budget.

Model Toxic Control Act Program – the City is very supportive of efforts to stabilize MTCA funding. We specifically support efforts to restore funding that was cut in the 2016 supplemental budget to toxic cleanups and pollution prevention, ensure funding for new projects, and reduce the future volatility of the funding for this important program that has been successfully used in Ridgefield by the Port of Ridgefield on their Miller’s Landing projects, and will be essential to cleanup three other contaminated sites in downtown Ridgefield. In the final “agreed-to” Capital budget progress was made including \$60 million in bonds for MTCA projects and additional bond funding for other projects.

Other Priorities

Clark County Transportation Alliance 2017-18 Policy Statement – The City Supports the 2018 Policy Statement of the Clark County Transportation Alliance including support for implementation of SSB 5806 and other actions to address I-5 bridge replacement and I-5 corridor enhancements; support for public transit; support for Ports and Freight, enhanced infrastructure and economic development; and, facilitate Connecting Washington funded projects in the region.

Growth Management Act – the City is aware and has participated in recent House Local Government Committee efforts to bring stakeholders together to consider possible changes to the 25 + year old Growth Management Act. The City will be monitoring this ongoing initiative and others to identify opportunities to make positive enhancements to GMA.

Association of Washington Cities Priorities –

The City supports the Association of Washington Cities’ top priorities including:

- Preserve state shared revenues and increase law enforcement training funds
- Enhance economic development tools and programs that foster business development in cities
- Increase direct funding to mental health, chemical dependency and social safety net programs
- Strengthen city tools to help address housing conditions in our cities

Local Control and Unfunded Mandates – The City would oppose any efforts to preempt local control and the imposition of any new unfunded or underfunded mandates.

For more information contact:

City Manager Steve Stuart, 360.887.3557 or steve.stuart@ci.ridgefield.wa.us

Mark O. Brown, 360.790.4427 or markobrown@comcast.net

Brian Enslow, 360.489.8121 or brian@arbutusllc.com

The key to growing strong cities and towns in Washington starts with addressing housing shortages and affordability, helping individuals with mental health and drug addiction issues, and providing tools to enhance local economic vitality.

The 2017 legislative session was the longest in history and yielded numerous helpful policy and budget actions for Washington's 281 cities and towns. However, critical issues remain unresolved and need to be addressed in the 2018 legislative session. The Legislature needs to swiftly adopt a capital budget so that critical community projects can move forward, and take action on the following city priorities to help our communities and state thrive.



Strengthen city tools to address housing conditions in our communities

Cities large and small are experiencing challenges with housing in their community—from shortages of affordable housing, to a lack of workforce housing, to neighborhood impacts of abandoned foreclosed properties. Cities need a variety of local option tools to address the problems of their specific local circumstances. AWC urges the Legislature to adopt:

- 1) A new construction sales tax reimbursement pilot program to attract new multi-family housing in cities outside of our urban core;
- 2) A means for cities to mitigate the impacts of abandoned and bank-owned foreclosed homes; and
- 3) Additional flexibility with existing tools such as making the optional sales tax authority for affordable housing a council decision.



Direct funds to mental health, chemical dependency, and social safety net programs

Although cities are not frontline service providers, many of the problems associated with mental health and chemical dependency show up in our communities and on our streets. Increasingly, local public safety personnel play an expanding role in addressing these impacts. AWC actively supports and will engage with those seeking to direct resources to address these challenges and will collaborate with the state, counties, and providers to find ways to deliver support services in the most effective manner.



Enhance economic development tools and programs that foster business development in cities

Economic development opportunities vary greatly across the state. Some communities have commercial or industrial areas that have deteriorated or lack the needed infrastructure for critical development, and others lack access to adequate broadband services. AWC supports expansion of current programs and funding, and will engage key legislators and stakeholders to identify tools that can help foster vital economies in all corners of our state.



Preserve state-shared revenues with cities and increase law enforcement training funds

The 2017-19 state operating budget continued to fund traditional shared revenues such as liquor revenues and municipal criminal justice assistance at the levels provided in recent years. As the Legislature considers a supplemental budget, AWC will encourage the provision of additional funding for four additional Basic Law Enforcement Academy classes during the biennium to ensure that new recruits receive training as quickly as possible.

Contact: **Dave Williams**
Director of Government Relations
davew@awcnet.org • 360.753.4137

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: December 07, 2017
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: December 7 2017 Claims Report(PDF)

City of Ridgefield
Claims Payment Report
For Approval on: December 7, 2017

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ALLEGIANCE FLEX ADVANTAGE	2453	20751912	Genl Govt/Facilities	Medical FSA	20.59
		2453201710-01	Genl Govt/Facilities	Medical FSA	50.00
ALLEGIANCE FLEX ADVANTAGE Total					70.59
ARAMARK UNIFORM SERVICES	32	863183331	Genl Govt/Facilities	CDD/PW/PD/City Hall Floor Mats	7.09
			Public Safety	CDD/PW/PD/City Hall Floor Mats	4.47
			Public Works	CDD/PW/PD/City Hall Floor Mats	3.91
			Community Development	CDD/PW/PD/City Hall Floor Mats	3.92
		863162485	Genl Govt/Facilities	PW Uniforms & Floor Mats	2.01
			Public Works	PW Uniforms & Floor Mats	44.52
			Community Development	PW Uniforms & Floor Mats	0.70
		863183332	Genl Govt/Facilities	PW Uniforms & Floor Mats	2.01
			Public Works	PW Uniforms & Floor Mats	44.52
			Community Development	PW Uniforms & Floor Mats	0.70
		863162484	Genl Govt/Facilities	CDD/PW/PD/City Hall Floor Mats	7.09
			Public Safety	CDD/PW/PD/City Hall Floor Mats	4.47
			Public Works	CDD/PW/PD/City Hall Floor Mats	3.91
			Community Development	CDD/PW/PD/City Hall Floor Mats	3.92
		863172941	Genl Govt/Facilities	PW Uniforms & Floor Mats	2.01
			Public Works	PW Uniforms & Floor Mats	44.52
			Community Development	PW Uniforms & Floor Mats	0.70
		863172940	Genl Govt/Facilities	CDD/PW/PD/City Hall Floor Mats	7.09
			Public Safety	CDD/PW/PD/City Hall Floor Mats	4.47
			Public Works	CDD/PW/PD/City Hall Floor Mats	3.91
			Community Development	CDD/PW/PD/City Hall Floor Mats	3.92
ARAMARK UNIFORM SERVICES Total					199.86
ARTSCAPE LLC	2890	902	Public Works	Final Payment - "Wings of the World" Sculpture	11,596.00
ARTSCAPE LLC Total					11,596.00
BERGERABAM	1708	320691	Public Works	Ridgefield Gee Creek Trail Master Plan	9,940.20
BERGERABAM Total					9,940.20
BLUEFIN PAYMENT SYSTEMS	2827	2827-201711-01	Public Works	E-Pay Processing Fees	517.01
BLUEFIN PAYMENT SYSTEMS Total					517.01
BLUMENTHAL UNIFORMS AND EQUIPMENT	54	8631716	Public Safety	PD Uniforms	72.09
		8674414	Public Safety	PD Uniforms	142.02
		8674474	Public Safety	PD Uniforms	72.09
BLUMENTHAL UNIFORMS AND EQUIPMENT Total					286.20
BSK ASSOCIATES	2119	V704009	Public Works	Alkalinity & Coliform	715.00

Attachment: December 7 2017 Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: December 7, 2017

BSK ASSOCIATES Total					715.00
CARAHSOFT	2500	IN504144	Public Works	Springbrook Software Project Management	2,422.09
			Information Technology	Springbrook Software Project Management	130.08
CARAHSOFT Total					2,552.17
CASCADE RECREATION INC.	2897	7929	Public Works	Osprey Park Playground Equipment	13,982.52
CASCADE RECREATION INC. Total					13,982.52
CHRIS BIDLEMAN	2547	172	Public Works	Music for Sculpture Dedication	120.00
CHRIS BIDLEMAN Total					120.00
CITY OF BATTLE GROUND	92	950	Judicial	Court Costs - Oct. 2017	9,729.66
CITY OF BATTLE GROUND Total					9,729.66
CITY OF VANCOUVER	97	446207	Public Safety	EVOC Course - Ferriss/Gibson/Pettit/Turkov	540.00
CITY OF VANCOUVER Total					540.00
CLACKAMAS COUNTY SHERIFF'S OFFICE	2499	SIC-112017-1044	Public Safety	Specialist Interview Course Reg - Ferriss	765.00
CLACKAMAS COUNTY SHERIFF'S OFFICE Total					765.00
CLARK AND SONS EXCAVATING INC.	2848	2848-GCT-1B	Public Works	Underpaid Expense - Gee Creek Trail Project	2,367.50
CLARK AND SONS EXCAVATING INC. Total					2,367.50
CLARK COUNTY	102	130008123	Public Works	Oct 2017 Lab Analysis & Biosolids Disposal	6,940.75
		730013860	Community Development	Fire Inspections	625.00
		160003489	Community Development	Fire Plan Review	83.00
CLARK COUNTY Total					7,648.75
CLARK PUBLIC UTILITIES	110	0110-201712-09	Public Works	N Abrams Park/E Division	163.62
		0110-201712-05	Public Works	N 1st Cir & N 65th Ave - Park & Ride	66.01
		0110-201712-03	Public Works	2300 N 3rd Way Bellwood Trail Lights	30.58
		0110-201712-02	Genl Govt/Facilities	230 Pioneer Ave	176.68
		0110-201712-10	Public Works	301 N 3rd Ave	97.11
			Community Development	301 N 3rd Ave	76.31
		0110-201712-06	Public Safety	116 N Main Avenue	160.11
		0110-201712-04	Public Works	Pioneer St. & Gee Creek Loop - Electricity	27.32
		0110-201712-13	Public Works	3701 N 3rd Cir - Electricity	26.90
		0110-201712-08	Public Works	109 W Division St - Electricity	2,984.70
		0110-201712-07	Public Works	512 N Allen Dr - Electricity	26.91
		0110-201712-11	Public Works	1504 NW Intertie 3 - Water	770.15
		0110-201712-12	Public Works	Overlook Park - Electricity	70.57
		0110-201712-14	Public Works	911 N 65th Ave Intertie 2 - Water	128.79
		0110-201712-01	Public Works	800 NE 264 St Intertie 1 - Water	607.17
CLARK PUBLIC UTILITIES Total					5,412.93
COLUMBIA RESOURCE COMPANY	114	17757	Genl Govt/Facilities	Parks/Streets/Event Supplies Disposal	226.75
			Public Works	Parks/Streets/Event Supplies Disposal	515.90
COLUMBIA RESOURCE COMPANY Total					742.65
COLUMBIA WEST ENGINEERING INC.	1446	16046-4	Public Works	RORC Engineering Services	9,182.50

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City of Ridgefield
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COLUMBIA WEST ENGINEERING INC. Total					9,182.50
COMCAST	2271	2271-201712-301	Genl Govt/Facilities	CDD/PW Communications	1.70
			Public Works	CDD/PW Communications	27.45
			Community Development	CDD/PW Communications	31.04
		2271-201712-116	Public Safety	PD Communications	282.93
		2271-201712-109	Public Works	WWTP Communications	305.75
		2271-201712-210	Genl Govt/Facilities	Community Center WiFi	223.70
			Community Development	Community Center WiFi	55.95
		2271-201712-230	Genl Govt/Facilities	City Hall Communications	285.09
COMCAST Total					1,213.61
COMCAST BUSINESS	1666	58846145	Genl Govt/Facilities	City Hall Communications	364.23
COMCAST BUSINESS Total					364.23
COMDATA NETWORK INC.	1101	20278351	Genl Govt/Facilities	CDD & PW Fuel - XN173	64.19
			Public Works	CDD & PW Fuel - XN173	1,161.20
			Community Development	CDD & PW Fuel - XN173	228.81
		20278350	Public Safety	PD Fuel - XN795	905.91
COMDATA NETWORK INC. Total					2,360.11
CORE & MAIN LP	2906	1080633	Public Works	Meter Replacement Program	754.90
CORE & MAIN LP Total					754.90
CRIMINAL JUSTICE TRAINING COMMISSION	2721	201129233	Public Safety	Training Registration - Ferriss/King	145.00
CRIMINAL JUSTICE TRAINING COMMISSION Total					145.00
DABNEY'S ALIGNMENT & BRAKE	2929	43285	Genl Govt/Facilities	Vehicle Maint - Jim's Truck	31.90
			Public Works	Vehicle Maint - Jim's Truck	1,562.84
DABNEY'S ALIGNMENT & BRAKE Total					1,594.74
DELICIOUS DISHES CATERING LLC	2926	2926-201712-01	Human Resources	Employee Luncheon	866.70
DELICIOUS DISHES CATERING LLC Total					866.70
DEPARTMENT OF ECOLOGY	144	2017-6496	Public Works	2018 Wastewater Operator Cert Renewal-Crockford	30.00
DEPARTMENT OF ECOLOGY Total					30.00
DEPARTMENT OF LICENSING	154	RG0000219-2017	Genl Govt/Facilities	CPL Fees - Main	18.00
		0154-201712-01	Genl Govt/Facilities	Driver Record Requests	11.02
			Public Safety	Driver Record Requests	143.00
			Public Works	Driver Record Requests	177.86
			Community Development	Driver Record Requests	71.12
		RG0000220-2017	Genl Govt/Facilities	CPL Fees - Mayer	18.00
		RG0000218-2017	Genl Govt/Facilities	CPL Fees - Stewart	18.00
		DEPARTMENT OF LICENSING Total			
DICK'S TIRE FACTORY	158	D78814	Genl Govt/Facilities	Vehicle Maint - Jim's Truck	10.36
			Public Works	Vehicle Maint - Jim's Truck	507.62
		D77667	Public Safety	PD Vehicle Maintenance	37.71
DICK'S TIRE FACTORY Total					555.69

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City of Ridgefield
Claims Payment Report
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DR Horton Inc.	UB*00055	(blank)	Genl Govt/Facilities	Refund Check	71.06
DR Horton Inc. Total					71.06
DZ AND FAMILY	1497	14221	Public Works	WWTP Maintenance	53.95
DZ AND FAMILY Total					53.95
E2 LAND USE PLANNING SERVICES LLC	485	0485-201712-01	Public Works	Planning Consultant Services - October 2017	312.00
			Community Development	Planning Consultant Services - October 2017	9,131.28
E2 LAND USE PLANNING SERVICES LLC Total					9,443.28
ELI KREBSER	2132	2132-201712-01	Genl Govt/Facilities	Reimbursement - CDL Permit & Test Fee - Krebser	7.50
			Public Works	Reimbursement - CDL Permit & Test Fee - Krebser	67.50
ELI KREBSER Total					75.00
FASTENAL COMPANY	1491	WAWOA64265	Genl Govt/Facilities	Gloves for all PW	0.21
			Public Works	Gloves for all PW	3.24
			Community Development	Gloves for all PW	0.11
		WAWOA64146	Genl Govt/Facilities	Gloves for all PW	2.41
			Public Works	Gloves for all PW	38.98
			Community Development	Gloves for all PW	1.34
FASTENAL COMPANY Total					46.29
FERGUSON ENTERPRISES INC # 8423	181	613726	Public Works	Water Meters	3,673.78
		611896	Public Works	Water Meters	2,565.37
		613733	Public Works	Water Supplies	64.83
FERGUSON ENTERPRISES INC # 8423 Total					6,303.98
FRIENDS OF WILDLIFE REFUGE	193	0193-201712-01	Genl Govt/Facilities	Birdfest - Tourism	2,053.39
FRIENDS OF WILDLIFE REFUGE Total					2,053.39
FRIX TECHNOLOGIES	2824	17112104	Community Development	CDD Scanning	23,713.13
FRIX TECHNOLOGIES Total					23,713.13
GROVER ELECTRIC AND PLUMBING	210	HA60834	Public Works	WWTP Supplies	21.98
		HA59919	Public Works	Overlook Park Electrical Outlets	127.80
		HA60387	Public Works	Overlook Park Electrical Outlets	51.12
GROVER ELECTRIC AND PLUMBING Total					200.90
HAMER ELECTRIC INC	213	40232	Public Works	Rebuild & Install Well #10 Motor Starter	3,531.65
HAMER ELECTRIC INC Total					3,531.65
HARRY'S LAWN AND POWER EQUIPMENT	214	131076	Public Works	Storm Equipment Maintenance	21.67
		130846	Public Works	Parks/Storm Equipment Maint.	8.65
HARRY'S LAWN AND POWER EQUIPMENT Total					30.32
HOME DEPOT CREDIT CARD SERVICES	1805	3084974	Genl Govt/Facilities	PW Shop Electrical	3.62
			Public Works	PW Shop Electrical	58.46
			Community Development	PW Shop Electrical	2.01
		103118	Genl Govt/Facilities	Events Supplies	108.33
HOME DEPOT CREDIT CARD SERVICES Total					172.42
HONEY BUCKETS	223	550489482	Public Works	Davis Park Port-a-Potty	298.00

Attachment: December 7 2017 Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: December 7, 2017

HONEY BUCKETS Total					298.00
IDENTISYS INC.	2925	363995	Public Safety	PD Identification Cards	173.13
IDENTISYS INC. Total					173.13
INSTANT IMPRINTS CASCADE PARK	2371	46588	Genl Govt/Facilities	Logowear for John Burrow & Employee Appreciation	80.03
			Human Resources	Logowear for John Burrow & Employee Appreciation	50.10
INSTANT IMPRINTS CASCADE PARK Total					130.13
INTERSTATE SPECIAL EVENTS	2706	121141-1	Public Works	Refuge Memorial Sculpture Dedication - Tent Rental	557.58
		120318-1	Genl Govt/Facilities	November First Saturday Rental Supplies	2,526.87
INTERSTATE SPECIAL EVENTS Total					3,084.45
J2 BLUE PRINT SUPPLY	243	AR38532	Public Works	Refuge Memorial Sculpture Dedication Supplies	43.36
J2 BLUE PRINT SUPPLY Total					43.36
JANEAN Z PARKER	2199	167	Public Works	Legal Services	568.75
			Community Development	Legal Services	4,700.00
			Legal	Legal Services	1,312.50
JANEAN Z PARKER Total					6,581.25
Johnson Douglas & Linda	UB*00058	(blank)	Genl Govt/Facilities	Refund Check	8.23
Johnson Douglas & Linda Total					8.23
KIRK JOHNSON	1716	1716-201712-01	Public Safety	Mileage Reimb./L&I Charge Reimb. - Johnson	27.25
			Finance	Mileage Reimb./L&I Charge Reimb. - Johnson	123.96
KIRK JOHNSON Total					151.21
LARCH CORRECTIONS CENTER	2088	LCC1711.569	Public Works	Parks/Streets/Storm Area Clean Up	683.33
LARCH CORRECTIONS CENTER Total					683.33
LYNCH JANITORIAL AND CLEANING LLC	2197	12066	Genl Govt/Facilities	Janitorial Service - November 2017	202.66
			Public Safety	Janitorial Service - November 2017	159.92
			Public Works	Janitorial Service - November 2017	113.99
			Community Development	Janitorial Service - November 2017	163.10
LYNCH JANITORIAL AND CLEANING LLC Total					639.67
MARIUS L MALATTIA	1817	1817-201711-01	Community Development	Commercial Plan Review	275.00
MARIUS L MALATTIA Total					275.00
MARK O BROWN	567	2017-12	Genl Govt/Facilities	Lobbyist - November 2017	1,500.00
MARK O BROWN Total					1,500.00
MASONS SUPPLY COMPANY	2051	6030793-00	Public Works	Refuge Memorial Sculpture Supplies	18.30
MASONS SUPPLY COMPANY Total					18.30
MINUTEMAN PRESS	1432	79541	Public Works	Notary Stamp - DeShiell	44.72
			Finance	Notary Stamp - DeShiell	2.35
		79445	Public Safety	Notary Stamps - Hoots/DeShiell	42.73
			Administration	Notary Stamps - Hoots/DeShiell	42.73
MINUTEMAN PRESS Total					132.53
Mueller Matthias	UB*00054	(blank)	Genl Govt/Facilities	Refund Check	30.60
Mueller Matthias Total					30.60

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MUNICIPAL CODE CORP.	1185	299412	Genl Govt/Facilities	Codification	308.31
MUNICIPAL CODE CORP. Total					308.31
MUNICIPAL EMERGENCY SERVICES INC	2235	IN1178679	Public Safety	PD Body Armor	765.30
MUNICIPAL EMERGENCY SERVICES INC Total					765.30
NAPA AUTO PARTS	498	18323	Genl Govt/Facilities	PW Shop Supplies & Small Tools	2.12
			Public Works	PW Shop Supplies & Small Tools	34.44
			Community Development	PW Shop Supplies & Small Tools	1.19
		18489	Genl Govt/Facilities	PW FTE & Water Supplies	3.51
			Public Works	PW FTE & Water Supplies	60.76
			Community Development	PW FTE & Water Supplies	1.95
		16885	Genl Govt/Facilities	Mobile Air Comp Maint/Don's Truck Maint/WWTP Supp.	10.78
			Public Works	Mobile Air Comp Maint/Don's Truck Maint/WWTP Supp.	290.81
			Community Development	Mobile Air Comp Maint/Don's Truck Maint/WWTP Supp.	5.59
		15539	Genl Govt/Facilities	Vehicle Maint - Eli's Truck	3.01
			Public Works	Vehicle Maint - Eli's Truck	27.17
		17203	Genl Govt/Facilities	Vehicle Maint - Don's Truck	0.24
			Public Works	Vehicle Maint - Don's Truck	4.52
		16776	Genl Govt/Facilities	Returned Vehicle Maint Supplies - Tom's Truck	(0.25)
			Public Works	Returned Vehicle Maint Supplies - Tom's Truck	(3.94)
		19400	Genl Govt/Facilities	Vehicle Maintenance - Jim's Truck	14.94
			Public Works	Vehicle Maintenance - Jim's Truck	732.44
		16677	Genl Govt/Facilities	Vehicle Maint - Tom's Truck	1.32
			Public Works	Vehicle Maint - Tom's Truck	20.48
		19692	Public Safety	PD Vehicle Maintenance	49.42
NAPA AUTO PARTS Total					1,260.50
NORTHSTAR CHEMICAL INC.	1019	113927	Public Works	Resin Compound	829.26
		114280	Public Works	Sodium Hypochlorite	779.56
NORTHSTAR CHEMICAL INC. Total					1,608.82
NORTHWEST HYDRAULIC CONSLTANTS INC.	2918	22109	Public Works	Gee Creek Stabilization Project	8,080.82
NORTHWEST HYDRAULIC CONSLTANTS INC. Total					8,080.82
NORTHWEST STAFFING	522	4083503	Public Works	Temp Services Week Ending 11/19/17 - Lopez/White	1,048.74
			Community Development	Temp Services Week Ending 11/19/17 - Lopez/White	1,125.50
		4083016	Public Works	PW Temp Employee - Lopez	800.20
		4083240	Public Works	PW Temp Employee - Lopez	629.66
NORTHWEST STAFFING Total					3,604.10
OFFICIAL PAYMENTS CORPORATION	1701	53196	Public Works	E-Pay Processing Fees	3.90
OFFICIAL PAYMENTS CORPORATION Total					3.90
OTAK INC.	1787	111700179	Public Works	Downtown Accessibility Improvements	7,397.00
		111700296	Public Works	RORC Construction Management Services	10,035.00
OTAK INC. Total					17,432.00

Attachment: December 7 2017 Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield
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PACIFIC OFFICE AUTOMATION	1564	56828292	Genl Govt/Facilities	Ciry Hall Copier/PW Printer Lease	776.17
			Public Works	Ciry Hall Copier/PW Printer Lease	49.58
			Community Development	Ciry Hall Copier/PW Printer Lease	1.71
		56815847	Public Works	CDD Copier Lease	163.63
			Community Development	CDD Copier Lease	163.64
PACIFIC OFFICE AUTOMATION Total					1,154.73
PALADIN DATA SYSTEM CORPORATION	668	2401202	Community Development	SMARTGOV Onsite Confuguration Consulting-Travel	1,356.62
PALADIN DATA SYSTEM CORPORATION Total					1,356.62
PBS ENGINEERING AND ENVIRONMENTAL	342	0071172.000 - 1	Public Works	Pioneer Ext - TIGER Grant Support	3,000.00
		0071069.000 - 3	Public Works	S. 45th & Royal Rd. Improvements	67,914.66
		HDJ4083.002-21	Public Works	35th Ave & Pioneer Roundabout Design Phase 2	16,033.61
PBS ENGINEERING AND ENVIRONMENTAL Total					86,948.27
Peck Paul	UB*00056	(blank)	Genl Govt/Facilities	Refund Check	33.00
Peck Paul Total					33.00
PIONEER PEST MANAGEMENT	2040	253211	Community Development	Pest Control - Quarterly Service	107.32
PIONEER PEST MANAGEMENT Total					107.32
POWER RENTS	2798	22760-2	Public Works	Memorial Sculpture - Equipment Rental	317.50
		22863-2	Public Works	Memorial Sculpture - Equipment Rental for Install	177.70
POWER RENTS Total					495.20
Raabe Margaret	UB*00060	(blank)	Genl Govt/Facilities	Refund Check	64.21
Raabe Margaret Total					64.21
REFLECTOR	369	101474	Community Development	Pub. Hrg. Notice - Economic Cat. Program	75.79
		101436	Genl Govt/Facilities	Property Tax Revenue Increase	54.07
		101263	Community Development	Pub. Hrg. Notice -Economic Catalyst Program	74.71
		101439	Genl Govt/Facilities	Ord. No. 1250 - Fireworks	46.44
		101142	Finance	Not. if Final Hrg. - 2018 Budget	29.03
		101242	Community Development	Ord. No. 1245	55.11
		101438	Public Works	Ord. 1249 - Stormwater Rate Update	46.44
		101262	Community Development	Pub. Hrg. Notice - Green Building Standards	79.01
		101437	Public Works	Water Rate Increase	48.44
		101360	Community Development	SEPA - Gee Creek Plateau	121.26
REFLECTOR Total					630.30
Rhoads Tom	UB*00057	(blank)	Genl Govt/Facilities	Refund Check	80.61
Rhoads Tom Total					80.61
RIDGEFIELD SCHOOL DISTRICT	378	1001700024	Public Works	Water Tower Lease	1,800.00
RIDGEFIELD SCHOOL DISTRICT Total					1,800.00
RIDGEFIELD WEBER LLC	2927	PLZ-17-0136	Genl Govt/Facilities	Overpayment - PLZ-17-0136	350.00
RIDGEFIELD WEBER LLC Total					350.00
RONALD ONSLOW	930	0930-201712-01	Council	Mileage/Expense Reimbursement - Onslow	472.56
RONALD ONSLOW Total					472.56

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City of Ridgefield
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RPM NORTHWEST	2832	3944	Public Works	Vehicle Maint - Crane Truck	860.78
RPM NORTHWEST Total					860.78
RYAN THAMERT	2928	2928-201712-01	Genl Govt/Facilities	Mileage & CDL Permit Fee Reimbursement-Thamert	21.67
			Public Works	Mileage & CDL Permit Fee Reimbursement-Thamert	411.76
RYAN THAMERT Total					433.43
SHRED-IT US JV LLC	2274	8123457166	Genl Govt/Facilities	CDD/PW Shredding	1.76
			Public Works	CDD/PW Shredding	28.46
			Community Development	CDD/PW Shredding	32.18
		8123457165	Genl Govt/Facilities	City Hall Shredding	62.40
		8123457167	Public Safety	City Hall Shredding	33.28
SHRED-IT US JV LLC Total					158.08
STATE OF WA DEPARTMENT OF REVENUE	1244	20724	Genl Govt/Facilities	2017 Unclaimed Property Reporting	174.77
STATE OF WA DEPARTMENT OF REVENUE Total					174.77
STATE OF WASHINGTON DEPARTMENT OF REVENUE	156	21817720	Genl Govt/Facilities	September 2017 B&O and Excise Tax	16,805.99
		79395	Genl Govt/Facilities	3rd Qtr 2017 Leasehold Tax	110.54
STATE OF WASHINGTON DEPARTMENT OF REVENUE Total					16,916.53
STERICYCLE	2504	3004041047	Public Safety	Hazardous Waste Disposal	10.36
STERICYCLE Total					10.36
THE MASTERS TOUCH LLC	1786	P54351	Public Works	Postage - Oct. 2017 Utility Statements	997.41
		54351	Public Works	Utility Statements - Oct 2017	709.99
		N170671	Public Works	#10 Statement Window Envelopes Stock	466.12
THE MASTERS TOUCH LLC Total					2,173.52
THE PARR COMPANY	964	26387788	Public Works	Memorial Sculpture Supplies	45.46
		26388153	Public Works	Memorial Sculpture Supplies	33.50
		26389043	Public Works	Street Sign Install	33.50
		26388204	Public Works	Returned - Memorial Sculpture Supplies	(22.73)
		26387890	Public Works	Memorial Sculpture Supplies	150.24
		26388583	Public Works	Deer X-ing/ Crosswalk Signs	20.10
		26387883	Public Works	Memorial Sculpture Supplies	19.27
THE PARR COMPANY Total					279.34
TLC TOWING	431	C0897	Public Safety	Evidence Tow	81.30
TLC TOWING Total					81.30
TRABUCCO CONSULTING LLC	2236	6866	Genl Govt/Facilities	December 2017 First Saturday Postcards	670.75
TRABUCCO CONSULTING LLC Total					670.75
TRACY BLEHM	809	0809-201711-01	Human Resources	Mileage Reimbursement - Blehm	61.80
TRACY BLEHM Total					61.80
TRAFFIC SAFETY SUPPLY	432	135962	Genl Govt/Facilities	Street Signs	(63.17)
			Public Works	Street Signs	815.17
TRAFFIC SAFETY SUPPLY Total					752.00
TRIBECA TRANSPORT LLC	747	COR-1714	Public Works	Sludge Hauling	1,830.00

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City of Ridgefield
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TRIBECA TRANSPORT LLC Total					1,830.00
UNIT PROCESS COMPANY	1819	220/55005129	Public Works	Pulsafeeder Pump & Kopkits	2,582.75
UNIT PROCESS COMPANY Total					2,582.75
US BANK	2237	2237-201712-01	Finance	Oct. 2017 Custody Charges	28.00
US BANK Total					28.00
USA BLUEBOOK	444	409421	Public Works	Water & Sewer Supplies	704.87
USA BLUEBOOK Total					704.87
VERIZON WIRELESS	452	9795342728	Genl Govt/Facilities	PW Director iPad	4.49
				PW Cell Phones & 2 iPads	29.37
				Julie iPad	29.95
			Public Safety	PD Chief iPad	29.98
				PD Cell Phones	893.26
			Public Works	PW Director iPad	23.96
				PW Cell Phones & 2 iPads	705.96
			Community Development	PW Director iPad	1.49
				PW Cell Phones & 2 iPads	133.76
				CDD Director iPad	29.97
				CDD Cell Phones	175.47
			Finance	Finance Director iPad	29.98
			Council	Council iPads	1,862.68
			Executive	City Manager iPad	29.98
			Administration	Deputy City Manager iPad	29.97
VERIZON WIRELESS Total					4,010.27
WA STATE DEPARTMENT OF AGRICULTURE	717	0717-201712-01	Genl Govt/Facilities	2018 Pesticide License Renewals	13.06
			Public Works	2018 Pesticide License Renewals	210.69
			Community Development	2018 Pesticide License Renewals	7.25
		0717-201712-02	Genl Govt/Facilities	2018 Pesticide License Renewal - Krebsler	1.85
			Public Works	2018 Pesticide License Renewal - Krebsler	30.11
			Community Development	2018 Pesticide License Renewal - Krebsler	1.04
WA STATE DEPARTMENT OF AGRICULTURE Total					264.00
WA STATE DEPARTMENT OF TRANSPORTATION	688	RE44JD14560L011	Public Works	Vactor Work	890.74
		RE44JD14550L001	Public Works	Street Sweeping	809.78
		RE44JD15670L016	Public Works	35th Ave Roundabout Review/Inspection	2,061.38
WA STATE DEPARTMENT OF TRANSPORTATION Total					3,761.90
Waite Teresa	UB*00059	(blank)	Genl Govt/Facilities	Refund Check	70.48
Waite Teresa Total					70.48
WELLS FARGO	1681	201711-1133	Genl Govt/Facilities	Nov2017 Visa Stmt-Brunson Safeway	0.99
				Nov2017 Visa Stmt-Brunson Ridgefield Pioneer Market	0.37
				Nov2017 Visa Stmt-Brunson El Potrillo	2.89
			Public Works	Nov2017 Visa Stmt-Brunson Safeway	20.74

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City of Ridgefield
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WELLS FARGO	1681	201711-1133	Public Works	Nov2017 Visa Stmt-Brunson Ridgefield Pioneer Market	5.92
				Nov2017 Visa Stmt-Brunson El Potrillo	25.99
			Community Development	Nov2017 Visa Stmt-Brunson Safeway	0.55
				Nov2017 Visa Stmt-Brunson Ridgefield Pioneer Market	0.20
		201711-1117	Public Safety	Nov2017 Visa Stmt-Blehm Springhill Suites	189.96
			Community Development	Nov2017 Visa Stmt-Blehm Campbells Lodge	540.42
			Human Resources	Nov2017 Visa Stmt-Blehm Fred Meyer	103.72
		201711-1889	Executive	Nov2017 Visa Stmt-Stuart Ridgefield Pioneer Market	3.59
				Nov2017 Visa Stmt-Stuart Billygans Roadhouse	52.73
				Nov2017 Visa Stmt-Stuart Sportsmans Steakhouse	22.97
				Nov2017 Visa Stmt-Stuart Fuel Bistro	92.22
				Nov2017 Visa Stmt-Stuart Black Rock Coffee	7.50
				Nov2017 Visa Stmt-Stuart Casa Tapatia	19.90
				Nov2017 Visa Stmt-Stuart Country Cafi½	127.30
				Nov2017 Visa Stmt-Stuart Teriyaki Thai	26.68
				Nov2017 Visa Stmt-Stuart Java House	4.88
				Nov2017 Visa Stmt-Stuart End of the Road Grill	17.91
				Nov2017 Visa Stmt-Stuart Peets	5.15
				Nov2017 Visa Stmt-Stuart Chevron	23.62
				Nov2017 Visa Stmt-Stuart Lucky Dragon	11.44
				Nov2017 Visa Stmt-Stuart Adobe Acropro	16.25
		201711-8989	Genl Govt/Facilities	Nov2017 Visa Stmt-Brooks Mallory Safety Supply	(1.74)
			Public Safety	Nov2017 Visa Stmt-Brooks Alderbrook Resort	201.12
				Nov2017 Visa Stmt-Brooks Mallory Safety Supply	22.46
		201711-5494	Genl Govt/Facilities	Nov2017 Visa Stmt-Kipp Amazon Marketplace	450.50
				Nov2017 Visa Stmt-Kipp Facebook	30.00
				Nov2017 Visa Stmt-Kipp Costco	6.48
				Nov2017 Visa Stmt-Kipp Walmart	418.12
				Nov2017 Visa Stmt-Kipp Dollar Tree	53.12
				Nov2017 Visa Stmt-Kipp Shutterstock	29.00
			Human Resources	Nov2017 Visa Stmt-Kipp Costco	60.66
				Nov2017 Visa Stmt-Kipp Walmart	67.84
		201711-9760	Genl Govt/Facilities	Nov2017 Visa Stmt-Hoots Amazon Marketplace	(3.73)
				Nov2017 Visa Stmt-Hoots Sirchie Finger Print Lab	(5.43)
				Nov2017 Visa Stmt-Hoots Safetysign.com	(14.99)
			Public Safety	Nov2017 Visa Stmt-Hoots TLO Transunion	25.50
				Nov2017 Visa Stmt-Hoots Amazon Marketplace	65.37
				Nov2017 Visa Stmt-Hoots Sirchie Finger Print Lab	70.12
				Nov2017 Visa Stmt-Hoots Safetysign.com	193.49
				Nov2017 Visa Stmt-Hoots Amazon.com	26.03

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City of Ridgefield
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WELLS FARGO	1681	201711-4015	Genl Govt/Facilities	Nov2017 Visa Stmt-Arends Sizzler	1.56
				Nov2017 Visa Stmt-Arends Safeway	0.68
				Nov2017 Visa Stmt-Arends Pellegrinos Event and Cat	0.40
				Nov2017 Visa Stmt-Arends Paypal *LMPartWorld	(25.95)
			Public Works	Nov2017 Visa Stmt-Arends Sizzler	25.21
				Nov2017 Visa Stmt-Arends Safeway	10.94
				Nov2017 Visa Stmt-Arends Pellegrinos Event and Cat	6.38
				Nov2017 Visa Stmt-Arends Paypal *LMPartWorld	334.90
				Nov2017 Visa Stmt-Arends Ace Hardware	43.14
			Community Development	Nov2017 Visa Stmt-Arends Coral Sales Company	420.58
				Nov2017 Visa Stmt-Arends Rietdyks Milling Co	47.34
				Nov2017 Visa Stmt-Arends Sizzler	0.87
				Nov2017 Visa Stmt-Arends Safeway	0.38
				Nov2017 Visa Stmt-Arends Pellegrinos Event and Cat	0.22
			201711-8453	Genl Govt/Facilities	Nov2017 Visa Stmt-Kast DryBox
		Public Works		Nov2017 Visa Stmt-Kast Clark County Auditor	23.58
				Nov2017 Visa Stmt-Kast Buckets	13.01
				Nov2017 Visa Stmt-Kast DryBox	65.04
				201711-8764	Genl Govt/Facilities
			Nov2017 Visa Stmt-Knottnerus Boardsource		15.00
		Human Resources	Nov2017 Visa Stmt-Knottnerus Papa Petes Pizza		87.75
			Nov2017 Visa Stmt-Knottnerus Indeed		85.83
		201711-7296	Administration		Nov2017 Visa Stmt-Knottnerus Assoc. of WA Cities
			Genl Govt/Facilities	Nov2017 Visa Stmt-Rhine Clore Automotive	(1.26)
				Nov2017 Visa Stmt-Rhine Paypal *Chief Supply	(2.68)
			Public Safety	Nov2017 Visa Stmt-Rhine Amazon	(93.12)
				Nov2017 Visa Stmt-Rhine Clore Automotive	16.21
		Nov2017 Visa Stmt-Rhine Paypal *Chief Supply		34.62	
		201711-4056		Genl Govt/Facilities	Nov2017 Visa Stmt-Ferriss Ridgefield Floral
			Public Works	Nov2017 Visa Stmt-Ferriss USPS	23.75
				Finance	Nov2017 Visa Stmt-Ferriss Fuel Bistro
			Council	Nov2017 Visa Stmt-Ferriss Brownpapertickets.com	150.00
				Nov2017 Visa Stmt-Ferriss Assoc. of WA Cities	50.00
		201711-2960	Finance	Nov2017 Visa Stmt-Johnson Ncompliance Services	429.00
				Nov2017 Visa Stmt-Johnson Government Finance	65.00
WELLS FARGO Total					5,043.97
WHITNEY EQUIPMENT COMPANY INC	470	84559	Public Works	Influent Pump	10,596.28
WHITNEY EQUIPMENT COMPANY INC Total					10,596.28
WHOMEDIA	1284	20171101	Genl Govt/Facilities	Hometown Celebration Photo Supplies	200.00
WHOMEDIA Total					200.00

Attachment: December 7 2017 Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: December 7, 2017

4.1.a

Grand Total

322,376.83

Attachment: December 7 2017 Claims Report (Approval of Claims And/Or Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: December 07, 2017
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Minutes from the November 16, 2017 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: 11-16-2017 (PDF)



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

November 16, 2017

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

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

ROLL CALL

Attendee Name	Title	Status	Arrived
Ron Onslow	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

Add Resolution No. 533 after public comment and before the consent agenda.

PUBLIC COMMENT - [6:31 PM](#)

Chris Dudley - Resident

Meaning Movies presents "An Inconvenient Sequel: Truth to Power" on November 22nd at the Old Liberty Theater.

Kudos to staff for working with us on the Multicultural Festival event.

Clyde Burkle - Resident

Thanked the City for installation of stop sign during the school hours.

It is possible for the signage to remain posted all the time?

Marc Rappaport - Resident

Will be presenting a presentation after the movie on November 22nd.

Innovator in renewable energies and designed geothermal-solar systems and biomass power projects - would like to work with City, School District and CPU.

EV charging cost

Jeff Vigue - Resident

Thanksgiving Day turkey trot invitation.

Part of the proceeds will go toward the Ridgefield Resource Center.

Attachment: 11-16-2017 (Approval of Minutes)

RESOLUTION NO. 533

Mayor and City Council presented Resolution No. 533 to Ridgefield Resident John Burrow - recognizing the outstanding service of John Burrow as a City Council member and Mayor, expressing the community's gratitude and appointing John as "Mayor Emeritis".

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

1. Approval of Claims And/Or Payroll
2. Approval of Minutes from the November 2, 2017 Meeting

PUBLIC HEARING/BUSINESS**1. Public Hearing and First Reading of Ordinance No. 1251 –2018 Proposed Budget - Kirk Johnson, Finance Director**

The 2018 budget proposes an operating budget of \$10,526,241, capital budget of \$21,091,000, special revenue budget of \$12,931,218, and a debt service budget of \$6,320,224, for a total budget of \$50,868,683. The net impact on overall fund balance is a decrease of \$10,591,584. Transfers between funds included in the budget total \$20,305,554, with \$1,118,892 associated with the operating funds, transfers to the equipment replacement fund in the amount of \$118,310, transfers for debt service in the amount of \$410,224, and \$18,658,128 for capital projects. Intergovernmental transfers total \$729,410 to cover operating costs for the sewer treatment plant. The City has transferred ownership of the plant but continues to manage operations through contractual agreement. Total revenues and the use of fund balance and/or designated reserves are projected to sufficiently support the proposed budget. The 2018 proposed budget includes funding for two new full-time equivalent positions. The new positions are for a police officer and a community development admin assistant/permit tech. The FTE count also includes the reduction of one position for a waste water treatment plant operator. The total FTE count for the City of Ridgefield with these additions and subtractions is 44.5, which includes 44 full-time positions and 1 part-time position.

City Council conducted discussion

Mayor Opened the Hearing: 7:06PM

No testimony received

Mayor Closed the Hearing: 7:06PM

First reading of the Ordinance conducted

2. Public Hearing and First Reading of Ordinance No. 1252 – Ridgefield Development Code Amendment - Gee Creek Plateau Sub-Area Plan - Jeff Niten, Community Development Director

The Gee Creek Plateau is an approximately 359-acre area of unincorporated land within the urban growth boundary of the City. The subarea is an island - it is an unincorporated area surrounded on all sides by the incorporated City. The subarea plan establishes future residential densities, as well as required transportation and utility infrastructure improvements. The sub-area planning process began in the spring of 2016 as the city engaged a consulting team with the background necessary to develop a sub-area plan for the city. City staff also contacted a number of people who own property in the area to

be part of a stake-holder group and included a Planning Commissioner and a member of the City Council. The overriding vision for the sub-area resulting from the meetings and conversations with the stake-holder group was retaining the rural character that many current residents enjoy. To accomplish this the concept plan attempts to recognize and preserve open space areas through a unique clustering implementation model. For many of the properties, generally concentrated along the transportation corridors, there is a requirement to cluster residential development closer to the roadways and maintain open space behind and to the side of single family home sites allowing future residents to participate in some aspects of the rural experience including ownership of livestock. The open spaces would be owned and maintained by the Home Owners Association. Other elements of the plan include identified transportation corridors, a comprehensive trail and park network, and identification of cluster areas.

City Council conducted discussion

Mayor Opened the Hearing: 7:31PM

Byron Brink - Resident

Suggesting to install landscaping that reflects the rural area

Utilize native plants for landscaping

Pam Stadelman

My property is located on the edge of the cluster area, still processing the plan

Give us the opportunity to decide if we want to do cluster

Keep the zoning the way you planned

Kevin Stadelman

We see lots of building around us, Jeff has been great in explaining the plan

Make it a great area for families

Joe Burton

Have been part of the stakeholder committee

Impressed with the effort and thank the City Council for reaching out to residents

We have a unique area

Would love to have extra space and privacy, be creative

Ben Oberreuter

Thank you for the effort to keep the rural area

Trails are a nice idea and I support that

Respect the property owners and farmers

Justin Serface

Suggesting for green space areas - make sure the area is maintained

Sheryl Mitchell

Not happy with the development but appreciate the effort

Bob Sawyer

Concerns - lack of details, how many homes will you have?

Need to define the limitations

Not enough detail but do like the concept

Nancy Finn

Questions - as the property owner can we subdivide?
People coming in have to know what the rural living is like

Mayor Closed the Hearing: 7: 46PM

Staff - subdividing only if you are in the City

First reading of the Ordinance conducted

3. Public Hearing and First Reading of Ordinance No. 1253 – Ridgefield Development Code Amendment - Jeff Niten, Community Development Director

The City is proposing a series of housekeeping amendments and changes to the Ridgefield Development Code, which establishes zoning regulations for residential and nonresidential development throughout the City. The update to the code focuses on code refinements to clarify the interpretation of certain sections, adjust the details of a policy, reflect desired design standards, simplify review procedures, or reduce the number of paper copies required. The majority of updates relate to issues identified by staff and code users during implementation over the past year, or looking ahead to future applications.

City Council conducted discussion

Mayor Opened the Hearing: 8:17PM

Angela Zwingli

Frontage discussion - I have pictures that shows same floor plan but the frontage is different
How can I pass this on for consideration?

Rod Hathaway

Agree with Council member Wertz regarding the distance between houses and changes of the facade

Mayor Closed the Hearing: 7:21PM

Staff - Please forward pictures to Jeff Niten

4. Public Hearing and First Reading of Ordinance No. 1254 – Green Building Standards - Jeff Niten, Community Development Director

As part of the work program for the Planning Commission and Community Development in 2017 the City Council directed staff to research, develop and implement a Green Building program for Ridgefield. Following discussion with stakeholders and with the Planning Commission staff has developed a draft program that involves voluntary incentivized green building utilizing any certified ANSI program as a basis for a 10% rebate on residential building permit fees, as well as site design features including recycled materials and requirements for reduced water use on each individual lot. The rebates may be applied to building plan check and permit fees only, and do not apply to impact fees, system development charges, or the Washington state building permit surcharge. The rebates also cannot be applied to future permits. The draft code structure requires 3rd party review of the chosen ANSI certified green building program in which a certificate of compliance is issued. The developer then provides a copy of the certificate to the city and the 10% rebate is issued. The second component of the city's draft program is a requirement to use environmental best practices on the site itself. These requirements are a pick list of items including mist irrigation, recycled materials, or other elements found acceptable by the Community Development Director. Both components of the program apply to single family and multi-family residential developments. Another element of home construction the Planning Commission considered is the concept of visitability that will address the issues people with mobility challenges face

when visiting friends and neighbors. A visitable house includes these three features: One zero-step entrance, doors with 32 inches of clear passage space, one bathroom on the main floor you can get into in a wheelchair. The Planning Commission recommended an additional rebate of 10% when a home incorporates the three features above during construction. To be eligible for a rebate the Building Official or designee will review and certify that the home has incorporated the three required features.

City Council conducted discussion

Mayor Opened the Hearing: 8:28PM

No testimony received

Mayor Closed the Hearing: 8:28PM

First reading of the Ordinance conducted

BUSINESS

1. Ordinance No. 1247 – Second Reading of 2018 Property Tax Levy - Kirk Johnson, Finance Director

The 2018 budget includes a statutory maximum 1% increase in the current property tax levy exclusive of additional revenue resulting from new construction, property annexations, and any increase in the value of state assessed property.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1247 AS PRESENTED.

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

2. Ordinance No. 1248 – Second Reading of 2018 Water Utility Rate Code Amendment - Kirk Johnson, Finance Director

The rate model calls for a 3% increase for inflationary factors in 2018. After analysis of growth related factors, staff are recommending a buy down to a 1.5% water rate increase for 2018. For a household using an average of 1,600 cf of water the rate increase would be approximately \$0.90 per bi-monthly billing cycle. Due to the recommended rate increase and projected usage in 2018, rate revenue is expected to increase 2.65% over the 2017 budget. Operating expenses for the water utility fund are expected to increase 2.03% in 2018 over the 2017 budget. The expenses include 5% of rate revenues being set aside into a reserve fund for repair and replacement of existing water system infrastructure.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1248 AS PRESENTED.

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

3. Ordinance No. 1249 – Second Reading of 2018 Storm Water Utility Rate Code Amendment - Kirk Johnson, Finance Director

Staff is recommending an increase of \$1.04 per bi-monthly billing cycle per equivalent dwelling unit to a total bi-monthly bill of \$17.50. The justification is to get ahead of the curve for additional capital cost

over the life of the new storm water plan and the upcoming storm water permit requirements when the city reaches a population level of 10,000 residents.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1249 AS PRESENTED.

RESULT:	ADOPTED [6 TO 1]
MOVER:	David Taylor, Councilor
SECONDER:	Don Stose, Councilor
AYES:	Onslow, Taylor, Stose, Wertz, Main, Day
NAYS:	Wells

4. Ordinance No. 1250 – Second Reading of Fireworks Regulations - Jeff Niten, Community Development Director

Each year the City received complaints from residents regarding the noise, litter, and pollution associated with fireworks during the New Year holiday. This proposed change applies would prohibit the use of fireworks on New Year Eve and New Year Day. No changes are proposed to the use of fireworks at any other time of the year as part of this ordinance.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1250 AS PRESENTED.

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

5. Motion - Approval of Cooperative Purchase Agreement with Vancouver - [8:38 PM](#)

Revised Code of Washington (RCW) Chapter 39.34 allows for governmental agencies to enter into interlocal agreements whereby each party can utilize the other procurement of services when it is determined to be in the best interest of both parties and the procurement was written to allow “piggybacking”. The City of Ridgefield is exploring utilizing Vancouver’s procurement of CH2M for Wastewater Treatment Plant (WWTP) Operations at the Ridgefield WWTP. If it is determined that this is the best route for Operation of the WWTP this interlocal agreement will provide a mechanism to allow the City to contract with CH2M for this work.

MOTION: MOVED TO APPROVE THE COOPERATIVE PURCHASING AGREEMENT WITH THE CITY OF VANCOUVER AS PRESENTED.

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

6. Motion - Approval of Proposed CDBG Projects - [8:40 PM](#)

Each year, Clark County receives approximately one million dollars in Community Development Block Grant (CDBG) from the Department of Housing and Urban Development (HUD), with the objective of improving communities. For the 2018 program Staff is recommending that the city re-apply for funds to improve South 8th Avenue with sidewalk on the east side of the street, rain gardens to replace the existing open ditches, and roadway improvements including curb and asphalt and waterline replacement to upsize the existing 4-inch water main. This project will increase safety for pedestrians, including children that walk to school from this neighborhood, improve drainage, and will beautify the street and increase property values.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER TO SUBMIT AN APPLICATION ON BEHALF OF THE CITY OF RIDGEFIELD REQUESTING COMMUNITY DEVELOPMENT CLOCK GRANT FUNDING SUPPORTING THE SOUTH 8TH AVENUE IMPROVEMENT PROJECT.

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

PUBLIC COMMENT - [8:47 PM](#)

Roy Garrison

Does the proposed CDBG project eliminate on street parking?

Staff - proposed project does not widen the road and currently on street parking is permitted.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council - [8:49 PM](#)

Council member Taylor - Attended City Manager briefing.

Council member Main - Attended City Manager briefing.

Council member Wertz - Attended City Manager briefing, Clark County Mayor's prayer breakfast.

Council member Wells - Attended Clark County Mayor's prayer breakfast, main street meeting.

Council member Stose - Served Thanksgiving Feast at the schools.

Council member Day - Served Thanksgiving Feast at the schools, school district board meeting.

Mayor - [8:52 PM](#)

Toured the new school construction site.

City Manager - [8:52 PM](#)

City Manager Steve Stuart - Overlook Park Sculpture Dedication ceremony this Saturday.

Finance Director Kirk Johnson - Investment portfolio provided.

Public Works Director Bryan Kast- Thanked everyone that was involved in the installation of the Overlook Park sculpture.

FROM THE COUNCIL

ADJOURN - [8:54 PM](#)

Julie Ferriss, City Clerk

Ron Onslow, Mayor

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: December 07, 2017

ITEM: BUSINESS

AGENDA ITEM TITLE: AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON
Adopting the Gee Creek Plateau Sub-Area Plan as an
Amendment to the 2016 Ridgefield Urban Area Comprehensive
Management Plan

PREVIOUS COUNCIL ACTION TAKEN:

First reading and Public Hearing held with Council on November 16, 2017.

SUMMARY/BACKGROUND:

During development of the Community Development work program in late 2016 the city council directed staff to initiate a sub-area planning process for the Gee Creek Plateau. The Gee Creek Plateau is an approximately 359-acre area of unincorporated land within the urban growth boundary of the City of Ridgefield (City). The subarea is an island – it is an unincorporated area surrounded on all sides by the incorporated City. The subarea plan establishes future residential densities, as well as required transportation and utility infrastructure improvements.

The sub-area planning process began in the Spring of 2016 as the city engaged a consulting team with the background necessary to develop a sub-area plan for the city. City staff also contacted a number of people who own property in the area to be part of a stake-holder group and included a Planning Commissioner and a member of the City Council. Stakeholder interviews began in the Spring, and the first of three stake-holder meetings was held at Ridgefield High School on June 14, 2017. The stake-holder group assisted city staff and the consulting team with development of a vision for the Gee Creek Plateau. An open house was held on September 27, 2017 and approximately 56 people attended and provided comments.

The overriding vision for the sub-area resulting from the meetings and conversations with the stake-holder group was retaining the rural character that many current residents enjoy. To accomplish this the concept plan attempts to recognize and preserve open space areas through a unique clustering implementation model. For many of the properties, generally concentrated along the transportation corridors, there is a requirement to cluster residential development closer to the roadways and maintain open space behind and to the side of single family home sites allowing future residents to participate in some aspects of the rural experience including ownership of livestock. The open spaces would be owned and maintained by the Home Owners Association.

Other elements of the plan include identified transportation corridors, a comprehensive trail and park network, and identification of cluster areas.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

Staff recommends Council adopt Ordinance No. 1252 by making the following motion:

“I move to adopt Ordinance No. 1252, as presented.”

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: GeeCreekConcept_Plan (PDF)
Comment letter(PDF)
GeeCreek_SUMMARY10.2.17 (PDF)

ORDINANCE NO. 1252**AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON ADOPTING THE GEE CREEK PLATEAU SUB-AREA PLAN AS AN AMENDMENT TO THE 2016 RIDGEFIELD URBAN AREA COMPREHENSIVE MANAGEMENT PLAN**

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

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

WHEREAS, the stakeholder committee, composed of property owners within the sub-area plan boundary, met individually with the project team and collectively three times on June 14, 2017, August 9, 2017, and August 30, 2017 to develop and discuss the vision and guiding principles for the sub area; and

WHEREAS, the City held an open house on September 27, 2017 for members of the public to view and comment on the draft proposal for the sub area plan; and

WHEREAS, the sub area plan will provide unique housing and development opportunities that take advantage of the difficult topography and transportation challenges present within the sub area; and

WHEREAS, the City and Clark County collaborated during each step of the development of the sub area plan; and

WHEREAS, the Ridgefield Planning Commission, after conducting an appropriately noticed public hearing on October 4, 2017, forwarded a recommendation of approval to the City Council; and

WHEREAS, the City of Ridgefield submitted notice of the proposed adoption to the Washington State Department of Commerce on November 1, 2017 consistent with RCW 36.70A; and

WHEREAS, consistent with WAC 197-11-340(2), on November 15, 2017 the City of Ridgefield issued a Determination of Non-significance regarding the proposed Gee Creek Plateau sub area plan adoption; and,

WHEREAS, the public comment period expired for the DNS on November 30, 2017 and the City addressed all comments received; and,

WHEREAS, the Ridgefield City Council conducted a public hearing and the first reading for the Gee Creek Plateau sub area plan during a regularly scheduled City Council meeting held on November 16, 2017; and

WHEREAS, the Ridgefield City Council conducted a second ordinance reading on the Gee Creek Plateau sub area plan during a regularly scheduled meeting held on December 7, 2017; and

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

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest to adopt the Gee Creek Plateau sub area plan to ensure the sub area develops at densities compatible with the possible infrastructure installation.

Section 2. Compliance with RCW 36.70A.130. The City of Ridgefield has met its obligations under RCW 36.70A.130 and finds no additional compliance actions are necessary.

Section 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, zoning district names, ordinance numbering, section/subsection numbers and any references thereto.

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

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 7TH DAY OF DECEMBER, 2017.

Ron Onslow, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss,
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading: November 16, 2017

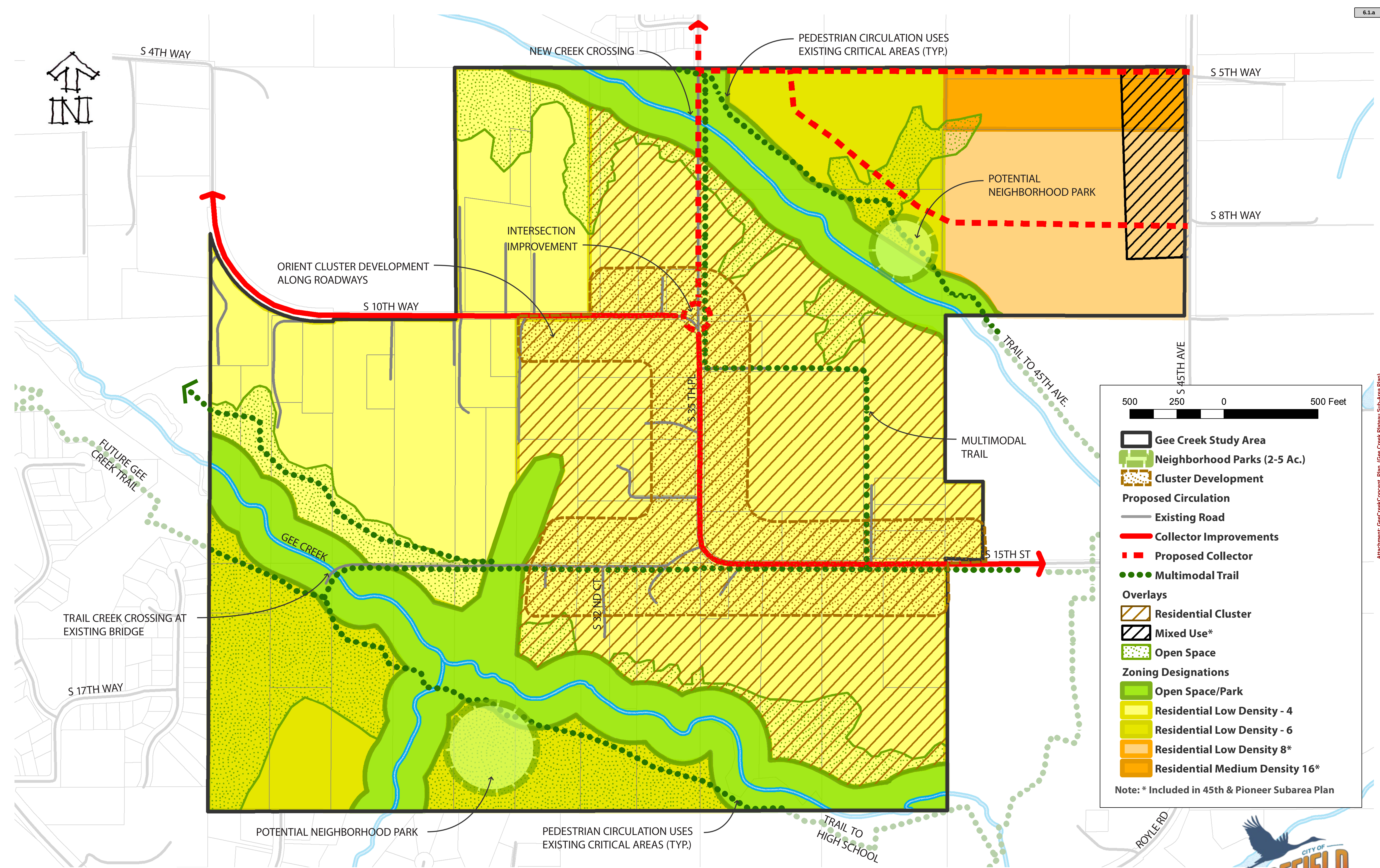
Second Reading/Passage: December 7, 2017

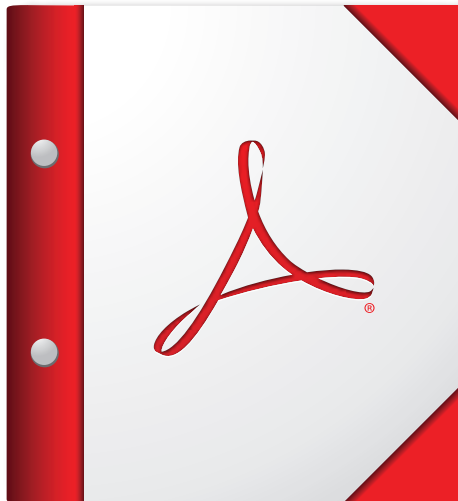
Date of Publication:

Effective Date:

EXHIBIT A:

Gee Creek Plateau sub area plan





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Acrobat X or Adobe Reader X, or later.**

Get Adobe Reader Now!



Gee Creek Plateau

Subarea Plan

Gee Creek Plateau

Subarea Plan

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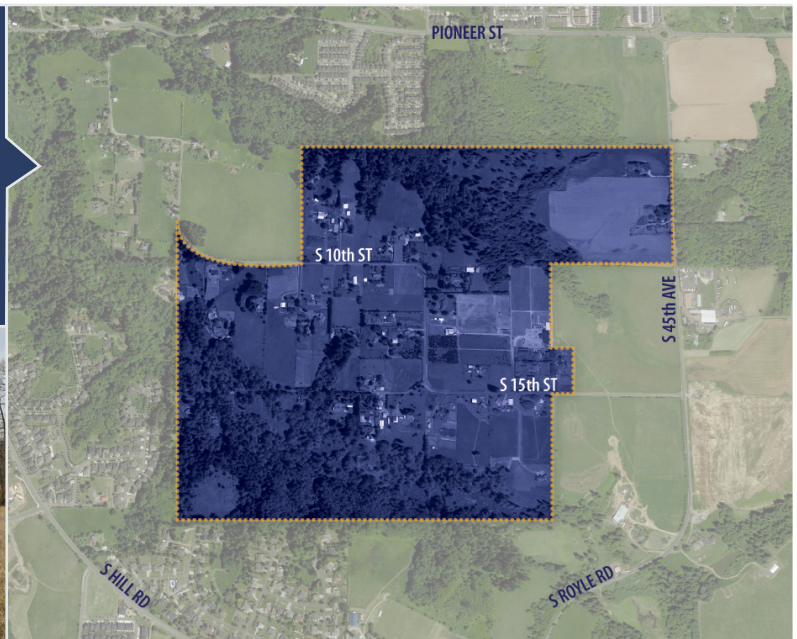


Attachment: GeeCreek_SUMMARY10.2.17 (Gee Creek Plateau Sub-Area Plan)

Introduction

The Gee Creek Plateau is an approximately 359-acre area of unincorporated land within the urban growth boundary of the City of Ridgefield (City). The subarea is an island – it is an unincorporated area surrounded on all sides by the incorporated City. City Council initiated a subarea planning process in order to honor the requests of property owners to plan for something unique on the Plateau. The subarea plan establishes future residential densities, as well as required transportation and utility infrastructure improvements.

The Gee Creek Plateau subarea is located west of South 45th Avenue, south of Pioneer Street, and east and north of Gee Creek.



Planning Process

Throughout the subarea planning process, the consultant team worked with the City and subarea stakeholders to develop a plan that addresses the City's increasing residential needs while adhering to the stakeholders' desire to preserve the subarea's rural character and agricultural land.

The planning process consisted of three phases:

Framework	Vision	Implementation
• Interview stakeholders • Analyze existing conditions • Assess demographics and market conditions • Form a stakeholder advisory group	• Create a vision and guiding principles • Develop a draft concept plan • Finalize a preferred plan that reflects the vision, stakeholder feedback, and the community	• Recommend policy refinements and implementation strategies • Develop short-term and long-term action items with associated capital improvements

Framework

The subarea planning process began by talking to property owners within the subarea boundaries. The goal of the stakeholder interviews was to understand what current residents value most about the Gee Creek Plateau and solicit initial feedback on annexation.

It is important to the community to maintain the rural character of the area - and that future use retains agriculture uses, open space, and grazing land.



A consistent theme emerged in the stakeholder interviews – stakeholders understand that development is likely within the area, given the speed with which surrounding areas are developing, but they want to maintain the rural character of the subarea as development occurs. Stakeholders generally expressed support for annexation and were interested in working with the City to ensure that future development respects existing agricultural uses and retains open space and grazing land.

The framework for the subarea plan was further established through an analysis of existing conditions and a market assessment. The existing conditions analysis identified land use, zoning, and prospects for annexation; parks, trails, and open spaces; critical areas; utility (water and sewer) infrastructure and capacity; and the current transportation network and planned improvements. Critical areas comprise approximately 179 acres (or 50 percent of the land area) of the subarea. The critical areas include steep slopes and riparian habitat corridors associated with Gee Creek, which runs through the southern portion of the subarea, and an unnamed creek in the northeast portion of the subarea. Stakeholders identified the importance of protecting critical areas in conjunction with future development.

The market assessment addressed demographics, residential trends, opportunities, and fiscal considerations – and proved that the area is growing quickly.



2,785 new residential units have been approved and are in development



350% 

The estimated population increase over the next 20 years

With this projected population increase, the residential market in Ridgefield will continue to grow. Over a 20-plus year buildout, the subarea is anticipated to represent less than 10 percent of all new residential construction in the City; however, given the subarea's rural character and existing agricultural uses, future development in the Gee Creek Plateau could fill a one-of-a-kind niche.

At buildout, the subarea could reach an assessed valuation of \$377 million, as much as a one-third increase in the City's current taxable valuation.

At present, the property tax rates within the City are approximately six percent less than the current rates in the County. For the average-priced home in the subarea (approximately \$372,000), this equates to a property tax savings of about \$216/year.

Vision

To build on the framework established through phase 1 of the project, a stakeholder advisory group (SAG) was convened. The SAG included the same property owners that participated in the stakeholder interviews. The group met three times over the course of the project.

During the first SAG meeting, the group developed the vision and guiding principles for the Gee Creek Plateau.

Vision Statement

Gee Creek Plateau is a scenic neighborhood that reflects the rural heritage of Ridgefield. Residential developments are integrated within the natural environment and agricultural land is preserved to support family farms and maintain a working landscape.

Guiding Principles

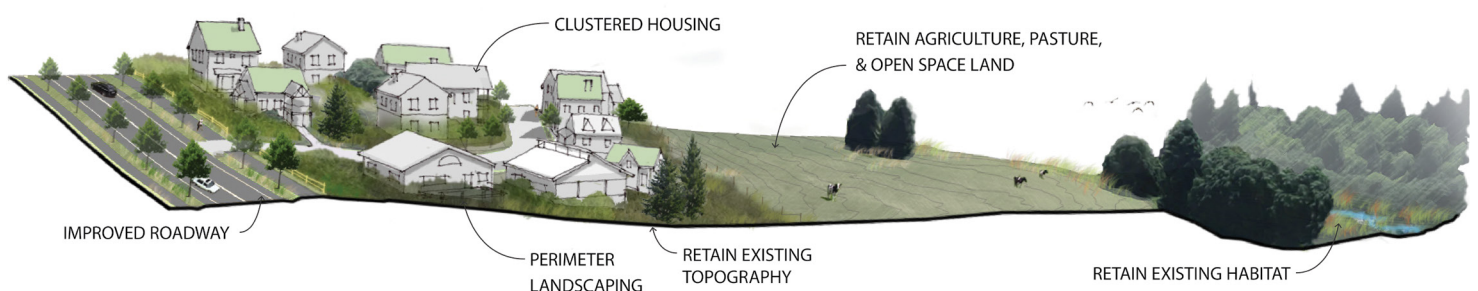
Future development in the Gee Creek Plateau will:

- Respect existing development and the community's desire to remain rural
- Maintain larger lot sizes and protect agricultural lands
- Support mobility with multimodal trails and new roadway connections within and outside of the subarea
- Protect the area's natural topography and critical areas
- Support local, community serving, small-scale commercial development in coordination with the 45th and Pioneer Subarea Plan
- Commercial development should complement and reflect the community's rural heritage

50%

Of the land within the subarea are critical areas including creeks and habitat corridors. These areas will be protected from future developments.

To implement the stakeholders' vision and support agricultural uses within new residential developments, the subarea plan recommends a residential-cluster overlay.



The overlay will apply to projects on parcels over 1 acre; will allow lots from 5,000 to 10,000 square feet with an average lot size of 6,000 square feet, clustered on a portion of the developable area; and will require perimeter landscaping that buffers new residential developments from agricultural land.

Concept Plan Review

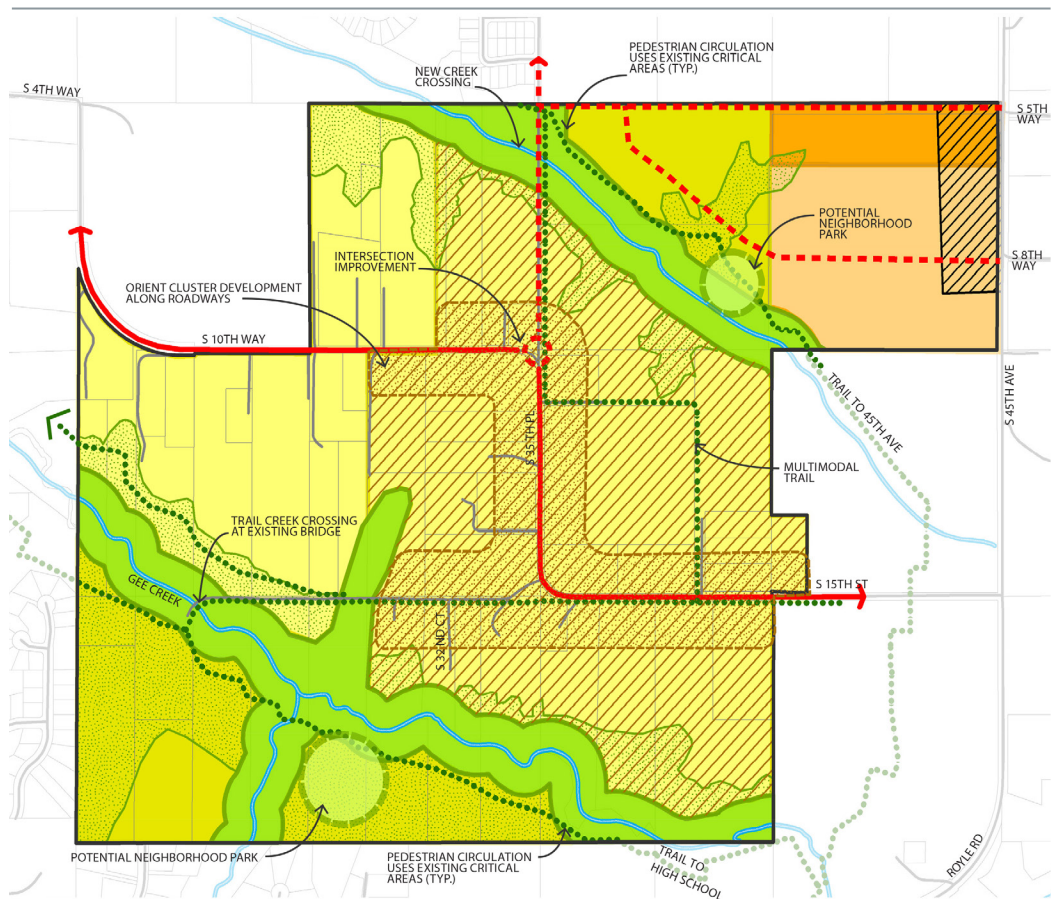
The City and the consultant team developed a concept plan based on the vision and guiding principles, as well as the information collected during the framework phase. The SAG evaluated the concept plan at its second and third meetings and a preferred concept plan was prepared.

The preferred plan identifies low-density residential development throughout the subarea, with higher density residential in the northeast corner of the subarea adjacent to 45th Avenue. A new residential low-density cluster overlay zone (RLD-C) is applied in portions of the subarea in order to maintain the area's rural character and protect agricultural and grazing land.

Concept Map Legend

-  Gee Creek Study Area
-  Neighborhood Parks (2-5 Ac.)
-  Cluster Development
- Proposed Circulation**
 -  Existing Road
 -  Collector Improvements
 -  Proposed Collector
 -  Multimodal Trail
- Overlays**
 -  Residential Cluster
 -  Mixed Use*
 -  Open Space
- Zoning Designations**
 -  Open Space/Park
 -  Residential Low Density - 4
 -  Residential Low Density - 6
 -  Residential Low Density 8*
 -  Residential Medium Density 16*

Note: * Included in 45th & Pioneer Subarea Plan



The density of the underlying zone, four units per net acre, will apply and new residential construction will require approval under a cluster planned unit development (PUD) to ensure the retention of large portions of land for open space, agriculture, or grazing.

To address connectivity within and beyond the subarea, which stakeholders identified as a key consideration, the preferred concept plan uses existing critical areas to provide off-street trail connections and includes recommended transportation improvements through the redevelopment of 5th Street and 8th Way and an extension of South 35th Place.

Implementation - Next Steps

Gee Creek Plateau is a special place - rural ambiance, scenic views, and agricultural uses make this a unique area within the growing Ridgefield community. To ensure these characteristics are maintained for future generations, this plan establishes a regulatory framework that supports a unique development pattern compatible with the existing rural character and agricultural.



The following steps are recommended to implement the subarea plan.

Adoption

The first step is to adopt the Gee Creek subarea plan and incorporate it into the comprehensive plan. The preferred alternative will be adopted as the subarea concept plan map. Through the adoption of the subarea plan, the City and property owners can ensure future development is consistent with the Gee Creek guiding principles, including the preservation of agricultural uses within the plan area.

Code Amendments

In order to integrate the subarea plan elements into the Ridgefield Development Code (RDC), amendments are recommended. Amendments will include establishing the new low-density residential overlay zone (RLD-C), additional use categories to address the keeping of animals and commercial uses associated with agriculture, and specific clustering standards within the planned unit development ordinance.

Annexation

The petition method of annexation, pursuant to RCW 35A.14.120, is anticipated to be used for the subarea. Under this method, annexation is initiated by landowners with 60 percent or more of the assessed property value within the proposed annexation area. An annexation petition will require City Council review and approval.

Annexation can occur in phases or the entire subarea can be annexed at one time. The timing and sequence of annexation will be driven by property owners' interest in developing their property and connecting to City services.

Capital Improvements

Capital improvements, including water, sewer, and transportation infrastructure, are required in conjunction with subarea development. Sewer pump stations are preliminarily proposed within the Gee Creek corridor within the subarea. A collection sewer is also proposed along 35th Avenue, 30th Place, 15th Street, and within the Gee Creek corridor with force mains proposed to connect the collection sewer to pump stations. A water line is proposed through the subarea along 15th Street, 35th Avenue, and 10th Way. Transportation improvements include improvements to 35th Avenue/Place, 5th Street, and 8th Way.

Attachments

The following technical documents support the Gee Creek plateau subarea plan and are on file with the Ridgefield Community Development Department.

- Stakeholder Interview Summary
- Stakeholder Advisory Group and Open House Meeting Summaries
- Existing Conditions Analysis
- Market Assessment
- Implementation Strategies Memorandum
- Recommended Design Guidelines



Attachment: GeeCreek_SUMMARY10.2.17 (Gee Creek Plateau Sub-Area Plan)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: December 07, 2017

ITEM: BUSINESS

AGENDA ITEM TITLE: AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON Amending Chapters Within Title 18 of the Ridgefield Municipal Code AMENDING CHAPTERs 18.100 (Definitions); AND 18.205 (Uses); and 18.210 (Low Density Residential Districts); and 18.230 (Commercial Districts); and 18.230 (COMMERCIAL DISTRICTS); and 18.235 (Mixed Use Districts) and 18.240 (Employment District); and 18.280 (Critical Areas Protection); and 18.310 (Procedures); and 18.350 (Modificatons to Standards); and 18.401 (Planned Unit Developments); and 18.500 (Site Plan Review); and 18.610 (Short Plats); and 18.620 (Procedure for Subdivision); and 18.710 (Signs); and 18.715 (Exterior Lighting); and 18.725 (Landscaping); and 18.755 (Erosion Control).

PREVIOUS COUNCIL ACTION TAKEN:

First reading and Public Hearing with Council on November 16, 2017.

SUMMARY/BACKGROUND:

The City is proposing a series of housekeeping amendments and changes to the Ridgefield Development Code (RDC), which establishes zoning regulations for residential and nonresidential development throughout the City. This third 2017 update to the code focuses on code refinements to clarify the interpretation of certain sections, adjust the details of a policy, reflect desired design standards, simplify review procedures, or reduce the number of paper copies required. The majority of updates relate to issues identified by staff and code users during implementation over the past year, or looking ahead to future applications.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

Staff recommends Council adopt Ordinance No. 1253 by making the following motion:

“I move to adopt Ordinance No. 1253, as presented.”

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: 2017RDCAmendment_part 3_Matrix_Revised_11162017 v.2
(DOCX)

ORDINANCE NO. 1253

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING CHAPTERS WITHIN TITLE 18 OF THE RIDGEFIELD MUNICIPAL CODE AMENDING CHAPTERS 18.100 (DEFINITIONS); AND 18.205 (USES); AND 18.210 (LOW DENSITY RESIDENTIAL DISTRICTS); AND 18.230 (COMMERCIAL DISTRICTS); AND 18.230 (COMMERCIAL DISTRICTS); AND 18.235 (MIXED USE DISTRICTS) AND 18.240 (EMPLOYMENT DISTRICT); AND 18.280 (CRITICAL AREAS PROTECTION); AND 18.310 (PROCEDURES); AND 18.350 (MODIFICATIONS TO STANDARDS); AND 18.401 (PLANNED UNIT DEVELOPMENTS); AND 18.500 (SITE PLAN REVIEW); AND 18.610 (SHORT PLATS); AND 18.620 (PROCEDURE FOR SUBDIVISION); AND 18.710 (SIGNS); AND 18.715 (EXTERIOR LIGHTING); AND 18.725 (LANDSCAPING); AND 18.755 (EROSION CONTROL).

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

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

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

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

WHEREAS, the Ridgefield City Council passed additional resolutions after this time period that revised the development regulations, including Ordinance Nos. 1072, 1108, 1132, 1178, 1225, 1230, 1232, and 1234; and

WHEREAS, the Ridgefield Planning Commission, after conducting public meetings and public hearings on the revisions to Title 18 on November 1, 2017, forwarded recommendations to amend Title 18 to the City Council; and

WHEREAS, the City of Ridgefield submitted notice of the proposed amendments to the Washington State Department of Commerce on September 27, 2017 consistent with RCW 36.70A; and

WHEREAS, consistent with WAC 197-11-340(2), on October 25, 2017 the City of Ridgefield issued a Determination of Non-significance regarding the proposed Ridgefield Development Code update; and,

WHEREAS, the public comment period expired on November 8, 2017 and the City addressed all comments received; and,

WHEREAS, the Ridgefield City Council conducted a public hearing and the first reading of the amendments to Title 18 during a regularly scheduled City Council meeting held on November 16, 2017; and

WHEREAS, the Ridgefield City Council conducted a second ordinance reading on the proposed amendments to Title 18 during a regularly scheduled meeting held on December 7, 2017; and

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

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

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

- Amends Title 18, Chapter: 18.100, Definitions; and
- Amends Title 18, Chapter: 18.205, Uses; and
- Amends Title 18, Chapter: 18.210, Residential Low Density Districts; and
- Amends Title 18, Chapter: 18.230, Commercial Districts; and
- Amends Title 18, Chapter: 18.235, Mixed Use Districts; and
- Amends Title 18, Chapter: 18.240, Employment Districts; and
- Amends Title 18, Chapter: 18.280, Critical Areas Protection; and
- Amends Title 18, Chapter: 18.310, Procedures; and
- Amends Title 18, Chapter: 18.350, Modifications to Standards; and
- Amends Title 18, Chapter: 18.401, Planned Unit Developments; and
- Amends Title 18, Chapter: 18.500, Site Plan Review; and
- Amends Title 18, Chapter: 18.610, Short Plats; and
- Amends Title 18, Chapter: 18.620, Procedure for Subdivision; and
- Amends Title 18, Chapter: 18.710, Signs; and
- Amends Title 18, Chapter: 18.715, Exterior Lighting; and
- Amends Title 18, Chapter: 18.725, Landscaping; and

Amends Title 18, Chapter: 18.755, Erosion Control.

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

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

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

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 7th DAY OF DECEMBER, 2017.

Ron Onslow, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss,
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading/Passage: November 16, 2017

Second Reading/Passage: December 7, 2017

Date of Publication:

Effective Date:

EXHIBIT A:

Amendments of Title 18 of the Ridgefield Municipal Code

Code Section	Code Language		Rationale
RDC 18.205 – Uses			
18.205.020-1	Residential General		Prohibit single-family detached residences that are greater than one story (see limitations attachment) in the RMD-16 zone to emphasize the zone’s medium-density purpose and encourage multifamily residential options.
	Specific Land Use	RMD 16	
	Single-Family Detached Residential	P-L	
18.205.030	D. Animal Kennel and Shelter 1. In the CRB and IND E zones, animal kennels and shelters are allowed subject to a Type I limited use review provided the following standards are met:		Remove outdated reference to IND zone and replace with E zone.
RDC 18.210 – Residential Low Density Districts			
18.210.060	C. All wall openings, regardless of visibility from a public right of way, shall have contrasting trim and/or shutters, or another feature approved by the community development director. <u>C. Every home shall contain the following features:</u> <u>1. All wall openings, regardless of visibility from a public right-of-way, shall have contrasting trim (minimum 3 inches wide), and where no wall openings exist on a façade, contrasting materials must be incorporated;</u> <u>2. Roof overhang (minimum 6 inches);</u> <u>3. Porch or covered entry for the primary entrance; and</u> <u>4. Minimum 100-square-foot covered outdoor area located on any façade other than the front façade.</u> <u>5. Another equivalent feature approved by the community development director may be authorized in lieu of one or more of the foregoing based on fact-specific analysis in the director’s sole discretion.</u> D. Architectural Design. To ensure variety in architecture and to reduce the dominance of garages on the streetscape, applicants for new residential developments shall demonstrate compliance with the following provisions at the time of building permit application: 1. In single family detached residential development, no dwelling may have the same front facade as any other dwelling within two hundred linear feet, on either side of the street, as measured from the nearest point of the subject property lines. If a rear facade is visible from a public right of way and there is not a buildable lot fully between the nearest point of the rear property line of the subject property and the nearest point of a public right of way or private street, the rear facade of the subject		Strengthen low density residential design standards by consolidating and prioritizing requirements to better reflect what good design looks like on the ground.

Attachment: 2017RDCAmendment part 3 Matrix Revised 11162017 v.2 (RDC Updates)

dwelling shall also comply with the requirements of RDC 18.210.060(D). Facades shall be substantially different beyond simple mirrored plans, garage or window relocation, and shall include combinations of architectural variety such as: front porches, dormers, gables, bay windows, hipped or pitched roofs, orientation of the primary roofline, or other such architectural features that substantially differentiate house facades, including those listed in RDC 18.210.060.D.5.

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

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

4. Each single-family residence shall contain a porch or covered entry area for the primary entrance facing or accessible from the public or private street serving the residence.

5. Each residence shall contain at least three of the following features:

- a. Garage with decorative door(s);
- b. Bay window(s) facing the street;
- c. Cross gable roof (separate gable ends that intersect meeting in a valley);
- d. Roof dormer(s);
- e. Cupolas or towers;
- f. Pillars or posts;
- g. Eaves, with a minimum six-inch projection;
- h. Off-sets in building face by a minimum of sixteen inches;
- i. Balconies;
- j. Decorative patterns on exterior finish (e.g., scales/shingles, wainscoting, ornamentation, and similar features);

- k. Use of contrasting materials, such as brick or stone, on a minimum of twenty-five percent of the facade;
- l. Decorative cornices and rooflines (e.g., for flat roofs);
- m. Trim a minimum of two inches wide around the windows facing a public street;
- n. Varied roof line with at least one intersecting plane; and
- o. Other architectural elements, other than color, glass or lighting, including varying texture and materials within the same building, or massing, window voids, or other elements the director finds compatible with the residential character of the zone.

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

1. Front façade variety. Dwellings with the same front façade located on the same side of a street shall be separated by no less than four (4) lots, and dwellings with the same front façade located on opposite sides of a street shall be separated by no less than four (4) lots, with the lot directly across the street not included in the four-lot calculation. In this context, the lot “directly across the street” means the lot with which the greatest portion of frontage aligns with the frontage of the subject lot.
2. Front façade features. Every front façade shall contain a minimum of three (3) elements from the lists below to include a minimum of one (1) element from the structural elements list and at least one (1) element from the decorative elements list:
 - a. Structural elements. Porches, dormers, gables, hipped/pitched roof, bay window, cupolas/towers, 16-inch offset, balconies, unique roofline via orientations (structure, pitch, etc.), vertical breaks/horizontal walls
 - b. Decorative elements. Decorative garage doors, pillars/posts, decorative finish, contrasting materials, brick/rock accents, variable siding materials, shutters, plan reversal, other architectural elements, other than color, glass

	<u>or lighting, including varying texture and materials within the same building, or massing, or window voids.</u> <u>The community development director may authorize another feature in lieu of one or more of the foregoing based on fact-specific analysis in the director's sole discretion.</u> <u>3. Housing within the same development that faces across a public or private street or right-of-way shall be the same type, i.e., single-family attached facing single-family attached or townhouses facing townhouses.</u> <u>4. Where houses are served by alleys, all garages and on-site parking shall be accessible from the alley and the facade of the house facing the public street shall be designed as the front of the house including, but not limited to, a primary building entrance consisting of inward swinging door(s), porch(es), window(s) and pathway(s) to the public sidewalks.</u>	
18.210.065	B. Architectural Design. Elevations that face major corridors as listed in subsection (A) shall demonstrate compliance with the following architectural design standards: 1. French doors or similar decorative door type having a minimum width of six feet; 2. Minimum of one hundred twenty-square foot covered deck/patio with roof material matching the residential structure roof and wood or brick or stone decorative supports; 3. Minimum of three planes with vertical breaks on the rear facade with a minimum of fifteen percent of each plane having a brick or stone surface; 4. Minimum of three planes on the roof that are visible from major corridors as listed in subsection (A) with a minimum of one gable end peak; 5. All windows shall be trimmed; 6. All wall openings, regardless of visibility from a public right-of-way, shall have contrasting trim and/or shutters, or another feature approved by the community development director;	Remove additional architectural design provisions along major corridors in favor of the updated architectural design standards in RDC 18.210.060, Neighborhood design standards. Add figure to landscaping standards (figure is attached, to be inserted beneath 18.210.065.D.1.e).

	7. Other elements the director finds to be compatible with the intent of providing visible architectural variety and interest as seen from major corridors as listed in subsection (A). B. Architectural Design. The architectural design standards in RDC 18.210.060.C and RDC 18.210.060.D apply. D. Landscaping. The following standards are in addition to the requirements in RDC 18.725. <u>Figure 18.210.065-1 is an example of design adhering to these standards.</u>	
RDC 18.230– Commercial Districts		
18.230.045	A. Dimensional standards shall comply with Table 18.230.035-1. Additional landscaping buffers may apply that exceed the minimum setbacks listed below; see RDC 18.725.055-1 <u>18.725.050-1.</u>	Correct code reference.
18.230.080	D. Off-street parking lots containing fifty parking spaces or more in all commercial zones shall provide pedestal or wall-mounted Level 2, two hundred forty-volt electric vehicle chargers, or similar alternative fueling stations as approved by the planning director. Stations shall be provided at a ratio <u>minimum</u> of one station per fifty parking spaces up to a maximum of five such stations.	Clarify method to calculate required alternative fueling stations.
18.235 – Mixed Use Districts		
18.235.020	E. Dimensional Standards. <u>Additional landscaping buffers may apply that exceed the minimum setbacks listed below; see RDC 18.725.050-1.</u>	Clarify which standards control when required landscaping and setbacks differ; match language in 18.230 Commercial Districts.
18.235.030	D. Site Requirements. <u>Additional landscaping buffers may apply that exceed the minimum setbacks listed below; see RDC 18.725.050-1.</u>	Clarify which standards control when required landscaping and setbacks differ; match language in 18.230 Commercial Districts.
18.235.040	F. Dimensional Standards. <u>Additional landscaping buffers may apply that exceed the minimum setbacks listed below; see RDC 18.725.050-1.</u>	Clarify which standards control when required landscaping and setbacks differ; match language in 18.230 Commercial Districts.
18.235.060	F. Dimensional Standards. The following dimensional standards supersede those of the base zones. <u>Additional landscaping buffers may apply that exceed the minimum setbacks listed below; see RDC 18.725.050-1.</u>	Clarify which standards control when required landscaping and setbacks differ; match language in 18.230 Commercial Districts.
RDC 18.240 – Employment Districts		

18.240.010	B. Employment Mixed Use Overlay (EMUO). The city recognizes that the optional development of master planned mixed use sites consistent with this chapter has the potential to increase employment opportunities within these zones. The city has created the employment mixed use overlay (EMUO) to provide for a mix of compatible light industrial, service, office, retail, and limited residential uses in certain areas designated within the IND or OFF <u>E</u> zone. The EMUO allows retail and residential uses that would otherwise be prohibited in the underlying IND or OFF <u>E</u> zoning district. Uses can achieve improved efficiency and flexibility beyond the base zones through the application of master planning opportunities. Master planning requires compliance with additional siting and performance standards.	Remove outdated references to IND and OFF zones, and replace with E zone.
18.240.110	B. General Applicability. The provisions of this section may be applied to any parcel or an aggregation of parcels under an applicant's common ownership or control of forty gross acres or greater that are designated EMUO on the RUACP map at the election of an applicant. In the event an applicant elects to file an EMUO master plan application instead of an IND or OFF <u>E</u> master plan application, the applicant shall comply with all of the provisions of this section and unless otherwise provided, Sections 18.240.020 through 18.240.095 of this chapter shall not apply. An EMUO master plan, at a minimum, shall address the following approval criteria:	Remove outdated references to IND and OFF zones, and replace with E zone.
	F. 11. Signs a. The requirements of Chapter 18.710 RDC applicable to the IND and OFF districts <u>E district</u> shall be met; provided however that entry or gateway signs along the perimeter of the mixed-use development identifying the development shall be allowed at the following locations, with a maximum sign area of three hundred fifty square feet at each location, provided further that the maximum area of all entry or gateway signs for a mixed-use development shall be no greater than an amount equal to five square feet times the total net acreage for the mixed-use development:	Remove outdated references to IND and OFF zones, and replace with E zone.
RDC 18.280 – Critical Areas Protection		

18.280.050	F. One original and three paper copies copy of all application materials, as well as electronic copies of all materials that include graphic and text files, are <u>is required. Electronic copies of all materials that include graphic and text files are required.</u>	Reduce number of hard copies and CDs required to save materials and facilitate the transition to online submittal.
18.280.070	D. Site Development. Development within the property utilizing density transfer may reduce the minimum lot size and minimum lot width and depth dimensions for the zone by up to twenty percent in order to accommodate the additional lots transferred. Within PUDs, any further reduction to lot size; <u>or</u> width or depth greater than twenty percent shall comply with RDC 18.401.100.A. Outside of PUDs, any further reduction to lot size; <u>or</u> width or depth greater than twenty percent shall be processed as a variance consistent with RDC 18.350.	Remove references to lot depth, which is not included in dimensional standard requirements.
RDC 18.310 – Procedures		
18.310.030	C. To initiate pre-application review, an applicant shall submit a completed form provided by the review authority for that purpose, the required fee, and all information required by the relevant section(s) of the city code or recommended in writing by the review authority for the pre-application in question and other relevant information. The applicant shall provide one original and three paper copies copy of all application materials, as well as and <u>and</u> electronic copies of all materials that include graphic and text files.	Reduce number of hard copies and CDs required to save materials and facilitate the transition to online submittal.
18.310.160	B. Exceptions. The provisions in this section do not apply to the following: 1. Recorded subdivision plats and short plats. See RDC 18.160.050 and 18.620.150. 2. Planned unit developments. See RDC 18.401.060.	Remove exemption to allow post-decision review provisions to apply to PUDs, rather than following a separate set of PUD modification standards.
RDC 18.350 – Modifications to Standards		
18.350.030	Any decision approving an adjustment request shall be in writing and supported by findings of fact and conclusions demonstrating that all of the criteria below have been satisfied: A. There are topographic or built conditions, such as steep slopes, wetlands, water areas, structures, streets, utilities, lot patterns, street patterns or similar conditions which justify departure from strict adherence to the standard to be modified;	Change format of approval criteria to clarify that compliance is required with either A-G or H.

	B. No significant adverse impacts to neighboring properties or to the environment will result from the modification; the cumulative effects of more than one adjustment shall be considered in this regard; C. The adjustment is consistent with sound engineering principles, and will be safe, practical and efficient; D. The modification is not contrary to the purpose section of this chapter, or to any applicable policy or provision of the RUACP or CFP; E. There are no other remedies prescribed in this title or the City Engineering Standards to alleviate the practical problem identified in subsection (A) of this section; F. The proposed adjustment is the minimum necessary to resolve the identified problem; <u>and</u> G. The proposed adjustment is no greater than twenty percent of the relevant numeric standard; <u>OR</u> H. The adjustment is required to comply with other regulatory schemes, for example, state licensing, and subsections (B), (C), (D), and (G) of this section are satisfied.	
RDC 18.401 – Planned Unit Developments		
18.401.040	A. Preliminary PUD application requirements. An application for a preliminary PUD shall include one original and three paper copies <u>copy</u> of all application materials; as well as electronic copies of all materials that include graphic and text files. <u>and electronic copies of all materials.</u>	Reduce number of hard copies and CDs required to save materials and facilitate the transition to online submittal.
18.401.060	18.401.060 – Modification of preliminary PUD. A. After final approval of a preliminary PUD, an applicant may submit an application for a modified final approval with the planning director. 1. The planning director may approve minor adjustments to the approved preliminary PUD through a Type II decision making process. (See Chapter 18.310.070) 2. The hearing examiner shall approve or disapprove a final PUD with major modifications through a Type III review process consistent with RDC 18.310.080. The approval criteria for a major modification shall be those criteria covering the original approval	Remove RDC 18.401.060, Modification of preliminary PUD, in favor of allowing PUDs to be modified using the post-decision review process to standardize the criteria used to modify decisions and eliminate conflict between sections.

	of the permit which is subject to the proposed modification request. 3. An applicant shall not commence construction until the appropriate review authority approves a modified final PUD. B. The planning director shall determine whether a minor modification or major modification is required, based on criteria below. A minor modification shall not result in a deviation to a numeric performance standard of more than ten percent. 1. Minor Modification. The planning director may approve minor modifications to an approved preliminary or final PUD. Modifications are deemed minor if all the following criteria are satisfied: a. The modification will not result in more than a ten percent reduction in the amount of landscaping, buffering and open space, or the relocation of open space; b. No more than a ten percent reduction in the amount of parking is proposed; c. No more than a ten percent reduction of any landscape buffer, in width or density of planting, between the development and adjoining properties is proposed; d. No more than a ten percent increase in the total ground area covered by buildings or other impervious surfaces is proposed; e. No more than a ten percent change in the preservation of trees or other unique natural features which were required to be preserved by the preliminary PUD approval is proposed; f. No structures are relocated closer to the perimeter of the site, to water bodies or to sensitive areas; and, g. No increase in traffic volumes or change in traffic patterns is proposed. Examples of minor modifications include but are not limited to lot line adjustments, minor relocation of buildings or landscaped areas, minor changes in phasing and timing, and minor changes in elevations of buildings. 2. Major Modifications. Major modifications are those adjustments which change the basic design, density, use, open space,	
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	appearance from streets or adjoining properties or other similar requirements or provisions. Major modification review is triggered if the applicant proposes to add additional land, increase density, increase the number of dwelling units or lots, change the location or number of access points, or substantially increases traffic volumes or a change in traffic pattern. Major modifications shall be processed as a Type III review pursuant to Chapter 18.310. (Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1178, § 2(Exh. A), 2-12-2015)	
18.401.080.A.	A. Density 1. The minimum density of residential development for any PUD shall be based on the allowable minimum <u>minimum</u> density for the underlying zoning district. <u>Minimum density may only be reduced through the modification process in RDC 18.350, and may not be varied through the PUD process.</u> 2. <u>The maximum density of residential development for any PUD shall be the maximum density for the underlying zoning district, unless modified through the PUD process under RDC 18.401.100.A.6 or the critical areas density transfer provisions in RDC 18.280.070.</u>	Clarify density requirements in one location.
18.401.080.C	1. Purpose. The development of the perimeter of the PUD shall achieve substantial compatibility with abutting residentially zoned properties so that there will be a graduated transition between existing and new residential development. 2. Applicability. This section shall apply to lots abutting the perimeter of the PUD and lots not separated from the perimeter by an open space tract with a minimum width of twenty feet, critical areas tract, public or private street, or similar intervening element, where the property abutting the PUD perimeter is zoned RLD or RMD, <u>and is less than five acres and greater than twenty thousand square feet at the time the PUD application is vested.</u> Exceptions: a. This section shall not apply where the proposed PUD lots abut mapped or platted critical areas on the abutting property. 3. Compatibility measures a. Building Lot size for lots subject to this section shall <u>comply with the minimum size established in RDC 18.401.100.A.4</u> not be less than 65 percent of that permitted in the underlying zone, and may not be modified or further reduced through the PUD or variance process, or	Revise and clarify perimeter compatibility standards for PUDs.

	b. Setbacks and coverage standards for perimeter lots shall meet the minimum requirements for the underlying zone and shall not be modified or reduced through the PUD or variance process. If the applicant proposes to reduce the perimeter lot sizes below 80 percent of that permitted in the underlying zone, the applicant will provide landscaping on the external public streets at a minimum of 15 feet wide to an L-3 standard, with the exception of Pioneer Street, Hillhurst Road, and 45th Street/Royle Road, which are subject to RDC 18.210.065. c. <u>Allowed uses for perimeter lots in the RLD zone shall be limited to single-family detached residential.</u> Within a PUD in the RLD zones, only detached single-family dwellings, an open space tract with a minimum width of twenty feet, critical areas tract, public or private street, or similar intervening element as determined by the Community Development Director shall abut any property line external to the proposed PUD where the abutting property is less than five acres or greater than twenty thousand square feet and the platting of the abutting property into less than five acres predates the proposed PUD.	
18.401.100.A	4. Lot size, <u>provided that no lot is less than 65 percent of the minimum lot area in the underlying zone, or 4,000 square feet, whichever is greater, except in the RMD-16 zone;</u>	Create a minimum lot size for all PUD lots except in the RMD-16 zone.
RDC 18.500 – Site Plan Review		
18.500.040	A. Basic site plan and binding site plan review applications shall be accompanied by one original and three paper copies <u>copy</u> of all required submittal materials, as well as and <u>and</u> one electronic copy of all materials including graphic and text files. B. Applications for minor site plan review shall be accompanied by one original and one paper copy of the submittal requirements of RDC 18.500.040.A as well as one electronic copy of all materials including graphic and text files. <u>and one electronic copy of all materials.</u>	Reduce number of hard copies and CDs required to save materials and facilitate the transition to online submittal.
RDC 18.610 – Short Plats		
18.610.020	B. The prospective subdivider shall submit one original and three paper copies <u>copy</u> of all application materials, as well as electronic copies of all materials that include graphic and text files to the city	Reduce number of hard copies and CDs required to save materials and facilitate the transition to online submittal.

	clerk and <u>and electronic copies of all materials.</u> The application shall contain the following:	
RDC 18.620 – Procedure for Subdivision		
18.620.090	B. A Mylar, a sepi, and four paper copies of the map shall be provided, and shall include the following:	Reduce number of hard copies required to save materials and facilitate the transition to online submittal.
18.620.100	A. Each final plat submitted for approval shall be accompanied by an original reproducible drawing of the subdivision, three copies thereof, and a current title report, and required fees.	Reduce number of hard copies required to save materials and facilitate the transition to online submittal.
RDC 18.710 – Signs		
18.710.210	C. Height by Zoning District 1. Sign height and maximum area is regulated by zoning district: a. Signs in the Commercial Regional Business (CRB) zone shall be a maximum of two hundred square feet in area and shall be no taller than fifty feet above grade. b. Signs in the Community Commercial Business (CCB) zone and Public Facilities (PF) zone shall be a maximum of one hundred square feet in area and shall be no taller than twenty feet above grade. c. Signs in the Commercial Neighborhood Business (CNB) zone, the Employment (E) zone, and properties with the Ridgefield Mixed Use Overlay (RMUO) when proposed for Mixed Use development shall be a maximum of seventy-five square feet and shall be no taller than twelve feet above grade. <u>i. Properties zoned Employment (E) that use up to fifteen percent of the gross property area for General Retail uses as defined by RDC 18.205.030.Q and are within 150 feet of Interstate 5 are eligible for a bonus in sign height up to a maximum of 25 feet from the natural grade, and a bonus in sign area up to a maximum of 200 square feet in area subject to the requirements below:</u> <u>(a). The retail component of any employment space using this bonus must be dedicated to the sale of</u>	Amend freestanding sign height requirements to allow height and size bonuses for freestanding signs associated with the sale of on-site-produced goods in the E zone. Correct typographical errors.

	<u>products made on-site. The sign may only be used to advertise one business located on the same parcel as the sign.</u> <u>(b). The sign is placed on a monument-style base made of or covered with brick or stone, which extends at least half the width of the sign face and is a least one-fifth (1/5) of the total sign height. An alternate material may be approved by the Director if he or she finds that the material better reflects the materials and architecture of the closest or principal building on the site; and</u> <u>(c). The sign face is either non-illuminated, externally illuminated, or complies with both of the following standards for an internally illuminated sign:</u> <u>(i). The background of the sign is totally opaque, and only the graphics and/or text are illuminated; and</u> <u>(ii). The sign cabinet and the associated trim caps that secure and frame the sign face are dark bronze, black, or an earth tone color which reflects the color of the sign base and/or the color of the siding or trim of the building to which the sign applies.</u> <u>(iii). Any change of use or change in ownership to the subject property shall require a Type I review of the sign permit to ensure continued compliance with the provisions of this section. Application for review shall be made as soon as practical following the change of use, but in no case shall the formal review take place more than thirty (30) days following the change of use or ownership.</u>	
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	iii. Properties with the Ridgefield Mixed Use Overlay that are built to the standards of the underlying zone are subject to the requirements of the underlying zone. 2. In zones other than Commercial Regional Business (CRB) a sign may be awarded a bonus of up to fifteen percent in allowable area, provided that all of the following conditions are satisfied: a. The sign is placed on a monument-style base made or covered with a brick or stone, which extends at least the full width of the sign face and is at least one-fourth of the total sign height. An alternate material may be approved by the director if he or she finds that the material better reflects the materials and architecture of the closest or principle <u>principal</u> building on the site; and b. The sign face is either non-illuminated, externally illuminated, or complies with both of the following standards for an internally illuminated sign: i. The background of the sign is totally opaque, only the graphics and/or text are illuminated; and ii. The sign cabinet and the associated trim caps that secure and frame the sign face are dark bronze, black, or an earth tone color which reflects the color of the sign base and/or the color of the siding or trim of the building to which the sign applies; and.	
RDC 18.715 – Exterior Lighting		
18.715.050	A. All light trespass is prohibited. <u>All exterior lighting fixtures and accent lighting shall be designed, installed, located and maintained such that there is no light trespass (see Figure 3 in 18.715.100).</u> C. All exterior lighting fixtures and accent lighting shall be designed, installed, located and maintained such that there is no light trespass (see Figure 3 in 18.715.100).	Consolidate light trespass requirements into one standard. Re-letter following sections.
RDC 18.725 – Landscaping		
18.725.050-1	Zone or Use	Correct table formatting. Site and parking area should be on separate lines.

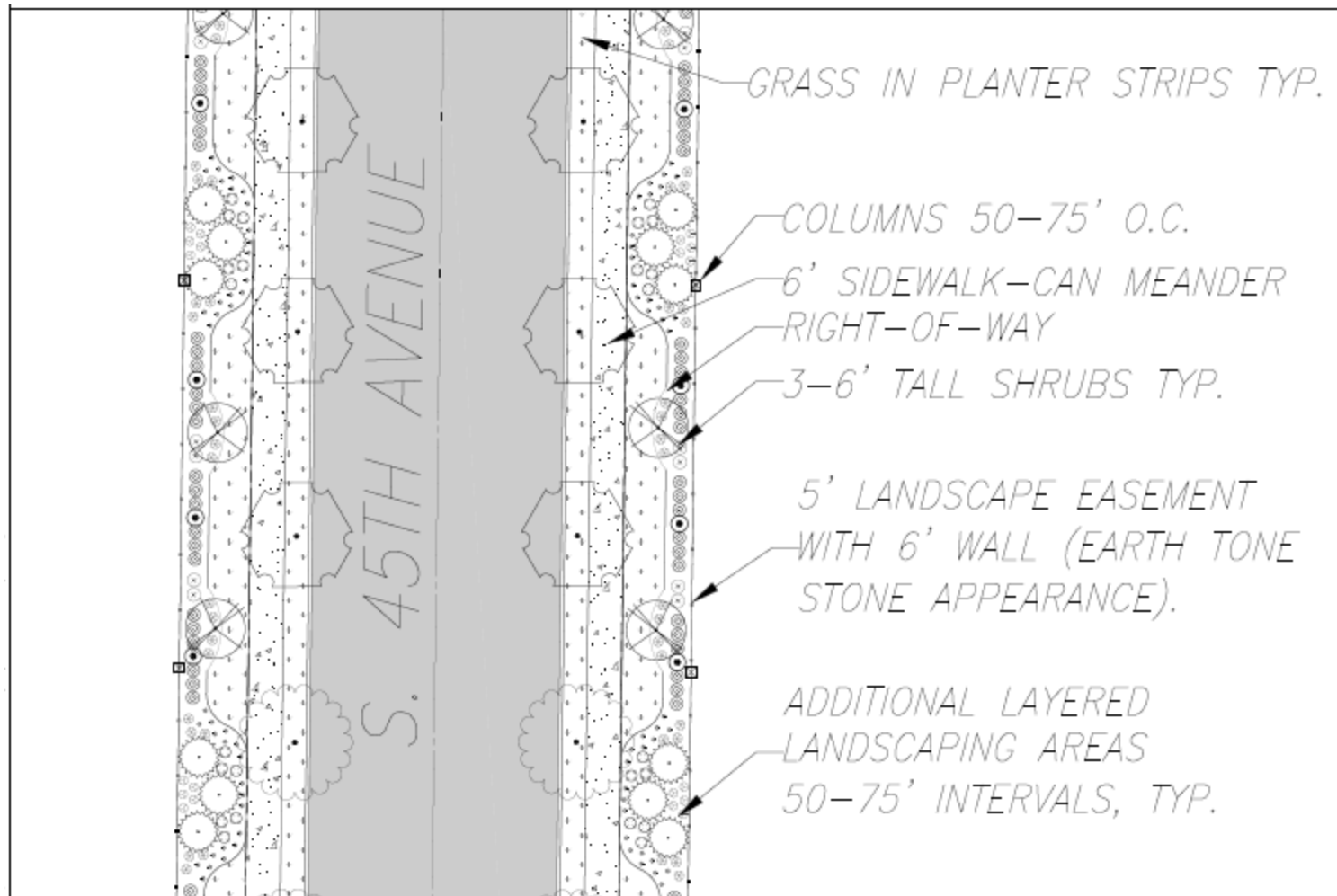
	CRB Site Parking Area <u>Parking Area</u>	
	CCB Site Parking Area <u>Parking Area</u>	
	CNB Site Parking Area <u>Parking Area</u>	
18.725.050	Table 18.725.050-1 Landscaping, Screening and Buffering Matrix ¹ Table Notes: (1) <u>When buffer standards and relevant setback standards do not match, the greater of the two shall apply.</u>	Clarify which standards control when required landscaping and setbacks differ. Renumber following table notes.
RDC 18.755 – Erosion Control		
18.755.030	A. Provisions of this chapter apply to land-disturbing activities, as outlined in the Puget Sound Water Quality Manual, Chapter I-2, Sections I-2.1 through I-2.6 and Chapters II-2 through II-5 <u>2005 Stormwater Management Manual for Western Washington (Western Washington Manual), Volume I, Chapter 2, Section 2.5 and Volume II. Where provisions of this chapter or other city codes and ordinances conflict with the Puget Sound Manual Western Washington Manual, this chapter and city codes and ordinances will govern.</u>	Update reference to current stormwater manual.
18.755.040	“BMP Manual” means the most current issue of the Stormwater Management Manual for the Puget Sound Basin (The Technical Manual), Volume II, Erosion and Sediment Control, Chapter 1-2, Sections I-2.1 through I-2.6, Chapter II-2 through II-5 <u>2005 Stormwater Management Manual for Western Washington (Western Washington Manual), Volume II, Construction Stormwater Pollution Prevention.</u>	Update reference to current stormwater manual.
18.755.070.A	10. Any application that the director determines poses a high risk of erosion impacting adjacent properties, water bodies, or public rights-of-way, and those described in Chapter I-2 of the Puget Sound Manual <u>Volume I, Chapter 2, Section 2.4 of the Western Washington Manual.</u>	Update reference to current stormwater manual.

2017 Annual Update to Ridgefield Development Code: Part 3

Notes to interpret the matrix:

- Revisions noted in legislative format, underline and ~~strikeout~~.
- For reference, there is a link to the existing code on the City's webpage at: <http://www.ci.ridgefield.wa.us/cd/page/planning-division>.

Exhibit 18.210.065-1.



CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: December 07, 2017

ITEM: BUSINESS

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Adopting an Optional Green Building Incentive Program and Amending Title 14 and Title 18 of the Ridgefield Municipal Code

PREVIOUS COUNCIL ACTION TAKEN:

First reading and Public Hearing held November 16, 2017.

SUMMARY/BACKGROUND:

As part of the work program for the Planning Commission and Community Development in 2017 the City Council directed staff to research, develop and implement a Green Building program for Ridgefield.

The Washington State Building Code Council does not permit a jurisdiction to adopt a building code that is more restrictive than the state building code without the State Building Code Council's approval (RCW 19.27.060). Also, the state energy code is a "mini-maxi" code in that you can't add any more to it or reduce it.

Staff has researched the opportunities and challenges associated with implementing a required green building program in the state. The Washington State Building Code Council does not permit a jurisdiction to adopt a building code that is more restrictive than the state building code without the State Building Code Council's approval (RCW 19.27.060). Also, the state energy code is a "mini-maxi" code in that a jurisdiction cannot add any more to it or reduce it.

National standards for Green Building programs have been developed by the American National Standards Institute (ANSI). At this time the only ANSI certified green building program is the National Green Building Standard, but other programs are close to certification, and under this draft the programs will be available to use once certified by ANSI.

Following discussion with stakeholders and with the Planning Commission staff has developed a draft program that involves voluntary incentivized green building utilizing any certified ANSI program as a basis for a 10% rebate on residential building permit fees, as well as site design features including recycled materials and requirements for reduced water use on each individual lot. The rebates may be applied to building plan check and permit fees only, and do not apply to impact fees, system development charges, or the Washington state building permit surcharge. The rebates also cannot be applied to future permits. The draft code structure requires 3rd party review of the chosen ANSI certified green building program in which a certificate of compliance is issued. The developer then provides a copy of the

certificate to the city and the 10% rebate is issued.

The second component of the city's draft program is a requirement to use environmental best practices on the site itself. These requirements are a pick list of items including mist irrigation, recycled materials, or other elements found acceptable by the Community Development Director.

Both components of the program apply to single family and multi-family residential developments.

Another element of home construction the Planning Commission considered is the concept of visitability that will address the issues people with mobility challenges face when visiting friends and neighbors.

A visitable house includes these three features:

- One zero-step entrance.
- Doors with 36 inches of clear passage space.
- One bathroom on the main floor that can be accessed by individuals using a wheelchair.

The Planning Commission recommended an additional rebate of 10% when a home incorporates the three features above during construction. To be eligible for a rebate the Building Official or designee will review and certify that the home has incorporated the three required features.

BUDGET/FINANCIAL IMPACTS:

Staff anticipates that 15 to 20% of new homes will take advantage of the rebate programs offered. A reduction in building permit and plan check revenue is to be expected resulting from the adoption of this ordinance.

RECOMMENDED ACTION OR MOTION:

Staff recommends Council adopt Ordinance No. 1254 by making the following motion:

"I move to adopt Ordinance No. 1254, as presented."

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: Chapter_14.32 Green Building v.3 (DOCX)
 Green Building BIA letter (PDF)
 18.220.035_Green Design (DOCX)
 18.210.035_Green Design (DOCX)

ORDINANCE NO. 1254

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON ADOPTING AN OPTIONAL GREEN BUILDING INCENTIVE PROGRAM AND AMENDING TITLE 14 AND TITLE 18 OF THE RIDGEFIELD MUNICIPAL CODE

WHEREAS, the intent of this ordinance is to provide an appropriate standard for builders when attempting to construct environmentally sustainable structures; and,

WHEREAS, compliance with any green building program certified by the American National Standards Institute (ANSI) is voluntary; and,

WHEREAS, the city is considering adoption of mandatory environmentally sustainable Green site design practices; and,

WHEREAS, compliance with an ANSI certified green building program is eligible for a building permit rebate of ten percent (10%) of the building permit and plan review costs, not including System Development Charges, Impact Fees, or the Washington State building permit surcharge; and,

WHEREAS, the City Council finds that incentivizing environmentally sustainable practices is in the best interests of public health safety and welfare because it will result in the reduction of impacts to the city's water supply and sanitary sewer services, as well as improving environmental quality for future generations; and,

WHEREAS, the Ridgefield Planning Commission, after conducting and appropriately noticed public hearing on the proposed amendments on November 1, 2017, recommended approval to the Ridgefield City Council; and,

WHEREAS, the Planning Commission recommends an additional ten percent (10%) rebate incentive of the building permit and plan review costs to encourage home builders to incorporate the concept of "visitability" into new homes within Ridgefield; and,

WHEREAS, increasing "visitability" for homes within Ridgefield are consistent with city and county goals to support the aging population as detailed in the County's Aging Readiness Task Force Report; and,

WHEREAS, the City of Ridgefield submitted notice of the proposed adoption to the Washington State Department of Commerce on October 5, 2017 consistent with RCW 36.70A; and

WHEREAS, consistent with WAC 197-11-340(2), on October 5, 2017 the City of Ridgefield issued a Determination of Non-significance regarding the proposed Green Building Program; and,

WHEREAS, the public comment period expired for the DNS on October 26, 2017 and the City addressed all comments received; and,

WHEREAS, the City Council of the City of Ridgefield conducted a first reading and public hearing at an appropriately noticed meeting for the ordinance on November 16, 2017, and conducted a second reading on December 7, 2017;

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

Section 1. Public Interest. The City Council of the City of Ridgefield finds it to be in the public interest to adopt the optional, incentivized Green Building program and the incentive to encourage the concept of visitability. The Council also finds the mandatory environmentally sustainable site design practices are in the public interest.

Section 2. Adoption of American National Standards Institute (ANSI) certification. The City Council of the City of Ridgefield finds that any Green Building program that has achieved certification of that program from ANSI shall be eligible for incentives authorized under this ordinance.

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. Applicability. This ordinance shall be applied to all related building permit activities.

Section 6. Effective Date. This ordinance shall be in full force and effect 30 days after adoption and publication pursuant to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 7th DAY OF DECEMBER, 2017.

Ron Onslow, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss, City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading: November 16, 2017
Second Reading/Passage: December 7, 2017
Date of Publication: XXXXXXXX
Effective Date: XXXXXXXX

Chapter 14.32 - BUILDING CODE— American National Standards Institute (ANSI) Green Building certification

14.32.010 – Purpose

Ridgefield's Green Building Program encourages new homes to be built to high levels of energy efficiency, conserve and use less water, and use healthier materials in the construction. The program uses any Green Building program that has been certified by the American National Standards Institute (ANSI), as amended, and 3rd Party verification, to verify the homes achieve the required standards as contained in the certified Green Building Program.

14.32.020 – Adoption

The City adopts, by reference, the current edition of the National Green Building Standard (NGBS) as its Green Building reference standard. Any Green Building program that meets the ANSI requirements will, at the time of ANSI certification, also be adopted by reference. This standard is to be used by builders on a voluntary basis and compliance with this standard shall not be construed as creating any mandatory obligation.

14.32.030 – Rebate

Applicants that choose to develop under the NGBS requirements, or any other Green Building Program certified by ANSI, will receive a ten percent (10%) rebate of building permitting fees for residential building permit applications for the structure utilizing the standard. An additional rebate of ten percent (10%) of building permitting fees for residential permit applications shall issue for homes that incorporate the concept of visitability. For the purposes of this Chapter visitability is defined as single family or multi-family dwelling that are designed in such a way that people with mobility challenges can live or visit the dwelling without extensive re-modeling required.

1. Rebates apply to residential building permitting fees, including plumbing and mechanical permits, only. Rebates do not include Impact Fees, System Development Charges or the Washington State surcharge.
2. To receive a Green Building rebate applicants must provide the city with a certificate verifying 3rd party review of the chosen Green Building program. The certificate must be submitted to the Community Development Department and must be accompanied by a cover sheet indicating the building permit file number the certificate applies to, the address of the applicable structure, lot number, primary contact person, mailing address and phone number.
 - a. Rebates shall only be processed by check, credits toward future building permits will not be available.
3. To receive a visitability rebate applicants must construct the residence with (a), (b), (c) and (d) below as verified by the City of Ridgefield Building Official or designee.

- a. A no-step entry way connected to an accessible route to the driveway or sidewalk; and,
- b. All doorways and hallways have a minimum clear width of 36 inches and lever handles instead of door knobs; and
- c. Bathroom on the main floor with reinforced wall backing for secure attachment of grab bars and adequate space for a walker or wheelchair; and
- d. Light switches, electrical outlets, thermostats and other environmental controls mounted no higher than 48 inches and no lower than 18 inches above finished floor.



Jeff Niten
Community Development Director
City of Ridgefield

Dear Mr. Niten:

The Building Industry Association of Clark County's Green Building Council (GBC) supports Ridgefield's adoption of the current edition of the National Green Building Standard (NGBS) as an optional standard in Ridgefield's building code.

We support the adoption of NGBS as a voluntary building standard because it is a market-based solution that will enhance housing choice and quality in Ridgefield without any new public burden.

The GBC believes adopting an existing standard is important for providing a clear pathway for builders to create homes that lower the impact of each home on the environment, support local businesses by sourcing materials within 500 miles and lessen impacts on water, sewer and energy consumption.

We applaud the forward-looking approach to incorporate any Green Building program that has been certified by the American National Standards Institute (ANSI), as amended, and includes 3rd Party verification. Communities benefit from these higher standards that are cost-effective for municipalities to implement, shift the market towards better building practices, and reduce demand on infrastructure.

The incentives provided by the City of Ridgefield are a progressive way to encourage high performance home building. We appreciate Ridgefield's partnership with the building industry.

Sincerely,

Niall Glavin, Chair
Green Building Council
Building Industry Association of Clark County

Attachment: Green Building BIA letter (Green Building Standards)

18.220.035 – Green Design

- A. The purpose of this section is to ensure best practices of environmental stewardship within the City of Ridgefield and to protect, to the extent practicable, our natural environment for future residents.
- B. Development of single or multi family residential uses within Ridgefield shall choose at least two practices from the list below during construction:
 - 1. Landscape with drought-tolerant, native plants
 - 2. Install water-conserving drip, micro-mist, or sub-surface irrigation systems
 - 3. Recycle, salvage, or donate excess or unwanted materials
 - 4. Recycle materials for use in walls, fences, trails, or other amenities that are integral to the development.
 - 5. Rain Gardens to accommodate storm water on-site, particularly roof drains, rather than conveyance to a community system.
 - 6. Other green design practices that are acceptable to the Community Development Director.

18.210.035 – Green Design

- A. The purpose of this section is to ensure best practices of environmental stewardship within the City of Ridgefield and to protect, to the extent practicable, our natural environment for future residents.
- B. Development of single family residential uses within Ridgefield shall choose at least two practices from the list below during construction:
 - 1. Landscape with drought-tolerant, native plants
 - 2. Install water-conserving drip, micro-mist, or sub-surface irrigation systems
 - 3. Recycle, salvage, or donate excess or unwanted materials
 - 4. Recycle materials for use in walls, fences, trails, or other amenities that are integral to the development.
 - 5. Rain Gardens to accommodate storm water on-site, particularly roof drains, rather than conveyance to a community system.
 - 6. Other green design practices that are acceptable to the Community Development Director.

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: December 07, 2017

ITEM: BUSINESS

AGENDA ITEM TITLE: Resolution in Support of Agreement Between Ridgefield School District No. 122 and La Center School District No. 101 Regarding Alteration of School District Boundaries

School District Boundary Support Resolution.

STAFF CONTACT: Steve Stuart, City Manager

ATTACHMENTS: 112817Agreement LCSD_RSD signed by LCD (PDF)
112817Agreement RSD_LCSD signed by RSD (PDF)

Resolution No.534

RESOLUTION IN SUPPORT OF AGREEMENT BETWEEN RIDGEFIELD SCHOOL DISTRICT NO. 122 AND LA CENTER SCHOOL DISTRICT NO. 101 REGARDING ALTERATION OF SCHOOL DISTRICT BOUNDARIES

WHEREAS, Ridgefield School District (“RSD”) and La Center School District (“LCSD”) are each public school districts located adjacent to one another within Clark County, Washington, and within the service area of Educational Service District (ESD) 112;

WHEREAS, state law, Chapter 28A.315 RCW, governs alteration of the boundaries of existing Washington public school districts;

WHEREAS, RCW 28A.315.015(2) provides that decisions on proposed changes in school district organization “should be made, whenever possible, by negotiated agreement between the affected school districts”;

WHEREAS, LCSD in 2006 petitioned to alter its boundaries to include parcels of real property located within RSD, which petition the Regional Committee on School District Organization of ESD 112 ultimately denied;

WHEREAS, subsequent to that petition, the boundaries of the City of La Center and the La Center Urban Growth Area expanded to include real property within the boundaries of RSD east of Interstate 5;

WHEREAS, LCSD has proposed altering the boundaries of the school districts such that LCSD gains sixty (60) parcels of real property located east of Interstate 5, all of which are within the La Center Urban Growth Area;

WHEREAS, the school districts have agreed on an alteration to their boundaries in lieu of a contested petition pursuant to Chapter 28A.315 RCW; and

WHEREAS, the City Council of the City of Ridgefield (“City”) has determined that said agreed property transfer would benefit the students and taxpayers of the City by promoting stable boundaries of the RSD, and therefore supports ESD 112 granting the proposed petition by LCSD.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF RIDGEFIELD, WASHINGTON AS FOLLOWS:

Section 1: The City Council supports the transfer of property between RSD and LCSD as outlined in the attached “Agreement between Ridgefield School District No. 122 and La Center School District No. 101 Regarding Alteration of School Boundaries.”

ADOPTED AT REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 7th DAY OF DECEMBER, 2017.

City of Ridgefield

Ron Onslow, Mayor

Attest:

Julie Ferriss,
City Clerk

**AGREEMENT BETWEEN
RIDGEFIELD SCHOOL DISTRICT NO. 122 AND
LA CENTER SCHOOL DISTRICT NO. 101 REGARDING
ALTERATION OF SCHOOL DISTRICT BOUNDARIES**

THIS AGREEMENT ("Agreement") is made by and between the Ridgefield School District No. 122, a Washington quasi-municipal corporation ("RSD"), and the La Center School District No. 101, a Washington quasi-municipal corporation ("LCSD"), pursuant to Chapter 28A.315 RCW.

RECITALS:

WHEREAS, RSD and LCSD are each public school districts located adjacent to one another within Clark County, Washington, and within the service area of Educational Service District (ESD) 112;

WHEREAS, state law, Chapter 28A.315 RCW, governs alteration of the boundaries of existing Washington public school districts;

WHEREAS, RCW 28A.315.015(2) provides that decisions on proposed changes in school district organization "should be made, whenever possible, by negotiated agreement between the affected school districts";

WHEREAS, LCSD in 2006 petitioned to alter its boundaries to include parcels of real property located within RSD, which petition the Regional Committee on School District Organization of ESD 112 ultimately denied;

WHEREAS, subsequent to that petition, the boundaries of the City of La Center and the La Center Urban Growth Area expanded to include real property within the boundaries of RSD east of Interstate 5;

WHEREAS, LCSD has proposed altering the boundaries of the parties to this Agreement such that LCSD gains sixty (60) parcels of real property located east of Interstate 5, all of which are within the La Center Urban Growth Area;

WHEREAS, the parties desire to cooperatively agree on an alteration to their boundaries in lieu of a contested petition pursuant to Chapter 28A.315 RCW and in a manner that benefits the students and taxpayers of both school districts; and

WHEREAS, the boards of directors of RSD and LCSD have determined that the proposed transfer of territory described in this Agreement would constitute an equitable adjustment of assets and liabilities pursuant to the factors outlined in Chapter 28A.315 RCW.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties agree as follows:

1. The parties agree that the boundaries of the RSD and the LCSD should be altered pursuant to Chapter 28A.315 RCW such that the LCSD incorporates sixty (60) parcels (the "Parcels") currently located within the RSD. The Parcels are listed in Exhibit A, which is hereby incorporated by this reference. To effectuate the transfer of territory described herein, the parties will use the following process:

a. By December 22, 2017, the Board of Directors of the LCSD will: (i) communicate the transfer proposed herein to the registered voters residing in the territory proposed to be transferred; (ii) provide notice of a public hearing regarding the proposed transfer; and (iii) provide the voters an opportunity to comment on the proposal at the public hearing as required by RCW 28A.315.195(1)(b)(ii). Before completing each of the above actions, LCSD will provide the RSD with a copy of any written materials or notices for review and approval by RSD, which approval will not be unreasonably withheld.

b. After completing each of the actions described in Section 1.a, and if the Board of Directors of LCSD determines that the transfer proposed herein is still appropriate, the Board of Directors of the LCSD will file with the superintendent of ESD 112 a written petition proposing transfer of territory as agreed herein pursuant to RCW 28A.315.195(1)(b) no later than January 10, 2018. Said petition will be signed by a majority of the Board of Directors of the LCSD and include documentation that LCSD took those actions required by RCW 28A.315.195(1)(b). LCSD will inform RSD about its determination regarding whether the transfer is still appropriate no later than December 29, 2017.

c. Following submission of the petition per Section 1.b, above, and upon notification of a duty to negotiate per RCW 28A.315.199 by the ESD 112 superintendent, the parties will produce a written summary of the transfer of territory agreed to herein, including a description of their rationale for the transfer, and submit that summary to the boards of directors of each party pursuant to WAC 392-340-207. No later than January 12, 2018, each board of directors will adopt at a public meeting a written resolution indicating that it approves the proposed transfer of territory described herein. Said resolutions will use the format required by WAC 392-340-207. Once the resolutions have been approved by each board of directors, the RSD and LCSD will provide the superintendent of ESD 112 with a jointly authored written notice explaining that the parties have agreed per RCW 28A.315.199 regarding transfer of the Parcels to the LCSD, which notice will have attached a copy of this Agreement and the resolutions approved by the boards of directors.

d. No later than January 12, 2018, RSD will request that the City Council of the City of Ridgefield pass a resolution in support of the transfer described herein. No later than January 12, 2018, LCSD will request that the City Council of the City of La Center pass a resolution in support of the transfer described herein. The parties will promptly provide copies of any such approved resolutions to the superintendent of ESD 112 in support of the petition.

2. The transfer of the Parcels described in Section 1, above, will be effective as of the date specified in the ESD 112 superintendent's order per RCW 28A.315.065.

3. The parties agree that the property and other assets and liabilities of each party, including, without limitation, bonded indebtedness, will remain the responsibility of that party. Without limiting the foregoing, and pursuant to RCW 28A.315.265(3), the parties agree that: (i) existing bonded indebtedness of each school district, the boundaries of which are altered, and any bonded indebtedness incurred by each school district through the sale of bonds authorized before the date its boundaries were altered, will be the obligation of the school district in its reduced

or enlarged form, as the case may be; and (ii) taxes will be levied thereafter against the taxable property located within each such school district in its reduced or enlarged form, as the case may be, at the times and in the amounts required to pay the principal of and interest on such bonded indebtedness as the same become due and payable.

4. This Agreement is effective as of November 28, 2017, and may only be terminated by: (a) written agreement of the parties; (b) LCSD if its Board of Directors determines by December 29, 2017, after a public hearing that the transfer agreed herein is not still appropriate per Section 1.b, above; or (c) either party if the other party has materially breached the terms of this Agreement, and the party claiming breach has provided the other party with fifteen (15) business days' notice of the breach and the party claimed to be in breach has not cured said breach within that time. If the LCSD is the party in breach per Subsection (c), above, the Board of Directors of the LCSD will not file another petition for transfer of territory, nor will Board of Directors of the LCSD or officers or employees of LCSD acting in their official capacities in any way lend support to a citizen petition for transfer of territory, from RSD for a period of ten (10) calendar years from the date of termination.

5. RSD will not appeal, under Chapter 28A.645 RCW or other means, a transfer of its territory to LCSD affecting only the Parcels and on the terms described in this Agreement. Notwithstanding the foregoing, however, if the superintendent of the ESD or the Superintendent of Public Instruction or their representatives or designees issues one or more orders effecting transfer of territory from RSD to LCSD on terms other than those agreed to herein, RSD retains the right to contest, at its own expense, such decision(s) by any lawful means, including, but not limited to, under Chapter 28A.645 RCW and the Washington Administrative Procedure Act, Chapter 34.05 RCW. In the event RSD so contests a decision of the ESD 112 superintendent or Superintendent of Public Instruction, LCSD will not object to RSD's action(s) and will file an appropriate statement in support of the transfer agreed between the parties.

6. Provided that an order is entered by the superintendent of ESD 112 or another competent agency or public official lawfully effecting the transfer of territory from the RSD to the LCSD as described herein, the Board of Directors of the LCSD will not file another petition for transfer of territory, nor will the Board of Directors of the LCSD or officers or employees of LCSD acting in their official capacities in any way lend support to a citizen petition for transfer of territory, from RSD for a period of twenty (20) calendar years from the effective date of said order, except that LCSD is permitted to refer a citizen petition to the regional board for its consideration under RCW 28A.315.199(4) and to comply with public records requests per Chapter 42.56 RCW. The parties acknowledge and agree that RSD desires certainty regarding its boundaries for purposes of strategic planning, and that this Section 6 constitutes consideration for RSD's agreement to transfer of the Parcels to the LCSD.

7. LCSD will reimburse RSD for all attorney's fees incurred by RSD related to the transfer of territory described herein, including, but not limited to, those fees incurred in negotiating this Agreement, but not to exceed \$6,500.00 in total for all such services, and excluding any matters described herein to be at the sole expense of RSD. RSD will provide LCSD with an itemized invoice of fees no later than thirty (30) calendar days after the transfer of the Parcels is effective. LCSD will remit payment to RSD for such invoiced fees within thirty (30) calendar days of receipt of such invoice. Without limiting the foregoing, the parties agree that LCSD will

reimburse RSD per this Section 7 for attorney's fees incurred even in the event the Board of LCSD determines that transfer is not appropriate after a public hearing pursuant to Section 1.b, above.

8. This Agreement is the full and complete understanding of the parties on the subjects covered herein. This Agreement may be modified or amended only by mutual written agreement approved by the governing bodies of the parties.

9. The rights and obligations of the parties will inure to the benefit of and be binding upon their respective successors in interest, heirs, and assigns.

10. This Agreement will be governed by and interpreted in accordance with the laws of the State of Washington. Any action or suit brought in connection with this Agreement will be filed in Clark County Superior Court.

11. If any section of this Agreement is adjudicated by a court of competent jurisdiction to be invalid, such action will not affect the validity of any section not so adjudicated.

12. The failure of any party to this Agreement to insist upon strict performance of any of the covenants and agreements contained herein, or to exercise any option or right conferred by this Agreement, in any one or more instances will not be construed to be a waiver or relinquishment of any such option or right or of any other covenants or agreements which will remain in full force and effect.

13. All communications regarding this Agreement will be sent to the parties at the addresses listed on the signature page of the Agreement or such other address as may be hereafter specified in writing. Any written notice hereunder will become effective upon personal service or three (3) business days after the date of mailing by registered or certified mail, and will be deemed sufficiently given if sent to the addressee at the address stated in this Agreement or such other address as may be hereafter specified in writing.

14. This Agreement is made and entered into for the sole benefit of the RSD and the LCSD. No third party will be deemed to have any rights under this Agreement, and there are no third-party beneficiaries to this Agreement.

15. This Agreement may be executed in one or more counterparts, each of which will be deemed an original but all of which together will constitute one and the same document.

IN WITNESS WHEREOF, the parties have subscribed their names on the dates below.

RIDGEFIELD SCHOOL DISTRICT

Nathan McCann
Superintendent
2724 S. Hillhurst Rd.
Ridgefield, WA 98642

Date: _____

LA CENTER SCHOOL DISTRICT

Dave Holmes
Superintendent
725 Highland Rd.
La Center, WA 98629

Date: 11-29-17

Attachment: 112817Agreement LCSD_RSD signed by LCD (School District Boundary Support)

Scott Gullickson
Board President

Date: _____

Cris Yaw
Cris Yaw
Board President

Date: 11/28/17

EXHIBIT A

I. PARCELS TO BE TRANSFERRED TO LA CENTER SCHOOL DISTRICT

	PROPERTY NUMBER	PROPERTY OWNER	MAILING ADDRESS (LINE 1)	MAILING ADDRESS (LINE 2)	CITY
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2	211525000	ARKOOSH GEORGE II & ARKOOSH LIZABETH	903 NW 316TH CIR		RIDGEFIELD
3	986029548	BALINT DAVID M ESTATE OF	1701 E RESERVE ST APT 12		VANCOUVER
4	601729000	BREWSTER RONALD G	31211-B NW PARADISE PARK RD		RIDGEFIELD
5	602310000	CARLSON CARL & CARLSON CORAMAE	873 S HILLHURST RD		RIDGEFIELD
6	211225000	CARLSON CORAMAE 50%	873 S HILLHURST RD		RIDGEFIELD
7	211242000	CARLSON INVESTMENTS LLC	CARLSON CORAMAE	873 S HILL HURST RD	RIDGEFIELD
8	211226000	CARLSON INVESTMENTS LLC	CARLSON CORAMAE	873 S HILL HURST RD	RIDGEFIELD
9	211209000	CARLSON INVESTMENTS LLC	CARLSON CORAMAE	873 S HILL HURST RD	RIDGEFIELD
10	211215000	CARLSON INVESTMENTS LLC	CARLSON CORAMAE	873 S HILL HURST RD	RIDGEFIELD
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12	211224000	CARLSON INVESTMENTS LLC	CARLSON CORAMAE	873 S HILL HURST RD	RIDGEFIELD
13	211258000	CARLSON INVESTMENTS LLC 50%	C/O CORAMAE CARLSON	873 S HILLHURST RD	RIDGEFIELD
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15	211262000	CARLSON INVESTMENTS LLC 50%	C/O CORAMAE CARLSON	873 S HILLHURST RD	RIDGEFIELD

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29	211229000	GDLARS LLC	PO BOX 293		LA CENTER
30	211524000	GUILLEN RICKY J & GUILLEN JENNIFER J	911 NW 316TH CIR		RIDGEFIELD
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35	211255000	MARTIN RICHARD D TRUSTEE	31513 NW 18TH AVE		RIDGEFIELD
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37	211261000	MEADOWS NANCI & FLINK ADAM	2040 STATESMAN DR		WOODLAND
38	209738000	MINIT MANAGEMENT LLC	PO BOX 5889		VANCOUVER
39	211238000	MORRISON NORA H	1308 STOCKTON HILL RD STE A, BOX 154		KINGMAN, AZ
40	211259000	NEWTON ROBERT E & NEWTON TRACI L	1815 NW 310TH ST		RIDGEFIELD
41	211286000	OLIVA STEVEN & OLIVA JANICE	915 W 11TH ST		VANCOUVER
42	211277000	OLIVA STEVEN J & OLIVA JANICE D	915 W 11TH ST		VANCOUVER
43	211206000	OLIVA STEVEN J & OLIVA JANICE D	915 W 11TH ST		VANCOUVER
44	211276000	OLIVA STEVEN J & OLIVA JANICE D	915 W 11TH ST		VANCOUVER
45	211249000	OSTRAND PAUL	720-B NW 199TH ST		RIDGEFIELD
46	211250000	REED GEORGE & REED KATHY	31304 NW 18TH AVE		RIDGEFIELD
47	607821000	RELYEA JAMES	31010 NW SPENCER RD		RIDGEFIELD
48	211217000	RELYEA JAMES & RELYEA JUDITH	31010 NW SPENCER RD		RIDGEFIELD
49	211458000	RELYEA JAMES & RELYEA JUDITH ETAL	31010 NW SPENCER RD		RIDGEFIELD
50	211260000	SANDHU DIAL & SANDHU JASWANT	1803 NW LACENTER RD		RIDGEFIELD
51	211518000	SCHUTT PEGGY	701 NW 319TH ST		RIDGEFIELD
52	211513000	SNYDER TONYA R & SNYDER JOHN W	31800 NW 9TH AVE		RIDGEFIELD

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53	211267000	SPITZER WILLIAM & SPITZER ANITA	31211 NW PARADISE PARK RD		RIDGEFIELD
54	211251000	THORNTON LESTER L & THORNTON KATHRYN	1804 NW 310TH ST		RIDGEFIELD
55	209708000	VANVESSEM JOHN & VANVESSEM SHANNA	14900 NW 15TH AVE		VANCOUVER
56	211257000	WING TODD & WING COLLEEN	31103 NW 18TH AVE		RIDGEFIELD
57	211256000	ZARIK FRANK J	PO BOX 872011		VANCOUVER
58	209704000	INTERCHANGE DEVELOPMENT GROUP LLC	C/O COWLITZ INDIAN TRIBE	PO BOX 2547	LONGVIEW
59	209703000	INTERCHANGE DEVELOPMENT GROUP LLC	C/O COWLITZ INDIAN TRIBE	PO BOX 2547	LONGVIEW
60	211230000	INTERCHANGE DEVELOPMENT GROUP LLC	C/O COWLITZ INDIAN TRIBE	PO BOX 2547	LONGVIEW

II. PARCELS TO BE RETAINED BY RIDGEFIELD SCHOOL DISTRICT

	PROPERTY NUMBER	PROPERTY OWNER	MAILING ADDRESS (LINE 1)	MAILING ADDRESS (LINE 2)	CITY
1	209905000	WASHINGTON STATE	PARKS DEPARTMENT	PO BOX 42650	OLYMPIA
2	209749000	PARADISE LACENTER LLC	PO BOX 1424		KALAMA
3	209699000	KWRL TRANSPORTATION COOP	989 FRAZIER LANE		WOODLAND
4	209743000	MAKARENKO MIKHAIL L & MAKARENKO GALINA A	32901 NW 31ST AVE		RIDGEFIELD
5	209702000	PARADISE 2600 LLC	2600 NW 329TH ST		RIDGEFIELD
6	209687000	GREGORY DAVID & GREGORY LORI	33005 NW 31ST AVE		RIDGEFIELD

Attachment: 112817Agreement LCSD_RSD signed by LCD (School District Boundary Support)

7	209742000	GILBERT SUSAN A	2600 NW 329TH ST		RIDGEFIELD
8	209691000	WINRICH LEON & WINRICH COLLEEN	2512 NW 329TH ST		RIDGEFIELD
9	209707000	SCHAEFER JOSEPH & SCHAEFER SARAH	33616 NW 24TH AVE		RIDGEFIELD
10	986027200	CLARK PUBLIC UTILITIES	PO BOX 8900		VANCOUVER
11	209694000	HOLMES BARBARA C TRUSTEE	3111 SE 154TH AVE		VANCOUVER
12	209693000	ANDERSON LARRY & ANDERSON MARGUERITE	1160 BIERNEY CREEK ROAD		LAKE SIDE, MT
13	209737000	GRIFFITH JUILA A	32903 NW 24TH AVE		RIDGEFIELD
14	209737005	GRIFFITH GUS & GRIFFITH SHELLEY	33101 NW 24TH AVE		RIDGEFIELD
15	209688000	KANE THOMAS & CARON CYNTHIA	33201 NW 24TH AVE		RIDGEFIELD
16	209695000	CLARK COUNTY LEGACY LANDS	PO BOX 9810		VANCOUVER
17	209744000	CLARK COUNTY LEGACY LANDS	PO BOX 9810		VANCOUVER
18	209745000	CLARK COUNTY LEGACY LANDS	PO BOX 9810		VANCOUVER
19	209739000	CLARK COUNTY LEGACY LANDS	PO BOX 9810		VANCOUVER
20	209747000	CLARK COUNTY LEGACY LANDS	PO BOX 9810		VANCOUVER
21	210123000	ANASTOS MARIA ELAINA	1087 LEWIS RIVER RD #164		WOODLAND
22	986028840	CLARK PUB UTIL DIST #1	PO BOX 8900		VANCOUVER
23	209706000	EL PASO NATURAL GAS	C/O NORTHWEST PIPELINE CORP	PO BOX 1526	SALT LAKE CITY, UT
24	210108000	INTERCHANGE DEVELOPMENT GROUP	C/O COWLITZ INDIAN TRIBE	PO BOX 2547	LONGVIEW
25	210134000	INTERCHANGE DEVELOPMENT GROUP	C/O COWLITZ INDIAN TRIBE	PO BOX 2547	LONGVIEW

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**AGREEMENT BETWEEN
RIDGEFIELD SCHOOL DISTRICT NO. 122 AND
LA CENTER SCHOOL DISTRICT NO. 101 REGARDING
ALTERATION OF SCHOOL DISTRICT BOUNDARIES**

THIS AGREEMENT ("Agreement") is made by and between the Ridgefield School District No. 122, a Washington quasi-municipal corporation ("RSD"), and the La Center School District No. 101, a Washington quasi-municipal corporation ("LCSD"), pursuant to Chapter 28A.315 RCW.

RECITALS:

WHEREAS, RSD and LCSD are each public school districts located adjacent to one another within Clark County, Washington, and within the service area of Educational Service District (ESD) 112;

WHEREAS, state law, Chapter 28A.315 RCW, governs alteration of the boundaries of existing Washington public school districts;

WHEREAS, RCW 28A.315.015(2) provides that decisions on proposed changes in school district organization "should be made, whenever possible, by negotiated agreement between the affected school districts";

WHEREAS, LCSD in 2006 petitioned to alter its boundaries to include parcels of real property located within RSD, which petition the Regional Committee on School District Organization of ESD 112 ultimately denied;

WHEREAS, subsequent to that petition, the boundaries of the City of La Center and the La Center Urban Growth Area expanded to include real property within the boundaries of RSD east of Interstate 5;

WHEREAS, LCSD has proposed altering the boundaries of the parties to this Agreement such that LCSD gains sixty (60) parcels of real property located east of Interstate 5, all of which are within the La Center Urban Growth Area;

WHEREAS, the parties desire to cooperatively agree on an alteration to their boundaries in lieu of a contested petition pursuant to Chapter 28A.315 RCW and in a manner that benefits the students and taxpayers of both school districts; and

WHEREAS, the boards of directors of RSD and LCSD have determined that the proposed transfer of territory described in this Agreement would constitute an equitable adjustment of assets and liabilities pursuant to the factors outlined in Chapter 28A.315 RCW.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties agree as follows:

1. The parties agree that the boundaries of the RSD and the LCSD should be altered pursuant to Chapter 28A.315 RCW such that the LCSD incorporates sixty (60) parcels (the "Parcels") currently located within the RSD. The Parcels are listed in Exhibit A, which is hereby incorporated by this reference. To effectuate the transfer of territory described herein, the parties will use the following process:

a. By December 22, 2017, the Board of Directors of the LCSD will: (i) communicate the transfer proposed herein to the registered voters residing in the territory proposed to be transferred; (ii) provide notice of a public hearing regarding the proposed transfer; and (iii) provide the voters an opportunity to comment on the proposal at the public hearing as required by RCW 28A.315.195(1)(b)(ii). Before completing each of the above actions, LCSD will provide the RSD with a copy of any written materials or notices for review and approval by RSD, which approval will not be unreasonably withheld.

b. After completing each of the actions described in Section 1.a, and if the Board of Directors of LCSD determines that the transfer proposed herein is still appropriate, the Board of Directors of the LCSD will file with the superintendent of ESD 112 a written petition proposing transfer of territory as agreed herein pursuant to RCW 28A.315.195(1)(b) no later than January 10, 2018. Said petition will be signed by a majority of the Board of Directors of the LCSD and include documentation that LCSD took those actions required by RCW 28A.315.195(1)(b). LCSD will inform RSD about its determination regarding whether the transfer is still appropriate no later than December 29, 2017.

c. Following submission of the petition per Section 1.b, above, and upon notification of a duty to negotiate per RCW 28A.315.199 by the ESD 112 superintendent, the parties will produce a written summary of the transfer of territory agreed to herein, including a description of their rationale for the transfer, and submit that summary to the boards of directors of each party pursuant to WAC 392-340-207. No later than January 12, 2018, each board of directors will adopt at a public meeting a written resolution indicating that it approves the proposed transfer of territory described herein. Said resolutions will use the format required by WAC 392-340-207. Once the resolutions have been approved by each board of directors, the RSD and LCSD will provide the superintendent of ESD 112 with a jointly authored written notice explaining that the parties have agreed per RCW 28A.315.199 regarding transfer of the Parcels to the LCSD, which notice will have attached a copy of this Agreement and the resolutions approved by the boards of directors.

d. No later than January 12, 2018, RSD will request that the City Council of the City of Ridgefield pass a resolution in support of the transfer described herein. No later than January 12, 2018, LCSD will request that the City Council of the City of La Center pass a resolution in support of the transfer described herein. The parties will promptly provide copies of any such approved resolutions to the superintendent of ESD 112 in support of the petition.

2. The transfer of the Parcels described in Section 1, above, will be effective as of the date specified in the ESD 112 superintendent's order per RCW 28A.315.065.

3. The parties agree that the property and other assets and liabilities of each party, including, without limitation, bonded indebtedness, will remain the responsibility of that party. Without limiting the foregoing, and pursuant to RCW 28A.315.265(3), the parties agree that: (i) existing bonded indebtedness of each school district, the boundaries of which are altered, and any bonded indebtedness incurred by each school district through the sale of bonds authorized before the date its boundaries were altered, will be the obligation of the school district in its reduced

or enlarged form, as the case may be; and (ii) taxes will be levied thereafter against the taxable property located within each such school district in its reduced or enlarged form, as the case may be, at the times and in the amounts required to pay the principal of and interest on such bonded indebtedness as the same become due and payable.

4. This Agreement is effective as of November 28, 2017, and may only be terminated by: (a) written agreement of the parties; (b) LCSD if its Board of Directors determines by December 29, 2017, after a public hearing that the transfer agreed herein is not still appropriate per Section 1.b, above; or (c) either party if the other party has materially breached the terms of this Agreement, and the party claiming breach has provided the other party with fifteen (15) business days' notice of the breach and the party claimed to be in breach has not cured said breach within that time. If the LCSD is the party in breach per Subsection (c), above, the Board of Directors of the LCSD will not file another petition for transfer of territory, nor will Board of Directors of the LCSD or officers or employees of LCSD acting in their official capacities in any way lend support to a citizen petition for transfer of territory, from RSD for a period of ten (10) calendar years from the date of termination.

5. RSD will not appeal, under Chapter 28A.645 RCW or other means, a transfer of its territory to LCSD affecting only the Parcels and on the terms described in this Agreement. Notwithstanding the foregoing, however, if the superintendent of the ESD or the Superintendent of Public Instruction or their representatives or designees issues one or more orders effecting transfer of territory from RSD to LCSD on terms other than those agreed to herein, RSD retains the right to contest, at its own expense, such decision(s) by any lawful means, including, but not limited to, under Chapter 28A.645 RCW and the Washington Administrative Procedure Act, Chapter 34.05 RCW. In the event RSD so contests a decision of the ESD 112 superintendent or Superintendent of Public Instruction, LCSD will not object to RSD's action(s) and will file an appropriate statement in support of the transfer agreed between the parties.

6. Provided that an order is entered by the superintendent of ESD 112 or another competent agency or public official lawfully effecting the transfer of territory from the RSD to the LCSD as described herein, the Board of Directors of the LCSD will not file another petition for transfer of territory, nor will the Board of Directors of the LCSD or officers or employees of LCSD acting in their official capacities in any way lend support to a citizen petition for transfer of territory, from RSD for a period of twenty (20) calendar years from the effective date of said order, except that LCSD is permitted to refer a citizen petition to the regional board for its consideration under RCW 28A.315.199(4) and to comply with public records requests per Chapter 42.56 RCW. The parties acknowledge and agree that RSD desires certainty regarding its boundaries for purposes of strategic planning, and that this Section 6 constitutes consideration for RSD's agreement to transfer of the Parcels to the LCSD.

7. LCSD will reimburse RSD for all attorney's fees incurred by RSD related to the transfer of territory described herein, including, but not limited to, those fees incurred in negotiating this Agreement, but not to exceed \$6,500.00 in total for all such services, and excluding any matters described herein to be at the sole expense of RSD. RSD will provide LCSD with an itemized invoice of fees no later than thirty (30) calendar days after the transfer of the Parcels is effective. LCSD will remit payment to RSD for such invoiced fees within thirty (30) calendar days of receipt of such invoice. Without limiting the foregoing, the parties agree that LCSD will

reimburse RSD per this Section 7 for attorney's fees incurred even in the event the Board of LCSD determines that transfer is not appropriate after a public hearing pursuant to Section 1.b, above.

8. This Agreement is the full and complete understanding of the parties on the subjects covered herein. This Agreement may be modified or amended only by mutual written agreement approved by the governing bodies of the parties.

9. The rights and obligations of the parties will inure to the benefit of and be binding upon their respective successors in interest, heirs, and assigns.

10. This Agreement will be governed by and interpreted in accordance with the laws of the State of Washington. Any action or suit brought in connection with this Agreement will be filed in Clark County Superior Court.

11. If any section of this Agreement is adjudicated by a court of competent jurisdiction to be invalid, such action will not affect the validity of any section not so adjudicated.

12. The failure of any party to this Agreement to insist upon strict performance of any of the covenants and agreements contained herein, or to exercise any option or right conferred by this Agreement, in any one or more instances will not be construed to be a waiver or relinquishment of any such option or right or of any other covenants or agreements which will remain in full force and effect.

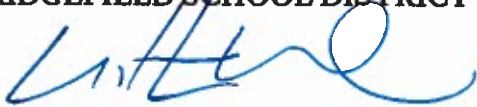
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15. This Agreement may be executed in one or more counterparts, each of which will be deemed an original but all of which together will constitute one and the same document.

IN WITNESS WHEREOF, the parties have subscribed their names on the dates below.

RIDGEFIELD SCHOOL DISTRICT



Nathan McCann
Superintendent
2724 S. Hillhurst Rd.
Ridgefield, WA 98642

Date: 11/28/17

LA CENTER SCHOOL DISTRICT

Dave Holmes
Superintendent
725 Highland Rd.
La Center, WA 98629

Date: _____



Scott Gullickson
Board President

Date: 11/28/2017

Cris Yaw
Board President

Date: _____

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36	211279000	MCCUDDY MATT & MCCUDDY LAURIE	31421 NW 13TH AVE		RIDGEFIELD
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39	211238000	MORRISON NORA H	1308 STOCKTON HILL RD STE A, BOX 154		KINGMAN, AZ
40	211259000	NEWTON ROBERT E & NEWTON TRACI L	1815 NW 310TH ST		RIDGEFIELD
41	211286000	OLIVA STEVEN & OLIVA JANICE	915 W 11TH ST		VANCOUVER
42	211277000	OLIVA STEVEN J & OLIVA JANICE D	915 W 11TH ST		VANCOUVER
43	211206000	OLIVA STEVEN J & OLIVA JANICE D	915 W 11TH ST		VANCOUVER
44	211276000	OLIVA STEVEN J & OLIVA JANICE D	915 W 11TH ST		VANCOUVER
45	211249000	OSTRAND PAUL	720-B NW 199TH ST		RIDGEFIELD
46	211250000	REED GEORGE & REED KATHY	31304 NW 18TH AVE		RIDGEFIELD
47	607821000	RELYEA JAMES	31010 NW SPENCER RD		RIDGEFIELD
48	211217000	RELYEA JAMES & RELYEA JUDITH	31010 NW SPENCER RD		RIDGEFIELD
49	211458000	RELYEA JAMES & RELYEA JUDITH ETAL	31010 NW SPENCER RD		RIDGEFIELD
50	211260000	SANDHU DIAL & SANDHU JASWANT	1803 NW LACENTER RD		RIDGEFIELD
51	211518000	SCHUTT PEGGY	701 NW 319TH ST		RIDGEFIELD
52	211513000	SNYDER TONYA R & SNYDER JOHN W	31800 NW 9TH AVE		RIDGEFIELD

53	211267000	SPITZER WILLIAM & SPITZER ANITA	31211 NW PARADISE PARK RD		RIDGEFIELD
54	211251000	THORNTON LESTER L & THORNTON KATHRYN	1804 NW 310TH ST		RIDGEFIELD
55	209708000	VANVESSEM JOHN & VANVESSEM SHANNA	14900 NW 15TH AVE		VANCOUVER
56	211257000	WING TODD & WING COLLEEN	31103 NW 18TH AVE		RIDGEFIELD
57	211256000	ZARIK FRANK J	PO BOX 872011		VANCOUVER
58	209704000	INTERCHANGE DEVELOPMENT GROUP LLC	C/O COWLITZ INDIAN TRIBE	PO BOX 2547	LONGVIEW
59	209703000	INTERCHANGE DEVELOPMENT GROUP LLC	C/O COWLITZ INDIAN TRIBE	PO BOX 2547	LONGVIEW
60	211230000	INTERCHANGE DEVELOPMENT GROUP LLC	C/O COWLITZ INDIAN TRIBE	PO BOX 2547	LONGVIEW

II. PARCELS TO BE RETAINED BY RIDGEFIELD SCHOOL DISTRICT

	PROPERTY NUMBER	PROPERTY OWNER	MAILING ADDRESS (LINE 1)	MAILING ADDRESS (LINE 2)	CITY
1	209905000	WASHINGTON STATE	PARKS DEPARTMENT	PO BOX 42650	OLYMPIA
2	209749000	PARADISE LACENTER LLC	PO BOX 1424		KALAMA
3	209699000	KWRL TRANSPORTATION COOP	989 FRAZIER LANE		WOODLAND
4	209743000	MAKARENKO MIKHAIL L & MAKARENKO GALINA A	32901 NW 31ST AVE		RIDGEFIELD
5	209702000	PARADISE 2600 LLC	2600 NW 329TH ST		RIDGEFIELD
6	209687000	GREGORY DAVID & GREGORY LORI	33005 NW 31ST AVE		RIDGEFIELD

7	209742000	GILBERT SUSAN A	2600 NW 329TH ST		RIDGEFIELD
8	209691000	WINRICH LEON & WINRICH COLLEEN	2512 NW 329TH ST		RIDGEFIELD
9	209707000	SCHAEFER JOSEPH & SCHAEFER SARAH	33616 NW 24TH AVE		RIDGEFIELD
10	986027200	CLARK PUBLIC UTILITIES	PO BOX 8900		VANCOUVER
11	209694000	HOLMES BARBARA C TRUSTEE	3111 SE 154TH AVE		VANCOUVER
12	209693000	ANDERSON LARRY & ANDERSON MARGUERITE	1160 BIERNEY CREEK ROAD		LAKESIDE, MT
13	209737000	GRIFFITH JULIA A	32903 NW 24TH AVE		RIDGEFIELD
14	209737005	GRIFFITH GUS & GRIFFITH SHELLEY	33101 NW 24TH AVE		RIDGEFIELD
15	209688000	KANE THOMAS & CARON CYNTHIA	33201 NW 24TH AVE		RIDGEFIELD
16	209695000	CLARK COUNTY LEGACY LANDS	PO BOX 9810		VANCOUVER
17	209744000	CLARK COUNTY LEGACY LANDS	PO BOX 9810		VANCOUVER
18	209745000	CLARK COUNTY LEGACY LANDS	PO BOX 9810		VANCOUVER
19	209739000	CLARK COUNTY LEGACY LANDS	PO BOX 9810		VANCOUVER
20	209747000	CLARK COUNTY LEGACY LANDS	PO BOX 9810		VANCOUVER
21	210123000	ANASTOS MARIA ELAINA	1087 LEWIS RIVER RD #164		WOODLAND
22	986028840	CLARK PUB UTIL DIST #1	PO BOX 8900		VANCOUVER
23	209706000	EL PASO NATURAL GAS	C/O NORTHWEST PIPELINE CORP	PO BOX 1526	SALT LAKE CITY, UT
24	210108000	INTERCHANGE DEVELOPMENT GROUP	C/O COWLITZ INDIAN TRIBE	PO BOX 2547	LONGVIEW
25	210134000	INTERCHANGE DEVELOPMENT GROUP	C/O COWLITZ INDIAN TRIBE	PO BOX 2547	LONGVIEW

Attachment: 112817Agreement RSD_LCSD signed by RSD (School District Boundary Support)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: December 07, 2017
ITEM: BUSINESS
AGENDA ITEM TITLE: Motion - Approval of Seven Wells Estates Final Plat

GOVERNING LEGISLATION:

RCW 58.17

PREVIOUS COUNCIL ACTION TAKEN:

Development Agreement adopted by Council on July 27, 2017.

SUMMARY/BACKGROUND:

The Ridgefield Hearing Examiner approved the preliminary plat for Ridgecrest Planned Unit Development (PUD) on November 10, 2016, as PLZ-16-0035. The plat is also subject to the July 27, 2017 development agreement made between the City of Ridgefield and the Developer.

The project (Phase 1) proposes to subdivide the 37.43-acre site into 78 single family residential lots ranging from 6,370 sq. ft. to 11,312 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 \$366,823.21. 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:

Lot Frontage signed (PDF)

PLZ-17-0128 Seven Wells Estates_Ridgecrest Ph 1_Final Plat_Staff

Mem (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

NOTICE OF DECISION Street Corner Interpretation Decision

Date	Request submitted November 21, 2017 Decision issued November 29, 2017
Proposal	The City, through a formal Director's Interpretation, is interpreting the term "Development ite" as contained in
Location	Interpretation will apply throughout the City on single streets that angle at 45 degrees or greater.
Property Owner/ Applicant	City of Ridgefield
Zoning	Residential Low Density 4 (RLD-4) Residential Low Density 6 (RLD-6) Residential Low Density 8 (RLD-8) and Residential Medium Density 16 (RMD-16).
Land Use Review Required	Type 1, Directors Interpretation
Staff Contact	Jeff Niten, Community Development Director
Decision	Interpretation issued

I. BACKGROUND INFORMATION

The City approved a development code change with adoption of Ordinance 1234 that allowed residential subdivision accomplished through a Planned Unit Development to use a minimum of 25 feet lot frontage for lots fronting a cul-de-sac due to design concerns with curved roads.

18.401.090 (i).

Minimum Frontage. Each lot used for single-family detached residential development shall have a thirty-five-foot minimum frontage on a public or private street, except for a lot fronting the bulb of a cul-de-sac, which shall have a twenty-five-foot minimum frontage. Each lot used for single-family attached and multifamily residential development shall have a twenty-five-foot minimum frontage on a public street, except for a lot fronting the bulb of a cul-de-sac, which shall have a

twenty-foot minimum frontage. Lots developed consistent with the cottage housing provisions of RDC [18.210.150](#) are exempt from these frontage requirements.

II. PROPOSAL

Lots fronting curves with horizontal tangents less than 135 degrees should be reviewed similarly to the criteria for cul-de-sacs because the lots will be similarly “pie shaped” where the road curves.

III. INTERPRETATION

Single roads that form a curve, specifically excluding intersections, with horizontal tangents less than 135 degrees, shall be reviewed for lot frontage requirements under the cul-de-sac criteria found in 18.401.090 (i) because the circumstances created are substantially similar.

Signed: 
Jeff Niten, Community Development Director

Date: 11.30.17

V. APPEAL PROCEDURES

Pursuant to RDC 18.310.100 an appeal of a Type I Ministerial decision shall be submitted by an interested party in writing and shall be submitted to the city clerk within 14 days after the final decision is mailed.

Attachment: Lot Frontage signed (Seven Wells Estates Final Plat)



COMMUNITY DEVELOPMENT DEPARTMENT

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(360) 887-3557 | Fax: (360) 887-0861 | www.ci.ridgefield.wa.us

Seven Wells Estates (Ridgecrest Ph 1) Final Plat

Staff Report

File No. PLZ-17-0128

I. Review Process

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

II. Basic Facts

Application date: On November 7, the City received an application for final plat approval for Seven Wells Estates (Ridgecrest PUD Phase 1).

City Council hearing date: December 7, 2017

Owner: Patrick Jeffries, Ridgecrest JV LLC; 18518 NW 41st Ave, Ridgefield, WA 98642; 360.597.5363, pjeffries@jbhomeswa.com

Property Information: A subdivision in portions of lots #15 and #44 of S28, T4N, R1E WM; Assessor's # 215598000 and 986040773; 37.43 acres; 78 lots

III. Documents Received

- Master land use application
- Final plat application – November 1, 2017
- Final plat narrative
- CC&Rs – 2017, undated and unsigned
- Signed plat sheets – October 25, 2017
- Lot closure reports
- Perimeter description – October 25, 2017
- Old Republic National Title Insurance Company title report
- Clark County Title subdivision guarantee – November 3, 2017
- Final Landscape Plan – June 16, 2017
- Final Lighting Plan

IV. Background

The Ridgefield Hearing Examiner approved the preliminary plat for Ridgecrest Planned Unit Development (PUD) on November 10, 2016, as PLZ-16-0035. The plat is also subject to the July 27, 2017 development agreement made between the City of Ridgefield and the Developer, records of Clark County, WA.

The project (Phase 1) proposes to subdivide a 37.43-acre site, comprised of portions of Assessor's # 215598000 and 986040773, into 78 single family residential lots. The lots range from 6,370 sq. ft. (Lot 3) to 11,312 sq. ft. (Lot 19), consistent with the lot size approved for Ridgecrest. Phase 1 also includes open space tracts A and B, storm facility tracts C and D, entry tracts E and F, 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

1. Proportionate share contributions for S. 45th Avenue are required by the Final Order and Development agreement of 11.72% of the cost, not to exceed \$126.40 per linear foot of frontage. Based on 1,669.61 feet of project frontage the maximum due is \$211,038.70. As a **condition of approval**, the applicant shall pay the amount due or provide the City a guarantee of payment before obtaining City signatures on the final plat Mylar.
2. A bond for \$366,823.21 for incomplete public improvements is required. As a **condition of approval**, the applicant shall pay the bond amount before obtaining City signatures on the final plat Mylar.
3. Note 2 states that all roads are dedicated to the City of Ridgefield, but note 5 references private roads. Please correct or clarify.
4. A 10-foot easement located on lots 49, 50, and 91 references Note 14. Note 14 indicates the easement is 20 feet. Public utility easements must be a minimum of 15 feet.

As a **condition of approval**, the applicant shall make corrections addressing comments 3 and 4 on the final plat Mylar.

Contact Brenda Howell, at (360) 857-5022 (Brenda.Howell@ci.ridgefield.wa.us) with engineering questions.

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 November 8, 2017. They reviewed for compliance with the applicable WAC and RMC. The applicant responded to their comments, and Gray & Osborne reviewed the updated final plat materials as submitted to them by the City on November 27, 2017.

The remaining comments were as follows:

1. C33 has not been updated on the plat. It appears that the lot closure was incorrect and the data in the curve table is correct. Given the dimensions on the plat, Lot 6 close (0.3' error). Please check the distance along the south line of Lot 6.

2. C47 has also not been updated to match the closure report. It appears, however, that the data on the curve table is correct.

The applicant addressed these comments and resubmitted the final plat on December 1, 2017. As a **condition of approval**, the applicant shall receive approval that these comments were addressed from Gray & Osborne (via City staff) prior to final plat Mylar submittal.

VII. Land Use Planning Comments

The applicant has responded to the following land use conditions of approval from the Ridgecrest PUD preliminary plat approval, PLZ-16-0035:

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. Applications for subdivision are subject to the requirements of RDC 18.600, Subdivision General; 18.620, Subdivision procedures; 18.630, Design requirements; and 18.401, PUD.

Findings

This condition is met subject to ongoing compliance.

3. 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.

Findings

This condition is met subject to ongoing compliance.

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 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-fours from the time of discovery, the City of Ridgefield Community Development Department of said discovery.

Findings

This condition is met subject to ongoing compliance.

5. The Applicant shall comply with all SEPA mitigation measures. The Applicant shall comply with the requirements specified in the August 24, 2016 Department of Ecology comment letter and August 26, 2016 Department of Natural Resources comment letter.

Findings

This condition is met subject to ongoing compliance.

6. Prior to final plat approval the applicant shall provide the Community Development Director with a final plat showing the required setbacks and building envelopes, and providing detail demonstrating that the proposal complies with the dimensional standards of RDC 18.210.040-1, and provide elevations demonstrating building dimensions.

Findings

The applicant has provided detail demonstrating that the proposal complies with the dimensional standards of RDC 18.210.040-1, including setbacks and building coverage, in Note 11. This condition is met.

7. Prior to final plat approval the applicant shall provide the Community Development Director with preliminary façade elevations that demonstrate that the final plat satisfies the architectural design standards in RDC 18.210.060.D. At the time of building permit submittal for each lot the applicant shall provide architectural drawings demonstrating that the proposed dwellings satisfy all applicable architectural design standards in RDC 18.210.060.D.

Findings

Staff finds that preliminary façade elevations demonstrating compliance with RDC 18.210.060.D shall be submitted with building permits. This condition does not apply at final plat approval.

8. Prior to final plat approval the applicant shall provide the Community Development Director with preliminary elevations for the dwellings facing S 45th Avenue that demonstrate that the final plat satisfies the architectural design standards in RDC 18.210.065.B and RDC 18.210.120.A.1. At the time of building permit submittal for each lot the applicant shall provide architectural drawings demonstrating that the proposed dwellings satisfy the architectural design standards in RDC 18.210.065.B and RDC 18.210.120.A.1.

Findings

Per the Development Agreements, the architectural design standards are the same for all houses in the subdivision. This condition does not apply.

9. Prior to Final Plat approval the Applicant shall provide the Community Development Director with a site plan and preliminary architectural drawings that demonstrate that the Final Plat satisfies the standards in RDC 8.210.150 for two/three-unit homes. At the time of Building Permit submittal for each lot the Applicant shall provide demonstrating that the proposed duplex units satisfy the standards in RDC 8.210.150.

Findings

No two or three-unit homes are proposed in Phase 1. This condition does not apply.

10. All garage and carport doors shall be a minimum of 18 feet from garage or carport door and the interior of the sidewalk.

Findings

Note 6 states that off-street parking must be set back a minimum of 18 feet from the sidewalk to prevent vehicles from interfering with sidewalk travel. To clarify the relationship between this note and the garage setback requirement, as a **condition of approval** the applicant shall rewrite Note 6 to state, "All garage and carport doors shall be a minimum of 18 feet from garage or carport door and the interior of the sidewalk."

11. Prior to Final Plat approval the Applicant shall provide the Community Development Director a final Landscape Plan demonstrating that the Final Plat satisfies the standards in RDC 18.210.065.D, RDC 18.401, and RDC 18.725.

Findings

The applicant submitted a landscape plan on November 16, 2017 that satisfies the standards in RDC 18.210.065.D, 18.401, and 18.725. This condition is met.

12. All proposed signs are required demonstrate compliance with RDC 18.710. Future monument signs will require a Ridgefield sign permit and shall comply with RDC 18.710.

Findings

No signs are proposed at the time of final plat submittal. Future signs shall comply with RDC 18.710 and will require a sign permit.

13. Prior to Final Plat approval the Applicant shall provide the Community Development Director with a Final Plat identifying all critical areas and buffer widths and identifying these areas as protected critical areas consistent with RDC 18.280. The Final Plat shall show the building envelopes in relation to critical area buffers. The Final Plat shall delineate protected critical areas comprising identified wetlands and buffers and identified habitat conservation areas and buffers using tracts or conservation easements in accordance with RDC 18.280.040.H.

Findings

The applicant submitted an updated plat on November 21, 2017, identifying all critical areas and buffers. This condition is met.

14. Prior to Final Plat approval, 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 or buffer on the property, the application of this chapter 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 at or before recording.

Findings

The applicant submitted the required conservation covenant, signed by the applicant and notarized, on December 1, 2017. As a **condition of approval**, the applicant shall obtain the City Attorney's signature and record the conservation covenant with Clark County prior to obtaining City signatures on the final plat Mylar.

15. Prior to Final Plat approval, the Developer shall provide the Community Development Director with a final Mitigation Plan demonstrating compliance with RDC 18.280.110 and RDC 18.280.150. When mitigation required pursuant to a development proposal is not completed prior to the City final permit approval, the applicant shall be required to provide security in a form and amount deemed acceptable by the City. The applicant shall provide security in a form and amount deemed acceptable by the City to ensure mitigation is fully functional subject to the requirements in RDC 18.280.040.J.

Findings

As a **condition of approval**, the applicant shall submit a final Mitigation Plan pertaining to Ridgcrest Phase 1 (as Seven Wells Estates) prior to obtaining City signatures on the final plat Mylar.

16. Prior to soil disturbance, the Developer shall install fish and wildlife habitat conservation area and wetland signs and fencing consistent with the requirements in RDC 18.280.110.D.3, Signs and Fencing of Fish and Wildlife Habitat Conservation Areas and 18.280.150.C.3, Signs and Fencing of Wetlands. Prior to Final Plat approval, 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

As a **condition of approval**, the applicant shall install critical areas signs and fencing consistent with RDC 18.280.110.D.3, 18.280.150.C.3, and 18.280.040.F prior to final occupancy.

17. Each phase of the development shall apply for Final Plat approval in accordance with RDC 18.620.080.C.

Findings

The applicant has applied for Final Plat approval for Phase 1 in accordance with RDC 18.620.080.C. This condition is met.

18. 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 will bond for \$366,823.21 for unfinished public improvements. See Engineering comment 2.

19. The Developer shall dedicate to the City the right-of-way necessary for S. 45th Avenue and 15th Street improvements and pay their proportionate share of the improvements for S. 45th Avenue (23.4% of the cost). Additionally, the Developer shall construct the entry to S. 15th Street from S. 45th Avenue in Phase 1, S. 15th Street to minor arterial standards, and on-site public and private roads concurrent with construction phasing. Maintenance of the private roads will be the responsibility of the individual property owners.

Findings

See Engineering comment 1.

20. Prior to Final Plat approval the Developer 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 18.401.140, Homeowner Association.

Findings

The applicant submitted HOA bylaws and CC&Rs ensuring that the HOA is responsible for the perpetual maintenance of all improvements and amenities held in common and not dedicated to the City. As a **condition of approval**, the applicant shall submit a signed and dated version of these documents.

21. Prior to Final Plat approval, the Developer must demonstrate that all lots meet the minimum single-family lot frontage standard in RDC 18.401.090.I.

Findings

Per RDC 18.401.090.I, the minimum single-family lot frontage is 35 feet. Lots 4 (29.45 feet), 5 (27.47 feet), and 6 (27.37 feet) do not meet this minimum. However, the Community Development Director issued a Director's Interpretation on November 30, 2017 stating that Lots 4, 5, and 6 shall be reviewed for lot frontage requirements under the cul-de-sac criteria found in RDC 18.401.090.I, due to the geometry of the street they front. The minimum lot frontage given for lots on the bulb of a cul-de-sac is 25 feet, and therefore this condition is met. See "Lot Frontage signed".

22. Prior to Final Plat approval, the Developer shall demonstrate that the maximum building coverage does not exceed 50 percent of net buildable area overall and the maximum development coverage does not exceed 65 percent of the net buildable area overall.

Findings

Note 11 on Sheet 1 states that the maximum building coverage will not exceed 50 percent of the net buildable area. As a **condition of approval**, the applicant shall add a statement to Note 11 ensuring that the maximum development coverage will not exceed 65 percent of the net buildable area overall.

23. The Developer shall demonstrate compliance with RDC 18.401.090.P, Mechanical Equipment, at time of Building Permit.

Findings

This condition does not apply at final plat approval.

24. All utilities shall be placed underground in accordance with RDC 18.401.090.Q.

Findings

This condition is met.

25. The Developer shall illuminate the multipurpose trails for security and safety, as required under RDC 18.401.080.R.4, consistent with City engineering standards. prior to Final Plat approval the Applicant shall provide the City with a final Lighting Plan, consistent with RDC 18.715, and demonstrating that light trespass and glare from streetlights shall not extend beyond the perimeter of the subdivision consistent with RDC 18.715.050.

Findings

The applicant submitted a lighting plan on November 16, 2017 demonstrating that illumination from streetlights on the western ends of S 15th St and S 19th St will extend beyond the perimeter of the subdivision into the S 45th Ave right of way. The illumination is shown to be contained in the right of way, and does not affect the parcels to the west of S 45th Ave. The applicant proposes to light the multipurpose trail at a later date; the street lights on S 45th Ave and S 15th St will illuminate it adequately until then. Staff finds that this condition is met subject to ongoing compliance with RDC 18.715.050.

26. Ridgecrest PUD shall be bound by the requirements of RDC 18.401.110, Time requirements and extensions.

Findings

This condition is met subject to ongoing compliance.

27. Ridgecrest PUD shall be bound by the requirements of RDC 18.401.120, Bonding and Enforcement.

Findings

The applicant will bond for \$366,823.21 for unfinished public improvements. See Engineering comment 2.

28. Ridgecrest PUD shall be bound by the requirements of RDC 18.401.130, Parties Bound.

Findings

This condition is met subject to ongoing compliance.

29. Prior to Final Plat approval, the Developer must demonstrate that all lots meet the minimum lot frontage standard in RDC 18.401.090.I.

Findings

Per RDC 18.401.090.I, the minimum single-family lot frontage is 35 feet. Lots 4 (29.45 feet), 5 (27.47 feet), and 6 (27.37 feet) do not meet this minimum. However, the Community Development Director issued a Director's Interpretation on November 30, 2017 stating that Lots 4, 5, and 6 shall be reviewed for lot frontage requirements under the cul-de-sac criteria found in RDC 18.401.090.I, due to the geometry of the street they front. The minimum lot frontage given for lots on the bulb of a cul-de-sac is 25 feet, and therefore this condition is met. See "Lot Frontage signed".

30. Future off-street parking and loading shall comply with the provisions of RDC 18.720, including the minimum spaces required by RDC 18.720.030.

Findings

This condition does not apply at the time of final plat approval.

31. Prior to Final Plat approval the Applicant shall provide the City with a final Landscape Plan for street trees, parking strips, and Tract B consistent with RDC 18.725.

Findings

The applicant submitted landscape plans on November 16, 2017, showing street trees and parking strips consistent with RDC 18.725. Tract B (renamed Tract E on the final plat) does not currently have landscape plans in order to withstand street improvement activity on S 45th Ave. This condition is met.

32. Prior to Final Plat approval, the Developer shall demonstrate that the maximum building coverage does not exceed 60% of net buildable area overall and the maximum development coverage does not exceed 70% of the net buildable area overall.

Findings

The more conservative standards in Condition 22 apply. See Condition 22.

33. Prior to Final Plat approval the Developer shall provide the Community Development Director with a copy of the final HOA bylaws and 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 HOA bylaws and CC&Rs ensuring that the HOA is responsible for the perpetual maintenance of all improvements held in common and not dedicated to the City. As a **condition of approval**, the applicant shall submit a signed and dated copy of the HOA bylaws and CC&Rs prior to recording.

34. Prior to Final Plat approval, the Developer shall illuminate the multimodal path, as required under RDC 18.401.080.R.4, consistent with City engineering standards.

Findings

The applicant proposes to light the multipurpose trail at a later date; the street lights on S 45th Ave and S 15th St will illuminate it adequately until then. Staff finds that this condition is met subject to ongoing compliance with RDC 18.715.050.

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-16-0035, approved by the Hearing Examiner with a final order dated November 2016.
2. The Development agreement (DA) was approved in July 2017. The terms of the DA apply to each phase of development.

Prior to recording the plat for Seven Wells Estates, conditions 3-10 shall be met:

3. 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.
4. Rewrite Note 6 to state, "All garage and carport doors shall be a minimum of 18 feet from the interior of the sidewalk."
5. Describe the purpose, ownership, and maintenance of Tract F as a note on Sheet 1;
6. Add a statement to Note 11 ensuring that the maximum development coverage will not exceed 65 percent of the net buildable area overall;
7. Submit a signed and dated copy of the CC&Rs and HOA bylaws;
8. Obtain the City Attorney's signature and record the conservation covenant with Clark County;
9. Submit a final Mitigation Plan pertaining to Ridgecrest Phase 1 (as Seven Wells Estates); and
10. 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).
11. 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.
12. 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.
13. Install critical areas signs and fencing consistent with RDC 18.280.110.D.3, 18.280.150.C.3, and 18.280.040.F prior to final occupancy.

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.

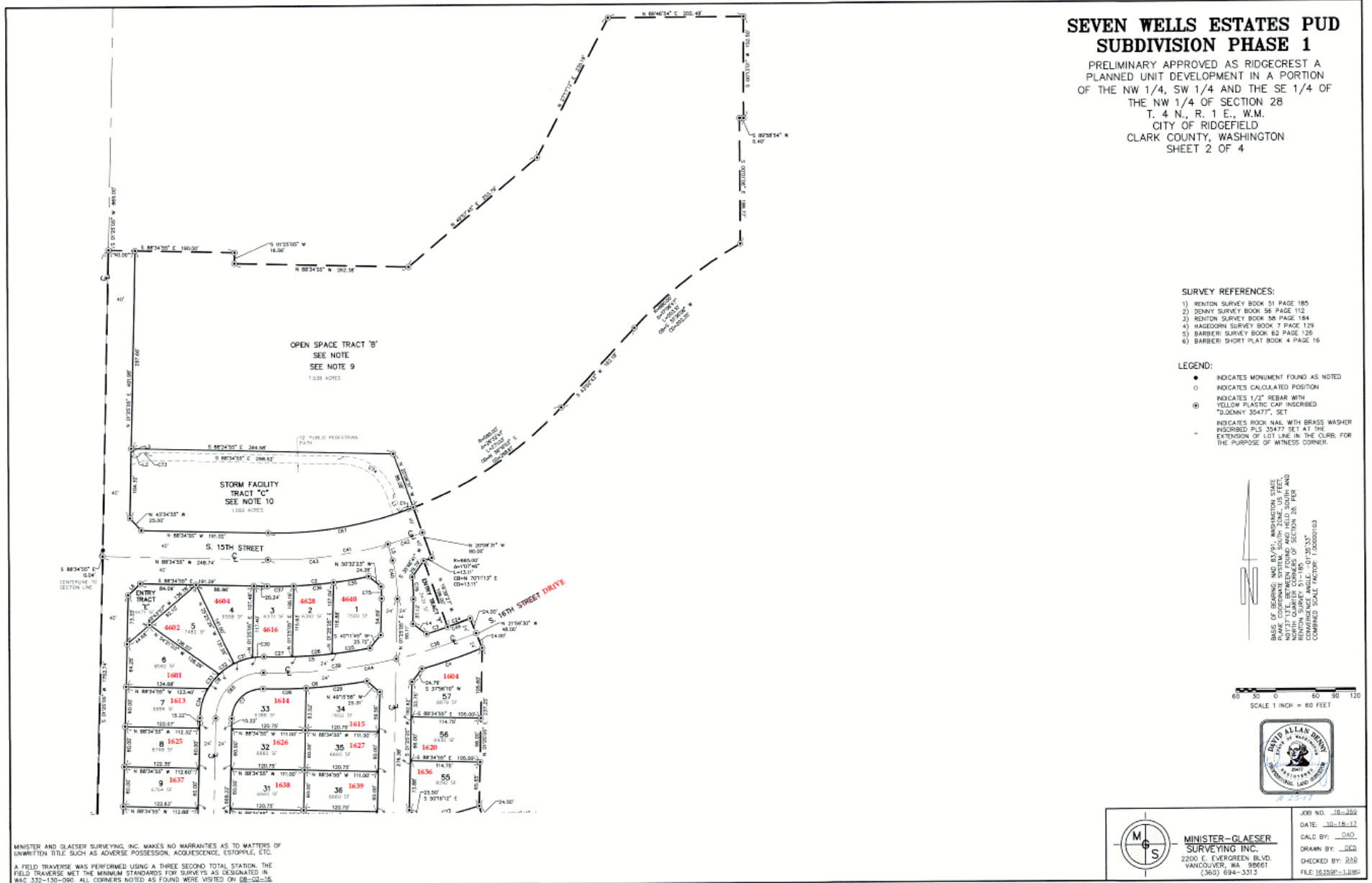
IX. Conclusion

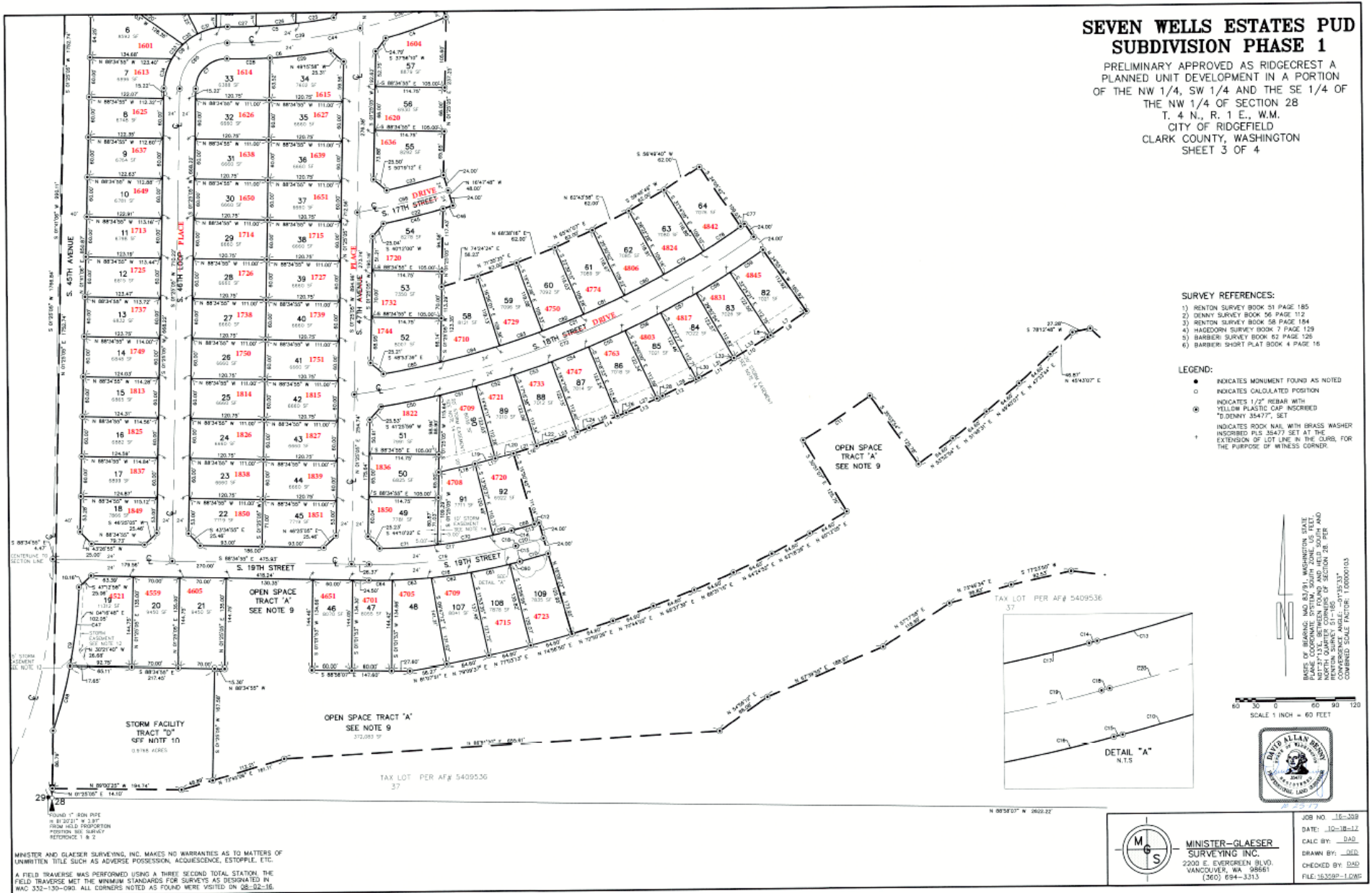
Staff recommends City Council approve the Final Plat. Please submit revised materials as described in this staff memo.

Seven Wells Estates Addressing

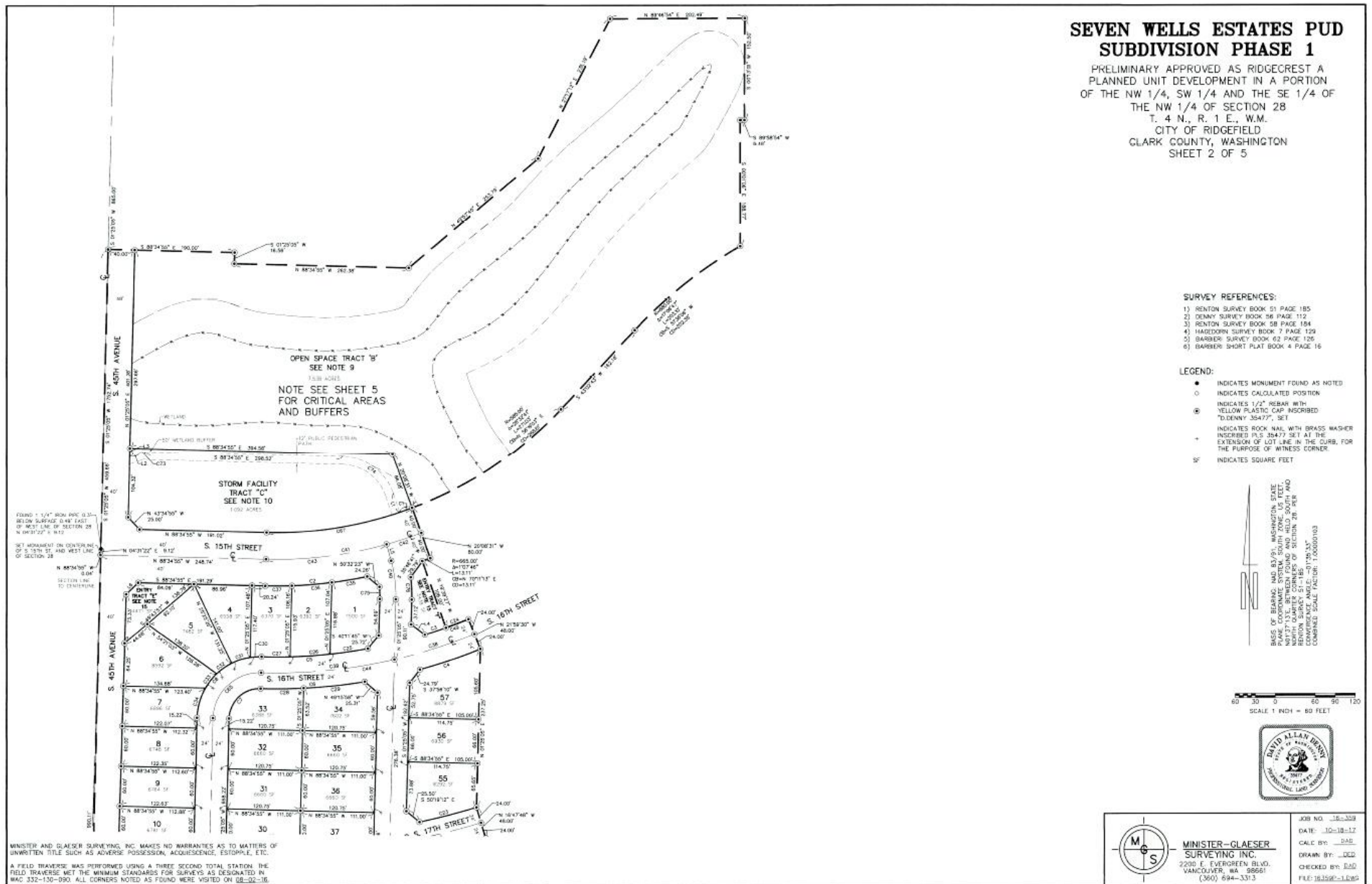
Ascending from North to South and West to East

Lot #	Address	Lot #	Address	Lot #	Address	Lot #	Address	Lot #	Address
S 16 th Drive		S 46 th Place		S 47 th Place		S 18 th Drive		S 19 th Street	
North (even) side of street		West (odd) side of street		West (odd) side of street		North (even) side of street		North (even) side of street	
5	4602 S 16 th Dr	6	1601 S 46 th Pl	34	1615 S 47 th Pl	58	4710 S 18 th Dr	91	4708 S 19 th St
4	4604 S 16 th Dr	7	1613 S 46 th Pl	35	1627 S 47 th Pl	59	4726 S 18 th Dr	92	4720 S 19 th St
3	4616 S 16 th Dr	8	1625 S 46 th Pl	36	1639 S 47 th Pl	60	4750 S 18 th Dr	South (odd) side of street	
2	4628 S 16 th Dr	9	1637 S 46 th Pl	37	1651 S 47 th Pl	61	4774 S 18 th Dr	19	4521 S 19 th St
1	4640 S 16 th Dr	10	1649 S 46 th Pl	38	1715 S 47 th Pl	62	4806 S 18 th Dr	20	4559 S 19 th St
		11	1713 S 46 th Pl	39	1727 S 47 th Pl	63	4824 S 18 th Dr	21	4605 S 19 th St
		12	1725 S 46 th Pl	40	1739 S 47 th Pl	64	4842 S 18 th Dr	46	4651 S 19 th St
		13	1737 S 46 th Pl	41	1751 S 47 th Pl	South (odd) side of street		47	4701 S 19 th St
		14	1749 S 46 th Pl	42	1815 S 47 th Pl	90	4709 S 18 th St	48	4705 S 19 th St
		15	1813 S 46 th Pl	43	1827 S 47 th Pl	89	4721 S 18 th Dr	107	4709 S 19 th St
		16	1825 S 46 th Pl	44	1839 S 47 th Pl	88	4733 S 18 th Dr	108	4715 S 19 th St
		17	1837 S 46 th Pl	45	1851 S 47 th Pl	87	4747 S 18 th Dr	109	4723 S 19 th St
		18	1849 S 46 th Pl	East (even) side of street		86	4763 S 18 th Dr		
		East (even) side of street		57	1604 S 47 th Pl	85	4803 S 18 th Dr		
		33	1614 S 46 th Pl	56	1620 S 47 th Pl	84	4817 S 18 th Dr		
		32	1626 S 46 th Pl	55	1636 S 47 th Pl	83	4831 S 18 th Dr		
		31	1638 S 46 th Pl	54	1720 S 47 th Pl	82	4845 S 18 th Dr		
		30	1650 S 46 th Pl	53	1732 S 47 th Pl				
		29	1714 S 46 th Pl	52	1744 S 47 th Pl				
		28	1726 S 46 th Pl	51	1822 S 47 th Pl				
		27	1738 S 46 th Pl	50	1836 S 47 th Pl				
		26	1750 S 46 th Pl	49	1850 S 47 th Pl				
		25	1814 S 46 th Pl						
		24	1826 S 46 th Pl						
		23	1838 S 46 th Pl						
		22	1850 S 46 th Pl						





Seven Wells Estates Plat (Sheets 2 and 3)



Attachment: PLZ-17-0128 Seven Wells Estates_Ridgecrest Ph 1_Final Plat_Staff Mem (Seven Wells



CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: December 07, 2017

ITEM: BUSINESS

AGENDA ITEM TITLE: Motion - Authorization for Purchase of Property - Parcels 213961-000 and 213991-000

GOVERNING LEGISLATION: RCW 35A.11.010

PREVIOUS COUNCIL ACTION TAKEN: Adoption of Ordinance 1246 on October 26, 2017 amending the 2017 budget to add funding for purchase of the property.

SUMMARY/BACKGROUND: The City of Ridgefield originally purchased the property as part of the construction of the Discovery Corridor Wastewater Transmission System Project in 2013. As part of the transfer of the collection system to Clark Regional Wastewater District (CRWWD) the property was transferred with other collections system assets to CRWWD. The project has been completed and CRWWD has surplus the property in order to dispose of the land. CRWWD no longer has use for the land as they are only in need of a sewer easement for maintenance of the transmission line. CRWWD reached out to the City to gauge interest in the purchase of this property for the original cost. The property is adjacent to property the City purchased earlier this year for potential parkland and/or open space on 50th Avenue and Pioneer Street. The purchase serves two purposes in that it provides additional land for parks or open space and is located where the City would need to obtain right of way for a future roundabout.

The purchase includes two parcels 213961-000, commonly known as the Welch property consisting of 3.75 acres of land with no structures. The assessed value of the property is \$292,300. The second parcel 213991-000 commonly known as the Fandell property includes only a portion of the parcel for dedicated road area. There is limited value in this parcel as it was acquired for the right of way. The pro-rated value based on the 2017 assessment is \$17,915. The area included in parcel 2 includes a 30 foot wide strip of land containing approximately 14,806 square feet.

Staff are recommending the purchase of the property and Council has approved funding in the most recent budget amendment. Per the City's formal purchasing policies all transactions over \$100,000 require final award by Council and direction to the City Manager to take all necessary steps to complete the purchase.

BUDGET/FINANCIAL IMPACTS: Staff recommends use of Park Impact Fee funds for the purchase in the amount of \$155,000 to include all closing costs.

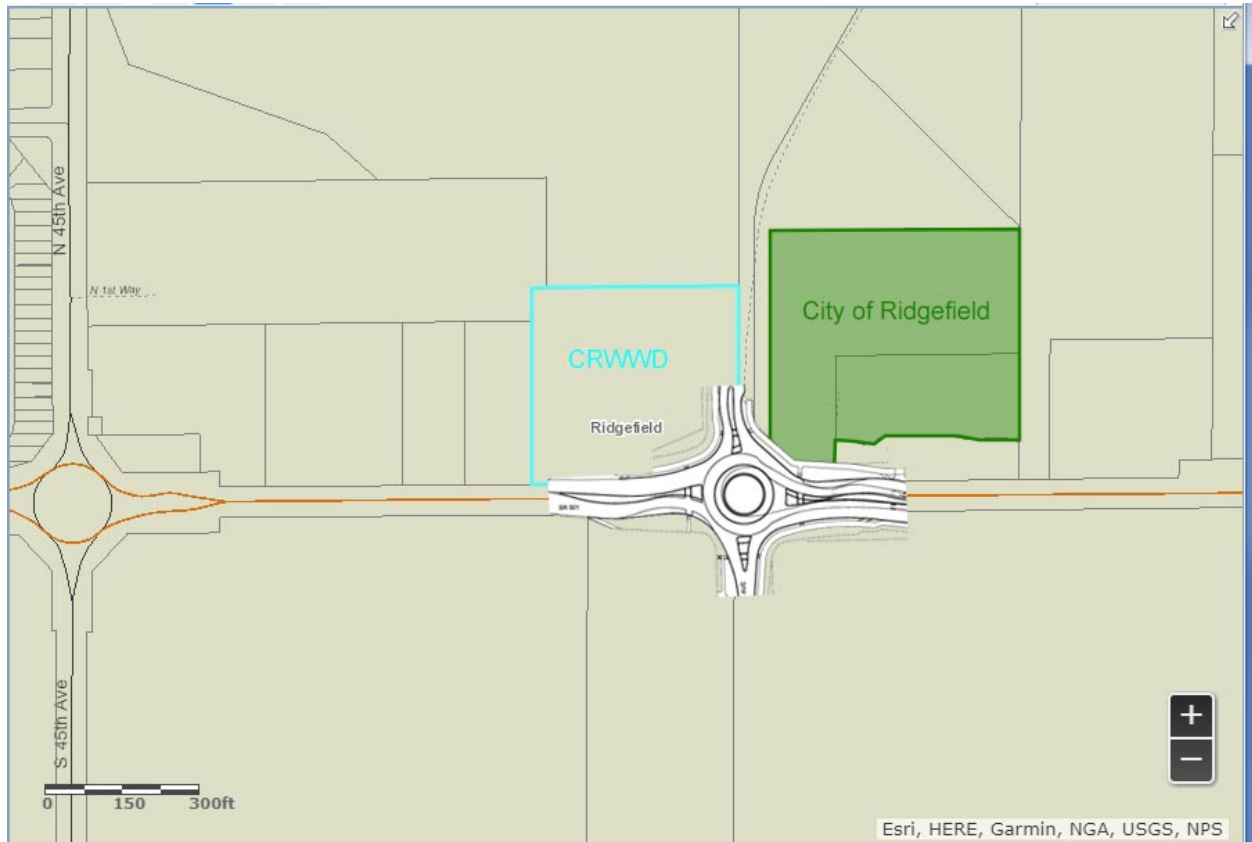
RECOMMENDED ACTION OR MOTION: Staff recommends that Council approve purchase of the property, identified by parcel #'s 213961-000 and 213991-000 and a recommended motion would be:

“I move to approve the City’s purchase of parcel’s 213961-000 and 213991-000 and authorize the City Manager to take all steps necessary to close the sale.”

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: Welch Fandell Map (PDF)

Location of Welch/Fandell (CRWWD in light blue outline) property purchase. Green shaded property is Johnson property purchased by City early 2017.



CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: December 07, 2017

ITEM: BUSINESS

AGENDA ITEM TITLE: An Ordinance Adopting the 2018 Budget for the City of Ridgefield, Washington And providing for the Effective Date Thereof

GOVERNING LEGISLATION:
Revised Code of Washington Chapter 35A.33

PREVIOUS COUNCIL ACTION TAKEN:

The City Council conducted a public hearing on the proposed 2018 revenue sources at the November 2, 2017 council meeting and a public hearing on the proposed 2018 budget on November 16, 2017.

SUMMARY/BACKGROUND:

The 2018 budget represents the proposed fiscal plans for the City of Ridgefield for calendar year 2018. It took the collaborative efforts of the Budget Advisory Committee, City Council, senior management, staff, and citizen input to develop and create the budget. Meetings were held throughout the budget development process to discuss the budget in more detail and to ensure understanding. These meetings included three Budget Advisory Committee meetings, which were held on August 3rd, September 7th, and October 5th. The City also conducted three City Council work sessions, which were held on August 10th, September 21st, and October 12th. Input and feedback gained throughout this process was reviewed and incorporated into the budget as appropriate. Copies of the budget have been made available to the Budget Advisory Committee, City Council, senior management and staff for review as updates were made throughout the process. A proposed draft of the budget was made available to the public at City Hall and on the City's website October 31, 2017.

BUDGET/FINANCIAL IMPACTS:

The 2018 budget proposes an operating budget of \$10,526,241, capital budget of \$21,091,000, special revenue budget of \$12,931,218, and a debt service budget of \$6,320,224, for a total budget of \$50,868,683. The net impact on overall fund balance is a decrease of \$10,591,584.

Transfers between funds included in the budget total \$20,305,554, with \$1,118,892 associated with the operating funds, transfers to the equipment replacement fund in the amount of \$118,310, transfers for debt service in the amount of \$410,224, and \$18,658,128 for capital projects.

Intergovernmental transfers total \$729,410 to cover operating costs for the sewer treatment plant. The City has transferred ownership of the plant but continues to manage operations through contractual agreement.

Total revenues and the use of fund balance and/or designated reserves are projected to sufficiently support the proposed budget.

The 2018 proposed budget includes funding for two new full-time equivalent positions. The new positions are for a police officer and a community development admin assistant/permit tech. The FTE count also includes the reduction of one position for a waste water treatment plant operator. The total FTE count for the City of Ridgefield with these additions and subtractions is 44.5, which includes 44 full-time positions and 1 part-time position.

RECOMMENDED ACTION OR MOTION:

Staff recommends Council adopt Ordinance No. 1251 by making the following motion:

“I move to adopt Ordinance No. 1251, as presented.”

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: 2018 Budget Exhibits A-F (PDF)
2018 Proposed Budget - Public Hearing 12.7.17 (PDF)

ORDINANCE NO. 1251

AN ORDINANCE ADOPTING THE 2018 BUDGET FOR THE CITY OF RIDGEFIELD, WASHINGTON AND PROVIDING FOR THE EFFECTIVE DATE THEREOF

WHEREAS, the tax estimates and budget for the City of Ridgefield for the 2018 fiscal year have been prepared and filed as provided by the laws of the State of Washington; and

WHEREAS, the budget was printed for distribution and notice was published setting the time and place for hearings on the budget; and

WHEREAS, the 2018 proposed budget was submitted to the City Council and City Clerk on October 31, 2017 and budget workshop sessions were held on August 10, 2017, September 21, 2017, and October 12, 2017; and

WHEREAS, public hearings on the 2018 annual budget were held on November 2, 2017, November 16, 2017 and December 7, 2017

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

Section 1: Public Interest. The Ridgefield City Council finds it to be in the public interest to adopt the 2018 budget of anticipated revenues and expenditures.

Section 2: 2018 Budget Adoption. The annual budget for the City of Ridgefield, Washington for the year ending December 31, 2018 is hereby adopted in the amounts and for the purposes shown in Exhibits "A-F", attached hereto and incorporated herein by reference. The budget for each Department and Fund in Exhibits "A-F" is hereby adopted at the fund level and set as the appropriation limit for expenditures for the fiscal year 2018. The attached Exhibits "A" summarizes the totals of estimated revenue and expenditure appropriations for each separate fund and the aggregate total for all funds combined.

Section 3: The Finance Director is directed to transmit a copy of the budget hereby adopted to the State Auditor's Office, Division of Municipal Research, and to the Association of Washington Cities.

Section 4: Severability. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.

Section 5. Regulatory Conflicts. All other Ordinances and parts of other Ordinances inconsistent or conflicting with any part of this Ordinance are hereby repealed to the extent of the inconsistency or conflict.

Section 6. 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 7: Effective date. This ordinance shall take effect and be in full force five (5) days after the publication of the attached summary and Exhibits "A", which is hereby approved.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 7TH
DAY OF DECEMBER, 2017.

By: _____
Ron Onslow, Mayor

Attest:

Julie Ferriss
City Clerk

Approved as to Form:

Janean Parker, City Attorney

First Reading:	November 16, 2017
Second Reading/Passed:	December 7, 2017
Date of Publication:	December 13, 2017
Effective Date:	December 18, 2017

Exhibit "A"



2018 Budget

		<i>Beginning Fund Balance</i>	<i>2018 Budgeted Revenue</i>	<i>2018 Budgeted Expense</i>	<i>Ending Fund Balance</i>
Operating Funds					
001	General Fund	\$ 2,350,050	\$ 6,427,616	\$ 6,209,608	\$ 2,568,058
101	Street Fund	55,125	625,257	679,871	511
406	Water Operating	1,393,080	1,881,572	2,125,345	1,149,307
407	Sewer Operating	245,992	729,460	729,410	246,042
408	Stormwater Operating	459,476	598,653	782,007	276,122
Total Operating		4,503,723	10,262,558	10,526,241	4,240,039
Special Revenue Funds					
105	Real Estate Excise Tax	5,344,626	1,010,000	4,458,000	1,896,626
111	Drug Fund	4,470	1,075	-	5,545
114	Park Impact Fee	4,175,550	754,577	4,481,000	449,127
115	Traffic Impact Fee	637,928	698,920	1,324,128	12,720
416	Water Utility SDC	4,835,592	1,072,050	2,668,090	3,239,553
Total Special Revenue		14,998,166	3,536,622	12,931,218	5,603,570
Debt Service Fund					
200	Debt Service	910,000	5,410,224	6,320,224	-
Total Debt Service		910,000	5,410,224	6,320,224	-
Capital Project/Equipment Replacement Funds					
300	General Capital Projects	131,986	17,919,277	18,000,700	50,563
410	Water Utility Capital Projects	9,287	2,680,010	2,680,000	9,297
412	Storm Utility Capital Projects	-	350,000	350,000	-
501	Equipment Replacement (ERF)	163,046	118,410	60,300	221,156
Total Capital/ERF		304,319	21,067,697	21,091,000	281,016
Total Budget		\$ 20,716,208	\$ 40,277,101	\$ 50,868,683	\$ 10,124,626

Exhibit "B"



2018 Budget

Operating Funds Summary Report by Fund

Description	2015 Actual	2016 Actual	2017 Final Budget	2017 Est. Year End	2018 Baseline	2018 Additions	2018 Final Budget
001 General Fund							
Revenue							
Property Tax	931,292	988,321	1,060,000	1,060,000	1,145,000	-	1,145,000
Retail Sales & Other Tax	1,138,504	1,441,431	1,553,576	1,611,173	1,724,845	-	1,724,845
Utility Taxes	854,999	890,329	1,017,411	993,577	1,051,705	-	1,051,705
License & Permits	566,594	875,419	679,283	653,175	876,200	-	876,200
Planning & Development	499,198	668,459	690,973	671,386	738,793	-	738,793
Fines & Forfeits	76,077	68,761	78,417	67,697	70,095	-	70,095
Charge for Goods & Svc	360,957	421,993	434,676	436,649	534,945	-	534,945
Intergovernmental/Grant	271,923	196,207	176,258	180,437	183,788	-	183,788
Other Rev/Donations	94,762	166,961	117,799	107,573	93,447	-	93,447
Transfers In	-	7,304	1,555	2,332	-	8,798	8,798
Total Revenue	4,794,306	5,725,185	5,809,948	5,783,999	6,418,818	8,798	6,427,616
Expense							
City Council	52,575	65,401	80,660	77,089	84,044	-	84,044
Judicial	116,151	130,881	130,000	123,376	133,082	-	133,082
Executive	179,499	198,546	220,391	230,219	247,703	-	247,703
Legal	62,129	30,023	45,000	23,460	45,000	-	45,000
Finance	311,700	313,984	355,245	354,774	393,509	-	393,509
Human Resources	177,567	195,344	197,944	201,548	190,494	750	191,244
Administration	313,041	323,337	307,972	298,166	332,367	-	332,367
Gen Govt/Facilities	523,499	652,343	697,318	677,893	637,994	20,000	657,994
Information Tech	115,942	222,667	204,797	168,529	127,903	24,364	152,267
Public Safety	1,237,531	1,489,688	1,536,217	1,496,444	1,579,016	159,665	1,738,681
Civil Service	794	60	1,000	-	1,000	-	1,000
Cemetery	34,010	15,914	29,570	13,323	31,437	1,650	33,087
Transfers	326,000	450,799	476,100	476,100	361,100	14,722	375,822
Community Development	1,031,024	932,977	1,548,649	1,497,427	1,196,371	170,243	1,366,614
Parks	353,263	401,884	392,025	376,375	397,444	59,750	457,194
Total Expense	4,834,725	5,423,848	6,222,888	6,014,723	5,758,465	451,144	6,209,608
Net Total	(40,419)	301,337	(412,940)	(230,724)	660,352	(442,346)	218,007
Fund Balance							
Beginning Fund Balance	2,326,960	2,277,935	2,580,774	2,580,774	2,350,050	3,010,403	2,350,050
Ending Fund Balance	2,277,935	2,580,774	2,167,834	2,350,050	3,010,403	2,568,057	2,568,057
GF Policy Reserve Balance	1,362,447	1,373,802	1,465,770	1,465,770	1,550,683	1,550,683	1,550,683
Building Policy Reserve Bal	170,812	284,515	331,895	331,895	329,152	329,152	329,152
Restricted for Building	538,917	936,852	652,333	648,165	856,700	686,457	686,457
Fund Balance Available	205,759	(14,395)	(282,164)	(95,780)	273,868	1,765	1,765

Exhibit "B"



2018 Budget

Operating Funds Summary Report by Fund

Description	2015 Actual	2016 Actual	2017 Final Budget	2017 Est. Year End	2018 Baseline	2018 Additions	2018 Final Budget
101 Street Fund							
Revenue							
Utility Tax/Franchise Fee	43,058	52,581	64,062	63,711	70,565	-	70,565
Permits	4,777	11,898	9,106	5,800	9,000	-	9,000
Grants	-	3,500	50,000	-	-	-	-
Intergovernmental	129,095	145,331	156,705	156,705	167,345	-	167,345
Other Revenue	13,017	5,946	2,525	1,475	2,525	-	2,525
Transfers In	326,000	346,725	331,100	331,100	361,100	14,722	375,822
Total Revenue	515,947	565,981	613,498	558,791	610,535	14,722	625,257
Expense							
Streets	510,409	496,345	690,378	589,706	665,149	14,722	679,871
Total Expense	510,409	496,345	690,378	589,706	665,149	14,722	679,871
Net Total	5,538	69,636	(76,880)	(30,915)	(54,615)	-	(54,615)
Fund Balance							
Beg Fund Balance	10,866	16,404	86,040	86,040	55,125	511	55,125
Ending Fund Balance	16,404	86,040	9,160	55,125	511	511	511
Reserves Maintain in GF	-	-	-	-	-	-	-
Fund Balance Available	16,404	86,040	9,160	55,125	511	511	511

Description	2015 Actual	2016 Actual	2017 Final Budget	2017 Est. Year End	2018 Baseline	2018 Additions	2018 Final Budget
406 Water Utility Fund							
Revenue							
Charge for Goods & Svc	1,292,763	1,396,354	1,623,080	1,501,050	1,666,128	-	1,666,128
Other Revenue	9,275	10,212	10,580	9,412	12,167	-	12,167
Transfers In	86,750	323,775	213,900	213,900	203,277	-	203,277
Total Revenue	1,388,788	1,730,341	1,847,560	1,724,362	1,881,572	-	1,881,572
Expense							
Water Utility	1,314,627	1,705,638	1,857,671	1,618,985	1,879,255	246,090	2,125,345
Total Expense	1,314,627	1,705,638	1,857,671	1,618,985	1,879,255	246,090	2,125,345
Net Total	74,161	24,703	(10,111)	105,377	2,317	(246,090)	(243,773)
Fund Balance							
Beginning Fund Balance	1,053,526	1,170,879	1,287,703	1,287,703	1,393,080	1,395,397	1,393,080
Ending Fund Balance	1,170,879	1,287,703	1,277,592	1,393,080	1,395,397	1,149,307	1,149,307
Policy Reserve Balance	453,177	485,130	457,309	396,724	425,271	425,271	425,271
Fund Balance Available	717,702	802,573	820,283	996,356	970,126	724,036	724,036

Exhibit "B"



2018 Budget

Operating Funds Summary Report by Fund

Description	2015 Actual	2016 Actual	2017 Final Budget	2017 Est. Year End	2018 Baseline	2018 Additions	2018 Final Budget
407 Sewer Utility Fund							
Revenue							
Charge for Goods & Svc	868,735	556,650	732,298	732,298	675,612	53,798	729,410
Other Revenue	153,133	1,300,831	76,050	76,051	50	-	50
Total Revenue	1,021,868	1,857,481	808,348	808,349	675,662	53,798	729,460
Expense							
Sewer Collection & Debt Svc	154,476	1,285,357	-	-	-	-	-
Sewer Treatment Utility	1,228,501	593,296	809,853	676,604	675,612	53,798	729,410
Total Expense	1,382,977	1,878,653	809,853	676,604	675,612	53,798	729,410
Net Total	(361,109)	(21,172)	(1,505)	131,745	50	-	50
Fund Balance							
Beginning Fund Balance	496,528	135,419	114,247	114,247	245,992	246,042	245,992
Ending Fund Balance	135,419	114,247	112,742	245,992	246,042	246,042	246,042
Policy Reserve Balance	156,000	156,000	170,000	170,000	175,100	175,100	175,100
Fund Balance Available	(20,581)	(41,753)	(57,258)	75,992	70,942	70,942	70,942

Description	2015 Actual	2016 Actual	2017 Final Budget	2017 Est. Year End	2018 Baseline	2018 Additions	2018 Final Budget
408 Stormwater Utility Fund							
Revenue							
Charge for Goods & Svc	375,878	428,537	481,292	497,544	598,128	-	598,128
Other Revenue	2,842	2,419	2,654	1,617	525	-	525
Total Revenue	378,720	430,956	483,946	499,161	598,653	-	598,653
Expense							
Stormwater Utility	345,262	445,227	594,349	516,631	490,196	291,811	782,007
Total Expense	345,262	445,227	594,349	516,631	490,196	291,811	782,007
Net Total	33,458	(14,271)	(110,403)	(17,470)	108,457	(291,811)	(183,354)
Fund Balance							
Beginning Fund Balance	470,537	499,653	476,946	476,946	459,476	567,933	459,476
Ending Fund Balance	499,653	476,946	366,543	459,476	567,933	276,122	276,122
Policy Reserve Balance	120,761	149,726	159,175	159,175	155,364	155,364	155,364
Fund Balance Available	378,892	327,220	207,368	300,301	412,569	120,758	120,758

Exhibit "C"



2018 Budget

Debt Service Fund

Summary Report by Fund

Description	2015 Actual	2016 Actual	2017 Final Budget	2017 Est. Year End	2018 Baseline	2018 Changes	2018 Final Budget
105 Real Estate Excise Tax (REET) Fund							
Revenue							
Real Estate Excise Taxes	636,898	899,391	750,000	1,051,829	1,000,000	-	1,000,000
Other Revenue	45,602	22,788	957,586	963,101	10,000	-	10,000
Total Revenue	682,500	922,179	1,707,586	2,014,930	1,010,000	-	1,010,000
Expense							
Utility	74,730	314,382	85,400	75,989	-	-	-
General	-	-	638,550	364,082	-	-	-
Streets	38,230	53,280	2,600	2,587	-	2,238,000	2,238,000
Parks	68,590	518,212	3,800,000	50,000	-	1,830,000	1,830,000
Debt Service (RORC)	-	-	-	-	390,000	-	390,000
Total Expense	181,550	885,874	4,526,550	492,658	390,000	4,068,000	4,458,000
Net Total	500,950	36,305	(2,818,964)	1,522,272	620,000	(4,068,000)	(3,448,000)
Fund Balance							
Beg Fund Balance	2,721,702	3,222,652	3,258,957	3,258,957	5,344,626	5,964,626	5,344,626
Ending Fund Balance	3,222,652	3,258,957	439,993	5,344,626	5,964,626	1,896,626	1,896,626
Fund Balance Available	3,222,652	3,258,957	439,993	5,344,626	5,964,626	1,896,626	1,896,626

Description	2015 Actual	2016 Actual	2017 Final Budget	2017 Est. Year End	2018 Baseline	2018 Changes	2018 Final Budget
111 Drug Fund							
Revenue							
Fines and Forfeits	1,027	921	1,011	1,218	1,000	-	1,000
Other Revenue	4,545	49	75	165	75	-	75
Total Revenue	5,572	970	1,086	1,383	1,075	-	1,075
Expense							
Small Tools & Equipment	2,030	4,017	8,900	8,900	-	-	-
Intergovernmental	450	-	-	25	-	-	-
Total Expense	2,480	4,017	8,900	8,925	-	-	-
Net Total	3,092	(3,047)	(7,814)	(7,542)	1,075	-	1,075
Fund Balance							
Beginning Fund Balance	11,967	15,059	12,012	12,012	4,470	5,545	4,470
Ending Fund Balance	15,059	12,012	4,198	4,470	5,545	5,545	5,545
Fund Balance Available	15,059	12,012	4,198	4,470	5,545	5,545	5,545

Exhibit "C"



2018 Budget

Debt Service Fund

Summary Report by Fund

Description	2015 Actual	2016 Actual	2017 Final Budget	2017 Est. Year End	2018 Baseline	2018 Changes	2018 Final Budget
114 Park Impact Fee (PIF) Fund							
Revenue							
Planning & Development	475,759	742,868	742,868	612,604	751,077	-	751,077
Grants	-	-	225,300	211,435	-	-	-
Other Revenue	763,811	10,563	1,364,991	1,367,220	3,500	-	3,500
Total Revenue	1,239,570	753,431	2,333,159	2,191,259	754,577	-	754,577
Expense							
Park Impact Fee	620,779	1,047,886	2,183,875	573,190	-	4,481,000	4,481,000
Total Expense	620,779	1,047,886	2,183,875	573,190	-	4,481,000	4,481,000
Net Total	618,791	(294,455)	149,284	1,618,069	754,577	(4,481,000)	(3,726,423)
Fund Balance							
Beg Fund Balance	1,422,521	2,041,312	1,802,481	1,802,481	4,175,550	4,930,127	4,175,550
Ending Fund Balance	2,041,312	1,802,481	1,951,765	4,175,550	4,930,127	449,127	449,127
Fund Balance Available	2,041,312	1,802,481	1,951,765	4,175,550	4,930,127	449,127	449,127

Description	2015 Actual	2016 Actual	2017 Final Budget	2017 Est. Year End	2018 Baseline	2018 Changes	2018 Final Budget
115 Traffic Impact Fee (TIF) Fund							
Revenue							
Planning & Development	94,308	193,773	263,559	147,649	695,920	-	695,920
Other Revenue	9,956	9,569	9,540	7,748	3,000	-	3,000
Total Revenue	104,264	203,342	273,099	155,397	698,920	-	698,920
Expense							
Transp Impact Fee	44,755	52,367	1,247,000	500,000	-	1,324,128	1,324,128
Total Expense	44,755	52,367	1,247,000	500,000	-	1,324,128	1,324,128
Net Total	59,509	150,975	(973,901)	(344,603)	698,920	(1,324,128)	(625,208)
Fund Balance							
Beginning Fund Balance	772,047	831,556	982,531	982,531	637,928	1,336,848	637,928
Ending Fund Balance	831,556	982,531	8,630	637,928	1,336,848	12,720	12,720
Fund Balance Available	831,556	982,531	8,630	637,928	1,336,848	12,720	12,720

Exhibit "C"



2018 Budget

Debt Service Fund

Summary Report by Fund

Description	2015 Actual	2016 Actual	2017 Final Budget	2017 Est. Year End	2018 Baseline	2018 Changes	2018 Final Budget
416 Water Utility SDC Fund							
Revenue							
Contributed Capital	693,290	1,316,075	1,046,750	863,733	1,046,750	-	1,046,750
Other Revenue	21,385	29,477	27,447	40,118	25,300	-	25,300
Total Revenue	714,675	1,345,552	1,074,197	903,851	1,072,050	-	1,072,050
Expense							
Intergovernmental	10,399	19,741	14,813	14,042	14,813	-	14,813
Capital Outlay	9,217	-	-	-	-	-	-
Transfers Out	133,150	371,285	1,418,900	763,900	203,277	2,450,000	2,653,277
Total Expense	152,766	391,026	1,433,713	777,942	218,090	2,450,000	2,668,090
Net Total	561,909	954,526	(359,516)	125,909	853,961	(2,450,000)	(1,596,040)
Fund Balance							
Beg Fund Balance	3,193,248	3,755,157	4,709,683	4,709,683	4,835,592	5,689,553	4,835,592
Ending Fund Balance	3,755,157	4,709,683	4,350,167	4,835,592	5,689,553	3,239,553	3,239,553
Fund Balance Available	3,755,157	4,709,683	4,350,167	4,835,592	5,689,553	3,239,553	3,239,553

Attachment: 2018 Budget Exhibits A-F (Public Hearing and Second Reading of Ordinance No. 1251 - 2018 Proposed Budget)

Exhibit "D"



2018 Budget

Debt Service Fund

Summary Report by Fund

Description	2015 Actual	2016 Actual	2017 Final Budget	2017 Est. Year End	2018 Baseline	2018 Changes	2018 Final Budget
200 Debt Service Fund							
Revenue							
Transfers-In	-	-	20,225	20,224	410,224	-	410,224
Other Financing Sources	-	-	10,000,000	10,000,000	-	5,000,000	5,000,000
Total Revenue	-	-	10,020,225	10,020,224	410,224	5,000,000	5,410,224
Expense							
Debt Service	-	-	129,258	129,257	410,224	55,000	465,224
Transfers-Out	-	-	9,890,967	8,980,967	-	5,855,000	5,855,000
Total Expense	-	-	10,020,225	9,110,224	410,224	5,910,000	6,320,224
Net Total	-	-	-	910,000	-	(910,000)	(910,000)
Fund Balance							
Beg Fund Balance	-	-	-	-	910,000	910,000	910,000
Ending Fund Balance	-	-	-	910,000	910,000	-	-
Fund Balance Available	-	-	-	910,000	910,000	-	-

Attachment: 2018 Budget Exhibits A-F (Public Hearing and Second Reading of Ordinance No. 1251 - 2018 Proposed Budget)

Exhibit "E"



2018 Budget

Capital Project/Equipment Replacement Funds Summary Report by Fund

Description	2015 Actual	2016 Actual	2017 Final Budget	2017 Est. Year End	2018 Baseline	2018 Additions	2018 Final Budget
300 General Capital Project Fund							
Revenue							
Grants	173,424	373,744	2,802,400	1,651,235	-	1,919,099	1,919,099
Bond Revenue	-	-	-	-	-	-	-
Other Revenue	17	14	161,499	161,475	50	272,000	272,050
Transfers In	772,353	1,810,778	16,606,092	9,313,926	-	15,728,128	15,728,128
Total Revenue	945,794	2,184,536	19,569,991	11,126,636	50	17,919,227	17,919,277
Expense							
Facilities	-	-	463,550	194,539	-	-	-
Streets	83,039	606,857	4,197,000	2,302,980	-	4,591,700	4,591,700
Parks	707,867	1,671,086	9,209,875	8,506,300	-	13,409,000	13,409,000
Total Expense	790,906	2,277,943	13,870,425	11,003,819	-	18,000,700	18,000,700
Net Total	154,888	(93,407)	5,699,566	122,817	50	(81,473)	(81,423)
Fund Balance							
Beginning Fund Balance	(52,312)	102,576	9,169	9,169	131,986	132,036	131,986
Ending Fund Balance	102,576	9,169	5,708,735	131,986	132,036	50,563	50,563
Fund Balance Available	102,576	9,169	5,708,735	131,986	132,036	50,563	50,563

Description	2015 Actual	2016 Actual	2017 Final Budget	2017 Est. Year End	2018 Baseline	2018 Additions	2018 Final Budget
410 Water Utility Capital Project Fund							
Revenue							
Other Revenue	3	1	25	6	10	-	10
Transfers In	245,053	49,167	1,205,000	550,000	-	2,680,000	2,680,000
Other Financing Sources	-	2,678,951	215,700	446,915	-	-	-
Total Revenue	245,056	2,728,119	1,420,725	996,921	10	2,680,000	2,680,010
Expense							
Water Capital	819,455	2,384,344	1,420,700	754,371	-	2,680,000	2,680,000
Total Expense	819,455	2,384,344	1,420,700	754,371	-	2,680,000	2,680,000
Net Total	(574,399)	343,775	25	242,550	10	-	10
Fund Balance							
Beginning Fund Balance	4,600	(569,799)	(233,263)	(233,263)	9,287	9,297	9,287
Ending Fund Balance	(569,799)	(233,263)	(233,238)	8,466	9,287	9,297	9,297
Fund Balance Available	(569,799)	(233,263)	(233,238)	8,466	9,287	9,297	9,297

Attachment: 2018 Budget Exhibits A-F (Public Hearing and Second Reading of Ordinance No. 1251 - 2018 Proposed Budget)

Exhibit "E"



2018 Budget

Capital Project/Equipment Replacement Funds Summary Report by Fund

Description	2015 Actual	2016 Actual	2017 Final Budget	2017 Est. Year End	2018 Baseline	2018 Additions	2018 Final Budget
412 Storm Utility Capital Project Fund							
Revenue							
Other Revenue	-	-	-	-	-	-	-
Grants	-	-	-	-	-	100,000	100,000
Transfers In	74,730	439,924	99,100	89,682	-	250,000	250,000
Total Revenue	74,730	439,924	99,100	89,682	-	350,000	350,000
Expense							
Storm Capital	74,730	439,924	99,100	89,682	-	350,000	350,000
Total Expense	74,730	439,924	99,100	89,682	-	350,000	350,000
Net Total	-	-	-	-	-	-	-
Fund Balance							
Beginning Fund Balance	-	-	-	-	-	-	-
Ending Fund Balance	-	-	-	-	-	-	-
Fund Balance Available	-	-	-	-	-	-	-

Description	2015 Actual	2016 Actual	2017 Final Budget	2017 Est. Year End	2018 Baseline	2018 Additions	2018 Final Budget
501 Equipment Replacement Fund							
Revenue							
Other Revenue	8,641	24	400	536	100	-	100
Transfers In	153,801	195,359	114,667	114,667	118,310	-	118,310
Total Revenue	162,442	195,383	115,067	115,203	118,410	-	118,410
Expense							
General Government	2,167	5,362	-	-	-	1,405	1,405
Public Safety	9,468	85,688	-	-	-	-	-
Water	15,108	-	61,000	61,000	-	-	-
Cemetery	3	-	-	-	-	3,015	3,015
Stormwater	10,794	-	24,400	24,400	-	8,430	8,430
Streets	2,179	7,149	24,400	24,400	-	24,295	24,295
Community	-	-	-	-	-	-	-
Parks	84,113	19,669	31,800	31,800	-	23,155	23,155
Total Expense	123,832	117,868	141,600	141,600	-	60,300	60,300
Net Total	38,610	77,515	(26,533)	(26,397)	118,410	(60,300)	58,110
Fund Balance							
Beginning Fund Balance	73,318	111,928	189,443	189,443	163,046	281,456	163,046
Ending Fund Balance	111,928	189,443	162,910	163,046	281,456	221,156	221,156
Fund Balance Available	111,928	189,443	162,910	163,046	281,456	221,156	221,156

Attachment: 2018 Budget Exhibits A-F (Public Hearing and Second Reading of Ordinance No. 1251 - 2018 Proposed Budget)

Exhibit "F"



2018 Budget

Personnel Schedule (Full-Time Equivalents)

Job Title	FTE Allocation	
Executive		
City Manager		1.00
Total Executive		1.00
Finance		
Utility Clerk		0.05
Finance Director		1.00
Accounting Clerk		1.00
Accountant II		1.00
Total Finance		3.05
Human Resources		
HR Analyst		0.90
Deputy City Manager		0.40
Total Human Resources		1.30
Administration		
City Clerk		1.00
HR Analyst		0.10
Community Relations Specialist		1.00
Deputy City Manager		0.60
Total Administration		2.70
General Government/Facilities		
Public Works Supervisor, Facilities		0.15
PW Administrative Assistant		0.08
Utility Maintenance Worker		0.02
Public Works Supervisor, Utilities		0.05
Utility Maintenance Worker		0.02
Utility Maintenance Worker		0.02
Engineer		0.05
Facility Maintenance Worker		0.06
Public Works Director		0.10
Facility Maintenance Worker		0.10
Facility Maintenance Worker		0.10
Utility Maintenance Worker		0.02
Facility Maintenance Worker		0.05
Mechanic/Maintenance Worker		0.05
Development Inspector/Code Enforcement		0.10
Facility Maintenance Worker		0.05
Total General Government/Facilities		1.02

Exhibit "F"



2018 Budget

Personnel Schedule (Full-Time Equivalents)

Job Title	FTE Allocation	
Public Safety		
Police Sergeant		1.00
Chief of Police		1.00
Police Sergeant		1.00
Police Officer		1.00
Police Officer		1.00
Police Officer		1.00
Police Officer		1.00
Police Officer		1.00
Police Lieutenant		1.00
Police Clerk		1.00
Police Officer		1.00
Police Officer - Vacant		1.00
Total Public Safety		12.00
Cemetery		
Public Works Supervisor, Facilities		0.05
PW Administrative Assistant		0.02
Facility Maintenance Worker		0.04
Facility Maintenance Worker		0.04
Facility Maintenance Worker		0.05
Facility Maintenance Worker		0.02
Total Cemetery		0.22
Community Development		
PW Administrative Assistant		0.05
Engineer		0.45
Public Works Director		0.20
Associate Planner		1.00
Building Inspector		1.00
Community Development Director		1.00
Building Official		1.00
Permit Tech		1.00
Development Inspector/Code Enforcement		0.82
Building Inspector		1.00
Administrative Assistant/Permit Tech - Vacant		1.00
Total Community Development		8.52

Exhibit "F"



2018 Budget

Personnel Schedule (Full-Time Equivalents)

Job Title	FTE Allocation	
Parks		
Public Works Supervisor, Facilities		0.30
Park Caretaker		0.50
PW Administrative Assistant		0.10
Engineer		0.10
Facility Maintenance Worker		0.36
Public Works Director		0.15
Facility Maintenance Worker		0.38
Facility Maintenance Worker		0.25
Facility Maintenance Worker		0.10
Mechanic/Maintence Worker		0.30
Development Inspector/Code Enforcement		0.02
Facility Maintenance Worker		0.60
Total Parks		3.16
Streets		
Public Works Supervisor, Facilities		0.25
PW Administrative Assistant		0.10
Utility Maintenance Worker		0.05
Engineer		0.15
Facility Maintenance Worker		0.40
Public Works Director		0.20
Facility Maintenance Worker		0.33
Facility Maintenance Worker		0.30
Facility Maintenance Worker		0.15
Mechanic/Maintenance Worker		0.35
Development Inspector/Code Enforcement		0.02
Facility Maintenance Worker		0.25
Total Streets		2.55

Exhibit "F"



2018 Budget

Personnel Schedule (Full-Time Equivalents)

Job Title	FTE Allocation	
Water Utility		
PW Administrative Assistant		0.55
Utility Maintenance Worker		0.98
Public Works Supervisor, Utilities		0.95
Utility Maintenance Worker		0.93
Utility Maintenance Worker		0.93
Utility Clerk		0.70
Engineer		0.10
Public Works Director		0.15
Utility Maintenance Worker		0.98
Mechanic/Maintenance Worker		0.05
Development Inspector/Code Enforcement		0.02
Total Water Utility		6.34
Sewer Treatment		
Public Works Director		0.05
Total Sewer Treatment		0.05
Stormwater Utility		
Public Works Supervisor, Facilities		0.25
PW Administrative Assistant		0.10
Utility Maintenance Worker		0.05
Utility Clerk		0.25
Engineer		0.15
Facility Maintenance Worker		0.14
Public Works Director		0.15
Facility Maintenance Worker		0.15
Facility Maintenance Worker		0.30
Facility Maintenance Worker		0.70
Mechanic/Maintenance Worker		0.25
Development Inspector/Code Enforcement		0.02
Facility Maintenance Worker		0.08
Total Stormwater Utility		2.59
Total Full Time Equivalents		44.50
Full-Time Staff		
Full-Time employees		44.00
Part-Time Staff		
Park Caretaker		0.50



2018 Proposed Budget

December 7, 2017



2018 Budget Agenda

- 2018 Budget Summary
 - Operating Funds
 - Special Revenue Funds
 - Debt Service Funds
 - Capital Project/ERF Funds
- 2018 FTE Report



2018 Proposed Budget

		<i>Beginning Fund Balance</i>	<i>2018 Budgeted Revenue</i>	<i>2018 Budgeted Expense</i>	<i>Ending Fund Balance</i>
Operating Funds					
001	General Fund	\$ 2,350,050	\$ 6,427,616	\$ 6,209,608	\$ 2,568,057
101	Street Fund	55,125	625,257	679,871	511
406	Water Operating	1,393,080	1,881,572	2,125,345	1,149,307
407	Sewer Operating	245,992	729,460	729,410	246,042
408	Stormwater Operating	459,476	598,653	782,007	276,122
Total Operating		4,503,723	10,262,558	10,526,241	4,240,038
Special Revenue Funds					
105	Real Estate Excise Tax	5,344,626	1,010,000	4,458,000	1,896,626
111	Drug Fund	4,470	1,075	-	5,545
114	Park Impact Fee	4,175,550	754,577	4,481,000	449,127
115	Traffic Impact Fee	637,928	698,920	1,324,128	12,720
416	Water Utility SDC	4,835,592	1,072,050	2,668,090	3,239,553
Total Special Revenue		14,998,166	3,536,622	12,931,218	5,603,570
Debt Service Fund					
200	Debt Service	910,000	5,410,224	6,320,224	-
Total Debt Service		910,000	5,410,224	6,320,224	-
Capital Project/Equipment Replacement Funds					
300	General Capital Projects	131,986	17,919,277	18,000,700	50,563
410	Water Utility Capital Projects	9,287	2,680,010	2,680,000	9,297
412	Storm Utility Capital Projects	-	350,000	350,000	-
501	Equipment Replacement (ERF)	163,046	118,410	60,300	221,156
Total Capital/ERF		304,319	21,067,697	21,091,000	281,016
Total Budget		\$ 20,716,208	\$ 40,277,101	\$ 50,868,683	\$ 10,124,624



2018 Proposed Budget

Operating Funds Revenue Budget Comparison

		<i>2017 Final Budget</i>	<i>2018 Proposed Budget</i>	<i>Percentage Change</i>
<i>Operating Funds</i>				
001	General Fund	\$ 5,809,948	\$ 6,427,616	10.63%
101	Street Fund	613,498	625,257	1.92%
406	Water Operating	1,847,560	1,881,572	1.84%
407	Sewer Operating	808,348	729,460	-9.76%
408	Stormwater Operating	483,946	598,653	23.70%
<i>Total Operating Funds</i>		<i>9,563,300</i>	<i>10,262,558</i>	<i>7.31%</i>



2018 Proposed Budget

Operating Funds Expense Budget Comparison

		<i>2017 Final Budget</i>	<i>2018 Proposed Budget</i>	<i>Percentage Change</i>
<i>Operating Funds</i>				
001	General Fund	\$ 6,222,888	\$ 6,209,608	-0.21%
101	Street Fund	690,378	679,871	-1.52%
406	Water Operating	1,857,671	2,125,345	14.41%
407	Sewer Operating	809,853	729,410	-9.93%
408	Stormwater Operating	594,349	782,007	31.57%
<i>Total Operating</i>		\$ 10,175,139	\$ 10,526,241	3.45%



2018 Proposed Budget

Operating Funds – Fund Balance Impact

		<i>Beginning Fund Balance</i>	<i>2018 Budgeted Revenue</i>	<i>2018 Budgeted Expense</i>	<i>Ending Fund Balance</i>	<i>Change In Fund Balance</i>
Operating Funds						
001	General Fund	\$ 2,350,050	\$ 6,427,616	\$ 6,209,608	\$ 2,568,057	\$ 218,006
101	Street Fund	55,125	625,257	679,871	511	\$ (54,615)
406	Water Operating	1,393,080	1,881,572	2,125,345	1,149,307	\$ (243,773)
407	Sewer Operating	245,992	729,460	729,410	246,042	\$ 50
408	Stormwater Operating	459,476	598,653	782,007	276,122	\$ (183,354)
Total Operating		4,503,723	10,262,558	10,526,241	4,240,038	\$ (263,685)



2018 Proposed Budget

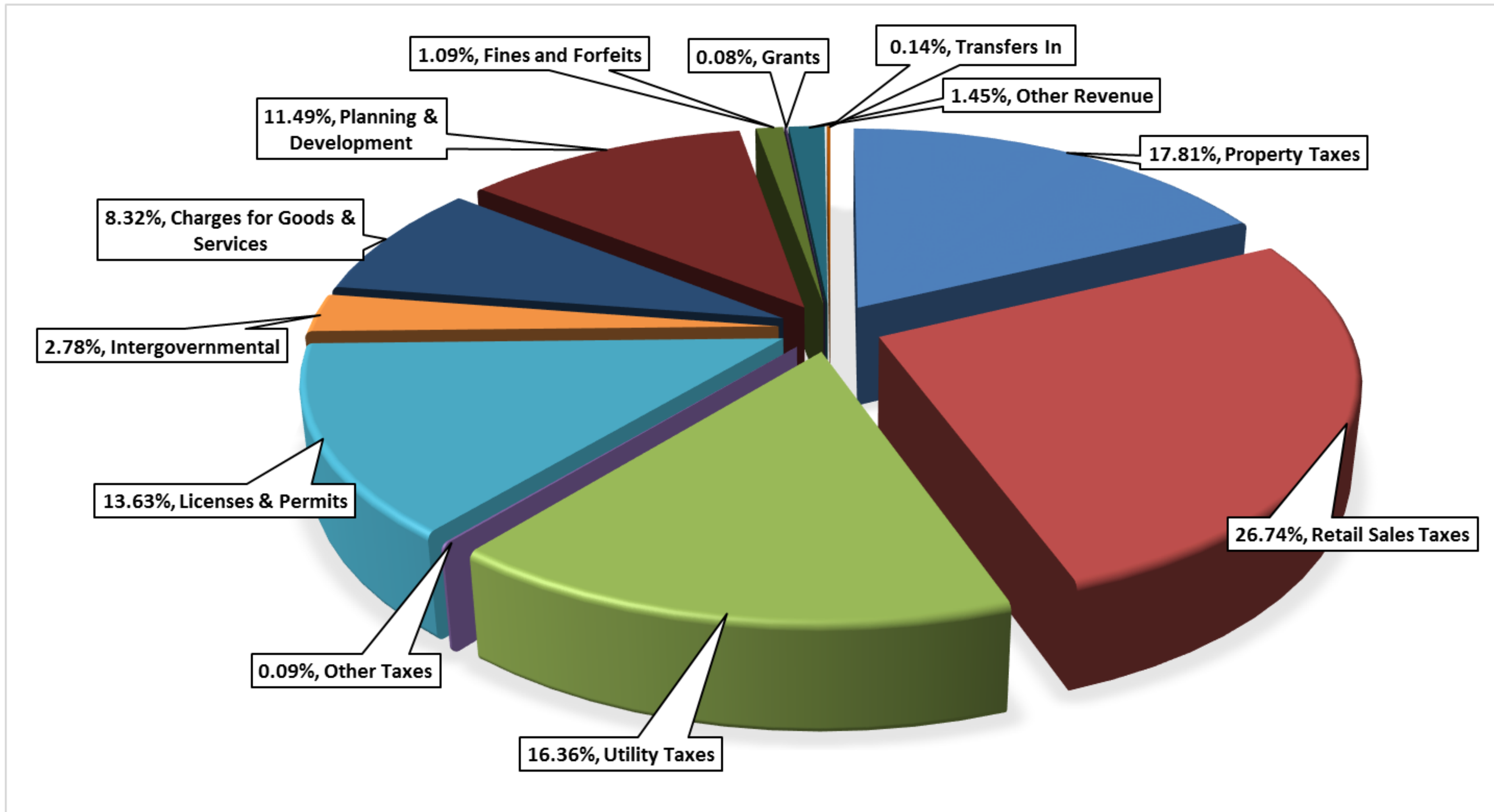
2017-2018 General Fund Revenue Budget Comparison

Description	2017 Budget	2018 Budget	Percentage Change
<i>001 General Fund</i>			
<i>Revenue</i>			
Property Tax	1,060,000	1,145,000	8.02%
Retail Sales & Other Tax	1,553,576	1,724,845	11.02%
Utility Taxes	1,017,411	1,051,705	3.37%
License & Permits	679,283	876,200	28.99%
Planning & Development	690,973	738,793	6.92%
Fines & Forfeits	78,417	70,095	-10.61%
Charge for Goods & Services	434,676	534,945	23.07%
Intergovernmental/Grant	176,258	183,788	4.27%
Other Revenue/Donations	117,799	93,447	-20.67%
Transfers In	1,555	8,798	465.79%
<i>General Fund Revenue</i>	<i>5,809,948</i>	<i>6,427,616</i>	<i>10.63%</i>



2018 Proposed Budget

General Fund Revenue Budget



2018 Proposed Budget

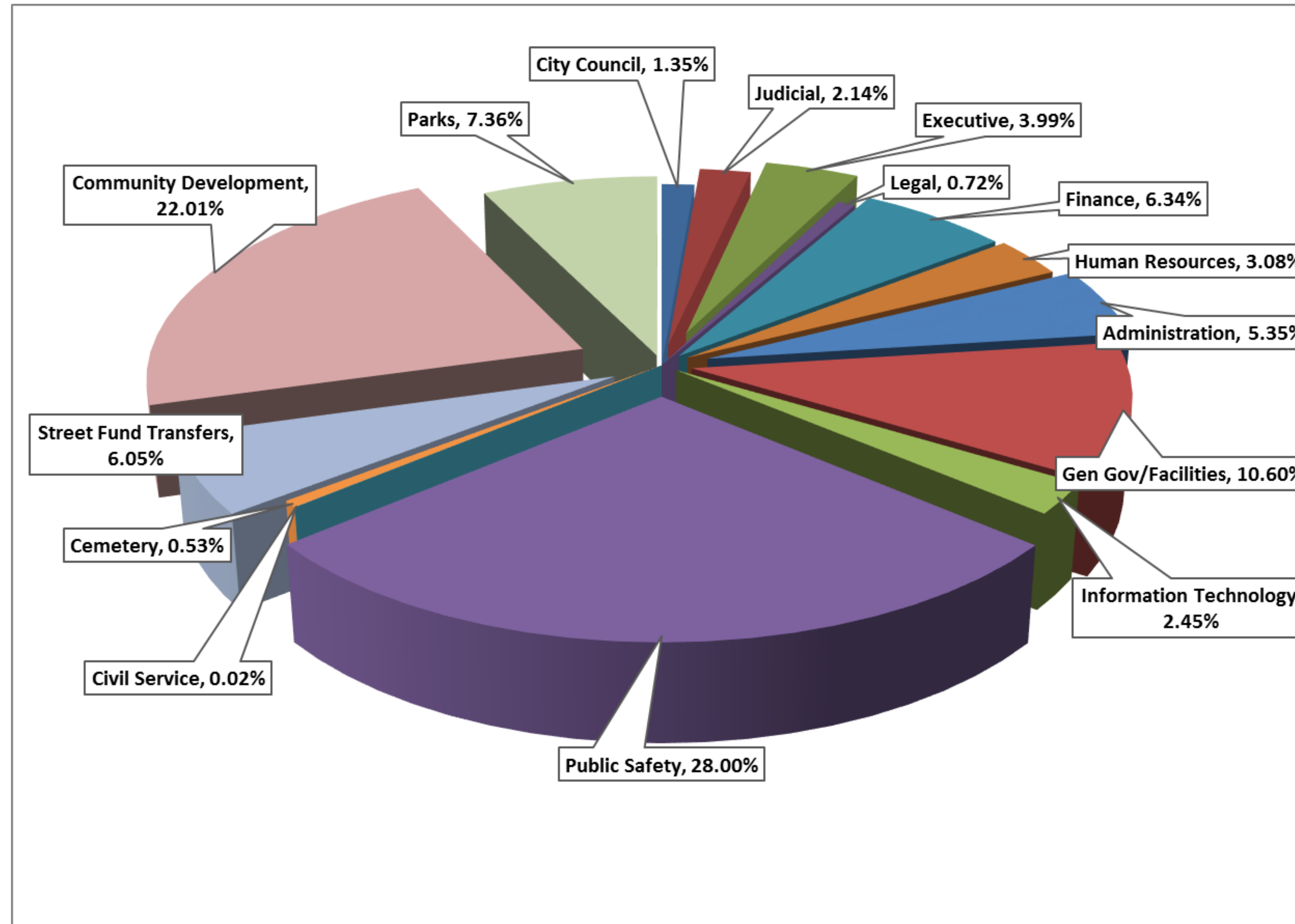
2017-2018 General Fund Expense Budget Comparison

Description	2017 Budget	2018 Budget	Percentage Change
001 General Fund			
Expense			
City Council	80,660	84,044	4.19%
Judicial	130,000	133,082	2.37%
Executive	220,391	247,703	12.39%
Legal	45,000	45,000	0.00%
Finance	355,245	393,509	10.77%
Human Resources	197,944	191,244	-3.38%
Administration	307,972	332,367	7.92%
Gen Govt/Facilities	697,318	657,994	-5.64%
Information Tech	204,797	152,267	-25.65%
Public Safety	1,536,217	1,738,681	13.18%
Civil Service	1,000	1,000	0.00%
Cemetery	29,570	33,087	11.90%
Transfers	476,100	375,822	-21.06%
Community Development	1,548,649	1,366,614	-11.75%
Parks	392,025	457,194	16.62%
General Fund Expense	6,222,888	6,209,608	-0.21%



2018 Proposed Budget

General Fund Expense Budget



2018 Proposed Budget

2017-2018 Special Revenue Fund Revenue Budget Comparison

		<i>2017 Final Budget</i>	<i>2018 Proposed Budget</i>	<i>Percentage Change</i>
<i>Special Revenue Funds</i>				
105	Real Estate Excise Tax	1,707,586	1,010,000	-40.85%
111	Drug Fund	1,086	1,075	-1.01%
114	Park Impact Fee	2,333,159	754,577	-67.66%
115	Traffic Impact Fee	273,099	698,920	155.92%
416	Water Utility SDC	1,074,197	1,072,050	-0.20%
<i>Total Special Revenue Funds</i>		<i>5,389,127</i>	<i>3,536,622</i>	<i>-34.37%</i>



2018 Proposed Budget

2017-2018 Special Revenue Fund Expense Budget Comparison

		<i>2017 Final Budget</i>	<i>2018 Proposed Budget</i>	<i>Percentage Change</i>
<i>Special Revenue Funds</i>				
105	Real Estate Excise Tax	\$ 4,526,550	\$ 4,458,000	-1.51%
111	Drug Fund	8,900	-	-100.00%
114	Park Impact Fee	2,183,875	4,481,000	105.19%
115	Traffic Impact Fee	1,247,000	1,324,128	6.19%
416	Water Utility SDC	1,433,713	2,668,090	86.10%
<i>Total Special Revenue</i>		\$ 9,400,038	\$ 12,931,218	37.57%



2018 Proposed Budget

2018 Special Revenue Fund – Fund Balance Impact

		<i>Beginning Fund Balance</i>	<i>2018 Budgeted Revenue</i>	<i>2018 Budgeted Expense</i>	<i>Ending Fund Balance</i>	<i>Change In Fund Balance</i>
<i>Special Revenue Funds</i>						
105	Real Estate Excise Tax	5,344,626	1,010,000	4,458,000	1,896,626	(3,448,000)
111	Drug Fund	4,470	1,075	-	5,545	1,075
114	Park Impact Fee	4,175,550	754,577	4,481,000	449,127	(3,726,423)
115	Traffic Impact Fee	637,928	698,920	1,324,128	12,720	(625,208)
416	Water Utility SDC	4,835,592	1,072,050	2,668,090	3,239,553	(1,596,040)
<i>Total Special Revenue</i>		14,998,166	3,536,622	12,931,218	5,603,570	(9,394,596)



2018 Proposed Budget

2017-2018 Capital Project and ERF Fund Revenue Budget Comparison

		<i>2017 Final Budget</i>	<i>2018 Proposed Budget</i>	<i>Percentage Change</i>
<i>Capital Projects & ERF</i>				
300	General Capital Projects	19,569,991	17,919,277	-8.43%
410	Water Utility Capital Projects	1,420,725	2,680,010	88.64%
412	Storm Water Utility Capital Projects	99,100	350,000	253.18%
501	Equipment Replacement (ERF)	115,067	118,410	2.91%
<i>Total Capital Projects & ERF</i>		<i>21,204,883</i>	<i>21,067,697</i>	<i>-0.65%</i>



2018 Proposed Budget

2017-2018 Capital Project and ERF Fund Expense Budget Comparison

		<i>2017 Final Budget</i>	<i>2018 Proposed Budget</i>	<i>Percentage Change</i>
<i>Capital Project/Equipment</i>				
300	General Capital Projects	\$ 13,870,425	\$ 18,000,700	29.78%
410	Water Utility Capital Projects	1,420,700	2,680,000	88.64%
412	Storm Water Utility Capital Projects	99,100	350,000	100.00%
501	Equipment Replacement	141,600	60,300	-57.42%
<i>Total Capital/Equip Replacement</i>		\$ 15,531,825	\$ 21,091,000	35.79%



2018 Proposed Budget

2018 Capital Project and ERF Fund – Fund Balance Impact

		<i>Beginning Fund Balance</i>	<i>2018 Budgeted Revenue</i>	<i>2018 Budgeted Expense</i>	<i>Ending Fund Balance</i>	<i>Change In Fund Balance</i>
<i>Capital Project/Equipment Replacement Funds</i>						
300	General Capital Projects	131,986	17,919,277	18,000,700	50,563	(81,423)
410	Water Utility Capital Projects	9,287	2,680,010	2,680,000	9,297	10
412	Storm Utility Capital Projects	-	350,000	350,000	-	-
501	Equipment Replacement (ERF)	163,046	118,410	60,300	221,156	58,110
<i>Total Capital/ERF</i>		<i>304,319</i>	<i>21,067,697</i>	<i>21,091,000</i>	<i>281,016</i>	<i>(23,303)</i>



2018 Proposed Budget

2017-2018 Debt Service Fund – Fund Balance Impact

		<i>Beginning Fund Balance</i>	<i>2018 Budgeted Revenue</i>	<i>2018 Budgeted Expense</i>	<i>Ending Fund Balance</i>	<i>Change In Fund Balance</i>
<i>Debt Service Fund</i>						
200	Debt Service	910,000	5,410,224	6,320,224	-	(910,000)
<i>Total Debt Service</i>		<i>910,000</i>	<i>5,410,224</i>	<i>6,320,224</i>	<i>-</i>	<i>(910,000)</i>



2018 Proposed Budget

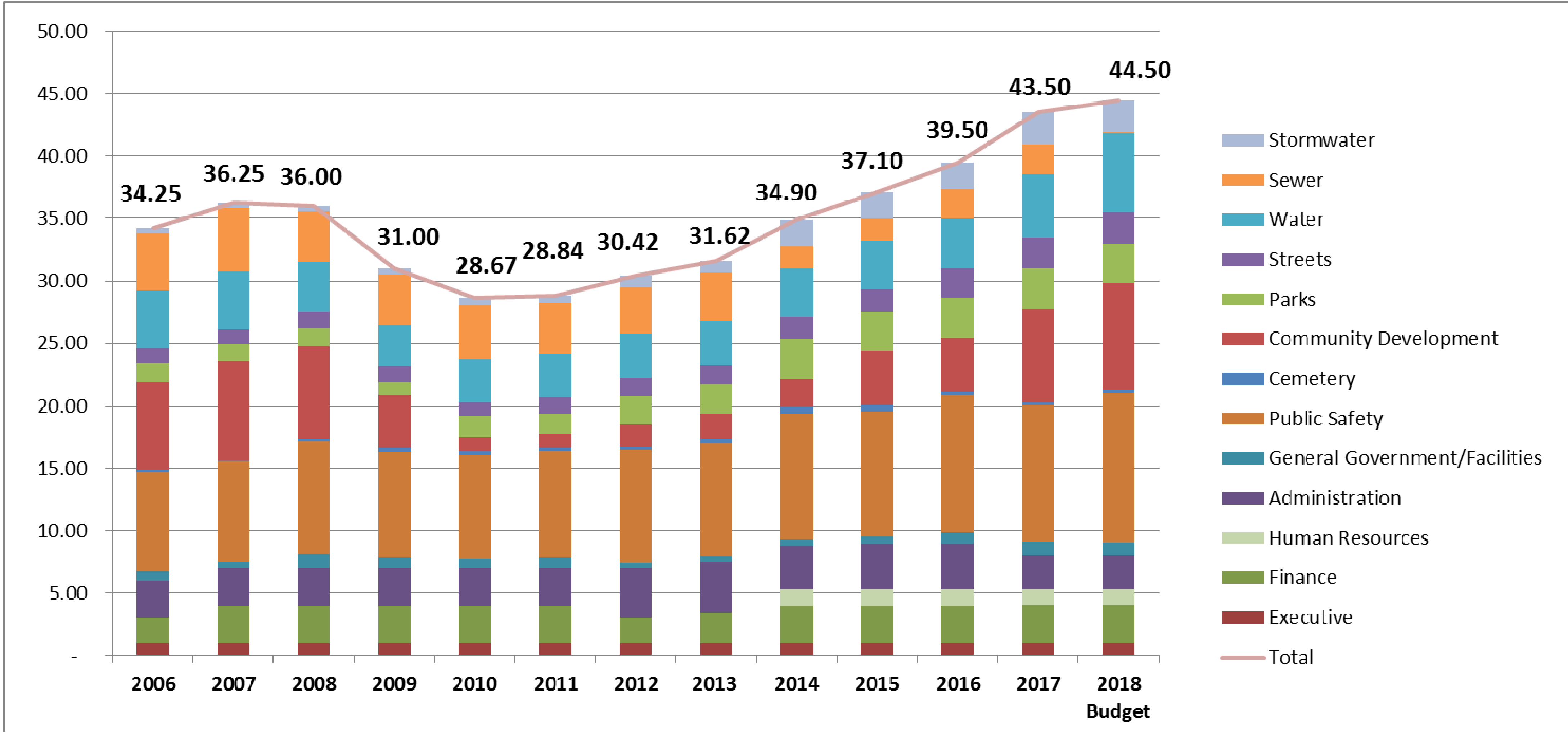
2017-2018 FTE Count Comparison

Personnel Schedule (Full-Time Equivalents)		
Job Title	2017 FTE Allocation	2018 FTE Allocation
Executive	1.00	1.00
Total Finance	3.05	3.05
Total Human Resources	1.30	1.30
Total Administration	2.70	2.70
Total General Government/Facilities	1.04	1.02
Total Public Safety	11.00	12.00
Total Cemetery	0.22	0.22
Total Community Development	7.45	8.52
Total Parks	3.26	3.16
Total Streets	2.46	2.55
Total Water Utility	5.06	6.34
Total Sewer Treatment	2.39	0.05
Total Stormwater Utility	2.57	2.59
Total Full Time Equivalents	43.50	44.50
Full-Time Staff		
Full-Time employees	43.00	44.00
Part-Time Staff		
Park Caretaker	0.50	0.50



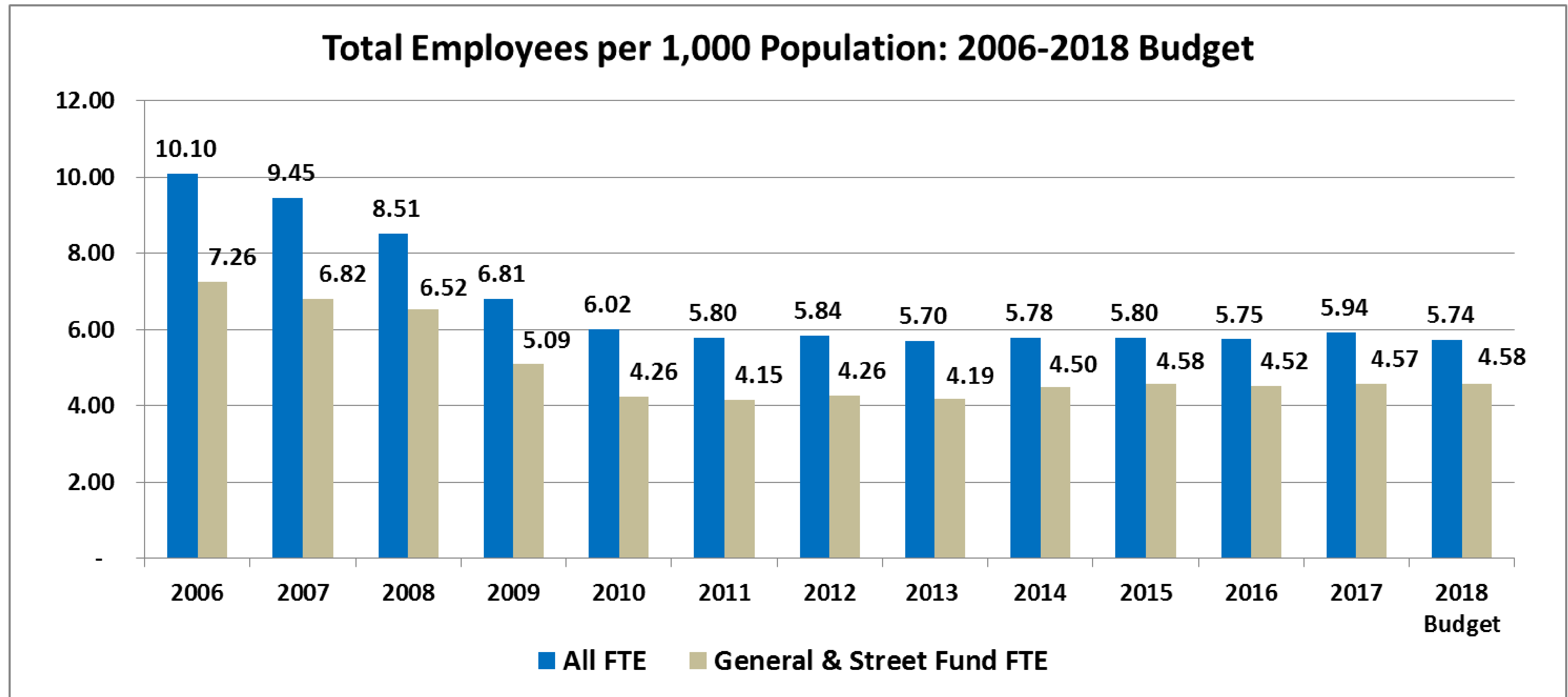
2018 Proposed Budget

2018 FTE Count



2018 Proposed Budget

2018 FTE Count



2018 Proposed Budget

2018 FTE Count

City	Population	Full-Time	Part-Time	Total	Employees per capita
Yacolt	1,715	2	3	5	343
Battleground	20,370	78	-	78	261
Washougal	15,760	74	0	74	213
Vancouver	176,400	984	27	1,011	174
Woodland	6,035	33	2	35	172
Ridgefield	7,235	43	1	44	166
Kelso	11,980	74	7	81	148
LaCenter	3,195	22	2	24	133
Kalama	2,620	17	4	21	125
Camas	23,080	179	11	190	121
Longview	37,510	303	8	411	91
City of Ridgefield Trend					
2018 Proposed	7,755	44	1	45	174
2017	7,235	43	1	44	166
2016	6,870	37	1	38	181
2015	6,400	35	2	37	173



2018 Baseline Budget

Next Steps

- December
 - Conduct public hearing on budget 12/7 6:30 PM
 - Adopt 2018 operating and capital budget
 - Transmit 2018 budget to MRSC and State Auditor





THANK YOU